

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

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Green Valley Recreation Inc

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Member Distribution Materials

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

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Green Valley Recreation Inc

2024 Update- Includes DSC- 3

Published - September 22, 2024

Prepared for the 2025 Fiscal Year

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.**

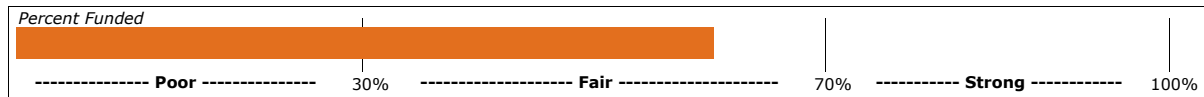
Funding Assessment

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		Life	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
	Replacement	Useful /																	
	Cost	Remaining																	
00010 - Administrative Offices																			
01000 - Paving																			
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	8,329	5	2			8,750					9,900					11,201			
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	6,503	5	2			6,832					7,730					8,746			
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	44,895	25	21																
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	19,196	25	21																
Total 01000 - Paving	78,922					15,583					17,630					19,947			
03000 - Painting: Exterior																			
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	13,819	10	4					15,254											19,526
Total 03000 - Painting: Exterior	13,819							15,254											19,526
03500 - Painting: Interior																			
100 - Building 16,167 sf All Interior Spaces	22,835	10	2			23,991										30,711			
Total 03500 - Painting: Interior	22,835					23,991										30,711			
04000 - Structural Repairs																			
900 - Doors 41 Exterior & Interior Doors (25%)	19,489	10	10											24,948					
Total 04000 - Structural Repairs	19,489													24,948					
05000 - Roofing																			
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	86,900	20	19																
930 - Coating 7,900 sf Low Slope Roof Recoating	8,240	5	2			8,657					9,795					11,082			
Total 05000 - Roofing	95,140					8,657					9,795					11,082			
08000 - Rehab																			
300 - Restrooms 3 Men's, Women's, Unisex Restrooms	53,456	20	17																
400 - Kitchen Kitchen	10,000	20	3				10,769												
Total 08000 - Rehab	63,456						10,769												
22000 - Office Equipment																			
200 - Computers, Misc. 5 IT Servers (20%)	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	19,745	
240 - Computers, Misc. Office Computer Work Stations	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	29,322	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost		Remaining															
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 3 Rooftop Carrier Units- 2010	51,000	15	1		52,275													
280 - HVAC Rooftop Rheem Unit #5- 2017	15,000	15	8									18,276						
314 - HVAC Rooftop Carrier Unit #6- 2005	13,000	15	9										16,235					
348 - HVAC 3 IT Room Trane & Gree Units- 2013	11,400	15	4					12,583										
376 - HVAC Marvair Unit- 2018	8,000	15	9										9,991					
Total 23000 - Mechanical Equipment	98,400				52,275			12,583				18,276	26,226					
25000 - Flooring																		
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	16,656	10	2			17,499												22,401
400 - Tile 430 sf Floors	9,344	20	1		9,577													
Total 25000 - Flooring	26,000				9,577	17,499												22,401
28000 - Water System																		
134 - Backflow Valves 4" Backflow	6,150	12	9										7,680					
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	48,069	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 43,543 sf Drives, North & South Parking	13,063	5	1		13,389					15,149								17,140
108 - Asphalt: Sealing 75,321 sf West Parking Lot	22,596	5	1		23,161					26,205								29,648
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	7,877	5	1		8,074					9,135								10,335
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	130,629	25	3					140,673										
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	225,963	25	8									275,314						
Total 01000 - Paving	400,128				44,624		140,673			50,488		275,314					57,123	
02000 - Concrete																		
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	8,139	5	3				8,765					9,917						11,220
Total 02000 - Concrete	8,139						8,765					9,917						11,220
03000 - Painting: Exterior																		
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	80,710	10	6							93,598								

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		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																	
Total 03000 - Painting: Exterior	80,710										93,598								
03500 - Painting: Interior																			
106 - Building 24,000 sf All Interior Spaces	33,899	10	1		34,746														44,478
Total 03500 - Painting: Interior	33,899				34,746														44,478
04000 - Structural Repairs																			
904 - Doors 72 Exterior & Interior Doors (25%)	34,225	10	10												43,811				
Total 04000 - Structural Repairs	34,225														43,811				
05000 - Roofing																			
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	8,801	30	23																
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	339,000	20	5					383,547											
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	26,400	30	22																
934 - Coating 33,900 sf Low Slope Roof Recoating	42,044	5	1		43,096					48,759									55,166
Total 05000 - Roofing	416,245				43,096			383,547		48,759									55,166
08000 - Rehab																			
100 - General Tennis Ramada	7,062	20	2		7,420														
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	106,912	20	2			112,324													
306 - Restrooms 4 Shops & Auditorium Restrooms	78,011	20	3				84,009												
460 - Cabinets 2 Woodshop & Lapidary	10,865	20	2			11,415													
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	20,756	25	22																
Total 08000 - Rehab	223,606					131,159	84,009												
12000 - Pool																			
100 - Resurface 250 lf Pool	51,065	12	2		53,651														72,154
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	50,799	15	2		53,370														
728 - Equipment: Replacement Pool Digital Clocks	3,585	10	5					4,057											
730 - Equipment: Replacement Pool & Spa Equipment (50%)	30,313	5	1		31,071					35,154									39,774
Total 12000 - Pool	135,763				31,071	107,021		4,057		35,154									72,154
14000 - Recreation																			
700 - Billiard Table 4 Billiards Room Tables	33,247	25	19																
Total 14000 - Recreation	33,247																		
17000 - Tennis Court																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																		
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	21,538	37,530				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 /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost		Remaining																
504 - Miscellaneous 500 Auditorium Unpadded Chairs	35,311	10	1		36,194										46,331				
508 - Tables 175 Auditorium Tables	62,745	10	1		64,314										82,327				
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

Reserve Component	Current	Life	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Replacement Cost	Useful / Remaining															
844 - Shade Structure 1,955 sf [3] Tennis Court Shade Canopies	48,854	15 8									59,524						
846 - Shade Structure 4 Tennis Court Bench Shades (25%)	2,173	15 8									2,648						
876 - Shade Structure 231 sf Shop Metal Shade Structure-2018	6,776	30 24															
Total 26000 - Outdoor Equipment	101,583										62,172	36,764					
27000 - Appliances																	
324 - Dishwasher, Commercial Commercial Dishwasher- 2022	10,865	12 10											13,908				
700 - Miscellaneous 30 Kitchen Appliances (33%)	38,027	5 3				40,951					46,333					52,421	
702 - Stove 2 Vulcan 10-Burner & 6-Burner	7,823	20 14															11,053
Total 27000 - Appliances	56,715					40,951					46,333	13,908				52,421	11,053
28000 - Water System																	
158 - Backflow Valves 4" Backflow	6,356	12 9										7,938					
Total 28000 - Water System	6,356											7,938					
30000 - Miscellaneous																	
240 - Maintenance Equipment 1 Portable Lift	12,821	20 2			13,470												
244 - Maintenance Equipment 1 Portable Lift	12,821	20 3				13,806											
Total 30000 - Miscellaneous	25,641				13,470	13,806											
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%			139,548	291,576	404,383	365,397	99,035	492,400	228,000	24,301	536,982	192,590	273,026	351,353	175,038	221,837	212,583
00030 - East Social Center (EC)																	
01000 - Paving																	
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	26,299	5 4					29,029					32,843					37,159
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	7,334	5 0	7,334					8,298					9,388				
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	83,700	25 7								99,493							
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	170,286	25 15															
Total 01000 - Paving	287,618		7,334				29,029	8,298		99,493		32,843	9,388				37,159
02000 - Concrete																	
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,876	2 3				6,328		6,648		6,984		7,338		7,710		8,100	
Total 02000 - Concrete	5,876					6,328		6,648		6,984		7,338		7,710		8,100	
03000 - Painting: Exterior																	
112 - Stucco 13,905 sf Building Exterior	21,151	10 4					23,347										29,886

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
			Total 03000 - Painting: Exterior	21,151						23,347							
03500 - Painting: Interior																	
112 - Building 17,350 sf All Interior Spaces	24,506	10 7								29,130							
Total 03500 - Painting: Interior	24,506									29,130							
04000 - Structural Repairs																	
896 - Shed Pool Equipment Area Shed	5,432	20 13															7,489
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	27,570	10 10										35,292					
Total 04000 - Structural Repairs	33,002											35,292					7,489
05000 - Roofing																	
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	93,150	20 1		95,479													
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	103,500	20 5						117,101									
938 - Coating 20,700 sf Low Slope Roof Recoating	13,269	5 1		13,601					15,388					17,411			
Total 05000 - Roofing	209,919			109,080				117,101	15,388					17,411			
08000 - Rehab																	
204 - Unit Rehab Fine Arts	16,297	20 8										19,857					
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	130,597	20 8										159,120					
214 - Restrooms Pool Patio Companion Restroom	9,778	20 2			10,274												
250 - Kitchen Kitchen	27,162	20 8										33,095					
312 - Restrooms 2 Lobby Hallway Restrooms	35,637	20 2			37,441												
Total 08000 - Rehab	219,473			47,715								212,072					
12000 - Pool																	
106 - Resurface 165 lf Pool	24,171	12 10											30,941				
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,561	10 6							11,088								
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	48,775	15 13															67,237
734 - Equipment: Replacement Pool & Spa Equipment (50%)	22,566	5 3				24,301					27,494						31,107
924 - Furniture: Misc Pool Area Furniture	8,964	6 4					9,894						11,474				
Total 12000 - Pool	114,037					24,301	9,894		11,088		27,494		42,416				98,343
13000 - Spa																	
114 - Resurface Spa	6,021	8 6							6,983								8,508
Total 13000 - Spa	6,021								6,983								8,508
14000 - Recreation																	

See Section VI-b for Excluded Components

Reserve Component	Current	Life															
	Replacement	Useful /	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		36,178			38,960			41,956
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	41,920	8 7								49,830							
720 - Billiard Table 2 Billiards Room	20,535	25 22															
Total 14000 - Recreation	92,149				31,196				33,595	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		22,299		23,428		24,614		25,860		27,169		28,545	
Total 17500 - Basketball / Sport Court	20,707			21,225		22,299		23,428		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															26,576
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

Reserve Component	Current Replacement		Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost		Remaining															
Total 23000 - Mechanical Equipment	195,756			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 Sound Rack- Sound System	11,300	10	7								13,432							
744 - Piano East Auditorium Yamaha Upright	10,865	25	6						12,600									
Total 24500 - Audio / Visual	22,165								12,600		13,432							
24600 - Safety / Access																		
100 - Fire Equipment Alarm & Sprinkler System	21,947	20	3				23,635											
Total 24600 - Safety / Access	21,947						23,635											
25000 - Flooring																		
220 - Carpeting 850 Sq. Yds. East Center Carpet	27,096	10	7								32,209							
420 - Tile 4,200 sf Clubhouse Walls & Floors	54,760	20	2			57,532												
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	11,126	15	12												14,963			
Total 25000 - Flooring	92,982					57,532					32,209				14,963			
26000 - Outdoor Equipment																		
444 - Bleachers: Aluminum 4 Pickleball Bleachers	13,038	20	13															17,973
Total 26000 - Outdoor Equipment	13,038																	17,973
27000 - Appliances																		
448 - Washer & Dryer Washer/Dryer	5,432	10	3				5,850											7,489
720 - Miscellaneous 12 Kitchen Appliances (33%)	10,430	5	4					11,513				13,026						14,738
Total 27000 - Appliances	15,863						5,850	11,513				13,026						7,489 14,738
28000 - Water System																		
138 - Backflow Valves 4" Backflow	9,409	12	3				10,133											
Total 28000 - Water System	9,409						10,133											
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%				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
00040 - Las Campanas (LC)																		
01000 - Paving																		
116 - Asphalt: Sealing 70,468 sf Parking Lot	21,140	5	2			22,211					25,129				28,431			
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	7,369	5	2			7,742					8,760				9,911			
320 - Asphalt: Overlay 27,246 sf North Parking Lot	62,166	25	22															

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																	
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												12,274	
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					12,274	
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 Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																		
738 - Equipment: Replacement Pool & Spa Equipment (50%)	27,224	5	3					29,318					33,170						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	33,170			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 22 Fitness Center Cardio Machines (25%)	40,796	3	2			42,861			46,157				49,706			53,528			57,644
310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	56,833	8	7									67,557							
Total 14000 - Recreation	97,629					42,861			46,157			67,557	49,706			53,528			57,644
17000 - Tennis Court																			
120 - Reseal 14,000 sf [2] Tennis Courts	10,800	4	0	10,800				11,921					13,159						14,525
520 - Resurface 14,000 sf [2] Tennis Courts	48,675	21	15																
Total 17000 - Tennis Court	59,475			10,800				11,921					13,159						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	59,991			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	Current Replacement Cost	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			Total 24000 - Furnishings	55,792					60,082								
24500 - Audio / Visual																	
748 - Piano Ocotillo Room Yamaha Upright	12,895	25 5						14,590									
804 - Stage Risers 4 Ocotillo Room- New	27,376	30 24															
808 - Stage Risers 2 Ocotillo Room- Older	912	30 15															
832 - Stage Curtains 2 Ocotillo Room	9,118	20 5						10,316									
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	18,847	10 5						21,324									
Total 24500 - Audio / Visual	69,149							46,230									
24600 - Safety / Access																	
210 - Fire Control Misc Fire Alarm System	21,903	20 6							25,401								
Total 24600 - Safety / Access	21,903								25,401								
25000 - Flooring																	
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	21,384	10 1		21,919										28,058			
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,949	10 1		6,097										7,805			
430 - Tile 3,050 sf Clubhouse Walls & Floors	47,056	20 1		48,233													
620 - Vinyl 540 Sq. Yds. Clubhouse	93,316	15 13														128,637	
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	28,649	25 5						32,414									
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	39,471	40 36															
741 - Vinyl Agave & Ocotillo Floor- 2025 Only[nr:1]	38,508	2 1		39,471													
Total 25000 - Flooring	274,333			115,719				32,414						35,863		128,637	
26000 - Outdoor Equipment																	
306 - Bocce Ct. Resurface 900 sf Bocce Court	4,889	10 3				5,265											6,740
Total 26000 - Outdoor Equipment	4,889					5,265											6,740
27000 - Appliances																	
800 - Miscellaneous 13 Kitchen Appliances (33%)	21,564	5 3				23,222					26,273						29,726
Total 27000 - Appliances	21,564					23,222					26,273						29,726
28000 - Water System																	
130 - Backflow Valves 4" Backflow	8,829	12 3				9,508											
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	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost		Remaining																
01000 - Paving																			
120 - Asphalt: Sealing 104,016 sf Drives & Parking	31,205	5	0	31,205						35,305					39,945				
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	10,878	5	0	10,878						12,307					13,924				
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive	213,858	25	5							241,961									
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area	98,190	25	22																
Total 01000 - Paving	354,130			42,082						289,573					53,869				
02000 - Concrete																			
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	11,453	5	1	11,740						13,282					15,028				
Total 02000 - Concrete	11,453			11,740						13,282					15,028				
03000 - Painting: Exterior																			
124 - Stucco 30,135 sf Building Exterior	55,661	10	3					59,941											76,729
Total 03000 - Painting: Exterior	55,661							59,941											76,729
03500 - Painting: Interior																			
124 - Building 26,950 sf All Interior Spaces (50%)	19,033	5	2			19,996					22,624					25,597			
Total 03500 - Painting: Interior	19,033					19,996					22,624					25,597			
04000 - Structural Repairs																			
916 - Doors 54 Exterior & Interior Doors (25%)	25,669	10	10												32,858				
Total 04000 - Structural Repairs	25,669														32,858				
04500 - Decking/Balconies																			
200 - Resurface 1,778 sf Second Floor Deck	30,617	18	1	31,382															
Total 04500 - Decking/Balconies	30,617			31,382															
05000 - Roofing																			
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	109,600	20	0	109,600															
946 - Coating 13,700 sf Low Slope Roof Recoating	15,927	5	3				17,152					19,406							21,956
Total 05000 - Roofing	125,527			109,600			17,152					19,406							21,956
08000 - Rehab																			
218 - Locker Rooms 2 Men's & Women's	145,665	28	1	149,307															
222 - Bathrooms Add Companion Bathroom	18,709	20	2				19,656												
324 - Restrooms 2 Auditorium Lobby Restrooms	60,000	20	1	61,500															
466 - Cabinets 40 If Countertops & Cabinets	32,728	20	2			34,385													
570 - Operable Wall/Partition 770 sf [4] Room Dividers	39,379	21	10												50,408				

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																
Total 08000 - Rehab	296,481				210,807	54,041								50,408				
12000 - Pool																		
118 - Resurface 260 lf Pool	53,108	12	14															75,040
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	14,602	10	1		14,967										19,159			
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	218,280	25	18															
742 - Equipment: Replacement Pool & Spa Equipment (50%)	30,442	5	1		31,203					35,303					39,942			
932 - Furniture: Misc Pool Area Furniture	13,325	6	5						15,076						17,484			
Total 12000 - Pool	329,757				46,170				15,076	35,303				76,585				75,040
13000 - Spa																		
122 - Resurface Spa	10,865	8	6							12,600								15,352
Total 13000 - Spa	10,865								12,600									15,352
14000 - Recreation																		
140 - Sauna: Wood Kit Sauna	7,196	25	23															
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	20,835	3	1		21,356			22,998		24,766				26,670				28,721
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	28,263	8	3				30,436								37,084			
740 - Billiard Table 3 Billiards Room Tables	29,934	25	3				32,236											
744 - Billiard Table 2 Diamond Tables	20,512	25	22															
Total 14000 - Recreation	106,740				21,356		62,672	22,998		24,766				26,670	37,084			28,721
17000 - Tennis Court																		
130 - Reseal 28,800 sf [4] Tennis Courts	22,217	4	3				23,925			26,409					29,150			
Total 17000 - Tennis Court	22,217						23,925			26,409				29,150				
19000 - Fencing																		
150 - Chain Link: 10' 960 lf Tennis Court Fence	43,808	30	7							52,074								
Total 19000 - Fencing	43,808									52,074								
20000 - Lighting																		
210 - Pole Lights 7 Walkway Lights	8,726	20	2			9,167												
218 - Landscape 25 Walkway Lights	11,872	20	10											15,197				
264 - Bollard Lights 22 Walkway Bollard Lights	23,506	20	10											30,090				
530 - Parking Lot 11 Parking Lot Lights	31,641	40	12													42,554		
Total 20000 - Lighting	75,745					9,167								45,286		42,554		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																	
23000 - Mechanical Equipment																			
216 - HVAC 4 Rooftop Rheem Units- 2022	52,000	15	13																71,683
296 - HVAC 3 Rooftop Units- 2007	45,000	15	11												59,044				
332 - HVAC 3 Rooftop Carrier Units- 2009	42,738	15	0	42,738															
360 - HVAC Rooftop Rheem Unit #8- 2019	12,307	15	10											15,754					
388 - HVAC 3 Rooftop Carrier Units- 2013	48,000	15	4				52,983												
412 - HVAC Rooftop Rheem Unit #11- 2019	14,000	15	10											17,921					
428 - HVAC Rooftop Carrier Unit #16- 2018	14,000	15	9										17,484						
444 - HVAC Ground Level Rheem Unit 17A/B- 2003	5,625	15	10											7,200					
446 - HVAC Ground Level- Carrier 3-ton Unit	5,353	15	10											6,853					
604 - Water Heater 2 Pool Equipment Area Water Heaters (50%)	11,033	12	11												14,476				
632 - Water Heater Men's Restroom's Janitor's Closet	1,956	15	4				2,159												
Total 23000 - Mechanical Equipment	252,012			42,738			55,142						17,484	47,728	73,520			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 Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																	
440 - Tile 975 sf Clubhouse Walls & Floors	31,776	20	0		31,776														
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	18,818	15	0		18,818														
710 - Hardwood Floors 500 sf Stage- Replace	9,588	50	7									11,398							
Total 25000 - Flooring	105,874				50,594					42,416		21,148							
27000 - Appliances																			
160 - Ice Machine Tennis Courts	7,028	10	7									8,355							
740 - Miscellaneous 12 Kitchen Appliances (33%)	18,449	5	3				19,867						22,478						25,432
764 - Dishwasher, Commercial Dishwasher	10,865	12	10											13,908					
Total 27000 - Appliances	36,342						19,867					8,355	22,478	13,908					25,432
28000 - Water System																			
150 - Backflow Valves 6" Backflow	11,506	12	1			11,793													15,861
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	178,719	41,883	17,484	270,728	268,941	68,151	240,380	90,392
00060 - Canoa Hills (CH)																			
01000 - Paving																			
124 - Asphalt: Sealing 67,354 sf Parking Lot	20,206	5	2			21,229						24,019							27,175
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	11,270	5	2			11,840						13,396							15,157
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	202,062	25	22																
Total 01000 - Paving	233,538					33,069						37,415							42,332
02000 - Concrete																			
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	9,115	2	1			9,343		9,816		10,313		10,835		11,384		11,960			12,565
Total 02000 - Concrete	9,115					9,343		9,816		10,313		10,835		11,384		11,960			12,565
03000 - Painting: Exterior																			
130 - Stucco 10,940 sf Building Exterior	28,527	10	6								33,083								
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,896	4	3				3,119					3,443				3,800			
Total 03000 - Painting: Exterior	31,423						3,119				33,083	3,443				3,800			
03500 - Painting: Interior																			
130 - Building 22,750 sf All Interior Spaces	32,133	10	4				35,469												45,403
Total 03500 - Painting: Interior	32,133						35,469												45,403
04000 - Structural Repairs																			
920 - Doors 47 Exterior & Interior Doors (25%)	22,341	10	10												28,599				

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
		Cost	Remaining																
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										46,083						
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	92,109				53,640		46,083							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			33,306			35,867			38,625				41,595
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	49,449	8	7								58,779								
Total 14000 - Recreation	78,887					30,928			33,306		58,779	35,867		38,625					41,595
17000 - Tennis Court																			
140 - Reseal 14,000 sf [2] Tennis Courts	10,800	4	0	10,800				11,921				13,159							14,525
504 - Resurface 14,000 sf [2] Tennis Courts	48,675	21	8									59,306							
Total 17000 - Tennis Court	59,475			10,800				11,921				72,465							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 /		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	39,268		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				20,632		12,451	26,411		2,046	
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	Life	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Replacement Cost	Useful / Remaining															
450 - Tile 6,475 sf Clubhouse Walls & Floors	98,488	20 18															
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	117,937	40 6							136,771								
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	23,587	10 6							27,354								
Total 25000 - Flooring	264,996								170,842			23,967					
26000 - Outdoor Equipment																	
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	9,735	10 6							11,289								
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,987	15 14															7,047
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	19,948	15 8									24,305						
856 - Shade Structure 144 sf Metal Roofed Shade Structure	4,274	30 10											5,472				
872 - Shade Structure Pool Area Wood Gazebo Structure	11,278	25 18															
Total 26000 - Outdoor Equipment	50,222								11,289		24,305		5,472				7,047
27000 - Appliances																	
760 - Miscellaneous 17 Kitchen Appliances (33%)	25,526	5 3				27,489					31,101						35,188
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 6" Backflow	11,506	12 1		11,793													15,861
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 80,636 sf Parking Lots	24,191	5 2			25,415					28,755							32,534
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	8,433	5 1		8,643					9,779								11,064
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	175,158	25 1		179,537													
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	66,750	25 1		68,419													
Total 01000 - Paving	274,531			256,599	25,415				9,779	28,755				11,064	32,534		
02000 - Concrete																	
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	7,554	2 1		7,743		8,135		8,547		8,980		9,434		9,912			10,414
Total 02000 - Concrete	7,554			7,743		8,135		8,547		8,980		9,434		9,912			10,414
03000 - Painting: Exterior																	
136 - Stucco 28,540 sf Building Exterior	51,164	10 3				55,098											70,531

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																	
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	55,760			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	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	32,855		6,761			47,810				62,198	98,807	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 /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																		
Total 13000 - Spa	8,932									10,106									12,313
14000 - Recreation																			
240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	28,332	3	0	28,332				30,511		32,856				35,383					38,103
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	45,105	8	7								53,616								
Total 14000 - Recreation	73,437			28,332			30,511			32,856	53,616			35,383					38,103
19000 - Fencing																			
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	12,606	30	27																
Total 19000 - Fencing	12,606																		
20000 - Lighting																			
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	26,118	25	4					28,829											
230 - Pole Lights 10 Bridge Lights	18,857	25	4					20,815											
280 - Pole Lights 5 2nd Level Deck- Pole Lights	7,420	25	4					8,190											
Total 20000 - Lighting	52,395							57,834											
23000 - Mechanical Equipment																			
232 - HVAC 6 Miscellaneous Units- 2013	33,656	15	4					37,150											
312 - HVAC Carrier Unit #8- 2016	9,000	15	7							10,698									
316 - HVAC American Standard Unit #3- 2018	7,687	15	9										9,600						
344 - HVAC 2 Units- 2019	18,000	15	10											23,042					
368 - HVAC 2 Carrier Units- 2012	17,807	15	3				19,177												
392 - HVAC 2 Units- 2018	13,200	15	9										16,485						
416 - HVAC Carrier Unit #7- 2016	10,000	15	7								11,887								
436 - HVAC Carrier Unit #11- 2014	10,000	15	5					11,314											
448 - HVAC 8 Rooftop Carrier Units- 2018	128,000	15	9										159,854						
452 - HVAC 2 Carrier Units- 2007	38,000	15	10											48,643					
616 - Water Heater Bradford White Water Heater	11,278	12	5						12,760										
Total 23000 - Mechanical Equipment	296,629						19,177	37,150	24,074		22,585		185,940	71,685					
23500 - Elevator																			
200 - Modernize/Overhaul Anza Building Elevator	144,835	25	20																
300 - Cab Rehab Anza Elevator Cab	21,262	20	15																

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																	
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								
760 - Piano Anza Room Kawai Upright	8,260	25	14																11,672
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	2036	2037	2038	
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 64,068 sf Drives & Parking	19,220	5	1		19,701					22,290							25,219		
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	6,700	5	1		6,867					7,770							8,791		
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)	7,851	5	1		8,047					9,104							10,301		
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	192,204	25	9										240,036						
Total 01000 - Paving	225,975				34,615					39,164			240,036				44,311		
02000 - Concrete																			
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	3,383	5	2			3,554				4,021							4,550		
Total 02000 - Concrete	3,383					3,554				4,021							4,550		
03000 - Painting: Exterior																			
142 - Stucco 14,760 sf Building Exterior	22,451	10	4				24,782												31,723
406 - Wrought Iron 614 lf Metal Fencing & Railings	7,071	4	1		7,248				8,001				8,831						9,748
Total 03000 - Painting: Exterior	29,523				7,248		24,782		8,001				8,831						9,748
03500 - Painting: Interior																			
142 - Building 26,200 sf All Interior Spaces	37,006	10	9										46,216						
Total 03500 - Painting: Interior	37,006												46,216						
04000 - Structural Repairs																			
606 - Metal Railings 350 lf Parking & Pickleball	11,184	20	4				12,345												
928 - Doors 40 Exterior & Interior Doors (25%)	19,014	10	10										24,339						
932 - Doors 3 Pool East Patio Doors	61,279	20	4				67,640												
Total 04000 - Structural Repairs	91,476						79,985						24,339						
05000 - Roofing																			
200 - Low Slope: BUR 133 Squares- Building Roof	63,157	20	4				69,714												
608 - Pitched: Tile 45 Squares- Building Roof	49,500	30	14																69,942
958 - Coating 13,300 sf Low Slope Roof Recoating	23,843	5	0	23,843					26,976				30,521						
Total 05000 - Roofing	136,500			23,843			69,714		26,976				30,521						69,942
08000 - Rehab																			
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	154,331	20	4				170,353												
234 - Restrooms Companion Restroom Remodel	18,709	20	6						21,697										

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																
Total 08000 - Rehab	173,040							170,353		21,697								
12000 - Pool																		
136 - Resurface 256 lf Pool	52,291	12	4					57,720										
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	12,870	10	5						14,561									
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	11,495	10	7							13,664								
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	44,519	15	14															62,904
754 - Equipment: Replacement Pool & Spa Equipment (50%)	24,714	5	2			25,965				29,377						33,237		
Total 12000 - Pool	145,889					25,965		57,720	14,561	43,041					33,237			62,904
13000 - Spa																		
134 - Resurface Spa	5,858	8	4					6,466										7,879
Total 13000 - Spa	5,858							6,466										7,879
14000 - Recreation																		
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	26,114	3	3				28,122			30,284			32,613					35,120
350 - Exercise: Strength Equipment 26 Fitness Center Strength Machines, Etc (50%)	57,148	8	7								67,931							
Total 14000 - Recreation	83,262						28,122			30,284	67,931		32,613					35,120
17500 - Basketball / Sport Court																		
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	7,519	4	0	7,519				8,299				9,161						10,112
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	4,033	4	3				4,343			4,794				5,292				
Total 17500 - Basketball / Sport Court	11,552			7,519			4,343	8,299		4,794	9,161			5,292				10,112
19000 - Fencing																		
100 - Chain Link 788 lf Pickleball & Basketball Courts	30,223	30	16															
230 - Wrought Iron: 6' 264 lf Patio Perimeter	12,150	30	14															17,168
Total 19000 - Fencing	42,373																	17,168
23000 - Mechanical Equipment																		
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	19,463	18	2			20,448												
236 - HVAC 6 Rooftop HVAC Units- 2008	96,000	15	14															135,645
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	19,177	15	2			20,148												
636 - Water Heater 2 Shop	13,059	15	1		13,385													
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 /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost		Remaining																
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																14,088
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 [Canoa 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 Cost	Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
		Cost	Remaining															
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 7,191 sf Exterior Surfaces	10,938	10	11												14,352			
201 - Surface Restoration Exterior Surfaces- 2025 Only[nr:1]	50,000	2	1		51,250													
Total 03000 - Painting: Exterior	60,938				51,250										14,352			
04000 - Structural Repairs																		
936 - Doors 16 Exterior & Interior Doors (25%)	7,605	10	10											9,736				
Total 04000 - Structural Repairs	7,605													9,736				
05000 - Roofing																		
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	49,000	20	7								58,246							
962 - Coating 4,900 sf Low Slope Roof Recoating	5,643	5	0	5,643					6,385					7,224				
Total 05000 - Roofing	54,643			5,643					6,385		58,246			7,224				
08000 - Rehab																		
236 - Locker Rooms 2 Men's & Women's	83,100	20	2			87,307												
342 - Restrooms 2 Restrooms	35,615	20	3				38,354											
Total 08000 - Rehab	118,715					87,307	38,354											
12000 - Pool																		
140 - Resurface 170 lf Pool	29,553	12	2			31,049												41,757
422 - ADA Chair Lift Pool ADA Lift	4,583	10	5						5,185									
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	53,389	10	7								63,463							
758 - Equipment: Replacement Pool & Spa Equipment (50%)	19,921	5	1		20,419					23,102				26,138				
944 - Furniture: Misc Pool Area Furniture	8,312	6	1		8,520						9,880						11,458	
Total 12000 - Pool	115,758				28,939	31,049			5,185	23,102	73,343			26,138			11,458	41,757
13000 - Spa																		
138 - Resurface Spa	4,371	8	6							5,069								6,176
418 - ADA Chair Lift Spa ADA Lift	5,413	10	3				5,829										7,462	
Total 13000 - Spa	9,784						5,829			5,069							7,462	6,176
19000 - Fencing																		
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	8,244	20	7								9,800							
Total 19000 - Fencing	8,244										9,800							
20000 - Lighting																		
240 - Pole Lights 8 Shuffleboard Lights	12,273	20	2			12,894												

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
Total 20000 - Lighting	12,273				12,894												
23000 - Mechanical Equipment																	
240 - HVAC 2 Rooftop Carrier Units- 2011	28,000	15 2			29,418												
Total 23000 - Mechanical Equipment	28,000				29,418												
26000 - Outdoor Equipment																	
480 - Drinking Fountain 2 Drinking Fountain	7,123	20 2			7,484												
812 - Shade Structure 564 [3] Volleyball Shade Canopies	14,063	15 8									17,135						
880 - Shade Structure 264 sf Pool Shade Canopy	6,583	15 5						7,448									
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	17,939	8 1		18,388							22,404						
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	35,632	10 8									43,414						
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 - Continental Vistas (CV)																	
01000 - Paving																	
404 - Asphalt: Overlay 6,726 sf Parking Lot	15,346	20 16															
Total 01000 - Paving	15,346																
02000 - Concrete																	
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	8,976	2 1		9,201		9,666		10,156		10,670		11,210		11,777		12,374	
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 3,600 sf Recreation Building & Walls	6,649	10 3				7,161										9,166	
Total 03000 - Painting: Exterior	6,649					7,161										9,166	
05000 - Roofing																	
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	26,000	20 17															
612 - Pitched: Tile 13 Squares- Pool Building Roof	20,800	30 27															
966 - Coating 2,000 sf Low Slope Roof Recoating	6,649	5 1		6,816					7,711					8,725			
Total 05000 - Roofing	53,449			6,816					7,711					8,725			
08000 - Rehab																	
242 - Locker Rooms 2 Men's & Women's	74,212	20 13															102,302
246 - Bathrooms Companion Restroom	21,903	20 13															30,194
Total 08000 - Rehab	96,115																132,496
12000 - Pool																	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																	
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	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		38,762	48,778	43,250	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	Life															
	Replacement	Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
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			7,281	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	58,894	14,968		46,435	115,942	49,847		10,070		84,470	37,071

00120 - Casa Paloma I (CPI)

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

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																	
25000 - Flooring																			
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	12,740	20	16																
Total 25000 - Flooring	12,740																		
26000 - Outdoor Equipment																			
310 - Benches 18 Common Area Benches	23,468	15	6							27,216									
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	9,982	8	3				10,749									13,097			
826 - Shade Structure 310 sf Pool Equip Shade Structure	9,202	30	21																
Total 26000 - Outdoor Equipment	42,652						10,749			27,216						13,097			
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 4,933 sf Pool/Spa Area Concrete Repair (6%)	11,095	2	1		11,372		11,948			12,553		13,188		13,856		14,557			15,294
Total 02000 - Concrete	11,095				11,372		11,948			12,553		13,188		13,856		14,557			15,294
04000 - Structural Repairs																			
952 - Doors 14 Exterior & Interior Doors (25%)	6,655	10	10												8,519				
Total 04000 - Structural Repairs	6,655														8,519				
05000 - Roofing																			
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	53,000	20	17																
974 - Coating 5,300 sf Low Slope Roof Recoating	8,810	5	0	8,810						9,968					11,278				
Total 05000 - Roofing	61,810			8,810						9,968					11,278				
08000 - Rehab																			
258 - Restrooms Unisex Restroom	10,865	15	1		11,137														
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	83,101	20	1		85,179														
424 - Kitchen Clubhouse Kitchen	8,310	20	3					8,949											
Total 08000 - Rehab	102,277				96,316		8,949												
12000 - Pool																			
166 - Resurface 180 lf Pool	31,291	10	2			32,875										42,083			
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	50,409	15	13																69,490
774 - Equipment: Replacement Pool & Spa Equipment (50%)	22,645	5	0	22,645					25,621						28,988				
960 - Furniture: Misc Pool Area Furniture	8,310	6	1		8,518						9,878								11,456
Total 12000 - Pool	112,656			22,645	8,518	32,875			25,621		9,878			28,988		42,083			80,945

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																
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 8 Shuffleboard Lights	11,867	30	29															
Total 20000 - Lighting	11,867																	
23000 - Mechanical Equipment																		
272 - HVAC 2 Rooftop Carrier Units- 2011	22,000	15	2			23,114												
Total 23000 - Mechanical Equipment	22,000					23,114												
25000 - Flooring																		
200 - Carpeting 1,284 sf Recreation Room	4,185	10	6							4,854								
400 - Tile 281 sf Kitchenette & Storage Closet	4,262	20	16															
Total 25000 - Flooring	8,447									4,854								
26000 - Outdoor Equipment																		
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	9,337	8	1		9,570								11,660					
860 - Shade Structure 294 sf Pool Equip Shade Canopy	7,331	15	7							8,714								
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	62,188	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 14,105 sf Parking Area	89,652	25	24															
Total 01000 - Paving	89,652																	
02000 - Concrete																		
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	6,700	5	4				7,396						8,368					9,468
Total 02000 - Concrete	6,700						7,396						8,368					9,468
03000 - Painting: Exterior																		
218 - Surface Restoration 5,892 sf Exterior Surfaces	8,962	10	2			9,416										12,053		
Total 03000 - Painting: Exterior	8,962					9,416										12,053		
04000 - Structural Repairs																		
820 - Shed Shed	11,353	10	6							13,166								
956 - Doors 10 Exterior & Interior Doors (50%)	9,507	20	8									11,583						
Total 04000 - Structural Repairs	20,860									13,166		11,583						
05000 - Roofing																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost		Remaining																
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			2,715			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				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	Life	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Replacement Cost	Useful / Remaining															
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	Life	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038			
	Replacement	Useful /																		
	Cost	Remaining																		
180 - Restrooms 2 Restrooms at Main Entry (50%)	12,000	15 15																		
320 - Countertops- Kitchen 28 If Dining Room Counter- Quartz	8,400	20 20																		
370 - Restrooms 2 Restrooms at Lower Level (50%)	5,000	15 15																		
380 - Tile 364 sf Wall Tile- First Floor Entry Restrooms	9,464	25 25																		
390 - Tile 370 sf Wall Tile- Lower Level Restrooms (2)	9,620	25 25																		
720 - T-Bar Ceiling 256 sf Dining Area, Counter	7,680	30 29																		
900 - General 8 Building Doors (50%)	12,000	20 20																		
910 - Windows Building Windows	30,000	20 20																		
Total 08000 - Rehab	94,164																			
20000 - Lighting																				
200 - Street Lights 6 Parking Lot Lights	18,000	30 29																		
400 - Interior 50 Interior Building Lighting	10,000	10 10												12,801						
Total 20000 - Lighting	28,000													12,801						
23000 - Mechanical Equipment																				
200 - HVAC 1 Rheem 5 Ton, Clubhouse Roof	18,000	15 15																		
204 - HVAC 2 Rheem 7.5 Ton, Clubhouse Roof	44,000	15 15																		
220 - HVAC 1 Carrier Gemini Split System, Clubhouse Grounds	10,000	15 15																		
224 - HVAC 1 Carrier Gemini Split-System, Clubhouse Grounds	10,000	15 15																		
600 - Water Heater 1- GE 50 US Gal Water Heater	2,400	12 10													3,072					
Total 23000 - Mechanical Equipment	84,400														3,072					
24500 - Audio / Visual																				
100 - Television 2 at Dining Room	3,000	10 10													3,840					
Total 24500 - Audio / Visual	3,000														3,840					
25000 - Flooring																				
400 - Tile 360 sf First Floor Entry Restrooms	8,640	25 25																		
410 - Tile 304 sf Kitchen, Store Room	6,080	25 15																		
420 - Tile 1,226 sf Dining Room, Counter, Side Room & Stairs	24,520	25 25																		

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 Cost	Useful / Remaining															
430 - Tile 1,824 sf Card Room	36,480	25 10											46,697				
440 - Vinyl 96 sf Store Room at Card Room	1,152	25 10											1,475				
500 - Tile 200 sf Lower Level Restrooms (2)	2,400	25 25															
520 - Carpeting 4,140 sf Lower Level Room	24,840	15 15															
560 - Tile 80 sf Lower Level Exterior Entry	1,600	20 20															
Total 25000 - Flooring	105,712												48,172				
27000 - Appliances																	
220 - Refrigerator Large Commercial Model 1- Arctic Air Refrigerator	6,000	12 12															8,069
248 - Ice Machine 1- Manitowac Ice Machine	8,000	10 10											10,241				
620 - Stainless Steel Sink 1- 3 Bay Dishwashing SS Counter & Sinks	2,800	20 20															
940 - Drinking Fountain 2 at Lower Level Room & First Floor	6,000	12 12															8,069
Total 27000 - Appliances	22,800												10,241	16,139			
29000 - Infrastructure																	
330 - Plumbing Sump System	20,000	20 10											25,602				
400 - Electric Electrical Panel, Related Equipment	10,000	10 7								11,887							
Total 29000 - Infrastructure	30,000									11,887			25,602				
Total [Del Sol Clubhouse (DSC)] Expenditures Inflated @ 2.50%						12,608			38,847		11,887		193,653		31,201		
00200 - Pickleball Center (PC)																	
01000 - Paving																	
170 - Asphalt: Sealing 39,629 sf Parking Lot	11,889	5 2			12,491					14,132							15,989
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)	5,802	5 2			6,096					6,897							7,803
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	118,887	25 21															
Total 01000 - Paving	136,578				18,586					21,029							23,792
04000 - Structural Repairs																	
892 - Shed Shed	5,432	15 11															7,128
912 - Doors 5 Building Doors (50%)	4,753	20 16															
Total 04000 - Structural Repairs	10,185																7,128
05000 - Roofing																	
370 - Low Slope: Single-Ply 12 Squares- Center Roof	9,260	15 11															12,150
Total 05000 - Roofing	9,260																12,150

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																		
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		51,107		53,695		56,413		59,269		62,269			65,422	
Total 17500 - Basketball / Sport Court	47,458				48,645		51,107		53,695		56,413		59,269		62,269			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																
Total 23000 - Mechanical Equipment	23,687															19,681			
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	19,194	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 Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																	
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 /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																
23000 - Mechanical Equipment																		
208 - HVAC 4 Rooftop HVAC Units- 2018	32,000	15	9										39,964					
224 - HVAC 2 Ground Level Bryant Units- 2017	36,000	15	8									43,863						
Total 23000 - Mechanical Equipment	68,000											43,863	39,964					
24000 - Furnishings																		
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	58,171	20	14															82,194
Total 24000 - Furnishings	58,171																	82,194
25000 - Flooring																		
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	7,415	10	1		7,601										9,730			
480 - Tile 664 sf Floor & Wall Tile	18,916	20	14															26,728
Total 25000 - Flooring	26,331				7,601										9,730			26,728
30000 - Miscellaneous																		
236 - Maintenance Equipment Genie Scissor Lift	19,429	20	16															
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	22,615	10	4					24,963										31,955
Total 30000 - Miscellaneous	42,044							24,963										31,955
Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50%				4,655	7,601	9,389	42,358	66,098	5,266	17,616		59,676	39,964	17,397	28,262		17,891	351,346
00800 - General																		
22000 - Office Equipment																		
100 - Miscellaneous Facility Maintenance Shop Context Scanner	7,479	5	3				8,054					9,113						10,310
Total 22000 - Office Equipment	7,479						8,054					9,113						10,310
30000 - Miscellaneous																		
200 - Maintenance Equipment Vermeer Chipper	9,588	20	3				10,326											
204 - Maintenance Equipment Vermeer Skid Loader & Attachments	62,154	15	13															85,680
700 - Trailer Load Trail	6,392	15	1		6,552													
704 - Trailer Top Hat- 2018	7,417	15	10											9,495				
710 - Trailer Big Tex	27,042	15	13															37,278
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	38,353	10	7							45,590								
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	92,717	10	9										115,791					
844 - Vehicle 2016 Ford Fiesta- #26	22,373	10	3				24,093											30,841

See Section VI-b for Excluded Components

Reserve Component	Current	Life																
	Replacement	Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
	Cost	Remaining																
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	74,836	10 2			78,624										100,646			
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	127,222	10 3				137,004										175,377		
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	44,545	10 3				47,970										61,406		
866 - Vehicle 2017 Ford Escape- #36	34,746	3 3				37,418			40,295			43,393			46,730			
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	41,395	10 4					45,692										58,489	
872 - Maintenance Truck 2018 Ford F150- #38	44,184	10 4					48,770										62,430	
874 - Maintenance Truck Ford F250 PU- #39	42,394	10 4					46,795										59,901	
876 - Vehicle Ford Transit Connect- #40	38,654	10 4				42,667											54,617	
878 - Vehicle 2018 Ford Transit 150 Van- #41	38,655	10 5							43,735									
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	47,487	10 5							53,727									
882 - Vehicle 2018 Ford Transit 250 Van- #43	40,364	10 5							45,668									
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	35,337	10 5							39,981									
888 - Vehicle 2020 Ford Escape- #45	34,768	10 6							40,320									
892 - Maintenance Truck 2021 Ford Ranger XL- #46	41,551	10 7								49,391								
896 - Maintenance Truck 2021 Ford F250 Pickup- #47	47,534	10 7								56,503								
Total 30000 - Miscellaneous	999,708			6,552	78,624	256,811	183,924	183,110	80,615	151,484		159,185	9,495		147,376	390,582	235,438	
Total [General] 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	1,557,915	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
0010 - 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												
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										14,470					
Total 23000 - Mechanical Equipment		75,710			18,225				26,469	37,983					
25000 - Flooring															
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices								28,675							
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															
Total 01000 - Paving		64,629					73,122					82,731		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		119,814											153,372		
Total 03000 - Painting: Exterior		119,814											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 3 Squares- Pool Eq Enclosure Shade Structure									15,530						
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs										628,487					
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof								45,449							
934 - Coating 33,900 sf Low Slope Roof Recoating		62,415					70,617						79,897		
Total 05000 - Roofing		62,415					70,617	45,449	15,530		628,487		79,897		
08000 - Rehab															
100 - General Tennis Ramada								12,158							
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower								184,056							
306 - Restrooms 4 Shops & Auditorium Restrooms									137,659						
460 - Cabinets 2 Woodshop & Lapidary								18,705							
550 - Operable Wall/Partition 320 sf Auditorium/Room 1								35,734							
Total 08000 - Rehab							250,653	137,659							
12000 - Pool															
100 - Resurface 250 lf Pool												97,039			
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 Pool & Spa Equipment (50%)		45,000					50,914						57,604		
Total 12000 - Pool	5,193	45,000	77,296				50,914				6,647		154,644		
14000 - Recreation															
700 - Billiard Table 4 Billiards Room Tables						53,150									
Total 14000 - Recreation						53,150									
17000 - Tennis Court															
100 - Reseal 43,200 sf [6] Tennis Courts		50,708					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				8,389					9,491					10,738	
Total 17000 - Tennis Court		50,708		8,389			55,972		9,491	61,782				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					31,865								38,825		
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															
20000 - Lighting															
200 - Pole Lights															
15 Walkway Lights															
500 - Parking Lot												148,555			
25 Parking Lot Lights															
Total 20000 - Lighting												148,555			
23000 - Mechanical Equipment															
204 - HVAC	110,150														
2 Rooftop Carrier Units- 2006															
284 - HVAC					54,354										
2 Rooftop Carrier Units- 2013															
320 - HVAC										52,453					
Rooftop Carrier Unit #4- 2018															
324 - HVAC												33,371			
Rooftop Carrier Unit #10- 2019															
352 - HVAC	42,487														
2 Rooftop Carrier/American Units- 2009															
354 - HVAC		21,774													
Rooftop Carrier/American Units- 2009															
380 - HVAC		32,581													
Rooftop Carrier Unit #7- 2010															
404 - HVAC															143,249
4 Rooftop Carrier/American Units- 2008															
420 - HVAC														13,975	
Tennis Ramada Rheem Unit #15- 2022															
440 - HVAC					31,193										
5 Gree HVAC Units- 2012															
900 - Miscellaneous			33,395												
Woodshop Dust Collector															
Total 23000 - Mechanical Equipment	152,637	54,355	33,395	31,193	54,354					52,453	33,371			13,975	143,249
24000 - Furnishings															
500 - Miscellaneous	134,147												171,720		
550 Auditorium Padded Chairs															
504 - Miscellaneous							59,308								
500 Auditorium Unpadded Chairs															
508 - Tables							105,386								
175 Auditorium Tables															
Total 24000 - Furnishings	134,147						164,694						171,720		
24500 - Audio / Visual															
100 - Speakers										53,649					
Auditorium															
108 - Lighting Console										7,468					
Auditorium Control Room															

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

See Section VI-b for Excluded Components

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															
Total 27000 - Appliances				59,310				18,705	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									22,624						
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															
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)						156,453									
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)										191,883					
938 - Coating 20,700 sf Low Slope Roof Recoating		19,699				22,287						25,216			
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								41,613							
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%)				35,195					39,819					45,052	
924 - Furniture: Misc Pool Area Furniture		13,307						15,432						17,896	
Total 12000 - Pool		27,500		35,195				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%)			45,182			48,656			52,397			56,426			60,764
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)		60,713							73,973						
720 - Billiard Table 2 Billiards Room								35,352							
Total 14000 - Recreation		60,713	45,182			48,656		35,352	126,370			56,426			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		36,540		38,390		40,333		42,375
Total 17500 - Basketball / Sport Court	29,990		31,508		33,103		34,779		36,540		38,390		40,333		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			17,194										22,009		
Sound Rack- Sound System															
744 - Piano															
East Auditorium Yamaha Upright															
Total 24500 - Audio / Visual			17,194										22,009		
24600 - Safety / Access															
100 - Fire Equipment										38,728					
Alarm & Sprinkler System															
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					74,449		
26000 - Outdoor Equipment															
444 - Bleachers: Aluminum															
4 Pickleball Bleachers															
Total 26000 - Outdoor Equipment															
27000 - Appliances															
448 - Washer & Dryer										9,586					
Washer/Dryer															
720 - Miscellaneous					16,675						18,866				21,345
12 Kitchen Appliances (33%)															
Total 27000 - Appliances					16,675					9,586	18,866				21,345
28000 - Water System															
138 - Backflow Valves	13,627													18,327	
4" Backflow															
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							36,395				41,177	
70,468 sf Parking Lot															
216 - Asphalt: Ongoing Repairs			11,213							12,687				14,354	
70,468 sf Parking Lot (3%)															
320 - Asphalt: Overlay										107,023					
27,246 sf North Parking Lot															
324 - Asphalt: Overlay w/ Interlayer															
44,468 sf East Parking Lot															
Total 01000 - Paving			43,381							156,104				55,531	
02000 - Concrete															
412 - Pool Deck	12,688		13,330		14,005		14,714		15,459		16,242		17,064		17,928
4,731 sf Pool/Spa Area Concrete Repair (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															
Total 03000 - Painting: Exterior							46,446								
03500 - Painting: Interior															
118 - Building							51,954								
21,900 sf All Interior Spaces															
Total 03500 - Painting: Interior							51,954								
04000 - Structural Repairs															
912 - Doors							59,197								
76 Exterior & Interior Doors (25%)															
Total 04000 - Structural Repairs							59,197								
05000 - Roofing															
316 - Low Slope: Vinyl							266,046								
198 Squares- Clubhouse & Racquetball Roof															
942 - Coating	33,649						38,071				43,074				
19,800 sf Low Slope Roof Recoating															
Total 05000 - Roofing	33,649						38,071	266,046			43,074				
08000 - Rehab															
212 - Locker Rooms									251,351						
2 Men's, Women's & Outdoor Shower															
216 - Restrooms									65,953						
2 Hallway Restrooms															
220 - Restrooms									32,977						
Companion Restroom															
318 - Restrooms	22,659														
2 Racquetball Court Restrooms															
406 - Kitchen								15,712							
Clubhouse Kitchen															
560 - Operable Wall/Partition															
1,296 sf [2]- Ocotillo/Agave & Agave/Juniper															
Total 08000 - Rehab	22,659							15,712	350,281						
12000 - Pool															
112 - Resurface									90,436						
264 lf Pool															
416 - ADA Chair Lift			15,112											19,344	
2 Pool & Spa ADA Chairs															
612 - Deck: Re-Surface											86,153				
4,731 sf Pool/Spa Deck Coating															
738 - Equipment: Replacement				42,461					48,041						54,353
Pool & Spa Equipment (50%)															
928 - Furniture: Misc					15,502						17,978				
Pool Area Furniture															
Total 12000 - Pool			15,112	42,461	15,502			138,477	17,978		86,153	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 Resurface			11,109								13,536				
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															
804 - Stage Risers 4 Ocotillo Room- New									49,515						

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]															
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						38,051					43,052
Total 27000 - Appliances				33,632						38,051					43,052
28000 - Water System															
130 - Backflow Valves 4" Backflow	12,787														17,197
Total 28000 - Water System	12,787														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	45,194					51,133					57,852				
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	15,754					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								169,041							
Total 01000 - Paving	60,948					68,957		169,041			78,018				
02000 - Concrete															
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)		17,003					19,237					21,765			
Total 02000 - Concrete		17,003					19,237					21,765			
03000 - Painting: Exterior															
124 - Stucco 30,135 sf Building Exterior									98,220						
Total 03000 - Painting: Exterior									98,220						
03500 - Painting: Interior															
124 - Building 26,950 sf All Interior Spaces (50%)			28,961					32,766					37,072		
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 13,700 sf Low Slope Roof Recoating			24,841						28,105					31,798	
Total 05000 - Roofing			24,841			179,592			28,105					31,798	
08000 - Rehab															
218 - Locker Rooms 2 Men's & Women's															298,090
222 - Bathrooms Add Companion Bathroom								32,209							
324 - Restrooms 2 Auditorium Lobby Restrooms							100,775								
466 - Cabinets 40 If Countertops & Cabinets								56,344							
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												100,921			
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts							24,525								

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					51,129					57,848			
932 - Furniture: Misc Pool Area Furniture			20,276						23,513						27,268
Total 12000 - Pool		45,191	20,276	340,442			75,655		23,513			158,769			27,268
13000 - Spa															
122 - Resurface Spa								18,705							
Total 13000 - Spa								18,705							
14000 - Recreation															
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															
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

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											25,955				
428 - HVAC Rooftop Carrier Unit #16- 2018										25,322					
444 - HVAC Ground Level Rheem Unit 17A/B- 2003											10,428				
446 - HVAC Ground Level- Carrier 3-ton Unit											9,925				
604 - Water Heater 2 Pool Equipment Area Water Heaters (50%)									19,469						
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		11,625										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					33,372										
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			15,977	

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
27000 - Appliances															
160 - Ice Machine Tennis Courts			10,694										13,690		
740 - Miscellaneous 12 Kitchen Appliances (33%)				28,773					32,555					36,832	
764 - Dishwasher, Commercial Dishwasher								18,705							
Total 27000 - Appliances			10,694	28,773				18,705	32,555				13,690	36,832	
28000 - Water System															
150 - Backflow Valves 6" Backflow											21,331				
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 67,354 sf Parking Lot			30,746					34,786					39,358		
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)			17,148					19,402					21,951		
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot								347,864							
Total 01000 - Paving			47,894					402,052					61,309		
02000 - Concrete															
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	13,202		13,870	14,572		15,310		16,085		16,899			17,755		18,653
Total 02000 - Concrete	13,202		13,870	14,572		15,310		16,085		16,899			17,755		18,653
03000 - Painting: Exterior															
130 - Stucco 10,940 sf Building Exterior		42,349										54,210			
416 - Wrought Iron 160 lf Pool Perimeter Fence	4,195			4,630				5,111					5,641		
Total 03000 - Painting: Exterior	4,195	42,349		4,630				5,111				54,210	5,641		
03500 - Painting: Interior															
130 - Building 22,750 sf All Interior Spaces										58,120					
Total 03500 - Painting: Interior										58,120					
04000 - Structural Repairs															
920 - Doors 47 Exterior & Interior Doors (25%)						36,609									
Total 04000 - Structural Repairs						36,609									
05000 - Roofing															
328 - Low Slope: Vinyl 227 Squares- Building Roof												431,366			
950 - Coating 22,700 sf Low Slope Roof Recoating			31,899					36,091					40,834		
Total 05000 - Roofing			31,899					36,091				431,366	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 2 Men's, Women's & Outdoor Shower					264,718										
330 - Restrooms 2 Restrooms					133,711										
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	63,504														
Total 08000 - Rehab	63,504				398,430										
12000 - Pool															
124 - Resurface 274 lf Pool											106,355				
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating					58,990										75,512
746 - Equipment: Replacement Pool & Spa Equipment (50%)			48,239					54,578					61,750		
936 - Furniture: Misc Pool Area Furniture					21,459					24,886					
Total 12000 - Pool			48,239		80,449			54,578		24,886	106,355		61,750		75,512
13000 - Spa															
126 - Resurface Spa				9,767									11,900		
Total 13000 - Spa				9,767									11,900		
14000 - Recreation															
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)			44,793			48,238			51,947				55,941		60,242
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)		71,617							87,258						
Total 14000 - Recreation		71,617	44,793			48,238			139,205				55,941		60,242
17000 - Tennis Court															
140 - Reseal 14,000 sf [2] Tennis Courts		16,032				17,697				19,534				21,562	
504 - Resurface 14,000 sf [2] Tennis Courts															99,609
Total 17000 - Tennis Court		16,032				17,697				19,534				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															
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

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				56,872		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															
812 - Stage Risers 288 sf [6] Saguaro Room Risers															8,929
828 - Stage Curtains 2 Saguaro Stage Curtains														33,809	
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															
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish		35,016										44,823			
Total 25000 - Flooring		43,615		153,608	30,680							55,830			39,273
26000 - Outdoor Equipment															
302 - Bocce Ct. Resurface 4 Bocce Ball Courts		14,451										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															
872 - Shade Structure Pool Area Wood Gazebo Structure				17,590											
Total 26000 - Outdoor Equipment		14,451		17,590					35,201			18,499			10,206
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															
954 - Coating 6,800 sf Low Slope Roof Recoating	34,348					38,862					43,968				
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 If Pool Perimeter Fence															24,554
Total 19000 - Fencing															24,554
20000 - Lighting															
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights															53,447
230 - Pole Lights 10 Bridge Lights															38,589
280 - Pole Lights 5 2nd Level Deck- Pole Lights															15,184
Total 20000 - Lighting															107,221
23000 - Mechanical Equipment															
232 - HVAC 6 Miscellaneous Units- 2013					53,804										
312 - HVAC Carrier Unit #8- 2016								15,494							
316 - HVAC American Standard Unit #3- 2018										13,903					
344 - HVAC 2 Units- 2019											33,371				
368 - HVAC 2 Carrier Units- 2012				27,774											
392 - HVAC 2 Units- 2018										23,876					
416 - HVAC Carrier Unit #7- 2016								17,216							
436 - HVAC Carrier Unit #11- 2014						16,386									
448 - HVAC 8 Rooftop Carrier Units- 2018										231,517					
452 - HVAC 2 Carrier Units- 2007											70,450				
616 - Water Heater Bradford White Water Heater			17,161												23,079
Total 23000 - Mechanical Equipment			17,161	27,774	53,804	16,386		32,710		269,296	103,821				23,079
23500 - Elevator															
200 - Modernize/Overhaul Anza Building Elevator						237,328									
300 - Cab Rehab Anza Elevator Cab		30,794													
Total 23500 - Elevator		30,794				237,328									
24000 - Furnishings															
600 - Miscellaneous Anza Room Furniture										118,393					
Total 24000 - Furnishings										118,393					
24500 - Audio / Visual															
160 - Projector 3 Projectors (33%)		2,203				2,432				2,684				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															
Total 24500 - Audio / Visual		2,203	29,883			19,161				2,684			38,252	2,963	
24600 - Safety / Access															
240 - Fire Control Misc Fire Alarm System										64,418					
Total 24600 - Safety / Access										64,418					
25000 - 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 25000 - Flooring					45,013			59,816							
26000 - 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 26000 - Outdoor Equipment			22,765		17,938			4,188							
27000 - Appliances															
780 - Miscellaneous 10 Kitchen Appliances (33%)				21,749					24,606					27,840	
Total 27000 - Appliances				21,749					24,606					27,840	
28000 - Water System															
142 - Backflow Valves 4" Backflow #1				16,231											
146 - Backflow Valves 4" Backflow #2						12,581									
Total 28000 - 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						32,282					36,524		
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)		9,946						11,253					12,732		
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)		11,654						13,186					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	13,110				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															
958 - Coating 13,300 sf Low Slope Roof Recoating		34,532				39,070					44,204				
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		77,626													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			17,491										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%)			37,605					42,547					48,138		
Total 12000 - Pool	18,640	77,626	55,096					42,547			23,861		70,528	104,399	91,104
13000 - Spa															
134 - Resurface Spa						9,599								11,696	
Total 13000 - Spa						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 2,690 sf Basketball 1/2 Court	5,841				6,448				7,117				7,856		
Total 17500 - Basketball / Sport Court	5,841	11,161			6,448	12,320			7,117	13,599			7,856	15,011	
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															196,455
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008			29,180												
636 - Water Heater 2 Shop		19,386													
Total 23000 - Mechanical Equipment		19,386	29,180			31,892									196,455
24000 - Furnishings															
540 - Miscellaneous Tables & Chairs			15,130										19,368		
Total 24000 - Furnishings			15,130										19,368		
24500 - Audio / Visual															
164 - Projector Amado Room- EIKI						2,432									
Total 24500 - Audio / Visual						2,432									
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										39,616					
Fire Alarm System										39,616					
Total 24600 - Safety / Access										39,616					
25000 - Flooring															
280 - Carpeting										40,208					
660 Sq. Yds. All Spaces										40,208					
470 - Tile			108,512												
2,231 sf Clubhouse Walls & Floors			108,512												
Total 25000 - Flooring			108,512							40,208					
26000 - Outdoor Equipment															
462 - Drinking Fountain															20,404
3 Drinking Fountains															20,404
808 - Shade Structure			18,971												
500 sf [3] Shade Canopies			18,971												
Total 26000 - Outdoor Equipment			18,971												20,404
27000 - Appliances															
248 - Ice Machine			10,693										13,688		
Pickleball Courts			10,693										13,688		
Total 27000 - Appliances			10,693										13,688		
28000 - Water System															
162 - Backflow Valves					26,141										
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				12,244					13,853						15,674
18,768 sf 2019 Replacement Area (10%)				12,244					13,853						15,674
236 - Asphalt: Ongoing Repairs			9,547						10,802				12,222		
15,000 sf 2020 Addition Area (10%)			9,547						10,802				12,222		
348 - Asphalt: Overlay w/ Interlayer						92,261									
18,768 sf 2019 Replacement Area						92,261									
352 - Asphalt: Overlay w/ Interlayer							75,581								
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	10,289		10,810		11,358		11,933		12,537		13,171		13,838		14,539
5,565 sf Pool/Spa Area Concrete Repair (5%)	10,289		10,810		11,358		11,933		12,537		13,171		13,838		14,539
Total 02000 - Concrete	10,289		10,810		11,358		11,933		12,537		13,171		13,838		14,539
03000 - Painting: Exterior															
200 - Surface Restoration							18,372								
7,191 sf Exterior Surfaces							18,372								
201 - Surface Restoration															
Exterior Surfaces- 2025 Only[nr:1]															
Total 03000 - Painting: Exterior							18,372								
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
936 - Doors						12,462									
16 Exterior & Interior Doors (25%)						12,462									
Total 04000 - Structural Repairs						12,462									
05000 - Roofing															
360 - Low Slope: Vinyl													95,442		
49 Squares- Pool Building Roofs													95,442		
962 - Coating	8,173					9,247					10,462				
4,900 sf Low Slope Roof Recoating	8,173					9,247					10,462				
Total 05000 - Roofing	8,173					9,247					10,462		95,442		
08000 - Rehab															
236 - Locker Rooms								143,062							
2 Men's & Women's								143,062							
342 - Restrooms									62,847						
2 Restrooms									62,847						
Total 08000 - Rehab								143,062	62,847						
12000 - Pool															
140 - Resurface													56,159		
170 If Pool													56,159		
422 - ADA Chair Lift	6,637										8,496				
Pool ADA Lift	6,637										8,496				
642 - Deck: Re-Surface			81,238											103,992	
5,565 sf Pool/Spa Deck Coating			81,238											103,992	
758 - Equipment: Replacement		29,573					33,459						37,856		
Pool & Spa Equipment (50%)		29,573					33,459						37,856		
944 - Furniture: Misc					13,288						15,409				
Pool Area Furniture					13,288						15,409				
Total 12000 - Pool	6,637	29,573	81,238		13,288		33,459				23,906	94,015	103,992		
13000 - Spa															
138 - Resurface								7,525							
Spa								7,525							
418 - ADA Chair Lift									9,552						
Spa ADA Lift									9,552						
Total 13000 - Spa								7,525	9,552						
19000 - Fencing															
900 - Miscellaneous													16,058		
258 If Pool Perimeter Wall/Fence													16,058		
Total 19000 - Fencing													16,058		
20000 - Lighting															
240 - Pole Lights								21,129							
8 Shuffleboard Lights								21,129							
Total 20000 - Lighting								21,129							
23000 - Mechanical Equipment															
240 - HVAC			42,605												
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								12,263							
812 - Shade Structure 564 [3] Volleyball Shade Canopies									24,816						
880 - Shade Structure 264 sf Pool Shade Canopy						10,787									
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts			27,297								33,258				
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand				55,573										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 6,726 sf Parking Lot		22,782													
Total 01000 - Paving		22,782													
02000 - Concrete															
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	13,000		13,658		14,350		15,076		15,839		16,641		17,484		18,369
Total 02000 - Concrete	13,000		13,658		14,350		15,076		15,839		16,641		17,484		18,369
03000 - Painting: Exterior															
120 - Surface Restoration 3,600 sf Recreation Building & Walls									11,734						
Total 03000 - Painting: Exterior									11,734						
05000 - Roofing															
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof			39,562												
612 - Pitched: Tile 13 Squares- Pool Building Roof														40,514	
966 - Coating 2,000 sf Low Slope Roof Recoating		9,871					11,168				12,636				
Total 05000 - Roofing		9,871	39,562				11,168				12,636			40,514	
08000 - Rehab															
242 - Locker Rooms 2 Men's & Women's															
246 - Bathrooms Companion Restroom															
Total 08000 - Rehab															
12000 - Pool															
146 - Resurface 180 lf Pool				48,804											
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating													57,978		
762 - Equipment: Replacement Pool & Spa Equipment (50%)	29,990					33,931					38,390				
948 - Furniture: Misc Pool Area Furniture		12,158						14,100						16,351	

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 12000 - Pool	29,990	12,158		48,804		33,931		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											11,005				
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		12,270		12,891		13,544		14,229		14,950		15,706
Total 02000 - Concrete	11,116		11,679		12,270		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

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		13,958			33,234			16,187	130,912	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

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		20,691		21,738		22,839		23,995		25,210		26,486
Total 02000 - Concrete	18,745		19,694		20,691		21,738		22,839		23,995		25,210		26,486
03000 - Painting: Exterior															
212 - Surface Restoration 7,470 sf Exterior Surfaces								19,562							
Total 03000 - Painting: Exterior								19,562							
05000 - Roofing															
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															
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower		180,534													
256 - Restrooms Unisex Restroom		8,597													
418 - Kitchen Clubhouse Kitchen												16,187			
Total 08000 - Rehab		189,130										16,187			
12000 - Pool															
160 - Resurface 200 lf Pool		51,613												69,414	
420 - ADA Chair Lift Aqua Creek Pool Chair								10,545							
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating														120,167	
770 - Equipment: Replacement Pool & Spa Equipment (50%)					36,100					40,844					46,212
956 - Furniture: Misc Pool Area Furniture					13,285						15,407				
Total 12000 - Pool		51,613			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															
316 - Shuffleboard Court					15,958								19,443		
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		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		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															
53 Squares- Pool Building Roofs			80,646												
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				13,285	37,107		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

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
260 - Pole Lights															24,286
8 Shuffleboard Lights															
Total 20000 - Lighting															24,286
23000 - Mechanical Equipment															
272 - HVAC			33,476												
2 Rooftop Carrier Units- 2011			33,476												
Total 23000 - Mechanical Equipment			33,476												
25000 - Flooring															
200 - Carpeting		6,213									7,953				
1,284 sf Recreation Room		6,213									7,953				
400 - Tile		6,327													
281 sf Kitchenette & Storage Closet		6,327													
Total 25000 - Flooring		12,540									7,953				
26000 - Outdoor Equipment															
304 - Shuffleboard Court			14,207								17,309				
1,980 sf [6] Courts Resurface & Recoat			14,207								17,309				
860 - Shade Structure								12,621							
294 sf Pool Equip Shade Canopy								12,621							
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											162,155				
14,105 sf Parking Area											162,155				
Total 01000 - Paving											162,155				
02000 - Concrete															
472 - Pool Deck					10,712					12,119					13,712
4,523 sf Pool/Spa Area Concrete Repair (6%)					10,712					12,119					13,712
Total 02000 - Concrete					10,712					12,119					13,712
03000 - Painting: Exterior															
218 - Surface Restoration								15,429							
5,892 sf Exterior Surfaces								15,429							
Total 03000 - Painting: Exterior								15,429							
04000 - Structural Repairs															
820 - Shed		16,853												21,574	
Shed		16,853												21,574	
956 - Doors															18,980
10 Exterior & Interior Doors (50%)															18,980
Total 04000 - Structural Repairs		16,853												21,574	18,980
05000 - Roofing															
352 - Low Slope: Vinyl								36,153							
21 Squares- Pool Building Roof								36,153							
978 - Coating	3,932				4,449						5,034				
2,100 sf Low Slope Roof Recoating	3,932				4,449						5,034				
Total 05000 - Roofing	3,932				4,449			36,153			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 Companion Restroom Remodel								32,209							
266 - Locker Rooms 2 Men's & Women's								143,065							
270 - General 795 sf Recreation Room Tile- 2017															
Total 08000 - Rehab								175,274							
12000 - Pool															
172 - Resurface 230 lf Pool								68,834							
426 - ADA Chair Lift 2 Pool & Spa								25,139							
778 - Equipment: Replacement Pool & Spa Equipment (50%)			34,457					38,985				44,108			
964 - Furniture: Misc Pool Area Furniture		12,158						14,100						16,351	
Total 12000 - Pool		12,158	34,457					147,058				44,108		16,351	
13000 - Spa															
158 - Resurface Spa			9,529								11,610				
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 3 HVAC													51,308		
Total 23000 - Mechanical Equipment													51,308		
26000 - Outdoor Equipment															
864 - Shade Structure 367 sf Pool Equip Shade Structure					17,415										
868 - Shade Structure 378 sf [3] Pool Shade Canopies										16,632					
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		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 63,350 sf Parking, Driveway	25,690					29,066					32,885				
200 - Asphalt: Ongoing Repairs 63,350 sf Parking, Driveway (2%)	7,340					8,305					9,396				
300 - Asphalt: Overlay w/ Interlayer 63,350 sf Parking, Driveway											352,342				
800 - Striping Parking Lot	4,345					4,916					5,562				

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 1,976 lf Curbing Along Asphalt Perimeter (4%)	3,663					4,145					4,689				
220 - Miscellaneous Around Clubhouse, Grounds, Rear Parking	2,607					2,950					3,337				
Total 02000 - Concrete	6,270					7,094					8,026				
03000 - Painting: Exterior															
120 - Surface Restoration Clubhouse Exterior Elements						31,134									
140 - Mid Cycle Touch-Up Clubhouse Exterior Elements	8,690										11,124				
Total 03000 - Painting: Exterior	8,690					31,134					11,124				
03500 - Painting: Interior															
400 - Restrooms 1,020 sf First Floor Entry						5,014									
420 - Restrooms 500 sf Lower Level 2 Restrooms						2,458									
500 - Clubhouse 5,877 sf First Floor Areas						19,260									
510 - Clubhouse 2,400 sf Lower Level Areas						7,865									
Total 03500 - Painting: Interior						34,598									
04500 - Decking/Balconies															
110 - Concrete 600 sf Walking Surface, Card Room Balcony															
510 - Railing: Metal 180 lf Building Exteriors						23,596									
Total 04500 - Decking/Balconies						23,596									
05000 - Roofing															
330 - Low Slope: Vinyl 6,252 sf Clubhouse				117,012											
620 - Pitched: Spanish Tile 12 Squares- Clubhouse											24,472				
860 - Skylights 7 Rooftop Skylights, Clubhouse										20,258					
910 - Gutter Cleaning Scuppers						6,554									
Total 05000 - Roofing				117,012		6,554				20,258	24,472				
08000 - Rehab															
180 - Restrooms 2 Restrooms at Main Entry (50%)	17,380														
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 364 sf Wall Tile- First Floor Entry Restrooms											17,546				
390 - Tile 370 sf Wall Tile- Lower Level Restrooms (2)											17,835				
720 - T-Bar Ceiling 256 sf Dining Area, Counter															15,716
900 - General 8 Building Doors (50%)						19,663									
910 - Windows Building Windows						49,158									
Total 08000 - Rehab						24,621					35,381				15,716
20000 - Lighting															
200 - Street Lights 6 Parking Lot Lights															36,835
400 - Interior 50 Interior Building Lighting						16,386									
Total 20000 - Lighting						16,386									36,835
23000 - Mechanical Equipment															
200 - HVAC 1 Rheem 5 Ton, Clubhouse Roof		26,069													
204 - HVAC 2 Rheem 7.5 Ton, Clubhouse Roof		63,725													
220 - HVAC 1 Carrier Gemini Split System, Clubhouse Grounds		14,483													
224 - HVAC 1 Carrier Gemini Split-System, Clubhouse Grounds		14,483													
600 - Water Heater 1- GE 50 US Gal Water Heater								4,132							
Total 23000 - Mechanical Equipment		118,760						4,132							
24500 - Audio / Visual															
100 - Television 2 at Dining Room						4,916									
Total 24500 - Audio / Visual						4,916									
25000 - Flooring															
400 - Tile 360 sf First Floor Entry Restrooms											16,018				
410 - Tile 304 sf Kitchen, Store Room		8,806													
420 - Tile 1,226 sf Dining Room, Counter, Side Room & Stairs											45,459				
430 - Tile 1,824 sf Card Room															
440 - Vinyl 96 sf Store Room at Card Room															
500 - Tile 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															
220 - Refrigerator Large Commercial Model 1- Arctic Air Refrigerator										10,852					
248 - Ice Machine 1- Manitowac Ice Machine						13,109									
620 - Stainless Steel Sink 1- 3 Bay Dishwashing SS Counter & Sinks						4,588									
940 - Drinking Fountain 2 at Lower Level Room & First Floor										10,852					
Total 27000 - Appliances						17,697				21,705					
29000 - Infrastructure															
330 - Plumbing Sump System															
400 - Electric Electrical Panel, Related Equipment			15,216										19,478		
Total 29000 - Infrastructure			15,216										19,478		
Total [Del Sol Clubhouse (DSC)] Expenditures Inflated @ 2.50%	240,498		15,216	117,012		269,469		4,132		41,962	545,114		19,478		52,552
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	68,734		72,213		75,869		79,710		83,745		87,985		92,439		97,119
Total 17500 - Basketball / Sport Court	68,734		72,213		75,869		79,710		83,745		87,985		92,439		97,119
19000 - Fencing															
174 - Chain Link: 4' 1,414 lf Court Fences							49,517								
178 - Chain Link: 8' 1,871 lf Court Fences							117,487								
780 - Gates 50 Court Gates		24,071													
Total 19000 - Fencing		24,071					167,004								
23000 - Mechanical Equipment															
470 - HVAC 3 Mini-split Units												28,504			
870 - Septic System Septic System		12,895													
Total 23000 - Mechanical Equipment		12,895										28,504			
24000 - Furnishings															
570 - Miscellaneous Interior/Exterior Furniture		34,387											44,019		
970 - Miscellaneous 900 sf Artificial Turf			13,369											17,114	
974 - Miscellaneous Entrance Gate			8,597											11,005	
Total 24000 - Furnishings			56,354											72,137	
26000 - Outdoor Equipment															
440 - Drinking Fountain 2 Drinking Fountains		8,253													
448 - Bleachers: Aluminum 6 Bleachers		29,032													
884 - Shade Structure 4,182 sf [3] Shade Structures			22,816							27,121					
Total 26000 - Outdoor Equipment			37,285	22,816						27,121					
Total [Pickleball Center (PC)] Expenditures Inflated @ 2.50%	68,734	172,049	121,947		75,869		446,395	30,456	83,745	27,121	87,985	172,580	126,897		97,119
00700 - Facility Maintenance Shop (FMS)															
01000 - Paving															
136 - Asphalt: Sealing 29,074 sf Parking Area				13,604					15,391						17,414
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)				6,639					7,511						8,498
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area							142,923								
Total 01000 - Paving				20,243			142,923		22,903						25,912
03000 - Painting: Exterior															
128 - Surface Restoration 5,000 sf Building 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 lf Perimeter Fence				13,937				15,384				16,981			
Total 03000 - Painting: Exterior				13,937				15,384		13,756		16,981			
03500 - Painting: Interior															
152 - Building 10,000 sf All Interior Spaces							23,723								
Total 03500 - Painting: Interior							23,723								
04000 - Structural Repairs															
800 - Shed Shed		9,285										11,885			
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															
982 - Coating 1,400 sf Low Slope Roof Recoating		6,741				7,627						8,629			
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 lf Perimeter Fencing										60,960					
540 - Metal 165 lf 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 195 Sq. Yds. Offices, Hallways, Misc							12,455								
480 - Tile 664 sf Floor & Wall Tile															
Total 25000 - Flooring							12,455								
30000 - Miscellaneous															
236 - Maintenance Equipment Genie Scissor Lift		28,842													
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)										40,905					
Total 30000 - Miscellaneous		28,842								40,905					
Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50%	6,741	38,127		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										16,920					
204 - Maintenance Equipment Vermeer Skid Loader & Attachments														124,091	
700 - Trailer Load Trail		9,489													
704 - Trailer Top Hat- 2018										13,751					
710 - Trailer Big Tex														53,989	
824 - Maintenance Truck 2011 Ford F150 Pickup- #18			58,359										74,705		
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23					148,223										189,738
844 - Vehicle 2016 Ford Fiesta- #26									39,479						
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30								128,835							
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33									224,497						
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34									78,605						
866 - Vehicle 2017 Ford Escape- #36	50,323			54,192			58,359			62,846			67,679		

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	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

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

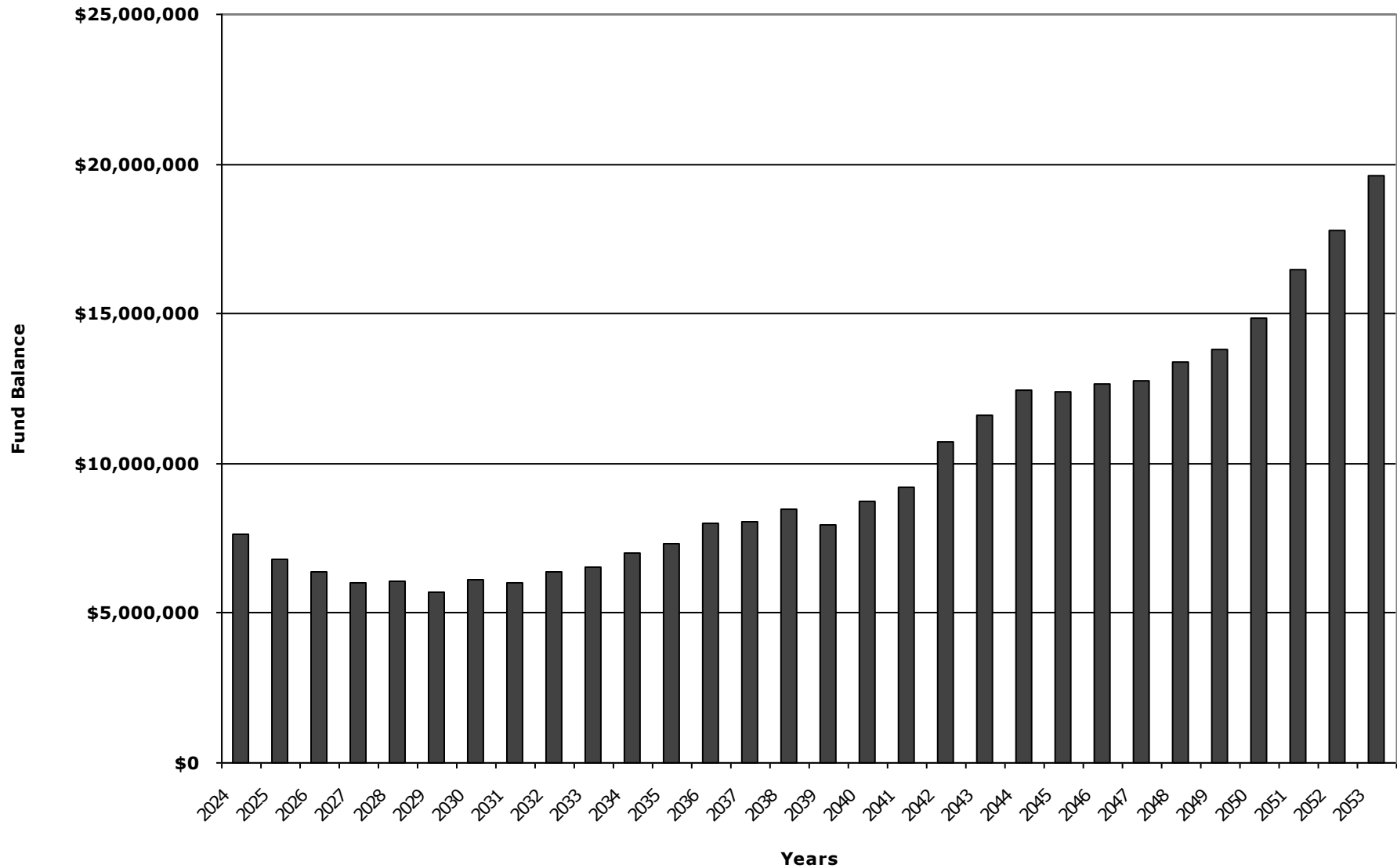
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	6,519,384	7,027,767	7,296,932	8,009,506	8,066,724	8,448,051	7,946,617	8,745,405	9,219,940	10,711,997
Inflated Expenditures @ 2.5%	1,557,915	1,888,392	1,542,273	2,295,966	2,069,924	3,047,839	1,852,080	2,297,179	1,413,583	2,140,404
Reserve 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

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

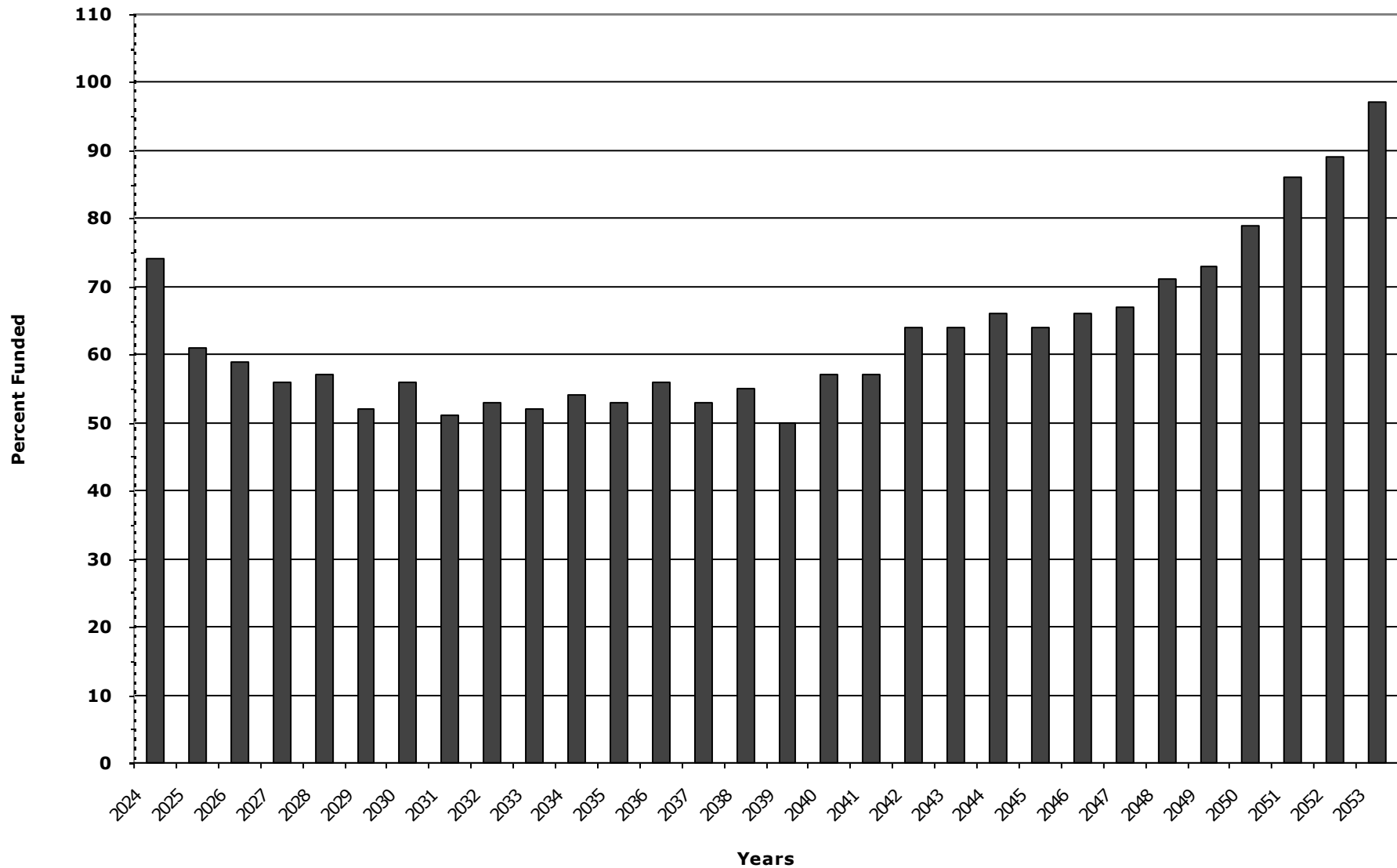
Prepared for the 2025 Fiscal Year

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

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

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									
22000 - Office Equipment									
200 - Computers, Misc. 5 IT Servers (20%)	13,974	1	0	13,974	13,974	13,974	14,323	0.76%	9,908
240 - Computers, Misc. Office Computer Work Stations	20,752	1	0	20,752	20,752	20,752	21,271	1.13%	14,714
270 - Network Equipment Routers & Switches	6,724	1	0	6,724	6,724	6,724	6,892	0.37%	4,767
Sub-total [22000 - Office Equipment]	41,450			41,450	41,450	41,450	42,486	2.26%	29,389
23000 - Mechanical Equipment									
200 - HVAC 3 Rooftop Carrier Units- 2010	51,000	15	1	52,275	3,485	47,600	52,275	0.19%	2,471
280 - HVAC Rooftop Rheem Unit #5- 2017	15,000	15	8	18,276	1,218	7,000	8,200	0.07%	864
314 - HVAC Rooftop Carrier Unit #6- 2005	13,000	15	9	16,235	1,082	5,200	6,218	0.06%	767
348 - HVAC 3 IT Room Trane & Gree Units- 2013	11,400	15	4	12,583	839	8,360	9,348	0.05%	595
376 - HVAC Marvair Unit- 2018	8,000	15	9	9,991	666	3,200	3,827	0.04%	472
Sub-total [23000 - Mechanical Equipment]	98,400			109,361	7,291	71,360	79,868	0.40%	5,169
25000 - Flooring									
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	16,656	10	2	17,499	1,750	13,325	15,365	0.10%	1,241
400 - Tile 430 sf Floors	9,344	20	1	9,577	479	8,877	9,577	0.03%	340
Sub-total [25000 - Flooring]	26,000			27,077	2,229	22,202	24,943	0.12%	1,580
28000 - Water System									
134 - Backflow Valves 4" Backflow	6,150	12	9	7,680	640	1,537	2,101	0.03%	454
Sub-total Administrative Offices	465,661			612,676	78,507	209,841	243,524	4.28%	55,663

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
00020 - West Social Center (WC)									
01000 - Paving									
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	13,063	5	1	13,389	2,678	10,450	13,389	0.15%	1,899
108 - Asphalt: Sealing 75,321 sf West Parking Lot	22,596	5	1	23,161	4,632	18,077	23,161	0.25%	3,284
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	7,877	5	1	8,074	1,615	6,301	8,074	0.09%	1,145
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	130,629	25	3	140,673	5,627	114,954	123,183	0.31%	3,990
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	225,963	25	8	275,314	11,013	153,655	166,761	0.60%	7,808
Sub-total [01000 - Paving]	400,128			460,611	25,564	303,437	334,568	1.39%	18,125
02000 - Concrete									
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	8,139	5	3	8,765	1,753	3,256	5,006	0.10%	1,243
03000 - Painting: Exterior									
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	80,710	10	6	93,598	9,360	32,284	41,364	0.51%	6,636
03500 - Painting: Interior									
106 - Building 24,000 sf All Interior Spaces	33,899	10	1	34,746	3,475	30,509	34,746	0.19%	2,464
04000 - Structural Repairs									
904 - Doors 72 Exterior & Interior Doors (25%)	34,225	10	10	43,811	3,983	3,111	3,508	0.22%	2,824
05000 - Roofing									
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	8,801	30	23	15,530	518	2,053	2,406	0.03%	367
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	339,000	20	5	383,547	19,177	254,250	277,980	1.05%	13,597
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	26,400	30	22	45,449	1,515	7,040	8,118	0.08%	1,074
934 - Coating 33,900 sf Low Slope Roof Recoating	42,044	5	1	43,096	8,619	33,636	43,096	0.47%	6,111
Sub-total [05000 - Roofing]	416,245			487,622	29,829	296,979	331,599	1.63%	21,149

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
00020 - West Social Center (WC)									
08000 - Rehab									
100 - General Tennis Ramada	7,062	20	2	7,420	371	6,356	6,877	0.02%	263
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	106,912	20	2	112,324	5,616	96,220	104,105	0.31%	3,982
306 - Restrooms 4 Shops & Auditorium Restrooms	78,011	20	3	84,009	4,200	66,309	71,965	0.23%	2,978
460 - Cabinets 2 Woodshop & Lapidary	10,865	20	2	11,415	571	9,779	10,580	0.03%	405
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	20,756	25	22	35,734	1,429	2,491	3,404	0.08%	1,013
Sub-total [08000 - Rehab]	223,606			250,902	12,188	181,155	196,931	0.66%	8,641
12000 - Pool									
100 - Resurface 250 lf Pool	51,065	12	2	53,651	4,471	42,555	47,980	0.24%	3,170
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	50,799	15	2	53,370	3,558	44,026	48,597	0.19%	2,523
728 - Equipment: Replacement Pool Digital Clocks	3,585	10	5	4,057	406	1,793	2,205	0.02%	288
730 - Equipment: Replacement Pool & Spa Equipment (50%)	30,313	5	1	31,071	6,214	24,251	31,071	0.34%	4,406
Sub-total [12000 - Pool]	135,763			142,149	14,649	112,623	129,854	0.80%	10,386
14000 - Recreation									
700 - Billiard Table 4 Billiards Room Tables	33,247	25	19	53,150	2,126	7,979	9,542	0.12%	1,507
17000 - Tennis Court									
100 - Reseal 43,200 sf [6] Tennis Courts	34,158	4	0	34,158	8,540	34,158	8,753	0.47%	6,055
500 - Resurface 43,200 sf [6] Tennis Courts	150,198	21	10	192,266	9,156	78,675	87,973	0.50%	6,491
600 - Lighting 20 Court Lights	93,439	30	28	186,550	6,218	6,229	9,577	0.34%	4,409
724 - Screen 8,685 sf Tennis Court Fence Screens	5,379	5	3	5,792	1,158	2,151	3,308	0.06%	821
Sub-total [17000 - Tennis Court]	283,173			418,767	25,072	121,214	109,611	1.37%	17,776
17500 - Basketball / Sport Court									
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	19,932	8	3	21,465	2,683	12,458	15,323	0.15%	1,902

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00020 - West Social Center (WC)									
19000 - Fencing									
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	78,032	30	8	95,075	3,169	57,224	61,320	0.17%	2,247
20000 - Lighting									
200 - Pole Lights 15 Walkway Lights	32,106	30	12	43,179	1,439	19,264	20,842	0.08%	1,020
500 - Parking Lot 25 Parking Lot Lights	80,129	60	25	148,555	2,476	46,742	49,280	0.14%	1,755
Sub-total [20000 - Lighting]	112,235			191,734	3,915	66,006	70,122	0.21%	2,776
23000 - Mechanical Equipment									
204 - HVAC 2 Rooftop Carrier Units- 2006	76,055	15	0	76,055	5,070	76,055	5,197	0.28%	3,595
284 - HVAC 2 Rooftop Carrier Units- 2013	34,000	15	4	37,530	2,502	24,933	27,880	0.14%	1,774
320 - HVAC Rooftop Carrier Unit #4- 2018	29,000	15	9	36,217	2,414	11,600	13,872	0.13%	1,712
324 - HVAC Rooftop Carrier Unit #10- 2019	18,000	15	10	23,042	1,536	6,000	7,380	0.08%	1,089
352 - HVAC 2 Rooftop Carrier/American Units- 2009	29,335	15	0	29,335	1,956	29,336	2,005	0.11%	1,387
354 - HVAC Rooftop Carrier/American Units- 2009	14,668	15	1	15,034	1,002	13,690	15,034	0.05%	711
380 - HVAC Rooftop Carrier Unit #7- 2010	21,947	15	1	22,496	1,500	20,484	22,496	0.08%	1,063
404 - HVAC 4 Rooftop Carrier/American Units- 2008	70,000	15	14	98,908	6,594	4,667	9,567	0.36%	4,675
420 - HVAC Tennis Ramada Rheem Unit #15- 2022	7,000	15	13	9,650	643	933	1,435	0.04%	456
440 - HVAC 5 Gree HVAC Units- 2012	20,000	15	3	21,538	1,436	16,000	17,767	0.08%	1,018
900 - Miscellaneous Woodshop Dust Collector	21,947	15	2	23,058	1,537	19,021	20,996	0.08%	1,090
Sub-total [23000 - Mechanical Equipment]	341,953			392,863	26,191	222,719	143,628	1.43%	18,570

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
00020 - West Social Center (WC)									
24000 - Furnishings									
500 - Miscellaneous 550 Auditorium Padded Chairs	92,624	10	5	104,796	10,480	46,312	56,964	0.57%	7,430
504 - Miscellaneous 500 Auditorium Unpadded Chairs	35,311	10	1	36,194	3,619	31,780	36,194	0.20%	2,566
508 - Tables 175 Auditorium Tables	62,745	10	1	64,314	6,431	56,471	64,314	0.35%	4,560
Sub-total [24000 - Furnishings]	190,681			205,304	20,530	134,563	157,472	1.12%	14,556
24500 - Audio / Visual									
100 - Speakers Auditorium	29,661	15	9	37,043	2,470	11,865	14,188	0.13%	1,751
108 - Lighting Console Auditorium Control Room	4,129	10	4	4,557	456	2,477	2,962	0.02%	323
116 - Miscellaneous Auditorium Total Induction Loop	19,014	30	15	27,538	918	9,507	10,394	0.05%	651
220 - PA System Auditorium Bldg	63,886	10	2	67,120	6,712	51,109	58,935	0.37%	4,759
224 - Projector 3 Auditorium Projectors (33%)	12,603	10	4	13,912	1,391	7,562	9,043	0.08%	986
400 - Stage Lights Stage Lighting	11,340	20	18	17,686	884	1,134	1,743	0.05%	627
600 - Stage Curtains Stage Curtains	10,865	15	2	11,415	761	9,416	10,394	0.04%	540
740 - Piano Auditorium Petrof Grand	48,892	30	9	61,060	2,035	34,225	36,751	0.11%	1,443
764 - Piano Auditorium Yamaha Upright	10,865	30	9	13,569	452	7,606	8,167	0.02%	321
800 - Stage Risers Auditorium Stage	21,404	30	23	37,770	1,259	4,994	5,850	0.07%	893
Sub-total [24500 - Audio / Visual]	232,660			291,670	17,338	139,895	158,428	0.95%	12,293
24600 - Safety / Access									
200 - Fire Control Misc Fire Alarm System	48,675	20	2	51,139	2,557	43,808	47,397	0.14%	1,813

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
00020 - West Social Center (WC)									
25000 - Flooring									
210 - Carpeting 448 Sq. Yds. West Center Carpet	20,444	10	7	24,301	2,430	6,133	8,382	0.13%	1,723
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,831	10	4	5,332	533	2,898	3,466	0.03%	378
410 - Tile 1,618 sf Clubhouse Walls & Floors	26,369	20	3	28,397	1,420	22,414	24,326	0.08%	1,007
414 - Tile 682 sf Green Room Dressing & Restrooms	11,115	20	13	15,322	766	3,890	4,557	0.04%	543
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	91,265	15	13	125,810	8,387	12,169	18,709	0.46%	5,947
Sub-total [25000 - Flooring]	154,023			199,162	13,537	47,504	59,440	0.74%	9,598
26000 - Outdoor Equipment									
400 - Bleachers 6 Courtyard & Tennis	14,342	25	19	22,928	917	3,442	4,116	0.05%	650
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	12,445	15	9	15,542	1,036	4,978	5,953	0.06%	735
840 - Shade Structure 680 sf Pool Deck Shade Canopy	16,993	15	9	21,222	1,415	6,797	8,128	0.08%	1,003
844 - Shade Structure 1,955 sf [3] Tennis Court Shade Canopies	48,854	15	8	59,524	3,968	22,799	26,707	0.22%	2,814
846 - Shade Structure 4 Tennis Court Bench Shades (25%)	2,173	15	8	2,648	177	1,014	1,188	0.01%	125
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018	6,777	30	24	12,257	409	1,355	1,621	0.02%	290
Sub-total [26000 - Outdoor Equipment]	101,583			134,120	7,921	40,385	47,713	0.43%	5,616
27000 - Appliances									
324 - Dishwasher, Commercial Commercial Dishwasher- 2022	10,865	12	10	13,908	1,159	1,811	2,784	0.06%	822
700 - Miscellaneous 30 Kitchen Appliances (33%)	38,027	5	3	40,951	8,190	15,211	23,387	0.45%	5,807
702 - Stove 2 Vulcan 10-Burner & 6-Burner	7,823	20	14	11,053	553	2,347	2,806	0.03%	392
Sub-total [27000 - Appliances]	56,715			65,913	9,902	19,369	28,977	0.54%	7,021
28000 - Water System									
158 - Backflow Valves 4" Backflow	6,356	12	9	7,938	661	1,589	2,172	0.04%	469

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00020 - West Social Center (WC)									
30000 - Miscellaneous									
240 - Maintenance Equipment 1 Portable Lift	12,821	20	2	13,470	673	11,539	12,484	0.04%	478
244 - Maintenance Equipment 1 Portable Lift	12,821	20	3	13,806	690	10,898	11,827	0.04%	489
Sub-total [30000 - Miscellaneous]	25,641			27,276	1,364	22,436	24,311	0.07%	967
Sub-total West Social Center (WC)	3,017,623			3,677,781	237,767	1,900,502	2,013,033	12.97%	168,580
00030 - East Social Center (EC)									
01000 - Paving									
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	26,299	5	4	29,029	5,806	5,260	10,782	0.32%	4,116
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	7,334	5	0	7,334	1,467	7,334	1,503	0.08%	1,040
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	83,700	25	7	99,493	3,980	60,264	65,202	0.22%	2,822
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	170,286	25	15	246,625	9,865	68,114	76,799	0.54%	6,994
Sub-total [01000 - Paving]	287,618			382,480	21,117	140,972	154,287	1.15%	14,972
02000 - Concrete									
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,876	2	3	6,328	1,582	1,469	2,008	0.09%	1,122
03000 - Painting: Exterior									
112 - Stucco 13,905 sf Building Exterior	21,151	10	4	23,347	2,335	12,691	15,176	0.13%	1,655
03500 - Painting: Interior									
112 - Building 17,350 sf All Interior Spaces	24,506	10	7	29,130	2,913	7,352	10,047	0.16%	2,065
04000 - Structural Repairs									
896 - Shed Pool Equipment Area Shed	5,432	20	13	7,489	374	1,901	2,227	0.02%	265
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	27,570	10	10	35,292	3,208	2,506	2,826	0.17%	2,275
Sub-total [04000 - Structural Repairs]	33,002			42,781	3,583	4,408	5,053	0.20%	2,540

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
00030 - East Social Center (EC)									
05000 - Roofing									
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	93,150	20	1	95,479	4,774	88,493	95,479	0.26%	3,385
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	103,500	20	5	117,101	5,855	77,625	84,870	0.32%	4,151
938 - Coating 20,700 sf Low Slope Roof Recoating	13,269	5	1	13,601	2,720	10,616	13,601	0.15%	1,929
Sub-total [05000 - Roofing]	209,919			226,181	13,349	176,733	193,950	0.73%	9,465
08000 - Rehab									
204 - Unit Rehab Fine Arts	16,297	20	8	19,857	993	9,779	10,858	0.05%	704
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	130,597	20	8	159,120	7,956	78,358	87,010	0.43%	5,641
214 - Restrooms Pool Patio Companion Restroom	9,778	20	2	10,274	514	8,801	9,522	0.03%	364
250 - Kitchen Kitchen	27,162	20	8	33,095	1,655	16,298	18,097	0.09%	1,173
312 - Restrooms 2 Lobby Hallway Restrooms	35,637	20	2	37,441	1,872	32,073	34,702	0.10%	1,327
Sub-total [08000 - Rehab]	219,473			259,787	12,989	145,309	160,189	0.71%	9,210
12000 - Pool									
106 - Resurface 165 lf Pool	24,171	12	10	30,941	2,578	4,029	6,194	0.14%	1,828
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,561	10	6	11,088	1,109	3,824	4,900	0.06%	786
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	48,775	15	13	67,237	4,482	6,503	9,999	0.24%	3,178
734 - Equipment: Replacement Pool & Spa Equipment (50%)	22,566	5	3	24,301	4,860	9,026	13,878	0.27%	3,446
924 - Furniture: Misc Pool Area Furniture	8,964	6	4	9,894	1,649	2,988	4,594	0.09%	1,169
Sub-total [12000 - Pool]	114,037			143,461	14,679	26,370	39,565	0.80%	10,408
13000 - Spa									
114 - Resurface Spa	6,021	8	6	6,983	873	1,505	2,314	0.05%	619

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00030 - East Social Center (EC)									
14000 - Recreation									
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	29,693	3	2	31,196	10,399	9,898	20,290	0.57%	7,373
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	41,920	8	7	49,830	6,229	5,240	10,742	0.34%	4,416
720 - Billiard Table 2 Billiards Room	20,535	25	22	35,352	1,414	2,464	3,368	0.08%	1,003
Sub-total [14000 - Recreation]	92,149			116,379	18,042	17,602	34,400	0.98%	12,792
17000 - Tennis Court									
110 - Reseal 14,400 sf [2] Tennis Courts	5,996	4	3	6,457	1,614	1,499	3,073	0.09%	1,145
510 - Resurface 14,400 sf [2] Tennis Courts	50,066	20	7	59,513	2,976	32,543	35,922	0.16%	2,110
Sub-total [17000 - Tennis Court]	56,062			65,970	4,590	34,042	38,995	0.25%	3,254
17500 - Basketball / Sport Court									
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	20,707	2	1	21,225	10,612	10,354	21,225	0.58%	7,524
19000 - Fencing									
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences	6,454	25	20	10,575	423	1,291	1,588	0.02%	300
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	15,320	30	21	25,731	858	4,596	5,234	0.05%	608
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	15,320	30	24	27,709	924	3,064	3,664	0.05%	655
130 - Chain Link: 10' 540 lf Tennis Court Fence	24,642	30	7	29,291	976	18,892	20,206	0.05%	692
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	18,036	30	2	18,949	632	16,834	17,871	0.03%	448
Sub-total [19000 - Fencing]	79,771			112,255	3,812	44,676	48,563	0.21%	2,703
20000 - Lighting									
510 - Parking Lot 7 Parking Lot Lights	21,695	30	29	44,397	1,480	723	1,482	0.08%	1,049
604 - Sports Field / Court 8 Pickleball Court Lights	29,553	10	5	33,436	3,344	14,776	18,175	0.18%	2,371
Sub-total [20000 - Lighting]	51,248			77,833	4,824	15,500	19,657	0.26%	3,420

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
00030 - East Social Center (EC)									
23000 - Mechanical Equipment									
288 - HVAC 4 Rooftop Units- 2018	52,000	15	9	64,941	4,329	20,800	24,873	0.24%	3,070
326 - HVAC Rooftop Carrier Unit #3- 2009	21,947	15	0	21,947	1,463	21,947	1,500	0.08%	1,037
356 - HVAC Rooftop Carrier Unit #4	11,000	15	11	14,433	962	2,933	3,758	0.05%	682
384 - HVAC Rooftop Carrier Unit #8- 2008	18,809	15	14	26,576	1,772	1,254	2,571	0.10%	1,256
408 - HVAC 5 Rooftop Carrier Units- 2011	70,000	15	2	73,544	4,903	60,667	66,967	0.27%	3,476
424 - HVAC 2 Rooftop Rheem Units- 2018	22,000	15	9	27,475	1,832	8,800	10,523	0.10%	1,299
Sub-total [23000 - Mechanical Equipment]	195,756			228,916	15,261	116,401	110,192	0.83%	10,820
24000 - Furnishings									
520 - Miscellaneous Tables & Chairs	33,877	10	1	34,724	3,472	30,489	34,724	0.19%	2,462
24500 - Audio / Visual									
300 - PA System Sound Rack- Sound System	11,300	10	7	13,432	1,343	3,390	4,633	0.07%	952
744 - Piano East Auditorium Yamaha Upright	10,865	25	6	12,600	504	8,257	8,909	0.03%	357
Sub-total [24500 - Audio / Visual]	22,165			26,032	1,847	11,647	13,542	0.10%	1,310
24600 - Safety / Access									
100 - Fire Equipment Alarm & Sprinkler System	21,947	20	3	23,635	1,182	18,655	20,246	0.06%	838
25000 - Flooring									
220 - Carpeting 850 Sq. Yds. East Center Carpet	27,096	10	7	32,209	3,221	8,129	11,109	0.18%	2,284
420 - Tile 4,200 sf Clubhouse Walls & Floors	54,760	20	2	57,532	2,877	49,284	53,322	0.16%	2,040
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	11,126	15	12	14,963	998	2,225	3,041	0.05%	707
Sub-total [25000 - Flooring]	92,982			104,704	7,095	59,638	67,473	0.39%	5,030
26000 - Outdoor Equipment									
444 - Bleachers: Aluminum 4 Pickleball Bleachers	13,038	20	13	17,973	899	4,563	5,346	0.05%	637

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
00030 - East Social Center (EC)									
27000 - Appliances									
448 - Washer & Dryer Washer/Dryer	5,432	10	3	5,850	585	3,803	4,455	0.03%	415
720 - Miscellaneous 12 Kitchen Appliances (33%)	10,430	5	4	11,513	2,303	2,086	4,276	0.13%	1,633
Sub-total [27000 - Appliances]	15,863			17,363	2,888	5,889	8,731	0.16%	2,047
28000 - Water System									
138 - Backflow Valves 4" Backflow	9,409	12	3	10,133	844	7,057	8,037	0.05%	599
Sub-total East Social Center (EC)	1,626,577			1,977,618	148,788	893,321	1,013,720	8.11%	105,493
00040 - Las Campanas (LC)									
01000 - Paving									
116 - Asphalt: Sealing 70,468 sf Parking Lot	21,140	5	2	22,211	4,442	12,684	17,335	0.24%	3,150
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	7,369	5	2	7,742	1,548	4,422	6,043	0.08%	1,098
320 - Asphalt: Overlay 27,246 sf North Parking Lot	62,166	25	22	107,023	4,281	7,460	10,195	0.23%	3,035
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	133,404	25	11	175,038	7,002	74,706	82,043	0.38%	4,964
Sub-total [01000 - Paving]	224,079			312,013	17,273	99,272	115,617	0.94%	12,247
02000 - Concrete									
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	8,761	2	1	8,980	4,490	4,380	8,980	0.24%	3,183
03000 - Painting: Exterior									
118 - Stucco 18,180 sf Building Exterior	27,654	10	1	28,345	2,834	24,888	28,345	0.15%	2,010
03500 - Painting: Interior									
118 - Building 21,900 sf All Interior Spaces	30,933	10	1	31,706	3,171	27,839	31,706	0.17%	2,248
04000 - Structural Repairs									
912 - Doors 76 Exterior & Interior Doors (25%)	36,126	10	10	46,244	4,204	3,284	3,703	0.23%	2,981

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
00040 - Las Campanas (LC)									
05000 - Roofing									
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	158,400	20	1	162,360	8,118	150,480	162,360	0.44%	5,756
942 - Coating 19,800 sf Low Slope Roof Recoating	23,234	5	0	23,234	4,647	23,234	4,763	0.25%	3,295
Sub-total [05000 - Roofing]	181,634			185,594	12,765	173,714	167,123	0.70%	9,050
08000 - Rehab									
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	142,440	20	3	153,392	7,670	121,074	131,401	0.42%	5,438
216 - Restrooms 2 Hallway Restrooms	37,376	20	3	40,249	2,012	31,769	34,479	0.11%	1,427
220 - Restrooms Companion Restroom	18,688	20	3	20,125	1,006	15,885	17,239	0.05%	713
318 - Restrooms 2 Racquetball Court Restrooms	15,646	20	15	22,659	1,133	3,911	4,811	0.06%	803
406 - Kitchen Clubhouse Kitchen	9,126	10	2	9,588	959	7,301	8,419	0.05%	680
560 - Operable Wall/Partition 1,296 sf [2]- Ocotillo/Agave & Agave/Juniper	57,986	25	9	72,416	2,897	37,111	40,416	0.16%	2,054
Sub-total [08000 - Rehab]	281,261			318,431	15,677	217,051	236,766	0.85%	11,115
12000 - Pool									
112 - Resurface 264 lf Pool	51,250	12	11	67,244	5,604	4,271	8,755	0.31%	3,973
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,931	10	7	11,805	1,181	2,979	4,072	0.06%	837
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	45,337	15	11	59,486	3,966	12,090	15,490	0.22%	2,812
738 - Equipment: Replacement Pool & Spa Equipment (50%)	27,224	5	3	29,318	5,864	10,890	16,743	0.32%	4,157
928 - Furniture: Misc Pool Area Furniture	9,697	6	1	9,939	1,657	8,081	9,939	0.09%	1,175
Sub-total [12000 - Pool]	143,439			177,793	18,270	38,311	55,000	1.00%	12,954
13000 - Spa									
118 - Resurface Spa PebbleTec Resurface	7,301	8	1	7,484	935	6,388	7,484	0.05%	663

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
00040 - Las Campanas (LC)									
14000 - Recreation									
210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)	40,796	3	2	42,861	14,287	13,599	27,877	0.78%	10,130
310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	56,833	8	7	67,557	8,445	7,104	14,563	0.46%	5,987
Sub-total [14000 - Recreation]	97,629			110,418	22,732	20,703	42,441	1.24%	16,117
17000 - Tennis Court									
120 - Reseal 14,000 sf [2] Tennis Courts	10,800	4	0	10,800	2,700	10,800	2,767	0.15%	1,914
520 - Resurface 14,000 sf [2] Tennis Courts	48,675	21	15	70,496	3,357	13,907	16,631	0.18%	2,380
Sub-total [17000 - Tennis Court]	59,475			81,296	6,057	24,707	19,398	0.33%	4,294
19000 - Fencing									
140 - Chain Link: 10' 600 lf Tennis Court Fence	27,380	30	10	35,048	1,168	18,253	19,645	0.06%	828
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	13,690	30	3	14,743	491	12,321	13,097	0.03%	348
Sub-total [19000 - Fencing]	41,070			49,791	1,660	30,574	32,742	0.09%	1,177
20000 - Lighting									
520 - Parking Lot 8 North Parking Lot Lights	25,563	40	13	35,239	881	17,255	18,342	0.05%	625
560 - Parking Lot 13 East Parking Lot Lights	41,540	40	26	78,938	1,973	14,539	15,967	0.11%	1,399
Sub-total [20000 - Lighting]	67,103			114,178	2,854	31,794	34,309	0.16%	2,024
23000 - Mechanical Equipment									
212 - HVAC 11 Rooftop Trane Units- 2008	178,161	15	0	178,161	11,877	178,161	12,174	0.65%	8,421
292 - HVAC 4 Rooftop Carrier Units- 2010	58,528	15	1	59,991	3,999	54,626	59,991	0.22%	2,836
328 - HVAC Rooftop Carrier Unit #16- 2014	14,000	15	5	15,840	1,056	9,333	10,523	0.06%	749
612 - Water Heater 2 Rennai Tankless Heaters	12,592	12	9	15,726	1,311	3,148	4,302	0.07%	929
Sub-total [23000 - Mechanical Equipment]	263,281			269,718	18,243	245,268	86,991	0.99%	12,935
24000 - Furnishings									
900 - Miscellaneous Tables, Chairs, Misc	55,792	10	3	60,082	6,008	39,055	45,750	0.33%	4,260

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
00040 - Las Campanas (LC)									
24500 - Audio / Visual									
748 - Piano Ocotillo Room Yamaha Upright	12,895	25	5	14,590	584	10,316	11,103	0.03%	414
804 - Stage Risers 4 Ocotillo Room- New	27,376	30	24	49,515	1,651	5,475	6,547	0.09%	1,170
808 - Stage Risers 2 Ocotillo Room- Older	912	30	15	1,321	44	456	499	0.00%	31
832 - Stage Curtains 2 Ocotillo Room	9,118	20	5	10,316	516	6,839	7,477	0.03%	366
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	18,847	10	5	21,324	2,132	9,424	11,591	0.12%	1,512
Sub-total [24500 - Audio / Visual]	69,149			97,067	4,926	32,510	37,217	0.27%	3,493
24600 - Safety / Access									
210 - Fire Control Misc Fire Alarm System	21,903	20	6	25,401	1,270	15,332	16,838	0.07%	900
25000 - Flooring									
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	21,384	10	1	21,919	2,192	19,246	21,919	0.12%	1,554
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,949	10	1	6,097	610	5,354	6,097	0.03%	432
430 - Tile 3,050 sf Clubhouse Walls & Floors	47,056	20	1	48,233	2,412	44,704	48,233	0.13%	1,710
620 - Vinyl 540 Sq. Yds. Clubhouse	93,316	15	13	128,637	8,576	12,442	19,130	0.47%	6,080
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	28,649	25	5	32,414	1,297	22,919	24,667	0.07%	919
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	39,471	40	36	0	0	3,947	5,057	0.00%	0
741 - Vinyl Agave & Ocotillo Floor- 2025 Only[nr:1]	38,508	2	1	39,471	19,735	19,254	39,471	1.08%	13,993
Sub-total [25000 - Flooring]	274,333			276,770	34,821	127,865	164,573	1.90%	24,689
26000 - Outdoor Equipment									
306 - Bocce Ct. Resurface 900 sf Bocce Court	4,889	10	3	5,265	527	3,422	4,009	0.03%	373
27000 - Appliances									
800 - Miscellaneous 13 Kitchen Appliances (33%)	21,564	5	3	23,222	4,644	8,625	13,262	0.25%	3,293

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
00040 - Las Campanas (LC)									
28000 - Water System									
130 - Backflow Valves 4" Backflow	8,829	12	3	9,508	792	6,622	7,541	0.04%	562
Sub-total Las Campanas (LC)	1,926,205			2,239,304	184,154	1,181,606	1,159,792	10.04%	130,568
00050 - Desert Hills (DH)									
01000 - Paving									
120 - Asphalt: Sealing 104,016 sf Drives & Parking	31,205	5	0	31,205	6,241	31,205	6,397	0.34%	4,425
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	10,878	5	0	10,878	2,176	10,878	2,230	0.12%	1,542
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive	213,858	25	5	241,961	9,678	171,086	184,132	0.53%	6,862
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area	98,190	25	22	169,041	6,762	11,783	16,103	0.37%	4,794
Sub-total [01000 - Paving]	354,130			453,084	24,857	224,952	208,862	1.36%	17,624
02000 - Concrete									
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	11,453	5	1	11,740	2,348	9,163	11,740	0.13%	1,665
03000 - Painting: Exterior									
124 - Stucco 30,135 sf Building Exterior	55,661	10	3	59,941	5,994	38,963	45,642	0.33%	4,250
03500 - Painting: Interior									
124 - Building 26,950 sf All Interior Spaces (50%)	19,033	5	2	19,996	3,999	11,420	15,607	0.22%	2,836
04000 - Structural Repairs									
916 - Doors 54 Exterior & Interior Doors (25%)	25,669	10	10	32,858	2,987	2,334	2,631	0.16%	2,118
04500 - Decking/Balconies									
200 - Resurface 1,778 sf Second Floor Deck	30,617	18	1	31,382	1,743	28,916	31,382	0.10%	1,236
05000 - Roofing									
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	109,600	20	0	109,600	5,480	109,600	5,617	0.30%	3,885
946 - Coating 13,700 sf Low Slope Roof Recoating	15,927	5	3	17,152	3,430	6,371	9,795	0.19%	2,432
Sub-total [05000 - Roofing]	125,527			126,752	8,910	115,971	15,412	0.49%	6,318

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00050 - Desert Hills (DH)									
08000 - Rehab									
218 - Locker Rooms 2 Men's & Women's	145,665	28	1	149,307	5,332	140,463	149,307	0.29%	3,781
222 - Bathrooms Add Companion Bathroom	18,709	20	2	19,656	983	16,838	18,218	0.05%	697
324 - Restrooms 2 Auditorium Lobby Restrooms	60,000	20	1	61,500	3,075	57,000	61,500	0.17%	2,180
466 - Cabinets 40 lf Countertops & Cabinets	32,728	20	2	34,385	1,719	29,456	31,869	0.09%	1,219
570 - Operable Wall/Partition 770 sf [4] Room Dividers	39,379	21	10	50,408	2,400	20,627	23,065	0.13%	1,702
Sub-total [08000 - Rehab]	296,481			315,256	13,510	264,383	283,959	0.74%	9,579
12000 - Pool									
118 - Resurface 260 lf Pool	53,108	12	14	75,040	5,003	3,541	3,888	0.27%	3,547
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	14,602	10	1	14,967	1,497	13,142	14,967	0.08%	1,061
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	218,280	25	18	340,442	13,618	61,118	71,596	0.74%	9,655
742 - Equipment: Replacement Pool & Spa Equipment (50%)	30,442	5	1	31,203	6,241	24,353	31,203	0.34%	4,425
932 - Furniture: Misc Pool Area Furniture	13,325	6	5	15,076	2,513	2,221	4,553	0.14%	1,782
Sub-total [12000 - Pool]	329,757			476,728	28,870	104,375	126,207	1.57%	20,469
13000 - Spa									
122 - Resurface Spa	10,865	8	6	12,600	1,575	2,716	4,176	0.09%	1,117
14000 - Recreation									
140 - Sauna: Wood Kit Sauna	7,196	25	23	12,698	508	576	885	0.03%	360
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	20,835	3	1	21,356	7,119	13,890	21,356	0.39%	5,047
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	28,263	8	3	30,436	3,805	17,664	21,727	0.21%	2,697
740 - Billiard Table 3 Billiards Room Tables	29,934	25	3	32,236	1,289	26,342	28,228	0.07%	914
744 - Billiard Table 2 Diamond Tables	20,512	25	22	35,313	1,413	2,461	3,364	0.08%	1,002
Sub-total [14000 - Recreation]	106,740			132,039	14,133	60,934	75,560	0.77%	10,020

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
00050 - Desert Hills (DH)									
17000 - Tennis Court									
130 - Reseal 28,800 sf [4] Tennis Courts	22,217	4	3	23,925	5,981	5,554	11,386	0.33%	4,241
19000 - Fencing									
150 - Chain Link: 10' 960 lf Tennis Court Fence	43,808	30	7	52,074	1,736	33,586	35,922	0.09%	1,231
20000 - Lighting									
210 - Pole Lights 7 Walkway Lights	8,726	20	2	9,167	458	7,853	8,497	0.02%	325
218 - Landscape 25 Walkway Lights	11,872	20	10	15,197	760	5,936	6,693	0.04%	539
264 - Bollard Lights 22 Walkway Bollard Lights	23,506	20	10	30,090	1,504	11,753	13,251	0.08%	1,067
530 - Parking Lot 11 Parking Lot Lights	31,641	40	12	42,554	1,064	22,149	23,514	0.06%	754
Sub-total [20000 - Lighting]	75,745			97,008	3,787	47,691	51,954	0.21%	2,685
23000 - Mechanical Equipment									
216 - HVAC 4 Rooftop Rheem Units- 2022	52,000	15	13	71,683	4,779	6,933	10,660	0.26%	3,388
296 - HVAC 3 Rooftop Units- 2007	45,000	15	11	59,044	3,936	12,000	15,375	0.21%	2,791
332 - HVAC 3 Rooftop Carrier Units- 2009	42,738	15	0	42,738	2,849	42,738	2,920	0.16%	2,020
360 - HVAC Rooftop Rheem Unit #8- 2019	12,307	15	10	15,754	1,050	4,102	5,046	0.06%	745
388 - HVAC 3 Rooftop Carrier Units- 2013	48,000	15	4	52,983	3,532	35,200	39,360	0.19%	2,504
412 - HVAC Rooftop Rheem Unit #11- 2019	14,000	15	10	17,921	1,195	4,667	5,740	0.07%	847
428 - HVAC Rooftop Carrier Unit #16- 2018	14,000	15	9	17,484	1,166	5,600	6,697	0.06%	826
444 - HVAC Ground Level Rheem Unit 17A/B- 2003	5,625	15	10	7,200	480	1,875	2,306	0.03%	340
446 - HVAC Ground Level- Carrier 3-ton Unit	5,353	15	10	6,853	457	1,784	2,195	0.02%	324
604 - Water Heater 2 Pool Equipment Area Water Heaters (50%)	11,033	12	11	14,476	1,206	919	1,885	0.07%	855
632 - Water Heater Men's Restroom's Janitor's Closet	1,956	15	4	2,159	144	1,434	1,604	0.01%	102
Sub-total [23000 - Mechanical Equipment]	252,012			308,295	20,794	117,253	93,788	1.13%	14,743

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
00050 - Desert Hills (DH)									
24000 - Furnishings									
540 - Miscellaneous Folding Tables & Chairs	28,637	10	1	29,353	2,935	25,773	29,353	0.16%	2,081
24500 - Audio / Visual									
152 - Projector Stage- Epson	7,831	10	6	9,081	908	3,132	4,013	0.05%	644
174 - Projection Screen Stage- Electric Screen	10,219	20	15	14,800	740	2,555	3,142	0.04%	525
308 - PA System Sound Rack- Sound System	19,639	10	7	23,344	2,334	5,892	8,052	0.13%	1,655
752 - Piano Stage Yamaha Upright	12,581	25	6	14,590	584	9,561	10,316	0.03%	414
820 - Stage Curtains 2 Stage Curtains	17,563	20	3	18,913	946	14,928	16,202	0.05%	670
Sub-total [24500 - Audio / Visual]	67,832			80,729	5,512	36,068	41,725	0.30%	3,908
24600 - Safety / Access									
220 - Fire Control Misc Fire Alarm System	20,875	20	19	33,372	1,669	1,044	2,140	0.09%	1,183
25000 - Flooring									
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	37,490	10	5	42,416	4,242	18,745	23,056	0.23%	3,007
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	8,202	10	7	9,750	975	2,461	3,363	0.05%	691
440 - Tile 975 sf Clubhouse Walls & Floors	31,776	20	0	31,776	1,589	31,776	1,629	0.09%	1,126
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	18,818	15	0	18,818	1,255	18,818	1,286	0.07%	889
710 - Hardwood Floors 500 sf Stage- Replace	9,588	50	7	11,398	228	8,246	8,649	0.01%	162
Sub-total [25000 - Flooring]	105,874			114,158	8,288	80,045	37,982	0.45%	5,876
27000 - Appliances									
160 - Ice Machine Tennis Courts	7,028	10	7	8,355	835	2,109	2,882	0.05%	592
740 - Miscellaneous 12 Kitchen Appliances (33%)	18,449	5	3	19,867	3,973	7,379	11,346	0.22%	2,817
764 - Dishwasher, Commercial Dishwasher	10,865	12	10	13,908	1,159	1,811	2,784	0.06%	822
Sub-total [27000 - Appliances]	36,342			42,130	5,968	11,299	17,012	0.33%	4,231

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
00050 - Desert Hills (DH)									
28000 - Water System									
150 - Backflow Valves 6" Backflow	11,506	12	1	11,793	983	10,547	11,793	0.05%	697
Sub-total Desert Hills (DH)	2,030,780			2,465,212	166,579	1,232,985	1,154,232	9.08%	118,107
00060 - Canoa Hills (CH)									
01000 - Paving									
124 - Asphalt: Sealing 67,354 sf Parking Lot	20,206	5	2	21,229	4,246	12,124	16,569	0.23%	3,010
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	11,270	5	2	11,840	2,368	6,762	9,241	0.13%	1,679
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	202,062	25	22	347,864	13,915	24,247	33,138	0.76%	9,866
Sub-total [01000 - Paving]	233,538			380,934	20,528	43,133	58,948	1.12%	14,555
02000 - Concrete									
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	9,115	2	1	9,343	4,672	4,558	9,343	0.25%	3,312
03000 - Painting: Exterior									
130 - Stucco 10,940 sf Building Exterior	28,527	10	6	33,083	3,308	11,411	14,620	0.18%	2,346
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,896	4	3	3,119	780	724	1,484	0.04%	553
Sub-total [03000 - Painting: Exterior]	31,423			36,202	4,088	12,135	16,104	0.22%	2,898
03500 - Painting: Interior									
130 - Building 22,750 sf All Interior Spaces	32,133	10	4	35,469	3,547	19,280	23,056	0.19%	2,515
04000 - Structural Repairs									
920 - Doors 47 Exterior & Interior Doors (25%)	22,341	10	10	28,599	2,600	2,031	2,290	0.14%	1,843
05000 - Roofing									
328 - Low Slope: Vinyl 227 Squares- Building Roof	227,000	20	6	263,250	13,163	158,900	174,506	0.72%	9,332
950 - Coating 22,700 sf Low Slope Roof Recoating	20,964	5	2	22,025	4,405	12,578	17,190	0.24%	3,123
Sub-total [05000 - Roofing]	247,964			285,276	17,568	171,478	191,697	0.96%	12,456

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
00060 - Canoa Hills (CH)									
08000 - Rehab									
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	165,589	20	19	264,718	13,236	8,279	16,973	0.72%	9,384
330 - Restrooms 2 Restrooms	83,640	20	19	133,711	6,686	4,182	8,573	0.36%	4,740
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	43,847	25	15	63,504	2,540	17,539	19,775	0.14%	1,801
Sub-total [08000 - Rehab]	293,076			461,933	22,462	30,000	45,321	1.22%	15,926
12000 - Pool									
124 - Resurface 274 lf Pool	55,968	12	2	58,801	4,900	46,640	52,586	0.27%	3,474
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	36,900	10	9	46,083	4,608	3,690	7,565	0.25%	3,267
746 - Equipment: Replacement Pool & Spa Equipment (50%)	31,702	5	2	33,307	6,661	19,022	25,996	0.36%	4,723
936 - Furniture: Misc Pool Area Furniture	13,423	6	1	13,759	2,293	11,186	13,759	0.13%	1,626
Sub-total [12000 - Pool]	137,994			151,950	18,463	80,537	99,906	1.01%	13,091
13000 - Spa									
126 - Resurface Spa	6,262	8	2	6,579	822	4,697	5,616	0.04%	583
14000 - Recreation									
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	29,438	3	2	30,928	10,309	9,813	20,116	0.56%	7,310
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	49,449	8	7	58,779	7,347	6,181	12,671	0.40%	5,209
Sub-total [14000 - Recreation]	78,887			89,708	17,657	15,994	32,787	0.96%	12,519
17000 - Tennis Court									
140 - Reseal 14,000 sf [2] Tennis Courts	10,800	4	0	10,800	2,700	10,800	2,767	0.15%	1,914
504 - Resurface 14,000 sf [2] Tennis Courts	48,675	21	8	59,306	2,824	30,132	33,261	0.15%	2,002
Sub-total [17000 - Tennis Court]	59,475			70,106	5,524	40,932	36,029	0.30%	3,917

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2024 Fully Funded Balance</i>	<i>2025 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2025 Line Item Contribution based on Cash Flow Method</i>
00060 - Canoa Hills (CH)									
19000 - Fencing									
160 - Chain Link: 10' 580 lf Tennis Court Fence	26,467	30	7	31,461	1,049	20,291	21,703	0.06%	744
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,954	30	2	7,306	244	6,490	6,890	0.01%	173
Sub-total [19000 - Fencing]	33,421			38,767	1,292	26,782	28,593	0.07%	916
20000 - Lighting									
220 - Pole Lights 24 Parking Lot & Walkway Lights	76,707	40	12	103,162	2,579	53,695	57,003	0.14%	1,829
23000 - Mechanical Equipment									
220 - HVAC 6 Rooftop Carrier Units- 2007	56,053	15	14	79,202	5,280	3,737	7,661	0.29%	3,744
230 - HVAC Rooftop Carrier Unit #4- 2021	9,661	15	12	12,993	866	1,932	2,641	0.05%	614
340 - HVAC Rooftop Carrier Unit #5- 2021	9,661	15	12	12,993	866	1,932	2,641	0.05%	614
364 - HVAC Rooftop Carrier Unit #10- 2021	9,876	15	12	13,282	885	1,975	2,699	0.05%	628
600 - Water Heater Pool Eq Room Heater & Tank	15,341	12	11	20,129	1,677	1,278	2,621	0.09%	1,189
Sub-total [23000 - Mechanical Equipment]	100,593			138,599	9,575	10,855	18,262	0.52%	6,789
24000 - Furnishings									
560 - Miscellaneous Folding Tables & Chairs	15,314	10	0	15,314	1,531	15,314	1,570	0.08%	1,086
620 - Miscellaneous Lobby Furniture	9,890	12	11	12,977	1,081	824	1,690	0.06%	767
Sub-total [24000 - Furnishings]	25,205			28,291	2,613	16,139	3,259	0.14%	1,853

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
00060 - Canoa Hills (CH)									
24500 - Audio / Visual									
156 - Projector Saguaro Room- Panasonic	1,484	10	3	1,598	160	1,039	1,217	0.01%	113
166 - Projection Screen Saguaro Room- Electric Screen	19,921	20	15	28,852	1,443	4,980	6,126	0.08%	1,023
316 - PA System Sound Rack- Sound System	18,718	10	5	21,178	2,118	9,359	11,512	0.12%	1,502
330 - Miscellaneous Sound Rack- Total Induction Loop	19,638	30	12	26,411	880	11,783	12,748	0.05%	624
756 - Piano Saguaro Room Yamaha Upright	9,489	25	11	12,451	498	5,314	5,836	0.03%	353
812 - Stage Risers 288 sf [6] Saguaro Room Risers	4,363	30	29	8,929	298	145	298	0.02%	211
828 - Stage Curtains 2 Saguaro Stage Curtains	16,934	20	8	20,632	1,032	10,160	11,282	0.06%	731
Sub-total [24500 - Audio / Visual]	90,548			120,051	6,428	42,781	49,019	0.35%	4,557
24600 - Safety / Access									
230 - Fire Control Misc Fire Alarm System	21,903	20	2	23,012	1,151	19,713	21,328	0.06%	816
25000 - Flooring									
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,793	10	6	6,718	672	2,317	2,969	0.04%	476
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	19,191	10	9	23,967	2,397	1,919	3,934	0.13%	1,699
450 - Tile 6,475 sf Clubhouse Walls & Floors	98,488	20	18	153,608	7,680	9,849	15,143	0.42%	5,445
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	117,937	40	6	136,771	3,419	100,246	105,775	0.19%	2,424
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	23,587	10	6	27,354	2,735	9,435	12,089	0.15%	1,939
Sub-total [25000 - Flooring]	264,996			348,417	16,904	123,766	139,909	0.92%	11,985

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
00060 - Canoa Hills (CH)									
26000 - Outdoor Equipment									
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	9,735	10	6	11,289	1,129	3,894	4,989	0.06%	800
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,987	15	14	7,047	470	332	682	0.03%	333
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	19,948	15	8	24,305	1,620	9,309	10,905	0.09%	1,149
856 - Shade Structure 144 sf Metal Roofed Shade Structure	4,274	30	10	5,472	182	2,850	3,067	0.01%	129
872 - Shade Structure Pool Area Wood Gazebo Structure	11,278	25	18	17,590	704	3,158	3,699	0.04%	499
Sub-total [26000 - Outdoor Equipment]	50,222			65,702	4,105	19,543	23,342	0.22%	2,911
27000 - Appliances									
760 - Miscellaneous 17 Kitchen Appliances (33%)	25,526	5	3	27,489	5,498	10,210	15,699	0.30%	3,898
764 - Dishwasher, Commercial Dishwasher	10,865	12	10	13,908	1,159	1,811	2,784	0.06%	822
Sub-total [27000 - Appliances]	36,391			41,397	6,657	12,021	18,483	0.36%	4,720
28000 - Water System									
154 - Backflow Valves 6" Backflow	11,506	12	1	11,793	983	10,547	11,793	0.05%	697
Sub-total Canoa Hills (CH)	1,863,700			2,475,291	170,216	760,616	892,089	9.28%	120,686
00070 - Santa Rita Springs (SRS)									
01000 - Paving									
128 - Asphalt: Sealing 80,636 sf Parking Lots	24,191	5	2	25,415	5,083	14,514	19,836	0.28%	3,604
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	8,433	5	1	8,643	1,729	6,746	8,643	0.09%	1,226
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	175,158	25	1	179,537	7,181	168,152	179,537	0.39%	5,092
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	66,750	25	1	68,419	2,737	64,080	68,419	0.15%	1,940
Sub-total [01000 - Paving]	274,531			282,015	16,730	253,492	276,436	0.91%	11,862
02000 - Concrete									
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	7,554	2	1	7,743	3,872	3,777	7,743	0.21%	2,745

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
00070 - Santa Rita Springs (SRS)									
03000 - Painting: Exterior									
136 - Stucco 28,540 sf Building Exterior	51,164	10	3	55,098	5,510	35,815	41,955	0.30%	3,907
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	13,761	4	3	14,819	3,705	3,440	7,052	0.20%	2,627
Sub-total [03000 - Painting: Exterior]	64,925			69,917	9,215	39,255	49,007	0.50%	6,533
03500 - Painting: Interior									
136 - Building 35,500 sf All Interior Spaces- 2025	50,142	10	10	64,186	5,835	4,558	5,140	0.32%	4,137
04000 - Structural Repairs									
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	27,039	10	1	27,715	2,772	24,335	27,715	0.15%	1,965
924 - Doors 66 Exterior & Interior Doors (25%)	31,373	10	10	40,160	3,651	2,852	3,216	0.20%	2,589
Sub-total [04000 - Structural Repairs]	58,412			67,875	6,422	27,187	30,931	0.35%	4,554
04500 - Decking/Balconies									
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	124,660	20	9	155,684	7,784	68,563	76,666	0.42%	5,519
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	28,207	5	4	31,135	6,227	5,641	11,565	0.34%	4,415
Sub-total [04500 - Decking/Balconies]	152,867			186,819	14,011	74,205	88,231	0.76%	9,934
05000 - Roofing									
336 - Low Slope: Vinyl 68 Squares- Building Roof	54,400	20	1	55,760	2,788	51,680	55,760	0.15%	1,977
604 - Pitched: Tile 84 Squares- Building Roof	92,400	30	5	104,542	3,485	77,000	82,082	0.19%	2,471
954 - Coating 6,800 sf Low Slope Roof Recoating	23,716	5	0	23,716	4,743	23,716	4,862	0.26%	3,363
Sub-total [05000 - Roofing]	170,516			184,018	11,016	152,396	142,704	0.60%	7,810
08000 - Rehab									
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	142,460	20	1	146,021	7,301	135,337	146,021	0.40%	5,177
336 - Restrooms 5 Restrooms	59,256	20	4	65,408	3,270	47,405	51,627	0.18%	2,319
Sub-total [08000 - Rehab]	201,716			211,429	10,571	182,741	197,648	0.58%	7,495

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
00070 - Santa Rita Springs (SRS)									
12000 - Pool									
130 - Resurface 240 lf Pool	47,404	10	1	48,589	4,859	42,664	48,589	0.26%	3,445
408 - ADA Chair Lift Pool Area ADA Lift	5,976	10	5	6,761	676	2,988	3,675	0.04%	479
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	42,197	15	12	56,750	3,783	8,439	11,534	0.21%	2,682
750 - Equipment: Replacement Pool & Spa Equipment (50%)	31,272	5	2	32,855	6,571	18,763	25,643	0.36%	4,659
940 - Furniture: Misc Pool Area Furniture	8,949	6	1	9,173	1,529	7,458	9,173	0.08%	1,084
Sub-total [12000 - Pool]	135,798			154,128	17,418	80,312	98,614	0.95%	12,350
13000 - Spa									
130 - Resurface Spa	8,932	8	5	10,106	1,263	3,350	4,578	0.07%	896
14000 - Recreation									
240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	28,332	3	0	28,332	9,444	28,332	9,680	0.52%	6,696
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	45,105	8	7	53,616	6,702	5,638	11,558	0.37%	4,752
Sub-total [14000 - Recreation]	73,437			81,948	16,146	33,970	21,238	0.88%	11,448
19000 - Fencing									
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	12,606	30	27	24,554	818	1,261	1,723	0.04%	580
20000 - Lighting									
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	26,118	25	4	28,829	1,153	21,939	23,558	0.06%	818
230 - Pole Lights 10 Bridge Lights	18,857	25	4	20,815	833	15,840	17,009	0.05%	590
280 - Pole Lights 5 2nd Level Deck- Pole Lights	7,420	25	4	8,190	328	6,233	6,693	0.02%	232
Sub-total [20000 - Lighting]	52,395			57,834	2,313	44,011	47,260	0.13%	1,640

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
00070 - Santa Rita Springs (SRS)									
23000 - Mechanical Equipment									
232 - HVAC 6 Miscellaneous Units- 2013	33,656	15	4	37,150	2,477	24,681	27,598	0.14%	1,756
312 - HVAC Carrier Unit #8- 2016	9,000	15	7	10,698	713	4,800	5,535	0.04%	506
316 - HVAC American Standard Unit #3- 2018	7,687	15	9	9,600	640	3,075	3,677	0.03%	454
344 - HVAC 2 Units- 2019	18,000	15	10	23,042	1,536	6,000	7,380	0.08%	1,089
368 - HVAC 2 Carrier Units- 2012	17,807	15	3	19,177	1,278	14,246	15,819	0.07%	906
392 - HVAC 2 Units- 2018	13,200	15	9	16,485	1,099	5,280	6,314	0.06%	779
416 - HVAC Carrier Unit #7- 2016	10,000	15	7	11,887	792	5,333	6,150	0.04%	562
436 - HVAC Carrier Unit #11- 2014	10,000	15	5	11,314	754	6,667	7,517	0.04%	535
448 - HVAC 8 Rooftop Carrier Units- 2018	128,000	15	9	159,854	10,657	51,200	61,227	0.58%	7,556
452 - HVAC 2 Carrier Units- 2007	38,000	15	10	48,643	3,243	12,667	15,580	0.18%	2,299
616 - Water Heater Bradford White Water Heater	11,278	12	5	12,760	1,063	6,579	7,707	0.06%	754
Sub-total [23000 - Mechanical Equipment]	296,629			360,610	24,253	140,528	164,503	1.32%	17,196
23500 - Elevator									
200 - Modernize/Overhaul Anza Building Elevator	144,835	25	20	237,328	9,493	28,967	35,629	0.52%	6,731
300 - Cab Rehab Anza Elevator Cab	21,262	20	15	30,794	1,540	5,316	6,538	0.08%	1,092
Sub-total [23500 - Elevator]	166,097			268,122	11,033	34,282	42,167	0.60%	7,822
24000 - Furnishings									
600 - Miscellaneous Anza Room Furniture	65,456	10	4	72,252	7,225	39,274	46,965	0.39%	5,123

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
00070 - Santa Rita Springs (SRS)									
24500 - Audio / Visual									
160 - Projector 3 Projectors (33%)	1,484	4	0	1,484	371	1,484	380	0.02%	263
170 - Projection Screen Anza Room	10,210	20	0	10,210	510	10,210	523	0.03%	362
324 - PA System Anza Room- Sound System	19,639	10	7	23,344	2,334	5,892	8,052	0.13%	1,655
760 - Piano Anza Room Kawai Upright	8,260	25	14	11,672	467	3,635	4,064	0.03%	331
Sub-total [24500 - Audio / Visual]	39,593			46,710	3,683	21,220	13,020	0.20%	2,611
24600 - Safety / Access									
240 - Fire Control Misc Fire Alarm System	36,505	20	3	39,312	1,966	31,030	33,676	0.11%	1,394
25000 - Flooring									
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	18,253	10	2	19,177	1,918	14,603	16,839	0.10%	1,360
460 - Tile 1,825 sf Clubhouse Walls & Floors	28,157	20	19	45,013	2,251	1,408	2,886	0.12%	1,596
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	30,251	40	12	40,684	1,017	21,176	22,480	0.06%	721
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	16,492	10	2	17,327	1,733	13,194	15,214	0.09%	1,229
Sub-total [25000 - Flooring]	93,153			122,201	6,918	50,380	57,419	0.38%	4,905
26000 - Outdoor Equipment									
804 - Shade Structure 100 sf Small Shade Canopy	2,494	15	6	2,892	193	1,496	1,704	0.01%	137
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	14,961	15	2	15,719	1,048	12,966	14,313	0.06%	743
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	11,221	15	4	12,386	826	8,229	9,201	0.05%	585
Sub-total [26000 - Outdoor Equipment]	28,675			30,996	2,066	22,691	25,218	0.11%	1,465
27000 - Appliances									
780 - Miscellaneous 10 Kitchen Appliances (33%)	13,944	5	3	15,017	3,003	5,578	8,576	0.16%	2,129

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
00070 - Santa Rita Springs (SRS)									
28000 - Water System									
142 - Backflow Valves 4" Backflow #1	10,407	12	6	12,068	1,006	5,203	6,222	0.05%	713
146 - Backflow Valves 4" Backflow #2	7,678	12	8	9,355	780	2,559	3,279	0.04%	553
Sub-total [28000 - Water System]	18,084			21,423	1,785	7,763	9,501	0.10%	1,266
Sub-total Santa Rita Springs (SRS)	2,021,968			2,379,214	177,564	1,253,260	1,372,296	9.68%	125,896
00080 - Canoa Ranch (CR)									
01000 - Paving									
132 - Asphalt: Sealing 64,068 sf Drives & Parking	19,220	5	1	19,701	3,940	15,376	19,701	0.21%	2,794
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	6,700	5	1	6,867	1,373	5,360	6,867	0.07%	974
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)	7,851	5	1	8,047	1,609	6,281	8,047	0.09%	1,141
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	192,204	25	9	240,036	9,601	123,011	133,966	0.52%	6,808
Sub-total [01000 - Paving]	225,975			274,652	16,525	150,027	168,582	0.90%	11,716
02000 - Concrete									
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	3,383	5	2	3,554	711	2,030	2,774	0.04%	504
03000 - Painting: Exterior									
142 - Stucco 14,760 sf Building Exterior	22,451	10	4	24,782	2,478	13,471	16,109	0.14%	1,757
406 - Wrought Iron 614 lf Metal Fencing & Railings	7,071	4	1	7,248	1,812	5,304	7,248	0.10%	1,285
Sub-total [03000 - Painting: Exterior]	29,523			32,030	4,290	18,774	23,357	0.23%	3,042
03500 - Painting: Interior									
142 - Building 26,200 sf All Interior Spaces	37,006	10	9	46,216	4,622	3,701	7,586	0.25%	3,277

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
00080 - Canoa Ranch (CR)									
04000 - Structural Repairs									
606 - Metal Railings 350 lf Parking & Pickleball	11,184	20	4	12,345	617	8,947	9,744	0.03%	438
928 - Doors 40 Exterior & Interior Doors (25%)	19,014	10	10	24,339	2,213	1,729	1,949	0.12%	1,569
932 - Doors 3 Pool East Patio Doors	61,279	20	4	67,640	3,382	49,023	53,389	0.18%	2,398
Sub-total [04000 - Structural Repairs]	91,476			104,324	6,212	59,699	65,082	0.34%	4,404
05000 - Roofing									
200 - Low Slope: BUR 133 Squares- Building Roof	63,157	20	4	69,714	3,486	50,526	55,026	0.19%	2,471
608 - Pitched: Tile 45 Squares- Building Roof	49,500	30	14	69,942	2,331	26,400	28,751	0.13%	1,653
958 - Coating 13,300 sf Low Slope Roof Recoating	23,843	5	0	23,843	4,769	23,843	4,888	0.26%	3,381
Sub-total [05000 - Roofing]	136,500			163,499	10,586	100,769	88,665	0.58%	7,505
08000 - Rehab									
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	154,331	20	4	170,353	8,518	123,465	134,461	0.46%	6,039
234 - Restrooms Companion Restroom Remodel	18,709	20	6	21,697	1,085	13,096	14,383	0.06%	769
Sub-total [08000 - Rehab]	173,040			192,050	9,602	136,561	148,844	0.52%	6,808
12000 - Pool									
136 - Resurface 256 lf Pool	52,291	12	4	57,720	4,810	34,861	40,199	0.26%	3,410
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	12,870	10	5	14,561	1,456	6,435	7,915	0.08%	1,032
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	11,495	10	7	13,664	1,366	3,449	4,713	0.07%	969
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	44,519	15	14	62,904	4,194	2,968	6,084	0.23%	2,973
754 - Equipment: Replacement Pool & Spa Equipment (50%)	24,714	5	2	25,965	5,193	14,828	20,265	0.28%	3,682
Sub-total [12000 - Pool]	145,889			174,814	17,019	62,541	79,176	0.93%	12,067
13000 - Spa									
134 - Resurface Spa	5,858	8	4	6,466	808	2,929	3,753	0.04%	573

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
00080 - Canoa Ranch (CR)									
14000 - Recreation									
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	26,114	3	3	28,122	7,030	6,529	8,922	0.38%	4,985
350 - Exercise: Strength Equipment 26 Fitness Center Strength Machines, Etc (50%)	57,148	8	7	67,931	8,491	7,143	14,644	0.46%	6,020
Sub-total [14000 - Recreation]	83,262			96,053	15,522	13,672	23,566	0.85%	11,005
17500 - Basketball / Sport Court									
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	7,519	4	0	7,519	1,880	7,519	1,927	0.10%	1,333
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	4,033	4	3	4,343	1,086	1,008	2,067	0.06%	770
Sub-total [17500 - Basketball / Sport Court]	11,552			11,862	2,966	8,527	3,994	0.16%	2,103
19000 - Fencing									
100 - Chain Link 788 lf Pickleball & Basketball Courts	30,223	30	16	44,865	1,496	14,104	15,489	0.08%	1,060
230 - Wrought Iron: 6' 264 lf Patio Perimeter	12,150	30	14	17,168	572	6,480	7,057	0.03%	406
Sub-total [19000 - Fencing]	42,373			62,034	2,068	20,584	22,546	0.11%	1,466
23000 - Mechanical Equipment									
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	19,463	18	2	20,448	1,136	17,300	18,841	0.06%	805
236 - HVAC 6 Rooftop HVAC Units- 2008	96,000	15	14	135,645	9,043	6,400	13,120	0.49%	6,412
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	19,177	15	2	20,148	1,343	16,620	18,346	0.07%	952
636 - Water Heater 2 Shop	13,059	15	1	13,385	892	12,188	13,385	0.05%	633
Sub-total [23000 - Mechanical Equipment]	147,698			189,626	12,415	52,508	63,692	0.68%	8,802
24000 - Furnishings									
540 - Miscellaneous Tables & Chairs	9,944	10	7	11,820	1,182	2,983	4,077	0.06%	838
24500 - Audio / Visual									
164 - Projector Amado Room- EIKI	1,484	10	0	1,484	148	1,484	152	0.01%	105
24600 - Safety / Access									
250 - Fire Control Misc Fire Alarm System	21,903	20	4	24,177	1,209	17,522	19,083	0.07%	857

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
00080 - Canoa Ranch (CR)									
25000 - Flooring									
280 - Carpeting 660 Sq. Yds. All Spaces	22,230	10	4	24,538	2,454	13,338	15,950	0.13%	1,740
470 - Tile 2,231 sf Clubhouse Walls & Floors	71,314	20	17	108,512	5,426	10,697	14,619	0.30%	3,847
Sub-total [25000 - Flooring]	93,543			133,049	7,879	24,035	30,569	0.43%	5,587
26000 - Outdoor Equipment									
462 - Drinking Fountain 3 Drinking Fountains	9,971	15	14	14,088	939	665	1,363	0.05%	666
808 - Shade Structure 500 sf [3] Shade Canopies	12,468	15	2	13,099	873	10,805	11,927	0.05%	619
Sub-total [26000 - Outdoor Equipment]	22,438			27,187	1,812	11,470	13,290	0.10%	1,285
27000 - Appliances									
248 - Ice Machine Pickleball Courts	7,027	10	7	8,353	835	2,108	2,881	0.05%	592
28000 - Water System									
162 - Backflow Valves 8" Backflow	16,352	12	7	19,437	1,620	6,813	8,380	0.09%	1,148
Sub-total Canoa Ranch (CR)	1,306,228			1,582,688	118,031	698,738	780,050	6.44%	83,685
00090 - Abrego South (AS)									
01000 - Paving									
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)	7,851	5	3	8,454	1,691	3,140	4,828	0.09%	1,199
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	6,275	5	2	6,592	1,318	3,765	5,145	0.07%	935
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	56,304	25	20	92,261	3,690	11,261	13,851	0.20%	2,617
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	45,000	25	21	75,581	3,023	7,200	9,225	0.16%	2,144
Sub-total [01000 - Paving]	115,429			182,888	9,723	25,366	33,049	0.53%	6,894
02000 - Concrete									
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	7,104	2	1	7,282	3,641	3,552	7,282	0.20%	2,582

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
00090 - Abrego South (AS)									
03000 - Painting: Exterior									
200 - Surface Restoration 7,191 sf Exterior Surfaces	10,938	10	11	14,352	1,196	912	1,019	0.07%	848
201 - Surface Restoration Exterior Surfaces- 2025 Only[nr:1]	50,000	2	1	51,250	25,625	25,000	51,250	1.40%	18,168
Sub-total [03000 - Painting: Exterior]	60,938			65,602	26,821	25,912	52,269	1.46%	19,016
04000 - Structural Repairs									
936 - Doors 16 Exterior & Interior Doors (25%)	7,605	10	10	9,736	885	691	780	0.05%	628
05000 - Roofing									
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	49,000	20	7	58,246	2,912	31,850	35,158	0.16%	2,065
962 - Coating 4,900 sf Low Slope Roof Recoating	5,643	5	0	5,643	1,129	5,643	1,157	0.06%	800
Sub-total [05000 - Roofing]	54,643			63,889	4,041	37,493	36,314	0.22%	2,865
08000 - Rehab									
236 - Locker Rooms 2 Men's & Women's	83,100	20	2	87,307	4,365	74,790	80,918	0.24%	3,095
342 - Restrooms 2 Restrooms	35,615	20	3	38,354	1,918	30,273	32,855	0.10%	1,360
Sub-total [08000 - Rehab]	118,715			125,661	6,283	105,063	113,774	0.34%	4,455
12000 - Pool									
140 - Resurface 170 lf Pool	29,553	12	2	31,049	2,587	24,627	27,767	0.14%	1,835
422 - ADA Chair Lift Pool ADA Lift	4,583	10	5	5,185	519	2,291	2,818	0.03%	368
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	53,389	10	7	63,463	6,346	16,017	21,890	0.35%	4,500
758 - Equipment: Replacement Pool & Spa Equipment (50%)	19,921	5	1	20,419	4,084	15,937	20,419	0.22%	2,895
944 - Furniture: Misc Pool Area Furniture	8,312	6	1	8,520	1,420	6,926	8,520	0.08%	1,007
Sub-total [12000 - Pool]	115,758			128,636	14,956	65,799	81,414	0.82%	10,604

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
00090 - Abrego South (AS)									
13000 - Spa									
138 - Resurface Spa	4,371	8	6	5,069	634	1,093	1,680	0.03%	449
418 - ADA Chair Lift Spa ADA Lift	5,413	10	3	5,829	583	3,789	4,439	0.03%	413
Sub-total [13000 - Spa]	9,784			10,898	1,217	4,882	6,119	0.07%	863
19000 - Fencing									
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	8,244	20	7	9,800	490	5,359	5,915	0.03%	347
20000 - Lighting									
240 - Pole Lights 8 Shuffleboard Lights	12,273	20	2	12,894	645	11,046	11,951	0.04%	457
23000 - Mechanical Equipment									
240 - HVAC 2 Rooftop Carrier Units- 2011	28,000	15	2	29,418	1,961	24,267	26,787	0.11%	1,390
26000 - Outdoor Equipment									
480 - Drinking Fountain 2 Drinking Fountain	7,123	20	2	7,484	374	6,411	6,936	0.02%	265
812 - Shade Structure 564 [3] Volleyball Shade Canopies	14,063	15	8	17,135	1,142	6,563	7,688	0.06%	810
880 - Shade Structure 264 sf Pool Shade Canopy	6,583	15	5	7,448	497	4,389	4,948	0.03%	352
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	17,939	8	1	18,388	2,298	15,697	18,388	0.13%	1,630
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	35,632	10	8	43,414	4,341	7,126	10,957	0.24%	3,078
Sub-total [26000 - Outdoor Equipment]	81,340			93,868	8,653	40,186	48,917	0.47%	6,135
Sub-total Abrego South (AS)	619,835			740,571	79,315	349,615	424,570	4.33%	56,236
00100 - Continental Vistas (CV)									
01000 - Paving									
404 - Asphalt: Overlay 6,726 sf Parking Lot	15,346	20	16	22,782	1,139	3,069	3,933	0.06%	808
02000 - Concrete									
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	8,976	2	1	9,201	4,600	4,488	9,201	0.25%	3,262
03000 - Painting: Exterior									
120 - Surface Restoration 3,600 sf Recreation Building & Walls	6,649	10	3	7,161	716	4,655	5,452	0.04%	508

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
00100 - Continental Vistas (CV)									
05000 - Roofing									
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	26,000	20	17	39,562	1,978	3,900	5,330	0.11%	1,403
612 - Pitched: Tile 13 Squares- Pool Building Roof	20,800	30	27	40,514	1,350	2,080	2,843	0.07%	958
966 - Coating 2,000 sf Low Slope Roof Recoating	6,649	5	1	6,816	1,363	5,320	6,816	0.07%	966
Sub-total [05000 - Roofing]	53,449			86,892	4,692	11,300	14,988	0.26%	3,326
08000 - Rehab									
242 - Locker Rooms 2 Men's & Women's	74,212	20	13	102,302	5,115	25,974	30,427	0.28%	3,627
246 - Bathrooms Companion Restroom	21,903	20	13	30,194	1,510	7,666	8,980	0.08%	1,070
Sub-total [08000 - Rehab]	96,115			132,496	6,625	33,640	39,407	0.36%	4,697
12000 - Pool									
146 - Resurface 180 lf Pool	31,291	12	6	36,288	3,024	15,646	18,710	0.16%	2,144
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	29,766	15	12	40,032	2,669	5,953	8,136	0.15%	1,892
762 - Equipment: Replacement Pool & Spa Equipment (50%)	20,707	5	0	20,707	4,141	20,707	4,245	0.23%	2,936
948 - Furniture: Misc Pool Area Furniture	8,190	6	4	9,040	1,507	2,730	4,197	0.08%	1,068
Sub-total [12000 - Pool]	89,954			106,067	11,341	45,036	35,288	0.62%	8,041
13000 - Spa									
142 - Resurface Spa	8,544	8	5	9,666	1,208	3,204	4,379	0.07%	857
23000 - Mechanical Equipment									
244 - HVAC Rooftop Rheem Unit #3- 2019	11,000	15	10	14,081	939	3,667	4,510	0.05%	666
248 - HVAC 2 Rooftop Carrier Units- 2013	36,000	15	4	39,737	2,649	26,400	29,520	0.14%	1,878
800 - Water Heater Building Water Heater	5,936	12	1	6,084	507	5,441	6,084	0.03%	359
Sub-total [23000 - Mechanical Equipment]	52,936			59,902	4,095	35,508	40,114	0.22%	2,903
25000 - Flooring									
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	20,369	10	3	21,935	2,194	14,258	16,703	0.12%	1,555

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
00100 - Continental Vistas (CV)									
Sub-total Continental Vistas (CV)	352,339			456,102	36,610	155,158	169,464	2.00%	25,957
00110 - Madera Vista (MV)									
01000 - Paving									
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	62,111	25	8	75,676	3,027	42,236	45,838	0.17%	2,146
02000 - Concrete									
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	7,675	2	3	8,265	2,066	1,919	2,622	0.11%	1,465
03000 - Painting: Exterior									
206 - Surface Restoration 4,020 sf Exterior Surfaces	7,862	10	4	8,678	868	4,717	5,641	0.05%	615
05000 - Roofing									
616 - Pitched: Tile 39 Squares- Pool Building Roof	42,900	30	27	83,561	2,785	4,290	5,863	0.15%	1,975
08000 - Rehab									
248 - Restrooms 2 Men's & Women's	17,807	20	15	25,790	1,290	4,452	5,476	0.07%	914
262 - Kitchen Pool Building Kitchen Area	21,730	20	8	26,476	1,324	13,038	14,478	0.07%	939
480 - Shower Outdoor Pool Shower	9,595	15	13	13,227	882	1,279	1,967	0.05%	625
Sub-total [08000 - Rehab]	49,132			65,493	3,495	18,769	21,920	0.19%	2,478
12000 - Pool									
154 - Resurface 156 lf Pool	27,119	12	4	29,934	2,495	18,079	20,848	0.14%	1,769
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	38,452	15	13	53,006	3,534	5,127	7,883	0.19%	2,505
766 - Equipment: Replacement Pool & Spa Equipment (50%)	18,374	5	4	20,282	4,056	3,675	7,533	0.22%	2,876
952 - Furniture: Misc Pool Area Furniture	8,310	6	3	8,949	1,492	4,155	5,679	0.08%	1,058
Sub-total [12000 - Pool]	92,255			112,171	11,576	31,036	41,942	0.63%	8,208
13000 - Spa									
146 - Resurface Spa	5,342	8	0	5,342	668	5,342	684	0.04%	473

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
00110 - Madera Vista (MV)									
17000 - Tennis Court									
540 - Reseal 7,200 sf Tennis Court	5,554	4	1	5,693	1,423	4,166	5,693	0.08%	1,009
560 - Fixtures Tennis Court Bench/Canopy	5,976	15	8	7,281	485	2,789	3,267	0.03%	344
Sub-total [17000 - Tennis Court]	11,530			12,974	1,909	6,954	8,960	0.10%	1,353
19000 - Fencing									
170 - Chain Link: 10' 360 lf Tennis Court Fence	16,428	30	7	19,528	651	12,595	13,471	0.04%	462
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	17,489	30	2	18,375	612	16,323	17,329	0.03%	434
Sub-total [19000 - Fencing]	33,917			37,902	1,263	28,918	30,800	0.07%	896
20000 - Lighting									
250 - Sports Field / Court 4 Tennis Court Lights	11,872	20	15	17,194	860	2,968	3,651	0.05%	610
25000 - Flooring									
434 - Tile Recreation Room & Storage	11,804	20	16	17,524	876	2,361	3,025	0.05%	621
26000 - Outdoor Equipment									
816 - Shade Structure 264 sf Pool Shade Canopy	6,583	15	7	7,825	522	3,511	4,048	0.03%	370
834 - Shade Structure 336 sf Pool Equip Shade Canopy	8,378	15	7	9,959	664	4,468	5,153	0.04%	471
Sub-total [26000 - Outdoor Equipment]	14,961			17,784	1,186	7,979	9,201	0.06%	841
Sub-total Madera Vista (MV)	351,362			462,565	30,579	157,489	180,148	1.67%	21,681
00120 - Casa Paloma I (CPI)									
01000 - Paving									
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	45,306	25	3	48,789	1,952	39,869	42,723	0.11%	1,384
02000 - Concrete									
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	12,943	2	1	13,266	6,633	6,471	13,266	0.36%	4,703
03000 - Painting: Exterior									
212 - Surface Restoration 7,470 sf Exterior Surfaces	11,363	10	2	11,938	1,194	9,090	10,482	0.07%	846

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
00120 - Casa Paloma I (CPI)									
05000 - Roofing									
344 - Low Slope: Vinyl 61 Squares- Pool Building & Shade Structure Roofs	48,800	20	0	48,800	2,440	48,800	2,501	0.13%	1,730
970 - Coating 6,100 sf Low Slope Roof Recoating	16,569	5	0	16,569	3,314	16,569	3,397	0.18%	2,350
Sub-total [05000 - Roofing]	65,369			65,369	5,754	65,369	5,898	0.31%	4,080
08000 - Rehab									
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	121,612	20	16	180,534	9,027	24,322	31,163	0.49%	6,400
256 - Restrooms Unisex Restroom	5,791	20	16	8,597	430	1,158	1,484	0.02%	305
418 - Kitchen Clubhouse Kitchen	8,310	20	7	9,878	494	5,402	5,963	0.03%	350
Sub-total [08000 - Rehab]	135,713			199,009	9,950	30,882	38,610	0.54%	7,055
12000 - Pool									
160 - Resurface 200 lf Pool	34,768	12	4	38,377	3,198	23,179	26,728	0.17%	2,268
420 - ADA Chair Lift Aqua Creek Pool Chair	5,976	10	3	6,435	644	4,183	4,900	0.04%	456
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	60,189	15	13	82,971	5,531	8,025	12,339	0.30%	3,922
770 - Equipment: Replacement Pool & Spa Equipment (50%)	22,582	5	4	24,926	4,985	4,516	9,259	0.27%	3,535
956 - Furniture: Misc Pool Area Furniture	8,310	6	1	8,518	1,420	6,925	8,518	0.08%	1,007
Sub-total [12000 - Pool]	131,825			161,228	15,778	46,828	61,743	0.86%	11,187
13000 - Spa									
150 - Resurface Spa	6,463	8	4	7,134	892	3,231	4,140	0.05%	632
23000 - Mechanical Equipment									
256 - HVAC 2 Rooftop Carrier Units- 2011	22,000	15	2	23,114	1,541	19,067	21,047	0.08%	1,093
25000 - Flooring									
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	12,740	20	16	18,913	946	2,548	3,265	0.05%	670

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
00120 - Casa Paloma I (CPI)									
26000 - Outdoor Equipment									
310 - Benches 18 Common Area Benches	23,468	15	6	27,216	1,814	14,081	16,037	0.10%	1,286
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	9,982	8	3	10,749	1,344	6,239	7,674	0.07%	953
826 - Shade Structure 310 sf Pool Equip Shade Structure	9,202	30	21	15,455	515	2,761	3,144	0.03%	365
Sub-total [26000 - Outdoor Equipment]	42,652			53,421	3,673	23,080	26,854	0.20%	2,604
Sub-total Casa Paloma I (CPI)	486,373			602,180	48,312	246,437	228,028	2.63%	34,254
00130 - Casa Paloma II (CPII)									
02000 - Concrete									
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	11,095	2	1	11,372	5,686	5,547	11,372	0.31%	4,031
04000 - Structural Repairs									
952 - Doors 14 Exterior & Interior Doors (25%)	6,655	10	10	8,519	774	605	682	0.04%	549
05000 - Roofing									
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	53,000	20	17	80,646	4,032	7,950	10,865	0.22%	2,859
974 - Coating 5,300 sf Low Slope Roof Recoating	8,810	5	0	8,810	1,762	8,810	1,806	0.10%	1,249
Sub-total [05000 - Roofing]	61,810			89,456	5,794	16,760	12,671	0.32%	4,108
08000 - Rehab									
258 - Restrooms Unisex Restroom	10,865	15	1	11,137	742	10,141	11,137	0.04%	526
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	83,101	20	1	85,179	4,259	78,946	85,179	0.23%	3,020
424 - Kitchen Clubhouse Kitchen	8,310	20	3	8,949	447	7,064	7,666	0.02%	317
Sub-total [08000 - Rehab]	102,277			105,265	5,449	96,151	103,982	0.30%	3,863

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
00130 - Casa Paloma II (CPII)									
12000 - Pool									
166 - Resurface 180 lf Pool	31,291	10	2	32,875	3,288	25,033	28,866	0.18%	2,331
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	50,409	15	13	69,490	4,633	6,721	10,334	0.25%	3,285
774 - Equipment: Replacement Pool & Spa Equipment (50%)	22,645	5	0	22,645	4,529	22,645	4,642	0.25%	3,211
960 - Furniture: Misc Pool Area Furniture	8,310	6	1	8,518	1,420	6,925	8,518	0.08%	1,007
Sub-total [12000 - Pool]	112,656			133,528	13,869	61,324	52,360	0.76%	9,833
13000 - Spa									
154 - Resurface Spa	5,900	8	2	6,199	775	4,425	5,292	0.04%	549
20000 - Lighting									
260 - Pole Lights 8 Shuffleboard Lights	11,867	30	29	24,286	810	396	811	0.04%	574
23000 - Mechanical Equipment									
272 - HVAC 2 Rooftop Carrier Units- 2011	22,000	15	2	23,114	1,541	19,067	21,047	0.08%	1,093
25000 - Flooring									
200 - Carpeting 1,284 sf Recreation Room	4,185	10	6	4,854	485	1,674	2,145	0.03%	344
400 - Tile 281 sf Kitchenette & Storage Closet	4,262	20	16	6,327	316	852	1,092	0.02%	224
Sub-total [25000 - Flooring]	8,447			11,181	802	2,527	3,237	0.04%	568
26000 - Outdoor Equipment									
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	9,337	8	1	9,570	1,196	8,169	9,570	0.07%	848
860 - Shade Structure 294 sf Pool Equip Shade Canopy	7,331	15	7	8,714	581	3,910	4,509	0.03%	412
Sub-total [26000 - Outdoor Equipment]	16,667			18,284	1,777	12,079	14,078	0.10%	1,260
Sub-total Casa Paloma II (CPII)	359,375			431,203	37,277	218,881	225,532	2.03%	26,430
00140 - Abrego North (AN)									
01000 - Paving									
420 - Asphalt: Major Repairs 14,105 sf Parking Area	89,652	25	24	162,155	6,486	3,586	7,351	0.35%	4,599

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
00140 - Abrego North (AN)									
02000 - Concrete									
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	6,700	5	4	7,396	1,479	1,340	2,747	0.08%	1,049
03000 - Painting: Exterior									
218 - Surface Restoration 5,892 sf Exterior Surfaces	8,962	10	2	9,416	942	7,170	8,268	0.05%	668
04000 - Structural Repairs									
820 - Shed Shed	11,353	10	6	13,166	1,317	4,541	5,818	0.07%	933
956 - Doors 10 Exterior & Interior Doors (50%)	9,507	20	8	11,583	579	5,704	6,334	0.03%	411
Sub-total [04000 - Structural Repairs]	20,860			24,749	1,896	10,245	12,152	0.10%	1,344
05000 - Roofing									
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	21,000	20	2	22,063	1,103	18,900	20,449	0.06%	782
978 - Coating 2,100 sf Low Slope Roof Recoating	2,715	5	0	2,715	543	2,715	557	0.03%	385
Sub-total [05000 - Roofing]	23,715			24,778	1,646	21,615	21,005	0.09%	1,167
08000 - Rehab									
238 - Restrooms Companion Restroom Remodel	18,709	20	2	19,656	983	16,838	18,218	0.05%	697
266 - Locker Rooms 2 Men's & Women's	83,101	20	2	87,309	4,365	74,791	80,920	0.24%	3,095
270 - General 795 sf Recreation Room Tile- 2017	10,676	20	13	14,717	736	3,737	4,377	0.04%	522
Sub-total [08000 - Rehab]	112,487			121,682	6,084	95,366	103,515	0.33%	4,314
12000 - Pool									
172 - Resurface 230 lf Pool	39,983	10	2	42,007	4,201	31,987	36,885	0.23%	2,978
426 - ADA Chair Lift 2 Pool & Spa	14,602	10	2	15,341	1,534	11,682	13,470	0.08%	1,088
778 - Equipment: Replacement Pool & Spa Equipment (50%)	22,645	5	2	23,792	4,758	13,587	18,569	0.26%	3,374
964 - Furniture: Misc Pool Area Furniture	8,190	6	4	9,040	1,507	2,730	4,197	0.08%	1,068
Sub-total [12000 - Pool]	85,421			90,181	12,000	59,985	73,121	0.65%	8,508

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
00140 - Abrego North (AN)									
13000 - Spa									
158 - Resurface Spa	6,262	8	1	6,419	802	5,480	6,419	0.04%	569
19000 - Fencing									
110 - Wood: Split Rail 152 lf Perimeter Fencing	5,780	20	13	7,968	398	2,023	2,370	0.02%	282
23000 - Mechanical Equipment									
200 - HVAC 3 HVAC	27,000	15	11	35,426	2,362	7,200	9,225	0.13%	1,675
26000 - Outdoor Equipment									
864 - Shade Structure 367 sf Pool Equip Shade Structure	10,894	30	19	17,415	581	3,994	4,466	0.03%	412
868 - Shade Structure 378 sf [3] Pool Shade Canopies	9,425	15	8	11,484	766	4,399	5,153	0.04%	543
Sub-total [26000 - Outdoor Equipment]	20,319			28,899	1,346	8,393	9,619	0.07%	954
Sub-total Abrego North (AN)	407,158			519,070	35,442	222,403	255,793	1.93%	25,129
00150 - Del Sol Clubhouse (DSC)									
01000 - Paving									
100 - Asphalt: Sealing 63,350 sf Parking, Driveway	17,738	5	5	20,069	3,345	2,956	3,636	0.18%	2,372
200 - Asphalt: Ongoing Repairs 63,350 sf Parking, Driveway (2%)	5,068	5	5	5,734	956	845	1,039	0.05%	678
300 - Asphalt: Overlay w/ Interlayer 63,350 sf Parking, Driveway	190,050	25	25	352,342	13,552	7,310	7,792	0.74%	9,608
800 - Striping Parking Lot	3,000	5	5	3,394	566	500	615	0.03%	401
Sub-total [01000 - Paving]	215,856			381,539	18,418	11,611	13,082	1.00%	13,058
02000 - Concrete									
210 - Curbs & Gutters 1,976 lf Curbing Along Asphalt Perimeter (4%)	2,529	5	5	2,862	477	422	519	0.03%	338
220 - Miscellaneous Around Clubhouse, Grounds, Rear Parking	1,800	5	10	2,304	209	164	185	0.01%	149
Sub-total [02000 - Concrete]	4,329			5,166	686	585	703	0.04%	487

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
00150 - Del Sol Clubhouse (DSC)									
03000 - Painting: Exterior									
120 - Surface Restoration Clubhouse Exterior Elements	19,000	10	10	24,322	2,211	1,727	1,948	0.12%	1,568
140 - Mid Cycle Touch-Up Clubhouse Exterior Elements	6,000	10	5	6,788	679	3,000	3,690	0.04%	481
Sub-total [03000 - Painting: Exterior]	25,000			31,110	2,890	4,727	5,638	0.16%	2,049
03500 - Painting: Interior									
400 - Restrooms 1,020 sf First Floor Entry	3,060	10	10	3,917	356	278	314	0.02%	252
420 - Restrooms 500 sf Lower Level 2 Restrooms	1,500	10	10	1,920	175	136	154	0.01%	124
500 - Clubhouse 5,877 sf First Floor Areas	11,754	10	10	15,046	1,368	1,069	1,205	0.07%	970
510 - Clubhouse 2,400 sf Lower Level Areas	4,800	10	10	6,144	559	436	492	0.03%	396
Sub-total [03500 - Painting: Interior]	21,114			27,028	2,457	1,919	2,164	0.13%	1,742
04500 - Decking/Balconies									
110 - Concrete 600 sf Walking Surface, Card Room Balcony	12,000	30	2	12,608	420	11,200	11,890	0.02%	298
510 - Railing: Metal 180 lf Building Exteriors	14,400	30	20	23,596	787	4,800	5,412	0.04%	558
Sub-total [04500 - Decking/Balconies]	26,400			36,204	1,207	16,000	17,302	0.07%	856
05000 - Roofing									
330 - Low Slope: Vinyl 6,252 sf Clubhouse	75,024	18	18	117,012	6,159	3,949	4,272	0.34%	4,366
620 - Pitched: Spanish Tile 12 Squares- Clubhouse	13,200	30	25	24,472	816	2,200	2,706	0.04%	578
860 - Skylights 7 Rooftop Skylights, Clubhouse	11,200	12	12	15,063	1,159	862	957	0.06%	822
910 - Gutter Cleaning Scuppers	4,000	20	20	6,554	312	190	205	0.02%	221
Sub-total [05000 - Roofing]	103,424			163,101	8,445	7,201	8,140	0.46%	5,988

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
00150 - Del Sol Clubhouse (DSC)									
08000 - Rehab									
180 - Restrooms 2 Restrooms at Main Entry (50%)	12,000	15	15	17,380	1,086	750	820	0.06%	770
320 - Countertops- Kitchen 28 lf Dining Room Counter- Quartz	8,400	20	20	13,764	655	400	431	0.04%	465
370 - Restrooms 2 Restrooms at Lower Level (50%)	5,000	15	15	7,241	453	313	342	0.02%	321
380 - Tile 364 sf Wall Tile- First Floor Entry Restrooms	9,464	25	25	17,546	675	364	388	0.04%	478
390 - Tile 370 sf Wall Tile- Lower Level Restrooms (2)	9,620	25	25	17,835	686	370	394	0.04%	486
720 - T-Bar Ceiling 256 sf Dining Area, Counter	7,680	30	29	15,716	524	256	525	0.03%	371
900 - General 8 Building Doors (50%)	12,000	20	20	19,663	936	571	615	0.05%	664
910 - Windows Building Windows	30,000	20	20	49,158	2,341	1,429	1,538	0.13%	1,660
Sub-total [08000 - Rehab]	94,164			158,304	7,356	4,453	5,052	0.40%	5,216
20000 - Lighting									
200 - Street Lights 6 Parking Lot Lights	18,000	30	29	36,835	1,228	600	1,230	0.07%	871
400 - Interior 50 Interior Building Lighting	10,000	10	10	12,801	1,164	909	1,025	0.06%	825
Sub-total [20000 - Lighting]	28,000			49,636	2,392	1,509	2,255	0.13%	1,696
23000 - Mechanical Equipment									
200 - HVAC 1 Rheem 5 Ton, Clubhouse Roof	18,000	15	15	26,069	1,629	1,125	1,230	0.09%	1,155
204 - HVAC 2 Rheem 7.5 Ton, Clubhouse Roof	44,000	15	15	63,725	3,983	2,750	3,007	0.22%	2,824
220 - HVAC 1 Carrier Gemini Split System, Clubhouse Grounds	10,000	15	15	14,483	905	625	683	0.05%	642
224 - HVAC 1 Carrier Gemini Split-System, Clubhouse Grounds	10,000	15	15	14,483	905	625	683	0.05%	642
600 - Water Heater 1- GE 50 US Gal Water Heater	2,400	12	10	3,072	256	400	615	0.01%	182
Sub-total [23000 - Mechanical Equipment]	84,400			121,833	7,679	5,525	6,218	0.42%	5,444
24500 - Audio / Visual									
100 - Television 2 at Dining Room	3,000	10	10	3,840	349	273	308	0.02%	248

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
00150 - Del Sol Clubhouse (DSC)									
25000 - Flooring									
400 - Tile 360 sf First Floor Entry Restrooms	8,640	25	25	16,018	616	332	354	0.03%	437
410 - Tile 304 sf Kitchen, Store Room	6,080	25	15	8,806	352	2,432	2,742	0.02%	250
420 - Tile 1,226 sf Dining Room, Counter, Side Room & Stairs	24,520	25	25	45,459	1,748	943	1,005	0.10%	1,240
430 - Tile 1,824 sf Card Room	36,480	25	10	46,697	1,868	21,888	23,931	0.10%	1,324
440 - Vinyl 96 sf Store Room at Card Room	1,152	25	10	1,475	59	691	756	0.00%	42
500 - Tile 200 sf Lower Level Restrooms (2)	2,400	25	25	4,449	171	92	98	0.01%	121
520 - Carpeting 4,140 sf Lower Level Room	24,840	15	15	35,976	2,248	1,553	1,697	0.12%	1,594
560 - Tile 80 sf Lower Level Exterior Entry	1,600	20	20	2,622	125	76	82	0.01%	89
Sub-total [25000 - Flooring]	105,712			161,502	7,188	28,008	30,666	0.39%	5,096
27000 - Appliances									
220 - Refrigerator Large Commercial Model 1- Arctic Air Refrigerator	6,000	12	12	8,069	621	462	513	0.03%	440
248 - Ice Machine 1- Manitowac Ice Machine	8,000	10	10	10,241	931	727	820	0.05%	660
620 - Stainless Steel Sink 1- 3 Bay Dishwashing SS Counter & Sinks	2,800	20	20	4,588	218	133	144	0.01%	155
940 - Drinking Fountain 2 at Lower Level Room & First Floor	6,000	12	12	8,069	621	462	513	0.03%	440
Sub-total [27000 - Appliances]	22,800			30,967	2,391	1,784	1,989	0.13%	1,695
29000 - Infrastructure									
330 - Plumbing Sump System	20,000	20	10	25,602	1,280	10,000	11,275	0.07%	908
400 - Electric Electrical Panel, Related Equipment	10,000	10	7	11,887	1,189	3,000	4,100	0.06%	843
Sub-total [29000 - Infrastructure]	30,000			37,489	2,469	13,000	15,375	0.13%	1,750
Sub-total Del Sol Clubhouse (DSC)	764,199			1,207,719	63,926	96,594	108,891	3.49%	45,325

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
00200 - Pickleball Center (PC)									
01000 - Paving									
170 - Asphalt: Sealing 39,629 sf Parking Lot	11,889	5	2	12,491	2,498	7,133	9,749	0.14%	1,771
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)	5,802	5	2	6,096	1,219	3,481	4,758	0.07%	864
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	118,887	25	21	199,680	7,987	19,022	24,372	0.44%	5,663
Sub-total [01000 - Paving]	136,578			218,267	11,704	29,636	38,878	0.64%	8,299
04000 - Structural Repairs									
892 - Shed Shed	5,432	15	11	7,128	475	1,449	1,856	0.03%	337
912 - Doors 5 Building Doors (50%)	4,753	20	16	7,057	353	951	1,218	0.02%	250
Sub-total [04000 - Structural Repairs]	10,186			14,184	828	2,399	3,074	0.05%	587
05000 - Roofing									
370 - Low Slope: Single-Ply 12 Squares- Center Roof	9,260	15	11	12,150	810	2,469	3,164	0.04%	574
08000 - Rehab									
100 - General Office, Storage, Breezeway	5,791	10	6	6,716	672	2,316	2,968	0.04%	476
226 - Restrooms 2 Restrooms	17,373	10	6	20,148	2,015	6,949	8,904	0.11%	1,428
Sub-total [08000 - Rehab]	23,164			26,863	2,686	9,266	11,872	0.15%	1,905
17500 - Basketball / Sport Court									
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	47,458	2	1	48,645	24,322	23,729	48,645	1.33%	17,245
19000 - Fencing									
174 - Chain Link: 4' 1,414 lf Court Fences	29,482	25	21	49,517	1,981	4,717	6,044	0.11%	1,404
178 - Chain Link: 8' 1,871 lf Court Fences	69,950	25	21	117,487	4,699	11,192	14,340	0.26%	3,332
780 - Gates 50 Court Gates	16,215	20	16	24,071	1,204	3,243	4,155	0.07%	853
Sub-total [19000 - Fencing]	115,647			191,075	7,884	19,152	24,539	0.43%	5,590

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
00200 - Pickleball Center (PC)									
23000 - Mechanical Equipment									
470 - HVAC 3 Mini-split Units	15,000	15	11	19,681	1,312	4,000	5,125	0.07%	930
870 - Septic System Septic System	8,687	20	16	12,895	645	1,737	2,226	0.04%	457
Sub-total [23000 - Mechanical Equipment]	23,687			32,577	1,957	5,737	7,351	0.11%	1,387
24000 - Furnishings									
570 - Miscellaneous Interior/Exterior Furniture	23,164	10	6	26,863	2,686	9,266	11,872	0.15%	1,905
970 - Miscellaneous 900 sf Artificial Turf	9,006	10	6	10,444	1,044	3,602	4,616	0.06%	741
974 - Miscellaneous Entrance Gate	5,791	10	6	6,716	672	2,316	2,968	0.04%	476
Sub-total [24000 - Furnishings]	37,961			44,023	4,402	15,184	19,455	0.24%	3,121
26000 - Outdoor Equipment									
440 - Drinking Fountain 2 Drinking Fountains	5,559	20	16	8,253	413	1,112	1,425	0.02%	293
448 - Bleachers: Aluminum 6 Bleachers	19,557	20	16	29,032	1,452	3,911	5,011	0.08%	1,029
884 - Shade Structure 4,182 sf [3] Shade Structures	14,994	7	3	16,147	2,307	8,568	10,978	0.13%	1,636
Sub-total [26000 - Outdoor Equipment]	40,111			53,433	4,171	13,591	17,414	0.23%	2,957
Sub-total Pickleball Center (PC)	444,051			641,217	58,765	121,165	174,391	3.20%	41,665
00700 - Facility Maintenance Shop (FMS)									
01000 - Paving									
136 - Asphalt: Sealing 29,074 sf Parking Area	8,722	5	3	9,393	1,879	3,489	5,364	0.10%	1,332
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)	4,257	5	3	4,584	917	1,703	2,618	0.05%	650
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	87,222	25	20	142,923	5,717	17,444	21,457	0.31%	4,053
Sub-total [01000 - Paving]	100,201			156,900	8,512	22,636	29,439	0.46%	6,035

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
00700 - Facility Maintenance Shop (FMS)									
03000 - Painting: Exterior									
128 - Surface Restoration 5,000 sf Building Exterior	7,605	10	4	8,395	840	4,563	5,457	0.05%	595
412 - Wrought Iron 835 lf Perimeter Fence	8,936	4	2	9,389	2,347	4,468	6,870	0.13%	1,664
Sub-total [03000 - Painting: Exterior]	16,542			17,784	3,187	9,031	12,327	0.17%	2,259
03500 - Painting: Interior									
152 - Building 10,000 sf All Interior Spaces	14,124	10	11	18,533	1,544	1,177	1,316	0.08%	1,095
04000 - Structural Repairs									
800 - Shed Shed	6,254	10	6	7,253	725	2,502	3,205	0.04%	514
804 - Shed 3 Pre-Fab Sheds	18,253	10	4	20,148	2,015	10,952	13,096	0.11%	1,428
960 - Doors 2 Shop Rollup Doors	5,650	30	24	10,219	341	1,130	1,351	0.02%	242
964 - Doors 24 Exterior & Interior Doors (25%)	11,408	10	4	12,593	1,259	6,845	8,185	0.07%	893
Sub-total [04000 - Structural Repairs]	41,565			50,212	4,340	21,428	25,838	0.24%	3,077
05000 - Roofing									
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	14,000	20	14	19,782	989	4,200	5,023	0.05%	701
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	26,355	30	3	28,381	946	23,720	25,213	0.05%	671
860 - Skylights 10 Pitched & Low Slope Roof Skylights	9,497	20	14	13,419	671	2,849	3,407	0.04%	476
982 - Coating 1,400 sf Low Slope Roof Recoating	4,655	5	0	4,655	931	4,655	954	0.05%	660
Sub-total [05000 - Roofing]	54,507			66,237	3,537	35,423	34,597	0.19%	2,508
08000 - Rehab									
108 - General Common Areas	18,709	20	14	26,435	1,322	5,613	6,712	0.07%	937
278 - Restrooms 2 Restrooms	35,615	20	14	50,323	2,516	10,684	12,777	0.14%	1,784
282 - General Break Room	24,930	20	14	35,226	1,761	7,479	8,944	0.10%	1,249
Sub-total [08000 - Rehab]	79,254			111,984	5,599	23,776	28,432	0.31%	3,970

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
00700 - Facility Maintenance Shop (FMS)									
19000 - Fencing									
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	33,703	30	24	60,960	2,032	6,741	8,061	0.11%	1,441
540 - Metal 165 lf Frontage Fencing	6,269	30	24	11,339	378	1,254	1,499	0.02%	268
Sub-total [19000 - Fencing]	39,973			72,300	2,410	7,995	9,560	0.13%	1,709
23000 - Mechanical Equipment									
208 - HVAC 4 Rooftop HVAC Units- 2018	32,000	15	9	39,964	2,664	12,800	15,307	0.15%	1,889
224 - HVAC 2 Ground Level Bryant Units- 2017	36,000	15	8	43,863	2,924	16,800	19,680	0.16%	2,073
Sub-total [23000 - Mechanical Equipment]	68,000			83,826	5,588	29,600	34,987	0.30%	3,962
24000 - Furnishings									
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	58,171	20	14	82,194	4,110	17,451	20,869	0.22%	2,914
25000 - Flooring									
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	7,415	10	1	7,601	760	6,674	7,601	0.04%	539
480 - Tile 664 sf Floor & Wall Tile	18,916	20	14	26,728	1,336	5,675	6,786	0.07%	948
Sub-total [25000 - Flooring]	26,331			34,329	2,096	12,349	14,387	0.11%	1,486
30000 - Miscellaneous									
236 - Maintenance Equipment Genie Scissor Lift	19,429	20	16	28,842	1,442	3,886	4,979	0.08%	1,022
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	22,615	10	4	24,963	2,496	13,569	16,227	0.14%	1,770
Sub-total [30000 - Miscellaneous]	42,044			53,806	3,938	17,455	21,205	0.21%	2,792
Sub-total Facility Maintenance Shop (FMS)	540,713			748,104	44,863	198,322	232,957	2.45%	31,808
00800 - General									
22000 - Office Equipment									
100 - Miscellaneous Facility Maintenance Shop Context Scanner	7,479	5	3	8,054	1,611	2,992	4,600	0.09%	1,142

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
00800 - General									
30000 - Miscellaneous									
200 - Maintenance Equipment Vermeer Chipper	9,588	20	3	10,326	516	8,150	8,845	0.03%	366
204 - Maintenance Equipment Vermeer Skid Loader & Attachments	62,154	15	13	85,680	5,712	8,287	12,742	0.31%	4,050
700 - Trailer Load Trail	6,392	15	1	6,552	437	5,966	6,552	0.02%	310
704 - Trailer Top Hat- 2018	7,417	15	10	9,495	633	2,472	3,041	0.03%	449
710 - Trailer Big Tex	27,042	15	13	37,278	2,485	3,606	5,544	0.14%	1,762
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	38,353	10	7	45,590	4,559	11,506	15,725	0.25%	3,232
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	92,717	10	9	115,791	11,579	9,272	19,007	0.63%	8,210
844 - Vehicle 2016 Ford Fiesta- #26	22,373	10	3	24,093	2,409	15,661	18,346	0.13%	1,708
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	74,836	10	2	78,624	7,862	59,869	69,036	0.43%	5,575
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	127,222	10	3	137,004	13,700	89,055	104,322	0.75%	9,714
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	44,545	10	3	47,970	4,797	31,182	36,527	0.26%	3,401
866 - Vehicle 2017 Ford Escape- #36	34,746	3	3	37,418	9,354	8,687	11,872	0.51%	6,632
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	41,395	10	4	45,692	4,569	24,837	29,701	0.25%	3,240
872 - Maintenance Truck 2018 Ford F150- #38	44,184	10	4	48,770	4,877	26,510	31,702	0.27%	3,458
874 - Maintenance Truck Ford F250 PU- #39	42,394	10	4	46,795	4,679	25,436	30,417	0.26%	3,318
876 - Vehicle Ford Transit Connect- #40	38,654	10	4	42,667	4,267	23,192	27,734	0.23%	3,025
878 - Vehicle 2018 Ford Transit 150 Van- #41	38,655	10	5	43,735	4,373	19,328	23,773	0.24%	3,101
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	47,487	10	5	53,727	5,373	23,743	29,204	0.29%	3,809
882 - Vehicle 2018 Ford Transit 250 Van- #43	40,364	10	5	45,668	4,567	20,182	24,824	0.25%	3,238
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	35,337	10	5	39,981	3,998	17,669	21,732	0.22%	2,835
888 - Vehicle 2020 Ford Escape- #45	34,768	10	6	40,320	4,032	13,907	17,819	0.22%	2,859

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
00800 - General									
30000 - Miscellaneous									
892 - Maintenance Truck 2021 Ford Ranger XL- #46	41,551	10	7	49,391	4,939	12,465	17,036	0.27%	3,502
896 - Maintenance Truck 2021 Ford F250 Pickup- #47	47,534	10	7	56,503	5,650	14,260	19,489	0.31%	4,006
Sub-total [30000 - Miscellaneous]	999,708			1,149,070	115,370	475,242	584,989	6.29%	81,799
Sub-total General	1,007,187			1,157,124	116,981	478,234	589,588	6.38%	82,941
Totals	19,591,336			24,375,637	1,833,675	10,375,166	11,218,100	100.00%	1,300,102
						[A]	[B]		
						[EndBal]	[EndBal]		
Percent Funded						73.76%	60.54%		

00010 - Administrative Offices

01000 - Paving

100 - Asphalt: Sealing	Useful Life 5	Remaining Life 2
27,762 sf Parking Lots- Seal, Stripe	Quantity 27,762	Unit of Measure Square Feet
	Cost /SqFt \$0.300	
	% Included 100.00%	Total Cost/Study \$8,329
Summary	Replacement Year 2026	Future Cost \$8,750

This is to prepare the surface, apply a single coat asphalt emulsion product and restripe to match the existing layout. If a second coat is desired the cost is generally 10% to 20% higher.

south parking lot and maintenance yard- 14,965 sf
north parking lot- 12,797 sf

2021- \$2,642 was expended for both North and South lots. Per client, Contractor did the North lot at no charge, was missed in their proposal.
2020- \$1,100 was expended to seal coat approximately 3,519 sf of lot surface, remainder of the lots were asphalt overlay, per client 6/16/2020. Balance of sealcoat assumed to be performed in 2021.
2019- Per client 7/22/2019, reduce remaining life from 2022 to 2020 and increase estimate from \$0.15/sf to \$0.20/sf.
2017- \$4,000 was expended for a follow-up seal coat from 2016.
2016- The north and south parking lots are in need of sealing and restriping.

200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2
27,762 sf Parking Lots (5.6%)	Quantity 27,762	Unit of Measure Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt \$116,129
	% Included 5.60%	Total Cost/Study \$6,503
Summary	Replacement Year 2026	Future Cost \$6,832

This is for miscellaneous repairs including crack fill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

south parking lot and maintenance yard- 14,965 sf
north parking lot- 12,797 sf

2019- While sealing and crackfill appear completed and in good condition, alligator type and linear cracking conditions persist. Per client 7/22/2019, reduce remaining life from 2022 to 2020.
2016- There is alligator type cracking and moderate linear cracking throughout the paved surfaces.

300 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 21
14,965 sf South Parking & Maintenance	Quantity 14,965	Unit of Measure Square Feet
	Cost /SqFt \$3.00	
	% Included 100.00%	Total Cost/Study \$44,895
Summary	Replacement Year 2045	Future Cost \$75,405

This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2020- \$19,506 was expended.

00010 - Administrative Offices

01000 - Paving

330 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 21
12,797 sf North Parking Lot (50%)	Quantity 12,797	Unit of Measure Square Feet
	Cost /SqFt \$3.00	Qty * \$/SqFt \$38,391
	% Included 50.00%	Total Cost/Study \$19,196
Summary	Replacement Year 2045	Future Cost \$32,240

This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2020- \$16,764 was expended.

03000 - Painting: Exterior

100 - Stucco	Useful Life 10	Remaining Life 4
9,085 sf Building Exterior & Wall Surfaces	Quantity 9,085	Unit of Measure Square Feet
	Cost /SqFt \$1.52	
	% Included 100.00%	Total Cost/Study \$13,819
Summary	Replacement Year 2028	Future Cost \$15,254

This is to prepare, power wash, sand, scrape, caulk and paint the stucco surfaces with a premium paint.

2019- Paint appears in good condition, no issues noted.
 2016- The paint is faded, peeling and rust stained around the scuppers.

03500 - Painting: Interior

100 - Building	Useful Life 10	Remaining Life 2
16,167 sf All Interior Spaces	Quantity 16,167	Unit of Measure Square Feet
	Cost /SqFt \$1.41	
	% Included 100.00%	Total Cost/Study \$22,835
Summary	Replacement Year 2026	Future Cost \$23,991

This is to prepare and paint all interior walls.

2019- Painting in good condition.
 2016- Building was undergoing renovation during the reserve site visit, so this component assumes that painting was performed in conjunction with renovation.

04000 - Structural Repairs

900 - Doors	Useful Life 10	Remaining Life 10
41 Exterior & Interior Doors (25%)	Quantity 41	Unit of Measure Items
	Cost /Itm \$1,901	Qty * \$/Itm \$77,956
	% Included 25.00%	Total Cost/Study \$19,489
Summary	Replacement Year 2034	Future Cost \$24,948

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambes, posts, locks/latches, etc.

7- exterior
 34- interior

2023- Per client, extend remaining life to 2034.

00010 - Administrative Offices

05000 - Roofing

304 - Low Slope: Vinyl	Useful Life 20	Remaining Life 19	
79 Squares- Building Roof- Replace	Quantity 79	Unit of Measure Squares	
	Cost /Sqrs \$1,100		
	% Included 100.00%	Total Cost/Study \$86,900	
Summary	Replacement Year 2043	Future Cost \$138,923	

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2023- \$80,084 expended.
 2021- Per client 6/1/2021, move remaining life from 2024 to 2023. Budget \$80,500 per TREMCO
 2018/19- Per client, roof re-coated. Remaining life extended by BRG to 2024.

930 - Coating	Useful Life 5	Remaining Life 2	
7,900 sf Low Slope Roof Recoating	Quantity 7,900	Unit of Measure Square Feet	
	Cost /SqFt \$1.04		
	% Included 100.00%	Total Cost/Study \$8,240	
Summary	Replacement Year 2026	Future Cost \$8,657	

This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

2019- Per client 6/14/2019, \$6,750 expended for coating with 5 year life in 2018.

08000 - Rehab

300 - Restrooms	Useful Life 20	Remaining Life 17	
3 Men's, Women's, Unisex Restrooms	Quantity 3	Unit of Measure Room	
	Cost /Rm \$17,819		
	% Included 100.00%	Total Cost/Study \$53,456	
Summary	Replacement Year 2041	Future Cost \$81,339	

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

Men's- approximate 12' x 7' footprint, 60 sf wall tile, painted walls, false ceiling, 1 toilet stall with partition, 1 urinal, 1 sink, 1 mirror, 2 stainless steel grab bars, 1 paper towel dispenser, 1 soap dispenser, 1 toilet paper dispenser, lighting.

Women's similar to men's with: no urinal, and 2 toilet stalls.

2022- Men's restroom appear in excellent condition.
 2019- Increased estimate from \$4,000 to \$15,000 per restroom.
 2016- Remodeled.

00010 - Administrative Offices

08000 - Rehab

400 - Kitchen	Useful Life 20	Remaining Life 3	
Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$10,000		
	% Included 100.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2027	Future Cost \$10,769	

This is to rehab and redecorate the kitchen including items such as cabinets, countertops, fixtures, lighting, etc. Client input will further define this component. Appliances are provided for within other components.

2024- Cost increased per client slightly, and RL reduced from 2027 to 2025, back to 2027.

2023- Per client, extend remaining life to 2027.

2021- Remaining life extended to 2025. Per client 6/30/2021, reduce remaining life from 2025 to 2024.

2017- BRG had this as a 2016 expense. The remaining life has been set to 5, instead of 19, as would be needed if this was done in 2016.

22000 - Office Equipment

200 - Computers, Misc.	Useful Life 1	Remaining Life 0	
5 IT Servers (20%)	Quantity 5	Unit of Measure Items	
	Cost /Itm \$13,974	Qty * \$/Itm \$69,869	
	% Included 20.00%	Total Cost/Study \$13,974	
Summary	Replacement Year 2024	Future Cost \$13,974	

This is to periodically replace the IT servers on a percentage basis.

2023- \$13,633 expended.

2022- \$7,845 was expended.

2021- \$12,764 is anticipated

2020- \$12,453 was expended.

2019- \$12,000 was expended per client 6/14/2019.

2018- Quantity revised per actual to 5 with 1 server being replaced every year.

2017- Estimate revised upward from \$9,200 to \$12,000 based on 2017 costing.

240 - Computers, Misc.	Useful Life 1	Remaining Life 0	
Office Computer Work Stations	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$20,752		
	% Included 100.00%	Total Cost/Study \$20,752	
Summary	Replacement Year 2024	Future Cost \$20,752	

This is to replace computers, printers, scanners and networking equipment as needed.

2023- No expense.

2022- \$25,534 expended.

2021- \$18,395 expended.

2020- \$18,500 expended.

2019- \$18,022 expended per client 6/14/2019.

2018- \$11,515 expended for 6 laptops, 4 reach computers. Approximately 80 total computers. Component revised per client direction from \$37,000 every five years, to \$18,500 every year starting in 2019.

2017- \$27,756 expended and included iPads.

00010 - Administrative Offices

22000 - Office Equipment

270 - Network Equipment	Useful Life 1	Remaining Life 0	
Routers & Switches	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,724	
	% Included	100.00%	Total Cost/Study \$6,724
Summary	Replacement Year	2024	Future Cost \$6,724

This is to replace routers and switch equipment.

2023- \$6,560 expended.
 2022- No work indicated, extend remaining life from 2022 to 2023.
 2021- 6,150 is anticipated.
 2020- Per client, add new component at \$6,000/year beginning in 2021.

23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 1	
3 Rooftop Carrier Units- 2010	Quantity 3	Unit of Measure	Items
	Cost /Itm	\$17,000	
	% Included	100.00%	Total Cost/Study \$51,000
Summary	Replacement Year	2025	Future Cost \$52,275

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

Unit 1- Admin (S)- Carrier- 5T
 Unit 2- Admin (S)- Carrier- 5T
 Unit 3- Admin (Center)- Carrier- 5T

2023- Per client, defer to 2025.

280 - HVAC	Useful Life 15	Remaining Life 8	
Rooftop Rheem Unit #5- 2017	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$15,000	
	% Included	100.00%	Total Cost/Study \$15,000
Summary	Replacement Year	2032	Future Cost \$18,276

This is to replace the Rheem HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 5- Shop- Carrier- 4T RQPL-B048JK / F261700031, mfg 6/2017

2018- Per client, unit replaced in 2017.

314 - HVAC	Useful Life 15	Remaining Life 9	
Rooftop Carrier Unit #6- 2005	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$13,000	
	% Included	100.00%	Total Cost/Study \$13,000
Summary	Replacement Year	2033	Future Cost \$16,235

This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 6- Admin (SW)- Carrier- 3.5T

2019- Per client 6/14/2019, include this previously excluded component. Per client 7/22/2019, unit was replaced 7/2018.

00010 - Administrative Offices
23000 - Mechanical Equipment

348 - HVAC	Useful Life 15	Remaining Life 4	
3 IT Room Trane & Gree Units- 2013	Quantity 3	Unit of Measure	Items
	Cost /Itm \$3,800		
	% Included 100.00%	Total Cost/Study	\$11,400
Summary	Replacement Year 2028	Future Cost	\$12,583

This is to replace the Trane & Gree HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

Unit 7- IT Room- Trane- 1.5T
 Unit 9A & 9B- IT Server Room- Gree

376 - HVAC	Useful Life 15	Remaining Life 9	
Marvair Unit- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,000		
	% Included 100.00%	Total Cost/Study	\$8,000
Summary	Replacement Year 2033	Future Cost	\$9,991

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Marvair

2018- \$6,242 was expended to replace the Bard unit with Marvair unit.

25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 2	
365 Sq. Yds. Hallways, Lobby, Offices	Quantity 365	Unit of Measure	Square Yard
	Cost /SqYd \$45.63		
	% Included 100.00%	Total Cost/Study	\$16,656
Summary	Replacement Year 2026	Future Cost	\$17,499

This is to replace the carpeting.

2016- The building was undergoing renovation during the reserve site visit, so this component assumes that flooring was replaced as part of the renovation.

400 - Tile	Useful Life 20	Remaining Life 1	
430 sf Floors	Quantity 430	Unit of Measure	Square Feet
	Cost /SqFt \$21.73		
	% Included 100.00%	Total Cost/Study	\$9,344
Summary	Replacement Year 2025	Future Cost	\$9,577

This is to replace the wall and floor tile.

456 sf- restroom wall tile
 640 sf- floor tile- dining, kitchen, copy and restrooms

2021- \$8,688 was expended. Per client 7/28/2021, work was cancelled, so extend remaining life from 2021 to 2025.

00010 - Administrative Offices

28000 - Water System

134 - Backflow Valves	Useful Life 12	Remaining Life 9	
4" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,150		
	% Included 100.00%	Total Cost/Study	\$6,150
Summary	Replacement Year 2033	Future Cost	\$7,680

This is to replace the backflow prevention valve.

2021- \$5,440 was expended.
 2020- \$8,127 is anticipated, 12 year life, and 2021 remaining life estimates per client 6/15/2020.

00020 - West Social Center (WC)

01000 - Paving

104 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
43,543 sf Drives, North & South Parking	Quantity 43,543	Unit of Measure	Square Feet
	Cost /SqFt \$0.300		
	% Included 100.00%	Total Cost/Study	\$13,063
Summary	Replacement Year 2025	Future Cost	\$13,389

This is to prepare the surface, apply a single coat asphalt emulsion product and restripe to match the existing layout. If a second coat is desired the cost is generally 10% to 20% higher.

loading dock driveway- 7,155 sf
 north parking lot- 23,812 sf
 south parking lot- 12,576 sf

2022- Paved surfaces near tennis courts in need of sealing.
 2020- \$7,402 was expended.
 2019- Per client 7/22/2019, reduce remaining life from 2022 to 2020 and increase estimate from \$0.15/sf to \$0.20/sf.
 2017- \$17,985 total was expended to seal, crack seal and stripe the west, north and south areas.

108 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
75,321 sf West Parking Lot	Quantity 75,321	Unit of Measure	Square Feet
	Cost /SqFt \$0.300		
	% Included 100.00%	Total Cost/Study	\$22,596
Summary	Replacement Year 2025	Future Cost	\$23,161

This is to prepare the surface, apply a single coat asphalt emulsion product and restripe to match the existing layout. If a second coat is desired the cost is generally 10% to 20% higher.

2020- \$12,498 was expended.
 2019- Per client 7/22/2019, reduce remaining life from 2022 to 2020 and increase estimate from \$0.15/sf to \$0.20/sf.
 2017- \$17,985 total was expended to seal, crack seal and stripe the west, north and south areas.
 2016- The west parking lot is in need of sealing and crack fill. The striping is in fair condition.

00020 - West Social Center (WC)

01000 - Paving

208 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
75,321 sf West Parking Lot (3%)	Quantity 75,321	Unit of Measure Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt \$315,070
	% Included 2.50%	Total Cost/Study \$7,877
Summary	Replacement Year 2025	Future Cost \$8,074

This is for miscellaneous repairs including crack fill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

2022- Cracks appear mostly filled.
 2019- Per client 7/22/2019, reduce remaining life from 2022 to 2020.
 2017- This work was performed with north, south and west areas.
 2016- The west parking lot is in need of crack fill.

304 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 3
43,543 sf Drives, North & South Parking	Quantity 43,543	Unit of Measure Square Feet
	Cost /SqFt \$3.00	
	% Included 100.00%	Total Cost/Study \$130,629
Summary	Replacement Year 2027	Future Cost \$140,673

This is to apply a paving fabric interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

loading dock driveway- 7,155 sf
 north parking lot- 23,812 sf
 south parking lot- 12,576 sf

2022- Loading dock driveway exhibits large cracks.

308 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 8
75,321 sf West Parking Lot	Quantity 75,321	Unit of Measure Square Feet
	Cost /SqFt \$3.00	
	% Included 100.00%	Total Cost/Study \$225,963
Summary	Replacement Year 2032	Future Cost \$275,314

This is to apply a paving fabric interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2006- Parking lot installed.

02000 - Concrete

400 - Pool Deck	Useful Life 5	Remaining Life 3
5,313 sf Pool/Spa Area Concrete Repair (6%)	Quantity 5,313	Unit of Measure Square Feet
	Cost /SqFt \$25.53	Qty * \$/SqFt \$135,655
	% Included 6.00%	Total Cost/Study \$8,139
Summary	Replacement Year 2027	Future Cost \$8,765

This is to periodically repair and replace concrete pool deck, deck drains and deck mastic to remove abrupt elevation shifts and to maintain functionality. Since concrete pool deck useful life typically exceeds the scope of the 30-year study, this component provides for repair only and not full replacement. However, as the deck ages and undergoes multiple repairs and patches, this component may revert from occasional partial repairs to full replacement.

2023- Per client, extend remaining life to 2027.

00020 - West Social Center (WC)

03000 - Painting: Exterior

106 - Stucco	Useful Life 10	Remaining Life 6
53,060 sf Building Exterior & Wall Surfaces	Quantity 53,060	Unit of Measure Square Feet
	Cost /SqFt \$1.52	
	% Included 100.00%	Total Cost/Study \$80,710
Summary	Replacement Year 2030	Future Cost \$93,598

This is to prepare, power wash, sand, scrape, caulk and paint the stucco surfaces with a premium paint.

2022- Stucco painting appears in good condition.
 2020- \$60,050 was expended.
 2019- Peel, fade and efflorescence were observed. Per client 6/14/2019, painting is anticipated in 2020.

03500 - Painting: Interior

106 - Building	Useful Life 10	Remaining Life 1
24,000 sf All Interior Spaces	Quantity 24,000	Unit of Measure Square Feet
	Cost /SqFt \$1.41	
	% Included 100.00%	Total Cost/Study \$33,899
Summary	Replacement Year 2025	Future Cost \$34,746

This is to prepare and paint all interior walls and ceilings.

2022- \$5,234 was expended. Move remaining life from 2022 to 2023.
 2021- Per client 6/1/2021, defer.

04000 - Structural Repairs

904 - Doors	Useful Life 10	Remaining Life 10
72 Exterior & Interior Doors (25%)	Quantity 72	Unit of Measure Items
	Cost /Itm \$1,901	Qty * \$/Itm \$136,899
	% Included 25.00%	Total Cost/Study \$34,225
Summary	Replacement Year 2034	Future Cost \$43,811

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambes, posts, locks/latches, etc.

25- exterior
 47- interior

2023- Per client, extend remaining life to 2034.

05000 - Roofing

300 - Low Slope: Metal	Useful Life 30	Remaining Life 23
3 Squares- Pool Eq Enclosure Shade Structure	Quantity 3	Unit of Measure Squares
	Cost /Sqrs \$2,934	
	% Included 100.00%	Total Cost/Study \$8,801
Summary	Replacement Year 2047	Future Cost \$15,530

This is to replace the 15' x 20' low slope metal roofing section over the pool/spa equipment area. Metal roofs should be regularly inspected and repaired as indicated. Metal roofs expect a long life and may require fastener tightening and painting.

2019- Component added to study by BRG.
 2017- Approximate installation date.

00020 - West Social Center (WC)

05000 - Roofing

308 - Low Slope: Vinyl	Useful Life 20	Remaining Life 5
339 Squares- Building Flat Roofs	Quantity 339	Unit of Measure Squares
	Cost /Sqrs \$1,000	
	% Included 100.00%	Total Cost/Study \$339,000
Summary	Replacement Year 2029	Future Cost \$383,547

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2019- During the reserve study site visit, solar installation was in progress, and the roof had just been recoated. Per client 6/14/2019, extend remaining life from 2019 to 2029.

600 - Pitched: Tile	Useful Life 30	Remaining Life 22
24 Squares- Tennis Ramada Roof	Quantity 24	Unit of Measure Squares
	Cost /Sqrs \$1,100	
	% Included 100.00%	Total Cost/Study \$26,400
Summary	Replacement Year 2046	Future Cost \$45,449

This is to replace the tile roofing system. Tile roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2019- Per client 6/14/2019, extend remaining life from 2036 to 2046.

934 - Coating	Useful Life 5	Remaining Life 1
33,900 sf Low Slope Roof Recoating	Quantity 33,900	Unit of Measure Square Feet
	Cost /SqFt \$1.24	
	% Included 100.00%	Total Cost/Study \$42,044
Summary	Replacement Year 2025	Future Cost \$43,096

This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

2021- \$1,589 was expended for roof coating shuffleboard and locker room building.

2019- During the reserve study site visit, solar installation was in progress. \$37,525 was expended to recoat with Uniflex Coolmax41 per client 6/14/2019.

08000 - Rehab

100 - General	Useful Life 20	Remaining Life 2
Tennis Ramada	Quantity 1	Unit of Measure Building
	Cost /Bldg \$7,062	
	% Included 100.00%	Total Cost/Study \$7,062
Summary	Replacement Year 2026	Future Cost \$7,420

This is for a general rehab of the tennis ramada including 2 restrooms, kitchen and office.

00020 - West Social Center (WC)

08000 - Rehab

200 - Locker Rooms	Useful Life 20	Remaining Life 2
2 Pool Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room
	Cost /Rm \$53,456	
	% Included 100.00%	Total Cost/Study \$106,912
Summary	Replacement Year 2026	Future Cost \$112,324

This is to rehab the outdoor shower and both locker rooms including items such as showers, fixtures, partitions, benches, lockers, hand dryers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc.

2019- Increased estimate from \$22,000 to \$45,000 per room. Client input will further define this component.

306 - Restrooms	Useful Life 20	Remaining Life 3
4 Shops & Auditorium Restrooms	Quantity 4	Unit of Measure Room
	Cost /Rm \$19,503	
	% Included 100.00%	Total Cost/Study \$78,011
Summary	Replacement Year 2027	Future Cost \$84,009

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

- 2- Auditorium interior restrooms
- 2- Shop exterior restrooms

2023- Per client, extend remaining life to 2027.
 2022- Extend RL to 2024.
 2020- Per client 8/5/2020, extend remaining life from 2021 to 2023.

460 - Cabinets	Useful Life 20	Remaining Life 2
2 Woodshop & Lapidary	Quantity 2	Unit of Measure Room
	Cost /Rm \$5,432	
	% Included 100.00%	Total Cost/Study \$10,865
Summary	Replacement Year 2026	Future Cost \$11,415

This is for replacing the cabinets per existing. Replacement costs will depend on the scope of work at replacement.

550 - Operable Wall/Partition	Useful Life 25	Remaining Life 22
320 sf Auditorium/Room 1	Quantity 320	Unit of Measure Square Feet
	Cost /SqFt \$64.86	
	% Included 100.00%	Total Cost/Study \$20,756
Summary	Replacement Year 2046	Future Cost \$35,734

This is to repair and replace the operable wall/partition.

Modernfold
 10' x 32'

2021- \$18,369 was expended.
 2019- Some damage was observed.

00020 - West Social Center (WC)

12000 - Pool

100 - Resurface	Useful Life 12	Remaining Life 2	
250 lf Pool	Quantity 250	Unit of Measure	Linear Feet
	Cost /l.f. \$204		
	% Included 100.00%	Total Cost/Study	\$51,065
Summary	Replacement Year 2026	Future Cost	\$53,651

This is to resurface the pool including start-up costs.

6- tile race lanes with targets
 1- tile walk lane

2021- Remaining life, per client is revised to 2025.

600 - Deck: Re-Surface	Useful Life 15	Remaining Life 2	
5,313 sf Pool/Spa Deck Coating	Quantity 5,313	Unit of Measure	Square Feet
	Cost /SqFt \$9.56		
	% Included 100.00%	Total Cost/Study	\$50,799
Summary	Replacement Year 2026	Future Cost	\$53,370

This is to scarify the concrete deck and apply an acrylic lace coating. Concrete deck repairs are provided for within another component.

2018- Excluded as it will not be replaced within the study time frame.

728 - Equipment: Replacement	Useful Life 10	Remaining Life 5	
Pool Digital Clocks	Quantity 1	Unit of Measure	Pair
	Cost /Pair \$3,585		
	% Included 100.00%	Total Cost/Study	\$3,585
Summary	Replacement Year 2029	Future Cost	\$4,057

This is to replace the Wi-Fi enabled digital clocks.

Colorado Time Systems
 MN PCW-PRO
 SN 20180202-M3

2019- Clocks purchased for \$3,000. Per client 7/22/2019, remove this component from the study.

00020 - West Social Center (WC)

12000 - Pool

730 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$60,627	Qty * \$/LS	\$60,627
	% Included 50.00%	Total Cost/Study	\$30,313
Summary	Replacement Year 2025	Future Cost	\$31,071

This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

- 1- pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 01162591600398, mfg. 2015
- 1- pool filter #2, Pentair Triton II Commercial, MN TR100C, SN 01161251600451, mfg. 2015
- 1- pool filter #3, Pentair Triton II Commercial , MN TR100C, SN 0116125150040P, mfg. 2015
- 1- spa filter, Pentair Triton II Commercial, MN TR100C, SN 01161301400224, mfg. 2014
- 3- Pentair IntelliFlo variable speed pumps
- 2- additional spa pumps
- 1- robotic pool vacuum, Dolphin C5 #8
- 1- spa heater, MN B-R268-EN-X, SN 1302353521, mfg. 2013
- 1- pool heater #1, MN B-R408-EN-X, SN 1301350763, mfg. 2013
- 1- pool heater #2, MN B-R408-EN-X, SN 1405378621, mfg. 2014
- 1- pool heater #3, MN B-R408-EN-X, SN 1406380732, mfg. 2014
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system, SN CCS100-1809CC558, CCW101-1810CC715
- Pool- 9 skimmers, 5 lights, 1 ladder, 6 grab bars
- Spa- 1 skimmer, 1 light, twin drain, 2 grab bars
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$15,000 was expended. Move remaining life from 2022 to 2025.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022 due to equipment shortage due to pandemic.
 2019- \$10,650 was expended per client 6/14/2019.
 2018- \$1,200 was expended for new spa jet pump.

14000 - Recreation

700 - Billiard Table	Useful Life 25	Remaining Life 19	
4 Billiards Room Tables	Quantity 4	Unit of Measure	Items
	Cost /Itm \$8,312		
	% Included 100.00%	Total Cost/Study	\$33,247
Summary	Replacement Year 2043	Future Cost	\$53,150

This is to replace the billiard tables.

2018- \$27,353 total was expended replace equipment with new Diamond Pro-Am tables.

00020 - West Social Center (WC)

17000 - Tennis Court

100 - Reseal	Useful Life 4	Remaining Life 0
43,200 sf [6] Tennis Courts	Quantity 43,200	Unit of Measure Square Feet
	Cost /SqFt \$0.791	
	% Included 100.00%	Total Cost/Study \$34,158
Summary	Replacement Year 2024	Future Cost \$34,158

This is to prepare the courts, repair cracks with acrylic crack patch, paint with epoxy coating mixed with silica sand, and restripe.

2024- \$34,158 expended.
 2022- Tennis court sealing and striping appear in excellent condition.
 2021- \$29,600 was expended.
 2019- Court surfaces, nets and posts appear in excellent condition. No cracking noted. Per client 7/22/2019, these courts are post-tensioned concrete that do not require resurface.
 2017- Courts repaired and recoated, 4 year useful life per client. Cost reduced to reflect 2017 expense.

500 - Resurface	Useful Life 21	Remaining Life 10
43,200 sf [6] Tennis Courts	Quantity 43,200	Unit of Measure Square Feet
	Cost /SqFt \$3.48	
	% Included 100.00%	Total Cost/Study \$150,198
Summary	Replacement Year 2034	Future Cost \$192,266

This is to resurface the tennis courts utilizing an overlay, color coat and striping.

2019- Court surfaces, nets and posts appear in excellent condition. No cracking noted. Per client 7/22/2019, these courts are post-tensioned concrete that do not require resurface.

600 - Lighting	Useful Life 30	Remaining Life 28
20 Court Lights	Quantity 20	Unit of Measure Items
	Cost /Itm \$4,672	
	% Included 100.00%	Total Cost/Study \$93,439
Summary	Replacement Year 2052	Future Cost \$186,550

This is to replace the tennis court light poles and fixtures.

2022- \$86,000 total anticipated. \$44,950 has been expended since May 2022 and another \$41,050 is anticipated for work currently in progress.
 2021- Per client 6/1/2021, \$86,000 anticipated in 2022, move remaining life from 2023 to 2022.

724 - Screen	Useful Life 5	Remaining Life 3
8,685 sf Tennis Court Fence Screens	Quantity 8,685	Unit of Measure Square Feet
	Cost /SqFt \$0.619	
	% Included 100.00%	Total Cost/Study \$5,379
Summary	Replacement Year 2027	Future Cost \$5,792

This is to replace the court perimeter windscreen.

560 lf- 9' screen at 4 north tennis courts
 405 lf- 9' screen at 2 south tennis courts

2023- Per client, extend remaining life to 2027.
 2019- Per client 6/14/2019, exclude this component.

00020 - West Social Center (WC)

17500 - Basketball / Sport Court

200 - Seal & Striping	Useful Life 8	Remaining Life 3
3,744 sf [12] Shuffleboard Courts	Quantity 3,744	Unit of Measure Square Feet
	Cost /SqFt \$5.32	
	% Included 100.00%	Total Cost/Study \$19,932
Summary	Replacement Year 2027	Future Cost \$21,465

This is to seal and re-stripe the surface on an ongoing basis.

2019- Fade and worn areas were observed. \$16,880 was expended per client 6/14/2019.
 2018- Estimate reduced to \$1,300/court for 2019 replacement.

19000 - Fencing

120 - Chain Link: 10'	Useful Life 30	Remaining Life 8
1,710 lf Tennis Court Fence	Quantity 1,710	Unit of Measure Linear Feet
	Cost /l.f. \$45.63	
	% Included 100.00%	Total Cost/Study \$78,032
Summary	Replacement Year 2032	Future Cost \$95,075

This is to replace the 10' chain link fencing.

20000 - Lighting

200 - Pole Lights	Useful Life 30	Remaining Life 12
15 Walkway Lights	Quantity 15	Unit of Measure Items
	Cost /Itm \$2,140	
	% Included 100.00%	Total Cost/Study \$32,106
Summary	Replacement Year 2036	Future Cost \$43,179

This is to replace the walkway lights reusing the existing wiring and conduits. Light standards should be painted in conjunction with building painting.

2019- The standards need paint.

500 - Parking Lot	Useful Life 60	Remaining Life 25
25 Parking Lot Lights	Quantity 25	Unit of Measure Items
	Cost /Itm \$3,205	
	% Included 100.00%	Total Cost/Study \$80,129
Summary	Replacement Year 2049	Future Cost \$148,555

This is to replace the parking lot lights. Light standers should be painted in conjunction with building painting.

2019- Some standards need paint.

00020 - West Social Center (WC)

23000 - Mechanical Equipment

204 - HVAC	Useful Life 15	Remaining Life 0	
2 Rooftop Carrier Units- 2006	Quantity 2	Unit of Measure	Items
	Cost /Itm \$38,027		
	% Included 100.00%	Total Cost/Study	\$76,055
Summary	Replacement Year 2024	Future Cost	\$76,055

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

Unit 1- Auditorium (W)- Carrier 20T
 Unit 2- Auditorium (E)- Carrier 20T

2022- Both units appear to have not been replaced. Association input will further define this component.
 2021- \$67,300 was expended.

284 - HVAC	Useful Life 15	Remaining Life 4	
2 Rooftop Carrier Units- 2013	Quantity 2	Unit of Measure	Items
	Cost /Itm \$17,000		
	% Included 100.00%	Total Cost/Study	\$34,000
Summary	Replacement Year 2028	Future Cost	\$37,530

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

Unit 3- Auditorium Main- Carrier- 10T
 Unit 6- Woodshop- Carrier- 3T

320 - HVAC	Useful Life 15	Remaining Life 9	
Rooftop Carrier Unit #4- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$29,000		
	% Included 100.00%	Total Cost/Study	\$29,000
Summary	Replacement Year 2033	Future Cost	\$36,217

This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 4- Lobby (E)- Carrier- 15T

2019- Per client 6/14/2019, replaced in 2018 for \$21,000 of which half was paid in 2018 and 2019.
 2018- \$13,000 was expended.

324 - HVAC	Useful Life 15	Remaining Life 10	
Rooftop Carrier Unit #10- 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$18,000		
	% Included 100.00%	Total Cost/Study	\$18,000
Summary	Replacement Year 2034	Future Cost	\$23,042

This is to replace the Rheem HVAC system. It is possible that sub-component of this systems can be replaced or rebuilt to extend its life.

Unit 10- Woodshop- Rheem- 5T

2019- \$13,325 was expended per client 6/14/2019.
 2004- Unit installed.

00020 - West Social Center (WC)

23000 - Mechanical Equipment

352 - HVAC	Useful Life 15	Remaining Life 0
2 Rooftop Carrier/American Units- 2009	Quantity 2	Unit of Measure Items
	Cost /Itm \$14,668	
	% Included 100.00%	Total Cost/Study \$29,335
Summary	Replacement Year 2024	Future Cost \$29,335

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

2024- Two replaced in 2024 and one planned for 2025. See next (new in 2024) item.
 Unit 5- Lobby (W)- Carrier- 10T (Confirm in 2025 which units replaced.)
 Unit 12- Billiard Room- American Standard- 4T
 Unit 13- La Tienda- American Standard- 3.5T

354 - HVAC	Useful Life 15	Remaining Life 1
Rooftop Carrier/American Units- 2009	Quantity 1	Unit of Measure Items
	Cost /Itm \$14,668	
	% Included 100.00%	Total Cost/Study \$14,668
Summary	Replacement Year 2025	Future Cost \$15,034

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

Unit 5- Lobby (W)- Carrier- 10T (Confirm in 2025 which units replaced.)
 Unit 12- Billiard Room- American Standard- 4T
 Unit 13- La Tienda- American Standard- 3.5T

380 - HVAC	Useful Life 15	Remaining Life 1
Rooftop Carrier Unit #7- 2010	Quantity 1	Unit of Measure Items
	Cost /Itm \$21,947	
	% Included 100.00%	Total Cost/Study \$21,947
Summary	Replacement Year 2025	Future Cost \$22,496

This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 7- Woodshop- Carrier- 10T

404 - HVAC	Useful Life 15	Remaining Life 14
4 Rooftop Carrier/American Units- 2008	Quantity 4	Unit of Measure Items
	Cost /Itm \$17,500	
	% Included 100.00%	Total Cost/Study \$70,000
Summary	Replacement Year 2038	Future Cost \$98,908

This is to replace the Carrier and American Standard HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

Unit 8- Woodshop- Carrier- 10T
 Unit 9- Woodshop- Carrier- 10T
 Unit 11- Lapidary- American Standard- 7.5T
 Unit 14A & 14B- Sound/Light Off- Carrier- 1T (mini split system)

2023- \$61,500 projected.

00020 - West Social Center (WC)

23000 - Mechanical Equipment

420 - HVAC	Useful Life 15	Remaining Life 13
Tennis Ramada Rheem Unit #15- 2022	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,000	
	% Included 100.00%	Total Cost/Study \$7,000
Summary	Replacement Year 2037	Future Cost \$9,650

This is to replace the Rheem HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 15- Tennis Ramada- Rheem- 3.5T
 Model #- RP1424AJ1NA
 Serial #- W442112462
 Manufactured date- 11/2021

2022- \$5,815 expended.

440 - HVAC	Useful Life 15	Remaining Life 3
5 Gree HVAC Units- 2012	Quantity 5	Unit of Measure Items
	Cost /Itm \$4,000	
	% Included 100.00%	Total Cost/Study \$20,000
Summary	Replacement Year 2027	Future Cost \$21,538

This is to replace the heat pump mini-split systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

1- Gree NEO12HP230V1AO, 1-ton
 4- Gree GWH09AB-A3DNA1B/O

Unit __- Member/Box Office
 Unit 16- Green Room- Lobby- Gree Indoor & Outdoor
 Unit 17- Green Room- Gree Indoor & Outdoor
 Unit 18- Green Room- Men's Dressing Room- Gree Indoor & Outdoor
 Unit 19- Green Room- Women's Dressing Room- Gree Indoor & Outdoor

900 - Miscellaneous	Useful Life 15	Remaining Life 2
Woodshop Dust Collector	Quantity 1	Unit of Measure Items
	Cost /Itm \$21,947	
	% Included 100.00%	Total Cost/Study \$21,947
Summary	Replacement Year 2026	Future Cost \$23,058

This is to replace the dust collector.

Camfil Farr, Gold Series
 SN 886171

2008- Unit installed.

00020 - West Social Center (WC)

24000 - Furnishings

500 - Miscellaneous	Useful Life 10	Remaining Life 5
550 Auditorium Padded Chairs	Quantity 550	Unit of Measure Items
	Cost /Itm \$168	
	% Included 100.00%	Total Cost/Study \$92,624
Summary	Replacement Year 2029	Future Cost \$104,796

This is to replace the padded chairs.

550 padded chairs- \$145 each replaced in 2019

2020- Per client 6/16/2020, 2019 expense was for padded chairs only.
 2019- \$79,950 was expended per client 6/14/2019.
 2018- Estimate increased by \$20,000 per client.

504 - Miscellaneous	Useful Life 10	Remaining Life 1
500 Auditorium Unpadded Chairs	Quantity 500	Unit of Measure Items
	Cost /Itm \$70.62	
	% Included 100.00%	Total Cost/Study \$35,311
Summary	Replacement Year 2025	Future Cost \$36,194

This is to replace the unpadded chairs.

500 unpadded chairs- \$60 each

2021- Per client 6/1/2021, move remaining life from 2021 to 2023 per Custodial Supervisor.
 2020- Per client 6/16/2020, 2019 expense was for padded chairs only. Separated component for unpadded chairs.
 2019- \$79,950 was expended per client 6/14/2019.. Added new component
 2018- Estimate increased by \$20,000 per client.

508 - Tables	Useful Life 10	Remaining Life 1
175 Auditorium Tables	Quantity 175	Unit of Measure Items
	Cost /Itm \$359	
	% Included 100.00%	Total Cost/Study \$62,745
Summary	Replacement Year 2025	Future Cost \$64,314

This is to replace assorted tables.

12- card tables- \$60 each
 33- round tables- \$450 each
 130- 6' tables- \$300 each

2020- \$19,200 total was expended for 64 6' tables. Separated component from tables and chairs to tables only.

00020 - West Social Center (WC)

24500 - Audio / Visual

100 - Speakers	Useful Life 15	Remaining Life 9	
Auditorium	Quantity 1	Unit of Measure	System
	Cost /Sys \$29,661		
	% Included 100.00%	Total Cost/Study	\$29,661
Summary	Replacement Year 2033	Future Cost	\$37,043

This is to replace the speakers.

- 1 pair- auditorium main PA, JBL line array (2x 2-way + 1 sub per side)
- 1 pair- Peavey
- 1 pair- misc small speakers
- 1 pair- misc small speakers w/ stands

2019- The main PA speakers were replaced between 2016 and 2019.

108 - Lighting Console	Useful Life 10	Remaining Life 4	
Auditorium Control Room	Quantity 1	Unit of Measure	System
	Cost /Sys \$4,129		
	% Included 100.00%	Total Cost/Study	\$4,129
Summary	Replacement Year 2028	Future Cost	\$4,557

This is to replace the stage lighting controller.

ETC Congo Jr

2019- Per client, NSI MC 24/48 unit was replaced and placed in backup to ETC Congo Jr replacement unit in 2018.

116 - Miscellaneous	Useful Life 30	Remaining Life 15	
Auditorium Total Induction Loop	Quantity 1	Unit of Measure	System
	Cost /Sys \$19,014		
	% Included 100.00%	Total Cost/Study	\$19,014
Summary	Replacement Year 2039	Future Cost	\$27,538

This is to replace the total induction loop.

00020 - West Social Center (WC)

24500 - Audio / Visual

220 - PA System	Useful Life 10	Remaining Life 2
Auditorium Bldg	Quantity 1	Unit of Measure System
	Cost /Sys \$63,886	
	% Included 100.00%	Total Cost/Study \$63,886
Summary	Replacement Year 2026	Future Cost \$67,120

This is to replace the audio visual and lighting systems. Not all items will be replaced at one time.

Loft above green room: Leviton 2408CD commercial dimmer rack, 5x Leprecon MX 1200 12 channel light controller

Sound/Light control room: Presonus 32 chnl mixer, 3x QSC PLD 4.2 amplifiers, Lexicon MX200 reverb, TASCAM A550 tape/CD deck, 8x wireless microphone receivers

Stage: manual projection screen, auto projection screen, auto grand curtain, Rush robotic light, 15x ETC Source 4 lights, custodian sound control box

Stage back: 2x portable Anchor PA's, LG TV, Mackie PPM1008 mixer, 2x speakers w/ stands, 2x LED theater lights

Lighting closet: DLP projector, scoops/gels

2020- Per client 6/16/2020, \$14,663 was expended in 2019 to replace Custodian Sound Control box
 2017- \$24,144 was expended.

224 - Projector	Useful Life 10	Remaining Life 4
3 Auditorium Projectors (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$12,603	Qty * \$/Itm \$37,810
	% Included 33.33%	Total Cost/Study \$12,603
Summary	Replacement Year 2028	Future Cost \$13,912

This is to periodically replace the video projectors on a percentage basis.

- 1- Control room, EIKI (previously auditorium main projector that is now for members)
- 1- Control room, Epson laser (2018 purchase)
- 1- Stage, EIKI LC-XB33

2019- Per client 7/22/2019, \$10,347 was expended for the Epson unit in 2018.
 2018- Epson laser replaced EIKI main auditorium projector.

400 - Stage Lights	Useful Life 20	Remaining Life 18
Stage Lighting	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$11,340	
	% Included 100.00%	Total Cost/Study \$11,340
Summary	Replacement Year 2042	Future Cost \$17,686

This is to replace various stage lighting fixtures.

- 1- Martin Rush moving head
- 5- light bars
- 6- scoop lights
- 10- LED panels
- 29- fixed spot lights
- assorted others

2022- \$10,437 was expended.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022 per A & E supervisor.
 2017- \$4,827 was expended for lighting.

00020 - West Social Center (WC)

24500 - Audio / Visual

600 - Stage Curtains	Useful Life 15	Remaining Life 2	
Stage Curtains	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$10,865	
	% Included	100.00%	Total Cost/Study \$10,865
Summary	Replacement Year	2026	Future Cost \$11,415

This is to replace miscellaneous stage curtains.

- 43' side curtains
- 37' auto stage curtain
- 2x 54' mid/rear stage curtains
- 10x 6'-12' stage curtains
- assorted others

2019- \$3,240 was expended to replace a few items because the majority are in great shape per client 6/14/2019.

740 - Piano	Useful Life 30	Remaining Life 9	
Auditorium Petrof Grand	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$48,892	
	% Included	100.00%	Total Cost/Study \$48,892
Summary	Replacement Year	2033	Future Cost \$61,060

This is to replace the grand piano.

- Petrof w/ bench
- Mod II, 558 002

2018- Added to study.

764 - Piano	Useful Life 30	Remaining Life 9	
Auditorium Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$10,865	
	% Included	100.00%	Total Cost/Study \$10,865
Summary	Replacement Year	2033	Future Cost \$13,569

This is to replace the upright piano and bench.

- Yamaha T121
- SN 6076008

00020 - West Social Center (WC)

24500 - Audio / Visual

800 - Stage Risers	Useful Life 30	Remaining Life 23	
Auditorium Stage	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$21,404		
	% Included 100.00%	Total Cost/Study	\$21,404
Summary	Replacement Year 2047	Future Cost	\$37,770

This is to replace the stage risers.

- 1- misc risers (added in 2017)
- 3- portable stage stairs
- 6- 6x9 tri-fold orchestral risers
- 6- 6x8 folding stage sections

2019- Per client 6/14/2019, extend useful life from 20 to 30 years.
 2017- \$7,301 was expended for additional risers in 2017.

24600 - Safety / Access

200 - Fire Control Misc	Useful Life 20	Remaining Life 2	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$48,675		
	% Included 100.00%	Total Cost/Study	\$48,675
Summary	Replacement Year 2026	Future Cost	\$51,139

This is to repair and replace the fire alarm control panel, fire suppression system, alarms, sensors, pull stations, etc. Fire riser room located in billiards room closet.

2022- Per client 6/22/20022, move remaining life from 2022 to 2025.

25000 - Flooring

210 - Carpeting	Useful Life 10	Remaining Life 7	
448 Sq. Yds. West Center Carpet	Quantity 448	Unit of Measure	Square Yard
	Cost /SqYd \$45.63		
	% Included 100.00%	Total Cost/Study	\$20,444
Summary	Replacement Year 2031	Future Cost	\$24,301

This is to replace the carpeting. Billiards room is provided for within another component.

2022- Carpet in the Tennis Office appears worn.
 2021- \$18,471 was expended.

214 - Carpeting	Useful Life 10	Remaining Life 4	
117 Sq. Yds. West Center Billiards Room	Quantity 117	Unit of Measure	Square Yard
	Cost /SqYd \$41.29		
	% Included 100.00%	Total Cost/Study	\$4,831
Summary	Replacement Year 2028	Future Cost	\$5,332

This is to replace the carpeting.

2018- \$3,948 was expended for billiards room carpet.

00020 - West Social Center (WC)

25000 - Flooring

410 - Tile	Useful Life 20	Remaining Life 3
1,618 sf Clubhouse Walls & Floors	Quantity 1,618	Unit of Measure Square Feet
	Cost /SqFt \$16.30	
	% Included 100.00%	Total Cost/Study \$26,369
Summary	Replacement Year 2027	Future Cost \$28,397

This is to replace the wall and floor tile.

2020- Per client 8/5/2020, extend remaining life from 2021 to 2023.
 2017- 682 sf of green room tile was moved from this component to a new component, so this component's quantity is reduced from 2,300 sf to 1,618 sf, and based on 2017 green room work, the tile estimate has been increased.

2023- Per client, extend remaining life to 2027.

414 - Tile	Useful Life 20	Remaining Life 13
682 sf Green Room Dressing & Restrooms	Quantity 682	Unit of Measure Square Feet
	Cost /SqFt \$16.30	
	% Included 100.00%	Total Cost/Study \$11,115
Summary	Replacement Year 2037	Future Cost \$15,322

This is to replace the wall and floor tile.

2017- \$8,720 total was expended for 682 sf of green room dressing rooms and restrooms.

600 - Vinyl	Useful Life 15	Remaining Life 13
1,100 Sq. Yds. West Center Vinyl	Quantity 1,100	Unit of Measure Square Yard
	Cost /SqYd \$82.97	
	% Included 100.00%	Total Cost/Study \$91,265
Summary	Replacement Year 2037	Future Cost \$125,810

This is to replace the vinyl flooring.

2022- \$83,999 expended.
 2021- Per client 6/1/2021, \$80,843 is anticipated in 2022. Move remaining life from 2023 to 2022. Later to 2023.

26000 - Outdoor Equipment

400 - Bleachers	Useful Life 25	Remaining Life 19
6 Courtyard & Tennis	Quantity 6	Unit of Measure Items
	Cost /Itm \$2,390	
	% Included 100.00%	Total Cost/Study \$14,342
Summary	Replacement Year 2043	Future Cost \$22,928

This is to replace the aluminum bleachers.

- 1- east of central courtyard
- 4- tennis court
- 1- south of tennis court 2

00020 - West Social Center (WC)

26000 - Outdoor Equipment

800 - Shade Structure	Useful Life 15	Remaining Life 9
498 sf [2] Green Rm & Woodshop Shade Canopies	Quantity 498	Unit of Measure Square Feet
	Cost /SqFt \$24.99	
	% Included 100.00%	Total Cost/Study \$12,445
Summary	Replacement Year 2033	Future Cost \$15,542

This is to replace the canvas canopy and metal shade structures.

- 1- green room rest area west of theater, 12' x 24' (new 2018)
- 1- west of woodshop, metal 14' x 15' (new 2019)

2019- Per client 7/16/2019, the workshop canvas canopy shade structure will be replaced with a metal structure in 2019.

840 - Shade Structure	Useful Life 15	Remaining Life 9
680 sf Pool Deck Shade Canopy	Quantity 680	Unit of Measure Square Feet
	Cost /SqFt \$24.99	
	% Included 100.00%	Total Cost/Study \$16,993
Summary	Replacement Year 2033	Future Cost \$21,222

This is to replace the canvas canopy shade structure.

- 2019- The canvas portions of the shade structures appear to have been replaced in approximately 2018.
- 2006- Structure installed.

844 - Shade Structure	Useful Life 15	Remaining Life 8
1,955 sf [3] Tennis Court Shade Canopies	Quantity 1,955	Unit of Measure Square Feet
	Cost /SqFt \$24.99	
	% Included 100.00%	Total Cost/Study \$48,854
Summary	Replacement Year 2032	Future Cost \$59,524

This is to replace the canvas canopy shade structures.

- 1- south tennis courts at east side ramada- 455 sf
- 1- west side north tennis courts- 900 sf
- 1- east side north tennis courts- 600 sf

2019- The canvas portions of the shade structures appear to have been replaced in approximately 2017. Per client 6/14/2019, one structure was added in May 2019.
 2008- Structures installed.

846 - Shade Structure	Useful Life 15	Remaining Life 8
4 Tennis Court Bench Shades (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,173	Qty * \$/Itm \$8,692
	% Included 25.00%	Total Cost/Study \$2,173
Summary	Replacement Year 2032	Future Cost \$2,648

This is to replace the shade structure with new similar model.

00020 - West Social Center (WC)

26000 - Outdoor Equipment

876 - Shade Structure	Useful Life 30	Remaining Life 24
231 sf Shop Metal Shade Structure- 2018	Quantity 231	Unit of Measure Square Feet
	Cost /SqFt \$29.34	
	% Included 100.00%	Total Cost/Study \$6,776
Summary	Replacement Year 2048	Future Cost \$12,257

This is to replace the 11'x21' metal shade structure.

2019- It appears that this structure was constructed in 2018.

27000 - Appliances

324 - Dishwasher, Commercial	Useful Life 12	Remaining Life 10
Commercial Dishwasher- 2022	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,865	
	% Included 100.00%	Total Cost/Study \$10,865
Summary	Replacement Year 2034	Future Cost \$13,908

This is to replace the commercial grade dishwasher.

1- CMA commercial dishwasher Model #- B-2, Serial # 276399

2022- \$10,000 anticipated.

00020 - West Social Center (WC)

27000 - Appliances

700 - Miscellaneous	Useful Life 5	Remaining Life 3	
30 Kitchen Appliances (33%)	Quantity 30	Unit of Measure	Items
	Cost /Itm \$3,803	Qty * \$/Itm	\$114,082
	% Included 33.33%	Total Cost/Study	\$38,027
Summary	Replacement Year 2027	Future Cost	\$40,951

This is to periodically repair or replace miscellaneous appliances.

- 1- Stainless steel handwash sink
- 1- GE microwave
- 1- Duke Heritage HB5HFM 5-well buffet table
- 1- Grindmaster Cecilware Corp CL100n Triple coffee
- 1- Bunn Coffee
- 1- Southbend CGS/28SC double stack convection oven
- 1- Wood block cutting table
- 1- Triple SS sink
- 1- SS sink
- 1- Arctic Air single door commercial refer, MN R22CW8, SN WA13500890
- 1- Arctic Air single door commercial refer, MN R22CW10, SN WA31000648
- 1- Arctic Air single door commercial freezer
- 1- Arctic Air double door refer
- 1- Manitowoc ice maker MN SY0324A, SN 110980166, mfg 12/2010, bin MN B320, SN 11968608
- 1- Stainless Hood
- 1- ANSUL R-102 wet chemical fire suppression system
- 1- Josam JA3 grease interceptor
- 1- Speed Queen commercial stacked heavy duty washer/dryer (dressing room)
- 2- Carter Hoffmann FH-80 banquet carts
- 4- SS tables
- 3- Tables
- 1- Coffee Server

1- True Display refer (Coke property, so not included within reserves)

2023- Per client, extend remaining life to 2027.
 2022- \$10,000 expended for dishwasher replacement.
 2021- \$11,808 was expended to replace dishwasher and ice machine at Tennis Ramada.
 2018- 2 Wolf pieces were replaced by 2 Vulcan units and are provided for within another component.
 2016- Southbend CGS/28SC double stack convection oven replaced prior oven.

702 - Stove	Useful Life 20	Remaining Life 14	
2 Vulcan 10-Burner & 6-Burner	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,911		
	% Included 100.00%	Total Cost/Study	\$7,823
Summary	Replacement Year 2038	Future Cost	\$11,053

This is to replace the kitchen stoves.

- 1- Vulcan 10-burner
- 1- Vulcan 6-burner

2018- \$6,478 total was expended to replace 2 prior Wolf units.

00020 - West Social Center (WC)

28000 - Water System

158 - Backflow Valves	Useful Life 12	Remaining Life 9	
4" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,356		
	% Included 100.00%	Total Cost/Study	\$6,356
Summary	Replacement Year 2033	Future Cost	\$7,938

This is to replace the backflow prevention valve.

2021- \$5,631 was expended.

2020- \$7,031, 12 year life, and 2021 remaining life estimates per client 6/15/2020.

30000 - Miscellaneous

240 - Maintenance Equipment	Useful Life 20	Remaining Life 2	
1 Portable Lift	Quantity 1	Unit of Measure	Items
	Cost /Itm \$12,821		
	% Included 100.00%	Total Cost/Study	\$12,821
Summary	Replacement Year 2026	Future Cost	\$13,470

This is to repair and replace the portable man-lifts.

JLG manlift, MN SCR121097B1, SN 11292160
 Genie Industries 15' easy up lift, MN EU-15, SN 2785-354

2024- 1 unit planned for 2026 & 1 unit planned for 2027. See (new in 2024) additional entry.

2019- Per client, the UpRight manlift (MN 068001-001M, SN 20642) was damaged beyond repair.

2016- These units appear to have different ages. Unit replacement will likely be spread over several years.

244 - Maintenance Equipment	Useful Life 20	Remaining Life 3	
1 Portable Lift	Quantity 1	Unit of Measure	Items
	Cost /Itm \$12,821		
	% Included 100.00%	Total Cost/Study	\$12,821
Summary	Replacement Year 2027	Future Cost	\$13,806

This is to repair and replace the portable man-lifts.

JLG manlift, MN SCR121097B1, SN 11292160
 Genie Industries 15' easy up lift, MN EU-15, SN 2785-354

2024- 1 unit planned for 2026 & 1 unit planned for 2027.

2019- Per client, the UpRight manlift (MN 068001-001M, SN 20642) was damaged beyond repair.

2016- These units appear to have different ages. Unit replacement will likely be spread over several years.

00030 - East Social Center (EC)

01000 - Paving

112 - Asphalt: Sealing	Useful Life 5	Remaining Life 4
87,662 sf Parking Lot & N Driveway	Quantity 87,662	Unit of Measure Square Feet
	Cost /SqFt \$0.300	
	% Included 100.00%	Total Cost/Study \$26,299
Summary	Replacement Year 2028	Future Cost \$29,029

This is to prepare the surface, apply a single coat asphalt emulsion product and restripe to match existing layout. If a second coat is desired the cost is generally 10% to 20% higher.

2023- Work done in 2023.
 2021- Quantity increased by 8,000 sf due to the north driveway is GVR responsibility.
 2019- The surface is due for seal coat. \$8,400 was expended per client 6/14/2019.
 2014- West and north lots overlaid.
 2006- South lot reconstructed.

212 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 0
87,662 sf Parking Lot & N Driveway (2%)	Quantity 87,662	Unit of Measure Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt \$366,692
	% Included 2.00%	Total Cost/Study \$7,334
Summary	Replacement Year 2024	Future Cost \$7,334

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

2024- \$7,334 expended.
 2022- Per client 6/22/2022, \$45,000 is anticipated by September. The south lot exhibits large unsealed cracks.
 2021- Quantity increased by 8,000 sf due to the north driveway is GVR responsibility. Per client 6/30/2021, \$19,665 is anticipated to repair and apply micro surface (type II) to the north driveway in 2022.

312 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 7
27,900 sf South Parking Lot	Quantity 27,900	Unit of Measure Square Feet
	Cost /SqFt \$3.00	
	% Included 100.00%	Total Cost/Study \$83,700
Summary	Replacement Year 2031	Future Cost \$99,493

This is to apply a paving fabric interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2022- Large unsealed cracks exhibited.
 2006- Parking lot reconstructed.

316 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 15
56,762 sf West & North Parking Lots & N Driveway	Quantity 56,762	Unit of Measure Square Feet
	Cost /SqFt \$3.00	
	% Included 100.00%	Total Cost/Study \$170,286
Summary	Replacement Year 2039	Future Cost \$246,625

This is to apply a paving fabric interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2021- Quantity increased by 8,000 sf due to the north driveway is GVR responsibility.
 2014- West and north lots overlaid.

00030 - East Social Center (EC)

02000 - Concrete

406 - Pool Deck	Useful Life 2	Remaining Life 3
5,661 sf Pool/Spa Area Concrete Repair (4%)	Quantity 5,661	Unit of Measure Square Feet
	Cost /SqFt \$25.20	Qty * \$/SqFt \$142,668
	% Included 4.12%	Total Cost/Study \$5,876
Summary	Replacement Year 2027	Future Cost \$6,328

This is to periodically repair and replace concrete pool deck, deck drains and deck mastic to remove abrupt elevation shifts and to maintain functionality. Since concrete pool deck useful life typically exceeds the scope of the 30-year study, this component provides for repair only and not full replacement. However, as the deck ages and undergoes multiple repairs and patches, this component may revert from occasional partial repairs to full replacement. Deck acrylic lace coating replacement is provided for within another component.

2023- Per client, extend remaining life to 2027.
 2022- \$5,408 was expended. Not yet installed as of the reserve study site visit.
 2020- \$2,574 was expended.
 2019- Uneven deck drains were observed (marked with orange safety cones). \$5,022 total was expended for partial area repair and recoat per client 6/14/2019. Per client 8/5/2019, reduce useful life from 5 to 2 years.

03000 - Painting: Exterior

112 - Stucco	Useful Life 10	Remaining Life 4
13,905 sf Building Exterior	Quantity 13,905	Unit of Measure Square Feet
	Cost /SqFt \$1.52	
	% Included 100.00%	Total Cost/Study \$21,151
Summary	Replacement Year 2028	Future Cost \$23,347

This is to prepare, power wash, sand, scrape, caulk and paint the stucco surfaces with a premium paint.

2022- South end of building exhibits cracks above door/windows.
 2019- Per client 6/14/2019, \$16,869 was expended to paint in 2018.
 2009- Painting completed.

03500 - Painting: Interior

112 - Building	Useful Life 10	Remaining Life 7
17,350 sf All Interior Spaces	Quantity 17,350	Unit of Measure Square Feet
	Cost /SqFt \$1.41	
	% Included 100.00%	Total Cost/Study \$24,506
Summary	Replacement Year 2031	Future Cost \$29,130

This is to prepare and paint all interior walls and ceilings.

2021- \$13,445 was expended.
 2019- Interior paint is ongoing as needed.

04000 - Structural Repairs

896 - Shed	Useful Life 20	Remaining Life 13
Pool Equipment Area Shed	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,432	
	% Included 100.00%	Total Cost/Study \$5,432
Summary	Replacement Year 2037	Future Cost \$7,489

This is to replace the 8' x 12', wood sided, metal roofed shed by the pool equipment.

00030 - East Social Center (EC)

04000 - Structural Repairs

908 - Doors	Useful Life 10	Remaining Life 10
58 Exterior/Interior Doors & Access Gates (25%)	Quantity 58	Unit of Measure Items
	Cost /Itm \$1,901	Qty * \$/Itm \$110,280
	% Included 25.00%	Total Cost/Study \$27,570
Summary	Replacement Year 2034	Future Cost \$35,292

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambes, posts, locks/latches, etc.

27- interior
 31- exterior

2023- Per client, extend remaining life to 2034.

05000 - Roofing

312 - Low Slope: Vinyl	Useful Life 20	Remaining Life 1
207 Squares- Building Roof (50%)	Quantity 207	Unit of Measure Squares
	Cost /Sqrs \$900	Qty * \$/Sqrs \$186,300
	% Included 50.00%	Total Cost/Study \$93,150
Summary	Replacement Year 2025	Future Cost \$95,479

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2019- At the time of the reserve study site visit, solar panel had been installed and roof recoating completed. BRG extended the remaining life of this component to 2024.

2023- Per client, extend remaining life to 2025.

356 - Low Slope: Vinyl	Useful Life 20	Remaining Life 5
207 Squares- Building Roof (50%)	Quantity 207	Unit of Measure Squares
	Cost /Sqrs \$1,000	Qty * \$/Sqrs \$207,000
	% Included 50.00%	Total Cost/Study \$103,500
Summary	Replacement Year 2029	Future Cost \$117,101

This is to replace approximately half of the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2019- At the time of the reserve study site visit, solar panel had been installed and roof recoating completed. BRG extended the remaining life of this component to 2029.

938 - Coating	Useful Life 5	Remaining Life 1
20,700 sf Low Slope Roof Recoating	Quantity 20,700	Unit of Measure Square Feet
	Cost /SqFt \$0.641	
	% Included 100.00%	Total Cost/Study \$13,269
Summary	Replacement Year 2025	Future Cost \$13,601

This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

2019- At the time of the reserve study site visit, solar system had been installed and roof recoating completed. \$11,056 was expended per client 6/14/2019.

2023- Per client, extend remaining life to 2025.

00030 - East Social Center (EC)

08000 - Rehab

204 - Unit Rehab	Useful Life 20	Remaining Life 8	
Fine Arts	Quantity 1	Unit of Measure	Room
	Cost /Rm	\$16,297	
	% Included	100.00%	Total Cost/Study \$16,297
Summary	Replacement Year	2032	Future Cost \$19,857

This is to rehab the fine arts room on an ongoing basis.

- linoleum flooring
- false ceiling
- 12 fluorescent lights
- 8 lf counter with stainless steel sink
- 8 lf cabinets

206 - Locker Rooms	Useful Life 20	Remaining Life 8	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure	Room
	Cost /Rm	\$65,299	
	% Included	100.00%	Total Cost/Study \$130,597
Summary	Replacement Year	2032	Future Cost \$159,120

This is to rehab the outdoor shower and both locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc.

Men's- 9' counter with 2 auto-sensor sinks, 2 mirrors, 2 urinals, toilet stall, 3 showers, 16, lockers, 2 benches, tile floor, 1/2 wall tile, drop ceiling, 2 clothes hooks, 4 stainless steel bars, 5 fluorescent lights, 6 can lights, 2 paper towel dispensers, 2 soap dispensers, 1 toilet paper dispenser, automatic door opener

Women's- similar to Men's but: 20 lockers, 4 benches, 4 showers, 3 toilet stalls, 5 stainless steel grab bars, 6 fluorescent lights, 7 can lights

Outdoor Shower- 2 stainless steel grab bars, 1 can light, tile walls, non-slip floor

2022- \$65,000 was expended.
 2019- Increased estimate from \$29,000 to \$55,000 per room. Client input will further define this component.
 2018- \$6,196 was expended for partial countertop replacement.

214 - Restrooms	Useful Life 20	Remaining Life 2	
Pool Patio Companion Restroom	Quantity 1	Unit of Measure	Room
	Cost /Rm	\$9,778	
	% Included	100.00%	Total Cost/Study \$9,778
Summary	Replacement Year	2026	Future Cost \$10,274

This is to rehab and redecorate the companion restroom including items such as fixtures, lighting, tile, ventilation, etc. Client input will further define this component.

- 1- sink, auto-sensor
- 1- mirror
- 1- toilet
- 1- folding bench
- 2- stainless grab bars
- 1- toilet paper dispenser
- 2- can lights
- tile floor
- tile walls (full height)
- Miscellaneous dispensers

2018- Added to study as a separate component.

00030 - East Social Center (EC)

08000 - Rehab

250 - Kitchen	Useful Life 20	Remaining Life 8	
Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$27,162		
	% Included 100.00%	Total Cost/Study \$27,162	
Summary	Replacement Year 2032	Future Cost \$33,095	

This is to rehab and redecorate the kitchen including items such as cabinets, countertops, fixtures, lighting, etc. Client input will further define this component. Appliances are provided for within other components.

- 6- fluorescent lights
- 12 lf counter with stainless steel sink

312 - Restrooms	Useful Life 20	Remaining Life 2	
2 Lobby Hallway Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$17,819		
	% Included 100.00%	Total Cost/Study \$35,637	
Summary	Replacement Year 2026	Future Cost \$37,441	

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

men's: 2 stalls, metal, 2 auto-flush urinals, 11 lf 3-sink counter auto sensors, 1 wide mirror, floor tile, wall tile 6' above finished floor ~50%, 3 fluorescent lights, 1, stainless steel grab bar, automatic door, 2 paper towel holders, painted ceiling, 2 toilet paper dispensers, 2 soap dispensers

women's: 4 metal stalls, 11 lf 3-sink counter auto sensors, 1 wide mirror, floor tile, wall tile 6' above finished floor ~50%, 3 fluorescent lights, 1 can light, automatic door, 1 stainless steel grab bar, 4 toilet paper dispensers, 2 paper towel dispensers, 2 soap dispensers, painted ceiling.

2019- Increased estimate from \$11,000 to \$15,000 per restroom.

12000 - Pool

106 - Resurface	Useful Life 12	Remaining Life 10	
165 lf Pool	Quantity 165	Unit of Measure Linear Feet	
	Cost /l.f. \$146		
	% Included 100.00%	Total Cost/Study \$24,171	
Summary	Replacement Year 2034	Future Cost \$30,941	

This is to resurface the pool including start-up costs.

2022- \$22,247 expended. Not yet plastered as of the reserve study site visit.

2021- Per client 6/1/2021, work was not completed in 2020, now anticipated in 2022 with re-construction. See related structural component for the work scheduled in 2022.

2020- \$21,704 was expended.

2019- Stains, patches and minor spall were observed.

00030 - East Social Center (EC)

12000 - Pool

400 - ADA Chair Lift	Useful Life 10	Remaining Life 6	
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure Items	
	Cost /Itm \$4,781		
	% Included 100.00%	Total Cost/Study \$9,561	
Summary	Replacement Year 2030	Future Cost \$11,088	

This is to replace the pool and spa ADA compliant chair lifts.

- 1- spa Aqua Creek, MN F-004PLB, SN 6375
- 1- pool Aqua Creek, MN F004PLB, SN 6868

2022- 2 new Aqua Creek models noted during reserve study site visit.
 2020- \$7,008 was expended.

606 - Deck: Re-Surface	Useful Life 15	Remaining Life 13	
5,661 sf Pool/Spa Deck Coating	Quantity 5,661	Unit of Measure Square Feet	
	Cost /SqFt \$8.62		
	% Included 100.00%	Total Cost/Study \$48,775	
Summary	Replacement Year 2037	Future Cost \$67,237	

This is to scarify the concrete deck and apply an acrylic lace coating. Concrete deck repairs are provided for within another component.

2022- \$44,853 is anticipated.
 2021- Per client 6/1/2021, work was not completed in 2020, now anticipated in 2022.
 2020- \$43,759 was expended.
 2019- Chips and stains were observed. \$5,022 total was expended for partial area repair and recoat per client 6/14/2019.

00030 - East Social Center (EC)

12000 - Pool

734 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$45,131	Qty * \$/LS	\$45,131
	% Included 50.00%	Total Cost/Study	\$22,566
Summary	Replacement Year 2027	Future Cost	\$24,301

This is to periodically replace the pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

- 1- pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 0116189140001G, mfg. 2014-installed 2015
- 1- pool filter #2, Pentair Triton II Commercial, MN TR100C, SN 01161891400028, mfg. 2014-installed 2015
- 1- spa filter, Pentair Triton II Commercial, MN TR60, SN 01011391200831, mfg. 2012-installed 2012
- 2- Pentair IntelliFlo variable speed pumps
- 1- additional spa pump
- 1- Dolphin Pool Vacuum #6
- 1- pool heater #1, Raypak Professional, MN B-R408-EN-X, SN 1302351954, mfg. 2013
- 1- pool heater #2, Raypak Professional, MN B-R408-EN-X, SN 1406380634, mfg. 2014
- 1- spa heater, Raypak Professional, MN B-R268-EN-X, SN 1606401065, mfg. 2015
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$20,769 is anticipated.
 2021- Per client 6/1/2021, work was not completed in 2020, now anticipated in 2022.
 2020- \$20,262 was expended.
 2019- \$371 was expended per client 6/14/2019.
 2018- \$5,020 expended for pool/spa Aquasol systems & chlorine pumps.

924 - Furniture: Misc	Useful Life 6	Remaining Life 4	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,964		
	% Included 100.00%	Total Cost/Study	\$8,964
Summary	Replacement Year 2028	Future Cost	\$9,894

This is to replace miscellaneous pool furniture.

2022- \$15,000 total is anticipated. \$12,374 was expended by May 2022 and \$2,726 is anticipated for work currently in progress.
 2019- \$7,538 was expended per client 6/14/2019.

13000 - Spa

114 - Resurface	Useful Life 8	Remaining Life 6	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,021		
	% Included 100.00%	Total Cost/Study	\$6,021
Summary	Replacement Year 2030	Future Cost	\$6,983

This is to resurface the spa including start-up costs.

2022- \$5,542 is anticipated.
 2021- Per client 6/1/2021, work was not completed in 2020, now anticipated in 2022.
 2020- \$5,407 is anticipated.
 2019- Per client 7/22/2019, spa re-plastered 10/2009. Per client 8/5/2019, increase useful life from 6 to 8 years.

00030 - East Social Center (EC)

14000 - Recreation

200 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 2
17 Fitness Room Cardio Machines (25%)	Quantity 17	Unit of Measure Items
	Cost /Itm \$6,987	Qty * \$/Itm \$118,773
	% Included 25.00%	Total Cost/Study \$29,693
Summary	Replacement Year 2026	Future Cost \$31,196

This is to periodically replace the cardio equipment on a percentage basis. Strength equipment is provided for within other components.

- 2- True recumbent bikes
- 1- True upright bike
- 2- Assault fan spin bike
- 1- Sci Fit seated bike/stepper Pro 2
- 1- NuStep T5 cross trainer (replaced 2020)
- 1- NuStep T5 cross trainer (replaced 2020)
- 1- Precor elliptical EFX
- 1- True Spectrum TS1000 elliptical (replaced Precor)
- 1- True Spectrum TS1000 elliptical (replaced Sci Fit)
- 1- Concept-2 rower #16
- 1- Concept-2 rower #17
- 1- True 650 CS600 treadmill (replaced Paramount 2018)
- 1- True 650 CS600 treadmill (replaced Paramount 2018)
- 1- Woodway treadmill (broken & out of service in 2019, replaced 2020) larger unit
- 1- Woodway treadmill #46 smaller unit

2023- \$28,969 projected. This is approximately \$10,000 more than previously planned.
 2020- \$20,000 was expended to replace 2 NuStep T5 and replace one Woodway treadmill.
 2019- One Woodway treadmill was out of service. \$20,863 was expended per client 6/14/2019.
 2017- \$24,827 was expended for fitness equipment.

300 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 7
19 Fitness Room Strength Machines, Etc (50%)	Quantity 19	Unit of Measure Items
	Cost /Itm \$4,413	Qty * \$/Itm \$83,841
	% Included 50.00%	Total Cost/Study \$41,920
Summary	Replacement Year 2031	Future Cost \$49,830

This is to periodically replace miscellaneous fitness equipment.

- 1- Cybex leg extension
- 1- Cybex seated leg curl
- 1- Cybex hip abduction
- 1- Cybex hip adduction
- 1- Cybex leg press
- 1- Cybex fly/rear deltoid
- 1- Cybex lat pull
- 1- Cybex row
- 1- Cybex chest press
- 1- Cybex back extension
- 1- Cybex abdominal
- 1- Cybex arm extension
- 1- Hoist HD-3000 functional trainer, dual pulley
- 1- Precor 240 stretch trainer bench
- 1- Paramount XFW-640 vertical knee raise/dip bench
- 1- adjustable bench
- 1- adjustable bench
- 1- adjustable bench
- 1- Hoist 13-pair 2.5-55# dumbbell set w/ 3-teir rack

2023- \$40,898 projected.

00030 - East Social Center (EC)

14000 - Recreation

720 - Billiard Table	Useful Life 25	Remaining Life 22	
2 Billiards Room	Quantity 2	Unit of Measure	Items
	Cost /Itm \$10,267		
	% Included 100.00%	Total Cost/Study	\$20,535
Summary	Replacement Year 2046	Future Cost	\$35,352

This is to replace the Diamond billiard tables.

2021- \$18,153 is anticipated in 2021. Per client 6/1/2021, tables not replaced in 2020.
 2020- \$15,000 was expended.

17000 - Tennis Court

110 - Reseal	Useful Life 4	Remaining Life 3	
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure	Square Feet
	Cost /SqFt \$0.416		
	% Included 100.00%	Total Cost/Study	\$5,996
Summary	Replacement Year 2027	Future Cost	\$6,457

This is to crack fill, seal and stripe the tennis courts. These courts are not post-tensioned.

2023- \$5,850 expended.
 2022- Minor surface cracking noted.
 2019- \$9,800 was expended per client 6/14/2019.
 2014- Tennis courts repaired and re-coated.

510 - Resurface	Useful Life 20	Remaining Life 7	
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure	Square Feet
	Cost /SqFt \$3.48		
	% Included 100.00%	Total Cost/Study	\$50,066
Summary	Replacement Year 2031	Future Cost	\$59,513

This is to resurface the tennis courts utilizing an overlay, color coat and striping. These courts are not post-tensioned.

00030 - East Social Center (EC)

17500 - Basketball / Sport Court

210 - Seal & Striping	Useful Life 2	Remaining Life 1
18,200 sf [8] Pickleball Courts	Quantity 18,200	Unit of Measure Square Feet
	Cost /SqFt \$1.14	
	% Included 100.00%	Total Cost/Study \$20,707
Summary	Replacement Year 2025	Future Cost \$21,225

This is to prepare the courts, repair cracks with acrylic crack patch, paint with epoxy coating mixed with silica sand, and restripe. These courts are post-tensioned and don't require overlay.

8 courts at 2,275 sf/court
 1- south court 2018
 3- middle courts 2000-2006
 4- north courts 2015

2023- \$12,960 expended.
 2021- \$19,400 was expended.
 2020- Per client 8/5/2020, reduce estimate from \$4,500 to \$1,613 per court.
 2019- \$14,858 was expended per client 6/14/2019. Per client 7/22/2019, anticipate \$4,500/court every two years.
 2017- \$5,199 total was expended.

19000 - Fencing

104 - Chain Link: 4'	Useful Life 25	Remaining Life 20
270 lf Pickleball Court Divider Fences	Quantity 270	Unit of Measure Linear Feet
	Cost /l.f. \$23.90	
	% Included 100.00%	Total Cost/Study \$6,454
Summary	Replacement Year 2044	Future Cost \$10,575

This is to replace the 4' chain link fencing and gates.

110 - Chain Link: 6'	Useful Life 30	Remaining Life 21
600 lf North Pickleball Court Fencing- 2015	Quantity 600	Unit of Measure Linear Feet
	Cost /l.f. \$25.53	
	% Included 100.00%	Total Cost/Study \$15,320
Summary	Replacement Year 2045	Future Cost \$25,731

This is to replace the 6' and 4' chain link fencing at the northerly 4 pickleball courts.

4' interior chain link fencing- 200 lf
 6' perimeter chain link fencing- 400 lf

2015- Approximate installation date.

114 - Chain Link: 6'	Useful Life 30	Remaining Life 24
600 lf South Pickleball Court Fencing- 2018	Quantity 600	Unit of Measure Linear Feet
	Cost /l.f. \$25.53	
	% Included 100.00%	Total Cost/Study \$15,320
Summary	Replacement Year 2048	Future Cost \$27,709

This is to replace the 6' and 4' chain link fencing at the southerly 4 pickleball courts.

4' interior chain link fencing- 160 lf
 6' perimeter chain link fencing- 440 lf

2019- Per client 6/14/2019, one court added in 2018.

00030 - East Social Center (EC)

19000 - Fencing

130 - Chain Link: 10'	Useful Life 30	Remaining Life 7	
540 lf Tennis Court Fence	Quantity 540	Unit of Measure	Linear Feet
	Cost /l.f. \$45.63		
	% Included 100.00%	Total Cost/Study	\$24,642
Summary	Replacement Year 2031	Future Cost	\$29,291

This is to replace the 10' chain link fencing.

200 - Wrought Iron: 5'	Useful Life 30	Remaining Life 2	
415 lf Pool Perimeter Fence	Quantity 415	Unit of Measure	Linear Feet
	Cost /l.f. \$43.46		
	% Included 100.00%	Total Cost/Study	\$18,036
Summary	Replacement Year 2026	Future Cost	\$18,949

This is to replace the 5' wrought iron fencing and gates. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

20000 - Lighting

510 - Parking Lot	Useful Life 30	Remaining Life 29	
7 Parking Lot Lights	Quantity 7	Unit of Measure	Items
	Cost /Itm \$3,099		
	% Included 100.00%	Total Cost/Study	\$21,695
Summary	Replacement Year 2053	Future Cost	\$44,397

This is to replace the parking lot lights.

2023- \$21,166 projected.
 2022- Per client 6/22/2022, move remaining life from 2022 to 2023.
 2019- Light standards need paint.

604 - Sports Field / Court	Useful Life 10	Remaining Life 5	
8 Pickleball Court Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm \$3,694		
	% Included 100.00%	Total Cost/Study	\$29,553
Summary	Replacement Year 2029	Future Cost	\$33,436

This is to replace the pickleball court lights.

2019- \$24,800 was expended to install lights with a 10 year life per client 6/14/2019.

00030 - East Social Center (EC)

23000 - Mechanical Equipment

288 - HVAC 4 Rooftop Units- 2018	Useful Life 15 Quantity 4 Cost /Itm \$13,000 % Included 100.00%	Remaining Life 9 Unit of Measure Items Total Cost/Study \$52,000
Summary	Replacement Year 2033	Future Cost \$64,941

This is to replace the HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 2- Art Room- Trane- 3T
- Unit 6- Locker Room- Carrier- 4T
- Unit 7- Office- Carrier- 4T
- Unit 11- Fitness- Rheem- 5T

2019- Per client 6/14/2019, replaced in 2018 for \$38,254 of which half was paid in 2018 and 2019.

326 - HVAC Rooftop Carrier Unit #3- 2009	Useful Life 15 Quantity 1 Cost /Itm \$21,947 % Included 100.00%	Remaining Life 0 Unit of Measure Items Total Cost/Study \$21,947
Summary	Replacement Year 2024	Future Cost \$21,947

This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

- Unit 3- Auditorium- Carrier- 10T

2016- client provided spreadsheet lists 48HJE008-6 as the model number for this unit. Unit sticker lists 48HJD012571.

356 - HVAC Rooftop Carrier Unit #4	Useful Life 15 Quantity 1 Cost /Itm \$11,000 % Included 100.00%	Remaining Life 11 Unit of Measure Items Total Cost/Study \$11,000
Summary	Replacement Year 2035	Future Cost \$14,433

This is to replace the Rheem HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

- Unit 4- Auditorium- Rheem

2020- \$8,250 expended, replaced Carrier unit with Rheem.

384 - HVAC Rooftop Carrier Unit #8- 2008	Useful Life 15 Quantity 1 Cost /Itm \$18,809 % Included 100.00%	Remaining Life 14 Unit of Measure Items Total Cost/Study \$18,809
Summary	Replacement Year 2038	Future Cost \$26,576

This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

- Unit 8- Lounge- Carrier- 10T

2023- \$18,350 projected.

00030 - East Social Center (EC)

23000 - Mechanical Equipment

408 - HVAC	Useful Life 15	Remaining Life 2	
5 Rooftop Carrier Units- 2011	Quantity 5	Unit of Measure	Items
	Cost /Itm \$14,000		
	% Included 100.00%	Total Cost/Study	\$70,000
Summary	Replacement Year 2026	Future Cost	\$73,544

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 5- Lobby- Carrier- 3T
- Unit 12- Fitness- Carrier- 5T
- Unit 13- Billiard Room- Carrier- 4T
- Unit 14- Lapidary Annex- Carrier- 4T
- Unit 15- Lapidary- Carrier- 4T

424 - HVAC	Useful Life 15	Remaining Life 9	
2 Rooftop Rheem Units- 2018	Quantity 2	Unit of Measure	Items
	Cost /Itm \$11,000		
	% Included 100.00%	Total Cost/Study	\$22,000
Summary	Replacement Year 2033	Future Cost	\$27,475

This is to replace the Rheem HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 9- Women's Locker Room- Rheem- 3T
- Unit 10- Men's Locker Room- Rheem- 3T

2019- Per client 6/14/2019, replaced in 2018 for \$16,396 of which half was paid in 2018 and 2019.

24000 - Furnishings

520 - Miscellaneous	Useful Life 10	Remaining Life 1	
Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$33,877		
	% Included 100.00%	Total Cost/Study	\$33,877
Summary	Replacement Year 2025	Future Cost	\$34,724

This is to replace miscellaneous tables and chairs.

2020- \$21,300 was expended for 64- 6' tables.
 2017- \$5,188 total was expended for 8- 6' tables and 50 card tables.

24500 - Audio / Visual

300 - PA System	Useful Life 10	Remaining Life 7	
Sound Rack- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys \$11,300		
	% Included 100.00%	Total Cost/Study	\$11,300
Summary	Replacement Year 2031	Future Cost	\$13,432

This is to replace the sound system.

2021- \$10,000 is anticipated, per A & E Supervisor.
 2019- Per client, decrease useful life from 20 to 10 years and remaining life from 2031 to 2021.
 2017- Per client, \$5,900 was expended in 2011.

00030 - East Social Center (EC)

24500 - Audio / Visual

744 - Piano	Useful Life 25	Remaining Life 6
East Auditorium Yamaha Upright	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,865	
	% Included 100.00%	Total Cost/Study \$10,865
Summary	Replacement Year 2030	Future Cost \$12,600

This is to replace the piano and dolly.

Yamaha upright
 model- T121
 serial #- 6087442

2017- Per client, \$6,500 was expended in 2005.

24600 - Safety / Access

100 - Fire Equipment	Useful Life 20	Remaining Life 3
Alarm & Sprinkler System	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$21,947	
	% Included 100.00%	Total Cost/Study \$21,947
Summary	Replacement Year 2027	Future Cost \$23,635

This is to repair and replace firefighting mechanical equipment.

2021- \$7,225 was expended to replace fire sprinkler pendants.
 2018- Added as a reserve study component.

25000 - Flooring

220 - Carpeting	Useful Life 10	Remaining Life 7
850 Sq. Yds. East Center Carpet	Quantity 850	Unit of Measure Square Yard
	Cost /SqYd \$31.88	
	% Included 100.00%	Total Cost/Study \$27,096
Summary	Replacement Year 2031	Future Cost \$32,209

This is to replace the carpeting.

2021- \$23,979 was expended.

420 - Tile	Useful Life 20	Remaining Life 2
4,200 sf Clubhouse Walls & Floors	Quantity 4,200	Unit of Measure Square Feet
	Cost /SqFt \$13.04	
	% Included 100.00%	Total Cost/Study \$54,760
Summary	Replacement Year 2026	Future Cost \$57,532

This is to replace the wall and floor tile.

2021- \$6,507 was expended to replace kitchen vct tile with porcelain tile.
 2020- Per client 8/5/2020, extend remaining life from 2021 to 2024.
 2018- 200 sf added at fitness center, so quantity increased from 4,000 sf to 4,200 sf.

00030 - East Social Center (EC)

25000 - Flooring

610 - Tile	Useful Life 15	Remaining Life 12
160 Sq. Yds. Art Room, Lobby, Kitchen	Quantity 160	Unit of Measure Square Yard
	Cost /SqYd \$69.54	
	% Included 100.00%	Total Cost/Study \$11,126
Summary	Replacement Year 2036	Future Cost \$14,963

This is to replace the porcelain tile.

2021- \$9,849 was expended to replace vct tile with porcelain tile.

26000 - Outdoor Equipment

444 - Bleachers: Aluminum	Useful Life 20	Remaining Life 13
4 Pickleball Bleachers	Quantity 4	Unit of Measure Items
	Cost /Itm \$3,259	
	% Included 100.00%	Total Cost/Study \$13,038
Summary	Replacement Year 2037	Future Cost \$17,973

This is to replace the aluminum bleachers.

27000 - Appliances

448 - Washer & Dryer	Useful Life 10	Remaining Life 3
Washer/Dryer	Quantity 1	Unit of Measure Set
	Cost /Set \$5,432	
	% Included 100.00%	Total Cost/Study \$5,432
Summary	Replacement Year 2027	Future Cost \$5,850

This is to replace the washer and dryer.

720 - Miscellaneous	Useful Life 5	Remaining Life 4
12 Kitchen Appliances (33%)	Quantity 12	Unit of Measure Items
	Cost /Itm \$2,608	Qty * \$/Itm \$31,291
	% Included 33.33%	Total Cost/Study \$10,430
Summary	Replacement Year 2028	Future Cost \$11,513

This is to repair or replace miscellaneous appliances.

- 1- Bunn Coffee single brewer
- 1- Amana Distinctions range
- 1- Maytag microwave
- 1- Duke E101-E double door convection oven
- 1- Vollrath 38710 4-pan buffet cart
- 1- GE 22 CF Refrigerator
- 1- Manitowoc undercounter ice maker, MN UY0140A-161B, SN 310283308
- 1- Quench, Q0309128 (pickleball area)
- 1- Moyer Diebel undercounter dishwasher, 401lf, SN W6128
- 1- stainless table
- 1- Speed Queen front load washer (craft janitor closet)
- 1- Speed Queen dryer (craft janitor closet)

00030 - East Social Center (EC)

28000 - Water System

138 - Backflow Valves	Useful Life 12	Remaining Life 3	
4" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,409		
	% Included 100.00%	Total Cost/Study	\$9,409
Summary	Replacement Year 2027	Future Cost	\$10,133

This is to replace the backflow prevention valve.

2020- \$8,127, 12 year life, and 2022 remaining life estimates per client 6/15/2020. Per client 8/5/2020, extend remaining life from 2022 to 2023.

00040 - Las Campanas (LC)

01000 - Paving

116 - Asphalt: Sealing	Useful Life 5	Remaining Life 2	
70,468 sf Parking Lot	Quantity 70,468	Unit of Measure	Square Feet
	Cost /SqFt \$0.300		
	% Included 100.00%	Total Cost/Study	\$21,140
Summary	Replacement Year 2026	Future Cost	\$22,211

This is to prepare the surface, apply a single coat asphalt emulsion product and restripe to match the existing layout. If a second coat is desired the cost is generally 10% to 20% higher.

2021- \$7,720 was expended to seal coat East and South lots only, approximately 48,452 sf.
 2019- The north parking lot does not appear to have been recently sealed.

216 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
70,468 sf Parking Lot (3%)	Quantity 70,468	Unit of Measure	Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt	\$294,769
	% Included 2.50%	Total Cost/Study	\$7,369
Summary	Replacement Year 2026	Future Cost	\$7,742

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

2021- \$7,720 expended to seal coat East and South lots only, approximately 48,452 sf.
 2019- North parking lot exhibits moderate linear cracking.
 2017- Remaining life extended due to seal work done in 2017.

320 - Asphalt: Overlay	Useful Life 25	Remaining Life 22	
27,246 sf North Parking Lot	Quantity 27,246	Unit of Measure	Square Feet
	Cost /SqFt \$2.28		
	% Included 100.00%	Total Cost/Study	\$62,166
Summary	Replacement Year 2046	Future Cost	\$107,023

This is to apply a overlay to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2021- \$28,875 was expended.

00040 - Las Campanas (LC)

01000 - Paving

324 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 11
44,468 sf East Parking Lot	Quantity 44,468	Unit of Measure Square Feet
	Cost /SqFt \$3.00	
	% Included 100.00%	Total Cost/Study \$133,404
Summary	Replacement Year 2035	Future Cost \$175,038

This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

02000 - Concrete

412 - Pool Deck	Useful Life 2	Remaining Life 1
4,731 sf Pool/Spa Area Concrete Repair (7.5%)	Quantity 4,731	Unit of Measure Square Feet
	Cost /SqFt \$24.69	Qty * \$/SqFt \$116,809
	% Included 7.50%	Total Cost/Study \$8,761
Summary	Replacement Year 2025	Future Cost \$8,980

This is to periodically repair and replace concrete pool deck, deck drains and deck mastic to remove abrupt elevation shifts and to maintain functionality. Since concrete pool deck useful life typically exceeds the scope of the 30-year study, this component provides for repair only and not full replacement. However, as the deck ages and undergoes multiple repairs and patches, this component may revert from occasional partial repairs to full replacement. Deck acrylic lace coating replacement is provided for within another component.

2023- \$8,547 expended.
 2022- No work indicated, extend remaining life from 2022 to 2023.
 2019- \$12,893 was expended per client 6/14/2019. Per client 8/5/2019, decrease useful life from 5 to 2 years.

03000 - Painting: Exterior

118 - Stucco	Useful Life 10	Remaining Life 1
18,180 sf Building Exterior	Quantity 18,180	Unit of Measure Square Feet
	Cost /SqFt \$1.52	
	% Included 100.00%	Total Cost/Study \$27,654
Summary	Replacement Year 2025	Future Cost \$28,345

This is to prepare, power wash, sand, scrape, caulk and paint the stucco surfaces with a premium paint.

2019- \$23,840 was expended per client 6/14/2019.

03500 - Painting: Interior

118 - Building	Useful Life 10	Remaining Life 1
21,900 sf All Interior Spaces	Quantity 21,900	Unit of Measure Square Feet
	Cost /SqFt \$1.41	
	% Included 100.00%	Total Cost/Study \$30,933
Summary	Replacement Year 2025	Future Cost \$31,706

This is to prepare and paint all interior walls and ceilings.

2022- \$2,000 anticipated. \$390 expended & \$1,610 anticipated for upcoming work.
 2019- Interior paint of the racquetball court building appears in good condition.

00040 - Las Campanas (LC)

04000 - Structural Repairs

912 - Doors	Useful Life 10	Remaining Life 10
76 Exterior & Interior Doors (25%)	Quantity 76	Unit of Measure Items
	Cost /Itm \$1,901	Qty * \$/Itm \$144,504
	% Included 25.00%	Total Cost/Study \$36,126
Summary	Replacement Year 2034	Future Cost \$46,244

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambs, posts, locks/latches, etc.

17- exterior
 59- interior

2023- Per client, extend remaining life to 2034.

05000 - Roofing

316 - Low Slope: Vinyl	Useful Life 20	Remaining Life 1
198 Squares- Clubhouse & Racquetball Roof	Quantity 198	Unit of Measure Squares
	Cost /Sqrs \$800	
	% Included 100.00%	Total Cost/Study \$158,400
Summary	Replacement Year 2025	Future Cost \$162,360

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Clubhouse- 193 squares
 Racquetball building- 5 squares

2019- During solar installation process, the roofing was recoated. BRG extended the remaining life of this component to 2024.

942 - Coating	Useful Life 5	Remaining Life 0
19,800 sf Low Slope Roof Recoating	Quantity 19,800	Unit of Measure Square Feet
	Cost /SqFt \$1.17	
	% Included 100.00%	Total Cost/Study \$23,234
Summary	Replacement Year 2024	Future Cost \$23,234

This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

2019- \$6,672 was expended to coat part of the roof prior to solar installation per client 6/14/2019.

00040 - Las Campanas (LC)

08000 - Rehab

212 - Locker Rooms	Useful Life 20	Remaining Life 3	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$71,220		
	% Included 100.00%	Total Cost/Study \$142,440	
Summary	Replacement Year 2027	Future Cost \$153,392	

This is to rehab the outdoor shower and both locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc.

Men's- approximate 33' x 20' dimensions, 9 lf counter with 3 auto-sensor sinks, painted walls, ~1/3 drop ceiling, tile floors, 16 lf wall tile 4' above finished floor, 42 lf wall tile 6' above finished floor, 2 soap dispensers, 2 paper towel auto-dispensers, 2 mirrors, 5 benches, 21 lockers, 2 electric hand dryers, 7 fluorescent lights, 6 can lights, 1 metal stall, 3 vinyl shower stalls, 2 urinals, 5 lf counter, 1 toilet paper dispenser, 7 stainless steel grab bars

Women's- approximately same as men's with, 20 lockers, 3 showers, 3 metal stalls

Outdoor shower- 1 stainless steel grab bar, 36 sf floor tile, 17 lf wall tile 6' AFF

2023- Per client, extend remaining life to 2027.

2021- Per client 6/30/2021, extend remaining life from 2022 to 2025.

2019- Wall tile appears in good condition. Increased estimate from \$25,000 to \$60,000 per room. Client input will further define this component.

216 - Restrooms	Useful Life 20	Remaining Life 3	
2 Hallway Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$18,688		
	% Included 100.00%	Total Cost/Study \$37,376	
Summary	Replacement Year 2027	Future Cost \$40,249	

This is to rehab and redecorate the men's and women's restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

Men's- painted walls and ceiling, 192 sf floor tile, 8 lf counter with 2 auto-sensor sinks, 2 urinals, 1 toilet stall with metal partition, 28 lf wall tile 4' above finished floor, 3 mirrors, 1 soap dispenser, 1 toilet paper dispenser, 1 paper towel dispenser, 3 stainless steel grab bars, 2 fluorescent lights, 3 can lights

Women's- similar to men's with: 4 toilet paper dispensers, 12 lf counter with 3 auto-sensor sinks, 38 lf wall tile 4' AFF, 2 paper towel dispensers, 2 soap dispensers, 240 sf floor tile, 4 toilet stalls with metal partitions, 4 mirrors, 3 stainless steel grab bars, 4 can lights, 2 wall lights, 2 fluorescent lights

2017- Added per client.

220 - Restrooms	Useful Life 20	Remaining Life 3	
Companion Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$18,688		
	% Included 100.00%	Total Cost/Study \$18,688	
Summary	Replacement Year 2027	Future Cost \$20,125	

This is to rehab and redecorate the restroom including items such as fixtures, lighting, tile, stainless, etc. Client input will further define this component.

Painted walls and ceiling, 1 mirror, 3 lf counter with auto-sensor sink, 3 stainless steel grab bars, 1 toilet, 54 sf floor tile, 15 lf wall tile 4' above finished floor, 1 soap dispenser, 1 paper towel dispenser, 1 toilet paper dispenser, 1 fluorescent light

2019- Unisex restroom at north end of building near kitchen.

2018- Added per client.

00040 - Las Campanas (LC)

08000 - Rehab

318 - Restrooms	Useful Life 20	Remaining Life 15	
2 Racquetball Court Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$7,823		
	% Included 100.00%	Total Cost/Study \$15,646	
Summary	Replacement Year 2039	Future Cost \$22,659	

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

Men's- approximate 16' x 8' x 13' dimensions, painted walls and ceiling, tile floor, 9 lockers, 1 urinal, 1 mirror, 1 auto-sensor sink, 2 stainless steel grab bars, 2 fluorescent lights, 1 toilet stall with metal partition, 1 soap dispenser, 1 auto paper towel dispenser, 1 toilet paper dispenser

Women's- similar to men's with: no urinal

2019- These restrooms appear dated and worn. \$13,192 was expended per client 6/14/2019.

406 - Kitchen	Useful Life 10	Remaining Life 2	
Clubhouse Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$9,126		
	% Included 100.00%	Total Cost/Study \$9,126	
Summary	Replacement Year 2026	Future Cost \$9,588	

This is to rehab and redecorate the kitchen including items such as cabinets, countertops, fixtures, lighting, etc. Client input will further define this component. Appliances are provided for within other components.

Approximate 14' x 32' dimensions, concrete floors, painted walls, false ceiling, 29 lf stainless steel shelving, 13 fluorescent lights.

Includes 6 lf counter with small sink in hallway next to kitchen.

2018- BRG had this as a yearly expense, probably incorrectly and management directed to revise per above.

560 - Operable Wall/Partition	Useful Life 25	Remaining Life 9	
1,296 sf [2]- Ocotillo/Agave & Agave/Juniper	Quantity 1,296	Unit of Measure Square Feet	
	Cost /SqFt \$44.74		
	% Included 100.00%	Total Cost/Study \$57,986	
Summary	Replacement Year 2033	Future Cost \$72,416	

This is to repair and replace the operable panel walls.

2- 12' x 54'

00040 - Las Campanas (LC)

12000 - Pool

112 - Resurface	Useful Life 12	Remaining Life 11	
264 lf Pool	Quantity 264	Unit of Measure	Linear Feet
	Cost /l.f. \$194		
	% Included 100.00%	Total Cost/Study	\$51,250
Summary	Replacement Year 2035	Future Cost	\$67,244

This is to resurface the pool including start-up costs. Includes 4 tile race lanes with targets and 2 tile walk lanes with targets.

2023- \$50,000 projected. This is tied with the pool deck in 2000/412.
 2022- Per client, move remaining life from 2022 to 2023.
 2019- Per client, pool resurfaced approximately 7 years ago.

416 - ADA Chair Lift	Useful Life 10	Remaining Life 7	
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,966		
	% Included 100.00%	Total Cost/Study	\$9,931
Summary	Replacement Year 2031	Future Cost	\$11,805

This is to replace the pool and spa ADA compliant chair lifts.

Pool- Model # F-RNGR2-W, Serial # 39091, 350 LB max weight, mfg. Feb 2021
 Spa- Model # F-RNGR2-W, Serial # 39092, 350 LB max weight, mfg. Feb 2021

2021- \$8,789 expended.

612 - Deck: Re-Surface	Useful Life 15	Remaining Life 11	
4,731 sf Pool/Spa Deck Coating	Quantity 4,731	Unit of Measure	Square Feet
	Cost /SqFt \$9.58		
	% Included 100.00%	Total Cost/Study	\$45,337
Summary	Replacement Year 2035	Future Cost	\$59,486

This is to scarify the concrete deck and apply an acrylic lace coating. Concrete deck repairs are provided for within another component.

2020- \$39,138 expended.
 2019- Chips and discoloration were observed.

00040 - Las Campanas (LC)

12000 - Pool

738 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$54,449	Qty * \$/LS	\$54,449
	% Included 50.00%	Total Cost/Study	\$27,224
Summary	Replacement Year 2027	Future Cost	\$29,318

This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

- 1- spa filter, Pentair Triton II Commercial , MN TF100C, SN 01163621700226, mfg. 2017-installed 2018
- 1- pool filter #1, Pentair Triton II Commercial, MN TF140C, SN 0116154190005H, mfg. 06/06/2019
- 1- pool filter #2, Pentair Triton II Commercial, MN TF140C, SN 01161701900482, mfg. 06/19/2019
- 1- pool filter #3, Pentair Triton II Commercial, MN TF140C, SN 01162191900671, mfg. 08/07/2019
- 4- Pentair IntelliFlo variable speed pumps
- 1- additional spa pump
- 1- Dolphin Pool Vacuum #9
- 1- pool heater #1, Raypak Professional, MN B-R408-EN-X, SN 1405378620, mfg. ?
- 1- pool heater #2, Raypak Professional, MN B-R408-EN-X, SN illegible, mfg. ?
- 1- pool heater #3, Raypak Professional, MN B-R408-EN-X, SN 2010512904, mfg. ?
- 1- spa heater, Raypak Professional, MN B-R268-EN-X, SN 1405378346, mfg. 2014
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, chemical tank, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.
- Pool- 2 ladders, 2 grab bars, rail entry, 9 skimmers, 2 drain covers
- Spa- 2 grab rails, 1 light, 1 skimmer

2022- \$25,057 is anticipated.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
 2019- \$12,473 was expended per client 6/14/2019.
 2018- \$1,177 was expended for the spa filter.
 2017- \$1,829 was expended.

928 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$9,697		
	% Included 100.00%	Total Cost/Study	\$9,697
Summary	Replacement Year 2025	Future Cost	\$9,939

This is to replace miscellaneous pool furniture.

- 23- lounges
- 27- chairs
- 5- tables

2019- \$8,168 was expended per client 6/14/2019.

00040 - Las Campanas (LC)

13000 - Spa

118 - Resurface	Useful Life 8	Remaining Life 1	
Spa PebbleTec Resurface	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,301		
	% Included 100.00%	Total Cost/Study	\$7,301
Summary	Replacement Year 2025	Future Cost	\$7,484

This is to resurface the spa including start-up costs.

2018- Added to study, and \$6,000 was expended for PebbleTec resurface in June 2017 per client. Per client 8/5/2019, increase useful life from 6 to 8 years.

14000 - Recreation

210 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 2	
22 Fitness Center Cardio Machines (25%)	Quantity 22	Unit of Measure	Items
	Cost /Itm \$7,417	Qty * \$/Itm	\$163,184
	% Included 25.00%	Total Cost/Study	\$40,796
Summary	Replacement Year 2026	Future Cost	\$42,861

This is to periodically replace the cardio equipment on a percentage basis. Strength equipment is provided for within other components.

- 1- Assault air bike #57
- 1- True recumbent bike #3
- 1- True recumbent bike #4
- 1- True recumbent bike #5
- 1- True recumbent bike #6
- 1- True recumbent bike #7
- 1- LeMond spin bike #8
- 1- LeMond spin bike #9
- 1- Cybex elliptical/arc trainer (replaced 2020) #16
- 1- Precor elliptical #10
- 1- Precor elliptical #13
- 1- True elliptical #12
- 1- Nu Step seated elliptical
- 1- Inspire Fitness CS4 seated elliptical
- 1- Concept-2 rowing machine #14
- 1- Concept-2 rowing machine #15
- 1- Stair Master #11
- 1- True treadmill #22
- 1- Woodway treadmill, small #55
- 1- Woodway treadmill, large #44, appears broken in 2022
- 2- True treadmills

2023- \$39,801 expended.
 2021- \$8,000 was expended to replace 1 Cybex Arc Trainer.
 2020- \$10,000 was expended to replace 1 Cybex Arc Trainer.
 2018- \$29,863 total was expended to replace 2 ellipticals, 1 NuStep, and 3 bikes.
 2017- \$2,56 was expended.

00040 - Las Campanas (LC)

14000 - Recreation

310 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 7
23 Fitness Center Strength Machines (50%)	Quantity 23	Unit of Measure Items
	Cost /Itm \$4,942	Qty * \$/Itm \$113,666
	% Included 50.00%	Total Cost/Study \$56,833
Summary	Replacement Year 2031	Future Cost \$67,557

This is to periodically replace strength equipment on a percentage basis. Cardio equipment is provided for within other components.

- 1- MuscleD classic
- 1- Cybex leg press
- 1- Cybex let curl
- 1- Cybex leg extension
- 1- Cybex fly rear deltoid
- 1- Cybex chest press
- 1- Cybex back extension
- 1- Paramount lat pull down
- 1- Paramount multi hip
- 1- Precor stretch trainer
- 1- Technogym low row
- 1- Technogym hip abductor
- 1- Technogym hip adductor
- 1- Technogym chin dip
- 1- Technogym posterior flexibility
- 1- Technogym anterior flexibility
- 1- Hoist mid row
- 1- Hoist seat swivel
- 1- Radiant multi station
- 1- Hoist dumbbell rack
- 3- benches

2023- %55,447 expended.
 2019- \$3,627 was expended per client 6/14/2019.
 2018- \$6,000 to be expended.
 2017- \$4,727 was expended.

17000 - Tennis Court

120 - Reseal	Useful Life 4	Remaining Life 0
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet
	Cost /SqFt \$0.771	
	% Included 100.00%	Total Cost/Study \$10,800
Summary	Replacement Year 2024	Future Cost \$10,800

This is to prepare the courts, repair cracks with acrylic crack patch, paint with epoxy coating mixed with silica sand, and restripe. These courts are post-tensioned concrete and don't require overlay.

2022- Courts appear in good condition, BRG extended remaining life to 2024.
 2019- Per client 6/14/2019, post-tensioned concrete courts were installed in 2018. 4-year useful life and \$4,700/court estimate per client 7/22/2019 estimate.

00040 - Las Campanas (LC)

17000 - Tennis Court

520 - Resurface	Useful Life 21	Remaining Life 15
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet
	Cost /SqFt \$3.48	
	% Included 100.00%	Total Cost/Study \$48,675
Summary	Replacement Year 2039	Future Cost \$70,496

This is to resurface the tennis courts utilizing an overlay, color coat and striping.

2019- Per client 6/14/2019, overlaid w/ post-tensioned concrete in 2018 per client 6/14/2019.
 2018- \$36,387 was expended for scope of work.

19000 - Fencing

140 - Chain Link: 10'	Useful Life 30	Remaining Life 10
600 lf Tennis Court Fence	Quantity 600	Unit of Measure Linear Feet
	Cost /l.f. \$45.63	
	% Included 100.00%	Total Cost/Study \$27,380
Summary	Replacement Year 2034	Future Cost \$35,048

This is to replace the 10' chain link fencing.

10' perimeter fence- 540 lf
 4' interior fence- 60 lf
 4- gates

2022- Fencing and gates appear in fair condition, BRG extended remaining life to 2034.

210 - Wrought Iron: 5'	Useful Life 30	Remaining Life 3
315 lf Pool Area Fencing	Quantity 315	Unit of Measure Linear Feet
	Cost /l.f. \$43.46	
	% Included 100.00%	Total Cost/Study \$13,690
Summary	Replacement Year 2027	Future Cost \$14,743

This is to replace the 5' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

2017- \$1,350 was expended.

20000 - Lighting

520 - Parking Lot	Useful Life 40	Remaining Life 13
8 North Parking Lot Lights	Quantity 8	Unit of Measure Items
	Cost /Itm \$3,195	
	% Included 100.00%	Total Cost/Study \$25,563
Summary	Replacement Year 2037	Future Cost \$35,239

This is to replace the parking lot lights.

560 - Parking Lot	Useful Life 40	Remaining Life 26
13 East Parking Lot Lights	Quantity 13	Unit of Measure Items
	Cost /Itm \$3,195	
	% Included 100.00%	Total Cost/Study \$41,540
Summary	Replacement Year 2050	Future Cost \$78,938

This is to replace the parking lot lights.

00040 - Las Campanas (LC)

20000 - Lighting

23000 - Mechanical Equipment

212 - HVAC	Useful Life 15	Remaining Life 0
11 Rooftop Trane Units- 2008	Quantity 11	Unit of Measure Items
	Cost /Itm \$16,196	
	% Included 100.00%	Total Cost/Study \$178,161
Summary	Replacement Year 2024	Future Cost \$178,161

This is to replace the Trane HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 1- Acacia- Trane- 3.5T
- Unit 2- Cypress- Trane- 3.5T
- Unit 3- Lobby- Trane- 3.5T
- Unit 4- Cottonwood- Trane 4.5T
- Unit 5- Iron Wood- Trane- 5T
- Unit 6- Kitchen- Trane- 5T
- Unit 7- Bathrooms- Trane- 2.5T
- Unit 8- Ocotillo- Trane- 12.5T
- Unit 9- Agave- Trane 10T
- Unit 10- Juniper- Trane- 12.5T
- Unit 11- Fitness- Trane- 10T

2022- \$12,750 was expended.

292 - HVAC	Useful Life 15	Remaining Life 1
4 Rooftop Carrier Units- 2010	Quantity 4	Unit of Measure Items
	Cost /Itm \$14,632	
	% Included 100.00%	Total Cost/Study \$58,528
Summary	Replacement Year 2025	Future Cost \$59,991

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 12- Fitness- Carrier- 6T
- Unit 13- Lobby- Carrier- 3T
- Unit 14- Locker Room- Carrier- 5T
- Unit 15- Racquetball Courts 1 & 2- Carrier- 5T

328 - HVAC	Useful Life 15	Remaining Life 5
Rooftop Carrier Unit #16- 2014	Quantity 1	Unit of Measure Items
	Cost /Itm \$14,000	
	% Included 100.00%	Total Cost/Study \$14,000
Summary	Replacement Year 2029	Future Cost \$15,840

This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

- Unit 16- Racquetball Lobby, men's & women's restrooms- Carrier- 4T

00040 - Las Campanas (LC)

23000 - Mechanical Equipment

612 - Water Heater	Useful Life 12	Remaining Life 9	
2 Rennai Tankless Heaters	Quantity 2	Unit of Measure	Items
	Cost /Itm \$6,296		
	% Included 100.00%	Total Cost/Study	\$12,592
Summary	Replacement Year 2033	Future Cost	\$15,726

This is to replace the tankless water heater including discarded unit disposal.

2021- \$11,144 expended to replace solar water heater w/ 2 Rennai tankless heaters.
 2020- \$6,000 expended.
 2019- Per client 7/22/2019, increase estimate from \$1,200 to \$6,000 to replace solar water heater.

24000 - Furnishings

900 - Miscellaneous	Useful Life 10	Remaining Life 3	
Tables, Chairs, Misc	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$55,792		
	% Included 100.00%	Total Cost/Study	\$55,792
Summary	Replacement Year 2027	Future Cost	\$60,082

This is to replace miscellaneous furnishings.

40- round tables @ \$300/ea = \$12,000
 59- 6' tables @ \$150/ea = \$8,850
 70- card tables @ \$100/ea = \$7,000
 300- chairs @ \$60/ea = \$18,000

24500 - Audio / Visual

748 - Piano	Useful Life 25	Remaining Life 5	
Ocotillo Room Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$12,895		
	% Included 100.00%	Total Cost/Study	\$12,895
Summary	Replacement Year 2029	Future Cost	\$14,590

This is to replace the piano and dolly.

Yamaha studio piano
 model- T121
 serial #- 6107706

2017- Per client, \$7,500 was expended in 2004.

804 - Stage Risers	Useful Life 30	Remaining Life 24	
4 Ocotillo Room- New	Quantity 4	Unit of Measure	Items
	Cost /Itm \$6,844		
	% Included 100.00%	Total Cost/Study	\$27,376
Summary	Replacement Year 2048	Future Cost	\$49,515

This is to replace the 6' x 8' Stage Right risers.

2019- Per client 6/14/2019, extend useful life from 20 to 30 years.
 2017- Per client, \$12,000 was expended in 1993.

00040 - Las Campanas (LC)

24500 - Audio / Visual

808 - Stage Risers	Useful Life 30	Remaining Life 15	
2 Ocotillo Room- Older	Quantity 2	Unit of Measure	Items
	Cost /Itm \$456		
	% Included 100.00%	Total Cost/Study	\$912
Summary	Replacement Year 2039	Future Cost	\$1,321

This is to replace the 6' x 8' Stage Right risers.

2019- Per client 6/14/2019, extend useful life from 20 to 30 years. Per client 7/22/2019, keep A/V components in study.
 2017- Per client, \$6,000 was expended in 2009.

832 - Stage Curtains	Useful Life 20	Remaining Life 5	
2 Ocotillo Room	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,559		
	% Included 100.00%	Total Cost/Study	\$9,118
Summary	Replacement Year 2029	Future Cost	\$10,316

This is to replace the inherent fire retardant, black grand curtains including apron and pulley.

2017- Per client, \$6,000 was expended for purchase from Sonora Theatre Works in 2009.

900 - Miscellaneous	Useful Life 10	Remaining Life 5	
Ocotillo Room- Sound System & Induction Loop	Quantity 1	Unit of Measure	System
	Cost /Sys \$18,847		
	% Included 100.00%	Total Cost/Study	\$18,847
Summary	Replacement Year 2029	Future Cost	\$21,324

This is to replace the total sound system and hearing induction loop.

2019- \$15,876 was expended per client 6/14/2019.
 2017- Per client, \$12,500 was expended in 2009.

24600 - Safety / Access

210 - Fire Control Misc	Useful Life 20	Remaining Life 6	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$21,903		
	% Included 100.00%	Total Cost/Study	\$21,903
Summary	Replacement Year 2030	Future Cost	\$25,401

This is to repair and replace the fire alarm control panel, fire suppression system, alarms, sensors, pull stations, etc.

2021- \$8,833 was expended to replace fire alarm panel only.

00040 - Las Campanas (LC)

25000 - Flooring

230 - Carpeting	Useful Life 10	Remaining Life 1	
430 Sq. Yds. Clubhouse Carpet	Quantity 430	Unit of Measure	Square Yard
	Cost /SqYd \$49.73		
	% Included 100.00%	Total Cost/Study	\$21,384
Summary	Replacement Year 2025	Future Cost	\$21,919

This is to replace the carpeting.

2020- Per client 8/6/2020, extend remaining life from 2021 to 2025.
 2017- Juniper room carpet replaced, so this component's quantity is reduced from 580 to 430 square yards, and Juniper room carpet is now provided for within another component.

236 - Carpeting	Useful Life 10	Remaining Life 1	
150 Sq. Yds. Juniper Room Only	Quantity 150	Unit of Measure	Square Yard
	Cost /SqYd \$39.66		
	% Included 100.00%	Total Cost/Study	\$5,949
Summary	Replacement Year 2025	Future Cost	\$6,097

This is to replace the carpeting.

2017- \$4,765 was expended for 150 square yards.

430 - Tile	Useful Life 20	Remaining Life 1	
3,050 sf Clubhouse Walls & Floors	Quantity 3,050	Unit of Measure	Square Feet
	Cost /SqFt \$15.43		
	% Included 100.00%	Total Cost/Study	\$47,056
Summary	Replacement Year 2025	Future Cost	\$48,233

This is to replace the wall and floor tile.

2020- Per client 8/6/2020, extend remaining life from 2021 to 2025.

620 - Vinyl	Useful Life 15	Remaining Life 13	
540 Sq. Yds. Clubhouse	Quantity 540	Unit of Measure	Square Yard
	Cost /SqYd \$173		
	% Included 100.00%	Total Cost/Study	\$93,316
Summary	Replacement Year 2037	Future Cost	\$128,637

This is to replace the vinyl flooring.

2022- \$85,889 is anticipated.
 2021- \$85,889 is anticipated in 2022, to replace VCT tile to LVP tile.
 2020- Per client 8/6/2020, extend remaining life from 2021 to 2025.

00040 - Las Campanas (LC)

25000 - Flooring

700 - Hardwood Floors	Useful Life 25	Remaining Life 5	
1,600 sf [2] Racquetball Courts- Replace	Quantity 1,600	Unit of Measure Square Feet	
	Cost /SqFt \$17.91		
	% Included 100.00%	Total Cost/Study \$28,649	
Summary	Replacement Year 2029	Future Cost \$32,414	

This is to replace the racquetball court hardwood flooring. Refinishing and restriping is from operating.

2- 20' x 40' racquetball courts

2022- Well maintained appearance continues.

2019- The hardwood floors appear in well maintained condition. Good buff and finish.

740 - Vinyl	Useful Life 40	Remaining Life 36	
2,925 sf Agave & Ocotillo Floor	Quantity 2,925	Unit of Measure Square Feet	
	Cost /SqFt \$13.49		
	% Included 100.00%	Total Cost/Study \$39,471	
Summary	Replacement Year 2060	Future Cost \$96,014	

This is to replace the Agave & Ocotillo room Luxury Vinyl Plank flooring.

2024- \$38,508 planned for 2025.

2021- \$34,918 was expended. The 2021 cost was much less than previously estimated due to switch from engineered hardwood to Luxury Vinyl Plank.

2020- Per client 8/6/2020, this flooring can't be refinished so move refinish funds to this component thereby increasing the replacement estimate from \$48,420 to \$67,788 and accelerate replacement from 2048 to 2021.

2008- Approximate new installation year.

741 - Vinyl	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Agave & Ocotillo Floor- 2025 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$38,508		
	% Included 100.00%	Total Cost/Study \$38,508	
Summary	Replacement Year 2025	Future Cost \$39,471	

This is to replace the Agave & Ocotillo room Luxury Vinyl Plank flooring.

2024- \$38,508 planned for 2025.

26000 - Outdoor Equipment

306 - Bocce Ct. Resurface	Useful Life 10	Remaining Life 3	
900 sf Bocce Court	Quantity 900	Unit of Measure Square Feet	
	Cost /SqFt \$5.43		
	% Included 100.00%	Total Cost/Study \$4,889	
Summary	Replacement Year 2027	Future Cost \$5,265	

This is to repair, replace and maintain the Bocce court.

60' x 15' area with ~150 lf perimeter

2022- Component added to reserve study by BRG. Client input may further define this component.

00040 - Las Campanas (LC)

27000 - Appliances

800 - Miscellaneous	Useful Life 5	Remaining Life 3
13 Kitchen Appliances (33%)	Quantity 13	Unit of Measure Items
	Cost /Itm \$4,976	Qty * \$/Itm \$64,691
	% Included 33.33%	Total Cost/Study \$21,564
Summary	Replacement Year 2027	Future Cost \$23,222

This is to repair or replace miscellaneous appliances.

- 1- Porcelain sink
- 1- SS counter w/ 5 sinks
- 1- Bunn coffee
- 1- Vulcan 6-burner 36" range
- 1- Vulcan VC4ED convection oven
- 1- Magic Chef microwave
- 1- SS table
- 1- Duke HB5HFM 5-well portable buffet
- 1- True TS-23 single door refrigerator, cabinet S/N- 10052528
- 1- True T-19F single door freezer, cabinet S/N- 5083391
- 1- Manitowoc ice machine w/ B320 bin
- 1- Captive-Aire Systems SS Hood, MN 5242 ND-2
- 1- ANSUL fire suppression system
- 1- Hobart undercounter commercial dishwasher, MN LXIH, SN 23-1111-741

2023- Per client, extend remaining life to 2027.
 2021- \$6,850 was expended to replace dishwasher and refrigerator.

28000 - Water System

130 - Backflow Valves	Useful Life 12	Remaining Life 3
4" Backflow	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,829	
	% Included 100.00%	Total Cost/Study \$8,829
Summary	Replacement Year 2027	Future Cost \$9,508

This is to replace the backflow prevention valve.

2020- Per client 8/6/2020, extend remaining life from 2021 to 2023.
 2020- \$7,623, 12 year life, and 2021 remaining life estimates per client 6/15/2020.

00050 - Desert Hills (DH)

01000 - Paving

120 - Asphalt: Sealing	Useful Life 5	Remaining Life 0
104,016 sf Drives & Parking	Quantity 104,016	Unit of Measure Square Feet
	Cost /SqFt \$0.300	
	% Included 100.00%	Total Cost/Study \$31,205
Summary	Replacement Year 2024	Future Cost \$31,205

This is to prepare the surface, apply a single coat asphalt emulsion product and restripe to match the existing layout. If a second coat is desired the cost is generally 10% to 20% higher.

2019- The parking lot west of the complex appears recently sealed, crack filled and striped. The south parking lot appears dull and gray. \$12,450 was expended per client 6/14/2019.

00050 - Desert Hills (DH)

01000 - Paving

220 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 0	
104,016 sf Drives & Parking (3%)	Quantity 104,016	Unit of Measure Square Feet	
	Cost /SqFt \$4.18	Qty * \$/SqFt \$435,101	
	% Included 2.50%	Total Cost/Study \$10,878	
Summary	Replacement Year 2024	Future Cost \$10,878	

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

2019- The parking lot west of the complex appears recently sealed, crack filled and striped. The south parking lot appears dull and gray. Per client 7/22/2019, extend remaining life from 2020 to 2024.

328 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 5	
71,286 sf Upper Parking Area & Drive	Quantity 71,286	Unit of Measure Square Feet	
	Cost /SqFt \$3.00		
	% Included 100.00%	Total Cost/Study \$213,858	
Summary	Replacement Year 2029	Future Cost \$241,961	

This is to apply a paving fabric interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2022- The upper parking area & drive appear older than 2014. Association input will help further define this component. BRG separated upper & lower parking areas into separate components.

332 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 22	
32,730 sf Lower Parking Area	Quantity 32,730	Unit of Measure Square Feet	
	Cost /SqFt \$3.00		
	% Included 100.00%	Total Cost/Study \$98,190	
Summary	Replacement Year 2046	Future Cost \$169,041	

This is to apply a paving fabric interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2021- \$68,777 was expended to replace approximately 32,730 sf, lower parking lot.

02000 - Concrete

414 - Pool Deck	Useful Life 5	Remaining Life 1	
5,981 sf Pool/Spa Area Concrete Repair (7.5%)	Quantity 5,981	Unit of Measure Square Feet	
	Cost /SqFt \$25.53	Qty * \$/SqFt \$152,711	
	% Included 7.50%	Total Cost/Study \$11,453	
Summary	Replacement Year 2025	Future Cost \$11,740	

This is to periodically repair and replace concrete pool deck, deck drains and deck mastic to remove abrupt elevation shifts and to maintain functionality. Since concrete pool deck useful life typically exceeds the scope of the 30-year study, this component provides for repair only and not full replacement. However, as the deck ages and undergoes multiple repairs and patches, this component may revert from occasional partial repairs to full replacement. Deck acrylic lace coating replacement is provided for within another component.

2022- \$4,000 was expended. Move remaining life from 2022 to 2023.

00050 - Desert Hills (DH)

03000 - Painting: Exterior

124 - Stucco	Useful Life 10	Remaining Life 3
30,135 sf Building Exterior	Quantity 30,135	Unit of Measure Square Feet
	Cost /SqFt \$1.85	
	% Included 100.00%	Total Cost/Study \$55,661
Summary	Replacement Year 2027	Future Cost \$59,941

This is to prepare, power wash, sand, scrape, caulk and paint the stucco surfaces with a premium paint.

2019- Exterior painting appears in excellent condition.
 2018- Client advises that \$27,700 total was expended in 2017 for partial paint and remaining 2018 scope is undetermined. This is a placeholder pending bids to finish what was started in 2017.
 2017- \$5,200 was expended for the exterior room A, columns, pool area only.

03500 - Painting: Interior

124 - Building	Useful Life 5	Remaining Life 2
26,950 sf All Interior Spaces (50%)	Quantity 26,950	Unit of Measure Square Feet
	Cost /SqFt \$1.41	Qty * \$/SqFt \$38,066
	% Included 50.00%	Total Cost/Study \$19,033
Summary	Replacement Year 2026	Future Cost \$19,996

This is to prepare and paint all interior walls and ceilings.

2021- \$13,885 was expended for lobby, hallway, auditorium, Rooms A,B, C, fitness room, lapidary, kitchen, Lobby RR only. This is approximately 50% of the cost anticipated so this has been revised to 50% every five years, from 100% every 10 years for increased flexibility.

04000 - Structural Repairs

916 - Doors	Useful Life 10	Remaining Life 10
54 Exterior & Interior Doors (25%)	Quantity 54	Unit of Measure Items
	Cost /Itm \$1,901	Qty * \$/Itm \$102,674
	% Included 25.00%	Total Cost/Study \$25,669
Summary	Replacement Year 2034	Future Cost \$32,858

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambs, posts, locks/latches, etc.

24- interior
 30- exterior

2023- Per client, extend remaining life to 2034.

00050 - Desert Hills (DH)

04500 - Decking/Balconies

200 - Resurface	Useful Life 18	Remaining Life 1	
1,778 sf Second Floor Deck	Quantity 1,778	Unit of Measure	Square Feet
	Cost /SqFt \$17.22		
	% Included 100.00%	Total Cost/Study	\$30,617
Summary	Replacement Year 2025	Future Cost	\$31,382

This is to resurface the 2nd floor deck.

2024- The \$29,870 planned for 2023 is now set for 2025 due to unavailability of contractors.

2023- \$29,870 projected.

2021- Per client 6/1/2021, move remaining life from 2021 to 2023, per Facility Director.

2019- Per client 6/14/2019, current estimate is \$15/sf and extend remaining life from 2019 to 2021.

2017- 18 year useful life and 2019 remaining life estimates per client.

05000 - Roofing

324 - Low Slope: Vinyl	Useful Life 20	Remaining Life 0	
137 Squares- Roof Replacement	Quantity 137	Unit of Measure	Squares
	Cost /Sqrs \$800		
	% Included 100.00%	Total Cost/Study	\$109,600
Summary	Replacement Year 2024	Future Cost	\$109,600

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2021- Per client 6/30/2021, \$5,860 was expended for repairs.

2019- Water filled blister on roof noted. Client reports roof leaks over the stage.

946 - Coating	Useful Life 5	Remaining Life 3	
13,700 sf Low Slope Roof Recoating	Quantity 13,700	Unit of Measure	Square Feet
	Cost /SqFt \$1.16		
	% Included 100.00%	Total Cost/Study	\$15,927
Summary	Replacement Year 2027	Future Cost	\$17,152

This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

2022- \$14,591 is anticipated.

2019- Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life.

2017- Client advised the recoat was done in 2016 and also the life should be extended from 5 to 10 years.

00050 - Desert Hills (DH)

08000 - Rehab

218 - Locker Rooms	Useful Life 28	Remaining Life 1	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$72,833		
	% Included 100.00%	Total Cost/Study \$145,665	
Summary	Replacement Year 2025	Future Cost \$149,307	

This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc.

2023- Verification needed, and in meantime, this is deferred to 2024.
 2022- Per client, move remaining life from 2022 to 2023.
 2020- Per client 6/16/2020, move remaining life from 2021 to 2022.
 2019- Per client 6/14/2019, increase remaining life from 2020 to 2021 and estimate from \$37,700 to \$122,700.
 2018- 28 useful life and 2020 remaining life estimates per client.

222 - Bathrooms	Useful Life 20	Remaining Life 2	
Add Companion Bathroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$18,709		
	% Included 100.00%	Total Cost/Study \$18,709	
Summary	Replacement Year 2026	Future Cost \$19,656	

This is to add a companion bathroom.

2022- Per client, move remaining life from 2022 to 2023.
 2020- Per client 6/16/2020, move remaining life from 2023 to 2022.
 2017- This is a placeholder pending a project scope.

324 - Restrooms	Useful Life 20	Remaining Life 1	
2 Auditorium Lobby Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$30,000		
	% Included 100.00%	Total Cost/Study \$60,000	
Summary	Replacement Year 2025	Future Cost \$61,500	

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

2024- \$60,000 planned for 2025 and cost increased from \$17K each to \$30,000 each.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2023, per Facility Director.
 2019- Increased estimate from \$7,000 to \$15,000 per restroom.

466 - Cabinets	Useful Life 20	Remaining Life 2	
40 If Countertops & Cabinets	Quantity 40	Unit of Measure Linear Feet	
	Cost /l.f. \$818		
	% Included 100.00%	Total Cost/Study \$32,728	
Summary	Replacement Year 2026	Future Cost \$34,385	

This is to replace the counter tops and cabinets per existing. Replacement costs will depend on the scope of work at replacement.

00050 - Desert Hills (DH)

08000 - Rehab

570 - Operable Wall/Partition	Useful Life 21	Remaining Life 10	
770 sf [4] Room Dividers	Quantity 770	Unit of Measure Square Feet	
	Cost /SqFt \$51.14		
	% Included 100.00%	Total Cost/Study \$39,379	
Summary	Replacement Year 2034	Future Cost \$50,408	

This is to repair and replace the operable walls/partitions.

- 1- 18' x 14' dining area divider
- 1- 12' x 14' kitchen/auditorium divider
- 2- 12.5' x 14' dining/auditorium dividers (pair)

2017- Client advises work done in 2013.

12000 - Pool

118 - Resurface	Useful Life 12	Remaining Life 14	
260 lf Pool	Quantity 260	Unit of Measure Linear Feet	
	Cost /l.f. \$204		
	% Included 100.00%	Total Cost/Study \$53,108	
Summary	Replacement Year 2038	Future Cost \$75,040	

This is to resurface the pool including start-up costs.

2021- Remaining life set to occur 12 years after structural work in related component.

404 - ADA Chair Lift	Useful Life 10	Remaining Life 1	
2 Pool & Spa Chair Lifts	Quantity 2	Unit of Measure Items	
	Cost /itm \$7,301		
	% Included 100.00%	Total Cost/Study \$14,602	
Summary	Replacement Year 2025	Future Cost \$14,967	

This is to replace the spa & pool's ADA compliant chair lift.

2018- Added to study as a component. Replaced in 2017.

618 - Deck: Re-Surface	Useful Life 25	Remaining Life 18	
5,981 sf Pool/Spa Deck Coating	Quantity 5,981	Unit of Measure Square Feet	
	Cost /SqFt \$36.50		
	% Included 100.00%	Total Cost/Study \$218,280	
Summary	Replacement Year 2042	Future Cost \$340,442	

This is to scarify the concrete deck and apply an acrylic lace coating. Concrete deck repairs are provided for within another component.

2017- Scope was revised to: Complete replacement of pool deck; replacement will be concrete w/sweat finish, no acrylic lace. Estimate increased from \$44,558 to \$175,000 in 2017. BRG extended useful life from 15 to 25 years per client.

00050 - Desert Hills (DH)

12000 - Pool

742 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$60,883	Qty * \$/LS	\$60,883
	% Included 50.00%	Total Cost/Study	\$30,442
Summary	Replacement Year 2025	Future Cost	\$31,203

This is to periodically replace the pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- pool filter #3, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial
- 4- Pentair IntelliFlo Variable Speed pumps
- 2- additional spa pumps
- 1- Pool Vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- pool heater #3, Raypak Professional
- 1- pool heater #4, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$28,028 is anticipated.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
 2019- \$13,394 was expended per client 6/14/2019.
 2018- \$8,400 was expended for equipment.

932 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$13,325		
	% Included 100.00%	Total Cost/Study	\$13,325
Summary	Replacement Year 2029	Future Cost	\$15,076

This is to replace miscellaneous pool furniture.

2023- \$13,000 approximately projected for 2023. This is w years early.
 2019- \$11,307 was expended per client 6/14/2019.

13000 - Spa

122 - Resurface	Useful Life 8	Remaining Life 6	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,865		
	% Included 100.00%	Total Cost/Study	\$10,865
Summary	Replacement Year 2030	Future Cost	\$12,600

This is to resurface the square spa including start-up costs.

2022- \$10,000 total is anticipated. \$9,090 was expended by May and \$910 is anticipated for work currently in progress.
 2019- Per client 6/14/2019, \$7,692 was expended 7/2016 with a 2024 remaining life. Per client 7/22/2019, reduce remaining life from 2024 to 2022. Per client 8/5/2019, increase useful life from 6 to 8 years.

00050 - Desert Hills (DH)

14000 - Recreation

140 - Sauna: Wood Kit	Useful Life 25	Remaining Life 23	
Sauna	Quantity 1	Unit of Measure Room	
	Cost /Rm \$7,196		
	% Included 100.00%	Total Cost/Study \$7,196	
Summary	Replacement Year 2047	Future Cost \$12,698	

This is to recover and replace the sauna room wood kit.

2022- \$6,623 is anticipated.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2023, per Facility Director. Per client 6/30/2021, reduce remaining life from 2023 to 2022.
 2020- Per client 6/16/2020, move remaining life from 2023 to 2021.
 2018- Added to study.

220 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 1	
13 Fitness Center Cardio Machines (25%)	Quantity 13	Unit of Measure Items	
	Cost /Itm \$6,411	Qty * \$/Itm \$83,339	
	% Included 25.00%	Total Cost/Study \$20,835	
Summary	Replacement Year 2025	Future Cost \$21,356	

This is to periodically replace the cardio equipment on a percentage basis. Strength equipment is provided for within other components.

- 1- Inspire Fitness recumbent bike
- 1- True recumbent bike
- 1- True recumbent bike
- 1- LeMond spin bike
- 2- True upright bike
- 1- True stepper
- 1- True stepper
- 1- Concept-2 rower
- 1- Concept-2 rower
- 1- True treadmill
- 1- Woodway treadmill (replaced 2020)
- 1- Woodway treadmill

2024- Per client, in 2022 the Woodway treadmills will be replaced with this category.
 2022- \$250,000 major anticipated expenditure. Association input will further define this component.
 2020- \$10,000 was expended to replace one Woodway treadmill.
 2019- \$10,800 was expended per client 6/14/2019.
 2018- \$13,410 was expended on 1-NuStep replacement, etc.
 2017- \$25,694 was expended.

00050 - Desert Hills (DH)

14000 - Recreation

320 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 3	
11 Fitness Center Strength Machines (50%)	Quantity 11	Unit of Measure	Items
	Cost /Itm \$5,139	Qty * \$/Itm	\$56,526
	% Included 50.00%	Total Cost/Study	\$28,263
Summary	Replacement Year 2027	Future Cost	\$30,436

This is to periodically replace strength equipment on a percentage basis. Cardio equipment is provided for within other components.

- 1- Hoist Fitness Dual Series abdominal/back extension
- 1- Hoist Fitness Dual inner/outer thigh
- 1- Hoist Fitness Dual Series leg extension/leg curl (replaced 2020)
- 1- Hoist Fitness Dual Series pec fly/rear delt (replaced 2020)
- 1- Paramount leg lift
- 1- Precor stretch trainer
- 1- Hoist Fitness Dual Series HP-3000
- 1- Hoist Fitness Dual Series leg press/calf raise
- 1- Hoist Fitness Dual Series lat pull down/mid row
- 1- Hoist Fitness Dual Series chest/shoulder press
- 1- Hoist Fitness Dual Series preacher curl/triceps extension

2023- Per client, extend remaining life to 2027.
 2020- \$10,000 was expended to replace one Paramount leg curl and one pec fly.
 2019- \$15,883 was expended per client 6/14/2019.
 2017- Strength items had been excluded from the study and in 2017 are being brought back in. \$4,120 was expended in 2017. Also in 2017, client advised there are 12 pieces.

740 - Billiard Table	Useful Life 25	Remaining Life 3	
3 Billiards Room Tables	Quantity 3	Unit of Measure	Items
	Cost /Itm \$9,978		
	% Included 100.00%	Total Cost/Study	\$29,934
Summary	Replacement Year 2027	Future Cost	\$32,236

This is to replace the billiard tables.

- 1- Snooker Table (green felt)
- 2- Pool Tables (blue felt)

2023- \$11,840 projected in 2023 only.
 2017- Client advised estimate should be \$10,000 for snooker & \$4,500 for billiards. This component utilizes \$8,000/average pending more information.

2023- Per client, extend remaining life to 2027.

744 - Billiard Table	Useful Life 25	Remaining Life 22	
2 Diamond Tables	Quantity 2	Unit of Measure	Items
	Cost /Itm \$10,256		
	% Included 100.00%	Total Cost/Study	\$20,512
Summary	Replacement Year 2046	Future Cost	\$35,313

This is to replace the two Diamond tables.

2021- \$18,153 was expended to replace two billiard tables with Diamond tables.

00050 - Desert Hills (DH)

17000 - Tennis Court

130 - Reseal	Useful Life 4	Remaining Life 3
28,800 sf [4] Tennis Courts	Quantity 28,800	Unit of Measure Square Feet
	Cost /SqFt \$0.771	
	% Included 100.00%	Total Cost/Study \$22,217
Summary	Replacement Year 2027	Future Cost \$23,925

This is to prepare the courts, repair cracks with acrylic crack patch, paint with epoxy coating mixed with silica sand, and restripe. These courts are post-tensioned concrete and don't require overlay.

2023- \$11,850 projected.
 2022- Per client, move remaining life from 2022 to 2023.
 2019- \$4,700/court every 4 years per client 7/22/2019 estimate.
 2018- \$18,900 was expended to resurface.
 2017- Client directed 2018 remaining life and decrease useful life from 7 to 4 years.

19000 - Fencing

150 - Chain Link: 10'	Useful Life 30	Remaining Life 7
960 lf Tennis Court Fence	Quantity 960	Unit of Measure Linear Feet
	Cost /l.f. \$45.63	
	% Included 100.00%	Total Cost/Study \$43,808
Summary	Replacement Year 2031	Future Cost \$52,074

This is to replace the 10' chain link fencing.

20000 - Lighting

210 - Pole Lights	Useful Life 20	Remaining Life 2
7 Walkway Lights	Quantity 7	Unit of Measure Items
	Cost /Itm \$1,247	
	% Included 100.00%	Total Cost/Study \$8,726
Summary	Replacement Year 2026	Future Cost \$9,167

This is to replace the walkway lights reusing the existing wiring and conduits.

218 - Landscape	Useful Life 20	Remaining Life 10
25 Walkway Lights	Quantity 25	Unit of Measure Items
	Cost /Itm \$475	
	% Included 100.00%	Total Cost/Study \$11,872
Summary	Replacement Year 2034	Future Cost \$15,197

This is to replace the walkway, small landscape low-voltage lighting reusing the existing wiring and conduits.

WAC 6021 Linear Path Lights, 12 V AC/DC, 2.9W

264 - Bollard Lights	Useful Life 20	Remaining Life 10
22 Walkway Bollard Lights	Quantity 22	Unit of Measure Items
	Cost /Itm \$1,068	
	% Included 100.00%	Total Cost/Study \$23,506
Summary	Replacement Year 2034	Future Cost \$30,090

This is to replace the bollard lights reusing the existing wiring and conduits.

00050 - Desert Hills (DH)

20000 - Lighting

530 - Parking Lot	Useful Life 40	Remaining Life 12	
11 Parking Lot Lights	Quantity 11	Unit of Measure	Items
	Cost /Itm \$2,876		
	% Included 100.00%	Total Cost/Study	\$31,641
Summary	Replacement Year 2036	Future Cost	\$42,554

This is to replace the parking lot lights.

23000 - Mechanical Equipment

216 - HVAC	Useful Life 15	Remaining Life 13	
4 Rooftop Rheem Units- 2022	Quantity 4	Unit of Measure	Items
	Cost /Itm \$13,000		
	% Included 100.00%	Total Cost/Study	\$52,000
Summary	Replacement Year 2037	Future Cost	\$71,683

This is to replace the Rheem HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 1- Auditorium- Rheem- 5T
- Unit 2- Auditorium- Rheem- 5T
- Unit 3- Auditorium- Rheem- 5T
- Unit 4- Auditorium- Rheem- 5T

2022- \$42,157 was expended.
 2020- Per client 6/16/2020, move remaining life from 2020 to 2022.

296 - HVAC	Useful Life 15	Remaining Life 11	
3 Rooftop Units- 2007	Quantity 3	Unit of Measure	Items
	Cost /Itm \$15,000		
	% Included 100.00%	Total Cost/Study	\$45,000
Summary	Replacement Year 2035	Future Cost	\$59,044

This is to replace the HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 5- Room B- Carrier- 5T
- Unit 12- Fitness- Carrier- 3T
- Unit 15- Lapidary- Rheem- 7.5T

2022- \$31,618 was expended. Move remaining life from 2022 to 2035.

332 - HVAC	Useful Life 15	Remaining Life 0	
3 Rooftop Carrier Units- 2009	Quantity 3	Unit of Measure	Items
	Cost /Itm \$14,246		
	% Included 100.00%	Total Cost/Study	\$42,738
Summary	Replacement Year 2024	Future Cost	\$42,738

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 6- Lobby- Carrier- 4T
- Unit 7- Room A- Carrier- 7.5T
- Unit 9- Locker Room- Carrier- 4T

00050 - Desert Hills (DH)

23000 - Mechanical Equipment

360 - HVAC	Useful Life 15	Remaining Life 10	
Rooftop Rheem Unit #8- 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$12,307		
	% Included 100.00%	Total Cost/Study	\$12,307
Summary	Replacement Year 2034	Future Cost	\$15,754

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 8- Ceramics Class- Rheem- 4T

2019- Per client 6/14/2019, replaced in 2018 for \$10,114 of which half was paid in 2018 and 2019.

388 - HVAC	Useful Life 15	Remaining Life 4	
3 Rooftop Carrier Units- 2013	Quantity 3	Unit of Measure	Items
	Cost /Itm \$16,000		
	% Included 100.00%	Total Cost/Study	\$48,000
Summary	Replacement Year 2028	Future Cost	\$52,983

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

Unit 10- Ceramics- Carrier- 5T
 Unit 13- Art Room- Carrier- 5T
 Unit 14- Room C- Carrier- 4T

412 - HVAC	Useful Life 15	Remaining Life 10	
Rooftop Rheem Unit #11- 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$14,000		
	% Included 100.00%	Total Cost/Study	\$14,000
Summary	Replacement Year 2034	Future Cost	\$17,921

This is to replace the Rheem HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 11- Fitness- Rheem- 3T

2019- \$10,114 was expended per client 6/14/2019.

428 - HVAC	Useful Life 15	Remaining Life 9	
Rooftop Carrier Unit #16- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$14,000		
	% Included 100.00%	Total Cost/Study	\$14,000
Summary	Replacement Year 2033	Future Cost	\$17,484

This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 16- Blueprint Room- Carrier- 7.5T

2019- Per client 6/14/2019, replaced in 2018 for \$10,114 of which half was paid in 2018 and 2019.

00050 - Desert Hills (DH)

23000 - Mechanical Equipment

444 - HVAC	Useful Life 15	Remaining Life 10	
Ground Level Rheem Unit 17A/B- 2003	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,625		
	% Included 100.00%	Total Cost/Study	\$5,625
Summary	Replacement Year 2034	Future Cost	\$7,200

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Billiards Room- Rheem 3T MN RP1536AJ1NA mfg 12/2018

2019- Per client 6/14/2019, replaced in 2018 for \$4,622 of which half was paid in 2018 and 2019. Unit observed during the 2019 reserve site visit was the old 2003 unit. Per client 7/16/2019, the replacement process began in 2018 and is expected to complete in 2019.

446 - HVAC	Useful Life 15	Remaining Life 10	
Ground Level- Carrier 3-ton Unit	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,353		
	% Included 100.00%	Total Cost/Study	\$5,353
Summary	Replacement Year 2034	Future Cost	\$6,853

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Carrier 3-ton, split, MN 38BYC036350, SN 2003E30349, mfg 5/2003

2020- Per client 6/16/2020, \$4,622 was expended to replace in 2019.

604 - Water Heater	Useful Life 12	Remaining Life 11	
2 Pool Equipment Area Water Heaters (50%)	Quantity 2	Unit of Measure	Items
	Cost /Itm \$11,033	Qty * \$/Itm	\$22,066
	% Included 50.00%	Total Cost/Study	\$11,033
Summary	Replacement Year 2035	Future Cost	\$14,476

This is to replace the water heater including discarded unit disposal.

2- Bradford White, 120 Gallon water heaters, dated 3-15-2013.

2023- \$10,764 projected. BRG unsure if one or two units replaced. BRG listed as 50% per cycle.
 2019- Per client 7/22/2019, keep these water heaters in study.

632 - Water Heater	Useful Life 15	Remaining Life 4	
Men's Restroom's Janitor's Closet	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,956		
	% Included 100.00%	Total Cost/Study	\$1,956
Summary	Replacement Year 2028	Future Cost	\$2,159

This is to replace the water heater including discarded unit disposal.

Bradford White, 80 gallon, electric, MN LD80R3-3-b-100, SN KF17413162-77, mfg. 2013

2019- Per client 7/22/2019, keep this water heater in study.

00050 - Desert Hills (DH)

24000 - Furnishings

540 - Miscellaneous	Useful Life 10	Remaining Life 1	
Folding Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$28,637	
	% Included	100.00%	Total Cost/Study \$28,637
Summary	Replacement Year	2025	Future Cost \$29,353

This is to replace miscellaneous furnishings.

2020- \$5,400 was expended to replace 10 6' tables and 60 card tables.
 2019- \$2,759 was expended to replace 4 poker tables per client 6/14/2019.
 2017- \$12,587 total was expended to replace 26 6' tables, 14 round tables, and 2 poker tables.

24500 - Audio / Visual

152 - Projector	Useful Life 10	Remaining Life 6	
Stage- Epson	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$7,831	
	% Included	100.00%	Total Cost/Study \$7,831
Summary	Replacement Year	2030	Future Cost \$9,081

This is to replace the video projector, lens, HDMI remotes, safety cable and misc items.

Epson Pro- G7400U

2020- \$6,761 was expended for Epson projector & lens, HDMI remotes, safety cable & misc supplies.
 2019- Per client 7/22/2019, keep A/V components in study.

174 - Projection Screen	Useful Life 20	Remaining Life 15	
Stage- Electric Screen	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$10,219	
	% Included	100.00%	Total Cost/Study \$10,219
Summary	Replacement Year	2039	Future Cost \$14,800

This is to replace the electric screen.

Targa 12" x 9'

2019- \$8,608 was expended per client 6/14/2019.
 2017- Per client, this screen is over 20 years old and originally cost \$5,000.

308 - PA System	Useful Life 10	Remaining Life 7	
Sound Rack- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys	\$19,639	
	% Included	100.00%	Total Cost/Study \$19,639
Summary	Replacement Year	2031	Future Cost \$23,344

This is to replace the sound system.

2021- \$17,380 was expended, was not replaced in 2020 as anticipated, per client.
 2020- \$12,033 is anticipated.
 2019- Per client 6/14/2019, reduce useful life from 20 to 10 years and remaining life from 2030 to 2020.
 2017- Per client, \$9,400 was expended in 2010.

00050 - Desert Hills (DH)

24500 - Audio / Visual

752 - Piano	Useful Life 25	Remaining Life 6
Stage Yamaha Upright	Quantity 1	Unit of Measure Items
	Cost /Itm \$12,581	
	% Included 100.00%	Total Cost/Study \$12,581
Summary	Replacement Year 2030	Future Cost \$14,590

This is to replace the piano and dolly.

Yamaha upright
 model- T121
 serial #- 6058452

2017- Per client, \$7,500 was expended in 2005.

820 - Stage Curtains	Useful Life 20	Remaining Life 3
2 Stage Curtains	Quantity 2	Unit of Measure Items
	Cost /Itm \$8,781	
	% Included 100.00%	Total Cost/Study \$17,563
Summary	Replacement Year 2027	Future Cost \$18,913

This is to replace the black inherent fire retardant stage curtains.

2017- Per client, \$11,000 was expended to purchase from Sonora Theatre Works in 2007.

24600 - Safety / Access

220 - Fire Control Misc	Useful Life 20	Remaining Life 19
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$20,875	
	% Included 100.00%	Total Cost/Study \$20,875
Summary	Replacement Year 2043	Future Cost \$33,372

This is to repair and replace the fire alarm control panel, fire suppression system, alarms, sensors, pull stations, etc.

IT Office- Fire-Lite Alarms by Honeywell, MS-5UD Zone FACP

2023- \$20,366 expended.
 2022- \$19,869 is anticipated.
 2017- \$4,164 was expended.

25000 - Flooring

240 - Carpeting	Useful Life 10	Remaining Life 5
670 Sq. Yds. Clubhouse Carpet	Quantity 670	Unit of Measure Square Yard
	Cost /SqYd \$55.95	
	% Included 100.00%	Total Cost/Study \$37,490
Summary	Replacement Year 2029	Future Cost \$42,416

This is to replace the carpeting.

2019- \$21,672 was expended to replace 670 yards in 2019 with remaining anticipated in 2020 per client 6/14/2019. Per client 7/22/2019, increase estimate from \$21,672 to \$31,537.
 2017- Client advises the auditorium carpet will be replaced in 2019.
 2009- Carpet installed.

00050 - Desert Hills (DH)

25000 - Flooring

244 - Carpeting	Useful Life 10	Remaining Life 7	
384 Sq. Yds. Clubhouse Carpet	Quantity 384	Unit of Measure	Square Yard
	Cost /SqYd \$21.36		
	% Included 100.00%	Total Cost/Study	\$8,202
Summary	Replacement Year 2031	Future Cost	\$9,750

This is to replace the carpeting.

2021- \$7,259 total was expended, including 83.33 square yds of clubhouse vinyl tile now carpeting. Changed quantity from 300 to 384 sy, per client direction.

2020- Per client 6/16/2020, move remaining life from 2020 to 2021, fitness room.

2019- \$21,672 was expended to replace 670 yards in 2019 with remaining anticipated in 2020 per client 6/14/2019.

2017- Client advises the auditorium carpet will be replaced in 2019.

2009- Carpet installed.

440 - Tile	Useful Life 20	Remaining Life 0	
975 sf Clubhouse Walls & Floors	Quantity 975	Unit of Measure	Square Feet
	Cost /SqFt \$32.59		
	% Included 100.00%	Total Cost/Study	\$31,776
Summary	Replacement Year 2024	Future Cost	\$31,776

This is to replace the wall and floor tile.

2023- BRG deferred to 2024.

2022- Per client, move remaining life from 2022 to 2023.

2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.

2019- Per client 6/14/2019, increase estimate from \$12,675 to \$27,675.

630 - Vinyl	Useful Life 15	Remaining Life 0	
566 Sq. Yds. Clubhouse Vinyl	Quantity 566	Unit of Measure	Square Yard
	Cost /SqYd \$33.25		
	% Included 100.00%	Total Cost/Study	\$18,818
Summary	Replacement Year 2024	Future Cost	\$18,818

This is to replace the vinyl flooring.

2023- Per client, defer to 2024 from 2025.

2021- Per client 6/1/2021, change quantity from 650 to 566 square yds, remove 83.33 sy of VCT and replaced with carpet, see component 50/25000/244.

710 - Hardwood Floors	Useful Life 50	Remaining Life 7	
500 sf Stage- Replace	Quantity 500	Unit of Measure	Square Feet
	Cost /SqFt \$19.18		
	% Included 100.00%	Total Cost/Study	\$9,588
Summary	Replacement Year 2031	Future Cost	\$11,398

This is to replace the hardwood flooring. Refinishing is provided from operating.

2016- The floor appears in good condition.

00050 - Desert Hills (DH)

27000 - Appliances

160 - Ice Machine	Useful Life 10	Remaining Life 7	
Tennis Courts	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,028		
	% Included 100.00%	Total Cost/Study	\$7,028
Summary	Replacement Year 2031	Future Cost	\$8,355

This is for the ice machine with water dispenser and stand.

Scotsman

2021- \$6,220 was expended for the ice machine. Added as a reserve study component per client direction.

740 - Miscellaneous	Useful Life 5	Remaining Life 3	
12 Kitchen Appliances (33%)	Quantity 12	Unit of Measure	Items
	Cost /Itm \$4,612	Qty * \$/Itm	\$55,346
	% Included 33.33%	Total Cost/Study	\$18,449
Summary	Replacement Year 2027	Future Cost	\$19,867

This is to repair or replace miscellaneous appliances.

- 1- True reach-in freezer, MN T-19F, SN 7310194, mfg. 2012
- 1- True reach-in refrigerator, MN T-23, SN 7295434, mfg. 2012
- 1- Scotsman ice machine, MN C0530SA-1E, SN 18041320012079, bin, MN B530S, SN 18061320014191, mfg. 2018
- 1- Captive-Aire Systems SS Hood, MN 4230 ND
- 1- Ansul fire suppression system
- 1- Salvajor disposer
- 1- Wolf double stack oven
- 1- Wolf 6-burner range
- 1- stainless dishwash table
- 1- stainless triple sink
- 2- stainless tables

2019- Traulsen freezer and refrigerator units replaced with 2012 True units since 2016 reserve site visit.

764 - Dishwasher, Commercial	Useful Life 12	Remaining Life 10	
Dishwasher	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,865		
	% Included 100.00%	Total Cost/Study	\$10,865
Summary	Replacement Year 2034	Future Cost	\$13,908

This is to replace the commercial grade dishwasher.

2022- \$10,000 anticipated.

28000 - Water System

150 - Backflow Valves	Useful Life 12	Remaining Life 1	
6" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,506		
	% Included 100.00%	Total Cost/Study	\$11,506
Summary	Replacement Year 2025	Future Cost	\$11,793

This is to replace the backflow prevention valve.

2020- \$9,934, 12 year life, and 2023 remaining life estimates per client 6/15/2020.

00050 - Desert Hills (DH)

28000 - Water System

00060 - Canoa Hills (CH)

01000 - Paving

124 - Asphalt: Sealing	Useful Life 5	Remaining Life 2	
67,354 sf Parking Lot	Quantity 67,354	Unit of Measure	Square Feet
	Cost /SqFt \$0.300		
	% Included 100.00%	Total Cost/Study	\$20,206
Summary	Replacement Year 2026	Future Cost	\$21,229

This is to prepare the surface, apply a single coat asphalt emulsion product and restripe to match the existing layout. If a second coat is desired the cost is generally 10% to 20% higher.

2021- \$125,784 was expended for overlay.
 2019- \$10,999 was expended to seal and crackfill per client 6/14/2019.

224 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
67,354 sf Parking Lot (4%)	Quantity 67,354	Unit of Measure	Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt	\$281,743
	% Included 4.00%	Total Cost/Study	\$11,270
Summary	Replacement Year 2026	Future Cost	\$11,840

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

2021- \$125,784 was expended for overlay.
 2018- \$9,135 was expended.
 2017- \$4,400 was expended repairing asphalt near dumpster pad.

332 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 22	
67,354 sf Parking Lot	Quantity 67,354	Unit of Measure	Square Feet
	Cost /SqFt \$3.00		
	% Included 100.00%	Total Cost/Study	\$202,062
Summary	Replacement Year 2046	Future Cost	\$347,864

This is to apply a paving fabric interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2021- \$125,784 was expended for overlay.
 2019- Sealing and crack fill completed, BRG extended remaining life to 2023.
 2018- Per client, defer from 2018 to 2020.

00060 - Canoa Hills (CH)

02000 - Concrete

424 - Pool Deck	Useful Life 2	Remaining Life 1
5,950 sf Pool/Spa Area Concrete Repair (6%)	Quantity 5,950	Unit of Measure Square Feet
	Cost /SqFt \$25.53	Qty * \$/SqFt \$151,920
	% Included 6.00%	Total Cost/Study \$9,115
Summary	Replacement Year 2025	Future Cost \$9,343

This is to periodically repair and replace concrete pool deck, deck drains and deck mastic to remove abrupt elevation shifts and to maintain functionality. Since concrete pool deck useful life typically exceeds the scope of the 30-year study, this component provides for repair only and not full replacement. However, as the deck ages and undergoes multiple repairs and patches, this component may revert from occasional partial repairs to full replacement. Deck acrylic lace coating replacement is provided for within another component.

2023- Completed in 2023.
 2021- Per client 6/30/2021, extend remaining life from 2022 to 2024.
 2020- \$20,724 was expended for deck resurface. Per client 8/6/2020, reduce remaining life from 2024 to 2022.
 2017- \$2,073 was expended to repair deck at spa. Per client 7/22/2019, decrease useful life from 5 to 2 years.

03000 - Painting: Exterior

130 - Stucco	Useful Life 10	Remaining Life 6
10,940 sf Building Exterior	Quantity 10,940	Unit of Measure Square Feet
	Cost /SqFt \$2.61	
	% Included 100.00%	Total Cost/Study \$28,527
Summary	Replacement Year 2030	Future Cost \$33,083

This is to prepare, power wash, sand, scrape, caulk and paint the stucco surfaces with a premium paint.

2020- \$24,580 was expended.
 2019- Per client 6/14/2019, decrease remaining life from 2021 to 2020. Per client 7/22/2019, maintain 2018 cost adjusted estimate (\$22,988 in 2018).

416 - Wrought Iron	Useful Life 4	Remaining Life 3
160 lf Pool Perimeter Fence	Quantity 160	Unit of Measure Linear Feet
	Cost /l.f. \$18.10	
	% Included 100.00%	Total Cost/Study \$2,896
Summary	Replacement Year 2027	Future Cost \$3,119

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron.

2020- \$2,500 was expended.
 2019- Per client 7/22/2019, anticipate 2020 painting in conjunction with building painting.

2023- Completed in 2023.

03500 - Painting: Interior

130 - Building	Useful Life 10	Remaining Life 4
22,750 sf All Interior Spaces	Quantity 22,750	Unit of Measure Square Feet
	Cost /SqFt \$1.41	
	% Included 100.00%	Total Cost/Study \$32,133
Summary	Replacement Year 2028	Future Cost \$35,469

This is to prepare and paint all interior walls and ceilings.

2022- \$12,000 is anticipated. Move remaining life from 2022 to 2023.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per CEO.

00060 - Canoa Hills (CH)

04000 - Structural Repairs

920 - Doors	Useful Life 10	Remaining Life 10
47 Exterior & Interior Doors (25%)	Quantity 47	Unit of Measure Items
	Cost /Itm \$1,901	Qty * \$/Itm \$89,365
	% Included 25.00%	Total Cost/Study \$22,341
Summary	Replacement Year 2034	Future Cost \$28,599

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambs, posts, locks/latches, etc.

17- exterior
 30- interior

2023- Per client, extend remaining life to 2034.

05000 - Roofing

328 - Low Slope: Vinyl	Useful Life 20	Remaining Life 6
227 Squares- Building Roof	Quantity 227	Unit of Measure Squares
	Cost /Sqrs \$1,000	
	% Included 100.00%	Total Cost/Study \$227,000
Summary	Replacement Year 2030	Future Cost \$263,250

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

950 - Coating	Useful Life 5	Remaining Life 2
22,700 sf Low Slope Roof Recoating	Quantity 22,700	Unit of Measure Square Feet
	Cost /SqFt \$0.924	
	% Included 100.00%	Total Cost/Study \$20,964
Summary	Replacement Year 2026	Future Cost \$22,025

This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

2021- \$18,420 was expended for repairs and coating.
 2019- \$22,450 was expended per client 6/14/2019.

00060 - Canoa Hills (CH)

08000 - Rehab

224 - Locker Rooms	Useful Life 20	Remaining Life 19	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$82,794		
	% Included 100.00%	Total Cost/Study \$165,589	
Summary	Replacement Year 2043	Future Cost \$264,718	

This is to rehab the outdoor shower and both locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc.

Men's- 3 sinks, 2 mirrors, 3 urinals, 2 stall, 32 lockers, 6 wood benches, 10 fluorescent lights, 6 recessed lights

Women's- 3 sinks, 2 mirrors, 3 stall, 32 lockers, 6 wood benches, 10 fluorescent lights, 6 recessed lights

2023- 10/17/23- Per client, all work done in 2023.

2022- \$169,953 is anticipated.

2021- Per client 6/30/2021, move back from 2022 to 2021. Later moved to 2022.

2020- No work indicated, moved to 2021.

2019- Per client 6/14/2019, increase remaining life from 2019 to 2020 and estimate from \$87,800 to \$157,800.

2017- Estimates per client.

330 - Restrooms	Useful Life 20	Remaining Life 19	
2 Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$41,820		
	% Included 100.00%	Total Cost/Study \$83,640	
Summary	Replacement Year 2043	Future Cost \$133,711	

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

Men's- 3 sinks, 1 mirror, 3 urinals, 2 stall, 5- fluorescent lights, 2 paper towel dispensers, 2 soap dispensers

Men's- 3 sinks, 1 mirror, 3 stall, 5- fluorescent lights, 2 paper towel dispensers, 2 soap dispensers

2023- Work done in 2023 for projected \$81,600.

2022- \$75,544 is anticipated.

2021- Per client 6/30/2021, move back from 2022 to 2021. Later moved to 2022.

2020- No work indicated, moved to 2021.

2019- Per client 6/14/2019, increase remaining life from 2019 to 2020 and estimate from \$44,150 to \$70,150.

2017- Estimates per client.

580 - Operable Wall/Partition	Useful Life 25	Remaining Life 15	
980 sf Saguaro & Palo Verde Divider	Quantity 980	Unit of Measure Square Feet	
	Cost /SqFt \$44.74		
	% Included 100.00%	Total Cost/Study \$43,847	
Summary	Replacement Year 2039	Future Cost \$63,504	

This is to replace the operable panel wall.

70'x14'

2017- Per client, operable wall installed in 2014 with a 2039 remaining life.

00060 - Canoa Hills (CH)

12000 - Pool

124 - Resurface	Useful Life 12	Remaining Life 2
274 lf Pool	Quantity 274	Unit of Measure Linear Feet
	Cost /l.f. \$204	
	% Included 100.00%	Total Cost/Study \$55,968
Summary	Replacement Year 2026	Future Cost \$58,801

This is to resurface the pool including start-up costs.

2023- Per client, extend remaining life to 2026.
 2012- Pool resurfaced.

624 - Deck: Re-Surface	Useful Life 10	Remaining Life 9
5,950 sf Pool/Spa Deck Coating	Quantity 5,950	Unit of Measure Square Feet
	Cost /SqFt \$6.20	
	% Included 100.00%	Total Cost/Study \$36,900
Summary	Replacement Year 2033	Future Cost \$46,083

This is to scarify the concrete deck and apply an acrylic lace coating. Concrete deck repairs are provided for within another component.

2023- \$36,000 Projected for 2023. This is less than was planned previously so the scope needs verification.

2020- \$20,276 was expended for unspecified scope of work.
 2017- Client advised this was done in 2016 and should be done every five years. That may be a short life so BRG extended to 10 years pending clarification.

00060 - Canoa Hills (CH)

12000 - Pool

746 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$63,405	Qty * \$/LS	\$63,405
	% Included 50.00%	Total Cost/Study	\$31,702
Summary	Replacement Year 2026	Future Cost	\$33,307

This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

- 1- pool filter #1, Pentair Triton II Commercial (2018)
- 1- pool filter #2, Pentair Triton II Commercial (2018)
- 1- pool filter #3, Pentair Triton II Commercial (2018)
- 1- spa filter, Pentair Triton II Commercial (2019)
- 4- Pentair IntelliFlo variable speed pumps
- 2- additional spa pumps
- 1- Dolphin Pool Vacuum #10
- 1- pool heater #1, Raypak 408
- 1- pool heater #2, Raypak 408
- 1- pool heater #3, Raypak 408
- 1- pool heater #4, Raypak 408
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- automatic water level system (\$1,408)
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$10,000 total is anticipated. \$7,728 was expended by May 2022 and \$2,272 is anticipated for work currently in progress.
 2021- \$6,109 was expended for unspecified equipment.
 2020- Per client 6/16/2020, added automatic water system to equipment list, cost \$1,408, increased overall current cost.
 2019- \$20,282 total was expended for pool equipment per client 6/14/2019.
 2018- \$1,183 was expended for pool filter pump #1, misc.
 2017- \$875 was expended. \$3,400 was expended for pool vacuum original purchase.
 2016- \$31,220 total was expended to replace prior Xtherm with 4 Raypak 408 heaters.

936 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$13,423		
	% Included 100.00%	Total Cost/Study	\$13,423
Summary	Replacement Year 2025	Future Cost	\$13,759

This is to replace miscellaneous pool furniture.

- 42- lounge chairs
- 9- chairs
- 2- tables
- 3- side tables

2019- \$11,307 was expended per client 6/14/2019.
 2017- \$1,280 total was expended to replace 2 tables.

00060 - Canoa Hills (CH)

13000 - Spa

126 - Resurface Spa	Useful Life 8	Remaining Life 2
	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,262	
	% Included 100.00%	Total Cost/Study \$6,262
Summary	Replacement Year 2026	Future Cost \$6,579

This is to resurface the spa including start-up costs.

2019- Per client 7/22/2019, spa resurfaced 6/2018. Per client 8/5/2019, increase useful life from 6 to 8 years.

14000 - Recreation

234 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 2
16 Fitness Center Cardio Machines (25%)	Quantity 16	Unit of Measure Items
	Cost /Itm \$7,359	Qty * \$/Itm \$117,752
	% Included 25.00%	Total Cost/Study \$29,438
Summary	Replacement Year 2026	Future Cost \$30,928

This is to periodically replace the cardio equipment on a percentage basis. Strength equipment is provided for within other components.

- 3- True recumbent bike
- 1- True upright bike
- 1- Assault Fitness fan bike
- 1- EFX elliptical
- 1- Cybex Arc trainer
- 1- Concept-2 rower
- 2- True stepper
- 3- Woodway treadmill
- 2- True treadmill
- 1- Stairmaster

2023- \$28,720 projected.

2021- \$8,000 was expended to replace 1 Cybex Arc Trainer, per Fitness Supervisor.

2020- \$20,000 was expended to replace one Woodway treadmill, one Cybex Arc Trainer and one TechnoGym rec bike.

2019- \$19,233 was expended per client 6/14/2019.

2018- \$16,619 was expended, 2 recumbent bikes replaced.

2017- \$25,982 was expended.

00060 - Canoa Hills (CH)

14000 - Recreation

330 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 7	
20 Fitness Center Strength Machines (50%)	Quantity 20	Unit of Measure	Items
	Cost /Itm \$4,945	Qty * \$/Itm	\$98,898
	% Included 50.00%	Total Cost/Study	\$49,449
Summary	Replacement Year 2031	Future Cost	\$58,779

This is to periodically replace strength equipment on a percentage basis. Cardio equipment is provided for within other components.

- 1- Cybex arm extension
- 1- True rotary torso
- 1- Paramount pull-up/chin-up
- 1- Paramount lower back extension
- 1- Paramount abdominal
- 1- Paramount lat pull down
- 1- Paramount seated row
- 1- Paramount rotary chest
- 1- Paramount seated leg curl
- 1- Paramount leg extension
- 1- Paramount leg press
- 1- Paramount dip/leg lift
- 1- Paramount multi hip
- 1- Paramount chest press
- 1- Paramount pectoral fly/rear deltoid
- 1- Precor stretch trainer (2020 replaced)
- 1- Technogym hip abductor
- 1- Technogym hip adductor
- 1- Hoist Fitness shoulder press
- 1- Hoist Fitness biceps curl

2023- \$48,223 projected.
 2022- The Paramount leg press was out of order.
 2020- \$1,000 was expended to replace one Precor stretch trainer.
 2019- \$10,839 was expended per client 6/14/2019.
 2018- \$6,265 was expended to replace rotary torso machine.
 2017- \$10,673 was expended.

17000 - Tennis Court

140 - Reseal	Useful Life 4	Remaining Life 0	
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure	Square Feet
	Cost /SqFt \$0.771		
	% Included 100.00%	Total Cost/Study	\$10,800
Summary	Replacement Year 2024	Future Cost	\$10,800

This is to prepare the courts, repair cracks with acrylic crack patch, paint with epoxy coating mixed with silica sand, and restripe. These courts are post-tensioned concrete and don't require overlay.

2020- \$9,200 was expended.
 2019- \$4,700/court every 4 years per client 7/22/2019 estimate.
 2017- Client advises done in 2016.

00060 - Canoa Hills (CH)

17000 - Tennis Court

504 - Resurface	Useful Life 21	Remaining Life 8	
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure	Square Feet
	Cost /SqFt \$3.48		
	% Included 100.00%	Total Cost/Study	\$48,675
Summary	Replacement Year 2032	Future Cost	\$59,306

This is to resurface the tennis courts utilizing an overlay, color coat and striping.

19000 - Fencing

160 - Chain Link: 10'	Useful Life 30	Remaining Life 7	
580 lf Tennis Court Fence	Quantity 580	Unit of Measure	Linear Feet
	Cost /l.f. \$45.63		
	% Included 100.00%	Total Cost/Study	\$26,467
Summary	Replacement Year 2031	Future Cost	\$31,461

This is to replace the 10' chain link fencing.

2017- \$12,806 was expended.

250 - Wrought Iron: 5'	Useful Life 30	Remaining Life 2	
160 lf Pool Perimeter Fence	Quantity 160	Unit of Measure	Linear Feet
	Cost /l.f. \$43.46		
	% Included 100.00%	Total Cost/Study	\$6,954
Summary	Replacement Year 2026	Future Cost	\$7,306

This is to replace the 5' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

20000 - Lighting

220 - Pole Lights	Useful Life 40	Remaining Life 12	
24 Parking Lot & Walkway Lights	Quantity 24	Unit of Measure	Items
	Cost /Itm \$3,196		
	% Included 100.00%	Total Cost/Study	\$76,707
Summary	Replacement Year 2036	Future Cost	\$103,162

This is to replace the pole lights reusing the existing wiring and conduits.

00060 - Canoa Hills (CH)

23000 - Mechanical Equipment

220 - HVAC	Useful Life 15	Remaining Life 14	
6 Rooftop Carrier Units- 2007	Quantity 6	Unit of Measure	Items
	Cost /Itm \$9,342		
	% Included 100.00%	Total Cost/Study	\$56,053
Summary	Replacement Year 2038	Future Cost	\$79,202

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 1- Fitness- Carrier- 7.5T
- Unit 2- Locker Room-Carrier- 5T
- Unit 6- Saguaro Room- Carrier- 5T
- Unit 7- Saguaro Room- Carrier- 7.5T
- Unit 8- Palo Verde Room- Carrier- 4T
- Unit 9- Palo Verde Room- Carrier- 5T

2023- \$54,686 projected.
 2021- Changed quantity from 7 to 6, Unit #4 was replaced, see 23000/230.

230 - HVAC	Useful Life 15	Remaining Life 12	
Rooftop Carrier Unit #4- 2021	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,661		
	% Included 100.00%	Total Cost/Study	\$9,661
Summary	Replacement Year 2036	Future Cost	\$12,993

This is to replace the Rheem HVAC system. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 4- Bath- Rheem- 5T

2021- \$8,550 was expended to replace Unit #4.

340 - HVAC	Useful Life 15	Remaining Life 12	
Rooftop Carrier Unit #5- 2021	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,661		
	% Included 100.00%	Total Cost/Study	\$9,661
Summary	Replacement Year 2036	Future Cost	\$12,993

This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

- Unit 5- Kitchen- Carrier- 5T

2021- \$8,550 was expended.
 2020- Per client 6/16/2020, move remaining life from 2020 to 2023.

00060 - Canoa Hills (CH)

23000 - Mechanical Equipment

364 - HVAC	Useful Life 15	Remaining Life 12	
Rooftop Carrier Unit #10- 2021	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,876		
	% Included 100.00%	Total Cost/Study	\$9,876
Summary	Replacement Year 2036	Future Cost	\$13,282

This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 10- Mesquite Room- Carrier- 5T

2021- \$8,740 was expended.

600 - Water Heater	Useful Life 12	Remaining Life 11	
Pool Eq Room Heater & Tank	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$15,341		
	% Included 100.00%	Total Cost/Study	\$15,341
Summary	Replacement Year 2035	Future Cost	\$20,129

This is to replace the commercial water heater, storage tank and recirculation pump. Includes disposal of old unit.

- 1- Bradford White D100T1993N, gas, 100 gal, water heater, SN KD18209360, mfg. 4/2013
- 1- Bradford White M3ST200R5A, 200 gal storage tank, SN JL 17416073, mfg. 2012
- 1- B/G recirculation pump
- 1- expansion tank

2024- Per client, on-demand units were installed in 2023.
 2019- Per client 7/22/2019, keep this water heater in study.

24000 - Furnishings

560 - Miscellaneous	Useful Life 10	Remaining Life 0	
Folding Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$15,314		
	% Included 100.00%	Total Cost/Study	\$15,314
Summary	Replacement Year 2024	Future Cost	\$15,314

This is to replace miscellaneous furnishings.

2019- \$5,000 was expended to replace card tables per client 6/14/2019.
 2017- \$1,072 was expended for 2 poker tables.

620 - Miscellaneous	Useful Life 12	Remaining Life 11	
Lobby Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$9,890		
	% Included 100.00%	Total Cost/Study	\$9,890
Summary	Replacement Year 2035	Future Cost	\$12,977

This is to replace miscellaneous furnishings.

2023- \$9,649 projected.
 2022- Per client, move remaining life from 2022 to 2023.
 2017- \$959 was expended.

00060 - Canoa Hills (CH)

24500 - Audio / Visual

156 - Projector	Useful Life 10	Remaining Life 3	
Saguaro Room- Panasonic	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,484		
	% Included 100.00%	Total Cost/Study	\$1,484
Summary	Replacement Year 2027	Future Cost	\$1,598

This is to replace the video projector.

Panasonic PT-VX600 XGA

2023- Per client, extend remaining life to 2027.
 2019- Per client 7/22/2019, keep A/V components in study.

166 - Projection Screen	Useful Life 20	Remaining Life 15	
Saguaro Room- Electric Screen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$19,921		
	% Included 100.00%	Total Cost/Study	\$19,921
Summary	Replacement Year 2039	Future Cost	\$28,852

This is to replace the 16' x 16' electric screen.

2019- \$16,781 was expended per client 6/14/2019.
 2017- Per client, \$8,000 was expended in 1989.

316 - PA System	Useful Life 10	Remaining Life 5	
Sound Rack- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys \$18,718		
	% Included 100.00%	Total Cost/Study	\$18,718
Summary	Replacement Year 2029	Future Cost	\$21,178

This is to replace the Tech-Unique sound system.

2019- \$15,767 was expended and useful life decreased from 20 to 10 years per client 6/14/2019.
 2017- Per client, \$6,400 was expended in 2011.

330 - Miscellaneous	Useful Life 30	Remaining Life 12	
Sound Rack- Total Induction Loop	Quantity 1	Unit of Measure	System
	Cost /Sys \$19,638		
	% Included 100.00%	Total Cost/Study	\$19,638
Summary	Replacement Year 2036	Future Cost	\$26,411

This is to replace the total induction loop.

2017- Per client, \$12,000 was expended in 2011.

00060 - Canoa Hills (CH)

24500 - Audio / Visual

756 - Piano	Useful Life 25	Remaining Life 11	
Saguaro Room Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,489		
	% Included 100.00%	Total Cost/Study	\$9,489
Summary	Replacement Year 2035	Future Cost	\$12,451

This is to replace the piano and dolly.

Yamaha upright
 model- T121
 serial #- 5857859

2024- Per client extend RL from 1 to 2035.
 2017- Per client, \$5,000 was expended in 2000.

812 - Stage Risers	Useful Life 30	Remaining Life 29	
288 sf [6] Saguaro Room Risers	Quantity 288	Unit of Measure	Square Feet
	Cost /SqFt \$15.15		
	% Included 100.00%	Total Cost/Study	\$4,363
Summary	Replacement Year 2053	Future Cost	\$8,929

This is to replace the Stage Right risers.

2023- \$4,257 projected.
 2019- Per client 7/22/2019, keep A/V components in study.
 2017- Per client, \$12,000 was expended to purchase in 1993.

828 - Stage Curtains	Useful Life 20	Remaining Life 8	
2 Saguaro Stage Curtains	Quantity 2	Unit of Measure	Items
	Cost /Itm \$8,467		
	% Included 100.00%	Total Cost/Study	\$16,934
Summary	Replacement Year 2032	Future Cost	\$20,632

This is to replace the black inherent fire retardant stage curtains.

2017- Per client, \$12,000 was expended in 2012.

24600 - Safety / Access

230 - Fire Control Misc	Useful Life 20	Remaining Life 2	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$21,903		
	% Included 100.00%	Total Cost/Study	\$21,903
Summary	Replacement Year 2026	Future Cost	\$23,012

This is to repair and replace the fire alarm control panel, fire suppression system, alarms, sensors, pull stations, etc.

2019- \$6,150 was expended per client 6/14/2019.
 2018- \$6,000 will be expended to replace the alarm panel in 2019 because not done in 2017 as planned.

00060 - Canoa Hills (CH)

25000 - Flooring

250 - Carpeting	Useful Life 10	Remaining Life 6	
122 Sq. Yds. Mesquite Room	Quantity 122	Unit of Measure	Square Yard
	Cost /SqYd \$47.48		
	% Included 100.00%	Total Cost/Study	\$5,793
Summary	Replacement Year 2030	Future Cost	\$6,718

This is to replace the carpeting.

2020- \$5,000 was expended to replace Mesquite Room carpet, (approximately 1,097 sf/122 sy).

254 - Carpeting	Useful Life 10	Remaining Life 9	
418 Sq. Yds. Clubhouse Carpeting	Quantity 418	Unit of Measure	Square Yard
	Cost /SqYd \$45.91		
	% Included 100.00%	Total Cost/Study	\$19,191
Summary	Replacement Year 2033	Future Cost	\$23,967

This is to replace the carpeting.

2023- \$18,723 projected.

2020- Mesquite Room carpet was replaced, so moved that room from this component to another component and reduced this component's quantity from 540 to 418 square yards.

2019- Per client 6/14/2019, decrease remaining life from 2021 to 2020.

450 - Tile	Useful Life 20	Remaining Life 18	
6,475 sf Clubhouse Walls & Floors	Quantity 6,475	Unit of Measure	Square Feet
	Cost /SqFt \$15.21		
	% Included 100.00%	Total Cost/Study	\$98,488
Summary	Replacement Year 2042	Future Cost	\$153,608

This is to replace the wall and floor tile.

2022- \$90,647 is anticipated.

2021- Per client 6/30/2021, move back from 2022 to 2021. Later moved to 2022.

2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per CEO.

2020- No work indicated, moved to 2021.

2019- Per client 6/14/2019, decrease remaining life from 2021 to 2020.

720 - Hardwood Floors	Useful Life 40	Remaining Life 6	
6,150 sf Wood Floor- Replace	Quantity 6,150	Unit of Measure	Square Feet
	Cost /SqFt \$19.18		
	% Included 100.00%	Total Cost/Study	\$117,937
Summary	Replacement Year 2030	Future Cost	\$136,771

This is to replace the hardwood flooring. Refinishing is provided for within another component.

00060 - Canoa Hills (CH)

25000 - Flooring

750 - Hardwood Floors	Useful Life 10	Remaining Life 6
6,150 sf Wood Floor- Refinish	Quantity 6,150	Unit of Measure Square Feet
	Cost /SqFt \$3.84	
	% Included 100.00%	Total Cost/Study \$23,587
Summary	Replacement Year 2030	Future Cost \$27,354

This is to refinish the hardwood flooring.

2020- \$20,336 was expended to sand floor to bare wood, apply 6 coats of Hillyard Pro200 Gym Finish.

26000 - Outdoor Equipment

302 - Bocce Ct. Resurface	Useful Life 10	Remaining Life 6
4 Bocce Ball Courts	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,434	
	% Included 100.00%	Total Cost/Study \$9,735
Summary	Replacement Year 2030	Future Cost \$11,289

This is to replace the court surface and rehab the court rails as needed.

2020- \$8,405 was expended, courts replaced in 2020.

848 - Shade Structure	Useful Life 15	Remaining Life 14
200 sf Tennis Court Shade Canopy	Quantity 200	Unit of Measure Square Feet
	Cost /SqFt \$24.94	
	% Included 100.00%	Total Cost/Study \$4,987
Summary	Replacement Year 2038	Future Cost \$7,047

This is to replace the tennis court canvas canopy shade structure.

1- 10' x 20' 4-metal post, canvas topped structure, south of tennis courts.

2023- \$1,230 projected.

2022- \$1,200 was projected for 2023.

852 - Shade Structure	Useful Life 15	Remaining Life 8
800 sf [4] Bocce Court Shade Canopies	Quantity 800	Unit of Measure Square Feet
	Cost /SqFt \$24.94	
	% Included 100.00%	Total Cost/Study \$19,948
Summary	Replacement Year 2032	Future Cost \$24,305

This is to replace the bocce court canvas canopy shade structures.

4- 10' x 20' canvas canopy T-bar shade structures.

2017- \$18,172 total was expended to install 4 T-bar shade structures.

00060 - Canoa Hills (CH)

26000 - Outdoor Equipment

856 - Shade Structure	Useful Life 30	Remaining Life 10	
144 sf Metal Roofed Shade Structure	Quantity 144	Unit of Measure Square Feet	
	Cost /SqFt \$29.68		
	% Included 100.00%	Total Cost/Study \$4,274	
Summary	Replacement Year 2034	Future Cost \$5,472	

This is to repair and replace the metal shade structure.

12' x 12' metal roofed structure west of pool area.

872 - Shade Structure	Useful Life 25	Remaining Life 18	
Pool Area Wood Gazebo Structure	Quantity 1	Unit of Measure Items	
	Cost /Itm \$11,278		
	% Included 100.00%	Total Cost/Study \$11,278	
Summary	Replacement Year 2042	Future Cost \$17,590	

This is to repair and replace the wood gazebo structure.

16' diameter gazebo structure east of pool.

2019- The structure appears to have been refurbished since the 2016 study.

27000 - Appliances

760 - Miscellaneous	Useful Life 5	Remaining Life 3	
17 Kitchen Appliances (33%)	Quantity 17	Unit of Measure Items	
	Cost /Itm \$4,505	Qty * \$/Itm \$76,579	
	% Included 33.33%	Total Cost/Study \$25,526	
Summary	Replacement Year 2027	Future Cost \$27,489	

This is to repair or replace miscellaneous appliances.

- 1- Frigidaire single door commercial freezer, MN FCFS201LFB3, mfg 5/2008
- 1- Traulsen double door commercial refer, MN GRI 2-32 LUT
- 1- Manitowoc ice maker, MN IY0606W-261, SN 1101347634, mfg 8/2014, bin- MN B570, SN 1101349642
- 1- Captive-Aire Systems SS Hood, MN 4230 ND
- 1- Ansul fire suppression system
- 1- Hobart disposer
- 1- Wolf 6-burner range
- 1- Haier microwave
- 1- Bunn coffee
- 1- SS table
- 1- SS sink
- 1- commercial washer and dryer
- 1- Alto-Sham 1000-TH-1 double cook & hold
- 1- Cecilware CL75-n coffee
- 1- SS triple sink
- 2- portable SS tables

2023- Per client, extend remaining life to 2027.

00060 - Canoa Hills (CH)

27000 - Appliances

764 - Dishwasher, Commercial	Useful Life 12	Remaining Life 10	
Dishwasher	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,865		
	% Included 100.00%	Total Cost/Study	\$10,865
Summary	Replacement Year 2034	Future Cost	\$13,908

This is to replace the commercial grade dishwasher.

2022- \$10,000 anticipated.

28000 - Water System

154 - Backflow Valves	Useful Life 12	Remaining Life 1	
6" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,506		
	% Included 100.00%	Total Cost/Study	\$11,506
Summary	Replacement Year 2025	Future Cost	\$11,793

This is to replace the backflow prevention valve.

2020- \$9,934, 12 year life, and 2023 remaining life estimates per client 6/15/2020.

00070 - Santa Rita Springs (SRS)

01000 - Paving

128 - Asphalt: Sealing	Useful Life 5	Remaining Life 2	
80,636 sf Parking Lots	Quantity 80,636	Unit of Measure	Square Feet
	Cost /SqFt \$0.300		
	% Included 100.00%	Total Cost/Study	\$24,191
Summary	Replacement Year 2026	Future Cost	\$25,415

This is to prepare the surface, apply a single coat asphalt emulsion product and restripe to match the existing layout. If a second coat is desired the cost is generally 10% to 20% higher.

2021- \$9,980 was expended.

2017- \$9,600 was expended for follow-up seal after 2016 slurry.

228 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
80,636 sf Parking Lots (3%)	Quantity 80,636	Unit of Measure	Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt	\$337,302
	% Included 2.50%	Total Cost/Study	\$8,433
Summary	Replacement Year 2025	Future Cost	\$8,643

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

2022- Per client, move remaining life from 2022 to 2024.

2019- \$4,675 was expended for crack fill only per client 6/14/2019.

2017- Extended to synch with next seal coat.

00070 - Santa Rita Springs (SRS)

01000 - Paving

336 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 1	
58,386 sf North & East Parking Lots	Quantity 58,386	Unit of Measure	Square Feet
	Cost /SqFt \$3.00		
	% Included 100.00%	Total Cost/Study	\$175,158
Summary	Replacement Year 2025	Future Cost	\$179,537

This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2022- Per client, move remaining life from 2022 to 2024.
 2021- Per client 6/1/2021, move remaining life from 2026 to 2022, per Facility Director.
 2019- Per client 6/14/2019, extend remaining life from 2021 to 2026.

340 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 1	
22,250 sf South Parking Lot	Quantity 22,250	Unit of Measure	Square Feet
	Cost /SqFt \$3.00		
	% Included 100.00%	Total Cost/Study	\$66,750
Summary	Replacement Year 2025	Future Cost	\$68,419

This is to apply a paving fabric interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2022- Per client, move remaining life from 2022 to 2024.
 2021- Per client 6/1/2021, move remaining life from 2026 to 2022, per Facility Director.

02000 - Concrete

430 - Pool Deck	Useful Life 2	Remaining Life 1	
5,975 sf Pool/Spa Area Concrete Repair (6%)	Quantity 5,975	Unit of Measure	Square Feet
	Cost /SqFt \$21.07	Qty * \$/SqFt	\$125,904
	% Included 6.00%	Total Cost/Study	\$7,554
Summary	Replacement Year 2025	Future Cost	\$7,743

This is to periodically repair and replace concrete pool deck, deck drains and deck mastic to remove abrupt elevation shifts and to maintain functionality. Since concrete pool deck useful life typically exceeds the scope of the 30-year study, this component provides for repair only and not full replacement. However, as the deck ages and undergoes multiple repairs and patches, this component may revert from occasional partial repairs to full replacement. Deck acrylic lace coating replacement is provided for within another component.

2023- \$7,370 projected.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2023.
 2019- \$9,832 was expended per client 6/14/2019. Per client 7/22/2019, decrease useful life from 5 to 2 years.

03000 - Painting: Exterior

136 - Stucco	Useful Life 10	Remaining Life 3	
28,540 sf Building Exterior	Quantity 28,540	Unit of Measure	Square Feet
	Cost /SqFt \$1.79		
	% Included 100.00%	Total Cost/Study	\$51,164
Summary	Replacement Year 2027	Future Cost	\$55,098

This is to prepare, power wash, sand, scrape, caulk and paint the stucco surfaces with a premium paint.

2019- Client reports that the exterior building surfaces were painted in 2018. The surfaces exhibit premature deterioration including wide spread efflorescence.
 2016- The surface is faded and exhibits efflorescence and dark stains.

00070 - Santa Rita Springs (SRS)

03000 - Painting: Exterior

400 - Wrought Iron	Useful Life 4	Remaining Life 3
1,758 lf Pool Fence, Metal Railings	Quantity 1,758	Unit of Measure Linear Feet
	Cost /l.f. \$7.83	
	% Included 100.00%	Total Cost/Study \$13,761
Summary	Replacement Year 2027	Future Cost \$14,819

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron.

pool perimeter 5' wrought iron fence- 348 lf
 bridge, deck, stair, walkway, south perimeter railings- 1,410 lf

2023- \$13,425 projected. Remaining in 2025 per client.
 2022- \$2,500 was expended. Move remaining life from 2022 to 2023.

03500 - Painting: Interior

136 - Building	Useful Life 10	Remaining Life 10
35,500 sf All Interior Spaces- 2025	Quantity 35,500	Unit of Measure Square Feet
	Cost /SqFt \$1.41	
	% Included 100.00%	Total Cost/Study \$50,142
Summary	Replacement Year 2034	Future Cost \$64,186

This is to prepare and paint all interior walls and ceilings.

2024- Per client, done in-house in 2024.
 2023- \$15,411 expended in 2023, & this includes \$5,945 from 2022 unpent, with remaining projected for 2025.
 See related recurring component.

2022- \$5,800 expended. BRG extended remaining life from 2022 to 2023.

04000 - Structural Repairs

600 - Metal Railings	Useful Life 10	Remaining Life 1
1,410 lf Deck, Stair & Bridge Railings (50%)	Quantity 1,410	Unit of Measure Linear Feet
	Cost /l.f. \$38.35	Qty * \$/l.f. \$54,078
	% Included 50.00%	Total Cost/Study \$27,039
Summary	Replacement Year 2025	Future Cost \$27,715

This is to replace the metal railings.

upper level 4' metal railing- 486 lf
 upper level 2' metal railing- 28 lf
 bridge- 176 lf
 walkway- 120 lf
 stairwell- 65 lf
 south side property near wash canal and parking lot- 535 lf

2024- RL extended from 2024 to 2025.
 2022- Per client, move remaining life from 2022 to 2024.

00070 - Santa Rita Springs (SRS)

04000 - Structural Repairs

924 - Doors	Useful Life 10	Remaining Life 10
66 Exterior & Interior Doors (25%)	Quantity 66	Unit of Measure Items
	Cost /Itm \$1,901	Qty * \$/Itm \$125,491
	% Included 25.00%	Total Cost/Study \$31,373
Summary	Replacement Year 2034	Future Cost \$40,160

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambs, posts, locks/latches, etc.

31- exterior
 35- interior

2023- Per client, extend remaining life to 2034.

04500 - Decking/Balconies

206 - Resurface	Useful Life 20	Remaining Life 9
12,664 sf Elastomeric Deck- Resurface	Quantity 12,664	Unit of Measure Square Feet
	Cost /SqFt \$9.84	
	% Included 100.00%	Total Cost/Study \$124,660
Summary	Replacement Year 2033	Future Cost \$155,684

This is to resurface the deck. Deck seal coat is provided for within another component.

2019- Per client, conditions similar to 2016. Some repairs have been made. Per client 6/14/2019, extend remaining life from 2020 to 2033.

2016- Client indicated that deck membrane leak issues are being investigated and that repairs are needed. Some ceilings below the deck exhibited water stains.

300 - Repairs	Useful Life 5	Remaining Life 4
12,664 sf Elastomeric Deck- Seal/Repair	Quantity 12,664	Unit of Measure Square Feet
	Cost /SqFt \$2.23	
	% Included 100.00%	Total Cost/Study \$28,207
Summary	Replacement Year 2028	Future Cost \$31,135

This is seal and repair the Fiesta and Santa Cruz building rooftop decking.

2023- \$27,519 projected.

2019- Per client 6/14/2019, repairs completed in 2018 so extend remaining life from 2019 to 2023.

2018- \$18,376 was expended.

2016- Client indicated that deck membrane leak issues are being investigated and that repairs are needed. Some ceilings below the deck exhibited water stains.

05000 - Roofing

336 - Low Slope: Vinyl	Useful Life 20	Remaining Life 1
68 Squares- Building Roof	Quantity 68	Unit of Measure Squares
	Cost /Sqrs \$800	
	% Included 100.00%	Total Cost/Study \$54,400
Summary	Replacement Year 2025	Future Cost \$55,760

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

00070 - Santa Rita Springs (SRS)

05000 - Roofing

604 - Pitched: Tile	Useful Life 30	Remaining Life 5	
84 Squares- Building Roof	Quantity 84	Unit of Measure Squares	
	Cost /Sqrs \$1,100		
	% Included 100.00%	Total Cost/Study \$92,400	
Summary	Replacement Year 2029	Future Cost \$104,542	

This is to replace the tile roofing system. Tile roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2019- The west side of the building has had some repair/replacement work done. \$38,500 was expended to remove tile, repair deck, and reuse tile per client 6/14/2019. Remaining life set to 2029 due to 2019 roofing project.

954 - Coating	Useful Life 5	Remaining Life 0	
6,800 sf Low Slope Roof Recoating	Quantity 6,800	Unit of Measure Square Feet	
	Cost /SqFt \$3.49		
	% Included 100.00%	Total Cost/Study \$23,716	
Summary	Replacement Year 2024	Future Cost \$23,716	

This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

2019- \$20,000 was expended per client 6/14/2019.

08000 - Rehab

230 - Locker Rooms	Useful Life 20	Remaining Life 1	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$71,230		
	% Included 100.00%	Total Cost/Study \$142,460	
Summary	Replacement Year 2025	Future Cost \$146,021	

This is to rehab the outdoor shower and both locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, lighting, ventilation, tile, counters, design, etc.

Men's- 44 lockers, 5 benches, 3 urinals with auto-flush, 2 toilet stalls with metal partitions, 12 fluorescent lights, 2 showers, 2 mirrors, counter with 3 manual sinks, 2 paper towel dispensers, 4 soap dispensers, 2 clothing hooks, 7 stainless steel grab bars, 620 sf sealed concrete floor, 363 sf wall tile, painted walls & ceiling.

Women's- 32 lockers, 2 benches, 7 stainless steel grab bars, 2 clothing hooks, 2 paper towel dispensers, 8 soap dispensers, 3 showers, 3 stalls with vinyl, 3 showers, 4 toilet stalls with metal partitions, 692 sf wall tile, 540 sf floor, 10 fluorescent lights, 10 lf counter with 4 manual sinks.

Outdoor showers- painted concrete surfaces.

2021- Per client 6/30/2021, extend remaining life from 2022 to 2023.

2019- Increased estimate from \$40,000 to \$60,000 per room. Client input will further define this component.

00070 - Santa Rita Springs (SRS)

08000 - Rehab

336 - Restrooms	Useful Life 20	Remaining Life 4	
5 Restrooms	Quantity 5	Unit of Measure Room	
	Cost /Rm \$11,851		
	% Included 100.00%	Total Cost/Study \$59,256	
Summary	Replacement Year 2028	Future Cost \$65,408	

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc.

Men's (2nd floor Bldg. 1, west end)- auto-door, 1 toilet stall with metal partition, 1 mirror, 2 urinal, 5 lf counter with 2 manual sinks, 1 stainless steel grab bar, 7 fluorescent lights, 2 soap dispensers, 1 paper towel dispenser, 1 toilet paper dispenser, 170 sf floor tile, 371 sf wall tile,.

Women's (2nd floor Bldg. 1 west end)- similar to men's at same location with: 3 toilet stalls, 3 toilet paper dispensers, & no urinal.

Men's (1st floor Bldg. 2, northwest corner)- 208 sf floor tile, 1 manual urinal, 2 toilet stalls with metal partitions, 8 lf counter with 3 manual sinks, 2 soap dispensers, 1 paper towel dispenser, to toilet paper dispensers, 3 mirrors, 2 fluorescent lights, 1 auto door, 3 stainless steel grab bars, 76 sf wall tile.

Women's (1st floor Bldg. 2, northwest corner)- similar to men's at same location with: 3 toilet stalls with metal partitions, 3 toilet paper dispensers, & no urinals.

Unisex restroom (inside Bldg. 1, first floor)- 1 toilet, 1 manual sink, 1 mirror, 2 stainless steel grab bars, 1 toilet paper dispenser, 1 soap dispenser, 1 paper towel dispenser, 1 small light, 56 sf floor tile, 120 sf wall tile.

2022- The men's and women's restrooms appear in very good condition. BRG extended remaining life to 2028.
 2021- Per client extend to 2025.
 2019- \$12,775 was expended for partial rehab per client 6/14/2019. Client input will further define this component. Per client 7/22/2019, extend remaining life from 2020 to 2022.
 2018- \$6,018 was expended for partial work at Fiesta restroom countertops.

12000 - Pool

130 - Resurface	Useful Life 10	Remaining Life 1	
240 lf Pool	Quantity 240	Unit of Measure Linear Feet	
	Cost /l.f. \$198		
	% Included 100.00%	Total Cost/Study \$47,404	
Summary	Replacement Year 2025	Future Cost \$48,589	

This is to resurface the pool including start-up costs. Includes 5 tile lanes with targets.

2024- Not done in 2023, planned for 2024.
 2023- \$46,248 projected.
 2022- Splotchy appearance.
 2017- Life estimates per client.

00070 - Santa Rita Springs (SRS)

12000 - Pool

408 - ADA Chair Lift	Useful Life 10	Remaining Life 5	
Pool Area ADA Lift	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,976		
	% Included 100.00%	Total Cost/Study	\$5,976
Summary	Replacement Year 2029	Future Cost	\$6,761

This is to replace the pool's ADA compliant chair lift.

Model # F-411RPL-AT1
 Serial # 34345
 Max Weight 350 LB
 Mfg. March 2019

2019- \$3,313 was expended per client 6/14/2019.
 2009- Lift installed.

630 - Deck: Re-Surface	Useful Life 15	Remaining Life 12	
5,975 sf Pool/Spa Deck Coating	Quantity 5,975	Unit of Measure	Square Feet
	Cost /SqFt \$7.06		
	% Included 100.00%	Total Cost/Study	\$42,197
Summary	Replacement Year 2036	Future Cost	\$56,750

This is to scarify the concrete deck and apply an acrylic lace coating. Concrete deck repairs are provided for within another component.

2024- Per client, this is being planned for 2025.
 2022- Minor stains exhibited near stair entry.
 2021- \$37,315 was expended.
 2019- Similar deck conditions as in 2016. Per client 6/14/2019, extend remaining life from 2019 to 2025.
 2016- The deck was stained and exhibited some chipped areas.

00070 - Santa Rita Springs (SRS)

12000 - Pool

750 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$62,543	Qty * \$/LS	\$62,543
	% Included 50.00%	Total Cost/Study	\$31,272
Summary	Replacement Year 2026	Future Cost	\$32,855

This is to periodically replace the pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

- 1- pool filter #1, Pentair Triton II Commercial, MN TR-100C, SN 0116313120009V, mfg. 2012
- 1- pool filter #2, Pentair Triton II Commercial, MN TR-100C, SN 0116313120008U, mfg. 2012
- 1- spa filter, Pentair Triton II Commercial, MN TR-100C, SN 0116008190034X, Date 01/08/2019
- 3- Pentair IntelliFlo pumps
- 2- Spa pumps
- 1- Dolphin C5 pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- pool heater #3, Raypak Professional, installed 2018
- 1- spa heater, Raypak Professional
- 1- pool chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- 1- Pool Clear Comfort Sanitation system (\$9,000 in 2020)
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.
- 4- lane ropes and reel
- Pool- 2 ladders, 1 grab bar, 6 lights, 5 skimmers, 4 drain covers
- Spa- 1 grab bar, 1 light, 5 drain covers, 1 skimmer

2023- \$18,138 projected for partial work. Remaining life for full component extended to 2026.

2020- \$454 was expended. \$9,000 was expended for the pool Clear Comfort Sanitation system.
 2018- \$9,697 total was expended for pool heater #3, spa jet pump #1, misc. Aquasols.

940 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,949		
	% Included 100.00%	Total Cost/Study	\$8,949
Summary	Replacement Year 2025	Future Cost	\$9,173

This is to replace miscellaneous pool furniture.

- 17- chairs
- 4- tables
- 32- lounges

2019- \$7,538 was expended per client 6/14/2019.

00070 - Santa Rita Springs (SRS)

13000 - Spa

130 - Resurface	Useful Life 8	Remaining Life 5
Spa	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,932	
	% Included 100.00%	Total Cost/Study \$8,932
Summary	Replacement Year 2029	Future Cost \$10,106

This is to resurface the spa including start-up costs.

2022- Spa appears in excellent condition.
 2021- \$7,905 was expended
 2019- Per client 7/22/2019, resurfaced 7/2013. Per client 8/5/2019, increase useful life from 6 to 8 years.

14000 - Recreation

240 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 0
16 Fitness Center Cardio Machines (25%)	Quantity 16	Unit of Measure Items
	Cost /Itm \$7,083	Qty * \$/Itm \$113,328
	% Included 25.00%	Total Cost/Study \$28,332
Summary	Replacement Year 2024	Future Cost \$28,332

This is to periodically replace the cardio equipment on a percentage basis. Strength equipment is provided for within other components.

- 1- Assault Fitness fan bike
- 3- True recumbent bikes
- 2- Technogym upright bike
- 1- True elliptical
- 1- True EFX elliptical
- 1- Precor elliptical
- 1- Concept-2 rower
- 1- Stairmaster stepper
- 1- Technogym treadmill
- 1- True treadmill
- 2- Woodway treadmills
- 1- Cybex arc trainer

2021- \$11,200 was expended to replace 1 rower, 1 cross-trainer, 1 recumbent bike.
 2020- \$25,000 was expended to replace one Technogym recumbent bike & upright bike and one Cybex Arc Trainer.
 2019- \$17,899 was expended per client 6/14/2019.
 2017- \$7,140 was expended.

00070 - Santa Rita Springs (SRS)

14000 - Recreation

340 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 7	
23 Fitness Center Strength Machines (50%)	Quantity 23	Unit of Measure	Items
	Cost /Itm \$3,922	Qty * \$/Itm	\$90,210
	% Included 50.00%	Total Cost/Study	\$45,105
Summary	Replacement Year 2031	Future Cost	\$53,616

This is to periodically replace strength equipment on a percentage basis. Cardio equipment is provided for within other components.

- | | |
|------------------------------------|--------------------------------------|
| 1- Technogym hip abductor | 1- Technogym hip adductor |
| 1- Technogym multi hip | 1- Technogym low row |
| 1- Technogym lat pull down | 1- Technogym arm curl |
| 1- Technogym arm extension | 1- Technogym abdominal crunch |
| 1- Technogym lower back | 1- Technogym leg extension |
| 1- Technogym leg curl | 1- Technogym leg press |
| 1- Technogym pectoral | 1- Technogym chest press |
| 1- Technogym shoulder press | 1- Technogym anterior flexibility |
| 1- Technogym posterior flexibility | 1- Precor stretch trainer 3- benches |
| 1- dumbbell rack | 1- static leg lift |

2023- \$44,005 projected.

19000 - Fencing

220 - Wrought Iron: 5'	Useful Life 30	Remaining Life 27	
348 lf Pool Perimeter Fence	Quantity 348	Unit of Measure	Linear Feet
	Cost /l.f. \$36.22		
	% Included 100.00%	Total Cost/Study	\$12,606
Summary	Replacement Year 2051	Future Cost	\$24,554

This is to replace the 5' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

2021- \$11,154 was expended.

20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 25	Remaining Life 4	
40 Wall & Wall Top Lantern Lights	Quantity 40	Unit of Measure	Items
	Cost /Itm \$653		
	% Included 100.00%	Total Cost/Study	\$26,118
Summary	Replacement Year 2028	Future Cost	\$28,829

This is to replace wall-top and wall common area lantern lighting fixtures.

- 19- wall-top
- 21- building and wall

230 - Pole Lights	Useful Life 25	Remaining Life 4	
10 Bridge Lights	Quantity 10	Unit of Measure	Items
	Cost /Itm \$1,886		
	% Included 100.00%	Total Cost/Study	\$18,857
Summary	Replacement Year 2028	Future Cost	\$20,815

This is to replace the pole lights reusing the existing wiring and conduits.

00070 - Santa Rita Springs (SRS)

20000 - Lighting

280 - Pole Lights	Useful Life 25	Remaining Life 4	
5 2nd Level Deck- Pole Lights	Quantity 5	Unit of Measure	Items
	Cost /Itm \$1,484		
	% Included 100.00%	Total Cost/Study	\$7,420
Summary	Replacement Year 2028	Future Cost	\$8,190

This is to replace the pole lights reusing the existing wiring and conduits.

23000 - Mechanical Equipment

232 - HVAC	Useful Life 15	Remaining Life 4	
6 Miscellaneous Units- 2013	Quantity 6	Unit of Measure	Items
	Cost /Itm \$5,609		
	% Included 100.00%	Total Cost/Study	\$33,656
Summary	Replacement Year 2028	Future Cost	\$37,150

This is to replace the HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 1- Pottery- Carrier- 2.5T, Model 25HBC530A300, Serial 3913E06486
- Unit 2- Clay Studio- Carrier- 3T Model 25HCD336A600, Serial 2113E12280
- Unit 10- Coordinator's Office- Gree- 1T Model GWH12AB-D3DNA2D/0
- Unit 12- Santa Cruz- Carrier- 3T
- Unit 13- Fiesta Bath Room- Carrier- 2T
- Unit 16- Comp Mac Room- Carrier- 4T

312 - HVAC	Useful Life 15	Remaining Life 7	
Carrier Unit #8- 2016	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,000		
	% Included 100.00%	Total Cost/Study	\$9,000
Summary	Replacement Year 2031	Future Cost	\$10,698

This is to replace the Rheem HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 8- Fitness- Rheem- 5T

2016- \$6,150 was expended for Unit 8 only, so BRG separated unit #3 to its own component.

316 - HVAC	Useful Life 15	Remaining Life 9	
American Standard Unit #3- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,687		
	% Included 100.00%	Total Cost/Study	\$7,687
Summary	Replacement Year 2033	Future Cost	\$9,600

This is to replace the American Standard HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 3- Sculpture- American Standard- 3T, Model 4A6C4036A4000AA, Serial # 1836545A4F, MFR Date 9/2018.

2018- \$6,150 was expended.

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

344 - HVAC	Useful Life 15	Remaining Life 10	
2 Units- 2019	Quantity 2	Unit of Measure	Items
	Cost /Itm \$9,000		
	% Included 100.00%	Total Cost/Study	\$18,000
Summary	Replacement Year 2034	Future Cost	\$23,042

This is to replace the HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

Unit 4- Hand Studio- American Standard- 3T Model # 4AC4036A4000AA, Serial # 1838138F4F, MFR Date 9/2018

Unit 9- Fitness- Carrier- 5T

2019- \$12,923 was expended per client 6/14/2019.

368 - HVAC	Useful Life 15	Remaining Life 3	
2 Carrier Units- 2012	Quantity 2	Unit of Measure	Items
	Cost /Itm \$8,904		
	% Included 100.00%	Total Cost/Study	\$17,807
Summary	Replacement Year 2027	Future Cost	\$19,177

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

Unit 5- Fiesta Room- Carrier- 5T, Model 25HBC360A600, Serial 4212E01407

Unit 24- Art Room- Carrier- 5T

392 - HVAC	Useful Life 15	Remaining Life 9	
2 Units- 2018	Quantity 2	Unit of Measure	Items
	Cost /Itm \$6,600		
	% Included 100.00%	Total Cost/Study	\$13,200
Summary	Replacement Year 2033	Future Cost	\$16,485

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

Unit 6- Clay Studio- American Standard- 3T, Model # 4A6H4036G1000AA, Serial # 19132LKF4F, MFR Date 3/2019.

Unit 14- Kitchen- Carrier- 2.5T

2019- Per client 6/14/2019, replaced in 2018 for \$5,424 of which half was paid in 2018 and 2019.

416 - HVAC	Useful Life 15	Remaining Life 7	
Carrier Unit #7- 2016	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,000		
	% Included 100.00%	Total Cost/Study	\$10,000
Summary	Replacement Year 2031	Future Cost	\$11,887

This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

2016- Placed in service: Unit 7- Fitness- Carrier- 5T

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

436 - HVAC	Useful Life 15	Remaining Life 5
Carrier Unit #11- 2014	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2029	Future Cost \$11,314

This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 11- Locker Room- Carrier- 5T

448 - HVAC	Useful Life 15	Remaining Life 9
8 Rooftop Carrier Units- 2018	Quantity 8	Unit of Measure Items
	Cost /Itm \$16,000	
	% Included 100.00%	Total Cost/Study \$128,000
Summary	Replacement Year 2033	Future Cost \$159,854

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 15- Comp Pecan Room- Carrier- 3T
- Unit 17- Comp Lobby- Carrier- 3T
- Unit 18- Comp Ed Hall- Carrier- 5T
- Unit 19- Comp Multi Room- Carrier- 5T
- Unit 20- Comp General- Carrier- 4T
- Unit 21- Comp Laptop Room- Carrier- 3T
- Unit 22- Anza Building- Carrier- 12.5T
- Unit 23- Anza Building- Carrier- 12.5T

2019- Per client 6/14/2019, replaced in 2018 for \$91,428 of which half was paid in 2018 and 2019.

452 - HVAC	Useful Life 15	Remaining Life 10
2 Carrier Units- 2007	Quantity 2	Unit of Measure Items
	Cost /Itm \$19,000	
	% Included 100.00%	Total Cost/Study \$38,000
Summary	Replacement Year 2034	Future Cost \$48,643

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 25- Photo Room- Carrier- 7T
- Unit 26- Photo Room- Carrier- 5T

2022- \$20,175 was expended. Move remaining life from 2022 to 2034.

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

616 - Water Heater	Useful Life 12	Remaining Life 5
Bradford White Water Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,278	
	% Included 100.00%	Total Cost/Study \$11,278
Summary	Replacement Year 2029	Future Cost \$12,760

This is to replace the water heater including discarded unit disposal.

- 1- Bradford White 100 gallon gas water heater and storage tank. Installed 10/27/2014.
- 1- Laundry Bosch on-demand electric, ES 8.1M WIR

2019- Per client 7/22/2019, keep this water heater component in study.

23500 - Elevator

200 - Modernize/Overhaul	Useful Life 25	Remaining Life 20
Anza Building Elevator	Quantity 1	Unit of Measure Items
	Cost /Itm \$144,835	
	% Included 100.00%	Total Cost/Study \$144,835
Summary	Replacement Year 2044	Future Cost \$237,328

This is to modernize or overhaul the elevator system.

2019- \$107,095 was expended per client 6/14/2019. Per client 7/22/2019, increase estimate from \$107,095 to \$122,000.

2018- The actual quote is higher than the initial projection of approximately \$48,000. \$88,000 is the updated quote.

300 - Cab Rehab	Useful Life 20	Remaining Life 15
Anza Elevator Cab	Quantity 1	Unit of Measure Items
	Cost /Itm \$21,262	
	% Included 100.00%	Total Cost/Study \$21,262
Summary	Replacement Year 2039	Future Cost \$30,794

This is to rehab the elevator cab interior including items such as flooring, ceiling and wall panels.

2019- \$20,250 was expended per client 6/14/2019. Per client 7/22/2019, reduce estimate from \$20,250 to \$17,910.

2018- Accelerated the remaining life to 2019.

24000 - Furnishings

600 - Miscellaneous	Useful Life 10	Remaining Life 4
Anza Room Furniture	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$65,456	
	% Included 100.00%	Total Cost/Study \$65,456
Summary	Replacement Year 2028	Future Cost \$72,252

This is to replace miscellaneous furnishings.

2022- \$39,132 was expended for work currently in progress. Move remaining life from 2022 to 2028.

2021- \$57,928 is anticipated.

2017- \$2,722 was expended to replace 3 poker tables and chairs in Kino room.

00070 - Santa Rita Springs (SRS)

24500 - Audio / Visual

160 - Projector	Useful Life 4	Remaining Life 0	
3 Projectors (33%)	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,484	Qty * \$/Itm	\$4,452
	% Included 33.33%	Total Cost/Study	\$1,484
Summary	Replacement Year 2024	Future Cost	\$1,484

This is to periodically replace the video projectors on a percentage basis.

- 1- Ansel Adams Sanyo PROxrtraX
- 1- Kino Room Epson
- 1- Anza Room Optoma

2022- No work indicated, move remaining life from 2022 to 2023.

170 - Projection Screen	Useful Life 20	Remaining Life 0	
Anza Room	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,210		
	% Included 100.00%	Total Cost/Study	\$10,210
Summary	Replacement Year 2024	Future Cost	\$10,210

This is to replace the projection screen.

324 - PA System	Useful Life 10	Remaining Life 7	
Anza Room- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys \$19,639		
	% Included 100.00%	Total Cost/Study	\$19,639
Summary	Replacement Year 2031	Future Cost	\$23,344

This is to replace the Anza room Tech-Unique sound system.

2022- \$7,360 was expended.
 2021- \$17,380 was expended, did not get replaced in 2020 as anticipated.
 2020- \$16,400 is anticipated.
 2019- Per client, decrease useful life from 20 to 10 years, remaining life from 2031 to 2020 and increase estimate from \$6,823 to \$16,000.
 2017- Per client, \$5,600 was expended in 2011.

760 - Piano	Useful Life 25	Remaining Life 14	
Anza Room Kawai Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,260		
	% Included 100.00%	Total Cost/Study	\$8,260
Summary	Replacement Year 2038	Future Cost	\$11,672

This is to replace the piano, bench and dolly.

Kawai upright, 506N, SN F054134

2017- Per client, \$6,000 was expended in 2013.

00070 - Santa Rita Springs (SRS)

24600 - Safety / Access

240 - Fire Control Misc	Useful Life 20	Remaining Life 3	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$36,505	
	% Included	100.00%	Total Cost/Study \$36,505
Summary	Replacement Year	2027	Future Cost \$39,312

This is to repair and replace the fire alarm control panel, fire suppression system, alarms, sensors, pull stations, etc.

2024- Per client extend RL from 2025 to 2027.
 2021- \$9,400 was expended to replace fire sprinkler pendants only.

25000 - Flooring

270 - Carpeting	Useful Life 10	Remaining Life 2	
400 Sq. Yds. Kino, Fitness, Office Areas	Quantity 400	Unit of Measure	Square Yard
	Cost /SqYd	\$45.63	
	% Included	100.00%	Total Cost/Study \$18,253
Summary	Replacement Year	2026	Future Cost \$19,177

This is to replace the carpeting.

2022- \$5,500 was expended. Move remaining life from 2022 to 2023.
 2017- These areas were added by client, and need to be verified.

460 - Tile	Useful Life 20	Remaining Life 19	
1,825 sf Clubhouse Walls & Floors	Quantity 1,825	Unit of Measure	Square Feet
	Cost /SqFt	\$15.43	
	% Included	100.00%	Total Cost/Study \$28,157
Summary	Replacement Year	2043	Future Cost \$45,013

This is to replace the wall and floor tile.

2023- \$27,470 projected.
 2022- Per client, move remaining life from 2022 to 2023.
 2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.

730 - Hardwood Floors	Useful Life 40	Remaining Life 12	
2,150 sf Anza & Santa Cruz- Replace	Quantity 2,150	Unit of Measure	Square Feet
	Cost /SqFt	\$14.07	
	% Included	100.00%	Total Cost/Study \$30,251
Summary	Replacement Year	2036	Future Cost \$40,684

This is to replace the hardwood flooring. Refinishing is provided for within another component.

760 - Hardwood Floors	Useful Life 10	Remaining Life 2	
2,150 sf Anza & Santa Cruz- Refinish	Quantity 2,150	Unit of Measure	Square Feet
	Cost /SqFt	\$7.67	
	% Included	100.00%	Total Cost/Study \$16,492
Summary	Replacement Year	2026	Future Cost \$17,327

This is to refinish the hardwood flooring.

00070 - Santa Rita Springs (SRS)

26000 - Outdoor Equipment

804 - Shade Structure	Useful Life 15	Remaining Life 6	
100 sf Small Shade Canopy	Quantity 100	Unit of Measure	Square Feet
	Cost /SqFt \$24.94		
	% Included 100.00%	Total Cost/Study	\$2,494
Summary	Replacement Year 2030	Future Cost	\$2,892

This is to repair, replace and maintain the canvas canopy shade structure.

1- metal frame and post with 10' x 10' canvas canopy southeast of pool.

2015- Canopy installed.

820 - Shade Structure	Useful Life 15	Remaining Life 2	
600 sf NW of Pool- Large Shade Canopy	Quantity 600	Unit of Measure	Square Feet
	Cost /SqFt \$24.94		
	% Included 100.00%	Total Cost/Study	\$14,961
Summary	Replacement Year 2026	Future Cost	\$15,719

This is to repair, replace and maintain the canvas canopy shade structure.

1- metal frame and post with 20' x 30' canvas canopy northwest side of pool.

2011- Canopy installed.

824 - Shade Structure	Useful Life 15	Remaining Life 4	
450 sf Pool Equip Encl Shade Canopy	Quantity 450	Unit of Measure	Square Feet
	Cost /SqFt \$24.94		
	% Included 100.00%	Total Cost/Study	\$11,221
Summary	Replacement Year 2028	Future Cost	\$12,386

This is to repair, replace and maintain the canvas canopy shade structure.

1- metal frame and 6 posts with 10' x 45' canvas canopy over pool equipment enclosure.

2013- Canopy installed.

00070 - Santa Rita Springs (SRS)

27000 - Appliances

780 - Miscellaneous	Useful Life 5	Remaining Life 3
10 Kitchen Appliances (33%)	Quantity 10	Unit of Measure Items
	Cost /Itm \$4,183	Qty * \$/Itm \$41,833
	% Included 33.33%	Total Cost/Study \$13,944
Summary	Replacement Year 2027	Future Cost \$15,017

This is to repair or replace miscellaneous appliances.

- 1- True double door reach in refrigerator, MN T-43, SN 8138575
- 1- Manitowoc undercounter ice maker
- 1- Moyer Diebel undercounter commercial dishwasher, MN 401LTM2, SN W9186
- 1- Speed Queen clothes dryer & front load washer
- 1- True single door reach in freezer, MN T-19F-HC, SN 9276436
- 1- Vollrath warming station
- 1- GE Oven/Stove
- 1- GE Microwave
- 2- Duke Ovens

2023- Per client, extend remaining life to 2027.
 2021- \$2,000 was expended to replace range.
 2018- \$1,937 was expended to replace prior McCall Freezer.

28000 - Water System

142 - Backflow Valves	Useful Life 12	Remaining Life 6
4" Backflow #1	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,407	
	% Included 100.00%	Total Cost/Study \$10,407
Summary	Replacement Year 2030	Future Cost \$12,068

This is to replace the backflow prevention valve.

2020- \$8,553 was expended to replace in 2018 per client 6/15/2020.

146 - Backflow Valves	Useful Life 12	Remaining Life 8
4" Backflow #2	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,678	
	% Included 100.00%	Total Cost/Study \$7,678
Summary	Replacement Year 2032	Future Cost \$9,355

This is to replace the backflow prevention valve.

2020- \$6,629 anticipated for replacement in 2021 per client 6/15/2020. Per client 8/6/2020, backflow failed testing so reduce remaining life from 2021 to 2020.

00080 - Canoa Ranch (CR)

01000 - Paving

132 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
64,068 sf Drives & Parking	Quantity 64,068	Unit of Measure	Square Feet
	Cost /SqFt \$0.300		
	% Included 100.00%	Total Cost/Study	\$19,220
Summary	Replacement Year 2025	Future Cost	\$19,701

This is to prepare the surface, apply a single coat asphalt emulsion product and restripe to match the existing layout. If a second coat is desired the cost is generally 10% to 20% higher.

2018- \$10,425 was expended.

246 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
64,068 sf Drives & Parking (3%)	Quantity 64,068	Unit of Measure	Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt	\$267,998
	% Included 2.50%	Total Cost/Study	\$6,700
Summary	Replacement Year 2025	Future Cost	\$6,867

This is for miscellaneous repairs including crack fill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

2019- \$5,606 was expended per client 6/14/2019.

254 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
18,768 sf Seal, Crack Fill, Stripe (10%)	Quantity 18,768	Unit of Measure	Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt	\$78,507
	% Included 10.00%	Total Cost/Study	\$7,851
Summary	Replacement Year 2025	Future Cost	\$8,047

This is for miscellaneous repairs including emulsion sealing, crack fill, skin patching, minor dig out & fill, and restriping to match the existing layout. Cracks 1/4" or wider should be filled when observed.

2019- \$7,074 was expended per client 6/14/2019.

342 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 9	
64,068 sf Drives & Parking	Quantity 64,068	Unit of Measure	Square Feet
	Cost /SqFt \$3.00		
	% Included 100.00%	Total Cost/Study	\$192,204
Summary	Replacement Year 2033	Future Cost	\$240,036

This is to apply a paving fabric interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2021- \$49,930 was expended to replace 17,412 sf of asphalt entrance from Turquoise Cyn Dr to dumpster.

00080 - Canoa Ranch (CR)

02000 - Concrete

418 - Pool Deck	Useful Life 5	Remaining Life 2
2,650 sf Pool/Spa Area Concrete Repair (5%)	Quantity 2,650	Unit of Measure Square Feet
	Cost /SqFt \$25.53	Qty * \$/SqFt \$67,662
	% Included 5.00%	Total Cost/Study \$3,383
Summary	Replacement Year 2026	Future Cost \$3,554

This is to periodically repair and replace concrete pool deck, deck drains and deck mastic to remove abrupt elevation shifts and to maintain functionality. Since concrete pool deck useful life typically exceeds the scope of the 30-year study, this component provides for repair only and not full replacement. However, as the deck ages and undergoes multiple repairs and patches, this component may revert from occasional partial repairs to full replacement.

2019- Delayed 5-year replacement cycle until 2026 due to recent replacement.
 2018- Replacement deck is not coated, so deck recoating has been excluded.
 2016- The deck coating was in very poor condition with many bubbled and chipped areas. The root cause for the surface's failure needs to be determined prior to removing and replacing the surface. It is possible that some concrete preparation may be required during the deck recoating process. Per client 4/21/2016, \$36,000 total is anticipated to replace in 2016. Tinted sweat finish deck replaced prior coated deck.

03000 - Painting: Exterior

142 - Stucco	Useful Life 10	Remaining Life 4
14,760 sf Building Exterior	Quantity 14,760	Unit of Measure Square Feet
	Cost /SqFt \$1.52	
	% Included 100.00%	Total Cost/Study \$22,451
Summary	Replacement Year 2028	Future Cost \$24,782

This is to prepare, power wash, sand, scrape, caulk and paint the stucco surfaces with a premium paint.

2018- \$12,625 was expended.

406 - Wrought Iron	Useful Life 4	Remaining Life 1
614 lf Metal Fencing & Railings	Quantity 614	Unit of Measure Linear Feet
	Cost /l.f. \$11.52	
	% Included 100.00%	Total Cost/Study \$7,071
Summary	Replacement Year 2025	Future Cost \$7,248

This is to prepare, power wash, sand, scrape, spot prime and paint the metal fencing and railings.

4' metal rail, north side parking lot @ ditch- 300 lf
 6' wrought iron fencing @ patio perimeter- 264 lf
 Pickleball court walkway metal hand rail- 50 lf

2021- Per client 6/1/2021, move remaining life from 2021 to 2023.

00080 - Canoa Ranch (CR)

03500 - Painting: Interior

142 - Building	Useful Life 10	Remaining Life 9
26,200 sf All Interior Spaces	Quantity 26,200	Unit of Measure Square Feet
	Cost /SqFt \$1.41	
	% Included 100.00%	Total Cost/Study \$37,006
Summary	Replacement Year 2033	Future Cost \$46,216

This is to prepare and paint all interior walls and ceilings.

2022- \$3,000 was expended. Move remaining life from 2022 to 2024.

2021- \$16,685 was expended to paint lobby, fitness, locker rooms, unisex restroom, hallways, and Amado room. This cost has been reduced per 2021 work. Per client 7/28/2021, work was cancelled, so extend remaining life from 2021 to 2022.

2023- Completed in 2023.

04000 - Structural Repairs

606 - Metal Railings	Useful Life 20	Remaining Life 4
350 lf Parking & Pickleball	Quantity 350	Unit of Measure Linear Feet
	Cost /l.f. \$31.95	
	% Included 100.00%	Total Cost/Study \$11,184
Summary	Replacement Year 2028	Future Cost \$12,345

This is to replace the metal railings. Painting is provided for within another component.

north side parking lot at ditch- 300 lf
 pickleball courts walkway- 50 lf

928 - Doors	Useful Life 10	Remaining Life 10
40 Exterior & Interior Doors (25%)	Quantity 40	Unit of Measure Items
	Cost /Itm \$1,901	Qty * \$/Itm \$76,055
	% Included 25.00%	Total Cost/Study \$19,014
Summary	Replacement Year 2034	Future Cost \$24,339

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambs, posts, locks/latches, etc.

17- exterior
 23- interior

2023- Per client, extend remaining life to 2034.

932 - Doors	Useful Life 20	Remaining Life 4
3 Pool East Patio Doors	Quantity 3	Unit of Measure Items
	Cost /Itm \$20,426	
	% Included 100.00%	Total Cost/Study \$61,279
Summary	Replacement Year 2028	Future Cost \$67,640

This is to repair, replace and maintain the 5-panel glass doors, operators and hardware.

3- 10' x 16.5' glass doors
 3- LiftMaster operators

00080 - Canoa Ranch (CR)

05000 - Roofing

200 - Low Slope: BUR 133 Squares- Building Roof	Useful Life 20 Quantity 133 Cost /Sqrs \$475 % Included 100.00%	Remaining Life 4 Unit of Measure Squares Total Cost/Study \$63,157
Summary	Replacement Year 2028	Future Cost \$69,714

This is to replace the built-up roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

608 - Pitched: Tile 45 Squares- Building Roof	Useful Life 30 Quantity 45 Cost /Sqrs \$1,100 % Included 100.00%	Remaining Life 14 Unit of Measure Squares Total Cost/Study \$49,500
Summary	Replacement Year 2038	Future Cost \$69,942

This is to replace the tile roofing system. Tile roofs should be regularly inspected and repaired as indicated to ensure maximum life.

958 - Coating 13,300 sf Low Slope Roof Recoating	Useful Life 5 Quantity 13,300 Cost /SqFt \$1.79 % Included 100.00%	Remaining Life 0 Unit of Measure Square Feet Total Cost/Study \$23,843
Summary	Replacement Year 2024	Future Cost \$23,843

This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

2019- \$11,506 was expended to partially recoat the roof. Per client 7/22/2019, anticipate \$20,094 to recoat entire roof in 2019.

08000 - Rehab

226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	Useful Life 20 Quantity 2 Cost /Rm \$77,166 % Included 100.00%	Remaining Life 4 Unit of Measure Room Total Cost/Study \$154,331
Summary	Replacement Year 2028	Future Cost \$170,353

This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, lighting, ventilation, sealed flooring, tile, counters, design, etc.

2019- Increased estimate from \$16,000 to \$65,000 per room. Client input will further define this component.
 2017- Client to provide scope of work and estimate.

00080 - Canoa Ranch (CR)

08000 - Rehab

234 - Restrooms	Useful Life 20	Remaining Life 6	
Companion Restroom Remodel	Quantity 1	Unit of Measure Room	
	Cost /Rm \$18,709		
	% Included 100.00%	Total Cost/Study \$18,709	
Summary	Replacement Year 2030	Future Cost \$21,697	

This is to rehab the companion restroom including items such as wall tile, flooring, stainless grab bars, mirror, lighting, ventilation, sink, toilet, dispensers, etc. Paint is provided for within another component.

2024- Per client, extend RL to 2030.
 2018- Added to study.

12000 - Pool

136 - Resurface	Useful Life 12	Remaining Life 4	
256 lf Pool	Quantity 256	Unit of Measure Linear Feet	
	Cost /l.f. \$204		
	% Included 100.00%	Total Cost/Study \$52,291	
Summary	Replacement Year 2028	Future Cost \$57,720	

This is to resurface the pool including start-up costs.

2017- Per client, pool resurfaced in 2016.

412 - ADA Chair Lift	Useful Life 10	Remaining Life 5	
Spa ADA Chair- Repl in 2019	Quantity 1	Unit of Measure Items	
	Cost /Itm \$12,870		
	% Included 100.00%	Total Cost/Study \$12,870	
Summary	Replacement Year 2029	Future Cost \$14,561	

This is to replace the spa ADA compliant chair lift.

2022- \$1,259 was expended.
 2021- This spa and pool lifts were broken out into two separate components as the lifts were replaced in separate years.
 2019- \$10,870 was expended to replace the **spa**, Spectrum Products Traveler II, MN SBC-24V-WR5, SN 1204250, mfg 10/2015, ADA chair lift.

416 - ADA Chair Lift	Useful Life 10	Remaining Life 7	
Pool ADA Chair- Repl in 2021	Quantity 1	Unit of Measure Items	
	Cost /Itm \$11,495		
	% Included 100.00%	Total Cost/Study \$11,495	
Summary	Replacement Year 2031	Future Cost \$13,664	

This is to replace the pool ADA compliant chair lift.

2021- \$10,173 was expended to replace the **pool**, Spectrum Products Traveler II, MN SBC-24V-WR5, SN 1204956, mfg 10/2015, ADA chair lift.

00080 - Canoa Ranch (CR)

12000 - Pool

636 - Deck: Re-Surface	Useful Life 15	Remaining Life 14	
2,650 sf Pool Area Decking	Quantity 2,650	Unit of Measure Square Feet	
	Cost /SqFt \$16.80		
	% Included 100.00%	Total Cost/Study \$44,519	
Summary	Replacement Year 2038	Future Cost \$62,904	

This is to prepare and resurface the deck.

2023- \$43,433 expended.
 2022- Per client, move remaining life from 2022 to 2023.
 2021- Per client 6/30/2021, reinclude component with 2022 remaining life.
 2019- Deleted since replacement deck isn't coated.
 2018- Excluded as it will not be replaced within the study time frame.
 2016- Per client 4/21/2016, \$36,000 total is anticipated to replace in 2016. The deck coating was in very poor condition with many bubbled and chipped areas. The root cause for the surface's failure needs to be determined prior to removing and replacing the surface. Deck replaced with colored concrete and a sweat finish.

754 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$49,428	Qty * \$/LS \$49,428	
	% Included 50.00%	Total Cost/Study \$24,714	
Summary	Replacement Year 2026	Future Cost \$25,965	

This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- pool filter #3, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial
- 3- Pentair IntelliFlo variable speed pumps
- 2- additional spa pumps
- 1- Dolphin Wave 100 pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$10,000 total was expended. \$5,811 was expended by May 2022 and \$4,189 is anticipated for work currently in progress.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
 2019- \$2,388 was expended per client 6/14/2019.
 2017- \$1,531 was expended.
 2015- Equipment including filters were replaced.

00080 - Canoa Ranch (CR)

13000 - Spa

134 - Resurface	Useful Life 8	Remaining Life 4
Spa	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,858	
	% Included 100.00%	Total Cost/Study \$5,858
Summary	Replacement Year 2028	Future Cost \$6,466

This is to resurface the spa including start-up costs.

2020- \$5,058 was expended.

2019- Per client 7/22/2019, resurfaced 8/2012. Per client 8/5/2019, increase useful life from 6 to 8 years.

14000 - Recreation

250 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 3
14 Fitness Center Cardio Machines (25%)	Quantity 14	Unit of Measure Items
	Cost /Itm \$7,461	Qty * \$/Itm \$104,456
	% Included 25.00%	Total Cost/Study \$26,114
Summary	Replacement Year 2027	Future Cost \$28,122

This is to periodically replace the cardio equipment on a percentage basis. Strength equipment is provided for within other components.

- 1- Cybex Arc trainer
- 1- Technogym Excite elliptical (replaced 2020)
- 1- Technogym Excite elliptical (replaced 2020)
- 1- Technogym Excite elliptical
- 1- Woodway treadmill 1- Woodway treadmill 1- Woodway treadmill
- 1- Woodway treadmill (added between 2016 & 2019)
- 1- True recumbent bike (replaced 2020) 1- Technogym Excite recumbent bike
- 1- Technogym recumbent bike 1- True upright bike (replaced 2020)
- 1- Technogym upright bike 1- Concept-2 rower

2023- Per client, extend remaining life to 2027.

2021- \$15,000 was expended to replace 1 upright bike and 1 treadmill.

2020- \$25,000 was expended to replace 1 TechnoGym recumbent bike & upright bike and two ellipticals.

2019- \$21,997 was expended per client 6/14/2019.

2018- \$15,000 was expended for fitness equipment.

2017- \$8,513 was expended for fitness equipment.

00080 - Canoa Ranch (CR)

14000 - Recreation

350 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 7	
26 Fitness Center Strength Machines, Etc (50%)	Quantity 26	Unit of Measure Items	
	Cost /Itm \$4,396	Qty * \$/Itm \$114,296	
	% Included 50.00%	Total Cost/Study \$57,148	
Summary	Replacement Year 2031	Future Cost \$67,931	

This is to periodically replace strength equipment on a percentage basis. Cardio equipment is provided for within other components.

- 1- Technogym anterior flexibility
- 1- Technogym posterior flexibility
- 1- Precor stretch trainer
- 1- Paramount vertical knee dip
- 1- Adjustable bench
- 1- Adjustable bench
- 1- Adjustable bench
- 1- Hampton 10-pair 5-50# dumbbell set w/ 2-teir horizontal rack
- 1- 4-pair dumbbell set w/ vertical rack
- 1- Cybex fly/rear deltoid
- 1- Cybex Prestige pull down
- 1- Technogym Radiant functional trainer, dual pulley
- 1- Technogym shoulder press
- 1- Technogym arm extension
- 1- Technogym arm curl
- 1- Technogym rotary torso
- 1- Technogym abdominal crunch
- 1- Technogym lower back
- 1- Technogym leg extension
- 1- Technogym leg curl
- 1- Technogym chest incline
- 1- Technogym hip abductor
- 1- Technogym hip adductor
- 1- Technogym assisted chin dip
- 1- Technogym leg press
- 0- Technogym low row (2019)

2023- \$55,754 expended.

17500 - Basketball / Sport Court

220 - Seal & Striping	Useful Life 4	Remaining Life 0	
8,650 sf [4] Pickleball Courts	Quantity 8,650	Unit of Measure Square Feet	
	Cost /SqFt \$0.869		
	% Included 100.00%	Total Cost/Study \$7,519	
Summary	Replacement Year 2024	Future Cost \$7,519	

This is to prepare the courts, repair cracks with acrylic crack patch, paint with epoxy coating mixed with silica sand, and restripe. These courts are post-tensioned concrete and don't require overlay.

2020- \$6,450 was expended for unspecified scope of work. Per client 8/5/2020, reduce estimate from \$4,500 to \$1,613 per court.

2019- Resurfaced in 2013, \$4,500/court every 4 years per client 7/22/2019 estimate.

00080 - Canoa Ranch (CR)

17500 - Basketball / Sport Court

224 - Seal & Striping	Useful Life 4	Remaining Life 3	
2,690 sf Basketball 1/2 Court	Quantity 2,690	Unit of Measure Square Feet	
	Cost /SqFt \$1.50		
	% Included 100.00%	Total Cost/Study \$4,033	
Summary	Replacement Year 2027	Future Cost \$4,343	

This is to prepare the court, repair cracks with acrylic crack patch, paint with epoxy coating mixed with silica sand, and restripe. The court is post-tensioned concrete and doesn't require overlay.

2023- Per client, extend remaining life to 2027.
 2019- \$3,400 was expended to seal basketball court only per client 6/14/2019.

19000 - Fencing

100 - Chain Link	Useful Life 30	Remaining Life 16	
788 lf Pickleball & Basketball Courts	Quantity 788	Unit of Measure Linear Feet	
	Cost /l.f. \$38.35		
	% Included 100.00%	Total Cost/Study \$30,223	
Summary	Replacement Year 2040	Future Cost \$44,865	

This is to replace the chain link fencing.

10' chain link fence at basketball court- 200 lf
 10' chain link fence at pickleball courts- 460 lf
 4' chain link fence at pickleball courts- 128 lf

230 - Wrought Iron: 6'	Useful Life 30	Remaining Life 14	
264 lf Patio Perimeter	Quantity 264	Unit of Measure Linear Feet	
	Cost /l.f. \$46.02		
	% Included 100.00%	Total Cost/Study \$12,150	
Summary	Replacement Year 2038	Future Cost \$17,168	

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

23000 - Mechanical Equipment

100 - HVAC	Useful Life 18	Remaining Life 2	
435 lf [5] Pool Area Fabric Ducts	Quantity 435	Unit of Measure Linear Feet	
	Cost /l.f. \$44.74		
	% Included 100.00%	Total Cost/Study \$19,463	
Summary	Replacement Year 2026	Future Cost \$20,448	

This is to replace the pool area fabric ducts. Fabric ducts require regular cleaning.

2022- \$26,000 was expended on HVAC work. Association input will further define this cost and where it belongs.

00080 - Canoa Ranch (CR)

23000 - Mechanical Equipment

236 - HVAC	Useful Life 15	Remaining Life 14	
6 Rooftop HVAC Units- 2008	Quantity 6	Unit of Measure	Items
	Cost /Itm \$16,000		
	% Included 100.00%	Total Cost/Study	\$96,000
Summary	Replacement Year 2038	Future Cost	\$135,645

This is to replace the HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 1- Lobby- Trane- 5T
- Unit 2- Multi Room- Trane- 12T
- Unit 3- Women's- Aaon- 6T
- Unit 4- Men's- Aaon- 6T
- Unit 5- Fitness- Trane- 5T
- Unit 12- HPCU1- Carrier

2023- \$86,684 expended.

508 - Swamp Cooler	Useful Life 15	Remaining Life 2	
5 Rooftop Evaporative Coolers- 2008	Quantity 5	Unit of Measure	Items
	Cost /Itm \$3,835		
	% Included 100.00%	Total Cost/Study	\$19,177
Summary	Replacement Year 2026	Future Cost	\$20,148

This is to replace the swamp coolers.

- Unit EC- Pool- Aerocool- Evaporative Cooler
- Unit EC- Pool- Aerocool- Evaporative Cooler
- Unit EC- Pool- Aerocool- Evaporative Cooler
- Unit ECH1- Pool- Trane- Evaporative Cooler
- Unit ECH1- Pool- Trane- Evaporative Cooler

636 - Water Heater	Useful Life 15	Remaining Life 1	
2 Shop	Quantity 2	Unit of Measure	Items
	Cost /Itm \$6,529		
	% Included 100.00%	Total Cost/Study	\$13,059
Summary	Replacement Year 2025	Future Cost	\$13,385

This is to replace the water heaters including discarded unit disposal.

- Heater #1, Bradford White, MN D100L1993N, SN HC14634088, mfg. 2011
- Heater #2, Bradford White, MN D100L1993N, SN EB10255184, mfg. 2008

2019- Per client 7/22/2019, keep this water heater component in study.

00080 - Canoa Ranch (CR)

24000 - Furnishings

540 - Miscellaneous	Useful Life 10	Remaining Life 7
Tables & Chairs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$9,944	
	% Included 100.00%	Total Cost/Study \$9,944
Summary	Replacement Year 2031	Future Cost \$11,820

This is for the tables and chairs.

- 49- chairs
- 12- card tables
- 11- 6' tables

2021- \$6,220 was expended for 49 chairs, 12 card tables and 11 6' tables. Added as a reserve study per client.

24500 - Audio / Visual

164 - Projector	Useful Life 10	Remaining Life 0
Amado Room- EIKI	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,484	
	% Included 100.00%	Total Cost/Study \$1,484
Summary	Replacement Year 2024	Future Cost \$1,484

This is to replace the video projector.

EIKI LC-XB42N

24600 - Safety / Access

250 - Fire Control Misc	Useful Life 20	Remaining Life 4
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$21,903	
	% Included 100.00%	Total Cost/Study \$21,903
Summary	Replacement Year 2028	Future Cost \$24,177

This is to repair and replace the fire alarm control panel, fire suppression system, alarms, sensors, pull stations, etc.

25000 - Flooring

280 - Carpeting	Useful Life 10	Remaining Life 4
660 Sq. Yds. All Spaces	Quantity 660	Unit of Measure Square Yard
	Cost /SqYd \$33.68	
	% Included 100.00%	Total Cost/Study \$22,230
Summary	Replacement Year 2028	Future Cost \$24,538

This is to replace the carpeting.

2018- \$18,364 was expended.

00080 - Canoa Ranch (CR)

25000 - Flooring

470 - Tile	Useful Life 20	Remaining Life 17
2,231 sf Clubhouse Walls & Floors	Quantity 2,231	Unit of Measure Square Feet
	Cost /SqFt \$31.96	
	% Included 100.00%	Total Cost/Study \$71,314
Summary	Replacement Year 2041	Future Cost \$108,512

This is to replace the wall and floor tile.

2021- \$63,110 was expended.
 2018- 656 sf added, so quantity increased from 1,575 to 2,231 sf.

26000 - Outdoor Equipment

462 - Drinking Fountain	Useful Life 15	Remaining Life 14
3 Drinking Fountains	Quantity 3	Unit of Measure Items
	Cost /Itm \$3,324	
	% Included 100.00%	Total Cost/Study \$9,971
Summary	Replacement Year 2038	Future Cost \$14,088

This is to periodically replace the drinking fountains on a percentage basis.

- 1- Hallway Hi-Lo
- 1- Fitness Elkay
- 1- Pool Elkay

2023- Completed in 2023.
 2019- Per client 7/22/2019, keep this component in study.

808 - Shade Structure	Useful Life 15	Remaining Life 2
500 sf [3] Shade Canopies	Quantity 500	Unit of Measure Square Feet
	Cost /SqFt \$24.94	
	% Included 100.00%	Total Cost/Study \$12,468
Summary	Replacement Year 2026	Future Cost \$13,099

This is to repair, replace and maintain the canvas canopy shade structures.

- 1- 10' x 10' metal frame, canvas top between building and basketball court.
- 2- 10' x 20' metal frame, canvas top at pickleball courts.

2011- Structures installed.

27000 - Appliances

248 - Ice Machine	Useful Life 10	Remaining Life 7
Pickleball Courts	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,027	
	% Included 100.00%	Total Cost/Study \$7,027
Summary	Replacement Year 2031	Future Cost \$8,353

This is for the ice machine with water dispenser and stand.

2021- \$6,220 was expended for the ice machine. Added as a reserve study component per client direction.

00080 - Canoa Ranch (CR)

28000 - Water System

162 - Backflow Valves	Useful Life 12	Remaining Life 7
8" Backflow	Quantity 1	Unit of Measure Items
	Cost /Itm \$16,352	
	% Included 100.00%	Total Cost/Study \$16,352
Summary	Replacement Year 2031	Future Cost \$19,437

This is to replace the backflow prevention valve.

2020- \$13,777 was expended to replace in 2019 per client 6/15/2020.

00090 - Abrego South (AS)

01000 - Paving

232 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3
18,768 sf 2019 Replacement Area (10%)	Quantity 18,768	Unit of Measure Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt \$78,507
	% Included 10.00%	Total Cost/Study \$7,851
Summary	Replacement Year 2027	Future Cost \$8,454

This is for miscellaneous repairs including emulsion sealing, crack fill, skin patching, minor dig out & fill, and re-striping to match the existing layout. Cracks 1/4" or wider should be filled when observed.

2023- Per client, extend remaining life to 2027.

2019- Lot was removed and replaced.

236 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2
15,000 sf 2020 Addition Area (10%)	Quantity 15,000	Unit of Measure Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt \$62,745
	% Included 10.00%	Total Cost/Study \$6,275
Summary	Replacement Year 2026	Future Cost \$6,592

This is for miscellaneous repairs including emulsion sealing, crack fill, skin patching, minor dig out & fill, and re-striping to match the existing layout. Cracks 1/4" or wider should be filled when observed.

2020- Per client 6/15/2020, 15,000 sf was added to the east side for \$28,910 in 2020.

348 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 20
18,768 sf 2019 Replacement Area	Quantity 18,768	Unit of Measure Square Feet
	Cost /SqFt \$3.00	
	% Included 100.00%	Total Cost/Study \$56,304
Summary	Replacement Year 2044	Future Cost \$92,261

This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2019- \$36,000 was expended to R&R the lot per client 6/14/2019. This component is reverted from current major repair to future overlay.

00090 - Abrego South (AS)

01000 - Paving

352 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 21	
15,000 sf 2020 Addition Area	Quantity 15,000	Unit of Measure Square Feet	
	Cost /SqFt \$3.00		
	% Included 100.00%	Total Cost/Study \$45,000	
Summary	Replacement Year 2045	Future Cost \$75,581	

This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2020- Per client 6/15/2020, 15,000 sf was added in 2020.

02000 - Concrete

442 - Pool Deck	Useful Life 2	Remaining Life 1	
5,565 sf Pool/Spa Area Concrete Repair (5%)	Quantity 5,565	Unit of Measure Square Feet	
	Cost /SqFt \$25.53	Qty * \$/SqFt \$142,090	
	% Included 5.00%	Total Cost/Study \$7,104	
Summary	Replacement Year 2025	Future Cost \$7,282	

This is to periodically repair and replace concrete pool deck, deck drains and deck mastic to remove abrupt elevation shifts and to maintain functionality. Since concrete pool deck useful life typically exceeds the scope of the 30-year study, this component provides for repair only and not full replacement. However, as the deck ages and undergoes multiple repairs and patches, this component may revert from occasional partial repairs to full replacement. Deck acrylic lace coating replacement is provided for within another component.

2019- \$9,532 was expended per client 6/14/2019. Per client 7/22/2019, decrease useful life from 5 to 2 years.

03000 - Painting: Exterior

200 - Surface Restoration	Useful Life 10	Remaining Life 11	
7,191 sf Exterior Surfaces	Quantity 7,191	Unit of Measure Square Feet	
	Cost /SqFt \$1.52		
	% Included 100.00%	Total Cost/Study \$10,938	
Summary	Replacement Year 2035	Future Cost \$14,352	

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2024- Per client, the work planned for 2025 will include many extras, including concrete repair, stucco and exterior elements repairs for \$50,000.

2019- Paint appears in excellent condition, per client recently painted.

201 - Surface Restoration	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Exterior Surfaces- 2025 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$50,000		
	% Included 100.00%	Total Cost/Study \$50,000	
Summary	Replacement Year 2025	Future Cost \$51,250	

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2024- Per client, the work planned for 2025 will include many extras, including concrete repair, stucco and exterior elements repairs for \$50,000.

00090 - Abrego South (AS)

04000 - Structural Repairs

936 - Doors	Useful Life 10	Remaining Life 10
16 Exterior & Interior Doors (25%)	Quantity 16	Unit of Measure Items
	Cost /Itm \$1,901	Qty * \$/Itm \$30,422
	% Included 25.00%	Total Cost/Study \$7,605
Summary	Replacement Year 2034	Future Cost \$9,736

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambs, posts, locks/latches, etc.

3- interior
 13- exterior

2023- Per client, extend remaining life to 2034.

05000 - Roofing

360 - Low Slope: Vinyl	Useful Life 20	Remaining Life 7
49 Squares- Pool Building Roofs	Quantity 49	Unit of Measure Squares
	Cost /Sqrs \$1,000	
	% Included 100.00%	Total Cost/Study \$49,000
Summary	Replacement Year 2031	Future Cost \$58,246

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

962 - Coating	Useful Life 5	Remaining Life 0
4,900 sf Low Slope Roof Recoating	Quantity 4,900	Unit of Measure Square Feet
	Cost /SqFt \$1.15	
	% Included 100.00%	Total Cost/Study \$5,643
Summary	Replacement Year 2024	Future Cost \$5,643

This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

2019- Some chipping exhibited. Sealing and recoating needed. Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life. Per client 7/22/2019, Anticipate \$4,755 to recoat in 2019.

00090 - Abrego South (AS)

08000 - Rehab

236 - Locker Rooms	Useful Life 20	Remaining Life 2
2 Men's & Women's	Quantity 2	Unit of Measure Room
	Cost /Rm \$41,550	
	% Included 100.00%	Total Cost/Study \$83,100
Summary	Replacement Year 2026	Future Cost \$87,307

This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, dispensers, lighting, ventilation, tile, counters, design, etc.

Men's- 2 auto-sensor sinks, 2 mirrors, 1 urinal, 1 stall, 2 showers, 3 benches, 2 electric heaters, 1 gas heater, 5 stainless steel bars, 3 lights, 1 electric hand dryer, 1 toilet paper dispenser, 2 soap dispensers, 1 paper towel dispenser, 3 clothes hangers

Women's- 2 auto-sensor sinks, 2 mirrors, 2 stalls, 2 showers, 3 benches, 2 electric heaters, 1 gas heater, 5 stainless steel bars, 3 lights, 1 electric hand dryer, 2 toilet paper dispensers, 2 soap dispensers, 1 paper towel dispenser, 3 clothes hangers

2019- Increased estimate from \$9,000 to \$35,000 per room. Client input will further define this component.

342 - Restrooms	Useful Life 20	Remaining Life 3
2 Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$17,808	
	% Included 100.00%	Total Cost/Study \$35,615
Summary	Replacement Year 2027	Future Cost \$38,354

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

Men's- 2 sinks, 1 stall, 1 urinal, 2 soap dispensers, 2 toilet paper dispensers, 1 soap dispenser, 1 floor light, 1 wall light

Women's- 2 sinks, 2 stalls, 2 soap dispensers, 2 toilet paper dispensers, 1 soap dispenser, 1 floor light, 1 wall light

2019- Increased estimate from \$4,000 to \$15,000 per restroom.

12000 - Pool

140 - Resurface	Useful Life 12	Remaining Life 2
170 lf Pool	Quantity 170	Unit of Measure Linear Feet
	Cost /l.f. \$174	
	% Included 100.00%	Total Cost/Study \$29,553
Summary	Replacement Year 2026	Future Cost \$31,049

This is to resurface the pool including start-up costs.

422 - ADA Chair Lift	Useful Life 10	Remaining Life 5
Pool ADA Lift	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,583	
	% Included 100.00%	Total Cost/Study \$4,583
Summary	Replacement Year 2029	Future Cost \$5,185

This is to replace the pool ADA compliant chair lift.

2019- \$3,861 was expended per client 6/14/2019.

00090 - Abrego South (AS)

12000 - Pool

642 - Deck: Re-Surface	Useful Life 10	Remaining Life 7	
5,565 sf Pool/Spa Deck Coating	Quantity 5,565	Unit of Measure Square Feet	
	Cost /SqFt \$9.59		
	% Included 100.00%	Total Cost/Study \$53,389	
Summary	Replacement Year 2031	Future Cost \$63,463	

This is to scarify the concrete deck and apply an acrylic lace coating. Concrete deck repairs are provided for within another component.

2022- Work appears to have been done. No costing was provided.
 2021- Per client 6/1/2021, move remaining life from 2024 to 2022, per Aquatics Supervisor. Per client 7/28/2021, reduce remaining life from 2022 to 2021.

758 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$39,842	Qty * \$/LS \$39,842	
	% Included 50.00%	Total Cost/Study \$19,921	
Summary	Replacement Year 2025	Future Cost \$20,419	

This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

- 1- pool filter, Pentair Triton II commercial
- 1- spa filter, Pentair Triton II commercial (2021)
- 2- Pentair IntelliFlo variable speed pumps
- 1- spa air blower pump
- 1- 3 hp Pentair pump
- 1- Dolphin pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- automatic water level system
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- 1- Chemical tank
- Assorted- chemical system probes, fittings, 2 chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$9,000 is anticipated. Move remaining life from 2022 to 2025.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
 2020- Per client 6/16/2020, added water level system to inventory, approximate cost \$1,564. Increased current cost by \$782, from \$16,418 to \$17,200.
 2019- \$629 was expended per client 6/14/2019.
 2018- \$1,200 was expended for spa jet pump.

00090 - Abrego South (AS)

12000 - Pool

944 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,312		
	% Included 100.00%	Total Cost/Study \$8,312	
Summary	Replacement Year 2025	Future Cost \$8,520	

This is to replace miscellaneous pool furniture.

- 16- lounge chairs
- 8- chairs
- 6- tables
- 3- umbrellas

2019- \$7,000 was expended per client 6/14/2019.

13000 - Spa

138 - Resurface	Useful Life 8	Remaining Life 6	
Spa	Quantity 1	Unit of Measure Items	
	Cost /Itm \$4,371		
	% Included 100.00%	Total Cost/Study \$4,371	
Summary	Replacement Year 2030	Future Cost \$5,069	

This is to resurface the spa including start-up costs.

2022- \$4,023 was expended for work currently in progress.

2019- Per client 7/22/2019, resurfaced 6/2014. Per client 8/5/2019, increase useful life from 6 to 8 years.

418 - ADA Chair Lift	Useful Life 10	Remaining Life 3	
Spa ADA Lift	Quantity 1	Unit of Measure Items	
	Cost /Itm \$5,413		
	% Included 100.00%	Total Cost/Study \$5,413	
Summary	Replacement Year 2027	Future Cost \$5,829	

This is to replace the spa ADA compliant chair lift.

2017- The spa lift was replaced for \$4,340.

19000 - Fencing

900 - Miscellaneous	Useful Life 20	Remaining Life 7	
258 If Pool Perimeter Wall/Fence	Quantity 258	Unit of Measure Linear Feet	
	Cost /l.f. \$31.95		
	% Included 100.00%	Total Cost/Study \$8,244	
Summary	Replacement Year 2031	Future Cost \$9,800	

This is for miscellaneous repairs and replacement to the pool perimeter fencing, walls and pedestrian gates.

00090 - Abrego South (AS)

20000 - Lighting

240 - Pole Lights	Useful Life 20	Remaining Life 2	
8 Shuffleboard Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm \$1,534		
	% Included 100.00%	Total Cost/Study	\$12,273
Summary	Replacement Year 2026	Future Cost	\$12,894

This is to replace the shuffleboard pole lights reusing the existing wiring and conduits.

23000 - Mechanical Equipment

240 - HVAC	Useful Life 15	Remaining Life 2	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure	Items
	Cost /Itm \$14,000		
	% Included 100.00%	Total Cost/Study	\$28,000
Summary	Replacement Year 2026	Future Cost	\$29,418

This is to replace the Carrier 4T HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

Unit 1- West Lobby- Carrier- 4T
 Unit 2- East Lobby/Restrooms- Carrier- 4T

26000 - Outdoor Equipment

480 - Drinking Fountain	Useful Life 20	Remaining Life 2	
2 Drinking Fountain	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,562		
	% Included 100.00%	Total Cost/Study	\$7,123
Summary	Replacement Year 2026	Future Cost	\$7,484

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

1- pool area
 1- volleyball court

2019- Per client 7/22/2019, increase estimate from \$1,800 to \$3,000 and keep this drinking fountain component in study.

812 - Shade Structure	Useful Life 15	Remaining Life 8	
564 [3] Volleyball Shade Canopies	Quantity 564	Unit of Measure	Items
	Cost /Itm \$24.94		
	% Included 100.00%	Total Cost/Study	\$14,063
Summary	Replacement Year 2032	Future Cost	\$17,135

This is to repair and replace the canvas canopy shade structures.

1- 12'x12'
 2- 14'x15' (2017)

2018- Verified \$11,890/each for 2 structures installed in 2017.

00090 - Abrego South (AS)

26000 - Outdoor Equipment

880 - Shade Structure	Useful Life 15	Remaining Life 5	
264 sf Pool Shade Canopy	Quantity 264	Unit of Measure	Square Feet
	Cost /SqFt \$24.94		
	% Included 100.00%	Total Cost/Study	\$6,583
Summary	Replacement Year 2029	Future Cost	\$7,448

This is to repair and replace the canvas canopy shade structure.

1- 10'x20'

2014- Structure installed.

900 - Shuffleboard Court	Useful Life 8	Remaining Life 1	
3,744 sf [12] Shuffleboard Courts	Quantity 3,744	Unit of Measure	Square Feet
	Cost /SqFt \$4.79		
	% Included 100.00%	Total Cost/Study	\$17,939
Summary	Replacement Year 2025	Future Cost	\$18,388

This is to resurface the shuffleboard courts.

2017- The surface was replaced.

910 - Miscellaneous	Useful Life 10	Remaining Life 8	
3,500 sf [2] Volleyball Court Sand	Quantity 3,500	Unit of Measure	Square Feet
	Cost /SqFt \$10.18		
	% Included 100.00%	Total Cost/Study	\$35,632
Summary	Replacement Year 2032	Future Cost	\$43,414

This is to replenish the volleyball court sand.

2024- Per client, the UL at 7 years was to short, so BRG reset to 10 years, with next refresh in 2032.

2019- \$30,000 total was expended to install 1 court in 2018 and 1 in 2019 with a 7 year life per client 6/14/2019.

00100 - Continental Vistas (CV)

01000 - Paving

404 - Asphalt: Overlay	Useful Life 20	Remaining Life 16	
6,726 sf Parking Lot	Quantity 6,726	Unit of Measure	Square Feet
	Cost /SqFt \$2.28		
	% Included 100.00%	Total Cost/Study	\$15,346
Summary	Replacement Year 2040	Future Cost	\$22,782

This is for major excavation, re-compaction and installation of new hot mix asphalt to selected areas.

2020- \$18,100 was expended for pavement overlay.

2017- Client advises this was sealed in 2015, but sealing has been excluded.

00100 - Continental Vistas (CV)

02000 - Concrete

448 - Pool Deck	Useful Life 2	Remaining Life 1	
4,748 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,748	Unit of Measure Square Feet	
	Cost /SqFt \$31.51	Qty * \$/SqFt \$149,602	
	% Included 6.00%	Total Cost/Study \$8,976	
Summary	Replacement Year 2025	Future Cost \$9,201	

This is to periodically repair and replace concrete pool deck, deck drains and deck mastic to remove abrupt elevation shifts and to maintain functionality. Since concrete pool deck useful life typically exceeds the scope of the 30-year study, this component provides for repair only and not full replacement. However, as the deck ages and undergoes multiple repairs and patches, this component may revert from occasional partial repairs to full replacement. Deck acrylic lace coating replacement is provided for within another component.

2020- \$7,747 is anticipated in 2020. Per client 8/6/2020, the 2020 work has been cancelled and now anticipated during 2023.
 2019- Per client 7/22/2019, decrease useful life from 5 to 2 years.

03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 10	Remaining Life 3	
3,600 sf Recreation Building & Walls	Quantity 3,600	Unit of Measure Square Feet	
	Cost /SqFt \$1.85		
	% Included 100.00%	Total Cost/Study \$6,649	
Summary	Replacement Year 2027	Future Cost \$7,161	

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2018- Added to study for first time. Scope and quantity estimated.

05000 - Roofing

340 - Low Slope: Vinyl	Useful Life 20	Remaining Life 17	
20 Squares- Pool Building Roof	Quantity 20	Unit of Measure Squares	
	Cost /Sqrs \$1,300		
	% Included 100.00%	Total Cost/Study \$26,000	
Summary	Replacement Year 2041	Future Cost \$39,562	

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2021- \$22,000 was expended.

612 - Pitched: Tile	Useful Life 30	Remaining Life 27	
13 Squares- Pool Building Roof	Quantity 13	Unit of Measure Squares	
	Cost /Sqrs \$1,600		
	% Included 100.00%	Total Cost/Study \$20,800	
Summary	Replacement Year 2051	Future Cost \$40,514	

This is to replace the tile roofing system. Tile roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2021- \$14,000 was expended.

00100 - Continental Vistas (CV)

05000 - Roofing

966 - Coating	Useful Life 5	Remaining Life 1
2,000 sf Low Slope Roof Recoating	Quantity 2,000	Unit of Measure Square Feet
	Cost /SqFt \$3.32	
	% Included 100.00%	Total Cost/Study \$6,649
Summary	Replacement Year 2025	Future Cost \$6,816

This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

2020- \$2,500 was expended for roof coating done in-house by staff.
 2019- Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life.

08000 - Rehab

242 - Locker Rooms	Useful Life 20	Remaining Life 13
2 Men's & Women's	Quantity 2	Unit of Measure Room
	Cost /Rm \$37,106	
	% Included 100.00%	Total Cost/Study \$74,212
Summary	Replacement Year 2037	Future Cost \$102,302

This is to rehab the locker rooms including items such as showers, fixtures, partitions, lighting, ventilation, etc. Client input will further define this component.

2017- \$59,500 was expended for rehab which was performed earlier and for more than previously estimated.

246 - Bathrooms	Useful Life 20	Remaining Life 13
Companion Restroom	Quantity 1	Unit of Measure Room
	Cost /Rm \$21,903	
	% Included 100.00%	Total Cost/Study \$21,903
Summary	Replacement Year 2037	Future Cost \$30,194

This is to rehab and redecorate the bathrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

2018- Per client, work was performed for unknown cost in 2017.
 2017- Scope includes countertops, sink, toilets, wall & floor tile.

12000 - Pool

146 - Resurface	Useful Life 12	Remaining Life 6
180 lf Pool	Quantity 180	Unit of Measure Linear Feet
	Cost /l.f. \$174	
	% Included 100.00%	Total Cost/Study \$31,291
Summary	Replacement Year 2030	Future Cost \$36,288

This is to resurface the pool including start-up costs.

2018- \$25,735 was expended to re-plaster in July.

00100 - Continental Vistas (CV)

12000 - Pool

648 - Deck: Re-Surface	Useful Life 15	Remaining Life 12	
4,748 sf Pool/Spa Deck Coating	Quantity 4,748	Unit of Measure Square Feet	
	Cost /SqFt \$6.27		
	% Included 100.00%	Total Cost/Study \$29,766	
Summary	Replacement Year 2036	Future Cost \$40,032	

This is to scarify the concrete deck and apply an acrylic lace coating. Concrete deck repairs are provided for within another component.

2021- \$26,323 was expended.

762 - Equipment: Replacement	Useful Life 5	Remaining Life 0	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$41,414	Qty * \$/LS \$41,414	
	% Included 50.00%	Total Cost/Study \$20,707	
Summary	Replacement Year 2024	Future Cost \$20,707	

This is to periodically replace the pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial
- 3- Pentair IntelliFlo Variable Speed pumps- Spa & pool pumps (2) repl. 2018
- 1- additional spa pump
- 1- Dolphin C5 pool vacuum
- 1- pool heater, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller- replaced 2018
- 1- spa Aquasol chemical controller- replaced 2018
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$6,000 was expended. Move remaining life from 2022 to 2024.
 2019- \$14,729 total was expended pool and spa equipment per client 6/14/2019.
 2018- \$5,803 total was expended for #1 pump motor, spa filter pump, pool/spa Aquasol systems.

948 - Furniture: Misc	Useful Life 6	Remaining Life 4	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,190		
	% Included 100.00%	Total Cost/Study \$8,190	
Summary	Replacement Year 2028	Future Cost \$9,040	

This is to replace miscellaneous pool furniture.

2022- \$7,538 is anticipated.
 2019- \$3,500 was expended to replace the slings only per client 6/14/2019.
 2017- \$2,463 total was expended to replace 2 tables and 8 chairs.

00100 - Continental Vistas (CV)

13000 - Spa

142 - Resurface Spa	Useful Life 8	Remaining Life 5
	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,544	
	% Included 100.00%	Total Cost/Study \$8,544
Summary	Replacement Year 2029	Future Cost \$9,666

This is to resurface the spa including start-up costs.

2021- \$7,561 was expended.

2019- Per client 7/22/2019, resurfaced 9/2013. Per client 8/5/2019, increase useful life from 6 to 8 years.

23000 - Mechanical Equipment

244 - HVAC Rooftop Rheem Unit #3- 2019	Useful Life 15	Remaining Life 10
	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,000	
	% Included 100.00%	Total Cost/Study \$11,000
Summary	Replacement Year 2034	Future Cost \$14,081

This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 3- Wash Room- Rheem- 2.5T

2019- \$7,750 was expended per client 6/14/2019.

248 - HVAC 2 Rooftop Carrier Units- 2013	Useful Life 15	Remaining Life 4
	Quantity 2	Unit of Measure Items
	Cost /Itm \$18,000	
	% Included 100.00%	Total Cost/Study \$36,000
Summary	Replacement Year 2028	Future Cost \$39,737

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

Unit 1- Building Roof- Carrier- 5T

Unit 2- Building Roof- Carrier- 5T

800 - Water Heater Building Water Heater	Useful Life 12	Remaining Life 1
	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,936	
	% Included 100.00%	Total Cost/Study \$5,936
Summary	Replacement Year 2025	Future Cost \$6,084

This is to replace the Bradford White 100 gallon gas water heater.

2019- Per client 7/22/2019, keep this water heater component in study.

00100 - Continental Vistas (CV)

25000 - Flooring

640 - Vinyl	Useful Life 10	Remaining Life 3
125 Sq. Yds. Rec Room Sport Flooring	Quantity 125	Unit of Measure Square Yard
	Cost /SqYd \$163	
	% Included 100.00%	Total Cost/Study \$20,369
Summary	Replacement Year 2027	Future Cost \$21,935

This is to replace the Rec Room Gerflor Taraflex Sport Flooring.

2018- \$16,739 was expended to install flooring in 2017 per client.

00110 - Madera Vista (MV)

01000 - Paving

408 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 8
9,772 sf Parking Lot	Quantity 9,772	Unit of Measure Square Feet
	Cost /SqFt \$6.36	
	% Included 100.00%	Total Cost/Study \$62,111
Summary	Replacement Year 2032	Future Cost \$75,676

This is for major excavation, re-compaction and installation of new hot mix asphalt to selected areas.

2017- BRG had been asked to exclude the striping, crackfill and sealing. Client directed to show a 2017 expense of \$2,560 for same.

02000 - Concrete

454 - Pool Deck	Useful Life 2	Remaining Life 3
4,008 sf Pool/Spa Area Concrete Repair (7.5%)	Quantity 4,008	Unit of Measure Square Feet
	Cost /SqFt \$25.53	Qty * \$/SqFt \$102,335
	% Included 7.50%	Total Cost/Study \$7,675
Summary	Replacement Year 2027	Future Cost \$8,265

This is to periodically repair and replace concrete pool deck, deck drains and deck mastic to remove abrupt elevation shifts and to maintain functionality. Since concrete pool deck useful life typically exceeds the scope of the 30-year study, this component provides for repair only and not full replacement. However, as the deck ages and undergoes multiple repairs and patches, this component may revert from occasional partial repairs to full replacement. Deck acrylic lace coating replacement is provided for within another component.

2023- Per client, extend remaining life to 2027.
 2022- No work indicated, extend remaining life from 2022 to 2023.
 2020- \$6,204 was expended.
 2019- Per client 7/22/2019, decrease useful life from 5 to 2 years.
 2018- Approximately \$5,000 was expended but not from reserves.

03000 - Painting: Exterior

206 - Surface Restoration	Useful Life 10	Remaining Life 4
4,020 sf Exterior Surfaces	Quantity 4,020	Unit of Measure Square Feet
	Cost /SqFt \$1.96	
	% Included 100.00%	Total Cost/Study \$7,862
Summary	Replacement Year 2028	Future Cost \$8,678

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2019- Per client 7/22/2019, painted by staff in 2018.

00110 - Madera Vista (MV)

05000 - Roofing

616 - Pitched: Tile	Useful Life 30	Remaining Life 27	
39 Squares- Pool Building Roof	Quantity 39	Unit of Measure Squares	
	Cost /Sqrs \$1,100		
	% Included 100.00%	Total Cost/Study \$42,900	
Summary	Replacement Year 2051	Future Cost \$83,561	

This is to replace the tile roofing system. Tile roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2021- \$29,200 was expended.

08000 - Rehab

248 - Restrooms	Useful Life 20	Remaining Life 15	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$8,904		
	% Included 100.00%	Total Cost/Study \$17,807	
Summary	Replacement Year 2039	Future Cost \$25,790	

This is to rehab the restrooms including items such as fixtures, partitions, benches, dispensers, lighting, shelves, ventilation, tile, design, etc.

Men's- 365 sf wall tile, 220 sf floor tile, 2 toilets, 2 sinks, 2 benches, 2 heaters, 2 fluorescent lights.

Women's- similar to men's.

2019- \$15,000 was expended per client 6/14/2019.

262 - Kitchen	Useful Life 20	Remaining Life 8	
Pool Building Kitchen Area	Quantity 1	Unit of Measure Room	
	Cost /Rm \$21,730		
	% Included 100.00%	Total Cost/Study \$21,730	
Summary	Replacement Year 2032	Future Cost \$26,476	

This is to rehab and redecorate the kitchen including items such as cabinets, countertops, fixtures, lighting, etc. Client input will further define this component. Appliances are provided for within other components.

1- 5' x 7' roll up door, 2 recessed lights, 78 sf floor tile, 1 Whirlpool fridge, 10 lf upper cabinets, 10 lf lower cabinets, 1 Whirlpool microwave, 1 Whirlpool stove.

480 - Shower	Useful Life 15	Remaining Life 13	
Outdoor Pool Shower	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$9,595		
	% Included 100.00%	Total Cost/Study \$9,595	
Summary	Replacement Year 2037	Future Cost \$13,227	

This is to replace elements of the pool shower.

114 sf wall tile

2022- \$8,831 is anticipated.

2018- Scope and cost pending in 2018.

00110 - Madera Vista (MV)

12000 - Pool

154 - Resurface	Useful Life 12	Remaining Life 4
156 lf Pool	Quantity 156	Unit of Measure Linear Feet
	Cost /l.f. \$174	
	% Included 100.00%	Total Cost/Study \$27,119
Summary	Replacement Year 2028	Future Cost \$29,934

This is to resurface the pool including start-up costs.

2017- Client advises done in 2016.

654 - Deck: Re-Surface	Useful Life 15	Remaining Life 13
4,008 sf Pool/Spa Deck Coating	Quantity 4,008	Unit of Measure Square Feet
	Cost /SqFt \$9.59	
	% Included 100.00%	Total Cost/Study \$38,452
Summary	Replacement Year 2037	Future Cost \$53,006

This is to scarify the concrete deck and apply an acrylic lace coating. Concrete deck repairs are provided for within another component.

2022- \$28,165 was expended for pool/spa deck coating. Work currently in progress.

2018- \$5,000 was expended for deck repairs. See concrete.

766 - Equipment: Replacement	Useful Life 5	Remaining Life 4
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$36,748	Qty * \$/LS \$36,748
	% Included 50.00%	Total Cost/Study \$18,374
Summary	Replacement Year 2028	Future Cost \$20,282

This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

- 1- pool filter, Pentair Triton II Commercial- 2019
- 1- spa filter, Pentair Triton II Commercial- 2019
- 2- Pentair IntelliFlo variable speed pumps- 2019
- 1- Dolphin pool vacuum #7- purchased 2018
- 1- pool heater, Pentair ETi400- 2019
- 1- spa heater, Pentair ETi400- 2019
- 1- pool Pentair chemical controller
- 1- spa Pentair chemical controller
- 1- Pentair automatic water level system- 2019
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2023- \$17,926 expended.

2020- Per client 6/16/2020, add automatic water level system, approximate cost \$1,564, added \$782 to current cost, (\$15,624 to \$16,406).

2019- \$25,126 total was expended for pool and spa equipment per client 6/14/2019.

2018- \$5,020 was expended for chlorinator Aquasol System.

00110 - Madera Vista (MV)

12000 - Pool

952 - Furniture: Misc	Useful Life 6	Remaining Life 3
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$8,310	
	% Included 100.00%	Total Cost/Study \$8,310
Summary	Replacement Year 2027	Future Cost \$8,949

This is to replace miscellaneous pool furniture.

- 16- lounges
- 6- chairs
- 6- end tables
- 2- tables

2022- \$4,865 anticipated. Move remaining life from 2025 to 2027.
 2019- \$7,000 was expended per client 6/14/2019.

13000 - Spa

146 - Resurface	Useful Life 8	Remaining Life 0
Spa	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,342	
	% Included 100.00%	Total Cost/Study \$5,342
Summary	Replacement Year 2024	Future Cost \$5,342

This is to resurface the spa including start-up costs.

2019- Per client 7/22/2019, resurfaced 9/2016. Per client 8/5/2019, increase useful life from 6 to 8 years.

17000 - Tennis Court

540 - Reseal	Useful Life 4	Remaining Life 1
7,200 sf Tennis Court	Quantity 7,200	Unit of Measure Square Feet
	Cost /SqFt \$0.771	
	% Included 100.00%	Total Cost/Study \$5,554
Summary	Replacement Year 2025	Future Cost \$5,693

This is to prepare the court, repair cracks with acrylic crack patch, paint with epoxy coating mixed with silica sand, and restripe. This court is post-tensioned concrete and doesn't require overlay.

2023- Per client, extend remaining life to 2025.
 2019- \$21,322 was expended to pour new post-tension court in May per client 6/14/2019. \$4,700/court every 4 years per client 7/22/2019 estimate.
 2018- Per client, reduce life to 2019.

560 - Fixtures	Useful Life 15	Remaining Life 8
Tennis Court Bench/Canopy	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,976	
	% Included 100.00%	Total Cost/Study \$5,976
Summary	Replacement Year 2032	Future Cost \$7,281

This is to replace the tennis court bench and shade canopy.

00110 - Madera Vista (MV)

19000 - Fencing

170 - Chain Link: 10'	Useful Life 30	Remaining Life 7
360 lf Tennis Court Fence	Quantity 360	Unit of Measure Linear Feet
	Cost /l.f. \$45.63	
	% Included 100.00%	Total Cost/Study \$16,428
Summary	Replacement Year 2031	Future Cost \$19,528

This is to replace the 10' chain link fencing.

240 - Wrought Iron: 6'	Useful Life 30	Remaining Life 2
380 lf Pool Perimeter Fence	Quantity 380	Unit of Measure Linear Feet
	Cost /l.f. \$46.02	
	% Included 100.00%	Total Cost/Study \$17,489
Summary	Replacement Year 2026	Future Cost \$18,375

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

2022- Fence exhibits faded paint. Appears structurally sound.

20000 - Lighting

250 - Sports Field / Court	Useful Life 20	Remaining Life 15
4 Tennis Court Lights	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,968	
	% Included 100.00%	Total Cost/Study \$11,872
Summary	Replacement Year 2039	Future Cost \$17,194

This is to replace the tennis courts lights reusing the existing wiring and conduits.

2019- \$10,000 was expended per client 6/14/2019.

25000 - Flooring

434 - Tile	Useful Life 20	Remaining Life 16
Recreation Room & Storage	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$11,804	
	% Included 100.00%	Total Cost/Study \$11,804
Summary	Replacement Year 2040	Future Cost \$17,524

This is to replace the tile flooring.

2020- \$10,192 was expended to install porcelain tile in the recreation room and storage closet.

26000 - Outdoor Equipment

816 - Shade Structure	Useful Life 15	Remaining Life 7
264 sf Pool Shade Canopy	Quantity 264	Unit of Measure Square Feet
	Cost /SqFt \$24.94	
	% Included 100.00%	Total Cost/Study \$6,583
Summary	Replacement Year 2031	Future Cost \$7,825

This is to repair and replace the canvas canopy shade structure.

1- 24'x11'

2016- Structure installed.

00110 - Madera Vista (MV)
26000 - Outdoor Equipment

834 - Shade Structure	Useful Life 15	Remaining Life 7	
336 sf Pool Equip Shade Canopy	Quantity 336	Unit of Measure	Square Feet
	Cost /SqFt \$24.94		
	% Included 100.00%	Total Cost/Study	\$8,378
Summary	Replacement Year 2031	Future Cost	\$9,959

This is to repair and replace the canvas canopy shade structure.

1- 12'x28'

2016- Structure installed.

00120 - Casa Paloma I (CPI)
01000 - Paving

412 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 3	
7,128 sf Parking Areas	Quantity 7,128	Unit of Measure	Square Feet
	Cost /SqFt \$6.36		
	% Included 100.00%	Total Cost/Study	\$45,306
Summary	Replacement Year 2027	Future Cost	\$48,789

This is for major excavation, re-compaction and installation of new hot mix asphalt to selected areas.

2023- Per client, extend remaining life to 2027.

2021- Per client 6/30/2021, extend remaining life from 2022 to 2023.

02000 - Concrete

460 - Pool Deck	Useful Life 2	Remaining Life 1	
6,128 sf Pool/Spa Area Concrete Repair (8%)	Quantity 6,128	Unit of Measure	Square Feet
	Cost /SqFt \$25.53	Qty * \$/SqFt	\$156,465
	% Included 8.27%	Total Cost/Study	\$12,943
Summary	Replacement Year 2025	Future Cost	\$13,266

This is to periodically repair and replace concrete pool deck, deck drains and deck mastic to remove abrupt elevation shifts and to maintain functionality. Since concrete pool deck useful life typically exceeds the scope of the 30-year study, this component provides for repair only and not full replacement. However, as the deck ages and undergoes multiple repairs and patches, this component may revert from occasional partial repairs to full replacement. Deck acrylic lace coating replacement is provided for within another component.

2021- Per client 6/1/2021, move remaining life from 2021 to 2024.

2019- \$10,919 was expended per client 6/14/2019. Per client 7/22/2019, reduce useful life from 5 to 2 years.

03000 - Painting: Exterior

212 - Surface Restoration	Useful Life 10	Remaining Life 2	
7,470 sf Exterior Surfaces	Quantity 7,470	Unit of Measure	Square Feet
	Cost /SqFt \$1.52		
	% Included 100.00%	Total Cost/Study	\$11,363
Summary	Replacement Year 2026	Future Cost	\$11,938

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2017- \$4,124 was expended for unknown scope.

00120 - Casa Paloma I (CPI)

05000 - Roofing

344 - Low Slope: Vinyl	Useful Life 20	Remaining Life 0	
61 Squares- Pool Building & Shade Structure Roofs	Quantity 61	Unit of Measure Squares	
	Cost /Sqrs \$800		
	% Included 100.00%	Total Cost/Study \$48,800	
Summary	Replacement Year 2024	Future Cost \$48,800	

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. Includes the re-roofing of the two 33' x 50' shuffleboard court shade structures.

970 - Coating	Useful Life 5	Remaining Life 0	
6,100 sf Low Slope Roof Recoating	Quantity 6,100	Unit of Measure Square Feet	
	Cost /SqFt \$2.72		
	% Included 100.00%	Total Cost/Study \$16,569	
Summary	Replacement Year 2024	Future Cost \$16,569	

This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

2019- \$13,800 was expended per client 6/14/2019.

08000 - Rehab

254 - Locker Rooms	Useful Life 20	Remaining Life 16	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$60,806		
	% Included 100.00%	Total Cost/Study \$121,612	
Summary	Replacement Year 2040	Future Cost \$180,534	

This is to rehab the outdoor shower and both locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc.

Men's- 325 sf floor tile, 356 sf- wall tile, 613 sf painted walls & ceiling, 6 lf partition, 1 skylight, 10 stainless steel grab bars, 2 showers, 5 lights, 1 bench, 1 sink, 1 urinal, 1 toilet, 1 toilet paper dispenser, 1 soap dispenser, 1 paper towel dispenser.

Women's- similar to men's with: no urinal, 6 lf counter, and 2 benches

Outdoor shower- 85 sf floor tile, 120 sf wall tile

2020- \$105,000 was expended.

2019- Per client 6/14/2019, increase estimate from \$38,950 to \$108,950 and extend remaining life from 2019 to 2020.

2018- Estimate increased by \$20,000 per client.

00120 - Casa Paloma I (CPI)

08000 - Rehab

256 - Restrooms	Useful Life 20	Remaining Life 16	
Unisex Restroom	Quantity 1	Unit of Measure	Room
	Cost /Rm \$5,791		
	% Included 100.00%	Total Cost/Study	\$5,791
Summary	Replacement Year 2040	Future Cost	\$8,597

This is to rehab the restroom including items such as fixtures, lighting, etc. Client input will further define this component.

1 toilet, 1 sink, 1 fluorescent light, 4 stainless steel grab bars, 1 soap dispenser, 1 paper towel dispenser, 1 toilet paper dispenser.

2020- \$5,000 was expended. Tile was also installed and is provided for within another component.

2019- Increased estimate from \$9,000 to \$15,000.

2018- Added to study.

418 - Kitchen	Useful Life 20	Remaining Life 7	
Clubhouse Kitchen	Quantity 1	Unit of Measure	Room
	Cost /Rm \$8,310		
	% Included 100.00%	Total Cost/Study	\$8,310
Summary	Replacement Year 2031	Future Cost	\$9,878

This is to rehab and redecorate the kitchen including items such as cabinets, countertops, fixtures, lighting, etc. Client input will further define this component.

2020- Tile was installed and is provided for within another component.

12000 - Pool

160 - Resurface	Useful Life 12	Remaining Life 4	
200 lf Pool	Quantity 200	Unit of Measure	Linear Feet
	Cost /l.f. \$174		
	% Included 100.00%	Total Cost/Study	\$34,768
Summary	Replacement Year 2028	Future Cost	\$38,377

This is to resurface the pool including start-up costs.

2017- Client advises done in 2016.

420 - ADA Chair Lift	Useful Life 10	Remaining Life 3	
Aqua Creek Pool Chair	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,976		
	% Included 100.00%	Total Cost/Study	\$5,976
Summary	Replacement Year 2027	Future Cost	\$6,435

This is to replace the pool's ADA compliant chair lift.

Aqua Creek Products
 Model # F-RNGER-W
 Serial # 41008
 Max Weight 350 LB

00120 - Casa Paloma I (CPI)

12000 - Pool

660 - Deck: Re-Surface	Useful Life 15	Remaining Life 13
6,128 sf Pool/Spa Deck Coating	Quantity 6,128	Unit of Measure Square Feet
	Cost /SqFt \$9.82	
	% Included 100.00%	Total Cost/Study \$60,189
Summary	Replacement Year 2037	Future Cost \$82,971

This is to scarify the concrete deck and apply an acrylic lace coating. Concrete deck repairs are provided for within another component.

2022- \$55,371 was expended. Work currently in progress.

2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per Aquatic Supervisor.

2020- Per client 8/6/2020, reduce remaining life from 2028 to 2021.

770 - Equipment: Replacement	Useful Life 5	Remaining Life 4
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$45,164	Qty * \$/LS \$45,164
	% Included 50.00%	Total Cost/Study \$22,582
Summary	Replacement Year 2028	Future Cost \$24,926

This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- spa, Pentair Triton II Commercial filter
- 3- Pentair IntelliFlo variable speed pumps
- 1- Dolphin C5 pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #1, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2023- \$22,031 expended.

2020- Per client 6/16/2020, add automatic water system, approximate cost \$2,505, added \$1,252 to current cost (\$18,911 to \$20,163).

2019- \$15,089 total was expended for pool and spa equipment per client 6/14/2019.

2017- \$1,881 was expended.

00120 - Casa Paloma I (CPI)

12000 - Pool

956 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,310	
	% Included	100.00%	Total Cost/Study \$8,310
Summary	Replacement Year	2025	Future Cost \$8,518

This is to replace miscellaneous pool furniture.

- 18- old lounges
- 11- side tables
- 5- round tables
- 12- new chairs
- 6- new lounges
- 1- umbrella

2023- \$3,709 expended.
 2019- \$7,000 was expended per client 6/14/2019.

13000 - Spa

150 - Resurface	Useful Life 8	Remaining Life 4	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$6,463	
	% Included	100.00%	Total Cost/Study \$6,463
Summary	Replacement Year	2028	Future Cost \$7,134

This is to resurface the spa including start-up costs.

2020- \$5,580 was expended.
 2019- Per client 7/22/2019, spa re-plastered 5/2011. Per client 8/5/2019, increase useful life from 6 to 8 years.

23000 - Mechanical Equipment

256 - HVAC	Useful Life 15	Remaining Life 2	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$11,000	
	% Included	100.00%	Total Cost/Study \$22,000
Summary	Replacement Year	2026	Future Cost \$23,114

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 1- Building Roof (N)- Carrier- 3T
- Unit 2- Building Roof (S)- Carrier- 3T

25000 - Flooring

424 - Tile	Useful Life 20	Remaining Life 16	
Rec Rm, Unisex RR, Kitchen, Storage	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$12,740	
	% Included	100.00%	Total Cost/Study \$12,740
Summary	Replacement Year	2040	Future Cost \$18,913

This is to replace the tile flooring.

2020- \$11,000 was expended to install porcelain tile in the recreation room, unisex restroom, kitchenette, and storage closet.

00120 - Casa Paloma I (CPI)

25000 - Flooring

26000 - Outdoor Equipment

310 - Benches	Useful Life 15	Remaining Life 6	
18 Common Area Benches	Quantity 18	Unit of Measure Items	
	Cost /Itm \$1,304		
	% Included 100.00%	Total Cost/Study \$23,468	
Summary	Replacement Year 2030	Future Cost \$27,216	

This is to replace the benches. This can include demo, disposal, installation, shipping, tax, etc.

- 14- backed benches
- 4- backless benches

316 - Shuffleboard Court	Useful Life 8	Remaining Life 3	
1,980 sf [6] Shuffleboard Courts	Quantity 1,980	Unit of Measure Square Feet	
	Cost /SqFt \$5.04		
	% Included 100.00%	Total Cost/Study \$9,982	
Summary	Replacement Year 2027	Future Cost \$10,749	

This is to resurface the shuffleboard courts.

2019- \$8,400 was expended per client 6/14/2018.

826 - Shade Structure	Useful Life 30	Remaining Life 21	
310 sf Pool Equip Shade Structure	Quantity 310	Unit of Measure Square Feet	
	Cost /SqFt \$29.68		
	% Included 100.00%	Total Cost/Study \$9,202	
Summary	Replacement Year 2045	Future Cost \$15,455	

This is to repair and replace the metal shade structure.

2015- Structure installed.

00130 - Casa Paloma II (CPII)

02000 - Concrete

466 - Pool Deck	Useful Life 2	Remaining Life 1	
4,933 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,933	Unit of Measure Square Feet	
	Cost /SqFt \$37.48	Qty * \$/SqFt \$184,910	
	% Included 6.00%	Total Cost/Study \$11,095	
Summary	Replacement Year 2025	Future Cost \$11,372	

This is to periodically repair and replace concrete pool deck, deck drains and deck mastic to remove abrupt elevation shifts and to maintain functionality. Since concrete pool deck useful life typically exceeds the scope of the 30-year study, this component provides for repair only and not full replacement. However, as the deck ages and undergoes multiple repairs and patches, this component may revert from occasional partial repairs to full replacement. Deck acrylic lace coating replacement is provided for within another component.

- 2022- Vertical displacements noted at deck drains.
- 2020- \$9,592 was expended. Per client 8/6/2020, extend remaining life from 2022 to 2023.
- 2019- Per client 7/22/2019, reduce useful life from 5 to 2 years.
- 2018- Estimate increased from \$6,219 to \$19,352.

00130 - Casa Paloma II (CPII)

04000 - Structural Repairs

952 - Doors	Useful Life 10	Remaining Life 10
14 Exterior & Interior Doors (25%)	Quantity 14	Unit of Measure Items
	Cost /Itm \$1,901	Qty * \$/Itm \$26,619
	% Included 25.00%	Total Cost/Study \$6,655
Summary	Replacement Year 2034	Future Cost \$8,519

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambes, posts, locks/latches, etc.

- 6- interior
- 8- exterior

2023- Per client, extend remaining life to 2034.

05000 - Roofing

348 - Low Slope: Vinyl	Useful Life 20	Remaining Life 17
53 Squares- Pool Building Roofs	Quantity 53	Unit of Measure Squares
	Cost /Sqrs \$1,000	
	% Included 100.00%	Total Cost/Study \$53,000
Summary	Replacement Year 2041	Future Cost \$80,646

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2021- \$33,500 was expended.

974 - Coating	Useful Life 5	Remaining Life 0
5,300 sf Low Slope Roof Recoating	Quantity 5,300	Unit of Measure Square Feet
	Cost /SqFt \$1.66	
	% Included 100.00%	Total Cost/Study \$8,810
Summary	Replacement Year 2024	Future Cost \$8,810

This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

2019- \$7,395 was expended per client 6/14/2019.

08000 - Rehab

258 - Restrooms	Useful Life 15	Remaining Life 1
Unisex Restroom	Quantity 1	Unit of Measure Room
	Cost /Rm \$10,865	
	% Included 100.00%	Total Cost/Study \$10,865
Summary	Replacement Year 2025	Future Cost \$11,137

This is to rehab the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

Painted walls & ceiling, 112 sf wall tile, 6' x 10' overall dimensions, 1 sink, 1 toilet, 2 stainless steel grab bars, 1 fluorescent light, 1 mirror, 1 toilet paper dispenser, 1 paper towel dispenser, 1 soap dispenser.

00130 - Casa Paloma II (CPII)

08000 - Rehab

260 - Locker Rooms	Useful Life 20	Remaining Life 1	
2 Men's & Women's Locker Rooms & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$41,551		
	% Included 100.00%	Total Cost/Study \$83,101	
Summary	Replacement Year 2025	Future Cost \$85,179	

This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc.

Men's- 2 showers, 1 urinal with auto flush, 1 toilet stall with vinyl partition, 4 fluorescent lights, 6 stainless steel grab bars, painted walls & ceiling, 320 sf wall tile, counter with 2 manual sinks, 2 soap dispensers, 2 paper towel dispensers, 2 toilet paper dispensers, 1 mirror.

Women's- similar to men's with: no urinal.

Outdoor Shower- 8' x 12', floor and wall tile, 2 stainless steel grab bars

2023- \$2,366 projected, remaining in 2025.

2022- \$13,000 was expended. Move remaining life from 2022 to 2025.

2021- Per client 6/30/2021, decrease remaining life from 2024 to 2022.

2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component.

2018- \$7,595 was expended for partial partitions. Also, per client, \$20,000 was added to scope of work estimate.

424 - Kitchen	Useful Life 20	Remaining Life 3	
Clubhouse Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$8,310		
	% Included 100.00%	Total Cost/Study \$8,310	
Summary	Replacement Year 2027	Future Cost \$8,949	

This is to rehab and redecorate the kitchen including items such as cabinets, countertops, fixtures, lighting, etc. Client input will further define this component.

10' x 12' overall dimensions, refrigerator, microwave oven, range, counter with sink, 12 lf upper and lower wood cabinets.

2023- Per client, extend remaining life to 2027.

12000 - Pool

166 - Resurface	Useful Life 10	Remaining Life 2	
180 lf Pool	Quantity 180	Unit of Measure Linear Feet	
	Cost /l.f. \$174		
	% Included 100.00%	Total Cost/Study \$31,291	
Summary	Replacement Year 2026	Future Cost \$32,875	

This is to resurface the pool including start-up costs. Includes 2 tile race lanes targets.

2017- Client advises done in 2016.

00130 - Casa Paloma II (CPII)

12000 - Pool

666 - Deck: Re-Surface	Useful Life 15	Remaining Life 13	
4,933 sf Pool/Spa Deck Coating	Quantity 4,933	Unit of Measure Square Feet	
	Cost /SqFt \$10.22		
	% Included 100.00%	Total Cost/Study \$50,409	
Summary	Replacement Year 2037	Future Cost \$69,490	

This is to scarify the concrete deck and apply an acrylic lace coating. Concrete deck repairs are provided for within another component.

2022- \$46,396 was expended. Work currently in progress.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per Aquatics Supervisor.
 2020- Per client 8/6/2020, reduce remaining life from 2028 to 2021.

774 - Equipment: Replacement	Useful Life 5	Remaining Life 0	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$45,290	Qty * \$/LS \$45,290	
	% Included 50.00%	Total Cost/Study \$22,645	
Summary	Replacement Year 2024	Future Cost \$22,645	

This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial- replaced 2018
- 3- Pentair IntelliFlo variable speed pumps
- 1- additional spa pump
- 1- Dolphin Wave pool vacuum
- 1- pool heater #1, Raypak Professional- replaced 2018
- 1- pool heater #2, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- 1- chemical tank
- Pool- 2- submerged lights, 5 skimmers, 2 ladders, 4 grab bars
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$6,000 was expended. Move remaining life from 2022 to 2024.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
 2019- \$8,319 total was expended for pool and spa equipment.
 2018- \$6,264 was expended for pool electronic feed controller, pool heater #1, spa sand filter.
 2017- \$1,613 was expended.

00130 - Casa Paloma II (CPII)

12000 - Pool

960 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,310	
	% Included	100.00%	Total Cost/Study \$8,310
Summary	Replacement Year	2025	Future Cost \$8,518

This is to replace miscellaneous pool furniture.

- 1- metal umbrella
- 3- lounges
- 10- chairs
- 3- tables

2019- \$7,000 was expended per client 6/14/2019.

13000 - Spa

154 - Resurface	Useful Life 8	Remaining Life 2	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$5,900	
	% Included	100.00%	Total Cost/Study \$5,900
Summary	Replacement Year	2026	Future Cost \$6,199

This is to resurface the spa including start-up costs.

2019- Per client 7/22/2019, spa re-plastered 5/2018 for \$4,850. Per client 8/5/2019, increase useful life from 6 to 8 years.

20000 - Lighting

260 - Pole Lights	Useful Life 30	Remaining Life 29	
8 Shuffleboard Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm	\$1,483	
	% Included	100.00%	Total Cost/Study \$11,867
Summary	Replacement Year	2053	Future Cost \$24,286

This is to replace the pole lights reusing the existing wiring and conduits.

2023- \$11,578 expended.
 2022- No work indicated for 2021, move remaining life to 2023.
 2021- \$10,862 is anticipated.

23000 - Mechanical Equipment

272 - HVAC	Useful Life 15	Remaining Life 2	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$11,000	
	% Included	100.00%	Total Cost/Study \$22,000
Summary	Replacement Year	2026	Future Cost \$23,114

This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- Unit 1- Building Roof- Carrier- 3T
- Unit 2- Building Roof- Carrier- 3T

00130 - Casa Paloma II (CPII)

25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 6	
1,284 sf Recreation Room	Quantity 1,284	Unit of Measure	Square Feet
	Cost /SqFt \$3.26		
	% Included 100.00%	Total Cost/Study	\$4,185
Summary	Replacement Year 2030	Future Cost	\$4,854

This is to replace the carpeting.

2021- \$3,615 was expended to replace the prior vinyl composition tile (VCT) with carpeting. Added as a reserve study component per client. Per client 7/28/2021, this replacement was performed in 2020.

400 - Tile	Useful Life 20	Remaining Life 16	
281 sf Kitchenette & Storage Closet	Quantity 281	Unit of Measure	Square Feet
	Cost /SqFt \$15.17		
	% Included 100.00%	Total Cost/Study	\$4,262
Summary	Replacement Year 2040	Future Cost	\$6,327

This is to replace the porcelain tile flooring.

2021- \$3,772 was expended to replace the prior vinyl composition tile (VCT) at kitchenette, storage closet and door openings with porcelain tile. Added as a reserve study component per client. Per client 7/28/2021, this replacement was performed in 2020.

26000 - Outdoor Equipment

304 - Shuffleboard Court	Useful Life 8	Remaining Life 1	
1,980 sf [6] Courts Resurface & Recoat	Quantity 1,980	Unit of Measure	Square Feet
	Cost /SqFt \$4.72		
	% Included 100.00%	Total Cost/Study	\$9,337
Summary	Replacement Year 2025	Future Cost	\$9,570

This is to resurface and recoat the shuffleboard courts.

2018- Per client, add component for \$7,475 expended in 2017.

860 - Shade Structure	Useful Life 15	Remaining Life 7	
294 sf Pool Equip Shade Canopy	Quantity 294	Unit of Measure	Square Feet
	Cost /SqFt \$24.94		
	% Included 100.00%	Total Cost/Study	\$7,331
Summary	Replacement Year 2031	Future Cost	\$8,714

This is to repair and replace the canvas canopy shade structure.

1- 21'x14'

2016- Structure installed.

00140 - Abrego North (AN)

01000 - Paving

420 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 24	
14,105 sf Parking Area	Quantity 14,105	Unit of Measure Square Feet	
	Cost /SqFt \$6.36		
	% Included 100.00%	Total Cost/Study \$89,652	
Summary	Replacement Year 2048	Future Cost \$162,155	

This is for major excavation, re-compaction and installation of new hot mix asphalt to selected areas.

2023- \$87,465 expended.
 2022- Alligator type cracking exhibited.
 2018- 7,650 sf added as a new parking lot at this location, so quantity increased from 6,455 sf to 14,105 sf.
 1997- Overlay work performed.

02000 - Concrete

472 - Pool Deck	Useful Life 5	Remaining Life 4	
4,523 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,523	Unit of Measure Square Feet	
	Cost /SqFt \$24.69	Qty * \$/SqFt \$111,674	
	% Included 6.00%	Total Cost/Study \$6,700	
Summary	Replacement Year 2028	Future Cost \$7,396	

This is to periodically repair and replace concrete pool deck, deck drains and deck mastic to remove abrupt elevation shifts and to maintain functionality. Since concrete pool deck useful life typically exceeds the scope of the 30-year study, this component provides for repair only and not full replacement. However, as the deck ages and undergoes multiple repairs and patches, this component may revert from occasional partial repairs to full replacement. Deck acrylic lace coating replacement is provided for within another component.

2023- \$6,573 projected.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2023.
 2016- Total pool replacement was in progress at the time of the reserve site visit. This component provides for repairs and not the total replacement.

03000 - Painting: Exterior

218 - Surface Restoration	Useful Life 10	Remaining Life 2	
5,892 sf Exterior Surfaces	Quantity 5,892	Unit of Measure Square Feet	
	Cost /SqFt \$1.52		
	% Included 100.00%	Total Cost/Study \$8,962	
Summary	Replacement Year 2026	Future Cost \$9,416	

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2017- Client advises this was done in 2016.

04000 - Structural Repairs

820 - Shed	Useful Life 10	Remaining Life 6	
Shed	Quantity 1	Unit of Measure Items	
	Cost /Itm \$11,353		
	% Included 100.00%	Total Cost/Study \$11,353	
Summary	Replacement Year 2030	Future Cost \$13,166	

This is to repair, replace and maintain the shed.

2020- Per client 6/15/2020, 10 year life for shed purchased for \$9,802 in 2020.

00140 - Abrego North (AN)

04000 - Structural Repairs

956 - Doors	Useful Life 20	Remaining Life 8
10 Exterior & Interior Doors (50%)	Quantity 10	Unit of Measure Items
	Cost /Itm \$1,901	Qty * \$/Itm \$19,014
	% Included 50.00%	Total Cost/Study \$9,507
Summary	Replacement Year 2032	Future Cost \$11,583

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambs, posts, locks/latches, etc.

2- interior
 8- exterior

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

05000 - Roofing

352 - Low Slope: Vinyl	Useful Life 20	Remaining Life 2
21 Squares- Pool Building Roof	Quantity 21	Unit of Measure Squares
	Cost /Sqrs \$1,000	
	% Included 100.00%	Total Cost/Study \$21,000
Summary	Replacement Year 2026	Future Cost \$22,063

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

978 - Coating	Useful Life 5	Remaining Life 0
2,100 sf Low Slope Roof Recoating	Quantity 2,100	Unit of Measure Square Feet
	Cost /SqFt \$1.29	
	% Included 100.00%	Total Cost/Study \$2,715
Summary	Replacement Year 2024	Future Cost \$2,715

This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

2019- Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life. Per client 7/22/2019, Anticipate \$2,280 to recoat in 2019.

08000 - Rehab

238 - Restrooms	Useful Life 20	Remaining Life 2
Companion Restroom Remodel	Quantity 1	Unit of Measure Room
	Cost /Rm \$18,709	
	% Included 100.00%	Total Cost/Study \$18,709
Summary	Replacement Year 2026	Future Cost \$19,656

This is to rehab and redecorate the companion restroom.

2018- Added to study.

00140 - Abrego North (AN)

08000 - Rehab

266 - Locker Rooms	Useful Life 20	Remaining Life 2	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$41,551		
	% Included 100.00%	Total Cost/Study \$83,101	
Summary	Replacement Year 2026	Future Cost \$87,309	

This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc.

2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component.
 2006- Remodeled.

270 - General	Useful Life 20	Remaining Life 13	
795 sf Recreation Room Tile- 2017	Quantity 795	Unit of Measure Square Feet	
	Cost /SqFt \$13.43		
	% Included 100.00%	Total Cost/Study \$10,676	
Summary	Replacement Year 2037	Future Cost \$14,717	

This is to replace the tile.

2017- \$8,771 was expended to install new recreation room tile per client.

12000 - Pool

172 - Resurface	Useful Life 10	Remaining Life 2	
230 lf Pool	Quantity 230	Unit of Measure Linear Feet	
	Cost /l.f. \$174		
	% Included 100.00%	Total Cost/Study \$39,983	
Summary	Replacement Year 2026	Future Cost \$42,007	

This is to resurface the pool including start-up costs.

2016- Total pool replacement was in progress during the reserve site visit. This component provides for resurfacing and not the total replacement. Per client 4/21/2016, \$464,000 total to replace the pool in 2016.

426 - ADA Chair Lift	Useful Life 10	Remaining Life 2	
2 Pool & Spa	Quantity 2	Unit of Measure Items	
	Cost /Itm \$7,301		
	% Included 100.00%	Total Cost/Study \$14,602	
Summary	Replacement Year 2026	Future Cost \$15,341	

This is to replace the spa & pool's ADA compliant chair lifts.

2018- Added to study and installed in 2017.

00140 - Abrego North (AN)

12000 - Pool

778 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$45,290	Qty * \$/LS	\$45,290
	% Included 50.00%	Total Cost/Study	\$22,645
Summary	Replacement Year 2026	Future Cost	\$23,792

This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

- 1- pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 0116081120026Q, mfg. 2012
- 1- pool filter #2, Pentair Triton II Commercial, MN TR100C, SN 01162411100228, mfg. 2011
- 1- spa filter, Pentair Triton II Commercial, MN TR-140C, SN 1162801100273, mfg. 2011
- 3- Pentair IntelliFlo variable speed pumps
- 1- additional spa pump
- 1- Dolphin Wave pool vacuum
- 1- pool heater #1, Raypak Professional, MN B-R408-EN-X, SN 1210346541, mfg. 2012
- 1- pool heater #1, Raypak Professional, MN B-R408-EN-X, SN 1304355514, mfg. 2013
- 1- spa heater, Raypak Professional, MN C-R406C-EN-X, SN 1103321942, mfg. 2011- repaired 2018
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2023- \$10,682 expended.
 2022- \$38 was expended. Move remaining life from 2022 to 2023.
 2020- \$4,002 was expended to replace sand filter1, sand filter 2, and spa sand filter.
 2018- \$4,120 total was expended for spa heater, pool & spa chlorine pump.
 2016- Per client 4/21/2016, \$364,000 total is anticipated to replace the pool in 2016.

964 - Furniture: Misc	Useful Life 6	Remaining Life 4	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,190		
	% Included 100.00%	Total Cost/Study	\$8,190
Summary	Replacement Year 2028	Future Cost	\$9,040

This is to replace miscellaneous pool furniture.

- 16- lounges
- 19- side tables
- 4- chairs
- 3- tables

2023- \$3,801 expended.
 2022- \$7,538 was expended.
 2017- Client advises done in 2016.

00140 - Abrego North (AN)

13000 - Spa

158 - Resurface Spa	Useful Life 8	Remaining Life 1	
	Quantity 1	Unit of Measure	Items
	Cost /Itm		\$6,262
	% Included	100.00%	Total Cost/Study \$6,262
Summary	Replacement Year	2025	Future Cost \$6,419

This is to resurface the spa including start-up costs.

2023- Per client, extend remaining life to 2025.
 2019- Per client 7/22/2019, spa built in 2016. Per client 8/5/2019, increase useful life from 6 to 8 years.

19000 - Fencing

110 - Wood: Split Rail 152 lf Perimeter Fencing	Useful Life 20	Remaining Life 13	
	Quantity 152	Unit of Measure	Linear Feet
	Cost /l.f.		\$38.03
	% Included	100.00%	Total Cost/Study \$5,780
Summary	Replacement Year	2037	Future Cost \$7,968

This is to replace the split rail fencing.

23000 - Mechanical Equipment

200 - HVAC 3 HVAC	Useful Life 15	Remaining Life 11	
	Quantity 3	Unit of Measure	Items
	Cost /Itm		\$9,000
	% Included	100.00%	Total Cost/Study \$27,000
Summary	Replacement Year	2035	Future Cost \$35,426

This is to replace the Rheem HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Model #- RGEA14036AJT08XAB, Serial #- F392000240, MFG 09/2020
 Model #- RQPL_B030JK, Serial # F0620001380, MFG 02/2020, Women's LR
 Model #- RQPL_B030JK, Serial #- F072000586, MFG 02/2020, Men's LR

2021- Per client 6/1/2021, \$6,250 expended to replace HVAC unit, 3T.
 2020- \$12,150 expended, for men's & women's locker room 2.5T units

26000 - Outdoor Equipment

864 - Shade Structure 367 sf Pool Equip Shade Structure	Useful Life 30	Remaining Life 19	
	Quantity 367	Unit of Measure	Square Feet
	Cost /SqFt		\$29.68
	% Included	100.00%	Total Cost/Study \$10,894
Summary	Replacement Year	2043	Future Cost \$17,415

This is to repair and replace the metal shade structure.

2013- Structure installed.

00140 - Abrego North (AN)
26000 - Outdoor Equipment

868 - Shade Structure	Useful Life 15	Remaining Life 8	
378 sf [3] Pool Shade Canopies	Quantity 378	Unit of Measure	Square Feet
	Cost /SqFt \$24.94		
	% Included 100.00%	Total Cost/Study	\$9,425
Summary	Replacement Year 2032	Future Cost	\$11,484

This is to repair and replace the canvas canopy shade structures.

- 1- 7'x14'
- 2- 10'x14'

2017- 2 structures installed.
 2016- 1 structure installed.

00150 - Del Sol Clubhouse (DSC)
01000 - Paving

100 - Asphalt: Sealing	Useful Life 5	Remaining Life 5	
63,350 sf Parking, Driveway	Quantity 63,350	Unit of Measure	Square Feet
	Cost /SqFt \$0.280		
	% Included 100.00%	Total Cost/Study	\$17,738
Summary	Replacement Year 2029	Future Cost	\$20,069

This is to prepare the surface and apply a single coat asphalt emulsion product. If a second coat is desired, the cost is generally 10% to 20% higher.

2024- After repaving in 2024, the sealing may still need to be done.



00150 - Del Sol Clubhouse (DSC)

01000 - Paving

200 - Asphalt: Ongoing Repairs 63,350 sf Parking, Driveway (2%)	Useful Life 5 Remaining Life 5 Quantity 63,350 Unit of Measure Square Feet Cost /SqFt \$4.00 Qty * \$/SqFt \$253,400 % Included 2.00% Total Cost/Study \$5,068
Summary	Replacement Year 2029 Future Cost \$5,734

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

2024- There are areas that may need attention soon, exhibiting cracking larger than crackfill compounds can usually help to repair.

Moderate cracking noticed in a few areas.



300 - Asphalt: Overlay w/ Interlayer 63,350 sf Parking, Driveway	Useful Life 25 Remaining Life 25 Quantity 63,350 Unit of Measure Square Feet Cost /SqFt \$3.00 % Included 100.00% Total Cost/Study \$190,050
Summary	Replacement Year 2049 Future Cost \$352,342

This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2024- Based on the rehab in 2024, the remaining life has been set to full in 2024. Per client, the work done in 2024 was estimated at \$154,000.



00150 - Del Sol Clubhouse (DSC)

01000 - Paving

800 - Striping	Useful Life 5	Remaining Life 5
Parking Lot	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,000	
	% Included 100.00%	Total Cost/Study \$3,000
Summary	Replacement Year 2029	Future Cost \$3,394

This is to re-stripe asphalt to match existing plan.



02000 - Concrete

210 - Curbs & Gutters	Useful Life 5	Remaining Life 5
1,976 lf Curbing Along Asphalt Perimeter (4%)	Quantity 1,976	Unit of Measure Linear Feet
	Cost /l.f. \$32.00	Qty * \$/l.f. \$63,232
	% Included 4.00%	Total Cost/Study \$2,529
Summary	Replacement Year 2029	Future Cost \$2,862

This is to replace the gutter curbing along the roadway perimeter.



00150 - Del Sol Clubhouse (DSC)

02000 - Concrete

220 - Miscellaneous	Useful Life 5	Remaining Life 10	
Around Clubhouse, Grounds, Rear Parking	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,800		
	% Included 100.00%	Total Cost/Study \$1,800	
Summary	Replacement Year 2034	Future Cost \$2,304	

This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. This is for partial replacement only and includes a delayed start as most was new in 2024.

This includes the walks at the striped parking areas, clubhouse entry and loading areas at rear, and landing apron from second floor.



03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 10	Remaining Life 10	
Clubhouse Exterior Elements	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$19,000		
	% Included 100.00%	Total Cost/Study \$19,000	
Summary	Replacement Year 2034	Future Cost \$24,322	

This is to prepare, power wash, sand, scrape, caulk and paint, with an appropriate product for the surfaces impacted. This includes stucco, wood trim, metal, railings, door and window trim and soffits.



00150 - Del Sol Clubhouse (DSC)

03000 - Painting: Exterior

140 - Mid Cycle Touch-Up	Useful Life 10	Remaining Life 5
Clubhouse Exterior Elements	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$6,000	
	% Included 100.00%	Total Cost/Study \$6,000
Summary	Replacement Year 2029	Future Cost \$6,788

This is to perform touchup painting midway between full painting cycles. Mid cycle painting is typically necessary with long duration full paint cycles.



03500 - Painting: Interior

400 - Restrooms	Useful Life 10	Remaining Life 10
1,020 sf First Floor Entry	Quantity 1,020	Unit of Measure Square Feet
	Cost /SqFt \$3.00	
	% Included 100.00%	Total Cost/Study \$3,060
Summary	Replacement Year 2034	Future Cost \$3,917

This is to prepare and paint the restroom interiors.

Ceilings- 360 sq ft
 Walls- 380 sq ft
 Misc. Areas- 280 sq ft
 Includes Foyer of same color

420 - Restrooms	Useful Life 10	Remaining Life 10
500 sf Lower Level 2 Restrooms	Quantity 500	Unit of Measure Square Feet
	Cost /SqFt \$3.00	
	% Included 100.00%	Total Cost/Study \$1,500
Summary	Replacement Year 2034	Future Cost \$1,920

This is to prepare and paint the restroom interiors.

This is for the two restrooms at the lower level, one inside and one outside.

Ceilings- 200 sq ft
 Walls- 300 sq ft
 Total for 2 Rooms- 500 sq ft

2024- These areas were under construction.

00150 - Del Sol Clubhouse (DSC)

03500 - Painting: Interior

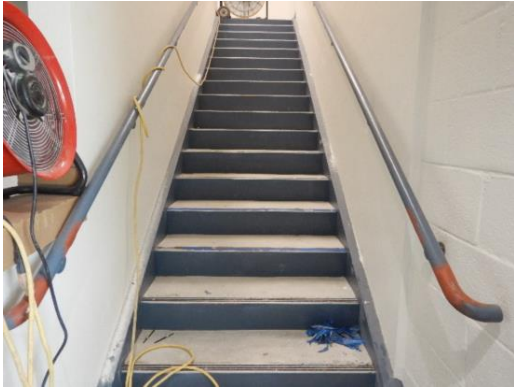
500 - Clubhouse	Useful Life 10	Remaining Life 10	
5,877 sf First Floor Areas	Quantity 5,877	Unit of Measure	Square Feet
	Cost /SqFt \$2.00		
	% Included 100.00%	Total Cost/Study	\$11,754
Summary	Replacement Year 2034	Future Cost	\$15,046

This is to prepare and paint all areas on first floor, excluding the restrooms and restroom foyer.

- Kitchen- 676 sq ft
- Storeroom- 411 sq ft
- Dining, Side room, stairs-2,750 sq ft
- Misc. Areas- 280 sq ft
- Card Room- 1,760 sq ft
- Total 5,877 sq ft

2024- All areas were under construction. These areas can be reviewed again in 2025.

Stairs from first level to lower level.



510 - Clubhouse	Useful Life 10	Remaining Life 10	
2,400 sf Lower Level Areas	Quantity 2,400	Unit of Measure	Square Feet
	Cost /SqFt \$2.00		
	% Included 100.00%	Total Cost/Study	\$4,800
Summary	Replacement Year 2034	Future Cost	\$6,144

This is to prepare and paint all areas on lower level, excluding the two restrooms at the lower level.

2024- This area was under construction. These areas can be reviewed again in 2025.

00150 - Del Sol Clubhouse (DSC)

04500 - Decking/Balconies

110 - Concrete	Useful Life 30	Remaining Life 2
600 sf Walking Surface, Card Room Balcony	Quantity 600	Unit of Measure Square Feet
	Cost /SqFt \$20.00	
	% Included 100.00%	Total Cost/Study \$12,000
Summary	Replacement Year 2026	Future Cost \$12,608

This is for the exterior main floor balcony at the rear of the building outside the card room. Due to golfing spikes on shoes, and with winter freezing, the walking surface has degraded to the point it will deteriorate faster and could impact the structure of this element.

2024- This should be evaluated by proper experts.

Picture of degraded concrete walk at balcony.



510 - Railing: Metal	Useful Life 30	Remaining Life 20
180 lf Building Exteriors	Quantity 180	Unit of Measure Linear Feet
	Cost /l.f. \$80.00	
	% Included 100.00%	Total Cost/Study \$14,400
Summary	Replacement Year 2044	Future Cost \$23,596

This is to repair and replace the railings at the stairs and the rear balcony.

Two railings are visible at the stairs and at the balcony.



00150 - Del Sol Clubhouse (DSC)

05000 - Roofing

330 - Low Slope: Vinyl	Useful Life 18	Remaining Life 18	
6,252 sf Clubhouse	Quantity 6,252	Unit of Measure	Square Feet
	Cost /SqFt \$12.00		
	% Included 100.00%	Total Cost/Study	\$75,024
Summary	Replacement Year 2042	Future Cost	\$117,012

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

This include the parapet walls.



620 - Pitched: Spanish Tile	Useful Life 30	Remaining Life 25	
12 Squares- Clubhouse	Quantity 12	Unit of Measure	Squares
	Cost /Sqrs \$1,100		
	% Included 100.00%	Total Cost/Study	\$13,200
Summary	Replacement Year 2049	Future Cost	\$24,472

This is to replace the tile roofing system. Tile roofs should be regularly inspected and repaired as indicated to ensure maximum life.



00150 - Del Sol Clubhouse (DSC)

05000 - Roofing

860 - Skylights	Useful Life 12	Remaining Life 12	
7 Rooftop Skylights, Clubhouse	Quantity 7	Unit of Measure	Items
	Cost /Itm \$1,600		
	% Included 100.00%	Total Cost/Study	\$11,200
Summary	Replacement Year 2036	Future Cost	\$15,063

This is to replace the skylights. There are seven of various sizes.



910 - Gutter Cleaning	Useful Life 20	Remaining Life 20	
Scuppers	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,000		
	% Included 100.00%	Total Cost/Study	\$4,000
Summary	Replacement Year 2044	Future Cost	\$6,554

This is to clean the gutters and downspouts and scuppers.



00150 - Del Sol Clubhouse (DSC)

08000 - Rehab

180 - Restrooms	Useful Life 15	Remaining Life 15
2 Restrooms at Main Entry (50%)	Quantity 2	Unit of Measure Room
	Cost /Rm \$12,000	Qty * \$/Rm \$24,000
	% Included 50.00%	Total Cost/Study \$12,000
Summary	Replacement Year 2039	Future Cost \$17,380

This is to rehab the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

This includes all elements not in other categories:

- 2- Urinals, auto-flush models
- 4- Toilets
- 2- 2 counters, with double sinks
- 10- Can lights & 4 wall lites
- 2- Entry doors
- Towel, soap, trash, mirrors, grab bars, signage



00150 - Del Sol Clubhouse (DSC)

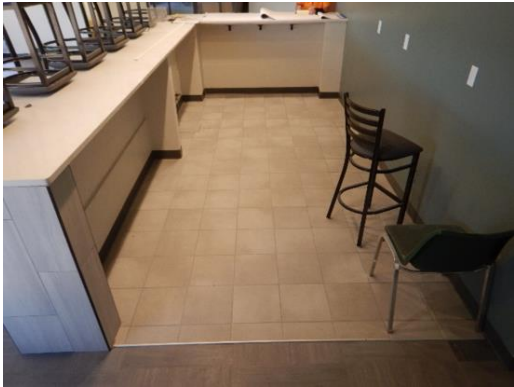
08000 - Rehab

320 - Countertops- Kitchen	Useful Life 20	Remaining Life 20	
28 If Dining Room Counter- Quartz	Quantity 28	Unit of Measure Linear Feet	
	Cost /l.f. \$300		
	% Included 100.00%	Total Cost/Study \$8,400	
Summary	Replacement Year 2044	Future Cost \$13,764	

This is for replacing the countertops per existing. Replacement costs will depend on the scope of work at replacement.

This is for the counter at the dining area. White quartz.

2024- New in 2024.



370 - Restrooms	Useful Life 15	Remaining Life 15	
2 Restrooms at Lower Level (50%)	Quantity 2	Unit of Measure Room	
	Cost /Rm \$5,000	Qty * \$/Rm \$10,000	
	% Included 50.00%	Total Cost/Study \$5,000	
Summary	Replacement Year 2039	Future Cost \$7,241	

This is to rehab the restrooms including items such as fixtures, lighting, etc. Client input will further define this component.

This includes all elements not in other categories:

- 2- Toilets
- 4- Can lights
- 2- Entry doors
- Towel, soap, trash, mirrors, grab bars, signage

00150 - Del Sol Clubhouse (DSC)

08000 - Rehab

380 - Tile	Useful Life 25	Remaining Life 25
364 sf Wall Tile- First Floor Entry Restrooms	Quantity 364	Unit of Measure Square Feet
	Cost /SqFt \$26.00	
	% Included 100.00%	Total Cost/Study \$9,464
Summary	Replacement Year 2049	Future Cost \$17,546

This is for replacing the wall tile per existing. Replacement costs will depend on the scope of work at replacement. This should be scheduled with the tile flooring.

This is for the double restroom area at the main building entry. Large format wall tile.



390 - Tile	Useful Life 25	Remaining Life 25
370 sf Wall Tile- Lower Level Restrooms (2)	Quantity 370	Unit of Measure Square Feet
	Cost /SqFt \$26.00	
	% Included 100.00%	Total Cost/Study \$9,620
Summary	Replacement Year 2049	Future Cost \$17,835

This is for replacing the wall tile per existing at the two lower level restrooms. Replacement costs will depend on the scope of work at replacement. This should be scheduled with the tile flooring.

2024- All new in 2024.

00150 - Del Sol Clubhouse (DSC)

08000 - Rehab

720 - T-Bar Ceiling	Useful Life 30	Remaining Life 29	
256 sf Dining Area, Counter	Quantity 256	Unit of Measure Square Feet	
	Cost /SqFt \$30.00		
	% Included 100.00%	Total Cost/Study \$7,680	
Summary	Replacement Year 2053	Future Cost \$15,716	

This is for replacing suspended T-Bar ceilings including the acoustic tiles.

This is the ceiling in the counter and dining areas. These appear food grade for food service and ease of cleaning.



900 - General	Useful Life 20	Remaining Life 20	
8 Building Doors (50%)	Quantity 8	Unit of Measure Lump Sum	
	Cost /LS \$3,000	Qty * \$/LS \$24,000	
	% Included 50.00%	Total Cost/Study \$12,000	
Summary	Replacement Year 2044	Future Cost \$19,663	

This is for a general rehab of the various doors at the project. During the 2024 site review, many areas were under construction. This is a partial replacement for flexibility for replacement.

Includes the following:

- 3- 36" Exterior commercial storefront door sets
- 1- 36" Exterior glass door with push bar and access system (entry)
- 2- Metal 36" doors for utility
- 2- Blue indoor metal doors

2024- During the inspection these areas were under construction. The inventory can be finalized in 2025.



00150 - Del Sol Clubhouse (DSC)

08000 - Rehab

910 - Windows	Useful Life 20	Remaining Life 20	
Building Windows	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$30,000		
	% Included 100.00%	Total Cost/Study	\$30,000
Summary	Replacement Year 2044	Future Cost	\$49,158

This is for replacing the windows on all levels and this is a percentage replacement for flexibility for replacement.

2024- During the inspection these areas were under constriction. The inventory can be finalized in 2025.

20000 - Lighting

200 - Street Lights	Useful Life 30	Remaining Life 29	
6 Parking Lot Lights	Quantity 6	Unit of Measure	Items
	Cost /Itm \$3,000		
	% Included 100.00%	Total Cost/Study	\$18,000
Summary	Replacement Year 2053	Future Cost	\$36,835

This is to replace the street lights.

This is for the parking area light standards and fixtures. 6 were counted.

400 - Interior	Useful Life 10	Remaining Life 10	
50 Interior Building Lighting	Quantity 50	Unit of Measure	Items
	Cost /Itm \$200		
	% Included 100.00%	Total Cost/Study	\$10,000
Summary	Replacement Year 2034	Future Cost	\$12,801

This is to replace interior lighting at all interior areas except for the restrooms. Below is a rough count and the total count is estimated higher than the actual count as many of these areas were under construction during the 2024 site visit.

Kitchen
3- Double LED tubes, 4'

Store Room
2- Single LED tubes, 4'

Counter Area & Dining
10- Spot lights
16- Spot lights
5- LED 4' tubes
1- Spot at R/R Foyer

Card Room
Lites TBD (under construction in 2024)

Lower Level & Store Room
1- 4' LED tube in closet
Large Lower Level TBD

00150 - Del Sol Clubhouse (DSC)

23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 15	
1 Rheem 5 Ton, Clubhouse Roof	Quantity 1	Unit of Measure	Items
	Cost /Itm \$18,000		
	% Included 100.00%	Total Cost/Study	\$18,000
Summary	Replacement Year 2039	Future Cost	\$26,069

This is to replace the HVAC systems. It is possible that system sub-components can be replaced or rebuilt to extend system life.

This is on the clubhouse roof.
 Rheem Model: RGEA 14060CTT101AA; Ser #: F212202440 5 Ton May 2022 Mfg.

204 - HVAC	Useful Life 15	Remaining Life 15	
2 Rheem 7.5 Ton, Clubhouse Roof	Quantity 2	Unit of Measure	Items
	Cost /Itm \$22,000		
	% Included 100.00%	Total Cost/Study	\$44,000
Summary	Replacement Year 2039	Future Cost	\$63,725

This is to replace the HVAC systems. It is possible that system sub-components can be replaced or rebuilt to extend system life.

These are on the clubhouse roof.
 Rheem Model: RGEDZR090ACB152AA; Ser #: F082100056 7.5 Ton Feb. 2021 Mfg.
 Rheem Model: RGEDZR090ACB152AA; Ser #: F082100062 7.5 Ton Feb. 2021 Mfg.



00150 - Del Sol Clubhouse (DSC)

23000 - Mechanical Equipment

220 - HVAC	Useful Life 15	Remaining Life 15	
1 Carrier Gemini Split System, Clubhouse Grounds	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,000		
	% Included 100.00%	Total Cost/Study	\$10,000
Summary	Replacement Year 2039	Future Cost	\$14,483

This is to replace the HVAC systems. It is possible that system sub-components can be replaced or rebuilt to extend system life.

These are on the clubhouse roof.
 Carrier Gemini Split-System



224 - HVAC	Useful Life 15	Remaining Life 15	
1 Carrier Gemini Split-System, Clubhouse Grounds	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,000		
	% Included 100.00%	Total Cost/Study	\$10,000
Summary	Replacement Year 2039	Future Cost	\$14,483

This is to replace the HVAC systems. It is possible that system sub-components can be replaced or rebuilt to extend system life.

These are on the clubhouse roof.
 Carrier Gemini Split-System

00150 - Del Sol Clubhouse (DSC)

23000 - Mechanical Equipment

600 - Water Heater	Useful Life 12	Remaining Life 10	
1- GE 50 US Gal Water Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,400		
	% Included 100.00%	Total Cost/Study	\$2,400
Summary	Replacement Year 2034	Future Cost	\$3,072

This is to replace the water heater including discarded unit disposal.

1- General Electric Model, 50 US gallons



24500 - Audio / Visual

100 - Television	Useful Life 10	Remaining Life 10	
2 at Dining Room	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,500		
	% Included 100.00%	Total Cost/Study	\$3,000
Summary	Replacement Year 2034	Future Cost	\$3,840

This is to replace the television at the dining room and the TV in the card room.

Card room TV in background.



00150 - Del Sol Clubhouse (DSC)

25000 - Flooring

400 - Tile	Useful Life 25	Remaining Life 25
360 sf First Floor Entry Restrooms	Quantity 360	Unit of Measure Square Feet
	Cost /SqFt \$24.00	
	% Included 100.00%	Total Cost/Study \$8,640
Summary	Replacement Year 2049	Future Cost \$16,018

This is to replace the tile flooring.

2024- New in 2024. Small format decorative tile.



410 - Tile	Useful Life 25	Remaining Life 15
304 sf Kitchen, Store Room	Quantity 304	Unit of Measure Square Feet
	Cost /SqFt \$20.00	
	% Included 100.00%	Total Cost/Study \$6,080
Summary	Replacement Year 2039	Future Cost \$8,806

This is to replace the tile flooring at the kitchen, back of house areas.

Kitchen- 212 sq ft (old beige tile large format)
 Store room- 92 sq ft (new gray tile, large 2'x2' format)

2024- Mix of new and old tile in these spaces. Using an average life of 25 years with 15 remaining.



00150 - Del Sol Clubhouse (DSC)

25000 - Flooring

420 - Tile	Useful Life 25	Remaining Life 25
1,226 sf Dining Room, Counter, Side Room & Stairs	Quantity 1,226	Unit of Measure Square Feet
	Cost /SqFt \$20.00	
	% Included 100.00%	Total Cost/Study \$24,520
Summary	Replacement Year 2049	Future Cost \$45,459

This is to replace the tile flooring at the dining room, behind the counter, side room near stairs, and the stair treads.

Counter area, workspace- 160 sq ft (new in 2024 gray 12"x12" tile large format)
 Dining area- 772 sq ft (same as above)
 Side room near stairs- 294 sq ft (same as above)
 Total 1,226 sq ft

2024- All new tile in 2024.

Side room to stairs (left) to lower level.



430 - Tile	Useful Life 25	Remaining Life 10
1,824 sf Card Room	Quantity 1,824	Unit of Measure Square Feet
	Cost /SqFt \$20.00	
	% Included 100.00%	Total Cost/Study \$36,480
Summary	Replacement Year 2034	Future Cost \$46,697

This is to replace the tile flooring at the card room.

The card room has tile.

2024- All old tile in this area.

440 - Vinyl	Useful Life 25	Remaining Life 10
96 sf Store Room at Card Room	Quantity 96	Unit of Measure Square Feet
	Cost /SqFt \$12.00	
	% Included 100.00%	Total Cost/Study \$1,152
Summary	Replacement Year 2034	Future Cost \$1,475

This is to replace the lino (vinyl) flooring at the store room in card room. This is a back of house area.

The store room has vinyl.

2024- All old vinyl in this area.

00150 - Del Sol Clubhouse (DSC)

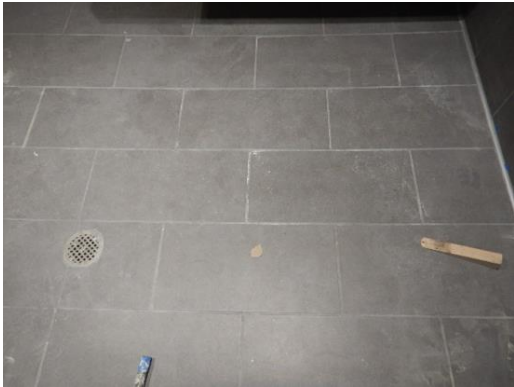
25000 - Flooring

500 - Tile	Useful Life 25	Remaining Life 25
200 sf Lower Level Restrooms (2)	Quantity 200	Unit of Measure Square Feet
	Cost /SqFt \$12.00	
	% Included 100.00%	Total Cost/Study \$2,400
Summary	Replacement Year 2049	Future Cost \$4,449

This is to replace the tile flooring at the two lower level restrooms, one inside and one outside.

2024- Under construction during site visit. All finishes are new.

Pardon the construction dust and debris.



520 - Carpeting	Useful Life 15	Remaining Life 15
4,140 sf Lower Level Room	Quantity 4,140	Unit of Measure Square Feet
	Cost /SqFt \$6.00	
	% Included 100.00%	Total Cost/Study \$24,840
Summary	Replacement Year 2039	Future Cost \$35,976

This is to replace the carpet squares in the lower level. The carpet squares provide flexibility for extending the life of this component. 12" sq carpet tiles.

HVAC Closet at lower level has no flooring. Concrete floor.

2024- Under construction during site visit. Carpet squares were being installed on day of visit.



00150 - Del Sol Clubhouse (DSC)

25000 - Flooring

560 - Tile	Useful Life 20	Remaining Life 20	
80 sf Lower Level Exterior Entry	Quantity 80	Unit of Measure	Square Feet
	Cost /SqFt \$20.00		
	% Included 100.00%	Total Cost/Study	\$1,600
Summary	Replacement Year 2044	Future Cost	\$2,622

This is to replace the tile flooring at the lower level back entrance near the outside restroom. As an exterior item, the life is shorter than the interior tile.

2024- Under construction during site visit. All finishes are new.



27000 - Appliances

220 - Refrigerator Large Commercial Model	Useful Life 12	Remaining Life 12	
1- Arctic Air Refrigerator	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,000		
	% Included 100.00%	Total Cost/Study	\$6,000
Summary	Replacement Year 2036	Future Cost	\$8,069

This is to replace the large commercial refrigerator.

00150 - Del Sol Clubhouse (DSC)

27000 - Appliances

248 - Ice Machine	Useful Life 10	Remaining Life 10	
1- Manitowac Ice Machine	Quantity 1	Unit of Measure Items	
	Cost /Itm \$8,000		
	% Included 100.00%	Total Cost/Study \$8,000	
Summary	Replacement Year 2034	Future Cost \$10,241	

This is to replace the commercial ice machine.

Manitowac Model: B320; Ser#: 110968608



620 - Stainless Steel Sink	Useful Life 20	Remaining Life 20	
1- 3 Bay Dishwashing SS Counter & Sinks	Quantity 1	Unit of Measure Items	
	Cost /Itm \$2,800		
	% Included 100.00%	Total Cost/Study \$2,800	
Summary	Replacement Year 2044	Future Cost \$4,588	

This is for the commercial grade stainless steel counter and three bay sink dishwashing station.



00150 - Del Sol Clubhouse (DSC)

27000 - Appliances

940 - Drinking Fountain	Useful Life 12	Remaining Life 12	
2 at Lower Level Room & First Floor	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,000		
	% Included 100.00%	Total Cost/Study	\$6,000
Summary	Replacement Year 2036	Future Cost	\$8,069

This is to replace the drinking fountain at the lower level and main room at first floor.

Elkay With bottle fill. Model: EZ H2O, LZS8WSSP; Ser#: 4310200982

2024- New in 2024.



29000 - Infrastructure

330 - Plumbing	Useful Life 20	Remaining Life 10	
Sump System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$20,000		
	% Included 100.00%	Total Cost/Study	\$20,000
Summary	Replacement Year 2034	Future Cost	\$25,602

This is to replace plumbing infrastructure. Since plumbing system life exceeds the scope of this study, this component does not provide for total system replacement.

This is for the pump station which includes a pump, high/low switch, control panel and related accessories. Not all parts of this system we accessible. Client should seek the advice of experts to determine the maintenance regimen of this system.

00150 - Del Sol Clubhouse (DSC)

29000 - Infrastructure

400 - Electric	Useful Life 10	Remaining Life 7
Electrical Panel, Related Equipment	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$10,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2031	Future Cost \$11,887

This is to replace electric service lines as needed. Since electric system life exceeds the scope of this study, this component does not provide for total system replacement.

2024- The "Bryant" electric panel may not have been replaced with the remodel. This may need to be replaced as the conditions warrant and should be evaluated routinely.



00200 - Pickleball Center (PC)

01000 - Paving

170 - Asphalt: Sealing	Useful Life 5	Remaining Life 2
39,629 sf Parking Lot	Quantity 39,629	Unit of Measure Square Feet
	Cost /SqFt \$0.300	
	% Included 100.00%	Total Cost/Study \$11,889
Summary	Replacement Year 2026	Future Cost \$12,491

This is to prepare the surface, apply a single coat asphalt emulsion product and restripe to match the existing layout. If a second coat is desired the cost is generally 10% to 20% higher.

2021- \$6,885 was expended.

2020- 39,629 sf with 2021 remaining life estimates per client 6/15/2020.

270 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2
39,629 sf Parking Lot (3.5%)	Quantity 39,629	Unit of Measure Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt \$165,769
	% Included 3.50%	Total Cost/Study \$5,802
Summary	Replacement Year 2026	Future Cost \$6,096

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

2020- 39,629 sf estimate per client 6/15/2020. This component will be merged with the ongoing seal coat component after the 2021 seal coat.

00200 - Pickleball Center (PC)

01000 - Paving

370 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 21
39,629 sf Parking Lot	Quantity 39,629	Unit of Measure Square Feet
	Cost /SqFt \$3.00	
	% Included 100.00%	Total Cost/Study \$118,887
Summary	Replacement Year 2045	Future Cost \$199,680

This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2020- 39,629 sf estimate per client 6/15/2020.

04000 - Structural Repairs

892 - Shed	Useful Life 15	Remaining Life 11
Shed	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,432	
	% Included 100.00%	Total Cost/Study \$5,432
Summary	Replacement Year 2035	Future Cost \$7,128

This is to replace the freestanding pre-fab shed.

4' x 8'

912 - Doors	Useful Life 20	Remaining Life 16
5 Building Doors (50%)	Quantity 5	Unit of Measure Items
	Cost /Itm \$1,901	Qty * \$/Itm \$9,507
	% Included 50.00%	Total Cost/Study \$4,753
Summary	Replacement Year 2040	Future Cost \$7,057

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, door closers, frames/jambs, posts, locks/latches, etc.

- 1- double exterior door
- 4- single exterior doors

2020- Quantity per website drawing.

05000 - Roofing

370 - Low Slope: Single-Ply	Useful Life 15	Remaining Life 11
12 Squares- Center Roof	Quantity 12	Unit of Measure Squares
	Cost /Sqrs \$772	
	% Included 100.00%	Total Cost/Study \$9,260
Summary	Replacement Year 2035	Future Cost \$12,150

This is to replace the low slope single-ply roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

60 mil TPO (Carlisle Sure-Weld, 1 layer 1.5" poly iso Insulbase)

2020- 1,140 sf estimate per client 6/15/2020.

00200 - Pickleball Center (PC)

08000 - Rehab

100 - General	Useful Life 10	Remaining Life 6
Office, Storage, Breezeway	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,791	
	% Included 100.00%	Total Cost/Study \$5,791
Summary	Replacement Year 2030	Future Cost \$6,716

This is for a general rehab.

226 - Restrooms	Useful Life 10	Remaining Life 6
2 Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$8,687	
	% Included 100.00%	Total Cost/Study \$17,373
Summary	Replacement Year 2030	Future Cost \$20,148

This is to rehab the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

Men's- 198 sf wall tile, 2 toilet stalls with vinyl partitions, painted walls & ceiling, 2 urinals, 1 automatic door, 2 sinks, 3 can lights, stainless steel grab bars, 1 wall light, 2 mirrors, 2 toilet liner dispensers, 2 toilet paper dispensers, 2 soap dispensers, 1 paper towel dispenser.

Women's- similar to men's with: no urinals, 4 toilet stalls, and 4 toilet seat liner dispensers.

2020- 2 restrooms per client 6/15/2020.

17500 - Basketball / Sport Court

200 - Seal & Striping	Useful Life 2	Remaining Life 1
54,600 sf [24] Pickleball Courts	Quantity 54,600	Unit of Measure Square Feet
	Cost /SqFt \$0.869	
	% Included 100.00%	Total Cost/Study \$47,458
Summary	Replacement Year 2025	Future Cost \$48,645

This is to prepare the courts, repair cracks with acrylic crack patch, paint with epoxy coating mixed with silica sand, and restripe. These courts are post-tensioned and don't require overlay.

2023- \$29,450 expended for unknown scope.

2022- Per client, move remaining life from 2022 to 2023.

2020- Seal/stripping every 2 years at \$3,613/court based on East Center estimates per client in 2019. Per client 8/6/2020, reduce estimate from \$3,613 to \$1,613 per court.

19000 - Fencing

174 - Chain Link: 4'	Useful Life 25	Remaining Life 21
1,414 lf Court Fences	Quantity 1,414	Unit of Measure Linear Feet
	Cost /l.f. \$20.85	
	% Included 100.00%	Total Cost/Study \$29,482
Summary	Replacement Year 2045	Future Cost \$49,517

This is to replace the 4' chain link fencing.

2020- 1,414 lf per client 6/15/2020.

00200 - Pickleball Center (PC)

19000 - Fencing

178 - Chain Link: 8'	Useful Life 25	Remaining Life 21
1,871 lf Court Fences	Quantity 1,871	Unit of Measure Linear Feet
	Cost /l.f. \$37.39	
	% Included 100.00%	Total Cost/Study \$69,950
Summary	Replacement Year 2045	Future Cost \$117,487

This is to replace the 8' chain link fencing.

2020- 1,871 lf per client 6/15/2020.

780 - Gates	Useful Life 20	Remaining Life 16
50 Court Gates	Quantity 50	Unit of Measure Items
	Cost /Itm \$324	
	% Included 100.00%	Total Cost/Study \$16,215
Summary	Replacement Year 2040	Future Cost \$24,071

This is to maintain, repair and replace the chain link gates and gate hardware.

28- 7' gates
 22- 4' gates

2022- Onsite observation revealed 50 gates listed above.
 2020- 53 gates per client 6/15/2020.

23000 - Mechanical Equipment

470 - HVAC	Useful Life 15	Remaining Life 11
3 Mini-split Units	Quantity 3	Unit of Measure Items
	Cost /Itm \$5,000	
	% Included 100.00%	Total Cost/Study \$15,000
Summary	Replacement Year 2035	Future Cost \$19,681

This is to replace the mini-split systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

3- Daiken

2020- 3 unit quantity estimate per client 6/15/2020.

870 - Septic System	Useful Life 20	Remaining Life 16
Septic System	Quantity 1	Unit of Measure System
	Cost /Sys \$8,687	
	% Included 100.00%	Total Cost/Study \$8,687
Summary	Replacement Year 2040	Future Cost \$12,895

This is to repair and replace the septic system.

00200 - Pickleball Center (PC)

24000 - Furnishings

570 - Miscellaneous	Useful Life 10	Remaining Life 6
Interior/Exterior Furniture	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$23,164	
	% Included 100.00%	Total Cost/Study \$23,164
Summary	Replacement Year 2030	Future Cost \$26,863

This is to for miscellaneous interior/exterior furnishings.

2020- \$10,000 with 10 year useful life estimates per client 6/15/2020.

970 - Miscellaneous	Useful Life 10	Remaining Life 6
900 sf Artificial Turf	Quantity 900	Unit of Measure Square Feet
	Cost /SqFt \$10.01	
	% Included 100.00%	Total Cost/Study \$9,006
Summary	Replacement Year 2030	Future Cost \$10,444

This is to for miscellaneous artificial turf.

2020- \$7,775 (per contract) with 10 year useful life estimates per client 6/15/2020.

974 - Miscellaneous	Useful Life 10	Remaining Life 6
Entrance Gate	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,791	
	% Included 100.00%	Total Cost/Study \$5,791
Summary	Replacement Year 2030	Future Cost \$6,716

This is to for miscellaneous furnishings.

2024- UL extended from 5 to 10 year per client.

2020- \$5,000 with 5 year useful life estimates per client 6/15/2020.

26000 - Outdoor Equipment

440 - Drinking Fountain	Useful Life 20	Remaining Life 16
2 Drinking Fountains	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,780	
	% Included 100.00%	Total Cost/Study \$5,559
Summary	Replacement Year 2040	Future Cost \$8,253

This is to replace the drinking fountains. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2020- 2 units per website drawing.

448 - Bleachers: Aluminum	Useful Life 20	Remaining Life 16
6 Bleachers	Quantity 6	Unit of Measure Items
	Cost /Itm \$3,259	
	% Included 100.00%	Total Cost/Study \$19,557
Summary	Replacement Year 2040	Future Cost \$29,032

This is to replace the aluminum bleachers.

00200 - Pickleball Center (PC)

26000 - Outdoor Equipment

884 - Shade Structure	Useful Life 7	Remaining Life 3
4,182 sf [3] Shade Structures	Quantity 4,182	Unit of Measure Square Feet
	Cost /SqFt \$3.59	
	% Included 100.00%	Total Cost/Study \$14,994
Summary	Replacement Year 2027	Future Cost \$16,147

This is to replace the shade structures.

- 12' x 135'
- 14' x' 135'
- 28' x 24'

2020- \$10,880 with 7 year useful life estimates per client 6/15/2020.

00700 - Facility Maintenance Shop (FMS)

01000 - Paving

136 - Asphalt: Sealing	Useful Life 5	Remaining Life 3
29,074 sf Parking Area	Quantity 29,074	Unit of Measure Square Feet
	Cost /SqFt \$0.300	
	% Included 100.00%	Total Cost/Study \$8,722
Summary	Replacement Year 2027	Future Cost \$9,393

This is to prepare the surface and apply a single coat asphalt emulsion product. If a second coat is desired the cost is generally 10% to 20% higher.

- 2024- Per client, extend the RL from 2025 to 2027.
- 2020- \$2,888 was expended to seal coat approximately 15,024 sf of lot surface, included east, west and south lot.
- 2019- 14,874 sf added 6/2019 which will be sealed in 2020 per client 6/14/2019. New total quantity 29,074 sf.
- \$1,930 was expended per client 6/14/2019.
- 2018- Pavement rehabilitation complete.

260 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3
29,074 sf Parking Area (3.5%)	Quantity 29,074	Unit of Measure Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt \$121,617
	% Included 3.50%	Total Cost/Study \$4,257
Summary	Replacement Year 2027	Future Cost \$4,584

This is for miscellaneous repairs in conjunction with sealing. Includes crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

- 2024- Per client, extend the RL from 2025 to 2027.
- 2019- 14,874 sf added 6/2019 per client 6/14/2019. New total quantity 29,074 sf.
- 2018- Pavement rehabilitation complete.

00700 - Facility Maintenance Shop (FMS)

01000 - Paving

424 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 20	
29,074 sf Parking Area	Quantity 29,074	Unit of Measure Square Feet	
	Cost /SqFt \$3.00		
	% Included 100.00%	Total Cost/Study \$87,222	
Summary	Replacement Year 2044	Future Cost \$142,923	

This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

2019- \$22,910 was expended to add 14,874 sf in June 2019 per client 6/14/2019. New total quantity 29,074 sf. Reverted component from major repair to overlay.
 2018- Pavement rehabilitation complete.

03000 - Painting: Exterior

128 - Surface Restoration	Useful Life 10	Remaining Life 4	
5,000 sf Building Exterior	Quantity 5,000	Unit of Measure Square Feet	
	Cost /SqFt \$1.52		
	% Included 100.00%	Total Cost/Study \$7,605	
Summary	Replacement Year 2028	Future Cost \$8,395	

This is to prepare, power wash, sand, scrape, caulk, paint stucco and wood trim with a 100% premium acrylic paint. Includes power washing and sealing of brick surfaces as needed.

412 - Wrought Iron	Useful Life 4	Remaining Life 2	
835 lf Perimeter Fence	Quantity 835	Unit of Measure Linear Feet	
	Cost /l.f. \$10.70		
	% Included 100.00%	Total Cost/Study \$8,936	
Summary	Replacement Year 2026	Future Cost \$9,389	

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron. Please see fence component for more details.

4' wrought iron fencing, westerly driveway to west perimeter- 65 lf
 west perimeter- 310 lf
 south and east perimeters- 460 lf

2022- \$11,800 anticipated. Rust exhibited.

03500 - Painting: Interior

152 - Building	Useful Life 10	Remaining Life 11	
10,000 sf All Interior Spaces	Quantity 10,000	Unit of Measure Square Feet	
	Cost /SqFt \$1.41		
	% Included 100.00%	Total Cost/Study \$14,124	
Summary	Replacement Year 2035	Future Cost \$18,533	

This is to prepare and paint all building interior spaces.

2024- Planned for 2025 by staff.
 2022- Scuffed paint exhibited.

00700 - Facility Maintenance Shop (FMS)

04000 - Structural Repairs

800 - Shed	Useful Life 10	Remaining Life 6
Shed	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,254	
	% Included 100.00%	Total Cost/Study \$6,254
Summary	Replacement Year 2030	Future Cost \$7,253

This is to repair, replace and maintain the shed.

2020- Per client 6/15/2020, \$5,400 is anticipated to add a new shed.

804 - Shed	Useful Life 10	Remaining Life 4
3 Pre-Fab Sheds	Quantity 3	Unit of Measure Items
	Cost /Itm \$6,084	
	% Included 100.00%	Total Cost/Study \$18,253
Summary	Replacement Year 2028	Future Cost \$20,148

This is to repair, replace and maintain the freestanding pre-fab sheds.

2019- Quantity increased from 1 to 3 and useful life reduced from 15 to 10 years per site visit and per client 6/14/2019.

2018- Added to study.

960 - Doors	Useful Life 30	Remaining Life 24
2 Shop Rollup Doors	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,825	
	% Included 100.00%	Total Cost/Study \$5,650
Summary	Replacement Year 2048	Future Cost \$10,219

This is to repair, replace and maintain the rollup doors including springs, tracks, rollers, latches, etc.

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

964 - Doors	Useful Life 10	Remaining Life 4
24 Exterior & Interior Doors (25%)	Quantity 24	Unit of Measure Items
	Cost /Itm \$1,901	Qty * \$/Itm \$45,633
	% Included 25.00%	Total Cost/Study \$11,408
Summary	Replacement Year 2028	Future Cost \$12,593

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambs, posts, locks/latches, etc.

7- exterior

17- interior w/ 6 equipped with panic exit hardware

00700 - Facility Maintenance Shop (FMS)

05000 - Roofing

332 - Low Slope: Vinyl	Useful Life 20	Remaining Life 14
14 Squares- Maintenance Shop Low Slope Roof	Quantity 14	Unit of Measure Squares
	Cost /Sqrs \$1,000	
	% Included 100.00%	Total Cost/Study \$14,000
Summary	Replacement Year 2038	Future Cost \$19,782

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2018- Approximate installation date.

440 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 3
37 Squares- Maintenance Shop Pitched Roof	Quantity 37	Unit of Measure Squares
	Cost /Sqrs \$712	
	% Included 100.00%	Total Cost/Study \$26,355
Summary	Replacement Year 2027	Future Cost \$28,381

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

860 - Skylights	Useful Life 20	Remaining Life 14
10 Pitched & Low Slope Roof Skylights	Quantity 10	Unit of Measure Items
	Cost /Itm \$950	
	% Included 100.00%	Total Cost/Study \$9,497
Summary	Replacement Year 2038	Future Cost \$13,419

This is to replace the skylights.

5- pitched roof skylights
 5- low slope roof skylights

982 - Coating	Useful Life 5	Remaining Life 0
1,400 sf Low Slope Roof Recoating	Quantity 1,400	Unit of Measure Square Feet
	Cost /SqFt \$3.32	
	% Included 100.00%	Total Cost/Study \$4,655
Summary	Replacement Year 2024	Future Cost \$4,655

This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

2019- Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life.

00700 - Facility Maintenance Shop (FMS)

08000 - Rehab

108 - General	Useful Life 20	Remaining Life 14	
Common Areas	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$18,709		
	% Included 100.00%	Total Cost/Study	\$18,709
Summary	Replacement Year 2038	Future Cost	\$26,435

This is for a general rehab of the interior other than the other areas listed separately. Items may include lighting, window coverings, décor, design, sign package, deep sink, Client input will further define this component. This component doesn't provide for repurposing. Paint, flooring, furnishings, and doors are provided for within other components.

278 - Restrooms	Useful Life 20	Remaining Life 14	
2 Restrooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$17,807		
	% Included 100.00%	Total Cost/Study	\$35,615
Summary	Replacement Year 2038	Future Cost	\$50,323

This is to rehab and redecorate the restrooms including items such as fixtures, lighting, ventilation, design, etc. Client input will further define this component. Paint, tile and doors are provided for within other components.

- 2- toilets
- 2- sinks
- 2- mirrors
- 2- soap, paper towel, toilet paper dispenser sets
- 6- stainless grab bars

282 - General	Useful Life 20	Remaining Life 14	
Break Room	Quantity 1	Unit of Measure	Room
	Cost /Rm \$24,930		
	% Included 100.00%	Total Cost/Study	\$24,930
Summary	Replacement Year 2038	Future Cost	\$35,226

This is to rehab and redecorate the break room including items such as cabinets, countertops, fixtures, lighting, small appliances, design, décor, etc. Client input will further define this component. This component doesn't provide for repurposing. Tile, doors, chairs, and paint are provided for within other components.

- 1- sink w/ disposer
- 1- L-shape overhead/lower cabinet, 8 lf
- 1- L-shape kitchen counter, 8 lf
- 1- vertical cabinet, 2 lf
- 1- L-shape lunch counter, 30 lf
- 1- window covering
- 1- Bloomfield coffee brewer, MN 8572
- 2- Kenmore microwave ovens
- 1- Frigidaire refrigerator, MN LFHT1713LW3, SN BA23614208, mfg 9/2012
- 1- Waterlogic bottle-less cooler, Quench Q0238097

00700 - Facility Maintenance Shop (FMS)

19000 - Fencing

224 - Wrought Iron: 5'	Useful Life 30	Remaining Life 24
835 lf Perimeter Fencing	Quantity 835	Unit of Measure Linear Feet
	Cost /l.f. \$40.36	
	% Included 100.00%	Total Cost/Study \$33,703
Summary	Replacement Year 2048	Future Cost \$60,960

This is to replace the wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

4' wrought iron fencing, westerly driveway to west perimeter- 65 lf
 west perimeter- 310 lf
 south and east perimeters- 460 lf

2018- \$22,768 expended for 13 gauge metal fencing which was approximately \$10,000 less than planned.
 2017- Added as a placeholder. BRG has drawn a perimeter from an aerial view, but BRG is unsure of the new fence line location. Also this does not include gate motors, if any, or the install of new heavy duty slide gates.

540 - Metal	Useful Life 30	Remaining Life 24
165 lf Frontage Fencing	Quantity 165	Unit of Measure Linear Feet
	Cost /l.f. \$37.99	
	% Included 100.00%	Total Cost/Study \$6,269
Summary	Replacement Year 2048	Future Cost \$11,339

This is to replace the 6' metal fencing.

between westerly and easterly driveways- 145 lf
 from easterly driveway to east perimeter- 20 lf

23000 - Mechanical Equipment

208 - HVAC	Useful Life 15	Remaining Life 9
4 Rooftop HVAC Units- 2018	Quantity 4	Unit of Measure Items
	Cost /Itm \$8,000	
	% Included 100.00%	Total Cost/Study \$32,000
Summary	Replacement Year 2033	Future Cost \$39,964

This is to replace the rooftop HVAC systems. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

- 1- Daikin Inverter: RXB09XVJV, 6/2018, KWDA5SLY10FR
- 1- Aerocool Trophy Series Evaporative Air Cooler: TD4801C, 2654384
- 1- Carrier 1-ton split system: 38MAQB12R--301--, 38MAQB12R--3, 1818V15141
- 1- Aerocool Trophy Series Evaporative Air Cooler: TD6801C, 2663517

00700 - Facility Maintenance Shop (FMS)

23000 - Mechanical Equipment

224 - HVAC	Useful Life 15	Remaining Life 8
2 Ground Level Bryant Units- 2017	Quantity 2	Unit of Measure Items
	Cost /Itm \$18,000	
	% Included 100.00%	Total Cost/Study \$36,000
Summary	Replacement Year 2032	Future Cost \$43,863

This is to replace the ground level Bryant HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- 1- Bryant Air Handler, 5 ton (CU1, North Office): 106ANA060-A, 3517E18989
- 1- Bryant Air Handler, 2.5 ton (CU2, South Office): 106ANA030-A, 2517E05957
- 2- Bryant Plus 80V gas furnaces, North Office 1 & South Office 2

2017- Per scope of work, the prior Mastercool units were replaced with Bryant Units.

24000 - Furnishings

200 - Miscellaneous	Useful Life 20	Remaining Life 14
64 Chairs, Desks, Storage, Etc	Quantity 64	Unit of Measure Items
	Cost /Itm \$909	
	% Included 100.00%	Total Cost/Study \$58,171
Summary	Replacement Year 2038	Future Cost \$82,194

This is to replace miscellaneous office furnishings.

- 1- conference table
- 10- miscellaneous book cases, file cabinets, and blueprint cabinets
- 13- office workstations including hutches & reception counter
- 40- office, task, miscellaneous chairs

25000 - Flooring

290 - Carpeting	Useful Life 10	Remaining Life 1
195 Sq. Yds. Offices, Hallways, Misc	Quantity 195	Unit of Measure Square Yard
	Cost /SqYd \$38.03	
	% Included 100.00%	Total Cost/Study \$7,415
Summary	Replacement Year 2025	Future Cost \$7,601

This is to replace the carpeting.

2022- Carpeting exhibits stained, poor condition.
 2019- Per client 7/22/2019, original installation was base carpet and not expected to last 10 years, so reduce remaining life from 2028 to 2023.

480 - Tile	Useful Life 20	Remaining Life 14
664 sf Floor & Wall Tile	Quantity 664	Unit of Measure Square Feet
	Cost /SqFt \$28.49	
	% Included 100.00%	Total Cost/Study \$18,916
Summary	Replacement Year 2038	Future Cost \$26,728

This is to replace the wall and floor tile.

- Restrooms
- Break room
- Hall/sink area

00700 - Facility Maintenance Shop (FMS)

30000 - Miscellaneous

236 - Maintenance Equipment	Useful Life 20	Remaining Life 16
Genie Scissor Lift	Quantity 1	Unit of Measure Items
	Cost /Itm \$19,429	
	% Included 100.00%	Total Cost/Study \$19,429
Summary	Replacement Year 2040	Future Cost \$28,842

This is to repair and replace the electric scissor lift.

Genie Industries, GS-1530

2020- \$16,775 was expended per client 6/14/2020.

822 - Maintenance Equipment	Useful Life 10	Remaining Life 4
11 Shop Tools, Portacoolers, Misc (50%)	Quantity 11	Unit of Measure Items
	Cost /Itm \$4,112	Qty * \$/Itm \$45,231
	% Included 50.00%	Total Cost/Study \$22,615
Summary	Replacement Year 2028	Future Cost \$24,963

This is to periodically replace miscellaneous shop equipment on a percentage basis.

- 1- Jet drill press, MN J-2530, SN 18043036
- 1- Dayton band saw, MN 400H60, LN 17122812019
- 1- DeWalt chop saw
- 1- Miller Welder, Millermatic 211 auto-set
- 1- Powermatic table saw, MN 66-TA
- 1- Ingersoll Rand, 7.5-HP, 80-Gallon, MN 2475N7.5
- 1- Honda Generator, MN EM6500SX
- 2- Portacool portable evaporative cooling units, MN PACCY120GA1
- 2- Roll-around tool boxes

00800 - General

22000 - Office Equipment

100 - Miscellaneous	Useful Life 5	Remaining Life 3
Facility Maintenance Shop Contex Scanner	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,479	
	% Included 100.00%	Total Cost/Study \$7,479
Summary	Replacement Year 2027	Future Cost \$8,054

This is to replace large format scanner.

IQ Quattro

- 2023- Per client, extend remaining life to 2027.
- 2020- Per client 8/12/2020, extend remaining life from 2021 to 2024.
- 2019- Unit was previously located in the member services building.
- 2016- Unit installed.

00800 - General

30000 - Miscellaneous

200 - Maintenance Equipment	Useful Life 20	Remaining Life 3	
Vermeer Chipper	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,588		
	% Included 100.00%	Total Cost/Study	\$9,588
Summary	Replacement Year 2027	Future Cost	\$10,326

This is to replace Vermeer chipper.

Model #- BC700XL
 VIN/PIN- 1VRC101V9F10 00862

204 - Maintenance Equipment	Useful Life 15	Remaining Life 13	
Vermeer Skid Loader & Attachments	Quantity 1	Unit of Measure	Items
	Cost /Itm \$62,154		
	% Included 100.00%	Total Cost/Study	\$62,154
Summary	Replacement Year 2037	Future Cost	\$85,680

This is to replace the Vermeer track mini skid and attachments. Includes purchase, factory FRT & prep, and sales tax.

S925TX Skid Loader, 40HP gas
 Berlon HD extended lip bucket- 42" wide
 Berlon bolt on cutting edge- 42" wide
 Rotary broom- 42", manual angle
 2250LP welded shark 4in 52 pin trencher chain
 24 Boom greaseless idler w/restraint bar- trencher boom kit
 Vermeer trencher attachment- STR48 boom kit

2022- \$57,205.90 expended (Vermeer Southwest) per multiple invoices.

700 - Trailer	Useful Life 15	Remaining Life 1	
Load Trail	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,392		
	% Included 100.00%	Total Cost/Study	\$6,392
Summary	Replacement Year 2025	Future Cost	\$6,552

This is to replace the utility trailer.

Load Trail
 License- Y66945

2022- No work indicated for 2021, move remaining life to 2023.
 2021- \$5,657 is anticipated.

00800 - General

30000 - Miscellaneous

704 - Trailer	Useful Life 15	Remaining Life 10	
Top Hat- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,417		
	% Included 100.00%	Total Cost/Study	\$7,417
Summary	Replacement Year 2034	Future Cost	\$9,495

This is to replace the utility trailer.

Top Hat Trailer 2018
 License- 84217F

2019- Per client 6/14/2019, \$6,248 was expended to add a new 2018 Top Hat trailer in 2019.

710 - Trailer	Useful Life 15	Remaining Life 13	
Big Tex	Quantity 1	Unit of Measure	Items
	Cost /Itm \$27,042		
	% Included 100.00%	Total Cost/Study	\$27,042
Summary	Replacement Year 2037	Future Cost	\$37,278

This is to replace the landscaping trailer.

Big Tex
 License- K00575
 30SV

2022- \$24,889 was expended.

824 - Maintenance Truck	Useful Life 10	Remaining Life 7	
2011 Ford F150 Pickup- #18	Quantity 1	Unit of Measure	Items
	Cost /Itm \$38,353		
	% Included 100.00%	Total Cost/Study	\$38,353
Summary	Replacement Year 2031	Future Cost	\$45,590

This is to replace the pickup truck.

2011 Ford F150
 License Plate- CG84220
 VIN- 1FTMF1CM5BKD49232

2021- \$33,942 was expended.

00800 - General

30000 - Miscellaneous

832 - Vehicle	Useful Life 10	Remaining Life 9	
3 2013 Ford Transit Connects- #20, 21, 23	Quantity 3	Unit of Measure	Items
	Cost /Itm \$30,906		
	% Included 100.00%	Total Cost/Study	\$92,717
Summary	Replacement Year 2033	Future Cost	\$115,791

This is to replace the utility vans.

2013 Ford Transit Connect XLTs and XL's
 Vehicle 20- License- CH45316 / VIN- NM0LS7DN3DT133374
 Vehicle 21- License- CH45315 / VIN- NM0LS7DN3DT132204
 Vehicle 22- License- BLM0931 / VIN- NM0LS7CNDT150137 **(Deleted in 2017)**
 Vehicle 23- License- BLM0930 / VIN- unavailable

2023- \$90,456 expended.

844 - Vehicle	Useful Life 10	Remaining Life 3	
2016 Ford Fiesta- #26	Quantity 1	Unit of Measure	Items
	Cost /Itm \$22,373		
	% Included 100.00%	Total Cost/Study	\$22,373
Summary	Replacement Year 2027	Future Cost	\$24,093

This is to replace the compact vehicle.

2016 Ford Fiesta
 License- BRW9820
 VIN- 3FA0P4TJ6GX1336

852 - Vehicle	Useful Life 10	Remaining Life 2	
2 2016 Ram Promaster City Vans- #29, 30	Quantity 2	Unit of Measure	Items
	Cost /Itm \$37,418		
	% Included 100.00%	Total Cost/Study	\$74,836
Summary	Replacement Year 2026	Future Cost	\$78,624

This is to replace the vans.

2016 Ram Promaster City vans
 License- CK49240 (#29), CK49241 (#30)
 VIN- ZFBERFBT1G6B90166 (#29), ZFBERFBT1G6B92239

2016- Vans purchased.

856 - Maintenance Truck	Useful Life 10	Remaining Life 3	
3 2016 Ram 1500 Pickups- #31, 32, 33	Quantity 3	Unit of Measure	Items
	Cost /Itm \$42,407		
	% Included 100.00%	Total Cost/Study	\$127,222
Summary	Replacement Year 2027	Future Cost	\$137,004

This is to replace the pickup trucks.

2016 Ram 1500
 License- CK49249 (#31), CK49248 (#32), CK49242 (#33)
 VIN- unavailable (#31), 3C6JR6AG8GG382364 (#32), 3C6JR6AG9GG334341 (#33)

2016- 3 pickups purchased.

00800 - General

30000 - Miscellaneous

860 - Maintenance Truck	Useful Life 10	Remaining Life 3	
2017 Ram 1500 Pickup- #34	Quantity 1	Unit of Measure	Items
	Cost /Itm \$44,545		
	% Included 100.00%	Total Cost/Study	\$44,545
Summary	Replacement Year 2027	Future Cost	\$47,970

This is to replace the pickup truck.

2017 Ram 1500
 License- CK53480
 VIN- 3C6JF6DGOHG598741

2017- Truck purchased.

866 - Vehicle	Useful Life 3	Remaining Life 3	
2017 Ford Escape- #36	Quantity 1	Unit of Measure	Items
	Cost /Itm \$34,746		
	% Included 100.00%	Total Cost/Study	\$34,746
Summary	Replacement Year 2027	Future Cost	\$37,418

This is to replace the SUV.

2017 Ford Escape. This had been Vehicle #19 (2012 Ford Escape.)
 License- CK85866
 VIN- unavailable

2023- \$25,075 expended.
 2020- \$30,000 was expended for unspecified vehicle replacement.
 2019- Per client 7/22/2019, this is a high use vehicle, so reduce useful life from 10 to 3 years and increase estimate from \$13,642 to \$25,000.

868 - Maintenance Truck	Useful Life 10	Remaining Life 4	
2018 Ford F150 Supercrew- #37	Quantity 1	Unit of Measure	Items
	Cost /Itm \$41,395		
	% Included 100.00%	Total Cost/Study	\$41,395
Summary	Replacement Year 2028	Future Cost	\$45,692

This is to replace the pickup truck.

2018 Ford F150 Supercrew
 License- CK99967
 VIN- 1FTEW1CP7JKC96126

2018- Purchased for \$34,018 and the association traded in vehicles 11 & 16 which have been deleted from the vehicle inventory.

00800 - General

30000 - Miscellaneous

872 - Maintenance Truck	Useful Life 10	Remaining Life 4	
2018 Ford F150- #38	Quantity 1	Unit of Measure	Items
	Cost /Itm \$44,184		
	% Included 100.00%	Total Cost/Study	\$44,184
Summary	Replacement Year 2028	Future Cost	\$48,770

This is to replace the pickup truck

2018 Ford F150
 License- CL39559
 VIN- unavailable

2018- Vehicle #35 was totaled by insurance company and replaced with a new truck #38.

874 - Maintenance Truck	Useful Life 10	Remaining Life 4	
Ford F250 PU- #39	Quantity 1	Unit of Measure	Items
	Cost /Itm \$42,394		
	% Included 100.00%	Total Cost/Study	\$42,394
Summary	Replacement Year 2028	Future Cost	\$46,795

This is to replace the pickup truck.

2018 Ford F250, #39 replaced prior 2006 Ford F250 pickup truck.
 License- CL39574
 VIN- 1FTBF2A6XJEC41798

876 - Vehicle	Useful Life 10	Remaining Life 4	
Ford Transit Connect- #40	Quantity 1	Unit of Measure	Items
	Cost /Itm \$38,654		
	% Included 100.00%	Total Cost/Study	\$38,654
Summary	Replacement Year 2028	Future Cost	\$42,667

This is to replace the Ford Transit Connect cargo van.

Ford Transit Connect
 License Plate- CL58879
 VIN- 1FTYE1ZM4JKA60532

2019- Per client 6/14/2019, vehicle #24 was traded in for new vehicle #40 with \$32,560 value in 2018.

878 - Vehicle	Useful Life 10	Remaining Life 5	
2018 Ford Transit 150 Van- #41	Quantity 1	Unit of Measure	Items
	Cost /Itm \$38,655		
	% Included 100.00%	Total Cost/Study	\$38,655
Summary	Replacement Year 2029	Future Cost	\$43,735

This is to replace the Ford Transit 150 van.

Ford Transit 150 van
 License Plate- CL58880
 VIN- 1FTYE1ZM0JKA96198

2019- \$32,561 was expended per client 6/14/2019.

00800 - General

30000 - Miscellaneous

880 - Vehicle	Useful Life 10	Remaining Life 5	
2019 Ford F-250 Pickup Truck- #42	Quantity 1	Unit of Measure	Items
	Cost /Itm \$47,487		
	% Included 100.00%	Total Cost/Study	\$47,487
Summary	Replacement Year 2029	Future Cost	\$53,727

This is to replace the Ford F-250 pickup truck.

Ford F-250
 License- CL79162
 VIN- ___7X2A65KEC55175

2019- Per client 6/14/2019, vehicles #10 and #25 were traded in for new vehicle #42 with a \$40,000 value.

882 - Vehicle	Useful Life 10	Remaining Life 5	
2018 Ford Transit 250 Van- #43	Quantity 1	Unit of Measure	Items
	Cost /Itm \$40,364		
	% Included 100.00%	Total Cost/Study	\$40,364
Summary	Replacement Year 2029	Future Cost	\$45,668

This is to replace the Ford Transit 250 Van.

2018 Ford Transit 250
 License- B226028 (temp)
 VIN- 1FTYR1CMXKKA28585

2019- Van was un-numbered and lacked Arizona license plates at the time of the site inspection, client input may further define this component. Per client 6/14/2019, vehicle #17 was traded in for new vehicle #43 with \$34,000 value.

884 - Vehicle	Useful Life 10	Remaining Life 5	
2018 Ford F-150 Pickup Truck- #44	Quantity 1	Unit of Measure	Items
	Cost /Itm \$35,337		
	% Included 100.00%	Total Cost/Study	\$35,337
Summary	Replacement Year 2029	Future Cost	\$39,981

This is to replace the Ford F-150 pickup truck.

2018 Ford F-150
 License- CL70199
 VIN- 1FTMF1CB4JKE44944

2019- Truck was un-numbered and lacked Arizona license plates at the time of the site inspection, client input may further define this component. \$29,766, was expended for 2018 Ford F-150 per client 6/14/2019.

00800 - General

30000 - Miscellaneous

888 - Vehicle	Useful Life 10	Remaining Life 6	
2020 Ford Escape- #45	Quantity 1	Unit of Measure	Items
	Cost /Itm \$34,768		
	% Included 100.00%	Total Cost/Study	\$34,768
Summary	Replacement Year 2030	Future Cost	\$40,320

This is to replace the Ford Escape.

2020 Ford Escape
 License- HTA2CZA
 VIN- 1FMCU0G62LUA79188

2022- Information determined and component added per onsite observations. Client input may further define this component.

892 - Maintenance Truck	Useful Life 10	Remaining Life 7	
2021 Ford Ranger XL- #46	Quantity 1	Unit of Measure	Items
	Cost /Itm \$41,551		
	% Included 100.00%	Total Cost/Study	\$41,551
Summary	Replacement Year 2031	Future Cost	\$49,391

This is to replace the truck.

2021 Ford Ranger XL
 License- RAAOSE
 VIN- 1FTER1EH7MLD61276

2022- BRG assumption based on site observations. Client input may further define this component.
 2021- \$36,772 is anticipated.
 2019- Per client 7/22/2019, 2011 Ford Ranger will be replaced with a full-size truck, so increase estimate from \$15,759 to \$35,000.
 2016- Pickup purchased.

896 - Maintenance Truck	Useful Life 10	Remaining Life 7	
2021 Ford F250 Pickup- #47	Quantity 1	Unit of Measure	Items
	Cost /Itm \$47,534		
	% Included 100.00%	Total Cost/Study	\$47,534
Summary	Replacement Year 2031	Future Cost	\$56,503

This is to replace the pickup truck.

2021 Ford F250
 License- LVA13F
 VIN- Unavailable

2022- BRG added component based on onsite observations. Client input may further define this component.

00010 - Administrative Offices

22000 - Office Equipment

190 - Miscellaneous	Useful Life 8	Remaining Life 0
Printers & Copiers	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$17,927	
	% Included 100.00%	Total Cost/Study \$17,927
Summary	Replacement Year N/A	Future Cost N/A

This is to replace miscellaneous office equipment.

2019- Per client 6/14/2019, printers and copiers are leased so remove component.

360 - Telephone Equipment	Useful Life 12	Remaining Life 10
Telephone System	Quantity 1	Unit of Measure System
	Cost /Sys \$27,162	
	% Included 100.00%	Total Cost/Study \$27,162
Summary	Replacement Year N/A	Future Cost N/A

This is to replace phone equipment.

2021- Excluded.

00020 - West Social Center (WC)

01000 - Paving

204 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
43,543 sf Drives, North & South Parking (3%)	Quantity 43,543	Unit of Measure Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt \$182,141
	% Included 2.50%	Total Cost/Study \$4,554
Summary	Replacement Year N/A	Future Cost N/A

This is for miscellaneous repairs including crack fill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

loading dock driveway- 7,155 sf
north parking lot- 23,812 sf
south parking lot- 12,576 sf

12000 - Pool

144 - Structural Replacement of Pool	Useful Life 60	Remaining Life 12
250 lf WC Pool & Spa Area	Quantity 250	Unit of Measure Linear Feet
	Cost /l.f. \$5,650	
	% Included 100.00%	Total Cost/Study \$1,412,450
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1976.

2021- Per the client's schedule of replacing the entire pool, spa & deck areas every 40 years, this is set to 2036.

00020 - West Social Center (WC)

12000 - Pool

560 - Cover	Useful Life 6	Remaining Life 0
4,000 sf Pool Cover	Quantity 4,000	Unit of Measure Square Feet
	Cost /SqFt \$2.12	
	% Included 100.00%	Total Cost/Study \$8,475
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2020- Per client 8/12/2020, delete all pool covers.
 2019- Per client 6/14/2019, extend remaining life from 2019 to 2021.

920 - Furniture: Misc	Useful Life 6	Remaining Life 1
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$10,485	
	% Included 100.00%	Total Cost/Study \$10,485
Summary	Replacement Year N/A	Future Cost N/A

This is to replace miscellaneous pool furniture.

2019- \$8,846 was expended per client 6/14/2019.

13000 - Spa

110 - Resurface	Useful Life 8	Remaining Life 4
Spa	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,757	
	% Included 100.00%	Total Cost/Study \$8,757
Summary	Replacement Year N/A	Future Cost N/A

This is to resurface the spa including start-up costs.

2020- \$7,561 was expended.
 2019- Per client 7/22/2019, spa re-plastered 10/2012. Per client 8/5/2019, increase useful life from 6 to 8 years.

23000 - Mechanical Equipment

628 - Water Heater	Useful Life 8	Remaining Life 1
4 Water Heaters (50%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,956	Qty * \$/Itm \$7,823
	% Included 50.00%	Total Cost/Study \$3,911
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the water heaters on a percentage basis including discarded unit disposal.

- 1- kitchen, A.O. Smith 75 gallon, SN GE01-6630279-230, mfg 5/2001
- 1- janitor closet, Reliance 606 40 gallon, electric, MN 64020RS, SN A02102406
- 1- pool, Rheem 50 gallon, electric, MN XE50T06ST45U1, SN M051615538
- 1- shop/restroom, Vanguard 40 gallon, electric, MN 3WA68, SN VG 1208207194, mfg 12/2008

2019- Per client 7/22/2019, remove this component.

00020 - West Social Center (WC)

26000 - Outdoor Equipment

474 - Drinking Fountain	Useful Life 5	Remaining Life 2
7 Drinking Fountains (28.6%)	Quantity 7	Unit of Measure Items
	Cost /Itm \$2,173	Qty * \$/Itm \$15,211
	% Included 28.57%	Total Cost/Study \$4,346
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

- 1- shop atrium, Halsey Taylor, freestanding, chilled, MN HOF14AQ-1D, SN 101026316
- 1- dressing room, Symphony Plus, Ice & water dispenser, Quench Q0205281
- 1- lobby, chilled DF
- 1- pool, Halsey Taylor, chilled
- 1- shuffle, Halsey Taylor, chilled
- 2- lobby, Elkay EZH2O, MN EZWSR_1C

2019- Per client 7/22/2019, remove this component.

00030 - East Social Center (EC)

12000 - Pool

001 - Cover	Useful Life 6	Remaining Life 0
1,360 sf Pool Cover	Quantity 1,360	Unit of Measure Square Feet
	Cost /SqFt \$2.17	
	% Included 100.00%	Total Cost/Study \$2,955
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2020- Per client 8/12/2020, delete all pool covers.

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

142 - Structural Replacement of Pool	Useful Life 60	Remaining Life 3
165 lf EC Pool Re-build	Quantity 165	Unit of Measure Linear Feet
	Cost /l.f. \$5,107	
	% Included 100.00%	Total Cost/Study \$842,581
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

2021- Placed in service in 1965. This estimate is preliminary.

17000 - Tennis Court

700 - Screen	Useful Life 5	Remaining Life 2
4,835 sf Tennis & Pickleball Courts	Quantity 4,835	Unit of Measure Square Feet
	Cost /SqFt \$0.619	
	% Included 100.00%	Total Cost/Study \$2,994
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreens.

- tennis- 315 lf
- [4] north pickleball courts- 400 lf

2019- Per client 6/14/2019, exclude this component.

2015- Screens installed.

00030 - East Social Center (EC)

17000 - Tennis Court

712 - Screen	Useful Life 5	Remaining Life 0
2,200 sf [4] South Pickleball Courts	Quantity 2,200	Unit of Measure Square Feet
	Cost /SqFt \$0.619	
	% Included 100.00%	Total Cost/Study \$1,362
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreens.

[4] south pickleball courts- 440 lf

2019- Screens installed. Per client 6/14/2019, exclude this component.

23000 - Mechanical Equipment

608 - Water Heater	Useful Life 4	Remaining Life 1
4 Water Heaters (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,140	Qty * \$/Itm \$8,562
	% Included 25.00%	Total Cost/Study \$2,140
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the water heaters on a percentage basis including discarded unit disposal.

- 1- Utility Room Bradford White 40 gallon, gas, water heater
- 1- Bradford White 75 gallon, gas, MN MI75S6BN, SN LD34288432
- 1- Bradford White 100 gallon, electric, MN D100L1993N, SN KM33587258
- 1- Bradford White 40 gallon, electric, MN M240S6DS-1NCWW, SN LC34165428

2019- Per client 7/22/2019, remove this component.

26000 - Outdoor Equipment

450 - Drinking Fountain	Useful Life 5	Remaining Life 2
8 Drinking Fountains (25%)	Quantity 8	Unit of Measure Items
	Cost /Itm \$2,173	Qty * \$/Itm \$17,384
	% Included 25.00%	Total Cost/Study \$4,346
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

- 1- Hallway Halsey Taylor
- 1- Lapidary Halsey Taylor
- 1- Fitness room Elkay
- 1- Tennis court Halsey Taylor free standing
- 2- Pickleball area Elkay (1-water bottle fill)
- 2- Pool area Elkay

2019- Per client 7/22/2019, remove this component.

00030 - East Social Center (EC)

26000 - Outdoor Equipment

830 - Shade Structure	Useful Life 15	Remaining Life 3	
144 sf Tennis Shade Canopy	Quantity 144	Unit of Measure	Square Feet
	Cost /SqFt \$24.99		
	% Included 100.00%	Total Cost/Study	\$3,598
Summary	Replacement Year N/A	Future Cost	N/A

This is to repair, replace and maintain the 12' x 12' metal frame shade structure and canvas canopy. Aggressive paint maintenance may extend this component's life.

Continental Products

2019- Per client 7/22/2019, remove components with current value less than \$5,000.
 2009- Structure installed.

00040 - Las Campanas (LC)

12000 - Pool

144 - Structural Replacement of Pool	Useful Life 60	Remaining Life 33	
264 LC Pool & Spa Area	Quantity 264	Unit of Measure	Lump Sum
	Cost /LS \$4,520		
	% Included 100.00%	Total Cost/Study	\$1,193,238
Summary	Replacement Year N/A	Future Cost	N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1997.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

564 - Cover	Useful Life 6	Remaining Life 0	
4,400 sf Pool Cover	Quantity 4,400	Unit of Measure	Square Feet
	Cost /SqFt \$2.12		
	% Included 100.00%	Total Cost/Study	\$9,322
Summary	Replacement Year N/A	Future Cost	N/A

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2020- Per client 8/12/2020, delete all pool covers.
 2019- Per client 6/14/2019, extend remaining life from 2019 to 2021.

17000 - Tennis Court

716 - Screen	Useful Life 5	Remaining Life 2	
5,400 sf Tennis Court Fence Screen	Quantity 5,400	Unit of Measure	Square Feet
	Cost /SqFt \$0.619		
	% Included 100.00%	Total Cost/Study	\$3,344
Summary	Replacement Year N/A	Future Cost	N/A

This is to replace the court perimeter windscreen.

2019- Per client 6/14/2019, exclude this component.

00040 - Las Campanas (LC)

26000 - Outdoor Equipment

454 - Drinking Fountain	Useful Life 5	Remaining Life 2
4 Drinking Fountains (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,137	Qty * \$/Itm \$8,548
	% Included 25.00%	Total Cost/Study \$2,137
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

- 1- Racquetball Elkay
- 1- Pool Halsey Taylor
- 2- Hallway Elkay

2019- Per client 7/22/2019, remove this component.

00050 - Desert Hills (DH)

12000 - Pool

146 - Structural Replacement of Pool	Useful Life 60	Remaining Life 17
260 lf DH Pool & Spa Area	Quantity 260	Unit of Measure Linear Feet
	Cost /l.f. \$4,520	
	% Included 100.00%	Total Cost/Study \$1,175,158
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1981.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

568 - Cover	Useful Life 6	Remaining Life 0
3,870 sf Pool Cover	Quantity 3,870	Unit of Measure Square Feet
	Cost /SqFt \$2.12	
	% Included 100.00%	Total Cost/Study \$8,199
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2020- Per client 8/12/2020, delete all pool covers.

2019- Per client 6/14/2019, extend remaining life from 2020 to 2021.

14000 - Recreation

100 - Sauna: Heaters	Useful Life 15	Remaining Life 3
Sauna	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,190	
	% Included 100.00%	Total Cost/Study \$2,190
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the sauna heater.

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

2018- Added to study.

00050 - Desert Hills (DH)

17000 - Tennis Court

530 - Resurface 28,800 sf [4] Tennis Courts	Useful Life 21 Remaining Life 6 Quantity 28,800 Unit of Measure Square Feet Cost /SqFt \$3.48 % Included 100.00% Total Cost/Study \$100,132
Summary	Replacement Year N/A Future Cost N/A

This is to resurface the tennis courts utilizing an overlay, color coat and striping.

2019- Per client 7/22/2019, remove this component.

720 - Screen 8,640 sf Tennis Wind Screens	Useful Life 4 Remaining Life 1 Quantity 8,640 Unit of Measure Square Feet Cost /SqFt \$0.619 % Included 100.00% Total Cost/Study \$5,351
Summary	Replacement Year N/A Future Cost N/A

This is to replace the court perimeter windscreen.

2019- Per client 6/14/2019, remove this component.

2015- Screens installed.

17500 - Basketball / Sport Court

410 - Overlay 2,184 sf [7] Shuffleboard Courts- Resurfacing	Useful Life 8 Remaining Life 1 Quantity 2,184 Unit of Measure Square Feet Cost /SqFt \$3.19 % Included 100.00% Total Cost/Study \$6,976
Summary	Replacement Year N/A Future Cost N/A

This is to resurface the shuffleboard courts.

- 1- Outdoor
- 6- Subterranean

2020- Per client 6/16/2020, remove from the study.

2019- Per client 7/22/2019, extend remaining life from 2020 to 2022.

23000 - Mechanical Equipment

450 - HVAC 2 Ground Level- Bard Units #1 & #2	Useful Life 15 Remaining Life 1 Quantity 2 Unit of Measure Items Cost /Itm \$6,392 % Included 100.00% Total Cost/Study \$12,784
Summary	Replacement Year N/A Future Cost N/A

This is to replace the HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

BARD 5-ton, split, HAC601-A, SN 179H011645397-1, mfg 6/2001

BARD 5-ton, split, HAC601-A, SN 179H011645401-1, mfg 6/2001

2020- Per client 6/16/2020, remove from study, units do not belong to GVR.

00050 - Desert Hills (DH)

26000 - Outdoor Equipment

458 - Drinking Fountain	Useful Life 5	Remaining Life 1
3 Drinking Fountains (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$2,137	Qty * \$/Itm \$6,411
	% Included 33.33%	Total Cost/Study \$2,137
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

- 1- Tennis Halsey Taylor
- 1- Stairwell
- 1- Hallway Halsey Taylor

2019- Per client 7/22/2019, remove this component.

00060 - Canoa Hills (CH)

12000 - Pool

148 - Structural Replacement of Pool	Useful Life 60	Remaining Life 26
274 CH Pool & Spa Area	Quantity 274	Unit of Measure Lump Sum
	Cost /LS \$4,520	
	% Included 100.00%	Total Cost/Study \$1,238,436
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1990.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

572 - Cover	Useful Life 6	Remaining Life 0
4,800 sf Pool Cover	Quantity 4,800	Unit of Measure Square Feet
	Cost /SqFt \$2.12	
	% Included 100.00%	Total Cost/Study \$10,170
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2020- Per client 8/12/2020, delete all pool covers.

2019- Pool cover is deteriorated and approaching the end of its useful life. Per client 6/14/2019, extend remaining life from 2019 to 2021.

14000 - Recreation

730 - Bridge Dealing Machine	Useful Life 5	Remaining Life 3
Duplimate Bridge Dealing Machine	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,571	
	% Included 100.00%	Total Cost/Study \$6,571
Summary	Replacement Year N/A	Future Cost N/A

This is for the Bridge dealing machine for the card game of same name.

2021- Excluded per client.

2018- Added to study.

00060 - Canoa Hills (CH)

17000 - Tennis Court

704 - Screen	Useful Life 5	Remaining Life 0
5,220 sf Tennis Court Windscreens	Quantity 5,220	Unit of Measure Square Feet
	Cost /SqFt \$0.619	
	% Included 100.00%	Total Cost/Study \$3,233
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreen.

2019- Per client 6/14/2019, remove this component.
 2017- Per client, screens were installed in 2015.

23000 - Mechanical Equipment

500 - Swamp Cooler	Useful Life 20	Remaining Life 10
Evaporative Cooler- 2014	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,557	
	% Included 100.00%	Total Cost/Study \$2,557
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the evaporative cooler.

Kitchen- Aerocool

2019- Per client 7/22/2019, exclude this component.

26000 - Outdoor Equipment

466 - Drinking Fountain	Useful Life 5	Remaining Life 2
4 Drinking Fountains (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,137	Qty * \$/Itm \$8,548
	% Included 25.00%	Total Cost/Study \$2,137
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

- 1- Tennis
- 1- Hallway Elkay (bottle fill)
- 1- Hallway Halsey Taylor
- 1- Pool Halsey Taylor

2019- Per client 7/22/2019, remove this component.

00070 - Santa Rita Springs (SRS)

08000 - Rehab

412 - Kitchen	Useful Life 20	Remaining Life 1
Art Kitchenette	Quantity 1	Unit of Measure Room
	Cost /Rm \$4,922	
	% Included 100.00%	Total Cost/Study \$4,922
Summary	Replacement Year N/A	Future Cost N/A

This is to rehab and redecorate the kitchen including items such as cabinets, countertops, fixtures, lighting, etc. Client input will further define this component. Appliances are provided for within other components.

2024- Excluded per client in 2024.

2021- Per client 6/30/2021, the Fiesta kitchenette was removed, so reduced quantity from 2 to 1 room. 2021- Per client extend to 2025.
 2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.

00070 - Santa Rita Springs (SRS)

08000 - Rehab

472 - Cabinets	Useful Life 20	Remaining Life 1	
2 Art & Clay Counters & Cabinets	Quantity 2	Unit of Measure Room	
	Cost /Rm \$11,027		
	% Included 100.00%	Total Cost/Study \$22,053	
Summary	Replacement Year N/A	Future Cost N/A	

This is for replacing the cabinets per existing. Replacement costs will depend on the scope of work at replacement.

2024- Excluded per client in 2024.
 2019- Per client 6/14/2019, extend remaining life from 2019 to 2023.
 2016- The countertops are very worn.

12000 - Pool

150 - Structural Replacement of Pool	Useful Life 60	Remaining Life 32	
240 SR Pool & Spa Area	Quantity 240	Unit of Measure Lump Sum	
	Cost /LS \$4,520		
	% Included 100.00%	Total Cost/Study \$1,084,762	
Summary	Replacement Year N/A	Future Cost N/A	

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1996.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

576 - Cover	Useful Life 6	Remaining Life 3	
3,600 sf Pool Cover	Quantity 3,600	Unit of Measure Square Feet	
	Cost /SqFt \$2.12		
	% Included 100.00%	Total Cost/Study \$7,627	
Summary	Replacement Year N/A	Future Cost N/A	

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2020- Per client 8/12/2020, delete all pool covers.
 2019- Per client 6/14/2019, extend remaining life from 2019 to 2021.

20000 - Lighting

540 - Parking Lot	Useful Life 30	Remaining Life 10	
10 Parking Lot Lights	Quantity 10	Unit of Measure Items	
	Cost /Itm \$2,612		
	% Included 100.00%	Total Cost/Study \$26,118	
Summary	Replacement Year N/A	Future Cost N/A	

This is to replace the parking lot lights.

7- East parking lot
 3- North parking lot

2019- Per client 7/22/2019, remove this component because lights are owned by Tucson Electric Power.

00070 - Santa Rita Springs (SRS)

24500 - Audio / Visual

336 - Miscellaneous	Useful Life 20	Remaining Life 2
Fiesta Room- Total Induction Loop	Quantity 1	Unit of Measure System
	Cost /Sys \$8,674	
	% Included 100.00%	Total Cost/Study \$8,674
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the total induction loop.

2020- Per client 6/16/2020, remove from study. Clay Studio to be expended into this room.
 2017- Per client, \$5,300 was expended in 2006.

25000 - Flooring

260 - Carpeting	Useful Life 10	Remaining Life 2
1,400 Sq. Yds. Anza, Fiesta, Computer, Office	Quantity 1,400	Unit of Measure Square Yard
	Cost /SqYd \$45.63	
	% Included 100.00%	Total Cost/Study \$63,886
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the carpeting.

2022- Per client, remove from study.
 2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.

26000 - Outdoor Equipment

470 - Drinking Fountain	Useful Life 5	Remaining Life 0
3 Drinking Fountains (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$2,137	Qty * \$/Itm \$6,411
	% Included 33.33%	Total Cost/Study \$2,137
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

- 1- Fitness
- 1- Upper walkway Halsey Taylor
- 1- Pool

2019- Per client 7/22/2019, remove this component.

00080 - Canoa Ranch (CR)

12000 - Pool

152 - Structural Replacement of Pool	Useful Life 60	Remaining Life 44
256 lf CR Pool & Spa Area	Quantity 256	Unit of Measure Linear Feet
	Cost /l.f. \$4,520	
	% Included 100.00%	Total Cost/Study \$1,157,079
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 2008.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

00080 - Canoa Ranch (CR)

17000 - Tennis Court

708 - Screen	Useful Life 5	Remaining Life 0
4,140 sf Pickleball Court Windscreens	Quantity 4,140	Unit of Measure Square Feet
	Cost /SqFt \$0.619	
	% Included 100.00%	Total Cost/Study \$2,564
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreen.

2019- Per client 6/14/2019, remove this component.
 2013- Windscreens installed.

17500 - Basketball / Sport Court

420 - Overlay	Useful Life 21	Remaining Life 8
11,204 sf Pickleball & Basketball Courts	Quantity 11,204	Unit of Measure Square Feet
	Cost /SqFt \$3.51	
	% Included 100.00%	Total Cost/Study \$39,319
Summary	Replacement Year N/A	Future Cost N/A

This is to overlay the surface with new hot asphalt.

2019- Per client 7/22/2019, remove this component.

27000 - Appliances

998 - Miscellaneous	Useful Life 15	Remaining Life 0
2 Amado Rm Microwave, Refrigerator	Quantity 2	Unit of Measure Items
	Cost /Itm \$950	
	% Included 100.00%	Total Cost/Study \$1,899
Summary	Replacement Year N/A	Future Cost N/A

This is to repair or replace miscellaneous appliances.

Kenmore microwave, MN 721.800397000, SN 907TAD1906, mfg. 2009
 Kenmore refrigerator, MN 253.68179800, SN 4A91407853, mfg. 2009

2019- Per client 7/22/2019, remove this component.

00090 - Abrego South (AS)

03500 - Painting: Interior

148 - Building	Useful Life 10	Remaining Life 0
5,884 sf All Interior Spaces	Quantity 5,884	Unit of Measure Square Feet
	Cost /SqFt \$1.41	
	% Included 100.00%	Total Cost/Study \$8,311
Summary	Replacement Year N/A	Future Cost N/A

This is to prepare and paint all interior walls and ceilings.

00090 - Abrego South (AS)

12000 - Pool

154 - Structural Replacement of Pool	Useful Life 60	Remaining Life 10	
170 AS Pool & Spa Area	Quantity 170	Unit of Measure Lump Sum	
	Cost /LS \$4,520		
	% Included 100.00%	Total Cost/Study \$768,373	
Summary	Replacement Year N/A	Future Cost N/A	

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1974.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

782 - Cover	Useful Life 6	Remaining Life 0	
1,575 Pool Cover	Quantity 1,575	Unit of Measure Items	
	Cost /Itm \$2.12		
	% Included 100.00%	Total Cost/Study \$3,337	
Summary	Replacement Year N/A	Future Cost N/A	

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2020- Per client 8/12/2020, delete all pool covers.

00100 - Continental Vistas (CV)

01000 - Paving

240 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 0	
6,726 sf Seal, Crack Fill, Stripe (10%)	Quantity 6,726	Unit of Measure Square Feet	
	Cost /SqFt \$4.18	Qty * \$/SqFt \$28,135	
	% Included 10.00%	Total Cost/Study \$2,814	
Summary	Replacement Year N/A	Future Cost N/A	

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

04000 - Structural Repairs

940 - Doors	Useful Life 10	Remaining Life 0	
12 Exterior & Interior Doors (25%)	Quantity 12	Unit of Measure Items	
	Cost /Itm \$1,901	Qty * \$/Itm \$22,816	
	% Included 25.00%	Total Cost/Study \$5,704	
Summary	Replacement Year N/A	Future Cost N/A	

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambs, posts, locks/latches, etc.

3- interior
 9- exterior

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

00100 - Continental Vistas (CV)

12000 - Pool

156 - Structural Replacement of Pool	Useful Life 60	Remaining Life 15
180 CV Pool & Spa Area	Quantity 180	Unit of Measure Lump Sum
	Cost /LS \$4,520	
	% Included 100.00%	Total Cost/Study \$813,571
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1979.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

790 - Cover	Useful Life 6	Remaining Life 2
1,775 sf Pool Cover	Quantity 1,775	Unit of Measure Square Feet
	Cost /SqFt \$2.12	
	% Included 100.00%	Total Cost/Study \$3,761
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2020- Per client 8/12/2020, delete all pool covers.

26000 - Outdoor Equipment

484 - Drinking Fountain	Useful Life 20	Remaining Life 13
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,137	
	% Included 100.00%	Total Cost/Study \$2,137
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00110 - Madera Vista (MV)

01000 - Paving

244 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 0
9,772 sf Seal, Crack Fill, Stripe (10%)	Quantity 9,772	Unit of Measure Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt \$40,877
	% Included 10.00%	Total Cost/Study \$4,088
Summary	Replacement Year N/A	Future Cost N/A

This is for miscellaneous repairs including crack fill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

2016- The sealing and striping of the parking lot is almost completely worn away. Little to no cracking was noted.

00110 - Madera Vista (MV)

04000 - Structural Repairs

944 - Doors	Useful Life 10	Remaining Life 0
12 Exterior & Interior Doors (25%)	Quantity 12	Unit of Measure Items
	Cost /Itm \$1,901	Qty * \$/Itm \$22,816
	% Included 25.00%	Total Cost/Study \$5,704
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambes, posts, locks/latches, etc.

2- interior
 10- exterior

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

12000 - Pool

160 - Structural Replacement of Pool	Useful Life 60	Remaining Life 20
156 MV Pool & Spa Area	Quantity 156	Unit of Measure Lump Sum
	Cost /LS \$4,520	
	% Included 100.00%	Total Cost/Study \$705,095
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1984.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

23000 - Mechanical Equipment

252 - HVAC	Useful Life 15	Remaining Life 2
Rooftop Carrier Unit #1- 2011	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,972	
	% Included 100.00%	Total Cost/Study \$9,972
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 1- Building- Carrier- 3.5T

620 - Water Heater	Useful Life 12	Remaining Life 1
Building Water Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,137	
	% Included 100.00%	Total Cost/Study \$2,137
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the Bradford White 40 gallon gas water heater.

2019- Per client 7/22/2019, remove this component.

00110 - Madera Vista (MV)

26000 - Outdoor Equipment

312 - Shuffleboard Court	Useful Life 10	Remaining Life 2	
660 sf [2] Shuffleboard Courts	Quantity 660	Unit of Measure	Square Feet
	Cost /SqFt \$5.04		
	% Included 100.00%	Total Cost/Study	\$3,327
Summary	Replacement Year N/A	Future Cost	N/A

This is to resurface the shuffleboard courts.

2019- Per client 7/22/2019, remove this component.

488 - Drinking Fountain	Useful Life 20	Remaining Life 2	
Drinking Fountain	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,137		
	% Included 100.00%	Total Cost/Study	\$2,137
Summary	Replacement Year N/A	Future Cost	N/A

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00120 - Casa Paloma I (CPI)

01000 - Paving

248 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
7,128 sf Seal, Crack Fill, Stripe (10%)	Quantity 7,128	Unit of Measure	Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt	\$29,817
	% Included 10.00%	Total Cost/Study	\$2,982
Summary	Replacement Year N/A	Future Cost	N/A

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

04000 - Structural Repairs

948 - Doors	Useful Life 10	Remaining Life 0	
10 Exterior & Interior Doors (25%)	Quantity 10	Unit of Measure	Items
	Cost /Itm \$1,901	Qty * \$/Itm	\$19,014
	% Included 25.00%	Total Cost/Study	\$4,753
Summary	Replacement Year N/A	Future Cost	N/A

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambs, posts, locks/latches, etc.

- 2- interior
- 8- exterior

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

00120 - Casa Paloma I (CPI)

12000 - Pool

162 - Structural Replacement of Pool	Useful Life 40	Remaining Life 9
200 CPI Pool & Spa Area	Quantity 200	Unit of Measure Lump Sum
	Cost /LS \$4,520	
	% Included 100.00%	Total Cost/Study \$903,968
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1973.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

786 - Cover	Useful Life 6	Remaining Life 2
2,100 sf Pool Cover	Quantity 2,100	Unit of Measure Square Feet
	Cost /SqFt \$2.12	
	% Included 100.00%	Total Cost/Study \$4,449
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2020- Per client 8/12/2020, delete all pool covers.

23000 - Mechanical Equipment

516 - Swamp Cooler	Useful Life 20	Remaining Life 9
Rooftop Evaporative Cooler Unit #4- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,557	
	% Included 100.00%	Total Cost/Study \$2,557
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the swamp cooler.

Unit 4- Locker Room- Aerocool- Evaporative Cooler

710 - Furnace	Useful Life 15	Remaining Life 4
Rooftop Forced Air Furnace Unit #3- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,707	
	% Included 100.00%	Total Cost/Study \$3,707
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the furnace.

Unit 3- Locker Room- Forced Air- Furnace

26000 - Outdoor Equipment

492 - Drinking Fountain	Useful Life 20	Remaining Life 0
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,137	
	% Included 100.00%	Total Cost/Study \$2,137
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00130 - Casa Paloma II (CPII)

01000 - Paving

252 - Asphalt: Ongoing Repairs 4,536 sf Parking Areas (10%)	Useful Life 5 Remaining Life 2 Quantity 4,536 Cost /SqFt \$4.18 % Included 10.00%	Unit of Measure Square Feet Qty * \$/SqFt \$18,974 Total Cost/Study \$1,897 Replacement Year N/A Future Cost N/A
Summary	Replacement Year N/A	Future Cost N/A

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

428 - Asphalt: Major Repairs 4,536 sf Parking Areas	Useful Life 25 Remaining Life 0 Quantity 4,536 Cost /SqFt \$6.36 % Included 100.00%	Unit of Measure Square Feet Total Cost/Study \$28,831 Replacement Year N/A Future Cost N/A
Summary	Replacement Year N/A	Future Cost N/A

This is for major excavation, re-compaction and installation of new hot mix asphalt to selected areas.

2019- Per client 6/14/2019, this component is not owned by GVR, so remove component.
 2017- \$1,750 was expended to seal coat.

12000 - Pool

166 - Structural Replacement of Pool 180 CPII Pool & Spa Area	Useful Life 60 Remaining Life 12 Quantity 180 Cost /LS \$4,520 % Included 100.00%	Unit of Measure Lump Sum Total Cost/Study \$813,571 Replacement Year N/A Future Cost N/A
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1976.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope. The 40 year useful life has put this replacement in the past. This has been synced with the next resurface.

23000 - Mechanical Equipment

260 - HVAC Rooftop Rheem Unit #3- 2005	Useful Life 15 Remaining Life 1 Quantity 1 Cost /Itm \$4,251 % Included 100.00%	Unit of Measure Items Total Cost/Study \$4,251 Replacement Year N/A Future Cost N/A
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Unit 3- Locker Room- Rheem- 2T

624 - Water Heater Building Water Heater	Useful Life 12 Remaining Life 2 Quantity 1 Cost /Itm \$2,137 % Included 100.00%	Unit of Measure Items Total Cost/Study \$2,137 Replacement Year N/A Future Cost N/A
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the water heater including discarded unit disposal.

2019- Per client 7/22/2019, remove this component.

00130 - Casa Paloma II (CPII)

26000 - Outdoor Equipment

496 - Drinking Fountain	Useful Life 20	Remaining Life 0
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,137	
	% Included 100.00%	Total Cost/Study \$2,137
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00140 - Abrego North (AN)

01000 - Paving

256 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2
6,455 sf Seal, Crack Fill, Stripe (10%)	Quantity 6,455	Unit of Measure Square Feet
	Cost /SqFt \$4.18	Qty * \$/SqFt \$27,001
	% Included 10.00%	Total Cost/Study \$2,700
Summary	Replacement Year N/A	Future Cost N/A

This is for miscellaneous repairs including emulsion sealing, crack fill, skin patching, minor dig out & fill, and re-striping to match the existing layout. Cracks 1/4" or wider should be filled when observed.

2016- The sealing and striping appears in fair condition. There is cracking throughout the paved surfaces.

12000 - Pool

140 - Structural Replacement of Pool	Useful Life 60	Remaining Life 29
230 lf Albrego N	Quantity 230	Unit of Measure Linear Feet
	Cost /l.f. \$2,486	
	% Included 100.00%	Total Cost/Study \$571,760
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool/spa and re-build the structure. May include decking.

Placed in service in 1978 and structure re-built in 2016 for \$464,000. This also included reconfiguring the area, enlarging the pool from 180 lf to 230 lf, and also increasing the pool deck. This estimate is preliminary, and was not based on a complete analysis of the project's scope.

672 - Deck: Re-Surface	Useful Life 25	Remaining Life 17
4,523 sf Pool/Spa Tinted Deck	Quantity 4,523	Unit of Measure Square Feet
	Cost /SqFt \$9.59	
	% Included 100.00%	Total Cost/Study \$43,393
Summary	Replacement Year N/A	Future Cost N/A

This is to scarify the concrete deck and apply an acrylic lace coating. Concrete deck repairs are provided for within another component.

2018- Excluded as it will not be replaced within the study time frame.

00140 - Abrego North (AN)
26000 - Outdoor Equipment

500 - Drinking Fountain	Useful Life 20	Remaining Life 12
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,849	
	% Included 100.00%	Total Cost/Study \$2,849
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00200 - Pickleball Center (PC)
02000 - Concrete

100 - Repair	Useful Life 5	Remaining Life 11
Walks	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,316	
	% Included 100.00%	Total Cost/Study \$2,316
Summary	Replacement Year N/A	Future Cost N/A

This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. This is for partial replacement only.

2020- Preliminary estimate pending site visit. Excluded due to total cost less than \$5,000 minimum.

20000 - Lighting

270 - Miscellaneous	Useful Life 30	Remaining Life 26
Placeholder Pending Additional Data	Quantity 1	Unit of Measure Items
	Cost /Itm \$1.09	
	% Included 100.00%	Total Cost/Study \$1
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the lighting.

2020- Per website plans, court lighting doesn't appear to be part of initial design. Client input will further define this and other lighting data such as parking lot, walkways, building, etc.

21000 - Signage

900 - Miscellaneous	Useful Life 12	Remaining Life 8
Monument & Other	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,896	
	% Included 100.00%	Total Cost/Study \$2,896
Summary	Replacement Year N/A	Future Cost N/A

This is to replace miscellaneous signage.

2020- Component to be further defined by client or site visit. Excluded due to total cost less than \$5,000 minimum.

00200 - Pickleball Center (PC)

27000 - Appliances

248 - Ice Machine	Useful Life 10	Remaining Life 6	
Center Building	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,374	
	% Included	100.00%	Total Cost/Study \$2,374
Summary	Replacement Year	N/A	Future Cost N/A

This is to replace the commercial ice machine.

2020- Unit per website. Excluded due to total cost less than \$5,000 minimum.

00700 - Facility Maintenance Shop (FMS)

05000 - Roofing

700 - Gutters / Downspouts	Useful Life 30	Remaining Life 3	
145 If Gutters & Downspouts	Quantity 145	Unit of Measure	Linear Feet
	Cost /l.f.	\$10.68	
	% Included	100.00%	Total Cost/Study \$1,549
Summary	Replacement Year	N/A	Future Cost N/A

This is to replace the gutters and downspouts in conjunction with reroof cycle.

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

24500 - Audio / Visual

128 - Television	Useful Life 10	Remaining Life 4	
Conference Room	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,781	
	% Included	100.00%	Total Cost/Study \$1,781
Summary	Replacement Year	N/A	Future Cost N/A

This is to replace the television and stand.

1- Insignia, E50141NKAPBMNNX, SN MRBJ9YA016256, mfg 9/2018

2019- Per client 7/22/2019, remove this component.

27000 - Appliances

278 - Ice Machine	Useful Life 10	Remaining Life 3	
Hallway Manitowoc	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,374	
	% Included	100.00%	Total Cost/Study \$2,374
Summary	Replacement Year	N/A	Future Cost N/A

This is to replace the commercial icemaker.

Manitowoc undercounter, MN QM30A, SN 310282225

2019- Per client 7/22/2019, remove this component.

00800 - General

22000 - Office Equipment

110 - Miscellaneous	Useful Life 5	Remaining Life 0
Facility Maintenance Shop HP Plotter	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,740	
	% Included 100.00%	Total Cost/Study \$3,740
Summary	Replacement Year N/A	Future Cost N/A

This is to replace plotter.

HP DesignJet T520 ePrinter

2019- Unit was previously located in the member services building. Per client 7/22/2019, remove components with current value less than \$5,000.

2016- Plotter installed.

30000 - Miscellaneous

820 - Vehicle	Useful Life 10	Remaining Life 0
2009 Ford E150 Van- #17	Quantity 1	Unit of Measure Items
	Cost /Itm \$35,157	
	% Included 100.00%	Total Cost/Study \$35,157
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the van.

2009 Ford E150
 License Plate- CF84204
 VIN- 1FTNE14W79DA15953

2019- Vehicle #17 2009 Ford E150 not seen during site inspection. Per client 6/14/2019, vehicle #17 was traded in for new vehicle #43.

840 - Maintenance Truck	Useful Life 10	Remaining Life 2
2005 Chevy Silverado 2500 HD- #25	Quantity 1	Unit of Measure Items
	Cost /Itm \$44,746	
	% Included 100.00%	Total Cost/Study \$44,746
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the utility bed pickup truck.

License- CJ76550
 VIN- 1GBHC24U75E270361

2019- Vehicle #25 2005 Chevy Silverado 2500 HD not seen during site inspection. Per client 6/14/2019, vehicles #10 and #25 were traded in for new vehicle #42.

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Administrative Offices							
01000 - Paving							
100 - Asphalt: Sealing	\$8,329	5	2	27,762	\$.30/SqFt		Parking Lots- Seal, Stripe
200 - Asphalt: Ongoing Repairs	\$6,503	5	2	27,762	\$4.18/SqFt (5.6%)		Parking Lots
300 - Asphalt: Overlay w/ Interlayer	\$44,895	25	21	14,965	\$3.00/SqFt		South Parking & Maintenance
330 - Asphalt: Overlay w/ Interlayer	\$19,196	25	21	12,797	\$3.00/SqFt (50%)		North Parking Lot
03000 - Painting: Exterior							
100 - Stucco	\$13,819	10	4	9,085	\$1.52/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
100 - Building	\$22,835	10	2	16,167	\$1.41/SqFt		All Interior Spaces
04000 - Structural Repairs							
900 - Doors	\$19,489	10	10	41	\$1,901/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
304 - Low Slope: Vinyl	\$86,900	20	19	79	\$1,100/Sqrs		Building Roof- Replace
930 - Coating	\$8,240	5	2	7,900	\$1.04/SqFt		Low Slope Roof Recoating
08000 - Rehab							
300 - Restrooms	\$53,456	20	17	3	\$17,819/Rm		Men's, Women's, Unisex Restrooms
400 - Kitchen	\$10,000	20	3	1	\$10,000/Rm		Kitchen
22000 - Office Equipment							
200 - Computers, Misc.	\$13,974	1	0	5	\$13,974/Itm (20%)		IT Servers
240 - Computers, Misc.	\$20,752	1	0	1	\$20,752/LS		Office Computer Work Stations
270 - Network Equipment	\$6,724	1	0	1	\$6,724/LS		Routers & Switches
23000 - Mechanical Equipment							
200 - HVAC	\$51,000	15	1	3	\$17,000/Itm		Rooftop Carrier Units- 2010
280 - HVAC	\$15,000	15	8	1	\$15,000/Itm		Rooftop Rheem Unit #5- 2017
314 - HVAC	\$13,000	15	9	1	\$13,000/Itm		Rooftop Carrier Unit #6- 2005
348 - HVAC	\$11,400	15	4	3	\$3,800/Itm		IT Room Trane & Gree Units- 2013

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Administrative Offices							
23000 - Mechanical Equipment							
376 - HVAC	\$8,000	15	9	1	\$8,000/Itm		Marvair Unit- 2018
25000 - Flooring							
200 - Carpeting	\$16,656	10	2	365	\$45.63/SqYd		Hallways, Lobby, Offices
400 - Tile	\$9,344	20	1	430	\$21.73/SqFt		Floors
28000 - Water System							
134 - Backflow Valves	\$6,150	12	9	1	\$6,150/Itm		4" Backflow
00020 - West Social Center (WC)							
01000 - Paving							
104 - Asphalt: Sealing	\$13,063	5	1	43,543	\$.30/SqFt		Drives, North & South Parking
108 - Asphalt: Sealing	\$22,596	5	1	75,321	\$.30/SqFt		West Parking Lot
208 - Asphalt: Ongoing Repairs	\$7,877	5	1	75,321	\$4.18/SqFt (3%)		West Parking Lot
304 - Asphalt: Overlay w/ Interlayer	\$130,629	25	3	43,543	\$3.00/SqFt		Drives, North & South Parking
308 - Asphalt: Overlay w/ Interlayer	\$225,963	25	8	75,321	\$3.00/SqFt		West Parking Lot
02000 - Concrete							
400 - Pool Deck	\$8,139	5	3	5,313	\$25.53/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
106 - Stucco	\$80,710	10	6	53,060	\$1.52/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
106 - Building	\$33,899	10	1	24,000	\$1.41/SqFt		All Interior Spaces
04000 - Structural Repairs							
904 - Doors	\$34,225	10	10	72	\$1,901/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
300 - Low Slope: Metal	\$8,801	30	23	3	\$2,934/Sqrs		Pool Eq Enclosure Shade Structure
308 - Low Slope: Vinyl	\$339,000	20	5	339	\$1,000/Sqrs		Building Flat Roofs
600 - Pitched: Tile	\$26,400	30	22	24	\$1,100/Sqrs		Tennis Ramada Roof
934 - Coating	\$42,044	5	1	33,900	\$1.24/SqFt		Low Slope Roof Recoating
08000 - Rehab							
100 - General	\$7,062	20	2	1	\$7,062/Bldg		Tennis Ramada
200 - Locker Rooms	\$106,912	20	2	2	\$53,456/Rm		Pool Men's, Women's & Outdoor Shower
306 - Restrooms	\$78,011	20	3	4	\$19,503/Rm		Shops & Auditorium Restrooms
460 - Cabinets	\$10,865	20	2	2	\$5,432/Rm		Woodshop & Lapidary

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
08000 - Rehab							
550 - Operable Wall/Partition	\$20,756	25	22	320	\$64.86/SqFt		Auditorium/Room 1
12000 - Pool							
100 - Resurface	\$51,065	12	2	250	\$204/l.f.		Pool
600 - Deck: Re-Surface	\$50,799	15	2	5,313	\$9.56/SqFt		Pool/Spa Deck Coating
728 - Equipment: Replacement	\$3,585	10	5	1	\$3,585/Pair		Pool Digital Clocks
730 - Equipment: Replacement	\$30,313	5	1	1	\$60,627/LS (50%)		Pool & Spa Equipment
14000 - Recreation							
700 - Billiard Table	\$33,247	25	19	4	\$8,312/Itm		Billiards Room Tables
17000 - Tennis Court							
100 - Reseal	\$34,158	4	0	43,200	\$.79/SqFt		[6] Tennis Courts
500 - Resurface	\$150,198	21	10	43,200	\$3.48/SqFt		[6] Tennis Courts
600 - Lighting	\$93,439	30	28	20	\$4,672/Itm		Court Lights
724 - Screen	\$5,379	5	3	8,685	\$.62/SqFt		Tennis Court Fence Screens
17500 - Basketball / Sport Court							
200 - Seal & Striping	\$19,932	8	3	3,744	\$5.32/SqFt		[12] Shuffleboard Courts
19000 - Fencing							
120 - Chain Link: 10'	\$78,032	30	8	1,710	\$45.63/l.f.		Tennis Court Fence
20000 - Lighting							
200 - Pole Lights	\$32,106	30	12	15	\$2,140/Itm		Walkway Lights
500 - Parking Lot	\$80,129	60	25	25	\$3,205/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
204 - HVAC	\$76,055	15	0	2	\$38,027/Itm		Rooftop Carrier Units- 2006
284 - HVAC	\$34,000	15	4	2	\$17,000/Itm		Rooftop Carrier Units- 2013
320 - HVAC	\$29,000	15	9	1	\$29,000/Itm		Rooftop Carrier Unit #4- 2018
324 - HVAC	\$18,000	15	10	1	\$18,000/Itm		Rooftop Carrier Unit #10- 2019
352 - HVAC	\$29,335	15	0	2	\$14,668/Itm		Rooftop Carrier/American Units- 2009
354 - HVAC	\$14,668	15	1	1	\$14,668/Itm		Rooftop Carrier/American Units- 2009
380 - HVAC	\$21,947	15	1	1	\$21,947/Itm		Rooftop Carrier Unit #7- 2010
404 - HVAC	\$70,000	15	14	4	\$17,500/Itm		Rooftop Carrier/American Units- 2008
420 - HVAC	\$7,000	15	13	1	\$7,000/Itm		Tennis Ramada Rheem Unit #15- 2022
440 - HVAC	\$20,000	15	3	5	\$4,000/Itm		Gree HVAC Units- 2012
900 - Miscellaneous	\$21,947	15	2	1	\$21,947/Itm		Woodshop Dust Collector

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
23000 - Mechanical Equipment							
24000 - Furnishings							
500 - Miscellaneous	\$92,624	10	5	550	\$168/Itm		Auditorium Padded Chairs
504 - Miscellaneous	\$35,311	10	1	500	\$70.62/Itm		Auditorium Unpadded Chairs
508 - Tables	\$62,745	10	1	175	\$359/Itm		Auditorium Tables
24500 - Audio / Visual							
100 - Speakers	\$29,661	15	9	1	\$29,661/Sys		Auditorium
108 - Lighting Console	\$4,129	10	4	1	\$4,129/Sys		Auditorium Control Room
116 - Miscellaneous	\$19,014	30	15	1	\$19,014/Sys		Auditorium Total Induction Loop
220 - PA System	\$63,886	10	2	1	\$63,886/Sys		Auditorium Bldg
224 - Projector	\$12,603	10	4	3	\$12,603/Itm	(33%)	Auditorium Projectors
400 - Stage Lights	\$11,340	20	18	1	\$11,340/LS		Stage Lighting
600 - Stage Curtains	\$10,865	15	2	1	\$10,865/LS		Stage Curtains
740 - Piano	\$48,892	30	9	1	\$48,892/Itm		Auditorium Petrof Grand
764 - Piano	\$10,865	30	9	1	\$10,865/Itm		Auditorium Yamaha Upright
800 - Stage Risers	\$21,404	30	23	1	\$21,404/LS		Auditorium Stage
24600 - Safety / Access							
200 - Fire Control Misc	\$48,675	20	2	1	\$48,675/LS		Fire Alarm System
25000 - Flooring							
210 - Carpeting	\$20,444	10	7	448	\$45.63/SqYd		West Center Carpet
214 - Carpeting	\$4,831	10	4	117	\$41.29/SqYd		West Center Billiards Room
410 - Tile	\$26,369	20	3	1,618	\$16.30/SqFt		Clubhouse Walls & Floors
414 - Tile	\$11,115	20	13	682	\$16.30/SqFt		Green Room Dressing & Restrooms
600 - Vinyl	\$91,265	15	13	1,100	\$82.97/SqYd		West Center Vinyl
26000 - Outdoor Equipment							
400 - Bleachers	\$14,342	25	19	6	\$2,390/Itm		Courtyard & Tennis
800 - Shade Structure	\$12,445	15	9	498	\$24.99/SqFt		[2] Green Rm & Woodshop Shade Canopies
840 - Shade Structure	\$16,993	15	9	680	\$24.99/SqFt		Pool Deck Shade Canopy
844 - Shade Structure	\$48,854	15	8	1,955	\$24.99/SqFt		[3] Tennis Court Shade Canopies
846 - Shade Structure	\$2,173	15	8	4	\$2,173/Itm	(25%)	Tennis Court Bench Shades
876 - Shade Structure	\$6,776	30	24	231	\$29.34/SqFt		Shop Metal Shade Structure- 2018
27000 - Appliances							
324 - Dishwasher, Commercial	\$10,865	12	10	1	\$10,865/Itm		Commercial Dishwasher- 2022

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
27000 - Appliances							
700 - Miscellaneous	\$38,027	5	3	30	\$3,803/Itm	(33%)	Kitchen Appliances
702 - Stove	\$7,823	20	14	2	\$3,911/Itm		Vulcan 10-Burner & 6-Burner
28000 - Water System							
158 - Backflow Valves	\$6,356	12	9	1	\$6,356/Itm		4" Backflow
30000 - Miscellaneous							
240 - Maintenance Equipment	\$12,821	20	2	1	\$12,821/Itm		1 Portable Lift
244 - Maintenance Equipment	\$12,821	20	3	1	\$12,821/Itm		1 Portable Lift
00030 - East Social Center (EC)							
01000 - Paving							
112 - Asphalt: Sealing	\$26,299	5	4	87,662	\$.30/SqFt		Parking Lot & N Driveway
212 - Asphalt: Ongoing Repairs	\$7,334	5	0	87,662	\$4.18/SqFt	(2%)	Parking Lot & N Driveway
312 - Asphalt: Overlay w/ Interlayer	\$83,700	25	7	27,900	\$3.00/SqFt		South Parking Lot
316 - Asphalt: Overlay w/ Interlayer	\$170,286	25	15	56,762	\$3.00/SqFt		West & North Parking Lots & N Driveway
02000 - Concrete							
406 - Pool Deck	\$5,876	2	3	5,661	\$25.20/SqFt	(4%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
112 - Stucco	\$21,151	10	4	13,905	\$1.52/SqFt		Building Exterior
03500 - Painting: Interior							
112 - Building	\$24,506	10	7	17,350	\$1.41/SqFt		All Interior Spaces
04000 - Structural Repairs							
896 - Shed	\$5,432	20	13	1	\$5,432/Itm		Pool Equipment Area Shed
908 - Doors	\$27,570	10	10	58	\$1,901/Itm	(25%)	Exterior/Interior Doors & Access Gates
05000 - Roofing							
312 - Low Slope: Vinyl	\$93,150	20	1	207	\$900/Sqrs	(50%)	Building Roof
356 - Low Slope: Vinyl	\$103,500	20	5	207	\$1,000/Sqrs	(50%)	Building Roof
938 - Coating	\$13,269	5	1	20,700	\$.64/SqFt		Low Slope Roof Recoating
08000 - Rehab							
204 - Unit Rehab	\$16,297	20	8	1	\$16,297/Rm		Fine Arts
206 - Locker Rooms	\$130,597	20	8	2	\$65,299/Rm		Men's, Women's & Outdoor Shower
214 - Restrooms	\$9,778	20	2	1	\$9,778/Rm		Pool Patio Companion Restroom
250 - Kitchen	\$27,162	20	8	1	\$27,162/Rm		Kitchen

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - East Social Center (EC)							
08000 - Rehab							
312 - Restrooms	\$35,637	20	2	2	\$17,819/Rm		Lobby Hallway Restrooms
12000 - Pool							
106 - Resurface	\$24,171	12	10	165	\$146/l.f.		Pool
400 - ADA Chair Lift	\$9,561	10	6	2	\$4,781/Itm		Pool & Spa ADA Chairs
606 - Deck: Re-Surface	\$48,775	15	13	5,661	\$8.62/SqFt		Pool/Spa Deck Coating
734 - Equipment: Replacement	\$22,566	5	3	1	\$45,131/LS	(50%)	Pool & Spa Equipment
924 - Furniture: Misc	\$8,964	6	4	1	\$8,964/LS		Pool Area Furniture
13000 - Spa							
114 - Resurface	\$6,021	8	6	1	\$6,021/Itm		Spa
14000 - Recreation							
200 - Exercise: Cardio Equipment	\$29,693	3	2	17	\$6,987/Itm	(25%)	Fitness Room Cardio Machines
300 - Exercise: Strength Equipment	\$41,920	8	7	19	\$4,413/Itm	(50%)	Fitness Room Strength Machines, Etc
720 - Billiard Table	\$20,535	25	22	2	\$10,267/Itm		Billiards Room
17000 - Tennis Court							
110 - Reseal	\$5,996	4	3	14,400	\$.42/SqFt		[2] Tennis Courts
510 - Resurface	\$50,066	20	7	14,400	\$3.48/SqFt		[2] Tennis Courts
17500 - Basketball / Sport Court							
210 - Seal & Striping	\$20,707	2	1	18,200	\$1.14/SqFt		[8] Pickleball Courts
19000 - Fencing							
104 - Chain Link: 4'	\$6,454	25	20	270	\$23.90/l.f.		Pickleball Court Divider Fences
110 - Chain Link: 6'	\$15,320	30	21	600	\$25.53/l.f.		North Pickleball Court Fencing- 2015
114 - Chain Link: 6'	\$15,320	30	24	600	\$25.53/l.f.		South Pickleball Court Fencing- 2018
130 - Chain Link: 10'	\$24,642	30	7	540	\$45.63/l.f.		Tennis Court Fence
200 - Wrought Iron: 5'	\$18,036	30	2	415	\$43.46/l.f.		Pool Perimeter Fence
20000 - Lighting							
510 - Parking Lot	\$21,695	30	29	7	\$3,099/Itm		Parking Lot Lights
604 - Sports Field / Court	\$29,553	10	5	8	\$3,694/Itm		Pickleball Court Lights
23000 - Mechanical Equipment							
288 - HVAC	\$52,000	15	9	4	\$13,000/Itm		Rooftop Units- 2018
326 - HVAC	\$21,947	15	0	1	\$21,947/Itm		Rooftop Carrier Unit #3- 2009
356 - HVAC	\$11,000	15	11	1	\$11,000/Itm		Rooftop Carrier Unit #4

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - East Social Center (EC)							
23000 - Mechanical Equipment							
384 - HVAC	\$18,809	15	14	1	\$18,809/Itm		Rooftop Carrier Unit #8- 2008
408 - HVAC	\$70,000	15	2	5	\$14,000/Itm		Rooftop Carrier Units- 2011
424 - HVAC	\$22,000	15	9	2	\$11,000/Itm		Rooftop Rheem Units- 2018
24000 - Furnishings							
520 - Miscellaneous	\$33,877	10	1	1	\$33,877/LS		Tables & Chairs
24500 - Audio / Visual							
300 - PA System	\$11,300	10	7	1	\$11,300/Sys		Sound Rack- Sound System
744 - Piano	\$10,865	25	6	1	\$10,865/Itm		East Auditorium Yamaha Upright
24600 - Safety / Access							
100 - Fire Equipment	\$21,947	20	3	1	\$21,947/LS		Alarm & Sprinkler System
25000 - Flooring							
220 - Carpeting	\$27,096	10	7	850	\$31.88/SqYd		East Center Carpet
420 - Tile	\$54,760	20	2	4,200	\$13.04/SqFt		Clubhouse Walls & Floors
610 - Tile	\$11,126	15	12	160	\$69.54/SqYd		Art Room, Lobby, Kitchen
26000 - Outdoor Equipment							
444 - Bleachers: Aluminum	\$13,038	20	13	4	\$3,259/Itm		Pickleball Bleachers
27000 - Appliances							
448 - Washer & Dryer	\$5,432	10	3	1	\$5,432/Set		Washer/Dryer
720 - Miscellaneous	\$10,430	5	4	12	\$2,608/Itm (33%)		Kitchen Appliances
28000 - Water System							
138 - Backflow Valves	\$9,409	12	3	1	\$9,409/Itm		4" Backflow
00040 - Las Campanas (LC)							
01000 - Paving							
116 - Asphalt: Sealing	\$21,140	5	2	70,468	\$.30/SqFt		Parking Lot
216 - Asphalt: Ongoing Repairs	\$7,369	5	2	70,468	\$4.18/SqFt (3%)		Parking Lot
320 - Asphalt: Overlay	\$62,166	25	22	27,246	\$2.28/SqFt		North Parking Lot
324 - Asphalt: Overlay w/ Interlayer	\$133,404	25	11	44,468	\$3.00/SqFt		East Parking Lot
02000 - Concrete							
412 - Pool Deck	\$8,761	2	1	4,731	\$24.69/SqFt (7.5%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
118 - Stucco	\$27,654	10	1	18,180	\$1.52/SqFt		Building Exterior

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
03500 - Painting: Interior							
118 - Building	\$30,933	10	1	21,900	\$1.41/SqFt		All Interior Spaces
04000 - Structural Repairs							
912 - Doors	\$36,126	10	10	76	\$1,901/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
316 - Low Slope: Vinyl	\$158,400	20	1	198	\$800/Sqrs		Clubhouse & Racquetball Roof
942 - Coating	\$23,234	5	0	19,800	\$1.17/SqFt		Low Slope Roof Recoating
08000 - Rehab							
212 - Locker Rooms	\$142,440	20	3	2	\$71,220/Rm		Men's, Women's & Outdoor Shower
216 - Restrooms	\$37,376	20	3	2	\$18,688/Rm		Hallway Restrooms
220 - Restrooms	\$18,688	20	3	1	\$18,688/Rm		Companion Restroom
318 - Restrooms	\$15,646	20	15	2	\$7,823/Rm		Racquetball Court Restrooms
406 - Kitchen	\$9,126	10	2	1	\$9,126/Rm		Clubhouse Kitchen
560 - Operable Wall/Partition	\$57,986	25	9	1,296	\$44.74/SqFt		[2]- Ocotillo/Agave & Agave/Juniper
12000 - Pool							
112 - Resurface	\$51,250	12	11	264	\$194/l.f.		Pool
416 - ADA Chair Lift	\$9,931	10	7	2	\$4,966/Itm		Pool & Spa ADA Chairs
612 - Deck: Re-Surface	\$45,337	15	11	4,731	\$9.58/SqFt		Pool/Spa Deck Coating
738 - Equipment: Replacement	\$27,224	5	3	1	\$54,449/LS (50%)		Pool & Spa Equipment
928 - Furniture: Misc	\$9,697	6	1	1	\$9,697/LS		Pool Area Furniture
13000 - Spa							
118 - Resurface	\$7,301	8	1	1	\$7,301/Itm		Spa PebbleTec Resurface
14000 - Recreation							
210 - Exercise: Cardio Equipment	\$40,796	3	2	22	\$7,417/Itm (25%)		Fitness Center Cardio Machines
310 - Exercise: Strength Equipment	\$56,833	8	7	23	\$4,942/Itm (50%)		Fitness Center Strength Machines
17000 - Tennis Court							
120 - Reseal	\$10,800	4	0	14,000	\$.77/SqFt		[2] Tennis Courts
520 - Resurface	\$48,675	21	15	14,000	\$3.48/SqFt		[2] Tennis Courts
19000 - Fencing							
140 - Chain Link: 10'	\$27,380	30	10	600	\$45.63/l.f.		Tennis Court Fence
210 - Wrought Iron: 5'	\$13,690	30	3	315	\$43.46/l.f.		Pool Area Fencing

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
20000 - Lighting							
520 - Parking Lot	\$25,563	40	13	8	\$3,195/Itm		North Parking Lot Lights
560 - Parking Lot	\$41,540	40	26	13	\$3,195/Itm		East Parking Lot Lights
23000 - Mechanical Equipment							
212 - HVAC	\$178,161	15	0	11	\$16,196/Itm		Rooftop Trane Units- 2008
292 - HVAC	\$58,528	15	1	4	\$14,632/Itm		Rooftop Carrier Units- 2010
328 - HVAC	\$14,000	15	5	1	\$14,000/Itm		Rooftop Carrier Unit #16- 2014
612 - Water Heater	\$12,592	12	9	2	\$6,296/Itm		Rennai Tankless Heaters
24000 - Furnishings							
900 - Miscellaneous	\$55,792	10	3	1	\$55,792/LS		Tables, Chairs, Misc
24500 - Audio / Visual							
748 - Piano	\$12,895	25	5	1	\$12,895/Itm		Ocotillo Room Yamaha Upright
804 - Stage Risers	\$27,376	30	24	4	\$6,844/Itm		Ocotillo Room- New
808 - Stage Risers	\$912	30	15	2	\$456/Itm		Ocotillo Room- Older
832 - Stage Curtains	\$9,118	20	5	2	\$4,559/Itm		Ocotillo Room
900 - Miscellaneous	\$18,847	10	5	1	\$18,847/Sys		Ocotillo Room- Sound System & Induction Loop
24600 - Safety / Access							
210 - Fire Control Misc	\$21,903	20	6	1	\$21,903/LS		Fire Alarm System
25000 - Flooring							
230 - Carpeting	\$21,384	10	1	430	\$49.73/SqYd		Clubhouse Carpet
236 - Carpeting	\$5,949	10	1	150	\$39.66/SqYd		Juniper Room Only
430 - Tile	\$47,056	20	1	3,050	\$15.43/SqFt		Clubhouse Walls & Floors
620 - Vinyl	\$93,316	15	13	540	\$173/SqYd		Clubhouse
700 - Hardwood Floors	\$28,649	25	5	1,600	\$17.91/SqFt		[2] Racquetball Courts- Replace
740 - Vinyl	\$39,471	40	36	2,925	\$13.49/SqFt		Agave & Ocotillo Floor
741 - Vinyl	\$38,508	2	1	1	\$38,508/LS [nr:1]		Agave & Ocotillo Floor- 2025 Only
26000 - Outdoor Equipment							
306 - Bocce Ct. Resurface	\$4,889	10	3	900	\$5.43/SqFt		Bocce Court
27000 - Appliances							
800 - Miscellaneous	\$21,564	5	3	13	\$4,976/Itm (33%)		Kitchen Appliances
28000 - Water System							
130 - Backflow Valves	\$8,829	12	3	1	\$8,829/Itm		4" Backflow

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
01000 - Paving							
120 - Asphalt: Sealing	\$31,205	5	0	104,016	\$.30/SqFt		Drives & Parking
220 - Asphalt: Ongoing Repairs	\$10,878	5	0	104,016	\$4.18/SqFt	(3%)	Drives & Parking
328 - Asphalt: Overlay w/ Interlayer	\$213,858	25	5	71,286	\$3.00/SqFt		Upper Parking Area & Drive
332 - Asphalt: Overlay w/ Interlayer	\$98,190	25	22	32,730	\$3.00/SqFt		Lower Parking Area
02000 - Concrete							
414 - Pool Deck	\$11,453	5	1	5,981	\$25.53/SqFt	(7.5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
124 - Stucco	\$55,661	10	3	30,135	\$1.85/SqFt		Building Exterior
03500 - Painting: Interior							
124 - Building	\$19,033	5	2	26,950	\$1.41/SqFt	(50%)	All Interior Spaces
04000 - Structural Repairs							
916 - Doors	\$25,669	10	10	54	\$1,901/Itm	(25%)	Exterior & Interior Doors
04500 - Decking/Balconies							
200 - Resurface	\$30,617	18	1	1,778	\$17.22/SqFt		Second Floor Deck
05000 - Roofing							
324 - Low Slope: Vinyl	\$109,600	20	0	137	\$800/Sqrs		Roof Replacement
946 - Coating	\$15,927	5	3	13,700	\$1.16/SqFt		Low Slope Roof Recoating
08000 - Rehab							
218 - Locker Rooms	\$145,665	28	1	2	\$72,833/Rm		Men's & Women's
222 - Bathrooms	\$18,709	20	2	1	\$18,709/Rm		Add Companion Bathroom
324 - Restrooms	\$60,000	20	1	2	\$30,000/Rm		Auditorium Lobby Restrooms
466 - Cabinets	\$32,728	20	2	40	\$818/l.f.		Countertops & Cabinets
570 - Operable Wall/Partition	\$39,379	21	10	770	\$51.14/SqFt		[4] Room Dividers
12000 - Pool							
118 - Resurface	\$53,108	12	14	260	\$204/l.f.		Pool
404 - ADA Chair Lift	\$14,602	10	1	2	\$7,301/Itm		Pool & Spa Chair Lifts
618 - Deck: Re-Surface	\$218,280	25	18	5,981	\$36.50/SqFt		Pool/Spa Deck Coating
742 - Equipment: Replacement	\$30,442	5	1	1	\$60,883/LS	(50%)	Pool & Spa Equipment
932 - Furniture: Misc	\$13,325	6	5	1	\$13,325/LS		Pool Area Furniture
13000 - Spa							
122 - Resurface	\$10,865	8	6	1	\$10,865/Itm		Spa

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
14000 - Recreation							
140 - Sauna: Wood Kit	\$7,196	25	23	1	\$7,196/Rm		Sauna
220 - Exercise: Cardio Equipment	\$20,835	3	1	13	\$6,411/Itm (25%)		Fitness Center Cardio Machines
320 - Exercise: Strength Equipment	\$28,263	8	3	11	\$5,139/Itm (50%)		Fitness Center Strength Machines
740 - Billiard Table	\$29,934	25	3	3	\$9,978/Itm		Billiards Room Tables
744 - Billiard Table	\$20,512	25	22	2	\$10,256/Itm		Diamond Tables
17000 - Tennis Court							
130 - Reseal	\$22,217	4	3	28,800	\$.77/SqFt		[4] Tennis Courts
19000 - Fencing							
150 - Chain Link: 10'	\$43,808	30	7	960	\$45.63/l.f.		Tennis Court Fence
20000 - Lighting							
210 - Pole Lights	\$8,726	20	2	7	\$1,247/Itm		Walkway Lights
218 - Landscape	\$11,872	20	10	25	\$475/Itm		Walkway Lights
264 - Bollard Lights	\$23,506	20	10	22	\$1,068/Itm		Walkway Bollard Lights
530 - Parking Lot	\$31,641	40	12	11	\$2,876/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
216 - HVAC	\$52,000	15	13	4	\$13,000/Itm		Rooftop Rheem Units- 2022
296 - HVAC	\$45,000	15	11	3	\$15,000/Itm		Rooftop Units- 2007
332 - HVAC	\$42,738	15	0	3	\$14,246/Itm		Rooftop Carrier Units- 2009
360 - HVAC	\$12,307	15	10	1	\$12,307/Itm		Rooftop Rheem Unit #8- 2019
388 - HVAC	\$48,000	15	4	3	\$16,000/Itm		Rooftop Carrier Units- 2013
412 - HVAC	\$14,000	15	10	1	\$14,000/Itm		Rooftop Rheem Unit #11- 2019
428 - HVAC	\$14,000	15	9	1	\$14,000/Itm		Rooftop Carrier Unit #16- 2018
444 - HVAC	\$5,625	15	10	1	\$5,625/Itm		Ground Level Rheem Unit 17A/B- 2003
446 - HVAC	\$5,353	15	10	1	\$5,353/Itm		Ground Level- Carrier 3-ton Unit
604 - Water Heater	\$11,033	12	11	2	\$11,033/Itm (50%)		Pool Equipment Area Water Heaters
632 - Water Heater	\$1,956	15	4	1	\$1,956/Itm		Men's Restroom's Janitor's Closet
24000 - Furnishings							
540 - Miscellaneous	\$28,637	10	1	1	\$28,637/LS		Folding Tables & Chairs
24500 - Audio / Visual							
152 - Projector	\$7,831	10	6	1	\$7,831/Itm		Stage- Epson
174 - Projection Screen	\$10,219	20	15	1	\$10,219/Itm		Stage- Electric Screen
308 - PA System	\$19,639	10	7	1	\$19,639/Sys		Sound Rack- Sound System

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
24500 - Audio / Visual							
752 - Piano	\$12,581	25	6	1	\$12,581/Itm		Stage Yamaha Upright
820 - Stage Curtains	\$17,563	20	3	2	\$8,781/Itm		Stage Curtains
24600 - Safety / Access							
220 - Fire Control Misc	\$20,875	20	19	1	\$20,875/LS		Fire Alarm System
25000 - Flooring							
240 - Carpeting	\$37,490	10	5	670	\$55.95/SqYd		Clubhouse Carpet
244 - Carpeting	\$8,202	10	7	384	\$21.36/SqYd		Clubhouse Carpet
440 - Tile	\$31,776	20	0	975	\$32.59/SqFt		Clubhouse Walls & Floors
630 - Vinyl	\$18,818	15	0	566	\$33.25/SqYd		Clubhouse Vinyl
710 - Hardwood Floors	\$9,588	50	7	500	\$19.18/SqFt		Stage- Replace
27000 - Appliances							
160 - Ice Machine	\$7,028	10	7	1	\$7,028/Itm		Tennis Courts
740 - Miscellaneous	\$18,449	5	3	12	\$4,612/Itm (33%)		Kitchen Appliances
764 - Dishwasher, Commercial	\$10,865	12	10	1	\$10,865/Itm		Dishwasher
28000 - Water System							
150 - Backflow Valves	\$11,506	12	1	1	\$11,506/Itm		6" Backflow
00060 - Canoa Hills (CH)							
01000 - Paving							
124 - Asphalt: Sealing	\$20,206	5	2	67,354	\$.30/SqFt		Parking Lot
224 - Asphalt: Ongoing Repairs	\$11,270	5	2	67,354	\$4.18/SqFt (4%)		Parking Lot
332 - Asphalt: Overlay w/ Interlayer	\$202,062	25	22	67,354	\$3.00/SqFt		Parking Lot
02000 - Concrete							
424 - Pool Deck	\$9,115	2	1	5,950	\$25.53/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
130 - Stucco	\$28,527	10	6	10,940	\$2.61/SqFt		Building Exterior
416 - Wrought Iron	\$2,896	4	3	160	\$18.10/l.f.		Pool Perimeter Fence
03500 - Painting: Interior							
130 - Building	\$32,133	10	4	22,750	\$1.41/SqFt		All Interior Spaces
04000 - Structural Repairs							
920 - Doors	\$22,341	10	10	47	\$1,901/Itm (25%)		Exterior & Interior Doors

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00060 - Canoa Hills (CH)							
05000 - Roofing							
328 - Low Slope: Vinyl	\$227,000	20	6	227	\$1,000/Sqrs		Building Roof
950 - Coating	\$20,964	5	2	22,700	\$.92/SqFt		Low Slope Roof Recoating
08000 - Rehab							
224 - Locker Rooms	\$165,589	20	19	2	\$82,794/Rm		Men's, Women's & Outdoor Shower
330 - Restrooms	\$83,640	20	19	2	\$41,820/Rm		Restrooms
580 - Operable Wall/Partition	\$43,847	25	15	980	\$44.74/SqFt		Saguaro & Palo Verde Divider
12000 - Pool							
124 - Resurface	\$55,968	12	2	274	\$204/l.f.		Pool
624 - Deck: Re-Surface	\$36,900	10	9	5,950	\$6.20/SqFt		Pool/Spa Deck Coating
746 - Equipment: Replacement	\$31,702	5	2	1	\$63,405/LS (50%)		Pool & Spa Equipment
936 - Furniture: Misc	\$13,423	6	1	1	\$13,423/LS		Pool Area Furniture
13000 - Spa							
126 - Resurface	\$6,262	8	2	1	\$6,262/Itm		Spa
14000 - Recreation							
234 - Exercise: Cardio Equipment	\$29,438	3	2	16	\$7,359/Itm (25%)		Fitness Center Cardio Machines
330 - Exercise: Strength Equipment	\$49,449	8	7	20	\$4,945/Itm (50%)		Fitness Center Strength Machines
17000 - Tennis Court							
140 - Reseal	\$10,800	4	0	14,000	\$.77/SqFt		[2] Tennis Courts
504 - Resurface	\$48,675	21	8	14,000	\$3.48/SqFt		[2] Tennis Courts
19000 - Fencing							
160 - Chain Link: 10'	\$26,467	30	7	580	\$45.63/l.f.		Tennis Court Fence
250 - Wrought Iron: 5'	\$6,954	30	2	160	\$43.46/l.f.		Pool Perimeter Fence
20000 - Lighting							
220 - Pole Lights	\$76,707	40	12	24	\$3,196/Itm		Parking Lot & Walkway Lights
23000 - Mechanical Equipment							
220 - HVAC	\$56,053	15	14	6	\$9,342/Itm		Rooftop Carrier Units- 2007
230 - HVAC	\$9,661	15	12	1	\$9,661/Itm		Rooftop Carrier Unit #4- 2021
340 - HVAC	\$9,661	15	12	1	\$9,661/Itm		Rooftop Carrier Unit #5- 2021
364 - HVAC	\$9,876	15	12	1	\$9,876/Itm		Rooftop Carrier Unit #10- 2021
600 - Water Heater	\$15,341	12	11	1	\$15,341/LS		Pool Eq Room Heater & Tank

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00060 - Canoa Hills (CH)							
24000 - Furnishings							
560 - Miscellaneous	\$15,314	10	0	1	\$15,314/LS		Folding Tables & Chairs
620 - Miscellaneous	\$9,890	12	11	1	\$9,890/LS		Lobby Furniture
24500 - Audio / Visual							
156 - Projector	\$1,484	10	3	1	\$1,484/Itm		Saguaro Room- Panasonic
166 - Projection Screen	\$19,921	20	15	1	\$19,921/Itm		Saguaro Room- Electric Screen
316 - PA System	\$18,718	10	5	1	\$18,718/Sys		Sound Rack- Sound System
330 - Miscellaneous	\$19,638	30	12	1	\$19,638/Sys		Sound Rack- Total Induction Loop
756 - Piano	\$9,489	25	11	1	\$9,489/Itm		Saguaro Room Yamaha Upright
812 - Stage Risers	\$4,363	30	29	288	\$15.15/SqFt		[6] Saguaro Room Risers
828 - Stage Curtains	\$16,934	20	8	2	\$8,467/Itm		Saguaro Stage Curtains
24600 - Safety / Access							
230 - Fire Control Misc	\$21,903	20	2	1	\$21,903/LS		Fire Alarm System
25000 - Flooring							
250 - Carpeting	\$5,793	10	6	122	\$47.48/SqYd		Mesquite Room
254 - Carpeting	\$19,191	10	9	418	\$45.91/SqYd		Clubhouse Carpeting
450 - Tile	\$98,488	20	18	6,475	\$15.21/SqFt		Clubhouse Walls & Floors
720 - Hardwood Floors	\$117,937	40	6	6,150	\$19.18/SqFt		Wood Floor- Replace
750 - Hardwood Floors	\$23,587	10	6	6,150	\$3.84/SqFt		Wood Floor- Refinish
26000 - Outdoor Equipment							
302 - Bocce Ct. Resurface	\$9,735	10	6	4	\$2,434/Itm		Bocce Ball Courts
848 - Shade Structure	\$4,987	15	14	200	\$24.94/SqFt		Tennis Court Shade Canopy
852 - Shade Structure	\$19,948	15	8	800	\$24.94/SqFt		[4] Bocce Court Shade Canopies
856 - Shade Structure	\$4,274	30	10	144	\$29.68/SqFt		Metal Roofed Shade Structure
872 - Shade Structure	\$11,278	25	18	1	\$11,278/Itm		Pool Area Wood Gazebo Structure
27000 - Appliances							
760 - Miscellaneous	\$25,526	5	3	17	\$4,505/Itm (33%)		Kitchen Appliances
764 - Dishwasher, Commercial	\$10,865	12	10	1	\$10,865/Itm		Dishwasher
28000 - Water System							
154 - Backflow Valves	\$11,506	12	1	1	\$11,506/Itm		6" Backflow
00070 - Santa Rita Springs (SRS)							
01000 - Paving							
128 - Asphalt: Sealing	\$24,191	5	2	80,636	\$.30/SqFt		Parking Lots

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
01000 - Paving							
228 - Asphalt: Ongoing Repairs	\$8,433	5	1	80,636	\$4.18/SqFt	(3%)	Parking Lots
336 - Asphalt: Overlay w/ Interlayer	\$175,158	25	1	58,386	\$3.00/SqFt		North & East Parking Lots
340 - Asphalt: Overlay w/ Interlayer	\$66,750	25	1	22,250	\$3.00/SqFt		South Parking Lot
02000 - Concrete							
430 - Pool Deck	\$7,554	2	1	5,975	\$21.07/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
136 - Stucco	\$51,164	10	3	28,540	\$1.79/SqFt		Building Exterior
400 - Wrought Iron	\$13,761	4	3	1,758	\$7.83/l.f.		Pool Fence, Metal Railings
03500 - Painting: Interior							
136 - Building	\$50,142	10	10	35,500	\$1.41/SqFt		All Interior Spaces- 2025
04000 - Structural Repairs							
600 - Metal Railings	\$27,039	10	1	1,410	\$38.35/l.f.	(50%)	Deck, Stair & Bridge Railings
924 - Doors	\$31,373	10	10	66	\$1,901/Itm	(25%)	Exterior & Interior Doors
04500 - Decking/Balconies							
206 - Resurface	\$124,660	20	9	12,664	\$9.84/SqFt		Elastomeric Deck- Resurface
300 - Repairs	\$28,207	5	4	12,664	\$2.23/SqFt		Elastomeric Deck- Seal/Repair
05000 - Roofing							
336 - Low Slope: Vinyl	\$54,400	20	1	68	\$800/Sqrs		Building Roof
604 - Pitched: Tile	\$92,400	30	5	84	\$1,100/Sqrs		Building Roof
954 - Coating	\$23,716	5	0	6,800	\$3.49/SqFt		Low Slope Roof Recoating
08000 - Rehab							
230 - Locker Rooms	\$142,460	20	1	2	\$71,230/Rm		Men's, Women's & Outdoor Shower
336 - Restrooms	\$59,256	20	4	5	\$11,851/Rm		Restrooms
12000 - Pool							
130 - Resurface	\$47,404	10	1	240	\$198/l.f.		Pool
408 - ADA Chair Lift	\$5,976	10	5	1	\$5,976/Itm		Pool Area ADA Lift
630 - Deck: Re-Surface	\$42,197	15	12	5,975	\$7.06/SqFt		Pool/Spa Deck Coating
750 - Equipment: Replacement	\$31,272	5	2	1	\$62,543/LS	(50%)	Pool & Spa Equipment
940 - Furniture: Misc	\$8,949	6	1	1	\$8,949/LS		Pool Area Furniture
13000 - Spa							
130 - Resurface	\$8,932	8	5	1	\$8,932/Itm		Spa

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
14000 - Recreation							
240 - Exercise: Cardio Equipment	\$28,332	3	0	16	\$7,083/Itm	(25%)	Fitness Center Cardio Machines
340 - Exercise: Strength Equipment	\$45,105	8	7	23	\$3,922/Itm	(50%)	Fitness Center Strength Machines
19000 - Fencing							
220 - Wrought Iron: 5'	\$12,606	30	27	348	\$36.22/l.f.		Pool Perimeter Fence
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$26,118	25	4	40	\$653/Itm		Wall & Wall Top Lantern Lights
230 - Pole Lights	\$18,857	25	4	10	\$1,886/Itm		Bridge Lights
280 - Pole Lights	\$7,420	25	4	5	\$1,484/Itm		2nd Level Deck- Pole Lights
23000 - Mechanical Equipment							
232 - HVAC	\$33,656	15	4	6	\$5,609/Itm		Miscellaneous Units- 2013
312 - HVAC	\$9,000	15	7	1	\$9,000/Itm		Carrier Unit #8- 2016
316 - HVAC	\$7,687	15	9	1	\$7,687/Itm		American Standard Unit #3- 2018
344 - HVAC	\$18,000	15	10	2	\$9,000/Itm		Units- 2019
368 - HVAC	\$17,807	15	3	2	\$8,904/Itm		Carrier Units- 2012
392 - HVAC	\$13,200	15	9	2	\$6,600/Itm		Units- 2018
416 - HVAC	\$10,000	15	7	1	\$10,000/Itm		Carrier Unit #7- 2016
436 - HVAC	\$10,000	15	5	1	\$10,000/Itm		Carrier Unit #11- 2014
448 - HVAC	\$128,000	15	9	8	\$16,000/Itm		Rooftop Carrier Units- 2018
452 - HVAC	\$38,000	15	10	2	\$19,000/Itm		Carrier Units- 2007
616 - Water Heater	\$11,278	12	5	1	\$11,278/Itm		Bradford White Water Heater
23500 - Elevator							
200 - Modernize/Overhaul	\$144,835	25	20	1	\$144,835/Itm		Anza Building Elevator
300 - Cab Rehab	\$21,262	20	15	1	\$21,262/Itm		Anza Elevator Cab
24000 - Furnishings							
600 - Miscellaneous	\$65,456	10	4	1	\$65,456/LS		Anza Room Furniture
24500 - Audio / Visual							
160 - Projector	\$1,484	4	0	3	\$1,484/Itm	(33%)	Projectors
170 - Projection Screen	\$10,210	20	0	1	\$10,210/Itm		Anza Room
324 - PA System	\$19,639	10	7	1	\$19,639/Sys		Anza Room- Sound System
760 - Piano	\$8,260	25	14	1	\$8,260/Itm		Anza Room Kawai Upright
24600 - Safety / Access							
240 - Fire Control Misc	\$36,505	20	3	1	\$36,505/LS		Fire Alarm System

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
24600 - Safety / Access							
25000 - Flooring							
270 - Carpeting	\$18,253	10	2	400	\$45.63/SqYd		Kino, Fitness, Office Areas
460 - Tile	\$28,157	20	19	1,825	\$15.43/SqFt		Clubhouse Walls & Floors
730 - Hardwood Floors	\$30,251	40	12	2,150	\$14.07/SqFt		Anza & Santa Cruz- Replace
760 - Hardwood Floors	\$16,492	10	2	2,150	\$7.67/SqFt		Anza & Santa Cruz- Refinish
26000 - Outdoor Equipment							
804 - Shade Structure	\$2,494	15	6	100	\$24.94/SqFt		Small Shade Canopy
820 - Shade Structure	\$14,961	15	2	600	\$24.94/SqFt		NW of Pool- Large Shade Canopy
824 - Shade Structure	\$11,221	15	4	450	\$24.94/SqFt		Pool Equip Encl Shade Canopy
27000 - Appliances							
780 - Miscellaneous	\$13,944	5	3	10	\$4,183/Itm (33%)		Kitchen Appliances
28000 - Water System							
142 - Backflow Valves	\$10,407	12	6	1	\$10,407/Itm		4" Backflow #1
146 - Backflow Valves	\$7,678	12	8	1	\$7,678/Itm		4" Backflow #2
00080 - Canoa Ranch (CR)							
01000 - Paving							
132 - Asphalt: Sealing	\$19,220	5	1	64,068	\$.30/SqFt		Drives & Parking
246 - Asphalt: Ongoing Repairs	\$6,700	5	1	64,068	\$4.18/SqFt (3%)		Drives & Parking
254 - Asphalt: Ongoing Repairs	\$7,851	5	1	18,768	\$4.18/SqFt (10%)		Seal, Crack Fill, Stripe
342 - Asphalt: Overlay w/ Interlayer	\$192,204	25	9	64,068	\$3.00/SqFt		Drives & Parking
02000 - Concrete							
418 - Pool Deck	\$3,383	5	2	2,650	\$25.53/SqFt (5%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
142 - Stucco	\$22,451	10	4	14,760	\$1.52/SqFt		Building Exterior
406 - Wrought Iron	\$7,071	4	1	614	\$11.52/l.f.		Metal Fencing & Railings
03500 - Painting: Interior							
142 - Building	\$37,006	10	9	26,200	\$1.41/SqFt		All Interior Spaces
04000 - Structural Repairs							
606 - Metal Railings	\$11,184	20	4	350	\$31.95/l.f.		Parking & Pickleball
928 - Doors	\$19,014	10	10	40	\$1,901/Itm (25%)		Exterior & Interior Doors
932 - Doors	\$61,279	20	4	3	\$20,426/Itm		Pool East Patio Doors

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00080 - Canoa Ranch (CR)							
05000 - Roofing							
200 - Low Slope: BUR	\$63,157	20	4	133	\$475/Sqrs		Building Roof
608 - Pitched: Tile	\$49,500	30	14	45	\$1,100/Sqrs		Building Roof
958 - Coating	\$23,843	5	0	13,300	\$1.79/SqFt		Low Slope Roof Recoating
08000 - Rehab							
226 - Locker Rooms	\$154,331	20	4	2	\$77,166/Rm		Men's, Women's & Pool Area Shower
234 - Restrooms	\$18,709	20	6	1	\$18,709/Rm		Companion Restroom Remodel
12000 - Pool							
136 - Resurface	\$52,291	12	4	256	\$204/l.f.		Pool
412 - ADA Chair Lift	\$12,870	10	5	1	\$12,870/Itm		Spa ADA Chair- Repl in 2019
416 - ADA Chair Lift	\$11,495	10	7	1	\$11,495/Itm		Pool ADA Chair- Repl in 2021
636 - Deck: Re-Surface	\$44,519	15	14	2,650	\$16.80/SqFt		Pool Area Decking
754 - Equipment: Replacement	\$24,714	5	2	1	\$49,428/LS	(50%)	Pool & Spa Equipment
13000 - Spa							
134 - Resurface	\$5,858	8	4	1	\$5,858/Itm		Spa
14000 - Recreation							
250 - Exercise: Cardio Equipment	\$26,114	3	3	14	\$7,461/Itm	(25%)	Fitness Center Cardio Machines
350 - Exercise: Strength Equipment	\$57,148	8	7	26	\$4,396/Itm	(50%)	Fitness Center Strength Machines, Etc
17500 - Basketball / Sport Court							
220 - Seal & Striping	\$7,519	4	0	8,650	\$.87/SqFt		[4] Pickleball Courts
224 - Seal & Striping	\$4,033	4	3	2,690	\$1.50/SqFt		Basketball 1/2 Court
19000 - Fencing							
100 - Chain Link	\$30,223	30	16	788	\$38.35/l.f.		Pickleball & Basketball Courts
230 - Wrought Iron: 6'	\$12,150	30	14	264	\$46.02/l.f.		Patio Perimeter
23000 - Mechanical Equipment							
100 - HVAC	\$19,463	18	2	435	\$44.74/l.f.		[5] Pool Area Fabric Ducts
236 - HVAC	\$96,000	15	14	6	\$16,000/Itm		Rooftop HVAC Units- 2008
508 - Swamp Cooler	\$19,177	15	2	5	\$3,835/Itm		Rooftop Evaporative Coolers- 2008
636 - Water Heater	\$13,059	15	1	2	\$6,529/Itm		Shop
24000 - Furnishings							
540 - Miscellaneous	\$9,944	10	7	1	\$9,944/LS		Tables & Chairs

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00080 - Canoa Ranch (CR)							
24500 - Audio / Visual							
164 - Projector	\$1,484	10	0	1	\$1,484/Itm		Amado Room- EIKI
24600 - Safety / Access							
250 - Fire Control Misc	\$21,903	20	4	1	\$21,903/LS		Fire Alarm System
25000 - Flooring							
280 - Carpeting	\$22,230	10	4	660	\$33.68/SqYd		All Spaces
470 - Tile	\$71,314	20	17	2,231	\$31.96/SqFt		Clubhouse Walls & Floors
26000 - Outdoor Equipment							
462 - Drinking Fountain	\$9,971	15	14	3	\$3,324/Itm		Drinking Fountains
808 - Shade Structure	\$12,468	15	2	500	\$24.94/SqFt		[3] Shade Canopies
27000 - Appliances							
248 - Ice Machine	\$7,027	10	7	1	\$7,027/Itm		Pickleball Courts
28000 - Water System							
162 - Backflow Valves	\$16,352	12	7	1	\$16,352/Itm		8" Backflow
00090 - Abrego South (AS)							
01000 - Paving							
232 - Asphalt: Ongoing Repairs	\$7,851	5	3	18,768	\$4.18/SqFt (10%)		2019 Replacement Area
236 - Asphalt: Ongoing Repairs	\$6,275	5	2	15,000	\$4.18/SqFt (10%)		2020 Addition Area
348 - Asphalt: Overlay w/ Interlayer	\$56,304	25	20	18,768	\$3.00/SqFt		2019 Replacement Area
352 - Asphalt: Overlay w/ Interlayer	\$45,000	25	21	15,000	\$3.00/SqFt		2020 Addition Area
02000 - Concrete							
442 - Pool Deck	\$7,104	2	1	5,565	\$25.53/SqFt (5%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
200 - Surface Restoration	\$10,938	10	11	7,191	\$1.52/SqFt		Exterior Surfaces
201 - Surface Restoration	\$50,000	2	1	1	\$50,000/LS [nr:1]		Exterior Surfaces- 2025 Only
04000 - Structural Repairs							
936 - Doors	\$7,605	10	10	16	\$1,901/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
360 - Low Slope: Vinyl	\$49,000	20	7	49	\$1,000/Sqrs		Pool Building Roofs
962 - Coating	\$5,643	5	0	4,900	\$1.15/SqFt		Low Slope Roof Recoating
08000 - Rehab							
236 - Locker Rooms	\$83,100	20	2	2	\$41,550/Rm		Men's & Women's

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00090 - Abrego South (AS)							
08000 - Rehab							
342 - Restrooms	\$35,615	20	3	2	\$17,808/Rm		Restrooms
12000 - Pool							
140 - Resurface	\$29,553	12	2	170	\$174/l.f.		Pool
422 - ADA Chair Lift	\$4,583	10	5	1	\$4,583/Itm		Pool ADA Lift
642 - Deck: Re-Surface	\$53,389	10	7	5,565	\$9.59/SqFt		Pool/Spa Deck Coating
758 - Equipment: Replacement	\$19,921	5	1	1	\$39,842/LS	(50%)	Pool & Spa Equipment
944 - Furniture: Misc	\$8,312	6	1	1	\$8,312/LS		Pool Area Furniture
13000 - Spa							
138 - Resurface	\$4,371	8	6	1	\$4,371/Itm		Spa
418 - ADA Chair Lift	\$5,413	10	3	1	\$5,413/Itm		Spa ADA Lift
19000 - Fencing							
900 - Miscellaneous	\$8,244	20	7	258	\$31.95/l.f.		Pool Perimeter Wall/Fence
20000 - Lighting							
240 - Pole Lights	\$12,273	20	2	8	\$1,534/Itm		Shuffleboard Lights
23000 - Mechanical Equipment							
240 - HVAC	\$28,000	15	2	2	\$14,000/Itm		Rooftop Carrier Units- 2011
26000 - Outdoor Equipment							
480 - Drinking Fountain	\$7,123	20	2	2	\$3,562/Itm		Drinking Fountain
812 - Shade Structure	\$14,063	15	8	564	\$24.94/Itm		[3] Volleyball Shade Canopies
880 - Shade Structure	\$6,583	15	5	264	\$24.94/SqFt		Pool Shade Canopy
900 - Shuffleboard Court	\$17,939	8	1	3,744	\$4.79/SqFt		[12] Shuffleboard Courts
910 - Miscellaneous	\$35,632	10	8	3,500	\$10.18/SqFt		[2] Volleyball Court Sand
00100 - Continental Vistas (CV)							
01000 - Paving							
404 - Asphalt: Overlay	\$15,346	20	16	6,726	\$2.28/SqFt		Parking Lot
02000 - Concrete							
448 - Pool Deck	\$8,976	2	1	4,748	\$31.51/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
120 - Surface Restoration	\$6,649	10	3	3,600	\$1.85/SqFt		Recreation Building & Walls
05000 - Roofing							
340 - Low Slope: Vinyl	\$26,000	20	17	20	\$1,300/Sqrs		Pool Building Roof

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00100 - Continental Vistas (CV)							
05000 - Roofing							
612 - Pitched: Tile	\$20,800	30	27	13	\$1,600/Sqrs		Pool Building Roof
966 - Coating	\$6,649	5	1	2,000	\$3.32/SqFt		Low Slope Roof Recoating
08000 - Rehab							
242 - Locker Rooms	\$74,212	20	13	2	\$37,106/Rm		Men's & Women's
246 - Bathrooms	\$21,903	20	13	1	\$21,903/Rm		Companion Restroom
12000 - Pool							
146 - Resurface	\$31,291	12	6	180	\$174/l.f.		Pool
648 - Deck: Re-Surface	\$29,766	15	12	4,748	\$6.27/SqFt		Pool/Spa Deck Coating
762 - Equipment: Replacement	\$20,707	5	0	1	\$41,414/LS (50%)		Pool & Spa Equipment
948 - Furniture: Misc	\$8,190	6	4	1	\$8,190/LS		Pool Area Furniture
13000 - Spa							
142 - Resurface	\$8,544	8	5	1	\$8,544/Itm		Spa
23000 - Mechanical Equipment							
244 - HVAC	\$11,000	15	10	1	\$11,000/Itm		Rooftop Rheem Unit #3- 2019
248 - HVAC	\$36,000	15	4	2	\$18,000/Itm		Rooftop Carrier Units- 2013
800 - Water Heater	\$5,936	12	1	1	\$5,936/Itm		Building Water Heater
25000 - Flooring							
640 - Vinyl	\$20,369	10	3	125	\$163/SqYd		Rec Room Sport Flooring
00110 - Madera Vista (MV)							
01000 - Paving							
408 - Asphalt: Major Repairs	\$62,111	25	8	9,772	\$6.36/SqFt		Parking Lot
02000 - Concrete							
454 - Pool Deck	\$7,675	2	3	4,008	\$25.53/SqFt (7.5%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
206 - Surface Restoration	\$7,862	10	4	4,020	\$1.96/SqFt		Exterior Surfaces
05000 - Roofing							
616 - Pitched: Tile	\$42,900	30	27	39	\$1,100/Sqrs		Pool Building Roof
08000 - Rehab							
248 - Restrooms	\$17,807	20	15	2	\$8,904/Rm		Men's & Women's
262 - Kitchen	\$21,730	20	8	1	\$21,730/Rm		Pool Building Kitchen Area
480 - Shower	\$9,595	15	13	1	\$9,595/LS		Outdoor Pool Shower

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00110 - Madera Vista (MV)							
12000 - Pool							
154 - Resurface	\$27,119	12	4	156	\$174/l.f.		Pool
654 - Deck: Re-Surface	\$38,452	15	13	4,008	\$9.59/SqFt		Pool/Spa Deck Coating
766 - Equipment: Replacement	\$18,374	5	4	1	\$36,748/LS	(50%)	Pool & Spa Equipment
952 - Furniture: Misc	\$8,310	6	3	1	\$8,310/LS		Pool Area Furniture
13000 - Spa							
146 - Resurface	\$5,342	8	0	1	\$5,342/Itm		Spa
17000 - Tennis Court							
540 - Reseal	\$5,554	4	1	7,200	\$.77/SqFt		Tennis Court
560 - Fixtures	\$5,976	15	8	1	\$5,976/Itm		Tennis Court Bench/Canopy
19000 - Fencing							
170 - Chain Link: 10'	\$16,428	30	7	360	\$45.63/l.f.		Tennis Court Fence
240 - Wrought Iron: 6'	\$17,489	30	2	380	\$46.02/l.f.		Pool Perimeter Fence
20000 - Lighting							
250 - Sports Field / Court	\$11,872	20	15	4	\$2,968/Itm		Tennis Court Lights
25000 - Flooring							
434 - Tile	\$11,804	20	16	1	\$11,804/LS		Recreation Room & Storage
26000 - Outdoor Equipment							
816 - Shade Structure	\$6,583	15	7	264	\$24.94/SqFt		Pool Shade Canopy
834 - Shade Structure	\$8,378	15	7	336	\$24.94/SqFt		Pool Equip Shade Canopy
00120 - Casa Paloma I (CPI)							
01000 - Paving							
412 - Asphalt: Major Repairs	\$45,306	25	3	7,128	\$6.36/SqFt		Parking Areas
02000 - Concrete							
460 - Pool Deck	\$12,943	2	1	6,128	\$25.53/SqFt	(8%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
212 - Surface Restoration	\$11,363	10	2	7,470	\$1.52/SqFt		Exterior Surfaces
05000 - Roofing							
344 - Low Slope: Vinyl	\$48,800	20	0	61	\$800/Sqrs		Pool Building & Shade Structure Roofs
970 - Coating	\$16,569	5	0	6,100	\$2.72/SqFt		Low Slope Roof Recoating
08000 - Rehab							
254 - Locker Rooms	\$121,612	20	16	2	\$60,806/Rm		Men's, Women's & Outdoor Shower

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00120 - Casa Paloma I (CPI)							
08000 - Rehab							
256 - Restrooms	\$5,791	20	16	1	\$5,791/Rm		Unisex Restroom
418 - Kitchen	\$8,310	20	7	1	\$8,310/Rm		Clubhouse Kitchen
12000 - Pool							
160 - Resurface	\$34,768	12	4	200	\$174/l.f.		Pool
420 - ADA Chair Lift	\$5,976	10	3	1	\$5,976/Itm		Aqua Creek Pool Chair
660 - Deck: Re-Surface	\$60,189	15	13	6,128	\$9.82/SqFt		Pool/Spa Deck Coating
770 - Equipment: Replacement	\$22,582	5	4	1	\$45,164/LS	(50%)	Pool & Spa Equipment
956 - Furniture: Misc	\$8,310	6	1	1	\$8,310/LS		Pool Area Furniture
13000 - Spa							
150 - Resurface	\$6,463	8	4	1	\$6,463/Itm		Spa
23000 - Mechanical Equipment							
256 - HVAC	\$22,000	15	2	2	\$11,000/Itm		Rooftop Carrier Units- 2011
25000 - Flooring							
424 - Tile	\$12,740	20	16	1	\$12,740/LS		Rec Rm, Unisex RR, Kitchen, Storage
26000 - Outdoor Equipment							
310 - Benches	\$23,468	15	6	18	\$1,304/Itm		Common Area Benches
316 - Shuffleboard Court	\$9,982	8	3	1,980	\$5.04/SqFt		[6] Shuffleboard Courts
826 - Shade Structure	\$9,202	30	21	310	\$29.68/SqFt		Pool Equip Shade Structure
00130 - Casa Paloma II (CPII)							
02000 - Concrete							
466 - Pool Deck	\$11,095	2	1	4,933	\$37.48/SqFt	(6%)	Pool/Spa Area Concrete Repair
04000 - Structural Repairs							
952 - Doors	\$6,655	10	10	14	\$1,901/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
348 - Low Slope: Vinyl	\$53,000	20	17	53	\$1,000/Sqrs		Pool Building Roofs
974 - Coating	\$8,810	5	0	5,300	\$1.66/SqFt		Low Slope Roof Recoating
08000 - Rehab							
258 - Restrooms	\$10,865	15	1	1	\$10,865/Rm		Unisex Restroom
260 - Locker Rooms	\$83,101	20	1	2	\$41,551/Rm		Men's & Women's Locker Rooms & Outdoor Shower
424 - Kitchen	\$8,310	20	3	1	\$8,310/Rm		Clubhouse Kitchen

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00130 - Casa Paloma II (CPII)							
12000 - Pool							
166 - Resurface	\$31,291	10	2	180	\$174/l.f.		Pool
666 - Deck: Re-Surface	\$50,409	15	13	4,933	\$10.22/SqFt		Pool/Spa Deck Coating
774 - Equipment: Replacement	\$22,645	5	0	1	\$45,290/LS	(50%)	Pool & Spa Equipment
960 - Furniture: Misc	\$8,310	6	1	1	\$8,310/LS		Pool Area Furniture
13000 - Spa							
154 - Resurface	\$5,900	8	2	1	\$5,900/Itm		Spa
20000 - Lighting							
260 - Pole Lights	\$11,867	30	29	8	\$1,483/Itm		Shuffleboard Lights
23000 - Mechanical Equipment							
272 - HVAC	\$22,000	15	2	2	\$11,000/Itm		Rooftop Carrier Units- 2011
25000 - Flooring							
200 - Carpeting	\$4,185	10	6	1,284	\$3.26/SqFt		Recreation Room
400 - Tile	\$4,262	20	16	281	\$15.17/SqFt		Kitchenette & Storage Closet
26000 - Outdoor Equipment							
304 - Shuffleboard Court	\$9,337	8	1	1,980	\$4.72/SqFt		[6] Courts Resurface & Recoat
860 - Shade Structure	\$7,331	15	7	294	\$24.94/SqFt		Pool Equip Shade Canopy
00140 - Abrego North (AN)							
01000 - Paving							
420 - Asphalt: Major Repairs	\$89,652	25	24	14,105	\$6.36/SqFt		Parking Area
02000 - Concrete							
472 - Pool Deck	\$6,700	5	4	4,523	\$24.69/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
218 - Surface Restoration	\$8,962	10	2	5,892	\$1.52/SqFt		Exterior Surfaces
04000 - Structural Repairs							
820 - Shed	\$11,353	10	6	1	\$11,353/Itm		Shed
956 - Doors	\$9,507	20	8	10	\$1,901/Itm	(50%)	Exterior & Interior Doors
05000 - Roofing							
352 - Low Slope: Vinyl	\$21,000	20	2	21	\$1,000/Sqrs		Pool Building Roof
978 - Coating	\$2,715	5	0	2,100	\$1.29/SqFt		Low Slope Roof Recoating
08000 - Rehab							
238 - Restrooms	\$18,709	20	2	1	\$18,709/Rm		Companion Restroom Remodel

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00140 - Abrego North (AN)							
08000 - Rehab							
266 - Locker Rooms	\$83,101	20	2	2	\$41,551/Rm		Men's & Women's
270 - General	\$10,676	20	13	795	\$13.43/SqFt		Recreation Room Tile- 2017
12000 - Pool							
172 - Resurface	\$39,983	10	2	230	\$174/l.f.		Pool
426 - ADA Chair Lift	\$14,602	10	2	2	\$7,301/Itm		Pool & Spa
778 - Equipment: Replacement	\$22,645	5	2	1	\$45,290/LS (50%)		Pool & Spa Equipment
964 - Furniture: Misc	\$8,190	6	4	1	\$8,190/LS		Pool Area Furniture
13000 - Spa							
158 - Resurface	\$6,262	8	1	1	\$6,262/Itm		Spa
19000 - Fencing							
110 - Wood: Split Rail	\$5,780	20	13	152	\$38.03/l.f.		Perimeter Fencing
23000 - Mechanical Equipment							
200 - HVAC	\$27,000	15	11	3	\$9,000/Itm		HVAC
26000 - Outdoor Equipment							
864 - Shade Structure	\$10,894	30	19	367	\$29.68/SqFt		Pool Equip Shade Structure
868 - Shade Structure	\$9,425	15	8	378	\$24.94/SqFt		[3] Pool Shade Canopies
00150 - Del Sol Clubhouse (DSC)							
01000 - Paving							
100 - Asphalt: Sealing	\$17,738	5	5	63,350	\$.28/SqFt		Parking, Driveway
200 - Asphalt: Ongoing Repairs	\$5,068	5	5	63,350	\$4.00/SqFt (2%)		Parking, Driveway
300 - Asphalt: Overlay w/ Interlayer	\$190,050	25	25	63,350	\$3.00/SqFt		Parking, Driveway
800 - Striping	\$3,000	5	5	1	\$3,000/LS		Parking Lot
02000 - Concrete							
210 - Curbs & Gutters	\$2,529	5	5	1,976	\$32.00/l.f. (4%)		Curbing Along Asphalt Perimeter
220 - Miscellaneous	\$1,800	5	10	1	\$1,800/LS		Around Clubhouse, Grounds, Rear Parking
03000 - Painting: Exterior							
120 - Surface Restoration	\$19,000	10	10	1	\$19,000/LS		Clubhouse Exterior Elements
140 - Mid Cycle Touch-Up	\$6,000	10	5	1	\$6,000/LS		Clubhouse Exterior Elements
03500 - Painting: Interior							
400 - Restrooms	\$3,060	10	10	1,020	\$3.00/SqFt		First Floor Entry
420 - Restrooms	\$1,500	10	10	500	\$3.00/SqFt		Lower Level 2 Restrooms

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00150 - Del Sol Clubhouse (DSC)							
03500 - Painting: Interior							
500 - Clubhouse	\$11,754	10	10	5,877	\$2.00/SqFt		First Floor Areas
510 - Clubhouse	\$4,800	10	10	2,400	\$2.00/SqFt		Lower Level Areas
04500 - Decking/Balconies							
110 - Concrete	\$12,000	30	2	600	\$20.00/SqFt		Walking Surface, Card Room Balcony
510 - Railing: Metal	\$14,400	30	20	180	\$80.00/l.f.		Building Exteriors
05000 - Roofing							
330 - Low Slope: Vinyl	\$75,024	18	18	6,252	\$12.00/SqFt		Clubhouse
620 - Pitched: Spanish Tile	\$13,200	30	25	12	\$1,100/Sqrs		Clubhouse
860 - Skylights	\$11,200	12	12	7	\$1,600/Itm		Rooftop Skylights, Clubhouse
910 - Gutter Cleaning	\$4,000	20	20	1	\$4,000/LS		Scuppers
08000 - Rehab							
180 - Restrooms	\$12,000	15	15	2	\$12,000/Rm (50%)		Restrooms at Main Entry
320 - Countertops- Kitchen	\$8,400	20	20	28	\$300/l.f.		Dining Room Counter- Quartz
370 - Restrooms	\$5,000	15	15	2	\$5,000/Rm (50%)		Restrooms at Lower Level
380 - Tile	\$9,464	25	25	364	\$26.00/SqFt		Wall Tile- First Floor Entry Restrooms
390 - Tile	\$9,620	25	25	370	\$26.00/SqFt		Wall Tile- Lower Level Restrooms (2)
720 - T-Bar Ceiling	\$7,680	30	29	256	\$30.00/SqFt		Dining Area, Counter
900 - General	\$12,000	20	20	8	\$3,000/LS (50%)		Building Doors
910 - Windows	\$30,000	20	20	1	\$30,000/LS		Building Windows
20000 - Lighting							
200 - Street Lights	\$18,000	30	29	6	\$3,000/Itm		Parking Lot Lights
400 - Interior	\$10,000	10	10	50	\$200/Itm		Interior Building Lighting
23000 - Mechanical Equipment							
200 - HVAC	\$18,000	15	15	1	\$18,000/Itm		1 Rheem 5 Ton, Clubhouse Roof
204 - HVAC	\$44,000	15	15	2	\$22,000/Itm		Rheem 7.5 Ton, Clubhouse Roof
220 - HVAC	\$10,000	15	15	1	\$10,000/Itm		1 Carrier Gemini Split System, Clubhouse Grounds
224 - HVAC	\$10,000	15	15	1	\$10,000/Itm		1 Carrier Gemini Split-System, Clubhouse Grounds
600 - Water Heater	\$2,400	12	10	1	\$2,400/Itm		1- GE 50 US Gal Water Heater
24500 - Audio / Visual							
100 - Television	\$3,000	10	10	2	\$1,500/Itm		at Dining Room
25000 - Flooring							
400 - Tile	\$8,640	25	25	360	\$24.00/SqFt		First Floor Entry Restrooms

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00150 - Del Sol Clubhouse (DSC)							
25000 - Flooring							
410 - Tile	\$6,080	25	15	304	\$20.00/SqFt		Kitchen, Store Room
420 - Tile	\$24,520	25	25	1,226	\$20.00/SqFt		Dining Room, Counter, Side Room & Stairs
430 - Tile	\$36,480	25	10	1,824	\$20.00/SqFt		Card Room
440 - Vinyl	\$1,152	25	10	96	\$12.00/SqFt		Store Room at Card Room
500 - Tile	\$2,400	25	25	200	\$12.00/SqFt		Lower Level Restrooms (2)
520 - Carpeting	\$24,840	15	15	4,140	\$6.00/SqFt		Lower Level Room
560 - Tile	\$1,600	20	20	80	\$20.00/SqFt		Lower Level Exterior Entry
27000 - Appliances							
220 - Refrigerator Large Commercial Model	\$6,000	12	12	1	\$6,000/Itm		1- Arctic Air Refrigerator
248 - Ice Machine	\$8,000	10	10	1	\$8,000/Itm		1- Manitowac Ice Machine
620 - Stainless Steel Sink	\$2,800	20	20	1	\$2,800/Itm		1- 3 Bay Dishwashing SS Counter & Sinks
940 - Drinking Fountain	\$6,000	12	12	2	\$3,000/Itm		at Lower Level Room & First Floor
29000 - Infrastructure							
330 - Plumbing	\$20,000	20	10	1	\$20,000/LS		Sump System
400 - Electric	\$10,000	10	7	1	\$10,000/LS		Electrical Panel, Related Equipment
00200 - Pickleball Center (PC)							
01000 - Paving							
170 - Asphalt: Sealing	\$11,889	5	2	39,629	\$.30/SqFt		Parking Lot
270 - Asphalt: Ongoing Repairs	\$5,802	5	2	39,629	\$4.18/SqFt (3.5%)		Parking Lot
370 - Asphalt: Overlay w/ Interlayer	\$118,887	25	21	39,629	\$3.00/SqFt		Parking Lot
04000 - Structural Repairs							
892 - Shed	\$5,432	15	11	1	\$5,432/LS		Shed
912 - Doors	\$4,753	20	16	5	\$1,901/Itm (50%)		Building Doors
05000 - Roofing							
370 - Low Slope: Single-Ply	\$9,260	15	11	12	\$772/Sqrs		Center Roof
08000 - Rehab							
100 - General	\$5,791	10	6	1	\$5,791/LS		Office, Storage, Breezeway
226 - Restrooms	\$17,373	10	6	2	\$8,687/Rm		Restrooms
17500 - Basketball / Sport Court							
200 - Seal & Striping	\$47,458	2	1	54,600	\$.87/SqFt		[24] Pickleball Courts

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00200 - Pickleball Center (PC)							
19000 - Fencing							
174 - Chain Link: 4'	\$29,482	25	21	1,414	\$20.85/l.f.		Court Fences
178 - Chain Link: 8'	\$69,950	25	21	1,871	\$37.39/l.f.		Court Fences
780 - Gates	\$16,215	20	16	50	\$324/Itm		Court Gates
23000 - Mechanical Equipment							
470 - HVAC	\$15,000	15	11	3	\$5,000/Itm		Mini-split Units
870 - Septic System	\$8,687	20	16	1	\$8,687/Sys		Septic System
24000 - Furnishings							
570 - Miscellaneous	\$23,164	10	6	1	\$23,164/LS		Interior/Exterior Furniture
970 - Miscellaneous	\$9,006	10	6	900	\$10.01/SqFt		Artificial Turf
974 - Miscellaneous	\$5,791	10	6	1	\$5,791/LS		Entrance Gate
26000 - Outdoor Equipment							
440 - Drinking Fountain	\$5,559	20	16	2	\$2,780/Itm		Drinking Fountains
448 - Bleachers: Aluminum	\$19,557	20	16	6	\$3,259/Itm		Bleachers
884 - Shade Structure	\$14,994	7	3	4,182	\$3.59/SqFt		[3] Shade Structures
00700 - Facility Maintenance Shop (FMS)							
01000 - Paving							
136 - Asphalt: Sealing	\$8,722	5	3	29,074	\$.30/SqFt		Parking Area
260 - Asphalt: Ongoing Repairs	\$4,257	5	3	29,074	\$4.18/SqFt (3.5%)		Parking Area
424 - Asphalt: Overlay w/ Interlayer	\$87,222	25	20	29,074	\$3.00/SqFt		Parking Area
03000 - Painting: Exterior							
128 - Surface Restoration	\$7,605	10	4	5,000	\$1.52/SqFt		Building Exterior
412 - Wrought Iron	\$8,936	4	2	835	\$10.70/l.f.		Perimeter Fence
03500 - Painting: Interior							
152 - Building	\$14,124	10	11	10,000	\$1.41/SqFt		All Interior Spaces
04000 - Structural Repairs							
800 - Shed	\$6,254	10	6	1	\$6,254/Itm		Shed
804 - Shed	\$18,253	10	4	3	\$6,084/Itm		Pre-Fab Sheds
960 - Doors	\$5,650	30	24	2	\$2,825/Itm		Shop Rollup Doors
964 - Doors	\$11,408	10	4	24	\$1,901/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
332 - Low Slope: Vinyl	\$14,000	20	14	14	\$1,000/Sqrs		Maintenance Shop Low Slope Roof

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00700 - Facility Maintenance Shop (FMS)							
05000 - Roofing							
440 - Pitched: Dimensional Composition	\$26,355	30	3	37	\$712/Sqrs		Maintenance Shop Pitched Roof
860 - Skylights	\$9,497	20	14	10	\$950/Itm		Pitched & Low Slope Roof Skylights
982 - Coating	\$4,655	5	0	1,400	\$3.32/SqFt		Low Slope Roof Recoating
08000 - Rehab							
108 - General	\$18,709	20	14	1	\$18,709/LS		Common Areas
278 - Restrooms	\$35,615	20	14	2	\$17,807/Rm		Restrooms
282 - General	\$24,930	20	14	1	\$24,930/Rm		Break Room
19000 - Fencing							
224 - Wrought Iron: 5'	\$33,703	30	24	835	\$40.36/l.f.		Perimeter Fencing
540 - Metal	\$6,269	30	24	165	\$37.99/l.f.		Frontage Fencing
23000 - Mechanical Equipment							
208 - HVAC	\$32,000	15	9	4	\$8,000/Itm		Rooftop HVAC Units- 2018
224 - HVAC	\$36,000	15	8	2	\$18,000/Itm		Ground Level Bryant Units- 2017
24000 - Furnishings							
200 - Miscellaneous	\$58,171	20	14	64	\$909/Itm		Chairs, Desks, Storage, Etc
25000 - Flooring							
290 - Carpeting	\$7,415	10	1	195	\$38.03/SqYd		Offices, Hallways, Misc
480 - Tile	\$18,916	20	14	664	\$28.49/SqFt		Floor & Wall Tile
30000 - Miscellaneous							
236 - Maintenance Equipment	\$19,429	20	16	1	\$19,429/Itm		Genie Scissor Lift
822 - Maintenance Equipment	\$22,615	10	4	11	\$4,112/Itm (50%)		Shop Tools, Portacoolers, Misc
00800 - General							
22000 - Office Equipment							
100 - Miscellaneous	\$7,479	5	3	1	\$7,479/Itm		Facility Maintenance Shop Contex Scanner
30000 - Miscellaneous							
200 - Maintenance Equipment	\$9,588	20	3	1	\$9,588/Itm		Vermeer Chipper
204 - Maintenance Equipment	\$62,154	15	13	1	\$62,154/Itm		Vermeer Skid Loader & Attachments
700 - Trailer	\$6,392	15	1	1	\$6,392/Itm		Load Trail
704 - Trailer	\$7,417	15	10	1	\$7,417/Itm		Top Hat- 2018
710 - Trailer	\$27,042	15	13	1	\$27,042/Itm		Big Tex
824 - Maintenance Truck	\$38,353	10	7	1	\$38,353/Itm		2011 Ford F150 Pickup- #18

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00800 - General							
30000 - Miscellaneous							
832 - Vehicle	\$92,717	10	9	3	\$30,906/Itm		2013 Ford Transit Connects- #20, 21, 23
844 - Vehicle	\$22,373	10	3	1	\$22,373/Itm		2016 Ford Fiesta- #26
852 - Vehicle	\$74,836	10	2	2	\$37,418/Itm		2016 Ram Promaster City Vans- #29, 30
856 - Maintenance Truck	\$127,222	10	3	3	\$42,407/Itm		2016 Ram 1500 Pickups- #31, 32, 33
860 - Maintenance Truck	\$44,545	10	3	1	\$44,545/Itm		2017 Ram 1500 Pickup- #34
866 - Vehicle	\$34,746	3	3	1	\$34,746/Itm		2017 Ford Escape- #36
868 - Maintenance Truck	\$41,395	10	4	1	\$41,395/Itm		2018 Ford F150 Supercrew- #37
872 - Maintenance Truck	\$44,184	10	4	1	\$44,184/Itm		2018 Ford F150- #38
874 - Maintenance Truck	\$42,394	10	4	1	\$42,394/Itm		Ford F250 PU- #39
876 - Vehicle	\$38,654	10	4	1	\$38,654/Itm		Ford Transit Connect- #40
878 - Vehicle	\$38,655	10	5	1	\$38,655/Itm		2018 Ford Transit 150 Van- #41
880 - Vehicle	\$47,487	10	5	1	\$47,487/Itm		2019 Ford F-250 Pickup Truck- #42
882 - Vehicle	\$40,364	10	5	1	\$40,364/Itm		2018 Ford Transit 250 Van- #43
884 - Vehicle	\$35,337	10	5	1	\$35,337/Itm		2018 Ford F-150 Pickup Truck- #44
888 - Vehicle	\$34,768	10	6	1	\$34,768/Itm		2020 Ford Escape- #45
892 - Maintenance Truck	\$41,551	10	7	1	\$41,551/Itm		2021 Ford Ranger XL- #46
896 - Maintenance Truck	\$47,534	10	7	1	\$47,534/Itm		2021 Ford F250 Pickup- #47

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Administrative Offices							
22000 - Office Equipment							
190 - Miscellaneous	\$17,927	8	0	1	\$17,927/LS		Printers & Copiers
360 - Telephone Equipment	\$27,162	12	10	1	\$27,162/Sys		Telephone System
00020 - West Social Center (WC)							
01000 - Paving							
204 - Asphalt: Ongoing Repairs	\$4,554	5	1	43,543	\$4.18/SqFt	(3%)	Drives, North & South Parking
12000 - Pool							
144 - Structural Replacement of Pool	\$1,412,450	60	12	250	\$5,650/l.f.		WC Pool & Spa Area
560 - Cover	\$8,475	6	0	4,000	\$2.12/SqFt		Pool Cover
920 - Furniture: Misc	\$10,485	6	1	1	\$10,485/LS		Pool Area Furniture
13000 - Spa							
110 - Resurface	\$8,757	8	4	1	\$8,757/Itm		Spa
23000 - Mechanical Equipment							
628 - Water Heater	\$3,911	8	1	4	\$1,956/Itm	(50%)	Water Heaters
26000 - Outdoor Equipment							
474 - Drinking Fountain	\$4,346	5	2	7	\$2,173/Itm	(28.6%)	Drinking Fountains
00030 - East Social Center (EC)							
12000 - Pool							
001 - Cover	\$2,955	6	0	1,360	\$2.17/SqFt		Pool Cover
142 - Structural Replacement of Pool	\$842,581	60	3	165	\$5,107/l.f.		EC Pool Re-build
17000 - Tennis Court							
700 - Screen	\$2,994	5	2	4,835	\$.62/SqFt		Tennis & Pickleball Courts
712 - Screen	\$1,362	5	0	2,200	\$.62/SqFt		[4] South Pickleball Courts
23000 - Mechanical Equipment							
608 - Water Heater	\$2,140	4	1	4	\$2,140/Itm	(25%)	Water Heaters
26000 - Outdoor Equipment							
450 - Drinking Fountain	\$4,346	5	2	8	\$2,173/Itm	(25%)	Drinking Fountains
830 - Shade Structure	\$3,598	15	3	144	\$24.99/SqFt		Tennis Shade Canopy
00040 - Las Campanas (LC)							
12000 - Pool							
144 - Structural Replacement of Pool	\$1,193,238	60	33	264	\$4,520/LS		LC Pool & Spa Area
564 - Cover	\$9,322	6	0	4,400	\$2.12/SqFt		Pool Cover

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
17000 - Tennis Court							
716 - Screen	\$3,344	5	2	5,400	\$.62/SqFt		Tennis Court Fence Screen
26000 - Outdoor Equipment							
454 - Drinking Fountain	\$2,137	5	2	4	\$2,137/Itm (25%)		Drinking Fountains
00050 - Desert Hills (DH)							
12000 - Pool							
146 - Structural Replacement of Pool	\$1,175,158	60	17	260	\$4,520/l.f.		DH Pool & Spa Area
568 - Cover	\$8,199	6	0	3,870	\$2.12/SqFt		Pool Cover
14000 - Recreation							
100 - Sauna: Heaters	\$2,190	15	3	1	\$2,190/Itm		Sauna
17000 - Tennis Court							
530 - Resurface	\$100,132	21	6	28,800	\$3.48/SqFt		[4] Tennis Courts
720 - Screen	\$5,351	4	1	8,640	\$.62/SqFt		Tennis Wind Screens
17500 - Basketball / Sport Court							
410 - Overlay	\$6,976	8	1	2,184	\$3.19/SqFt		[7] Shuffleboard Courts- Resurfacing
23000 - Mechanical Equipment							
450 - HVAC	\$12,784	15	1	2	\$6,392/Itm		Ground Level- Bard Units #1 & #2
26000 - Outdoor Equipment							
458 - Drinking Fountain	\$2,137	5	1	3	\$2,137/Itm (33%)		Drinking Fountains
00060 - Canoa Hills (CH)							
12000 - Pool							
148 - Structural Replacement of Pool	\$1,238,436	60	26	274	\$4,520/LS		CH Pool & Spa Area
572 - Cover	\$10,170	6	0	4,800	\$2.12/SqFt		Pool Cover
14000 - Recreation							
730 - Bridge Dealing Machine	\$6,571	5	3	1	\$6,571/Itm		Duplimate Bridge Dealing Machine
17000 - Tennis Court							
704 - Screen	\$3,233	5	0	5,220	\$.62/SqFt		Tennis Court Windscreens
23000 - Mechanical Equipment							
500 - Swamp Cooler	\$2,557	20	10	1	\$2,557/Itm		Evaporative Cooler- 2014
26000 - Outdoor Equipment							
466 - Drinking Fountain	\$2,137	5	2	4	\$2,137/Itm (25%)		Drinking Fountains

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
08000 - Rehab							
412 - Kitchen	\$4,922	20	1	1	\$4,922/Rm		Art Kitchenette
472 - Cabinets	\$22,053	20	1	2	\$11,027/Rm		Art & Clay Counters & Cabinets
12000 - Pool							
150 - Structural Replacement of Pool	\$1,084,762	60	32	240	\$4,520/LS		SR Pool & Spa Area
576 - Cover	\$7,627	6	3	3,600	\$2.12/SqFt		Pool Cover
20000 - Lighting							
540 - Parking Lot	\$26,118	30	10	10	\$2,612/Itm		Parking Lot Lights
24500 - Audio / Visual							
336 - Miscellaneous	\$8,674	20	2	1	\$8,674/Sys		Fiesta Room- Total Induction Loop
25000 - Flooring							
260 - Carpeting	\$63,886	10	2	1,400	\$45.63/SqYd		Anza, Fiesta, Computer, Office
26000 - Outdoor Equipment							
470 - Drinking Fountain	\$2,137	5	0	3	\$2,137/Itm (33%)		Drinking Fountains
00080 - Canoa Ranch (CR)							
12000 - Pool							
152 - Structural Replacement of Pool	\$1,157,079	60	44	256	\$4,520/l.f.		CR Pool & Spa Area
17000 - Tennis Court							
708 - Screen	\$2,564	5	0	4,140	\$.62/SqFt		Pickleball Court Windscreens
17500 - Basketball / Sport Court							
420 - Overlay	\$39,319	21	8	11,204	\$3.51/SqFt		Pickleball & Basketball Courts
27000 - Appliances							
998 - Miscellaneous	\$1,899	15	0	2	\$950/Itm		Amado Rm Microwave, Refrigerator
00090 - Abrego South (AS)							
03500 - Painting: Interior							
148 - Building	\$8,311	10	0	5,884	\$1.41/SqFt		All Interior Spaces
12000 - Pool							
154 - Structural Replacement of Pool	\$768,373	60	10	170	\$4,520/LS		AS Pool & Spa Area
782 - Cover	\$3,337	6	0	1,575	\$2.12/Itm		Pool Cover
00100 - Continental Vistas (CV)							
01000 - Paving							
240 - Asphalt: Ongoing Repairs	\$2,814	5	0	6,726	\$4.18/SqFt (10%)		Seal, Crack Fill, Stripe

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00100 - Continental Vistas (CV)							
04000 - Structural Repairs							
940 - Doors	\$5,704	10	0	12	\$1,901/Itm	(25%)	Exterior & Interior Doors
12000 - Pool							
156 - Structural Replacement of Pool	\$813,571	60	15	180	\$4,520/LS		CV Pool & Spa Area
790 - Cover	\$3,761	6	2	1,775	\$2.12/SqFt		Pool Cover
26000 - Outdoor Equipment							
484 - Drinking Fountain	\$2,137	20	13	1	\$2,137/Itm		Drinking Fountain
00110 - Madera Vista (MV)							
01000 - Paving							
244 - Asphalt: Ongoing Repairs	\$4,088	5	0	9,772	\$4.18/SqFt	(10%)	Seal, Crack Fill, Stripe
04000 - Structural Repairs							
944 - Doors	\$5,704	10	0	12	\$1,901/Itm	(25%)	Exterior & Interior Doors
12000 - Pool							
160 - Structural Replacement of Pool	\$705,095	60	20	156	\$4,520/LS		MV Pool & Spa Area
23000 - Mechanical Equipment							
252 - HVAC	\$9,972	15	2	1	\$9,972/Itm		Rooftop Carrier Unit #1- 2011
620 - Water Heater	\$2,137	12	1	1	\$2,137/Itm		Building Water Heater
26000 - Outdoor Equipment							
312 - Shuffleboard Court	\$3,327	10	2	660	\$5.04/SqFt		[2] Shuffleboard Courts
488 - Drinking Fountain	\$2,137	20	2	1	\$2,137/Itm		Drinking Fountain
00120 - Casa Paloma I (CPI)							
01000 - Paving							
248 - Asphalt: Ongoing Repairs	\$2,982	5	2	7,128	\$4.18/SqFt	(10%)	Seal, Crack Fill, Stripe
04000 - Structural Repairs							
948 - Doors	\$4,753	10	0	10	\$1,901/Itm	(25%)	Exterior & Interior Doors
12000 - Pool							
162 - Structural Replacement of Pool	\$903,968	40	9	200	\$4,520/LS		CPI Pool & Spa Area
786 - Cover	\$4,449	6	2	2,100	\$2.12/SqFt		Pool Cover
23000 - Mechanical Equipment							
516 - Swamp Cooler	\$2,557	20	9	1	\$2,557/Itm		Rooftop Evaporative Cooler Unit #4- 2013
710 - Furnace	\$3,707	15	4	1	\$3,707/Itm		Rooftop Forced Air Furnace Unit #3- 2013

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00120 - Casa Paloma I (CPI)							
26000 - Outdoor Equipment							
492 - Drinking Fountain	\$2,137	20	0	1	\$2,137/Itm		Drinking Fountain
00130 - Casa Paloma II (CPII)							
01000 - Paving							
252 - Asphalt: Ongoing Repairs	\$1,897	5	2	4,536	\$4.18/SqFt (10%)		Parking Areas
428 - Asphalt: Major Repairs	\$28,831	25	0	4,536	\$6.36/SqFt		Parking Areas
12000 - Pool							
166 - Structural Replacement of Pool	\$813,571	60	12	180	\$4,520/LS		CPII Pool & Spa Area
23000 - Mechanical Equipment							
260 - HVAC	\$4,251	15	1	1	\$4,251/Itm		Rooftop Rheem Unit #3- 2005
624 - Water Heater	\$2,137	12	2	1	\$2,137/Itm		Building Water Heater
26000 - Outdoor Equipment							
496 - Drinking Fountain	\$2,137	20	0	1	\$2,137/Itm		Drinking Fountain
00140 - Abrego North (AN)							
01000 - Paving							
256 - Asphalt: Ongoing Repairs	\$2,700	5	2	6,455	\$4.18/SqFt (10%)		Seal, Crack Fill, Stripe
12000 - Pool							
140 - Structural Replacement of Pool	\$571,760	60	29	230	\$2,486/l.f.		Albrego N
672 - Deck: Re-Surface	\$43,393	25	17	4,523	\$9.59/SqFt		Pool/Spa Tinted Deck
26000 - Outdoor Equipment							
500 - Drinking Fountain	\$2,849	20	12	1	\$2,849/Itm		Drinking Fountain
00200 - Pickleball Center (PC)							
02000 - Concrete							
100 - Repair	\$2,316	5	11	1	\$2,316/LS		Walks
20000 - Lighting							
270 - Miscellaneous	\$1	30	26	1	\$1.09/Itm		Placeholder Pending Additional Data
21000 - Signage							
900 - Miscellaneous	\$2,896	12	8	1	\$2,896/LS		Monument & Other
27000 - Appliances							
248 - Ice Machine	\$2,374	10	6	1	\$2,374/Itm		Center Building

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00700 - Facility Maintenance Shop (FMS)							
05000 - Roofing							
700 - Gutters / Downspouts	\$1,549	30	3	145	\$10.68/l.f.		Gutters & Downspouts
24500 - Audio / Visual							
128 - Television	\$1,781	10	4	1	\$1,781/Itm		Conference Room
27000 - Appliances							
278 - Ice Machine	\$2,374	10	3	1	\$2,374/Itm		Hallway Manitowoc
00800 - General							
22000 - Office Equipment							
110 - Miscellaneous	\$3,740	5	0	1	\$3,740/Itm		Facility Maintenance Shop HP Plotter
30000 - Miscellaneous							
820 - Vehicle	\$35,157	10	0	1	\$35,157/Itm		2009 Ford E150 Van- #17
840 - Maintenance Truck	\$44,746	10	2	1	\$44,746/Itm		2005 Chevy Silverado 2500 HD- #25

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2024			
00010 - Administrative Offices			
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	13,974	
240 - Computers, Misc. Office Computer Work Stations	1	20,752	
270 - Network Equipment Routers & Switches	1	6,724	
Total 22000 - Office Equipment:		41,450	41,450
Total Administrative Offices:		41,450	41,450
00020 - West Social Center (WC)			
17000 - Tennis Court			
100 - Reseal 43,200 sf [6] Tennis Courts	4	34,158	
23000 - Mechanical Equipment			
204 - HVAC 2 Rooftop Carrier Units- 2006	15	76,055	
352 - HVAC 2 Rooftop Carrier/American Units- 2009	15	29,335	
Total 23000 - Mechanical Equipment:		105,390	105,390
Total West Social Center (WC):		139,548	139,548
00030 - East Social Center (EC)			
01000 - Paving			
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	5	7,334	
23000 - Mechanical Equipment			
326 - HVAC Rooftop Carrier Unit #3- 2009	15	21,947	
Total East Social Center (EC):		29,281	29,281
00040 - Las Campanas (LC)			
05000 - Roofing			
942 - Coating 19,800 sf Low Slope Roof Recoating	5	23,234	
17000 - Tennis Court			
120 - Reseal 14,000 sf [2] Tennis Courts	4	10,800	
23000 - Mechanical Equipment			
212 - HVAC 11 Rooftop Trane Units- 2008	15	178,161	
Total Las Campanas (LC):		212,195	212,195
00050 - Desert Hills (DH)			
01000 - Paving			
120 - Asphalt: Sealing 104,016 sf Drives & Parking	5	31,205	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00050 - Desert Hills (DH)			
01000 - Paving			
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	5	10,878	
Total 01000 - Paving:		42,083	42,083
05000 - Roofing			
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	20	109,600	
23000 - Mechanical Equipment			
332 - HVAC 3 Rooftop Carrier Units- 2009	15	42,738	
25000 - Flooring			
440 - Tile 975 sf Clubhouse Walls & Floors	20	31,776	
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	15	18,818	
Total 25000 - Flooring:		50,594	50,594
Total Desert Hills (DH):		245,015	245,015
00060 - Canoa Hills (CH)			
17000 - Tennis Court			
140 - Reseal 14,000 sf [2] Tennis Courts	4	10,800	
24000 - Furnishings			
560 - Miscellaneous Folding Tables & Chairs	10	15,314	
Total Canoa Hills (CH):		26,114	26,114
00070 - Santa Rita Springs (SRS)			
05000 - Roofing			
954 - Coating 6,800 sf Low Slope Roof Recoating	5	23,716	
14000 - Recreation			
240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	3	28,332	
24500 - Audio / Visual			
160 - Projector 3 Projectors (33%)	4	1,484	
170 - Projection Screen Anza Room	20	10,210	
Total 24500 - Audio / Visual:		11,694	11,694
Total Santa Rita Springs (SRS):		63,742	63,742
00080 - Canoa Ranch (CR)			
05000 - Roofing			
958 - Coating 13,300 sf Low Slope Roof Recoating	5	23,843	
17500 - Basketball / Sport Court			
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	4	7,519	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00080 - Canoa Ranch (CR)			
24500 - Audio / Visual			
164 - Projector Amado Room- EIKI	10	1,484	
Total Canoa Ranch (CR):		32,846	32,846
00090 - Abrego South (AS)			
05000 - Roofing			
962 - Coating 4,900 sf Low Slope Roof Recoating	5	5,643	
Total Abrego South (AS):		5,643	5,643
00100 - Continental Vistas (CV)			
12000 - Pool			
762 - Equipment: Replacement Pool & Spa Equipment (50%)	5	20,707	
Total Continental Vistas (CV):		20,707	20,707
00110 - Madera Vista (MV)			
13000 - Spa			
146 - Resurface Spa	8	5,342	
Total Madera Vista (MV):		5,342	5,342
00120 - Casa Paloma I (CPI)			
05000 - Roofing			
344 - Low Slope: Vinyl 61 Squares- Pool Building & Shade Structure Roofs	20	48,800	
970 - Coating 6,100 sf Low Slope Roof Recoating	5	16,569	
Total 05000 - Roofing:		65,369	65,369
Total Casa Paloma I (CPI):		65,369	65,369
00130 - Casa Paloma II (CPII)			
05000 - Roofing			
974 - Coating 5,300 sf Low Slope Roof Recoating	5	8,810	
12000 - Pool			
774 - Equipment: Replacement Pool & Spa Equipment (50%)	5	22,645	
Total Casa Paloma II (CPII):		31,455	31,455
00140 - Abrego North (AN)			
05000 - Roofing			
978 - Coating 2,100 sf Low Slope Roof Recoating	5	2,715	
Total Abrego North (AN):		2,715	2,715
00700 - Facility Maintenance Shop (FMS)			
05000 - Roofing			
982 - Coating 1,400 sf Low Slope Roof Recoating	5	4,655	
Total Facility Maintenance Shop (FMS):		4,655	4,655
Total 2024:		926,077	

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2025			
00010 - Administrative Offices			
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	13,974	14,323
240 - Computers, Misc. Office Computer Work Stations	1	20,752	21,271
270 - Network Equipment Routers & Switches	1	6,724	6,892
Total 22000 - Office Equipment:		41,450	42,486
23000 - Mechanical Equipment			
200 - HVAC 3 Rooftop Carrier Units- 2010	15	51,000	52,275
25000 - Flooring			
400 - Tile 430 sf Floors	20	9,344	9,577
Total Administrative Offices:		101,794	104,338
00020 - West Social Center (WC)			
01000 - Paving			
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	5	13,063	13,389
108 - Asphalt: Sealing 75,321 sf West Parking Lot	5	22,596	23,161
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	5	7,877	8,074
Total 01000 - Paving:		43,536	44,624
03500 - Painting: Interior			
106 - Building 24,000 sf All Interior Spaces	10	33,899	34,746
05000 - Roofing			
934 - Coating 33,900 sf Low Slope Roof Recoating	5	42,044	43,096
12000 - Pool			
730 - Equipment: Replacement Pool & Spa Equipment (50%)	5	30,313	31,071
23000 - Mechanical Equipment			
354 - HVAC Rooftop Carrier/American Units- 2009	15	14,668	15,034
380 - HVAC Rooftop Carrier Unit #7- 2010	15	21,947	22,496
Total 23000 - Mechanical Equipment:		36,615	37,530
24000 - Furnishings			
504 - Miscellaneous 500 Auditorium Unpadded Chairs	10	35,311	36,194
508 - Tables 175 Auditorium Tables	10	62,745	64,314
Total 24000 - Furnishings:		98,056	100,508
Total West Social Center (WC):		284,463	291,575

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2025			
00030 - East Social Center (EC)			
05000 - Roofing			
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	20	93,150	95,479
938 - Coating 20,700 sf Low Slope Roof Recoating	5	13,269	13,601
Total 05000 - Roofing:		106,419	109,080
17500 - Basketball / Sport Court			
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	2	20,707	21,225
24000 - Furnishings			
520 - Miscellaneous Tables & Chairs	10	33,877	34,724
Total East Social Center (EC):		161,003	165,029
00040 - Las Campanas (LC)			
02000 - Concrete			
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	2	8,761	8,980
03000 - Painting: Exterior			
118 - Stucco 18,180 sf Building Exterior	10	27,654	28,345
03500 - Painting: Interior			
118 - Building 21,900 sf All Interior Spaces	10	30,933	31,706
05000 - Roofing			
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	20	158,400	162,360
12000 - Pool			
928 - Furniture: Misc Pool Area Furniture	6	9,697	9,939
13000 - Spa			
118 - Resurface Spa PebbleTec Resurface	8	7,301	7,484
23000 - Mechanical Equipment			
292 - HVAC 4 Rooftop Carrier Units- 2010	15	58,528	59,991
25000 - Flooring			
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	10	21,384	21,919
236 - Carpeting 150 Sq. Yds. Juniper Room Only	10	5,949	6,097
430 - Tile 3,050 sf Clubhouse Walls & Floors	20	47,056	48,233
741 - Vinyl Agave & Ocotillo Floor- 2025 Only[nr:1]	2	38,508	39,471
Total 25000 - Flooring:		112,897	115,720
Total Las Campanas (LC):		414,171	424,525

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00050 - Desert Hills (DH)			
02000 - Concrete			
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	5	11,453	11,740
04500 - Decking/Balconies			
200 - Resurface 1,778 sf Second Floor Deck	18	30,617	31,382
08000 - Rehab			
218 - Locker Rooms 2 Men's & Women's	28	145,665	149,307
324 - Restrooms 2 Auditorium Lobby Restrooms	20	60,000	61,500
Total 08000 - Rehab:		205,665	210,807
12000 - Pool			
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	10	14,602	14,967
742 - Equipment: Replacement Pool & Spa Equipment (50%)	5	30,442	31,203
Total 12000 - Pool:		45,044	46,170
14000 - Recreation			
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	3	20,835	21,356
24000 - Furnishings			
540 - Miscellaneous Folding Tables & Chairs	10	28,637	29,353
28000 - Water System			
150 - Backflow Valves 6" Backflow	12	11,506	11,793
Total Desert Hills (DH):		353,757	362,601
00060 - Canoa Hills (CH)			
02000 - Concrete			
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	2	9,115	9,343
12000 - Pool			
936 - Furniture: Misc Pool Area Furniture	6	13,423	13,759
28000 - Water System			
154 - Backflow Valves 6" Backflow	12	11,506	11,793
Total Canoa Hills (CH):		34,044	34,895
00070 - Santa Rita Springs (SRS)			
01000 - Paving			
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	5	8,433	8,643
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	25	175,158	179,537
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	25	66,750	68,419
Total 01000 - Paving:		250,341	256,599

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00070 - Santa Rita Springs (SRS)			
02000 - Concrete			
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	2	7,554	7,743
04000 - Structural Repairs			
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	10	27,039	27,715
05000 - Roofing			
336 - Low Slope: Vinyl 68 Squares- Building Roof	20	54,400	55,760
08000 - Rehab			
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	142,460	146,021
12000 - Pool			
130 - Resurface 240 lf Pool	10	47,404	48,589
940 - Furniture: Misc Pool Area Furniture	6	8,949	9,173
Total 12000 - Pool:		56,353	57,762
Total Santa Rita Springs (SRS):		538,147	551,600
00080 - Canoa Ranch (CR)			
01000 - Paving			
132 - Asphalt: Sealing 64,068 sf Drives & Parking	5	19,220	19,701
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	5	6,700	6,867
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)	5	7,851	8,047
Total 01000 - Paving:		33,771	34,615
03000 - Painting: Exterior			
406 - Wrought Iron 614 lf Metal Fencing & Railings	4	7,071	7,248
23000 - Mechanical Equipment			
636 - Water Heater 2 Shop	15	13,059	13,385
Total Canoa Ranch (CR):		53,901	55,248
00090 - Abrego South (AS)			
02000 - Concrete			
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	2	7,104	7,282
03000 - Painting: Exterior			
201 - Surface Restoration Exterior Surfaces- 2025 Only[nr:1]	2	50,000	51,250
12000 - Pool			
758 - Equipment: Replacement Pool & Spa Equipment (50%)	5	19,921	20,419
944 - Furniture: Misc Pool Area Furniture	6	8,312	8,520
Total 12000 - Pool:		28,233	28,939

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00090 - Abrego South (AS)			
26000 - Outdoor Equipment			
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	8	17,939	18,388
Total Abrego South (AS):		103,276	105,859
00100 - Continental Vistas (CV)			
02000 - Concrete			
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	2	8,976	9,201
05000 - Roofing			
966 - Coating 2,000 sf Low Slope Roof Recoating	5	6,649	6,816
23000 - Mechanical Equipment			
800 - Water Heater Building Water Heater	12	5,936	6,084
Total Continental Vistas (CV):		21,561	22,101
00110 - Madera Vista (MV)			
17000 - Tennis Court			
540 - Reseal 7,200 sf Tennis Court	4	5,554	5,693
Total Madera Vista (MV):		5,554	5,693
00120 - Casa Paloma I (CPI)			
02000 - Concrete			
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	2	12,943	13,266
12000 - Pool			
956 - Furniture: Misc Pool Area Furniture	6	8,310	8,518
Total Casa Paloma I (CPI):		21,253	21,784
00130 - Casa Paloma II (CPII)			
02000 - Concrete			
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	2	11,095	11,372
08000 - Rehab			
258 - Restrooms Unisex Restroom	15	10,865	11,137
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	20	83,101	85,179
Total 08000 - Rehab:		93,966	96,316
12000 - Pool			
960 - Furniture: Misc Pool Area Furniture	6	8,310	8,518
26000 - Outdoor Equipment			
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	8	9,337	9,570
Total Casa Paloma II (CPII):		122,708	125,776

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00140 - Abrego North (AN)			
13000 - Spa			
158 - Resurface Spa	8	6,262	6,419
Total Abrego North (AN):		6,262	6,419
00200 - Pickleball Center (PC)			
17500 - Basketball / Sport Court			
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	2	47,458	48,645
Total Pickleball Center (PC):		47,458	48,645
00700 - Facility Maintenance Shop (FMS)			
25000 - Flooring			
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	10	7,415	7,601
Total Facility Maintenance Shop (FMS):		7,415	7,601
00800 - General			
30000 - Miscellaneous			
700 - Trailer Load Trail	15	6,392	6,552
Total General:		6,392	6,552
Total 2025:		2,283,159	2,340,241
2026			
00010 - Administrative Offices			
01000 - Paving			
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	5	8,329	8,750
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	5	6,503	6,832
Total 01000 - Paving:		14,832	15,582
03500 - Painting: Interior			
100 - Building 16,167 sf All Interior Spaces	10	22,835	23,991
05000 - Roofing			
930 - Coating 7,900 sf Low Slope Roof Recoating	5	8,240	8,657
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	13,974	14,681
240 - Computers, Misc. Office Computer Work Stations	1	20,752	21,803
270 - Network Equipment Routers & Switches	1	6,724	7,064
Total 22000 - Office Equipment:		41,450	43,548
25000 - Flooring			
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	10	16,656	17,499
Total Administrative Offices:		104,013	109,277

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
00020 - West Social Center (WC)			
08000 - Rehab			
100 - General Tennis Ramada	20	7,062	7,420
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	20	106,912	112,324
460 - Cabinets 2 Woodshop & Lapidary	20	10,865	11,415
Total 08000 - Rehab:		124,839	131,159
12000 - Pool			
100 - Resurface 250 lf Pool	12	51,065	53,651
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	15	50,799	53,370
Total 12000 - Pool:		101,864	107,021
23000 - Mechanical Equipment			
900 - Miscellaneous Woodshop Dust Collector	15	21,947	23,058
24500 - Audio / Visual			
220 - PA System Auditorium Bldg	10	63,886	67,120
600 - Stage Curtains Stage Curtains	15	10,865	11,415
Total 24500 - Audio / Visual:		74,751	78,535
24600 - Safety / Access			
200 - Fire Control Misc Fire Alarm System	20	48,675	51,139
30000 - Miscellaneous			
240 - Maintenance Equipment 1 Portable Lift	20	12,821	13,470
Total West Social Center (WC):		384,897	404,382
00030 - East Social Center (EC)			
08000 - Rehab			
214 - Restrooms Pool Patio Companion Restroom	20	9,778	10,274
312 - Restrooms 2 Lobby Hallway Restrooms	20	35,637	37,441
Total 08000 - Rehab:		45,415	47,715
14000 - Recreation			
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	3	29,693	31,196
19000 - Fencing			
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	30	18,036	18,949
23000 - Mechanical Equipment			
408 - HVAC 5 Rooftop Carrier Units- 2011	15	70,000	73,544
25000 - Flooring			
420 - Tile 4,200 sf Clubhouse Walls & Floors	20	54,760	57,532

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
00030 - East Social Center (EC)			
Total East Social Center (EC):		217,904	228,936
00040 - Las Campanas (LC)			
01000 - Paving			
116 - Asphalt: Sealing 70,468 sf Parking Lot	5	21,140	22,211
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	5	7,369	7,742
Total 01000 - Paving:		28,509	29,953
08000 - Rehab			
406 - Kitchen Clubhouse Kitchen	10	9,126	9,588
14000 - Recreation			
210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)	3	40,796	42,861
Total Las Campanas (LC):		78,431	82,402
00050 - Desert Hills (DH)			
03500 - Painting: Interior			
124 - Building 26,950 sf All Interior Spaces (50%)	5	19,033	19,996
08000 - Rehab			
222 - Bathrooms Add Companion Bathroom	20	18,709	19,656
466 - Cabinets 40 lf Countertops & Cabinets	20	32,728	34,385
Total 08000 - Rehab:		51,437	54,041
20000 - Lighting			
210 - Pole Lights 7 Walkway Lights	20	8,726	9,167
Total Desert Hills (DH):		79,196	83,204
00060 - Canoa Hills (CH)			
01000 - Paving			
124 - Asphalt: Sealing 67,354 sf Parking Lot	5	20,206	21,229
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	5	11,270	11,840
Total 01000 - Paving:		31,476	33,069
05000 - Roofing			
950 - Coating 22,700 sf Low Slope Roof Recoating	5	20,964	22,025
12000 - Pool			
124 - Resurface 274 lf Pool	12	55,968	58,801
746 - Equipment: Replacement Pool & Spa Equipment (50%)	5	31,702	33,307
Total 12000 - Pool:		87,670	92,108
13000 - Spa			
126 - Resurface Spa	8	6,262	6,579

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
00060 - Canoa Hills (CH)			
14000 - Recreation			
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	3	29,438	30,928
19000 - Fencing			
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	30	6,954	7,306
24600 - Safety / Access			
230 - Fire Control Misc Fire Alarm System	20	21,903	23,012
Total Canoa Hills (CH):		204,667	215,027
00070 - Santa Rita Springs (SRS)			
01000 - Paving			
128 - Asphalt: Sealing 80,636 sf Parking Lots	5	24,191	25,415
12000 - Pool			
750 - Equipment: Replacement Pool & Spa Equipment (50%)	5	31,272	32,855
25000 - Flooring			
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	10	18,253	19,177
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	10	16,492	17,327
Total 25000 - Flooring:		34,745	36,504
26000 - Outdoor Equipment			
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	15	14,961	15,719
Total Santa Rita Springs (SRS):		105,169	110,493
00080 - Canoa Ranch (CR)			
02000 - Concrete			
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	5	3,383	3,554
12000 - Pool			
754 - Equipment: Replacement Pool & Spa Equipment (50%)	5	24,714	25,965
23000 - Mechanical Equipment			
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	18	19,463	20,448
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	15	19,177	20,148
Total 23000 - Mechanical Equipment:		38,640	40,596
26000 - Outdoor Equipment			
808 - Shade Structure 500 sf [3] Shade Canopies	15	12,468	13,099
Total Canoa Ranch (CR):		79,205	83,214
00090 - Abrego South (AS)			
01000 - Paving			
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	5	6,275	6,592

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
00090 - Abrego South (AS)			
08000 - Rehab			
236 - Locker Rooms 2 Men's & Women's	20	83,100	87,307
12000 - Pool			
140 - Resurface 170 lf Pool	12	29,553	31,049
20000 - Lighting			
240 - Pole Lights 8 Shuffleboard Lights	20	12,273	12,894
23000 - Mechanical Equipment			
240 - HVAC 2 Rooftop Carrier Units- 2011	15	28,000	29,418
26000 - Outdoor Equipment			
480 - Drinking Fountain 2 Drinking Fountain	20	7,123	7,484
Total Abrego South (AS):		166,324	174,744
00110 - Madera Vista (MV)			
19000 - Fencing			
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	30	17,489	18,375
Total Madera Vista (MV):		17,489	18,375
00120 - Casa Paloma I (CPI)			
03000 - Painting: Exterior			
212 - Surface Restoration 7,470 sf Exterior Surfaces	10	11,363	11,938
23000 - Mechanical Equipment			
256 - HVAC 2 Rooftop Carrier Units- 2011	15	22,000	23,114
Total Casa Paloma I (CPI):		33,363	35,052
00130 - Casa Paloma II (CPII)			
12000 - Pool			
166 - Resurface 180 lf Pool	10	31,291	32,875
13000 - Spa			
154 - Resurface Spa	8	5,900	6,199
23000 - Mechanical Equipment			
272 - HVAC 2 Rooftop Carrier Units- 2011	15	22,000	23,114
Total Casa Paloma II (CPII):		59,191	62,188
00140 - Abrego North (AN)			
03000 - Painting: Exterior			
218 - Surface Restoration 5,892 sf Exterior Surfaces	10	8,962	9,416
05000 - Roofing			
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	20	21,000	22,063

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
00140 - Abrego North (AN)			
08000 - Rehab			
238 - Restrooms Companion Restroom Remodel	20	18,709	19,656
266 - Locker Rooms 2 Men's & Women's	20	83,101	87,309
Total 08000 - Rehab:		101,810	106,965
12000 - Pool			
172 - Resurface 230 lf Pool	10	39,983	42,007
426 - ADA Chair Lift 2 Pool & Spa	10	14,602	15,341
778 - Equipment: Replacement Pool & Spa Equipment (50%)	5	22,645	23,792
Total 12000 - Pool:		77,230	81,140
Total Abrego North (AN):		209,002	219,584
00150 - Del Sol Clubhouse (DSC)			
04500 - Decking/Balconies			
110 - Concrete 600 sf Walking Surface, Card Room Balcony	30	12,000	12,608
Total Del Sol Clubhouse (DSC):		12,000	12,608
00200 - Pickleball Center (PC)			
01000 - Paving			
170 - Asphalt: Sealing 39,629 sf Parking Lot	5	11,889	12,491
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)	5	5,802	6,096
Total 01000 - Paving:		17,691	18,587
Total Pickleball Center (PC):		17,691	18,587
00700 - Facility Maintenance Shop (FMS)			
03000 - Painting: Exterior			
412 - Wrought Iron 835 lf Perimeter Fence	4	8,936	9,389
Total Facility Maintenance Shop (FMS):		8,936	9,389
00800 - General			
30000 - Miscellaneous			
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	10	74,836	78,624
Total General:		74,836	78,624
Total 2026:		1,852,314	1,946,086

This report is intended to assist the auditor while preparing the audit, review or compilation of Green Valley Recreation Inc's (the "Project") financial documents.

This reserve study is an Update w/o Site Visit Review. 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. Please note, as this study update did not require a site visit, and relied completely on the information provided, it is possible BRG has never visited Green Valley Recreation Inc.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2024 and is the Project's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2023. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$7,175,602 is being used which ties to the last completed audit or review of the Project's financial statements. BRG then re-builds the first year of the study, in this case 2024, and estimates an ending reserve fund balance. Again, see Section III and the 2024 ending reserve balance estimate of \$7,652,888.

"Re-building" the first year of the study as mentioned above simply means using the 2024 adopted budget for the 2024 reserve contribution. Finally, the 2024 reserve expenses both actual and projected are estimated.

We find by using the above method a more accurate reserve study is possible because the beginning reserve fund balance ties directly to the Project's audited financial statement or, in the absence of an audit or review, the year end balance sheet. There is no need to rely on others for determining mid year reserve balances or estimating current year ending reserve balances. This approach forces all involved, to look at the current year's reserve fund activities so a more accurate ending reserve fund balance can be estimated.

With respect to the reserve component Percent Funded values on the next page(s), here are the calculations:

$$\text{FFB} = \text{Year Cost} \times \text{Year Effective Age} / \text{Useful Life}$$
$$\% \text{ Funded} = \text{Year Estimated Ending Reserve Balance} / \text{Year FFB}$$

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group, LLC

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	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	4,997	6,829	1,241
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	6,503	5	2	3,902	5,333	969
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	44,895	25	21	7,183	9,203	2,139
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	19,196	25	21	3,071	3,935	914
03000 - Painting: Exterior						
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	13,819	10	4	8,292	9,915	1,082
03500 - Painting: Interior						
100 - Building 16,167 sf All Interior Spaces	22,835	10	2	18,268	21,065	1,701
04000 - Structural Repairs						
900 - Doors 41 Exterior & Interior Doors (25%)	19,489	10	10	1,772	1,998	1,608
05000 - Roofing						
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	86,900	20	19	4,345	8,907	4,925
930 - Coating 7,900 sf Low Slope Roof Recoating	8,240	5	2	4,944	6,757	1,228
08000 - Rehab						
300 - Restrooms 3 Men's, Women's, Unisex Restrooms	53,456	20	17	8,018	10,958	2,884
400 - Kitchen Kitchen	10,000	20	3	8,500	9,225	382
22000 - Office Equipment						
200 - Computers, Misc. 5 IT Servers (20%)	13,974	1	0	13,974	14,323	9,908
240 - Computers, Misc. Office Computer Work Stations	20,752	1	0	20,752	21,271	14,714
270 - Network Equipment Routers & Switches	6,724	1	0	6,724	6,892	4,767
23000 - Mechanical Equipment						
200 - HVAC 3 Rooftop Carrier Units- 2010	51,000	15	1	47,600	52,275	2,471
280 - HVAC Rooftop Rheem Unit #5- 2017	15,000	15	8	7,000	8,200	864
314 - HVAC Rooftop Carrier Unit #6- 2005	13,000	15	9	5,200	6,218	767
348 - HVAC 3 IT Room Trane & Gree Units- 2013	11,400	15	4	8,360	9,348	595
376 - HVAC Marvair Unit- 2018	8,000	15	9	3,200	3,827	472
25000 - Flooring						
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	16,656	10	2	13,325	15,365	1,241
400 - Tile 430 sf Floors	9,344	20	1	8,877	9,577	340

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices						
28000 - Water System						
134 - Backflow Valves 4" Backflow	6,150	12	9	1,537	2,101	454
Sub-total Administrative Offices	465,661			209,841	243,524	55,663
00020 - West Social Center (WC)						
01000 - Paving						
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	13,063	5	1	10,450	13,389	1,899
108 - Asphalt: Sealing 75,321 sf West Parking Lot	22,596	5	1	18,077	23,161	3,284
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	7,877	5	1	6,301	8,074	1,145
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	130,629	25	3	114,954	123,183	3,990
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	225,963	25	8	153,655	166,761	7,808
02000 - Concrete						
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	8,139	5	3	3,256	5,006	1,243
03000 - Painting: Exterior						
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	80,710	10	6	32,284	41,364	6,636
03500 - Painting: Interior						
106 - Building 24,000 sf All Interior Spaces	33,899	10	1	30,509	34,746	2,464
04000 - Structural Repairs						
904 - Doors 72 Exterior & Interior Doors (25%)	34,225	10	10	3,111	3,508	2,824
05000 - Roofing						
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	8,801	30	23	2,053	2,406	367
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	339,000	20	5	254,250	277,980	13,597
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	26,400	30	22	7,040	8,118	1,074
934 - Coating 33,900 sf Low Slope Roof Recoating	42,044	5	1	33,636	43,096	6,111
08000 - Rehab						
100 - General Tennis Ramada	7,062	20	2	6,356	6,877	263
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	106,912	20	2	96,220	104,105	3,982
306 - Restrooms 4 Shops & Auditorium Restrooms	78,011	20	3	66,309	71,965	2,978
460 - Cabinets 2 Woodshop & Lapidary	10,865	20	2	9,779	10,580	405
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	20,756	25	22	2,491	3,404	1,013
12000 - Pool						
100 - Resurface 250 lf Pool	51,065	12	2	42,555	47,980	3,170
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	50,799	15	2	44,026	48,597	2,523
728 - Equipment: Replacement Pool Digital Clocks	3,585	10	5	1,793	2,205	288
730 - Equipment: Replacement Pool & Spa Equipment (50%)	30,313	5	1	24,251	31,071	4,406
14000 - Recreation						
700 - Billiard Table 4 Billiards Room Tables	33,247	25	19	7,979	9,542	1,507

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
17000 - Tennis Court						
100 - Reseal 43,200 sf [6] Tennis Courts	34,158	4	0	34,158	8,753	6,055
500 - Resurface 43,200 sf [6] Tennis Courts	150,198	21	10	78,675	87,973	6,491
600 - Lighting 20 Court Lights	93,439	30	28	6,229	9,577	4,409
724 - Screen 8,685 sf Tennis Court Fence Screens	5,379	5	3	2,151	3,308	821
17500 - Basketball / Sport Court						
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	19,932	8	3	12,458	15,323	1,902
19000 - Fencing						
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	78,032	30	8	57,224	61,320	2,247
20000 - Lighting						
200 - Pole Lights 15 Walkway Lights	32,106	30	12	19,264	20,842	1,020
500 - Parking Lot 25 Parking Lot Lights	80,129	60	25	46,742	49,280	1,755
23000 - Mechanical Equipment						
204 - HVAC 2 Rooftop Carrier Units- 2006	76,055	15	0	76,055	5,197	3,595
284 - HVAC 2 Rooftop Carrier Units- 2013	34,000	15	4	24,933	27,880	1,774
320 - HVAC Rooftop Carrier Unit #4- 2018	29,000	15	9	11,600	13,872	1,712
324 - HVAC Rooftop Carrier Unit #10- 2019	18,000	15	10	6,000	7,380	1,089
352 - HVAC 2 Rooftop Carrier/American Units- 2009	29,335	15	0	29,336	2,005	1,387
354 - HVAC Rooftop Carrier/American Units- 2009	14,668	15	1	13,690	15,034	711
380 - HVAC Rooftop Carrier Unit #7- 2010	21,947	15	1	20,484	22,496	1,063
404 - HVAC 4 Rooftop Carrier/American Units- 2008	70,000	15	14	4,667	9,567	4,675
420 - HVAC Tennis Ramada Rheem Unit #15- 2022	7,000	15	13	933	1,435	456
440 - HVAC 5 Gree HVAC Units- 2012	20,000	15	3	16,000	17,767	1,018
900 - Miscellaneous Woodshop Dust Collector	21,947	15	2	19,021	20,996	1,090
24000 - Furnishings						
500 - Miscellaneous 550 Auditorium Padded Chairs	92,624	10	5	46,312	56,964	7,430
504 - Miscellaneous 500 Auditorium Unpadded Chairs	35,311	10	1	31,780	36,194	2,566
508 - Tables 175 Auditorium Tables	62,745	10	1	56,471	64,314	4,560
24500 - Audio / Visual						
100 - Speakers Auditorium	29,661	15	9	11,865	14,188	1,751
108 - Lighting Console Auditorium Control Room	4,129	10	4	2,477	2,962	323
116 - Miscellaneous Auditorium Total Induction Loop	19,014	30	15	9,507	10,394	651
220 - PA System Auditorium Bldg	63,886	10	2	51,109	58,935	4,759
224 - Projector 3 Auditorium Projectors (33%)	12,603	10	4	7,562	9,043	986
400 - Stage Lights	11,340	20	18	1,134	1,743	627

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
24500 - Audio / Visual						
Stage Lighting						
600 - Stage Curtains	10,865	15	2	9,416	10,394	540
Stage Curtains						
740 - Piano	48,892	30	9	34,225	36,751	1,443
Auditorium Petrof Grand						
764 - Piano	10,865	30	9	7,606	8,167	321
Auditorium Yamaha Upright						
800 - Stage Risers	21,404	30	23	4,994	5,850	893
Auditorium Stage						
24600 - Safety / Access						
200 - Fire Control Misc	48,675	20	2	43,808	47,397	1,813
Fire Alarm System						
25000 - Flooring						
210 - Carpeting	20,444	10	7	6,133	8,382	1,723
448 Sq. Yds. West Center Carpet						
214 - Carpeting	4,831	10	4	2,898	3,466	378
117 Sq. Yds. West Center Billiards Room						
410 - Tile	26,369	20	3	22,414	24,326	1,007
1,618 sf Clubhouse Walls & Floors						
414 - Tile	11,115	20	13	3,890	4,557	543
682 sf Green Room Dressing & Restrooms						
600 - Vinyl	91,265	15	13	12,169	18,709	5,947
1,100 Sq. Yds. West Center Vinyl						
26000 - Outdoor Equipment						
400 - Bleachers	14,342	25	19	3,442	4,116	650
6 Courtyard & Tennis						
800 - Shade Structure	12,445	15	9	4,978	5,953	735
498 sf [2] Green Rm & Woodshop Shade Canopies						
840 - Shade Structure	16,993	15	9	6,797	8,128	1,003
680 sf Pool Deck Shade Canopy						
844 - Shade Structure	48,854	15	8	22,799	26,707	2,814
1,955 sf [3] Tennis Court Shade Canopies						
846 - Shade Structure	2,173	15	8	1,014	1,188	125
4 Tennis Court Bench Shades (25%)						
876 - Shade Structure	6,777	30	24	1,355	1,621	290
231 sf Shop Metal Shade Structure- 2018						
27000 - Appliances						
324 - Dishwasher, Commercial	10,865	12	10	1,811	2,784	822
Commercial Dishwasher- 2022						
700 - Miscellaneous	38,027	5	3	15,211	23,387	5,807
30 Kitchen Appliances (33%)						
702 - Stove	7,823	20	14	2,347	2,806	392
2 Vulcan 10-Burner & 6-Burner						
28000 - Water System						
158 - Backflow Valves	6,356	12	9	1,589	2,172	469
4" Backflow						
30000 - Miscellaneous						
240 - Maintenance Equipment	12,821	20	2	11,539	12,484	478
1 Portable Lift						
244 - Maintenance Equipment	12,821	20	3	10,898	11,827	489
1 Portable Lift						
Sub-total West Social Center (WC)	3,017,623			1,900,502	2,013,033	168,580
00030 - East Social Center (EC)						
01000 - Paving						
112 - Asphalt: Sealing	26,299	5	4	5,260	10,782	4,116
87,662 sf Parking Lot & N Driveway						
212 - Asphalt: Ongoing Repairs	7,334	5	0	7,334	1,503	1,040
87,662 sf Parking Lot & N Driveway (2%)						
312 - Asphalt: Overlay w/ Interlayer	83,700	25	7	60,264	65,202	2,822
27,900 sf South Parking Lot						

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
01000 - Paving						
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	170,286	25	15	68,114	76,799	6,994
02000 - Concrete						
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,876	2	3	1,469	2,008	1,122
03000 - Painting: Exterior						
112 - Stucco 13,905 sf Building Exterior	21,151	10	4	12,691	15,176	1,655
03500 - Painting: Interior						
112 - Building 17,350 sf All Interior Spaces	24,506	10	7	7,352	10,047	2,065
04000 - Structural Repairs						
896 - Shed Pool Equipment Area Shed	5,432	20	13	1,901	2,227	265
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	27,570	10	10	2,506	2,826	2,275
05000 - Roofing						
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	93,150	20	1	88,493	95,479	3,385
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	103,500	20	5	77,625	84,870	4,151
938 - Coating 20,700 sf Low Slope Roof Recoating	13,269	5	1	10,616	13,601	1,929
08000 - Rehab						
204 - Unit Rehab Fine Arts	16,297	20	8	9,779	10,858	704
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	130,597	20	8	78,358	87,010	5,641
214 - Restrooms Pool Patio Companion Restroom	9,778	20	2	8,801	9,522	364
250 - Kitchen Kitchen	27,162	20	8	16,298	18,097	1,173
312 - Restrooms 2 Lobby Hallway Restrooms	35,637	20	2	32,073	34,702	1,327
12000 - Pool						
106 - Resurface 165 lf Pool	24,171	12	10	4,029	6,194	1,828
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,561	10	6	3,824	4,900	786
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	48,775	15	13	6,503	9,999	3,178
734 - Equipment: Replacement Pool & Spa Equipment (50%)	22,566	5	3	9,026	13,878	3,446
924 - Furniture: Misc Pool Area Furniture	8,964	6	4	2,988	4,594	1,169
13000 - Spa						
114 - Resurface Spa	6,021	8	6	1,505	2,314	619
14000 - Recreation						
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	29,693	3	2	9,898	20,290	7,373
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	41,920	8	7	5,240	10,742	4,416
720 - Billiard Table 2 Billiards Room	20,535	25	22	2,464	3,368	1,003
17000 - Tennis Court						
110 - Reseal 14,400 sf [2] Tennis Courts	5,996	4	3	1,499	3,073	1,145
510 - Resurface 14,400 sf [2] Tennis Courts	50,066	20	7	32,543	35,922	2,110

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
17500 - Basketball / Sport Court						
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	20,707	2	1	10,354	21,225	7,524
19000 - Fencing						
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences	6,454	25	20	1,291	1,588	300
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	15,320	30	21	4,596	5,234	608
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	15,320	30	24	3,064	3,664	655
130 - Chain Link: 10' 540 lf Tennis Court Fence	24,642	30	7	18,892	20,206	692
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	18,036	30	2	16,834	17,871	448
20000 - Lighting						
510 - Parking Lot 7 Parking Lot Lights	21,695	30	29	723	1,482	1,049
604 - Sports Field / Court 8 Pickleball Court Lights	29,553	10	5	14,776	18,175	2,371
23000 - Mechanical Equipment						
288 - HVAC 4 Rooftop Units- 2018	52,000	15	9	20,800	24,873	3,070
326 - HVAC Rooftop Carrier Unit #3- 2009	21,947	15	0	21,947	1,500	1,037
356 - HVAC Rooftop Carrier Unit #4	11,000	15	11	2,933	3,758	682
384 - HVAC Rooftop Carrier Unit #8- 2008	18,809	15	14	1,254	2,571	1,256
408 - HVAC 5 Rooftop Carrier Units- 2011	70,000	15	2	60,667	66,967	3,476
424 - HVAC 2 Rooftop Rheem Units- 2018	22,000	15	9	8,800	10,523	1,299
24000 - Furnishings						
520 - Miscellaneous Tables & Chairs	33,877	10	1	30,489	34,724	2,462
24500 - Audio / Visual						
300 - PA System Sound Rack- Sound System	11,300	10	7	3,390	4,633	952
744 - Piano East Auditorium Yamaha Upright	10,865	25	6	8,257	8,909	357
24600 - Safety / Access						
100 - Fire Equipment Alarm & Sprinkler System	21,947	20	3	18,655	20,246	838
25000 - Flooring						
220 - Carpeting 850 Sq. Yds. East Center Carpet	27,096	10	7	8,129	11,109	2,284
420 - Tile 4,200 sf Clubhouse Walls & Floors	54,760	20	2	49,284	53,322	2,040
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	11,126	15	12	2,225	3,041	707
26000 - Outdoor Equipment						
444 - Bleachers: Aluminum 4 Pickleball Bleachers	13,038	20	13	4,563	5,346	637
27000 - Appliances						
448 - Washer & Dryer Washer/Dryer	5,432	10	3	3,803	4,455	415
720 - Miscellaneous 12 Kitchen Appliances (33%)	10,430	5	4	2,086	4,276	1,633
28000 - Water System						
138 - Backflow Valves 4" Backflow	9,409	12	3	7,057	8,037	599

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
Sub-total East Social Center (EC)	1,626,577			893,321	1,013,720	105,493
00040 - Las Campanas (LC)						
01000 - Paving						
116 - Asphalt: Sealing 70,468 sf Parking Lot	21,140	5	2	12,684	17,335	3,150
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	7,369	5	2	4,422	6,043	1,098
320 - Asphalt: Overlay 27,246 sf North Parking Lot	62,166	25	22	7,460	10,195	3,035
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	133,404	25	11	74,706	82,043	4,964
02000 - Concrete						
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	8,761	2	1	4,380	8,980	3,183
03000 - Painting: Exterior						
118 - Stucco 18,180 sf Building Exterior	27,654	10	1	24,888	28,345	2,010
03500 - Painting: Interior						
118 - Building 21,900 sf All Interior Spaces	30,933	10	1	27,839	31,706	2,248
04000 - Structural Repairs						
912 - Doors 76 Exterior & Interior Doors (25%)	36,126	10	10	3,284	3,703	2,981
05000 - Roofing						
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	158,400	20	1	150,480	162,360	5,756
942 - Coating 19,800 sf Low Slope Roof Recoating	23,234	5	0	23,234	4,763	3,295
08000 - Rehab						
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	142,440	20	3	121,074	131,401	5,438
216 - Restrooms 2 Hallway Restrooms	37,376	20	3	31,769	34,479	1,427
220 - Restrooms Companion Restroom	18,688	20	3	15,885	17,239	713
318 - Restrooms 2 Racquetball Court Restrooms	15,646	20	15	3,911	4,811	803
406 - Kitchen Clubhouse Kitchen	9,126	10	2	7,301	8,419	680
560 - Operable Wall/Partition 1,296 sf [2]- Ocotillo/Agave & Agave/Juniper	57,986	25	9	37,111	40,416	2,054
12000 - Pool						
112 - Resurface 264 lf Pool	51,250	12	11	4,271	8,755	3,973
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,931	10	7	2,979	4,072	837
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	45,337	15	11	12,090	15,490	2,812
738 - Equipment: Replacement Pool & Spa Equipment (50%)	27,224	5	3	10,890	16,743	4,157
928 - Furniture: Misc Pool Area Furniture	9,697	6	1	8,081	9,939	1,175
13000 - Spa						
118 - Resurface Spa PebbleTec Resurface	7,301	8	1	6,388	7,484	663
14000 - Recreation						
210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)	40,796	3	2	13,599	27,877	10,130
310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	56,833	8	7	7,104	14,563	5,987

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)						
17000 - Tennis Court						
120 - Reseal 14,000 sf [2] Tennis Courts	10,800	4	0	10,800	2,767	1,914
520 - Resurface 14,000 sf [2] Tennis Courts	48,675	21	15	13,907	16,631	2,380
19000 - Fencing						
140 - Chain Link: 10' 600 lf Tennis Court Fence	27,380	30	10	18,253	19,645	828
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	13,690	30	3	12,321	13,097	348
20000 - Lighting						
520 - Parking Lot 8 North Parking Lot Lights	25,563	40	13	17,255	18,342	625
560 - Parking Lot 13 East Parking Lot Lights	41,540	40	26	14,539	15,967	1,399
23000 - Mechanical Equipment						
212 - HVAC 11 Rooftop Trane Units- 2008	178,161	15	0	178,161	12,174	8,421
292 - HVAC 4 Rooftop Carrier Units- 2010	58,528	15	1	54,626	59,991	2,836
328 - HVAC Rooftop Carrier Unit #16- 2014	14,000	15	5	9,333	10,523	749
612 - Water Heater 2 Rennai Tankless Heaters	12,592	12	9	3,148	4,302	929
24000 - Furnishings						
900 - Miscellaneous Tables, Chairs, Misc	55,792	10	3	39,055	45,750	4,260
24500 - Audio / Visual						
748 - Piano Ocotillo Room Yamaha Upright	12,895	25	5	10,316	11,103	414
804 - Stage Risers 4 Ocotillo Room- New	27,376	30	24	5,475	6,547	1,170
808 - Stage Risers 2 Ocotillo Room- Older	912	30	15	456	499	31
832 - Stage Curtains 2 Ocotillo Room	9,118	20	5	6,839	7,477	366
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	18,847	10	5	9,424	11,591	1,512
24600 - Safety / Access						
210 - Fire Control Misc Fire Alarm System	21,903	20	6	15,332	16,838	900
25000 - Flooring						
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	21,384	10	1	19,246	21,919	1,554
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,949	10	1	5,354	6,097	432
430 - Tile 3,050 sf Clubhouse Walls & Floors	47,056	20	1	44,704	48,233	1,710
620 - Vinyl 540 Sq. Yds. Clubhouse	93,316	15	13	12,442	19,130	6,080
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	28,649	25	5	22,919	24,667	919
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	39,471	40	36	3,947	5,057	0
741 - Vinyl Agave & Ocotillo Floor- 2025 Only[nr:1]	38,508	2	1	19,254	39,471	13,993
26000 - Outdoor Equipment						
306 - Bocce Ct. Resurface 900 sf Bocce Court	4,889	10	3	3,422	4,009	373
27000 - Appliances						
800 - Miscellaneous 13 Kitchen Appliances (33%)	21,564	5	3	8,625	13,262	3,293

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)						
28000 - Water System						
130 - Backflow Valves 4" Backflow	8,829	12	3	6,622	7,541	562
Sub-total Las Campanas (LC)	1,926,205			1,181,606	1,159,792	130,568
00050 - Desert Hills (DH)						
01000 - Paving						
120 - Asphalt: Sealing 104,016 sf Drives & Parking	31,205	5	0	31,205	6,397	4,425
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	10,878	5	0	10,878	2,230	1,542
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive	213,858	25	5	171,086	184,132	6,862
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area	98,190	25	22	11,783	16,103	4,794
02000 - Concrete						
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	11,453	5	1	9,163	11,740	1,665
03000 - Painting: Exterior						
124 - Stucco 30,135 sf Building Exterior	55,661	10	3	38,963	45,642	4,250
03500 - Painting: Interior						
124 - Building 26,950 sf All Interior Spaces (50%)	19,033	5	2	11,420	15,607	2,836
04000 - Structural Repairs						
916 - Doors 54 Exterior & Interior Doors (25%)	25,669	10	10	2,334	2,631	2,118
04500 - Decking/Balconies						
200 - Resurface 1,778 sf Second Floor Deck	30,617	18	1	28,916	31,382	1,236
05000 - Roofing						
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	109,600	20	0	109,600	5,617	3,885
946 - Coating 13,700 sf Low Slope Roof Recoating	15,927	5	3	6,371	9,795	2,432
08000 - Rehab						
218 - Locker Rooms 2 Men's & Women's	145,665	28	1	140,463	149,307	3,781
222 - Bathrooms Add Companion Bathroom	18,709	20	2	16,838	18,218	697
324 - Restrooms 2 Auditorium Lobby Restrooms	60,000	20	1	57,000	61,500	2,180
466 - Cabinets 40 lf Countertops & Cabinets	32,728	20	2	29,456	31,869	1,219
570 - Operable Wall/Partition 770 sf [4] Room Dividers	39,379	21	10	20,627	23,065	1,702
12000 - Pool						
118 - Resurface 260 lf Pool	53,108	12	14	3,541	3,888	3,547
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	14,602	10	1	13,142	14,967	1,061
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	218,280	25	18	61,118	71,596	9,655
742 - Equipment: Replacement Pool & Spa Equipment (50%)	30,442	5	1	24,353	31,203	4,425
932 - Furniture: Misc Pool Area Furniture	13,325	6	5	2,221	4,553	1,782
13000 - Spa						
122 - Resurface Spa	10,865	8	6	2,716	4,176	1,117

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
14000 - Recreation						
140 - Sauna: Wood Kit Sauna	7,196	25	23	576	885	360
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	20,835	3	1	13,890	21,356	5,047
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	28,263	8	3	17,664	21,727	2,697
740 - Billiard Table 3 Billiards Room Tables	29,934	25	3	26,342	28,228	914
744 - Billiard Table 2 Diamond Tables	20,512	25	22	2,461	3,364	1,002
17000 - Tennis Court						
130 - Reseal 28,800 sf [4] Tennis Courts	22,217	4	3	5,554	11,386	4,241
19000 - Fencing						
150 - Chain Link: 10' 960 lf Tennis Court Fence	43,808	30	7	33,586	35,922	1,231
20000 - Lighting						
210 - Pole Lights 7 Walkway Lights	8,726	20	2	7,853	8,497	325
218 - Landscape 25 Walkway Lights	11,872	20	10	5,936	6,693	539
264 - Bollard Lights 22 Walkway Bollard Lights	23,506	20	10	11,753	13,251	1,067
530 - Parking Lot 11 Parking Lot Lights	31,641	40	12	22,149	23,514	754
23000 - Mechanical Equipment						
216 - HVAC 4 Rooftop Rheem Units- 2022	52,000	15	13	6,933	10,660	3,388
296 - HVAC 3 Rooftop Units- 2007	45,000	15	11	12,000	15,375	2,791
332 - HVAC 3 Rooftop Carrier Units- 2009	42,738	15	0	42,738	2,920	2,020
360 - HVAC Rooftop Rheem Unit #8- 2019	12,307	15	10	4,102	5,046	745
388 - HVAC 3 Rooftop Carrier Units- 2013	48,000	15	4	35,200	39,360	2,504
412 - HVAC Rooftop Rheem Unit #11- 2019	14,000	15	10	4,667	5,740	847
428 - HVAC Rooftop Carrier Unit #16- 2018	14,000	15	9	5,600	6,697	826
444 - HVAC Ground Level Rheem Unit 17A/B- 2003	5,625	15	10	1,875	2,306	340
446 - HVAC Ground Level- Carrier 3-ton Unit	5,353	15	10	1,784	2,195	324
604 - Water Heater 2 Pool Equipment Area Water Heaters (50%)	11,033	12	11	919	1,885	855
632 - Water Heater Men's Restroom's Janitor's Closet	1,956	15	4	1,434	1,604	102
24000 - Furnishings						
540 - Miscellaneous Folding Tables & Chairs	28,637	10	1	25,773	29,353	2,081
24500 - Audio / Visual						
152 - Projector Stage- Epson	7,831	10	6	3,132	4,013	644
174 - Projection Screen Stage- Electric Screen	10,219	20	15	2,555	3,142	525
308 - PA System Sound Rack- Sound System	19,639	10	7	5,892	8,052	1,655
752 - Piano Stage Yamaha Upright	12,581	25	6	9,561	10,316	414
820 - Stage Curtains	17,563	20	3	14,928	16,202	670

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
24500 - Audio / Visual						
2 Stage Curtains						
24600 - Safety / Access						
220 - Fire Control Misc Fire Alarm System	20,875	20	19	1,044	2,140	1,183
25000 - Flooring						
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	37,490	10	5	18,745	23,056	3,007
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	8,202	10	7	2,461	3,363	691
440 - Tile 975 sf Clubhouse Walls & Floors	31,776	20	0	31,776	1,629	1,126
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	18,818	15	0	18,818	1,286	889
710 - Hardwood Floors 500 sf Stage- Replace	9,588	50	7	8,246	8,649	162
27000 - Appliances						
160 - Ice Machine Tennis Courts	7,028	10	7	2,109	2,882	592
740 - Miscellaneous 12 Kitchen Appliances (33%)	18,449	5	3	7,379	11,346	2,817
764 - Dishwasher, Commercial Dishwasher	10,865	12	10	1,811	2,784	822
28000 - Water System						
150 - Backflow Valves 6" Backflow	11,506	12	1	10,547	11,793	697
Sub-total Desert Hills (DH)	2,030,780			1,232,985	1,154,232	118,107
00060 - Canoa Hills (CH)						
01000 - Paving						
124 - Asphalt: Sealing 67,354 sf Parking Lot	20,206	5	2	12,124	16,569	3,010
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	11,270	5	2	6,762	9,241	1,679
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	202,062	25	22	24,247	33,138	9,866
02000 - Concrete						
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	9,115	2	1	4,558	9,343	3,312
03000 - Painting: Exterior						
130 - Stucco 10,940 sf Building Exterior	28,527	10	6	11,411	14,620	2,346
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,896	4	3	724	1,484	553
03500 - Painting: Interior						
130 - Building 22,750 sf All Interior Spaces	32,133	10	4	19,280	23,056	2,515
04000 - Structural Repairs						
920 - Doors 47 Exterior & Interior Doors (25%)	22,341	10	10	2,031	2,290	1,843
05000 - Roofing						
328 - Low Slope: Vinyl 227 Squares- Building Roof	227,000	20	6	158,900	174,506	9,332
950 - Coating 22,700 sf Low Slope Roof Recoating	20,964	5	2	12,578	17,190	3,123
08000 - Rehab						
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	165,589	20	19	8,279	16,973	9,384
330 - Restrooms 2 Restrooms	83,640	20	19	4,182	8,573	4,740
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	43,847	25	15	17,539	19,775	1,801

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
12000 - Pool						
124 - Resurface 274 lf Pool	55,968	12	2	46,640	52,586	3,474
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	36,900	10	9	3,690	7,565	3,267
746 - Equipment: Replacement Pool & Spa Equipment (50%)	31,702	5	2	19,022	25,996	4,723
936 - Furniture: Misc Pool Area Furniture	13,423	6	1	11,186	13,759	1,626
13000 - Spa						
126 - Resurface Spa	6,262	8	2	4,697	5,616	583
14000 - Recreation						
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	29,438	3	2	9,813	20,116	7,310
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	49,449	8	7	6,181	12,671	5,209
17000 - Tennis Court						
140 - Reseal 14,000 sf [2] Tennis Courts	10,800	4	0	10,800	2,767	1,914
504 - Resurface 14,000 sf [2] Tennis Courts	48,675	21	8	30,132	33,261	2,002
19000 - Fencing						
160 - Chain Link: 10' 580 lf Tennis Court Fence	26,467	30	7	20,291	21,703	744
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,954	30	2	6,490	6,890	173
20000 - Lighting						
220 - Pole Lights 24 Parking Lot & Walkway Lights	76,707	40	12	53,695	57,003	1,829
23000 - Mechanical Equipment						
220 - HVAC 6 Rooftop Carrier Units- 2007	56,053	15	14	3,737	7,661	3,744
230 - HVAC Rooftop Carrier Unit #4- 2021	9,661	15	12	1,932	2,641	614
340 - HVAC Rooftop Carrier Unit #5- 2021	9,661	15	12	1,932	2,641	614
364 - HVAC Rooftop Carrier Unit #10- 2021	9,876	15	12	1,975	2,699	628
600 - Water Heater Pool Eq Room Heater & Tank	15,341	12	11	1,278	2,621	1,189
24000 - Furnishings						
560 - Miscellaneous Folding Tables & Chairs	15,314	10	0	15,314	1,570	1,086
620 - Miscellaneous Lobby Furniture	9,890	12	11	824	1,690	767
24500 - Audio / Visual						
156 - Projector Saguaro Room- Panasonic	1,484	10	3	1,039	1,217	113
166 - Projection Screen Saguaro Room- Electric Screen	19,921	20	15	4,980	6,126	1,023
316 - PA System Sound Rack- Sound System	18,718	10	5	9,359	11,512	1,502
330 - Miscellaneous Sound Rack- Total Induction Loop	19,638	30	12	11,783	12,748	624
756 - Piano Saguaro Room Yamaha Upright	9,489	25	11	5,314	5,836	353
812 - Stage Risers 288 sf [6] Saguaro Room Risers	4,363	30	29	145	298	211
828 - Stage Curtains 2 Saguaro Stage Curtains	16,934	20	8	10,160	11,282	731

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
24600 - Safety / Access						
230 - Fire Control Misc Fire Alarm System	21,903	20	2	19,713	21,328	816
25000 - Flooring						
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,793	10	6	2,317	2,969	476
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	19,191	10	9	1,919	3,934	1,699
450 - Tile 6,475 sf Clubhouse Walls & Floors	98,488	20	18	9,849	15,143	5,445
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	117,937	40	6	100,246	105,775	2,424
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	23,587	10	6	9,435	12,089	1,939
26000 - Outdoor Equipment						
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	9,735	10	6	3,894	4,989	800
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,987	15	14	332	682	333
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	19,948	15	8	9,309	10,905	1,149
856 - Shade Structure 144 sf Metal Roofed Shade Structure	4,274	30	10	2,850	3,067	129
872 - Shade Structure Pool Area Wood Gazebo Structure	11,278	25	18	3,158	3,699	499
27000 - Appliances						
760 - Miscellaneous 17 Kitchen Appliances (33%)	25,526	5	3	10,210	15,699	3,898
764 - Dishwasher, Commercial Dishwasher	10,865	12	10	1,811	2,784	822
28000 - Water System						
154 - Backflow Valves 6" Backflow	11,506	12	1	10,547	11,793	697
Sub-total Canoa Hills (CH)	1,863,700			760,616	892,089	120,686
00070 - Santa Rita Springs (SRS)						
01000 - Paving						
128 - Asphalt: Sealing 80,636 sf Parking Lots	24,191	5	2	14,514	19,836	3,604
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	8,433	5	1	6,746	8,643	1,226
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	175,158	25	1	168,152	179,537	5,092
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	66,750	25	1	64,080	68,419	1,940
02000 - Concrete						
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	7,554	2	1	3,777	7,743	2,745
03000 - Painting: Exterior						
136 - Stucco 28,540 sf Building Exterior	51,164	10	3	35,815	41,955	3,907
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	13,761	4	3	3,440	7,052	2,627
03500 - Painting: Interior						
136 - Building 35,500 sf All Interior Spaces- 2025	50,142	10	10	4,558	5,140	4,137
04000 - Structural Repairs						
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	27,039	10	1	24,335	27,715	1,965
924 - Doors 66 Exterior & Interior Doors (25%)	31,373	10	10	2,852	3,216	2,589

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)						
04500 - Decking/Balconies						
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	124,660	20	9	68,563	76,666	5,519
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	28,207	5	4	5,641	11,565	4,415
05000 - Roofing						
336 - Low Slope: Vinyl 68 Squares- Building Roof	54,400	20	1	51,680	55,760	1,977
604 - Pitched: Tile 84 Squares- Building Roof	92,400	30	5	77,000	82,082	2,471
954 - Coating 6,800 sf Low Slope Roof Recoating	23,716	5	0	23,716	4,862	3,363
08000 - Rehab						
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	142,460	20	1	135,337	146,021	5,177
336 - Restrooms 5 Restrooms	59,256	20	4	47,405	51,627	2,319
12000 - Pool						
130 - Resurface 240 lf Pool	47,404	10	1	42,664	48,589	3,445
408 - ADA Chair Lift Pool Area ADA Lift	5,976	10	5	2,988	3,675	479
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	42,197	15	12	8,439	11,534	2,682
750 - Equipment: Replacement Pool & Spa Equipment (50%)	31,272	5	2	18,763	25,643	4,659
940 - Furniture: Misc Pool Area Furniture	8,949	6	1	7,458	9,173	1,084
13000 - Spa						
130 - Resurface Spa	8,932	8	5	3,350	4,578	896
14000 - Recreation						
240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	28,332	3	0	28,332	9,680	6,696
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	45,105	8	7	5,638	11,558	4,752
19000 - Fencing						
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	12,606	30	27	1,261	1,723	580
20000 - Lighting						
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	26,118	25	4	21,939	23,558	818
230 - Pole Lights 10 Bridge Lights	18,857	25	4	15,840	17,009	590
280 - Pole Lights 5 2nd Level Deck- Pole Lights	7,420	25	4	6,233	6,693	232
23000 - Mechanical Equipment						
232 - HVAC 6 Miscellaneous Units- 2013	33,656	15	4	24,681	27,598	1,756
312 - HVAC Carrier Unit #8- 2016	9,000	15	7	4,800	5,535	506
316 - HVAC American Standard Unit #3- 2018	7,687	15	9	3,075	3,677	454
344 - HVAC 2 Units- 2019	18,000	15	10	6,000	7,380	1,089
368 - HVAC 2 Carrier Units- 2012	17,807	15	3	14,246	15,819	906
392 - HVAC 2 Units- 2018	13,200	15	9	5,280	6,314	779
416 - HVAC Carrier Unit #7- 2016	10,000	15	7	5,333	6,150	562

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)						
23000 - Mechanical Equipment						
436 - HVAC Carrier Unit #11- 2014	10,000	15	5	6,667	7,517	535
448 - HVAC 8 Rooftop Carrier Units- 2018	128,000	15	9	51,200	61,227	7,556
452 - HVAC 2 Carrier Units- 2007	38,000	15	10	12,667	15,580	2,299
616 - Water Heater Bradford White Water Heater	11,278	12	5	6,579	7,707	754
23500 - Elevator						
200 - Modernize/Overhaul Anza Building Elevator	144,835	25	20	28,967	35,629	6,731
300 - Cab Rehab Anza Elevator Cab	21,262	20	15	5,316	6,538	1,092
24000 - Furnishings						
600 - Miscellaneous Anza Room Furniture	65,456	10	4	39,274	46,965	5,123
24500 - Audio / Visual						
160 - Projector 3 Projectors (33%)	1,484	4	0	1,484	380	263
170 - Projection Screen Anza Room	10,210	20	0	10,210	523	362
324 - PA System Anza Room- Sound System	19,639	10	7	5,892	8,052	1,655
760 - Piano Anza Room Kawai Upright	8,260	25	14	3,635	4,064	331
24600 - Safety / Access						
240 - Fire Control Misc Fire Alarm System	36,505	20	3	31,030	33,676	1,394
25000 - Flooring						
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	18,253	10	2	14,603	16,839	1,360
460 - Tile 1,825 sf Clubhouse Walls & Floors	28,157	20	19	1,408	2,886	1,596
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	30,251	40	12	21,176	22,480	721
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	16,492	10	2	13,194	15,214	1,229
26000 - Outdoor Equipment						
804 - Shade Structure 100 sf Small Shade Canopy	2,494	15	6	1,496	1,704	137
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	14,961	15	2	12,966	14,313	743
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	11,221	15	4	8,229	9,201	585
27000 - Appliances						
780 - Miscellaneous 10 Kitchen Appliances (33%)	13,944	5	3	5,578	8,576	2,129
28000 - Water System						
142 - Backflow Valves 4" Backflow #1	10,407	12	6	5,203	6,222	713
146 - Backflow Valves 4" Backflow #2	7,678	12	8	2,559	3,279	553
Sub-total Santa Rita Springs (SRS)	2,021,968			1,253,260	1,372,296	125,896
00080 - Canoa Ranch (CR)						
01000 - Paving						
132 - Asphalt: Sealing 64,068 sf Drives & Parking	19,220	5	1	15,376	19,701	2,794
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	6,700	5	1	5,360	6,867	974
254 - Asphalt: Ongoing Repairs	7,851	5	1	6,281	8,047	1,141

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)						
01000 - Paving						
18,768 sf Seal, Crack Fill, Stripe (10%)						
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	192,204	25	9	123,011	133,966	6,808
02000 - Concrete						
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	3,383	5	2	2,030	2,774	504
03000 - Painting: Exterior						
142 - Stucco 14,760 sf Building Exterior	22,451	10	4	13,471	16,109	1,757
406 - Wrought Iron 614 lf Metal Fencing & Railings	7,071	4	1	5,304	7,248	1,285
03500 - Painting: Interior						
142 - Building 26,200 sf All Interior Spaces	37,006	10	9	3,701	7,586	3,277
04000 - Structural Repairs						
606 - Metal Railings 350 lf Parking & Pickleball	11,184	20	4	8,947	9,744	438
928 - Doors 40 Exterior & Interior Doors (25%)	19,014	10	10	1,729	1,949	1,569
932 - Doors 3 Pool East Patio Doors	61,279	20	4	49,023	53,389	2,398
05000 - Roofing						
200 - Low Slope: BUR 133 Squares- Building Roof	63,157	20	4	50,526	55,026	2,471
608 - Pitched: Tile 45 Squares- Building Roof	49,500	30	14	26,400	28,751	1,653
958 - Coating 13,300 sf Low Slope Roof Recoating	23,843	5	0	23,843	4,888	3,381
08000 - Rehab						
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	154,331	20	4	123,465	134,461	6,039
234 - Restrooms Companion Restroom Remodel	18,709	20	6	13,096	14,383	769
12000 - Pool						
136 - Resurface 256 lf Pool	52,291	12	4	34,861	40,199	3,410
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	12,870	10	5	6,435	7,915	1,032
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	11,495	10	7	3,449	4,713	969
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	44,519	15	14	2,968	6,084	2,973
754 - Equipment: Replacement Pool & Spa Equipment (50%)	24,714	5	2	14,828	20,265	3,682
13000 - Spa						
134 - Resurface Spa	5,858	8	4	2,929	3,753	573
14000 - Recreation						
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	26,114	3	3	6,529	8,922	4,985
350 - Exercise: Strength Equipment 26 Fitness Center Strength Machines, Etc (50%)	57,148	8	7	7,143	14,644	6,020
17500 - Basketball / Sport Court						
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	7,519	4	0	7,519	1,927	1,333
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	4,033	4	3	1,008	2,067	770
19000 - Fencing						
100 - Chain Link 788 lf Pickleball & Basketball Courts	30,223	30	16	14,104	15,489	1,060

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)						
19000 - Fencing						
230 - Wrought Iron: 6' 264 lf Patio Perimeter	12,150	30	14	6,480	7,057	406
23000 - Mechanical Equipment						
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	19,463	18	2	17,300	18,841	805
236 - HVAC 6 Rooftop HVAC Units- 2008	96,000	15	14	6,400	13,120	6,412
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	19,177	15	2	16,620	18,346	952
636 - Water Heater 2 Shop	13,059	15	1	12,188	13,385	633
24000 - Furnishings						
540 - Miscellaneous Tables & Chairs	9,944	10	7	2,983	4,077	838
24500 - Audio / Visual						
164 - Projector Amado Room- EIKI	1,484	10	0	1,484	152	105
24600 - Safety / Access						
250 - Fire Control Misc Fire Alarm System	21,903	20	4	17,522	19,083	857
25000 - Flooring						
280 - Carpeting 660 Sq. Yds. All Spaces	22,230	10	4	13,338	15,950	1,740
470 - Tile 2,231 sf Clubhouse Walls & Floors	71,314	20	17	10,697	14,619	3,847
26000 - Outdoor Equipment						
462 - Drinking Fountain 3 Drinking Fountains	9,971	15	14	665	1,363	666
808 - Shade Structure 500 sf [3] Shade Canopies	12,468	15	2	10,805	11,927	619
27000 - Appliances						
248 - Ice Machine Pickleball Courts	7,027	10	7	2,108	2,881	592
28000 - Water System						
162 - Backflow Valves 8" Backflow	16,352	12	7	6,813	8,380	1,148
Sub-total Canoa Ranch (CR)	1,306,228			698,738	780,050	83,685
00090 - Abrego South (AS)						
01000 - Paving						
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)	7,851	5	3	3,140	4,828	1,199
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	6,275	5	2	3,765	5,145	935
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	56,304	25	20	11,261	13,851	2,617
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	45,000	25	21	7,200	9,225	2,144
02000 - Concrete						
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	7,104	2	1	3,552	7,282	2,582
03000 - Painting: Exterior						
200 - Surface Restoration 7,191 sf Exterior Surfaces	10,938	10	11	912	1,019	848
201 - Surface Restoration Exterior Surfaces- 2025 Only[nr:1]	50,000	2	1	25,000	51,250	18,168
04000 - Structural Repairs						
936 - Doors 16 Exterior & Interior Doors (25%)	7,605	10	10	691	780	628

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (AS)						
05000 - Roofing						
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	49,000	20	7	31,850	35,158	2,065
962 - Coating 4,900 sf Low Slope Roof Recoating	5,643	5	0	5,643	1,157	800
08000 - Rehab						
236 - Locker Rooms 2 Men's & Women's	83,100	20	2	74,790	80,918	3,095
342 - Restrooms 2 Restrooms	35,615	20	3	30,273	32,855	1,360
12000 - Pool						
140 - Resurface 170 lf Pool	29,553	12	2	24,627	27,767	1,835
422 - ADA Chair Lift Pool ADA Lift	4,583	10	5	2,291	2,818	368
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	53,389	10	7	16,017	21,890	4,500
758 - Equipment: Replacement Pool & Spa Equipment (50%)	19,921	5	1	15,937	20,419	2,895
944 - Furniture: Misc Pool Area Furniture	8,312	6	1	6,926	8,520	1,007
13000 - Spa						
138 - Resurface Spa	4,371	8	6	1,093	1,680	449
418 - ADA Chair Lift Spa ADA Lift	5,413	10	3	3,789	4,439	413
19000 - Fencing						
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	8,244	20	7	5,359	5,915	347
20000 - Lighting						
240 - Pole Lights 8 Shuffleboard Lights	12,273	20	2	11,046	11,951	457
23000 - Mechanical Equipment						
240 - HVAC 2 Rooftop Carrier Units- 2011	28,000	15	2	24,267	26,787	1,390
26000 - Outdoor Equipment						
480 - Drinking Fountain 2 Drinking Fountain	7,123	20	2	6,411	6,936	265
812 - Shade Structure 564 [3] Volleyball Shade Canopies	14,063	15	8	6,563	7,688	810
880 - Shade Structure 264 sf Pool Shade Canopy	6,583	15	5	4,389	4,948	352
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	17,939	8	1	15,697	18,388	1,630
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	35,632	10	8	7,126	10,957	3,078
Sub-total Abrego South (AS)	619,835			349,615	424,570	56,236
00100 - Continental Vistas (CV)						
01000 - Paving						
404 - Asphalt: Overlay 6,726 sf Parking Lot	15,346	20	16	3,069	3,933	808
02000 - Concrete						
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	8,976	2	1	4,488	9,201	3,262
03000 - Painting: Exterior						
120 - Surface Restoration 3,600 sf Recreation Building & Walls	6,649	10	3	4,655	5,452	508
05000 - Roofing						
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	26,000	20	17	3,900	5,330	1,403

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00100 - Continental Vistas (CV)						
05000 - Roofing						
612 - Pitched: Tile 13 Squares- Pool Building Roof	20,800	30	27	2,080	2,843	958
966 - Coating 2,000 sf Low Slope Roof Recoating	6,649	5	1	5,320	6,816	966
08000 - Rehab						
242 - Locker Rooms 2 Men's & Women's	74,212	20	13	25,974	30,427	3,627
246 - Bathrooms Companion Restroom	21,903	20	13	7,666	8,980	1,070
12000 - Pool						
146 - Resurface 180 lf Pool	31,291	12	6	15,646	18,710	2,144
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	29,766	15	12	5,953	8,136	1,892
762 - Equipment: Replacement Pool & Spa Equipment (50%)	20,707	5	0	20,707	4,245	2,936
948 - Furniture: Misc Pool Area Furniture	8,190	6	4	2,730	4,197	1,068
13000 - Spa						
142 - Resurface Spa	8,544	8	5	3,204	4,379	857
23000 - Mechanical Equipment						
244 - HVAC Rooftop Rheem Unit #3- 2019	11,000	15	10	3,667	4,510	666
248 - HVAC 2 Rooftop Carrier Units- 2013	36,000	15	4	26,400	29,520	1,878
800 - Water Heater Building Water Heater	5,936	12	1	5,441	6,084	359
25000 - Flooring						
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	20,369	10	3	14,258	16,703	1,555
Sub-total Continental Vistas (CV)	352,339			155,158	169,464	25,957
00110 - Madera Vista (MV)						
01000 - Paving						
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	62,111	25	8	42,236	45,838	2,146
02000 - Concrete						
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	7,675	2	3	1,919	2,622	1,465
03000 - Painting: Exterior						
206 - Surface Restoration 4,020 sf Exterior Surfaces	7,862	10	4	4,717	5,641	615
05000 - Roofing						
616 - Pitched: Tile 39 Squares- Pool Building Roof	42,900	30	27	4,290	5,863	1,975
08000 - Rehab						
248 - Restrooms 2 Men's & Women's	17,807	20	15	4,452	5,476	914
262 - Kitchen Pool Building Kitchen Area	21,730	20	8	13,038	14,478	939
480 - Shower Outdoor Pool Shower	9,595	15	13	1,279	1,967	625
12000 - Pool						
154 - Resurface 156 lf Pool	27,119	12	4	18,079	20,848	1,769
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	38,452	15	13	5,127	7,883	2,505
766 - Equipment: Replacement Pool & Spa Equipment (50%)	18,374	5	4	3,675	7,533	2,876

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00110 - Madera Vista (MV)						
12000 - Pool						
952 - Furniture: Misc Pool Area Furniture	8,310	6	3	4,155	5,679	1,058
13000 - Spa						
146 - Resurface Spa	5,342	8	0	5,342	684	473
17000 - Tennis Court						
540 - Reseal 7,200 sf Tennis Court	5,554	4	1	4,166	5,693	1,009
560 - Fixtures Tennis Court Bench/Canopy	5,976	15	8	2,789	3,267	344
19000 - Fencing						
170 - Chain Link: 10' 360 lf Tennis Court Fence	16,428	30	7	12,595	13,471	462
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	17,489	30	2	16,323	17,329	434
20000 - Lighting						
250 - Sports Field / Court 4 Tennis Court Lights	11,872	20	15	2,968	3,651	610
25000 - Flooring						
434 - Tile Recreation Room & Storage	11,804	20	16	2,361	3,025	621
26000 - Outdoor Equipment						
816 - Shade Structure 264 sf Pool Shade Canopy	6,583	15	7	3,511	4,048	370
834 - Shade Structure 336 sf Pool Equip Shade Canopy	8,378	15	7	4,468	5,153	471
Sub-total Madera Vista (MV)	351,362			157,489	180,148	21,681
00120 - Casa Paloma I (CPI)						
01000 - Paving						
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	45,306	25	3	39,869	42,723	1,384
02000 - Concrete						
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	12,943	2	1	6,471	13,266	4,703
03000 - Painting: Exterior						
212 - Surface Restoration 7,470 sf Exterior Surfaces	11,363	10	2	9,090	10,482	846
05000 - Roofing						
344 - Low Slope: Vinyl 61 Squares- Pool Building & Shade Structure Roofs	48,800	20	0	48,800	2,501	1,730
970 - Coating 6,100 sf Low Slope Roof Recoating	16,569	5	0	16,569	3,397	2,350
08000 - Rehab						
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	121,612	20	16	24,322	31,163	6,400
256 - Restrooms Unisex Restroom	5,791	20	16	1,158	1,484	305
418 - Kitchen Clubhouse Kitchen	8,310	20	7	5,402	5,963	350
12000 - Pool						
160 - Resurface 200 lf Pool	34,768	12	4	23,179	26,728	2,268
420 - ADA Chair Lift Aqua Creek Pool Chair	5,976	10	3	4,183	4,900	456
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	60,189	15	13	8,025	12,339	3,922
770 - Equipment: Replacement Pool & Spa Equipment (50%)	22,582	5	4	4,516	9,259	3,535
956 - Furniture: Misc Pool Area Furniture	8,310	6	1	6,925	8,518	1,007

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00120 - Casa Paloma I (CPI)						
13000 - Spa						
150 - Resurface Spa	6,463	8	4	3,231	4,140	632
23000 - Mechanical Equipment						
256 - HVAC 2 Rooftop Carrier Units- 2011	22,000	15	2	19,067	21,047	1,093
25000 - Flooring						
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	12,740	20	16	2,548	3,265	670
26000 - Outdoor Equipment						
310 - Benches 18 Common Area Benches	23,468	15	6	14,081	16,037	1,286
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	9,982	8	3	6,239	7,674	953
826 - Shade Structure 310 sf Pool Equip Shade Structure	9,202	30	21	2,761	3,144	365
Sub-total Casa Paloma I (CPI)	486,373			246,437	228,028	34,254
00130 - Casa Paloma II (CPII)						
02000 - Concrete						
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	11,095	2	1	5,547	11,372	4,031
04000 - Structural Repairs						
952 - Doors 14 Exterior & Interior Doors (25%)	6,655	10	10	605	682	549
05000 - Roofing						
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	53,000	20	17	7,950	10,865	2,859
974 - Coating 5,300 sf Low Slope Roof Recoating	8,810	5	0	8,810	1,806	1,249
08000 - Rehab						
258 - Restrooms Unisex Restroom	10,865	15	1	10,141	11,137	526
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	83,101	20	1	78,946	85,179	3,020
424 - Kitchen Clubhouse Kitchen	8,310	20	3	7,064	7,666	317
12000 - Pool						
166 - Resurface 180 lf Pool	31,291	10	2	25,033	28,866	2,331
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	50,409	15	13	6,721	10,334	3,285
774 - Equipment: Replacement Pool & Spa Equipment (50%)	22,645	5	0	22,645	4,642	3,211
960 - Furniture: Misc Pool Area Furniture	8,310	6	1	6,925	8,518	1,007
13000 - Spa						
154 - Resurface Spa	5,900	8	2	4,425	5,292	549
20000 - Lighting						
260 - Pole Lights 8 Shuffleboard Lights	11,867	30	29	396	811	574
23000 - Mechanical Equipment						
272 - HVAC 2 Rooftop Carrier Units- 2011	22,000	15	2	19,067	21,047	1,093
25000 - Flooring						
200 - Carpeting 1,284 sf Recreation Room	4,185	10	6	1,674	2,145	344
400 - Tile 281 sf Kitchenette & Storage Closet	4,262	20	16	852	1,092	224

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00130 - Casa Paloma II (CPII)						
26000 - Outdoor Equipment						
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	9,337	8	1	8,169	9,570	848
860 - Shade Structure 294 sf Pool Equip Shade Canopy	7,331	15	7	3,910	4,509	412
Sub-total Casa Paloma II (CPII)	359,375			218,881	225,532	26,430
00140 - Abrego North (AN)						
01000 - Paving						
420 - Asphalt: Major Repairs 14,105 sf Parking Area	89,652	25	24	3,586	7,351	4,599
02000 - Concrete						
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	6,700	5	4	1,340	2,747	1,049
03000 - Painting: Exterior						
218 - Surface Restoration 5,892 sf Exterior Surfaces	8,962	10	2	7,170	8,268	668
04000 - Structural Repairs						
820 - Shed Shed	11,353	10	6	4,541	5,818	933
956 - Doors 10 Exterior & Interior Doors (50%)	9,507	20	8	5,704	6,334	411
05000 - Roofing						
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	21,000	20	2	18,900	20,449	782
978 - Coating 2,100 sf Low Slope Roof Recoating	2,715	5	0	2,715	557	385
08000 - Rehab						
238 - Restrooms Companion Restroom Remodel	18,709	20	2	16,838	18,218	697
266 - Locker Rooms 2 Men's & Women's	83,101	20	2	74,791	80,920	3,095
270 - General 795 sf Recreation Room Tile- 2017	10,676	20	13	3,737	4,377	522
12000 - Pool						
172 - Resurface 230 lf Pool	39,983	10	2	31,987	36,885	2,978
426 - ADA Chair Lift 2 Pool & Spa	14,602	10	2	11,682	13,470	1,088
778 - Equipment: Replacement Pool & Spa Equipment (50%)	22,645	5	2	13,587	18,569	3,374
964 - Furniture: Misc Pool Area Furniture	8,190	6	4	2,730	4,197	1,068
13000 - Spa						
158 - Resurface Spa	6,262	8	1	5,480	6,419	569
19000 - Fencing						
110 - Wood: Split Rail 152 lf Perimeter Fencing	5,780	20	13	2,023	2,370	282
23000 - Mechanical Equipment						
200 - HVAC 3 HVAC	27,000	15	11	7,200	9,225	1,675
26000 - Outdoor Equipment						
864 - Shade Structure 367 sf Pool Equip Shade Structure	10,894	30	19	3,994	4,466	412
868 - Shade Structure 378 sf [3] Pool Shade Canopies	9,425	15	8	4,399	5,153	543
Sub-total Abrego North (AN)	407,158			222,403	255,793	25,129

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00150 - Del Sol Clubhouse (DSC)						
01000 - Paving						
100 - Asphalt: Sealing 63,350 sf Parking, Driveway	17,738	5	5	2,956	3,636	2,372
200 - Asphalt: Ongoing Repairs 63,350 sf Parking, Driveway (2%)	5,068	5	5	845	1,039	678
300 - Asphalt: Overlay w/ Interlayer 63,350 sf Parking, Driveway	190,050	25	25	7,310	7,792	9,608
800 - Striping Parking Lot	3,000	5	5	500	615	401
02000 - Concrete						
210 - Curbs & Gutters 1,976 lf Curbing Along Asphalt Perimeter (4%)	2,529	5	5	422	519	338
220 - Miscellaneous Around Clubhouse, Grounds, Rear Parking	1,800	5	10	164	185	149
03000 - Painting: Exterior						
120 - Surface Restoration Clubhouse Exterior Elements	19,000	10	10	1,727	1,948	1,568
140 - Mid Cycle Touch-Up Clubhouse Exterior Elements	6,000	10	5	3,000	3,690	481
03500 - Painting: Interior						
400 - Restrooms 1,020 sf First Floor Entry	3,060	10	10	278	314	252
420 - Restrooms 500 sf Lower Level 2 Restrooms	1,500	10	10	136	154	124
500 - Clubhouse 5,877 sf First Floor Areas	11,754	10	10	1,069	1,205	970
510 - Clubhouse 2,400 sf Lower Level Areas	4,800	10	10	436	492	396
04500 - Decking/Balconies						
110 - Concrete 600 sf Walking Surface, Card Room Balcony	12,000	30	2	11,200	11,890	298
510 - Railing: Metal 180 lf Building Exteriors	14,400	30	20	4,800	5,412	558
05000 - Roofing						
330 - Low Slope: Vinyl 6,252 sf Clubhouse	75,024	18	18	3,949	4,272	4,366
620 - Pitched: Spanish Tile 12 Squares- Clubhouse	13,200	30	25	2,200	2,706	578
860 - Skylights 7 Rooftop Skylights, Clubhouse	11,200	12	12	862	957	822
910 - Gutter Cleaning Scuppers	4,000	20	20	190	205	221
08000 - Rehab						
180 - Restrooms 2 Restrooms at Main Entry (50%)	12,000	15	15	750	820	770
320 - Countertops- Kitchen 28 lf Dining Room Counter- Quartz	8,400	20	20	400	431	465
370 - Restrooms 2 Restrooms at Lower Level (50%)	5,000	15	15	313	342	321
380 - Tile 364 sf Wall Tile- First Floor Entry Restrooms	9,464	25	25	364	388	478
390 - Tile 370 sf Wall Tile- Lower Level Restrooms (2)	9,620	25	25	370	394	486
720 - T-Bar Ceiling 256 sf Dining Area, Counter	7,680	30	29	256	525	371
900 - General 8 Building Doors (50%)	12,000	20	20	571	615	664
910 - Windows Building Windows	30,000	20	20	1,429	1,538	1,660
20000 - Lighting						
200 - Street Lights 6 Parking Lot Lights	18,000	30	29	600	1,230	871

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00150 - Del Sol Clubhouse (DSC)						
20000 - Lighting						
400 - Interior 50 Interior Building Lighting	10,000	10	10	909	1,025	825
23000 - Mechanical Equipment						
200 - HVAC 1 Rheem 5 Ton, Clubhouse Roof	18,000	15	15	1,125	1,230	1,155
204 - HVAC 2 Rheem 7.5 Ton, Clubhouse Roof	44,000	15	15	2,750	3,007	2,824
220 - HVAC 1 Carrier Gemini Split System, Clubhouse Grounds	10,000	15	15	625	683	642
224 - HVAC 1 Carrier Gemini Split-System, Clubhouse Grounds	10,000	15	15	625	683	642
600 - Water Heater 1- GE 50 US Gal Water Heater	2,400	12	10	400	615	182
24500 - Audio / Visual						
100 - Television 2 at Dining Room	3,000	10	10	273	308	248
25000 - Flooring						
400 - Tile 360 sf First Floor Entry Restrooms	8,640	25	25	332	354	437
410 - Tile 304 sf Kitchen, Store Room	6,080	25	15	2,432	2,742	250
420 - Tile 1,226 sf Dining Room, Counter, Side Room & Stairs	24,520	25	25	943	1,005	1,240
430 - Tile 1,824 sf Card Room	36,480	25	10	21,888	23,931	1,324
440 - Vinyl 96 sf Store Room at Card Room	1,152	25	10	691	756	42
500 - Tile 200 sf Lower Level Restrooms (2)	2,400	25	25	92	98	121
520 - Carpeting 4,140 sf Lower Level Room	24,840	15	15	1,553	1,697	1,594
560 - Tile 80 sf Lower Level Exterior Entry	1,600	20	20	76	82	89
27000 - Appliances						
220 - Refrigerator Large Commercial Model 1- Arctic Air Refrigerator	6,000	12	12	462	513	440
248 - Ice Machine 1- Manitowac Ice Machine	8,000	10	10	727	820	660
620 - Stainless Steel Sink 1- 3 Bay Dishwashing SS Counter & Sinks	2,800	20	20	133	144	155
940 - Drinking Fountain 2 at Lower Level Room & First Floor	6,000	12	12	462	513	440
29000 - Infrastructure						
330 - Plumbing Sump System	20,000	20	10	10,000	11,275	908
400 - Electric Electrical Panel, Related Equipment	10,000	10	7	3,000	4,100	843
Sub-total Del Sol Clubhouse (DSC)	764,199			96,594	108,891	45,325
00200 - Pickleball Center (PC)						
01000 - Paving						
170 - Asphalt: Sealing 39,629 sf Parking Lot	11,889	5	2	7,133	9,749	1,771
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)	5,802	5	2	3,481	4,758	864
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	118,887	25	21	19,022	24,372	5,663
04000 - Structural Repairs						
892 - Shed Shed	5,432	15	11	1,449	1,856	337
912 - Doors	4,753	20	16	951	1,218	250

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00200 - Pickleball Center (PC)						
04000 - Structural Repairs						
5 Building Doors (50%)						
05000 - Roofing						
370 - Low Slope: Single-Ply 12 Squares- Center Roof	9,260	15	11	2,469	3,164	574
08000 - Rehab						
100 - General Office, Storage, Breezeway	5,791	10	6	2,316	2,968	476
226 - Restrooms 2 Restrooms	17,373	10	6	6,949	8,904	1,428
17500 - Basketball / Sport Court						
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	47,458	2	1	23,729	48,645	17,245
19000 - Fencing						
174 - Chain Link: 4' 1,414 lf Court Fences	29,482	25	21	4,717	6,044	1,404
178 - Chain Link: 8' 1,871 lf Court Fences	69,950	25	21	11,192	14,340	3,332
780 - Gates 50 Court Gates	16,215	20	16	3,243	4,155	853
23000 - Mechanical Equipment						
470 - HVAC 3 Mini-split Units	15,000	15	11	4,000	5,125	930
870 - Septic System Septic System	8,687	20	16	1,737	2,226	457
24000 - Furnishings						
570 - Miscellaneous Interior/Exterior Furniture	23,164	10	6	9,266	11,872	1,905
970 - Miscellaneous 900 sf Artificial Turf	9,006	10	6	3,602	4,616	741
974 - Miscellaneous Entrance Gate	5,791	10	6	2,316	2,968	476
26000 - Outdoor Equipment						
440 - Drinking Fountain 2 Drinking Fountains	5,559	20	16	1,112	1,425	293
448 - Bleachers: Aluminum 6 Bleachers	19,557	20	16	3,911	5,011	1,029
884 - Shade Structure 4,182 sf [3] Shade Structures	14,994	7	3	8,568	10,978	1,636
Sub-total Pickleball Center (PC)	444,051			121,165	174,391	41,665
00700 - Facility Maintenance Shop (FMS)						
01000 - Paving						
136 - Asphalt: Sealing 29,074 sf Parking Area	8,722	5	3	3,489	5,364	1,332
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)	4,257	5	3	1,703	2,618	650
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	87,222	25	20	17,444	21,457	4,053
03000 - Painting: Exterior						
128 - Surface Restoration 5,000 sf Building Exterior	7,605	10	4	4,563	5,457	595
412 - Wrought Iron 835 lf Perimeter Fence	8,936	4	2	4,468	6,870	1,664
03500 - Painting: Interior						
152 - Building 10,000 sf All Interior Spaces	14,124	10	11	1,177	1,316	1,095
04000 - Structural Repairs						
800 - Shed Shed	6,254	10	6	2,502	3,205	514
804 - Shed 3 Pre-Fab Sheds	18,253	10	4	10,952	13,096	1,428

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00700 - Facility Maintenance Shop (FMS)						
04000 - Structural Repairs						
960 - Doors 2 Shop Rollup Doors	5,650	30	24	1,130	1,351	242
964 - Doors 24 Exterior & Interior Doors (25%)	11,408	10	4	6,845	8,185	893
05000 - Roofing						
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	14,000	20	14	4,200	5,023	701
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	26,355	30	3	23,720	25,213	671
860 - Skylights 10 Pitched & Low Slope Roof Skylights	9,497	20	14	2,849	3,407	476
982 - Coating 1,400 sf Low Slope Roof Recoating	4,655	5	0	4,655	954	660
08000 - Rehab						
108 - General Common Areas	18,709	20	14	5,613	6,712	937
278 - Restrooms 2 Restrooms	35,615	20	14	10,684	12,777	1,784
282 - General Break Room	24,930	20	14	7,479	8,944	1,249
19000 - Fencing						
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	33,703	30	24	6,741	8,061	1,441
540 - Metal 165 lf Frontage Fencing	6,269	30	24	1,254	1,499	268
23000 - Mechanical Equipment						
208 - HVAC 4 Rooftop HVAC Units- 2018	32,000	15	9	12,800	15,307	1,889
224 - HVAC 2 Ground Level Bryant Units- 2017	36,000	15	8	16,800	19,680	2,073
24000 - Furnishings						
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	58,171	20	14	17,451	20,869	2,914
25000 - Flooring						
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	7,415	10	1	6,674	7,601	539
480 - Tile 664 sf Floor & Wall Tile	18,916	20	14	5,675	6,786	948
30000 - Miscellaneous						
236 - Maintenance Equipment Genie Scissor Lift	19,429	20	16	3,886	4,979	1,022
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	22,615	10	4	13,569	16,227	1,770
Sub-total Facility Maintenance Shop (FMS)	540,713			198,322	232,957	31,808
00800 - General						
22000 - Office Equipment						
100 - Miscellaneous Facility Maintenance Shop Context Scanner	7,479	5	3	2,992	4,600	1,142
30000 - Miscellaneous						
200 - Maintenance Equipment Vermeer Chipper	9,588	20	3	8,150	8,845	366
204 - Maintenance Equipment Vermeer Skid Loader & Attachments	62,154	15	13	8,287	12,742	4,050
700 - Trailer Load Trail	6,392	15	1	5,966	6,552	310
704 - Trailer Top Hat- 2018	7,417	15	10	2,472	3,041	449
710 - Trailer Big Tex	27,042	15	13	3,606	5,544	1,762
824 - Maintenance Truck	38,353	10	7	11,506	15,725	3,232

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00800 - General						
30000 - Miscellaneous						
2011 Ford F150 Pickup- #18						
832 - Vehicle	92,717	10	9	9,272	19,007	8,210
3 2013 Ford Transit Connects- #20, 21, 23						
844 - Vehicle	22,373	10	3	15,661	18,346	1,708
2016 Ford Fiesta- #26						
852 - Vehicle	74,836	10	2	59,869	69,036	5,575
2 2016 Ram Promaster City Vans- #29, 30						
856 - Maintenance Truck	127,222	10	3	89,055	104,322	9,714
3 2016 Ram 1500 Pickups- #31, 32, 33						
860 - Maintenance Truck	44,545	10	3	31,182	36,527	3,401
2017 Ram 1500 Pickup- #34						
866 - Vehicle	34,746	3	3	8,687	11,872	6,632
2017 Ford Escape- #36						
868 - Maintenance Truck	41,395	10	4	24,837	29,701	3,240
2018 Ford F150 Supercrew- #37						
872 - Maintenance Truck	44,184	10	4	26,510	31,702	3,458
2018 Ford F150- #38						
874 - Maintenance Truck	42,394	10	4	25,436	30,417	3,318
Ford F250 PU- #39						
876 - Vehicle	38,654	10	4	23,192	27,734	3,025
Ford Transit Connect- #40						
878 - Vehicle	38,655	10	5	19,328	23,773	3,101
2018 Ford Transit 150 Van- #41						
880 - Vehicle	47,487	10	5	23,743	29,204	3,809
2019 Ford F-250 Pickup Truck- #42						
882 - Vehicle	40,364	10	5	20,182	24,824	3,238
2018 Ford Transit 250 Van- #43						
884 - Vehicle	35,337	10	5	17,669	21,732	2,835
2018 Ford F-150 Pickup Truck- #44						
888 - Vehicle	34,768	10	6	13,907	17,819	2,859
2020 Ford Escape- #45						
892 - Maintenance Truck	41,551	10	7	12,465	17,036	3,502
2021 Ford Ranger XL- #46						
896 - Maintenance Truck	47,534	10	7	14,260	19,489	4,006
2021 Ford F250 Pickup- #47						
Sub-total General	1,007,187			478,234	589,588	82,941
				[A]	[B]	
Totals	19,591,336			10,375,166	11,218,100	1,300,102
				[EndBal]	[EndBal]	
				[A]	[B]	
Percent Funded				73.76%	60.54%	

Terms & Definitions CAI

Adequate Reserves: A replacement reserve fund and stable and equitable multiyear [funding plan](#) that together provide for the reliable and timely execution of the association's major repair and replacement projects as defined herein without reliance on additional supplemental funding.

Capital Improvements: Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

Cash Flow Method (also known as pooling): A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

To determine the selected funding plan, different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Common Area: The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

Community Association: A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

Components: The individually listed projects within the physical analysis which are determined for inclusion using the process described within the component inventory. These components form the building blocks for the reserve study. **Components are selected to be included in the reserve study based on the following three-part test:**

1. The association has the obligation to maintain or replace the existing element.
2. The need and schedule for this project can be reasonably anticipated.
3. The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

Component Inventory: The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

The Reserve Specialist, in coordination with the client, will determine the methodology for including these components in the study. Typical evaluation techniques for consideration include:

- Inclusion of long-life components with funding in the study.
- Addition of long-life components with funding at the time when they fall within the 30-year period from the date of study preparation.
- Identification of long-life components in the component inventory even when they are not yet being funded in the 30-year funding plan.

Component Method (also known as Straight Line): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

Condition Assessment: The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Effective Age: The difference between [useful life](#) and estimated [remaining useful life](#). Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

Financial Analysis: The portion of a reserve study in which the current status of the reserves (measured as cash or [percent funded](#)) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Fully Funded: 100 percent funded. When the actual (or projected) [reserve balance](#) is equal to the fully funded balance.

Fully Funded Balance (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or [replacement cost](#). This number is calculated for each component, and then summed for an association total.

$FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$

Example: For a component with a \$10,000 current replacement cost, a 10-year useful life, and effective age of 4 years, the fully funded balance would be \$4,000.

Fund Status: The status of the reserve fund reported in terms of cash or [percent funded](#).

Funding Goals:

The three funding goals listed below range from the most aggressive to most conservative:

Baseline Funding

Establishing a reserve funding goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the funding goal with the greatest risk of being prepared to fund future repair and replacement of major components, **and it is not recommended** as a long-term solution/plan. Baseline funding may lead to project delays, the need for a [special assessment](#), and/or a line of credit for the community to fund needed repairs and replacement of major components.

Threshold Funding

Establishing a reserve funding goal of keeping the [reserve balance](#) above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than "fully funded" with respective higher risk or less risk of cash problems. In determining the threshold, many variables should be considered, including things such as investment risk tolerance, community age, building type, components that are not readily inspected, and components with a [remaining useful life](#) of more than 30 years.

Full Funding

Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. Fully funded is when the actual or projected reserve balance is equal to the fully funded balance.

It should be noted that, in certain jurisdictions, there may be statutory funding requirements that would dictate the funding requirements. In all cases, these standards are considered the minimum to be referenced.

Funding Plan: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Funding Principles: A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

Initial Year: The first fiscal year in the financial analysis or funding plan.

Life Estimates: The task of estimating [useful life](#) and [remaining useful life](#) of the reserve components.

Life Cycle Cost: The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

Maintenance: Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of “replacement” but may pass the defining test of a reserve component and be appropriate for reserve funding. Maintenance types are categorized below:

Preventive Maintenance: Planned maintenance carried out proactively at predetermined intervals, aimed at reducing the performance degradation of the component such that it can attain, at minimum, its estimated useful life.

Deferred Maintenance: Maintenance which is not performed and leads to premature deterioration to the common areas due to lack of preventive maintenance.

This results in a reduction in the remaining useful life of the reserve components and the potential of inadequate funding. Typically, deferred maintenance creates a need for corrective maintenance.

Corrective Maintenance: Maintenance performed following the detection of a problem, with the goal of remediating the condition such that the intended function and life of the component or system is restored, preserved, or enhanced.

Many corrective maintenance projects could be prevented with a proactive, preventive maintenance program. Note that when the scope is minor, these projects may fall below the threshold of cost significance and thus are handled through the operational budget. In other cases, the cost and timing should be included within the reserve study.

Percent Funded: The ratio, at a particular point in time clearly identified as either the beginning or end of the association’s fiscal year, of the actual (or projected) [reserve balance](#) to the fully funded balance, expressed as a percentage.

While percent funded is an indicator of an association’s reserve fund size, it should be viewed in the context of how it is changing due to the association’s reserve funding plan, in light of the association’s risk tolerance and is not by itself a measure of “adequacy.”

Periodic Structural Inspection: [Structural system](#) inspections aimed at identifying issues when they become evident.

Additional information and recommendations are included within the Condominium Safety Public Policy Report. www.condosafety.com

Physical Evaluation: The portion of the reserve study where the component inventory, condition assessment, and life and [valuation estimate](#) tasks are performed. This represents one of the two parts of the reserve study.

Preventive Maintenance Schedule: A summary of the preventive maintenance tasks included within a maintenance manual which should be performed such that the useful lives of the components are attained or exceeded. This schedule should include both the timing and the estimated cost of the task(s).

Remaining Useful Life (RUL): Also referred to as “remaining life” (RL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

Replacement Cost: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance: Actual or projected funds, clearly identified as existing either at the beginning or end of the association’s fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Also known as beginning balance, reserves, reserve accounts, or cash reserves. This balance is based on information provided and not audited.

Reserve Study: A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Reserve Study Provider: An individual who prepares reserve studies. In many instances, the reserve study provider will possess a specialized designation such as the Reserve Specialist® (RS) designation administered by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards. In some instances, qualifications in excess of the RS designation will be required if supplemental subject matter expertise is required.

Reserve Study Provider Firm: A company that prepares reserve studies as one of its primary business activities.

Responsible Charge: A Reserve Specialist (RS) in responsible charge of a reserve study shall render regular and effective supervision to those individuals' performing services that directly and materially affect the quality and competence of services rendered by the Reserve Specialist. A Reserve Specialist shall maintain such records as are reasonably necessary to establish that the Reserve Specialist exercised regular and effective supervision of a reserve study of which he or she was in responsible charge. A Reserve Specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; and
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

Site Visit: A visual assessment of the accessible areas of the components included within the reserve study.

The site visit includes tasks such as, but not limited to, on-site visual observations, a review of the association's design and governing documents, review of association precedents, and discussion with appropriate representative(s) of the association.

Special Assessment: A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

Special assessments, when used to make up for unplanned reserve fund shortfalls, may be an indicator of deferred maintenance, improper reserve project planning, and unforeseen catastrophes and accidents, as well as other surprises.

Structural System: The structural components within a building that, by contiguous interconnection, form a path by which external and internal forces, applied to the building, are delivered to the ground. This is generally a combination of structural beams, columns, and bracing and is not included within the reserve study, although it is reviewed as part of the recommended periodic structural inspections.

It is important to recognize that individual structural components which are not a part of the structural system, such as decks, balconies, and podium deck components may be included for reserve funding if they otherwise satisfy the three-part test.

Useful Life (UL): The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed presuming proactive, planned, preventive maintenance.

Best practice is that a component's Useful Life should reflect the actual preventive maintenance being performed (or not performed).

Valuation Estimates: The task of estimating the current repair or [replacement costs](#) for the reserve components.

The above terms and definitions are from the Community Associations Institute (CAI) national reserve study standards (2023 version).

Terms & Definitions BRG

Browning Reserve Group, LLC reserve studies use several terms that are unique to our reports. Our specialized systems have been developed to offer flexibility in many areas of our reporting. Please see below for definitions of abbreviations and symbols used in many of our reserve studies.

NR-1 Limited Recurrence (1 Time): NR (Nonrecurring) signifies that a component recurs for only a limited number of life cycles and not continuously. NR-1 signifies that component replacement occurs only once, NR-2 signifies that replacement occurs only twice, and so on. NR is most often used to signify a replacement in a single specific year only or to display a cost that may be unique at one replacement cycle only. One-time only components may accompany an ongoing component where the one-time component provides a unique cost or schedule that differs from the related ongoing component.

SE-2 Spread Evenly (2 Years): SE (Spread Even) signifies that component replacement is divided evenly over two or more consecutive years instead of undivided replacement in a single year. SE-2 signifies that half of the component will be replaced in two consecutive years, SE-3 signifies thirds replacement in three consecutive years, and so on. For example, an 8-year remaining life component set with SE-4 will have a quarter replaced in year 8, quarter in year 9, quarter in year 10, and quarter in year 11 with each year's replacement adjusted for inflation accordingly. Spread replacements continue through all future replacement cycles.

NSE-2 Spread Non-Evenly (2 Years): NSE (Not Spread Even) spreads the total replacement over several consecutive years like [spread evenly](#), but unlike [spread evenly](#), NSE spreads are unequal. For example, a 6-year remaining life component set with NSE-3 could have a quarter replaced in year 6, half in year 7, and quarter in year 8 with each year's replacement adjusted for inflation accordingly. Spread replacements continue through all future replacement cycles.

Percent to Include (%): Percent to include signifies what portion of a component is replaced and/or what portion reserves pays at each replacement cycle. A partial replacement example could involve a wood fence partially replaced at 50% every eight years instead of fully replaced at 100% every sixteen years. A partial cost example could involve a 50/50 good neighbor fence cost share where only 50% of the total replacement cost is paid from reserves. These two examples could overlap yielding 25% each replacement cycle. Various other examples exist that might involve small percentages or, occasionally, higher than 100%.

Remaining Life Greater than Useful Life (Delayed Start): [Remaining life](#) greater than [useful life](#) signifies that a component's replacement cycle start is delayed. In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed by setting the [remaining life](#) greater than the [useful life](#). An example could involve metal fence paint where the initial factory paint may last 9 years but subsequent in-field repaint only lasts 6 years. In this example, the initial metal fence paint cycle would be delayed 3 years by setting a 9 year [remaining life](#) and 6 year [useful life](#).

Zero Remaining Life: Zero [remaining life](#) signifies component replacement in the study's preparation year irrespective of whether the replacement was before or after the study's preparation. All replacements are reflected in their replacement year, and the year in which the study is prepared is no different than any other year.



RESERVE STUDY

Member Distribution Materials

Green Valley Recreation Inc

Update w/o Site Visit Review

2024 Update- Includes DSC- 3

Published - September 22, 2024

Prepared for the 2025 Fiscal Year

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<i>Section III:</i>	30 Year Reserve Funding Plan	<i>Cash Flow Method {c}</i> 3

September 22, 2024

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. This is done utilizing 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.

Browning Reserve Group, LLC conducted a Update w/o Site Visit Review which entailed a number of onsite visits and inspections of all GVR's facilities to identify assets for inclusion in this study. This Update w/o Site Visit Review is for the January 1, 2025 - December 31, 2025 fiscal year.

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.

Funding Assessment

Based on the 30 year cash flow projection, the Project'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.

-99 statute imposes no reserve funding level requirements. 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 the Project's reserves are inadequately funded.

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
01000 - Paving	2,859,401	5-25	0-25	1,412,447	1,556,893	149,586
02000 - Concrete	113,105	2-5	1-10	52,535	94,786	31,352
03000 - Painting: Exterior	462,181	2-10	1-11	252,583	328,987	54,068
03500 - Painting: Interior	285,725	5-10	1-11	126,023	152,434	24,079
04000 - Structural Repairs	407,611	10-30	1-24	139,195	157,722	29,057
04500 - Decking/Balconies	209,884	5-30	1-20	119,120	136,915	12,026
05000 - Roofing	2,052,524	5-30	0-27	1,399,250	1,289,454	106,497
08000 - Rehab	2,563,131	10-30	1-29	1,591,086	1,756,404	109,991
12000 - Pool	1,770,544	5-25	0-18	815,078	974,190	148,105
13000 - Spa	87,535	8-10	0-6	48,149	54,954	8,394
14000 - Recreation	565,351	3-25	0-23	170,854	239,535	75,409
17000 - Tennis Court	491,932	4-30	0-28	233,403	224,380	34,836
17500 - Basketball / Sport Court	99,650	2-8	0-3	55,067	89,186	28,774
19000 - Fencing	534,641	20-30	2-27	278,132	304,593	19,144
20000 - Lighting	499,445	10-60	2-29	274,615	298,972	17,709
22000 - Office Equipment	48,929	1-5	0-3	44,442	47,086	30,531
23000 - Mechanical Equipment	2,024,344	12-20	0-16	1,122,862	927,699	113,972
23500 - Elevator	166,097	20-25	15-20	34,282	42,167	7,822
24000 - Furnishings	505,724	10-20	0-14	320,912	361,924	37,208
24500 - Audio / Visual	526,430	4-30	0-29	285,877	313,411	28,525
24600 - Safety / Access	193,712	20-20	2-19	147,103	160,709	7,801
25000 - Flooring	1,290,308	2-50	0-36	597,485	653,589	79,248
26000 - Outdoor Equipment	436,898	7-30	1-24	207,384	245,001	27,039
27000 - Appliances	210,647	5-20	3-20	66,673	99,910	25,729
28000 - Water System	88,191	12-12	1-9	52,474	61,319	5,891
29000 - Infrastructure	30,000	10-20	7-10	13,000	15,375	1,750
30000 - Miscellaneous	1,067,394	3-20	1-16	515,133	630,505	85,558
Totals	\$19,591,336			\$10,375,166	\$11,218,100	\$1,300,102
Estimated Ending Balance				\$7,652,888	\$6,791,071	\$95.53
Percent Funded				73.8%	60.5%	Household/yr @ 13,610

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