

Reserve Study Transmittal Letter

Date: May 23, 2016
To: Green Valley Recreation Inc
From: Browning Reserve Group (BRG)

Re: Green Valley Recreation Inc; Full Study

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."* **\$915,120** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$67.93 Household/yr @ 13,472.** 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, 2017, the Project is **28.5%** funded.

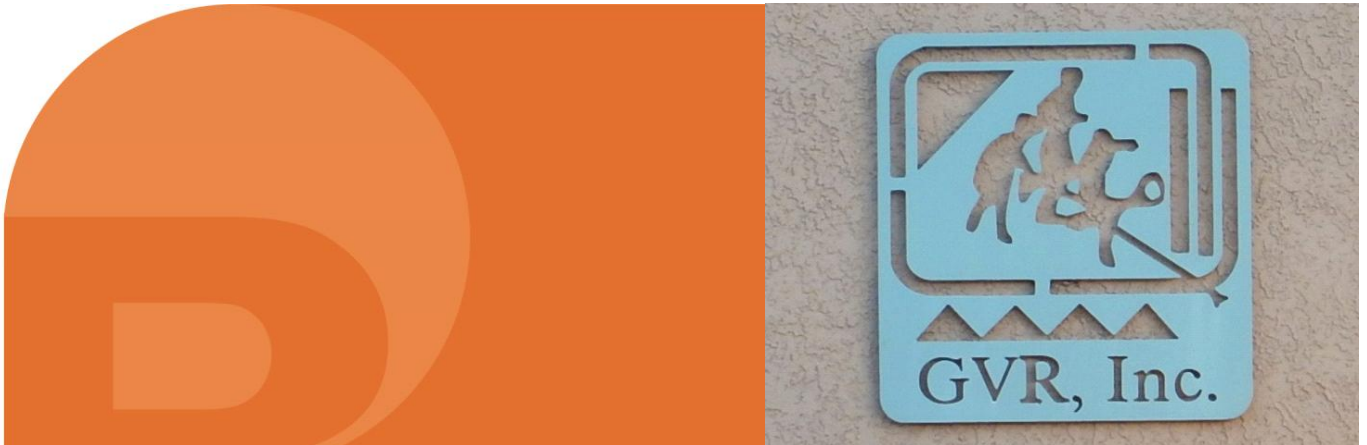
Based on the 30 year cash flow projection, GVR's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

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, (2016) the current fiscal year is dealt with in the study.



RESERVE STUDY

Full Study

Green Valley Recreation Inc

Second Draft- Exp less \$5K- Option 1

Published - May 23, 2016

Prepared for the 2017 Fiscal Year

Browning Reserve Group

P. O. Box 60125 / Sacramento, California 95860
Phone (916) 393-0600 Fax (916) 393-0610 Toll Free (877) 708-0600
bob@browningrg.com / www.BrowningRG.com

© B&O Reserve Software 2016



Green Valley Recreation Inc

Second Draft- Exp less \$5K- Option 1

Table of Contents

<i>Section</i>	<i>Report</i>	<i>Page</i>
<i>Section I:</i>	Summary of Project Reserves	1
<i>Section II:</i>	30 Year Expense Forecast <i>Detailed</i>	5
<i>Section III:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method {c}</i>	55
<i>Section III-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Ending Balances Chart</i>	56
<i>Section IV:</i>	30 Year Reserve Funding Plan <i>Fully Funded Balance and % Funded</i>	57
<i>Section IV-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Percent Funded Chart</i>	58
<i>Section V:</i>	Reserve Fund Balance Forecast <i>Component Method</i>	59
<i>Section VI:</i>	Component Listing <i>Included Components</i>	90
<i>Section VI-b:</i>	Component Listing <i>Excluded Components</i>	272
<i>Section VII:</i>	Tabular Component Listing <i>Included Components</i>	278
<i>Section VII-a:</i>	Expenditures by Year <i>- Next 3 Years</i>	298
<i>Section X:</i>	Auditor Notes	305
<i>Section X-a:</i>	Supplementary Information for Auditor <i>Component Method</i>	307
<i>Section XI:</i>	Glossary <i>Reserve Study Terms</i>	324
<i>Addendum:</i>	Member Distribution Materials <i>See Page ii for Details</i>	



Green Valley Recreation Inc

Second Draft- Exp less \$5K- Option 1

Member Distribution Materials

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

Section Report

Member Summary

Section III: 30 Year Reserve Funding Plan

Cash Flow Method {c}

Green Valley Recreation Inc

Second Draft- Exp less \$5K- Option 1

Published - May 23, 2016

Prepared for the 2017 Fiscal Year

Reserve Study Summary

A Reserve Study was conducted of Green Valley Recreation Inc (the "**Project**"). A **Full Study** includes an on-site review upon where the following tasks are performed:

- development of a reserve component inventory;
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan.

Green Valley Recreation Inc is a project with a total of 13,472 households.

Physical Inspection

Browning Reserve Group ("**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.

During the inspection, BRG utilized the services of our own construction cost estimator. In addition, independent contractors were retained to render opinions on selected components as indicated in Section VI, Included Component Listing.

Supplemental information to the physical inspection may have been obtained from the following sources:

1. Project plans where available.
2. Maintenance records of the reserve components where available.
3. Project board members, management and staff.

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 \$5,831,059.
 - [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, 2017 is estimated to be \$1,664,277, constituting 28.5% 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 \$915,120 [*\$67.93 Household per yr (average)*] for the fiscal year ending December 31, 2017 (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.**

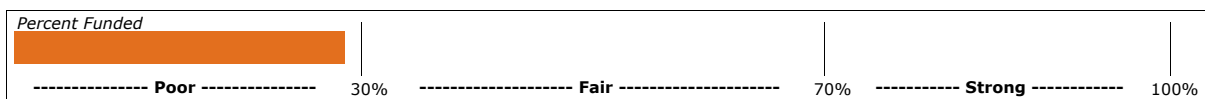
Funding Assessment

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 28.5% 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 licensed general building contractor in California, #768851, and the owner, Robert W Browning, holds the Reserve Specialist designation, #46 from the Community Associations Institute.

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



Section II
Green Valley Recreation Inc
30 Year Expense Forecast - Detailed
Second Draft- Exp less \$5K- Option 1
Prepared for the 2017 Fiscal Year

See Section VI-b for Excluded Components

Reserve Component	Current		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Replacement Cost	Life Useful / Remaining															
00010 - Member Services Center (MSC)																	
01000 - Paving																	
100 - Asphalt: Sealing 27,762 Sq. Ft. Parking Lots- Seal/Stripe	5,552	5 1		5,691					6,439					7,285			
200 - Asphalt: Ongoing Repairs 27,762 Sq. Ft. Parking Lots (5.6%)	5,053	5 1		5,179					5,860					6,630			
300 - Asphalt: Overlay w/ Interlayer 14,965 Sq. Ft. South Parking & Maintenance	23,944	25 6							27,768								
348 - Asphalt: Overlay w/ Interlayer 12,797 Sq. Ft. North Parking Lot (50%)	10,238	25 11												13,433			
Total 01000 - Paving	44,787			10,870					40,066					27,347			
03000 - Painting: Exterior																	
100 - Stucco 9,085 Sq. Ft. Building Exterior & Wall Surfaces	9,085	10 1		9,312										11,920			
Total 03000 - Painting: Exterior	9,085			9,312										11,920			
03500 - Painting: Interior																	
100 - Building 14,600 Sq. Ft. All Interior Spaces	10,950	10 10											14,017				
Total 03500 - Painting: Interior	10,950												14,017				
05000 - Roofing																	
300 - Low Slope: Vinyl 79 Squares- Building Roof	39,500	20 5						44,691									
Total 05000 - Roofing	39,500							44,691									
08000 - Rehab																	
300 - Restrooms 3 Main Building & Maintenance Restrooms	11,100	20 0	11,100														
400 - Kitchen Kitchen	6,400	20 0	6,400														
Total 08000 - Rehab	17,500		17,500														
22000 - Office Equipment																	
100 - Miscellaneous Printers & Copiers	14,000	8 4				15,453								18,828			
200 - Computers, Misc. IT Server	9,200	3 2			9,666		10,409			11,209				12,071			12,999
240 - Computers, Misc. Office Computer Work Stations	36,000	5 2			37,823					42,793				48,416			
360 - Telephone Equipment Telephone System	20,500	12 6							23,774								
Total 22000 - Office Equipment	79,700				47,488		15,453	10,409	23,774	42,793	11,209			12,071	67,244		12,999

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Cost																	
23000 - Mechanical Equipment																		
200 - HVAC 3 Rooftop Carrier Units- 2010	17,400	15	9										21,730					
280 - HVAC Rooftop Carrier Unit- 2002	5,000	15	1		5,125													
348 - HVAC 3 IT Room Trane & Gree Units- 2013	6,600	15	12													8,876		
376 - HVAC Bard Unit- 2002	5,800	15	1		5,945													
Total 23000 - Mechanical Equipment	34,800				11,070								21,730			8,876		
25000 - Flooring																		
200 - Carpeting 475 Sq. Yds. Hallways, Lobby, Offices	15,200	10	10											19,457				
400 - Tile 725 Sq. Ft. Floors	7,250	20	5						8,203									
Total 25000 - Flooring	22,450								8,203					19,457				
Total [Member Services Center (MSC)] Expenditures Inflated @ 2.50%				17,500	31,252	47,488		15,453	63,302	63,840	42,793	11,209	21,730	33,474	51,339	76,121		12,999
00020 - West Social Center (WC)																		
01000 - Paving																		
106 - Asphalt: Sealing 43,543 Sq. Ft. Drives, North & South Parking	8,709	5	4				9,613						10,876					12,305
112 - Asphalt: Sealing 75,321 Sq. Ft. West Parking Lot	15,064	5	1		15,441					17,470					19,766			
212 - Asphalt: Ongoing Repairs 75,321 Sq. Ft. West Parking Lot (3%)	6,120	5	1		6,273					7,097					8,030			
306 - Asphalt: Overlay w/ Interlayer 43,543 Sq. Ft. Drives, North & South Parking	69,669	25	8									84,885						
370 - Asphalt: Overlay w/ Interlayer 75,321 Sq. Ft. West Parking Lot	120,514	25	15															
Total 01000 - Paving	220,075				21,714			9,613		24,567			84,885	10,876		27,795		12,305
02000 - Concrete																		
400 - Pool Deck 5,313 Sq. Ft. Pool Area Concrete (6%)	6,376	5	4					7,037					7,962					9,009
Total 02000 - Concrete	6,376							7,037					7,962					9,009
03000 - Painting: Exterior																		
106 - Stucco 53,060 Sq. Ft. Building & Wall Exterior Surfaces	53,060	10	6							61,533								
Total 03000 - Painting: Exterior	53,060									61,533								
03500 - Painting: Interior																		
106 - Building 24,000 Sq. Ft. All Interior Spaces	18,000	10	5						20,365									
Total 03500 - Painting: Interior	18,000								20,365									
05000 - Roofing																		
306 - Low Slope: Vinyl 339 Squares- Building Flat Roofs (50%)	84,750	10	3			91,266												116,829

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
	Cost																			
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	14,400	30	20																	
900 - Miscellaneous 339 Squares- Roof Recoating	13,560	5	3				14,603						16,522						18,693	
Total 05000 - Roofing	112,710						105,869						16,522						135,521	
08000 - Rehab																				
100 - General Tennis Ramada	5,500	20	10												7,040					
200 - Bathrooms 2 Locker Rooms	41,000	20	10												52,483					
306 - Restrooms 4 Shops & Auditorium Restrooms	61,000	20	5						69,016											
460 - Cabinets 2 Woodshop & Lapidary	8,600	20	10												11,009					
550 - Operable Wall/Partition 320 Sq. Ft. Auditorium/Room 1	12,800	25	5						14,482											
Total 08000 - Rehab	128,900								83,498						70,533					
12000 - Pool																				
100 - Resurface 250 Lin. Ft. Pool	40,000	12	6								46,388									
600 - Deck: Re-Surface 5,313 Sq. Ft. Pool Area Decking	39,848	15	5						45,084											
700 - Equipment: Replacement Pool & Spa Equipment (50%)	18,780	5	2			19,731						22,324						25,257		
800 - Cover 4,000 Sq. Ft. Pool Cover	6,600	6	3				7,107							8,242						
900 - Furniture: Misc Pool Area Furniture	11,000	6	3				11,846							13,737						
Total 12000 - Pool	116,228					19,731	18,953		45,084	46,388	22,324			21,980				25,257		
14000 - Recreation																				
700 - Billiard Table 4 Billiards Room	23,040	25	5						26,068											
Total 14000 - Recreation	23,040								26,068											
17000 - Tennis Court																				
100 - Reseal 43,200 Sq. Ft. [6] Tennis Courts	38,880	7	4					42,916											51,014	
500 - Resurface 43,200 Sq. Ft. [6] Tennis Courts	118,800	21	18																	
600 - Lighting 20 Court Lights	56,000	30	7									66,566								
Total 17000 - Tennis Court	213,680							42,916				66,566							51,014	
17500 - Basketball / Sport Court																				
200 - Seal & Striping 3,744 Sq. Ft. [12] Shuffleboard Courts	9,360	8	4					10,332											12,588	
Total 17500 - Basketball / Sport Court	9,360							10,332											12,588	
19000 - Fencing																				
120 - Chain Link: 10' 1,710 Lin. Ft. Tennis Court Fence	59,850	30	11																78,528	
Total 19000 - Fencing	59,850																		78,528	

See Section VI-b for Excluded Components

Reserve Component	Current		Life	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Replacement	Useful /																
20000 - Lighting																		
200 - Pole Lights 15 Walkway Lights	9,000	20	10											11,521				
400 - Interior Stage Lighting	9,000	20	5						10,183									
500 - Parking Lot 25 Parking Lot Lights (20%)	12,500	5	4				13,798						15,611					17,662
Total 20000 - Lighting	30,500						13,798	10,183					15,611	11,521				17,662
23000 - Mechanical Equipment																		
204 - HVAC 2 Rooftop Carrier Units- 2006	44,000	15	5						49,782									
284 - HVAC 2 Rooftop Carrier Units- 2013	16,000	15	12													21,518		
320 - HVAC 2 Rooftop Carrier Units- 2004	23,300	15	3				25,092											
352 - HVAC 3 Rooftop Carrier/American Units- 2009	21,500	15	8									26,196						
380 - HVAC Rooftop Carrier Unit- 2010	12,000	15	9										14,986					
404 - HVAC 4 Rooftop Carrier/American Units- 2008	35,000	15	7								41,604							
420 - HVAC Tennis Ramada Carrier Unit- 2007	5,000	15	6							5,798								
440 - HVAC 4 Gree HVAC Units- 2012	8,000	15	11													10,497		
Total 23000 - Mechanical Equipment	164,800						25,092	49,782	5,798	41,604	26,196	14,986		10,497	21,518			
24000 - Furnishings																		
500 - Miscellaneous Auditorium Tables & Chairs	54,625	10	5						61,803									
Total 24000 - Furnishings	54,625								61,803									
24500 - Audio / Visual																		
220 - Entertainment System Auditorium Bldg	50,000	10	10											64,004				
Total 24500 - Audio / Visual	50,000													64,004				
24600 - Safety / Access																		
200 - Fire Control Misc Fire Alarm System	37,250	20	4					41,117										
Total 24600 - Safety / Access	37,250							41,117										
25000 - Flooring																		
210 - Carpeting 565 Sq. Yds. West Center Carpet	18,080	10	5						20,456									
410 - Tile 2,300 Sq. Ft. Clubhouse Walls & Floors	23,000	20	5						26,022									
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	38,500	15	7								45,764							
Total 25000 - Flooring	79,580							46,478		45,764								
27000 - Appliances																		
700 - Miscellaneous 25 Kitchen Appliances (10%)	6,840	5	2			7,186					8,131					9,199		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful /	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Total 27000 - Appliances	6,840				7,186					8,131					9,199		
30000 - Miscellaneous																	
240 - Maintenance Equipment 3 Portable Lifts	30,000	20 10											38,403				
600 - Miscellaneous Stage Curtains	8,550	15 2			8,983												
Total 30000 - Miscellaneous	38,550				8,983								38,403				
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%				21,714	35,900	149,914	124,813	343,261	138,287	184,389	127,602	71,415	184,460	167,834	68,562	135,521	38,976
00030 - East Social Center (EC)																	
01000 - Paving																	
118 - Asphalt: Sealing 79,662 Sq. Ft. Parking Lot	15,932	5 3				17,157					19,412						21,963
218 - Asphalt: Ongoing Repairs 79,662 Sq. Ft. Parking Lot (2%)	5,178	5 3				5,576					6,309						7,138
312 - Asphalt: Overlay w/ Interlayer 51,762 Sq. Ft. West & North Parking Lots	82,819	25 23															
354 - Asphalt: Overlay w/ Interlayer 27,900 Sq. Ft. South Parking Lot	44,640	25 15															
Total 01000 - Paving	148,570					22,734					25,721						29,101
02000 - Concrete																	
406 - Pool Deck 5,661 Sq. Ft. Pool Area Concrete (6%)	6,793	5 3				7,316					8,277						9,365
Total 02000 - Concrete	6,793					7,316					8,277						9,365
03000 - Painting: Exterior																	
112 - Stucco 13,905 Sq. Ft. Building Exterior Painting	13,905	10 7											16,529				
Total 03000 - Painting: Exterior	13,905												16,529				
03500 - Painting: Interior																	
112 - Building 17,350 Sq. Ft. All Interior Spaces	13,013	10 5							14,722								
Total 03500 - Painting: Interior	13,013								14,722								
05000 - Roofing																	
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	51,750	20 6								60,014							
366 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	51,750	20 9											64,629				
906 - Miscellaneous 207 Squares- Roof Recoating	8,280	5 3				8,917						10,088					11,414
Total 05000 - Roofing	111,780					8,917				60,014		10,088	64,629				11,414
08000 - Rehab																	
206 - Bathrooms 2 Locker Rooms	53,400	20 6								61,928							
312 - Restrooms 2 Lobby Restrooms	19,000	20 6								22,034							
Total 08000 - Rehab	72,400									83,962							
12000 - Pool																	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030		
	Cost																				
106 - Resurface 165 Lin. Ft. Pool	21,450	12	5							24,269											
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,800	10	4					9,714												12,434	
606 - Deck: Re-Surface 5,661 Sq. Ft. Pool Area Decking	42,458	15	5							48,037											
706 - Equipment: Replacement Pool & Spa Equipment (50%)	14,580	5	3				15,701						17,764							20,099	
906 - Furniture: Misc Pool Area Furnishings	7,000	6	3				7,538							8,742							
Total 12000 - Pool	94,288						23,239	9,714	72,305				17,764	8,742						20,099	12,434
14000 - Recreation																					
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%)	20,400	1	1		20,910	21,433	21,969	22,518	23,081	23,658	24,249	24,855	25,477	26,114	26,767	27,436	28,122	28,825			
300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%)	5,200	1	1		5,330	5,463	5,600	5,740	5,883	6,030	6,181	6,336	6,494	6,656	6,823	6,993	7,168	7,347			
720 - Billiard Table 2 Billiards Room	11,500	25	13																	15,853	
Total 14000 - Recreation	37,100				26,240	26,896	27,568	28,258	28,964	29,688	30,430	31,191	31,971	32,770	33,589	34,429	35,287	36,172			
17000 - Tennis Court																					
110 - Reseal 14,400 Sq. Ft. [2] Tennis Courts	12,960	7	4					14,305												17,005	
510 - Resurface 14,400 Sq. Ft. [2] Tennis Courts	39,600	21	11																	51,959	
Total 17000 - Tennis Court	52,560							14,305												68,963	
17500 - Basketball / Sport Court																					
210 - Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts	13,797	7	6							16,000										19,019	
400 - Overlay 8,840 Sq. Ft. [4] Pickleball Courts	24,310	21	20																		
430 - Overlay 6,490 Sq. Ft. [3] Pickleball Courts	17,848	21	13																	24,603	
Total 17500 - Basketball / Sport Court	55,955									16,000										43,622	
19000 - Fencing																					
110 - Chain Link: 6' 873 Lin. Ft. Pickleball Court Fencing	17,460	30	29																		
130 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence	19,440	30	15																		
200 - Wrought Iron: 5' 415 Lin. Ft. Pool Perimeter Fence	14,110	30	10																	18,062	
Total 19000 - Fencing	51,010																			18,062	
20000 - Lighting																					
510 - Parking Lot 7 Parking Lot Lights	17,500	30	5						19,800												
Total 20000 - Lighting	17,500								19,800												
23000 - Mechanical Equipment																					
288 - HVAC 4 Rooftop Carrier Units- 2001	20,300	15	1		20,808																

See Section VI-b for Excluded Components

Reserve Component	Current		Life	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Replacement Cost	Useful / Remaining																
324 - HVAC Rooftop Carrier Unit- 2009	12,000	15	8									14,621						
356 - HVAC Rooftop Carrier Unit- 2006	12,000	15	5					13,577										
384 - HVAC Rooftop Carrier Unit- 2008	12,000	15	7							14,264								
408 - HVAC 5 Rooftop Carrier Units- 2011	24,800	15	10										31,746					
424 - HVAC 2 Rooftop Carrier Units- 2002	8,000	15	1		8,200													
Total 23000 - Mechanical Equipment	89,100				29,008			13,577		14,264	14,621		31,746					
24000 - Furnishings																		
520 - Miscellaneous Folding Tables & Chairs	26,500	10	5					29,982										
Total 24000 - Furnishings	26,500							29,982										
25000 - Flooring																		
220 - Carpeting 850 Sq. Yds. East Center Carpet	27,200	10	5					30,774										
420 - Tile 4,000 Sq. Ft. Clubhouse Walls & Floors	40,000	20	5					45,256										
610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen	5,600	15	5					6,336										
Total 25000 - Flooring	72,800							82,367										
27000 - Appliances																		
720 - Miscellaneous 8 Kitchen Appliances	14,680	12	6						17,024									
Total 27000 - Appliances	14,680							17,024										
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%					55,248	26,896	89,774	52,277	261,717	206,689	61,223	107,663	105,342	82,578	102,553	34,429	164,743	48,606
00040 - Las Campanas (LC)																		
01000 - Paving																		
124 - Asphalt: Sealing 70,468 Sq. Ft. Parking Lot	14,094	5	1		14,446				16,344						18,492			
224 - Asphalt: Ongoing Repairs 70,468 Sq. Ft. Parking Lot (3%)	5,726	5	1		5,869				6,640						7,512			
318 - Asphalt: Overlay w/ Interlayer 26,000 Sq. Ft. North Parking Lot	41,600	25	5					47,067										
364 - Asphalt: Overlay w/ Interlayer 44,468 Sq. Ft. East Parking Lot	71,149	25	19															
Total 01000 - Paving	132,568				20,315			47,067	22,984					26,004				
02000 - Concrete																		
412 - Pool Deck 4,731 Sq. Ft. Pool Area Concrete (7.5%)	7,097	5	3			7,642					8,646						9,783	
Total 02000 - Concrete	7,097					7,642					8,646						9,783	
03000 - Painting: Exterior																		
118 - Stucco 18,180 Sq. Ft. Exterior Building Surfaces	18,180	10	5					20,569										
Total 03000 - Painting: Exterior	18,180							20,569										
03500 - Painting: Interior																		

See Section VI-b for Excluded Components

Reserve Component	Current	Life																
	Replacement Cost	Useful / Remaining	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
118 - Building 21,900 Sq. Ft. All Interior Spaces	16,425	10 5						18,583										
Total 03500 - Painting: Interior	16,425							18,583										
05000 - Roofing																		
318 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	99,000	20 5						112,009										
912 - Miscellaneous 198 Squares- Roof Recoating	7,920	5 3				8,529				9,650						10,918		
Total 05000 - Roofing	106,920					8,529		112,009		9,650						10,918		
08000 - Rehab																		
212 - Bathrooms 2 Locker Rooms	47,000	20 5						53,176										
318 - Restrooms 2 Racquetball Court Restrooms	12,250	20 3				13,192												
406 - Kitchen Clubhouse Kitchen	7,000	1 0	7,000	7,175	7,354	7,538	7,727	7,920	8,118	8,321	8,529	8,742	8,961	9,185	9,414	9,650	9,891	
560 - Operable Wall/Partition 1,296 Sq. Ft. [2] Agave	45,360	25 17																
Total 08000 - Rehab	111,610		7,000	7,175	7,354	20,730	7,727	61,096	8,118	8,321	8,529	8,742	8,961	9,185	9,414	9,650	9,891	
12000 - Pool																		
112 - Resurface 264 Lin. Ft. Pool	36,960	12 6							42,862									
406 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,800	10 5						9,956										
612 - Deck: Re-Surface 4,731 Sq. Ft. Pool Area Decking	35,483	15 5						40,145										
712 - Equipment: Replacement Pool & Spa Equipment (50%)	18,780	5 2			19,731					22,324					25,257			
806 - Cover 4,400 Sq. Ft. Pool Cover	7,260	6 3				7,818					9,067							
912 - Furniture: Misc Pool Area Furniture	7,585	6 3				8,168					9,473							
Total 12000 - Pool	114,868				19,731	15,986		50,102	42,862	22,324		18,539			25,257			
14000 - Recreation																		
210 - Exercise: Cardio Equipment 19 Fitness Center Cardio Machines (20%)	22,800	1 1		23,370	23,954	24,553	25,167	25,796	26,441	27,102	27,780	28,474	29,186	29,916	30,663	31,430	32,216	
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%)	6,800	1 1		6,970	7,144	7,323	7,506	7,694	7,886	8,083	8,285	8,492	8,705	8,922	9,145	9,374	9,608	
Total 14000 - Recreation	29,600			30,340	31,099	31,876	32,673	33,490	34,327	35,185	36,065	36,966	37,891	38,838	39,809	40,804	41,824	
17000 - Tennis Court																		
120 - Reseal 14,000 Sq. Ft. [2] Tennis Courts	12,600	7 3				13,569							16,129					
520 - Resurface 14,000 Sq. Ft. [2] Tennis Courts	38,500	21 10											49,283					
Total 17000 - Tennis Court	51,100					13,569							65,412					
19000 - Fencing																		

See Section VI-b for Excluded Components

Reserve Component	Current		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Replacement Cost	Life Useful /															
140 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence	18,900	30 15															
210 - Wrought Iron: 5' 315 Lin. Ft. Pool Area Fencing	10,710	30 11												14,052			
Total 19000 - Fencing	29,610													14,052			
20000 - Lighting																	
520 - Parking Lot 8 North Parking Lot Lights	20,000	30 11												26,242			
560 - Parking Lot 13 East Parking Lot Lights	32,500	30 24															
Total 20000 - Lighting	52,500													26,242			
23000 - Mechanical Equipment																	
212 - HVAC 11 Rooftop Trane Units- 2008	87,150	15 7								103,594							
292 - HVAC 4 Rooftop Carrier Units- 2010	28,900	15 9										36,092					
328 - HVAC Rooftop Carrier Unit- 2014	5,000	15 13														6,893	
Total 23000 - Mechanical Equipment	121,050									103,594		36,092				6,893	
24600 - Safety / Access																	
210 - Fire Control Misc Fire Alarm System	15,875	20 5						17,961									
Total 24600 - Safety / Access	15,875							17,961									
25000 - Flooring																	
230 - Carpeting 580 Sq. Yds. Clubhouse Carpet	18,560	10 5						20,999									
430 - Tile 3,050 Sq. Ft. Clubhouse Walls & Floors	30,500	20 5						34,508									
620 - Vinyl 540 Sq. Yds. Clubhouse	18,900	15 5						21,384									
700 - Hardwood Floors 1,600 Sq. Ft. Racquetball Court- Replace	22,400	25 13														30,879	
740 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Replace	43,875	40 32															
770 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Refinish	17,550	10 5						19,856									
Total 25000 - Flooring	151,785							96,747								30,879	
27000 - Appliances																	
800 - Miscellaneous 14 Kitchen Appliances	43,050	12 6								49,925							
Total 27000 - Appliances	43,050									49,925							
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%			7,000	57,830	58,184	98,332	40,400	457,624	158,216	169,423	62,890	100,340	112,263	114,321	74,480	108,925	51,715
00050 - Desert Hills (DH)																	
01000 - Paving																	
130 - Asphalt: Sealing 104,016 Sq. Ft. Drives & Parking	20,803	5 4					22,963					25,980					29,394

See Section VI-b for Excluded Components

Reserve Component	Current		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Replacement Cost	Life Useful /															
230 - Asphalt: Ongoing Repairs 104,016 Sq. Ft. Drives & Parking (3%)	8,451	5 4					9,329					10,555					11,941
324 - Asphalt: Overlay w/ Interlayer 104,016 Sq. Ft. Drives & Parking	166,426	25 8									202,773						
Total 01000 - Paving	195,680						32,291				202,773	36,535					41,336
02000 - Concrete																	
418 - Pool Deck 5,981 Sq. Ft. Pool Area Concrete (6%)	7,177	5 2			7,541					8,531					9,653		
Total 02000 - Concrete	7,177				7,541					8,531					9,653		
03000 - Painting: Exterior																	
124 - Stucco 30,135 Sq. Ft. Exterior Building Surfaces	30,135	10 5						34,095									
Total 03000 - Painting: Exterior	30,135							34,095									
03500 - Painting: Interior																	
124 - Building 26,950 Sq. Ft. All Interior Spaces	20,213	10 5						22,869									
Total 03500 - Painting: Interior	20,213							22,869									
04500 - Decking/Balconies																	
200 - Resurface 1,778 Sq. Ft. Second Floor Deck	10,668	20 9										13,323					
Total 04500 - Decking/Balconies	10,668											13,323					
05000 - Roofing																	
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	68,500	20 10										87,686					
918 - Miscellaneous 137 Squares- Roof Recoating	5,480	5 2			5,757					6,514					7,370		
Total 05000 - Roofing	73,980				5,757					6,514		87,686			7,370		
08000 - Rehab																	
218 - Bathrooms 2 Locker Rooms	35,000	20 7								41,604							
324 - Restrooms 2 Auditorium Lobby Restrooms	11,800	20 5						13,351									
466 - Cabinets 40 Lin. Ft. Countertops & Cabinets	25,600	20 10										32,770					
570 - Operable Wall/Partition 770 Sq. Ft. [4] Room Dividers	30,800	25 6							35,719								
Total 08000 - Rehab	103,200							13,351	35,719	41,604		32,770					
12000 - Pool																	
118 - Resurface 260 Lin. Ft. Pool	36,400	12 7								43,268							
618 - Deck: Re-Surface 5,981 Sq. Ft. Pool Area Decking	44,858	15 12													60,328		
718 - Equipment: Replacement Pool & Spa Equipment (50%)	21,480	5 2			22,567					25,533					28,888		
812 - Cover 3,870 Sq. Ft. Pool Cover	6,386	6 3				6,876						7,975					
918 - Furniture: Misc Pool Area Furniture	10,500	6 3				11,307						13,113					

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Cost	Remaining																
Total 12000 - Pool	119,623					22,567	18,184				68,801		21,088			89,217		
14000 - Recreation																		
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	15,600	1	1		15,990	16,390	16,799	17,219	17,650	18,091	18,543	19,007	19,482	19,969	20,469	20,980	21,505	22,042
740 - Billiard Table 5 Billiards Room	22,500	25	5					25,457										
Total 14000 - Recreation	38,100				15,990	16,390	16,799	17,219	43,107	18,091	18,543	19,007	19,482	19,969	20,469	20,980	21,505	22,042
17000 - Tennis Court																		
130 - Reseal 28,800 Sq. Ft. [4] Tennis Courts	25,920	7	5					29,326								34,860		
530 - Resurface 28,800 Sq. Ft. [4] Tennis Courts	79,200	21	15															
610 - Lighting 15 Tennis Court Lights	41,250	30	5					46,671										
Total 17000 - Tennis Court	146,370							75,997								34,860		
17500 - Basketball / Sport Court																		
410 - Overlay 2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing	6,240	8	4					6,888								8,392		
Total 17500 - Basketball / Sport Court	6,240							6,888								8,392		
19000 - Fencing																		
150 - Chain Link: 10' 960 Lin. Ft. Tennis Court Fence	33,600	30	15															
Total 19000 - Fencing	33,600																	
20000 - Lighting																		
210 - Pole Lights 7 Walkway Lights	7,000	20	10										8,961					
530 - Parking Lot 11 Parking Lot Lights	24,750	30	10										31,682					
Total 20000 - Lighting	31,750												40,643					
23000 - Mechanical Equipment																		
216 - HVAC 4 Rooftop Carrier Units- 2005	23,200	15	4				25,608											
296 - HVAC 3 Rooftop Carrier Units- 2007	15,600	15	6						18,091									
332 - HVAC 3 Rooftop Carrier Units- 2009	19,000	15	8								23,150							
360 - HVAC Rooftop Carrier Unit- 2000	5,000	15	1		5,125													
388 - HVAC 3 Rooftop Carrier Units- 2013	16,600	15	12													22,325		
412 - HVAC Rooftop Carrier Unit- 2004	5,000	15	3				5,384											
428 - HVAC Rooftop Carrier Unit- 2002	9,000	15	1		9,225													
444 - HVAC Rooftop Carrier Unit- 2002	5,000	15	2			5,253												
Total 23000 - Mechanical Equipment	98,400				14,350	5,253	5,384	25,608		18,091		23,150				22,325		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Cost	Remaining																
24000 - Furnishings																		
540 - Miscellaneous Folding Tables & Chairs	22,400	10	5						25,344									
Total 24000 - Furnishings	22,400								25,344									
24600 - Safety / Access																		
220 - Fire Control Misc Fire Alarm System	15,500	20	5						17,537									
Total 24600 - Safety / Access	15,500								17,537									
25000 - Flooring																		
240 - Carpeting 970 Sq. Yds. Clubhouse Carpet	31,040	10	5						35,119									
440 - Tile 975 Sq. Ft. Clubhouse Walls & Floors	9,750	20	5						11,031									
630 - Vinyl 650 Sq. Yds. Clubhouse Vinyl (33%)	5,633	15	7								6,696							
710 - Hardwood Floors 500 Sq. Ft. Stage- Replace	7,500	50	15															
Total 25000 - Flooring	53,923								46,150		6,696							
27000 - Appliances																		
740 - Miscellaneous 7 Kitchen Appliances	32,200	20	10											41,219				
Total 27000 - Appliances	32,200													41,219				
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%				30,340	57,508	40,368	82,007	278,448	71,901	150,690	244,930	90,428	222,287	20,469	192,796	21,505	63,378	
00060 - Canoa Hills (CH)																		
01000 - Paving																		
136 - Asphalt: Sealing 67,354 Sq. Ft. Parking Lot	13,471	5	3				14,507				16,413							18,570
236 - Asphalt: Ongoing Repairs 67,354 Sq. Ft. Parking Lot (3%)	5,473	5	3				5,893				6,668							7,544
330 - Asphalt: Overlay w/ Interlayer 67,354 Sq. Ft. Parking Lot	107,766	25	2				113,222											
Total 01000 - Paving	126,710					113,222	20,400				23,081							26,114
02000 - Concrete																		
424 - Pool Deck 5,950 Sq. Ft. Pool Area Concrete (6%)	7,140	5	4					7,881					8,917					10,089
Total 02000 - Concrete	7,140							7,881					8,917					10,089
03000 - Painting: Exterior																		
130 - Stucco 10,940 Sq. Ft. Clubhouse Exterior	21,880	10	5						24,755									
Total 03000 - Painting: Exterior	21,880								24,755									
03500 - Painting: Interior																		
130 - Building 22,750 Sq. Ft. All Interior Spaces	17,063	10	5						19,305									
Total 03500 - Painting: Interior	17,063								19,305									
05000 - Roofing																		
330 - Low Slope: Vinyl 227 Squares- Building Roof	113,500	20	14															160,373

See Section VI-b for Excluded Components

Reserve Component	Current		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Replacement Cost	Life Useful /															
924 - Miscellaneous	9,080	5 4					10,023					11,340					12,830
227 Squares- Roof Recoating																	
Total 05000 - Roofing	122,580						10,023					11,340					173,202
08000 - Rehab																	
224 - Bathrooms	81,500	20 10											104,327				
2 Locker Rooms																	
330 - Restrooms	41,000	20 10											52,483				
2 Clubhouse Restrooms																	
580 - Operable Wall/Partition	34,300	25 5						38,807									
980 Sq. Ft. Saguaro & Palo Verde Divider																	
Total 08000 - Rehab	156,800							38,807					156,810				
12000 - Pool																	
124 - Resurface	43,840	12 8									53,415						
274 Lin. Ft. Pool																	
624 - Deck: Re-Surface	44,625	15 11												58,552			
5,950 Sq. Ft. Pool Area Decking																	
724 - Equipment: Replacement	13,080	5 2			13,742					15,548					17,591		
Pool & Spa Equipment (50%)																	
790 - Heater	37,650	10 5						42,598									
Pool XTherm Heater																	
818 - Cover	7,920	6 3				8,529						9,891					
4,800 Sq. Ft. Pool Cover																	
924 - Furniture: Misc	10,500	6 3				11,307						13,113					
Pool Area Furniture																	
Total 12000 - Pool	157,615				13,742	19,836		42,598		15,548	53,415	23,004		58,552	17,591		
14000 - Recreation																	
230 - Exercise: Cardio Equipment	19,200	1 1		19,680	20,172	20,676	21,193	21,723	22,266	22,823	23,393	23,978	24,578	25,192	25,822	26,467	27,129
16 Fitness Center Cardio Machines																	
(20%)																	
330 - Exercise: Strength Equipment	7,600	1 1		7,790	7,985	8,184	8,389	8,599	8,814	9,034	9,260	9,491	9,729	9,972	10,221	10,477	10,739
19 Fitness Center Strength Machines																	
(10%)																	
Total 14000 - Recreation	26,800			27,470	28,157	28,861	29,582	30,322	31,080	31,857	32,653	33,470	34,306	35,164	36,043	36,944	37,868
17000 - Tennis Court																	
140 - Reseal	12,600	7 5						14,256							16,946		
14,000 Sq. Ft. [2] Tennis Courts																	
Total 17000 - Tennis Court	12,600							14,256							16,946		
19000 - Fencing																	
160 - Chain Link: 10'	20,300	30 15															
580 Lin. Ft. Tennis Court Fence																	
Total 19000 - Fencing	20,300																
20000 - Lighting																	
220 - Pole Lights	60,000	30 10											76,805				
24 Parking Lot & Walkway Lights																	
Total 20000 - Lighting	60,000												76,805				
23000 - Mechanical Equipment																	
220 - HVAC	46,200	15 6							53,578								
7 Rooftop Carrier Units- 2007																	

See Section VI-b for Excluded Components

Reserve Component	Current		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Replacement Cost	Life Useful /															
340 - HVAC Rooftop Carrier Unit- 2005	5,800	15 4					6,402										
364 - HVAC Rooftop Carrier Unit- 2006	5,800	15 5						6,562									
500 - Swamp Cooler Evaporative Cooler- 2014	2,000	20 18															
600 - Water Heater Pool Eq Room Heater & Tank	12,000	12 9										14,986					
Total 23000 - Mechanical Equipment	71,800						6,402	6,562	53,578			14,986					
24000 - Furnishings																	
560 - Miscellaneous Folding Tables & Chairs	12,000	10 5						13,577									
580 - Miscellaneous 288 Sq. Ft. Portable Stage- Saguaro Room	7,488	25 5						8,472									
620 - Miscellaneous Lobby Furniture	8,000	12 6							9,278								
Total 24000 - Furnishings	27,488							22,049	9,278								
24600 - Safety / Access																	
230 - Fire Control Misc Fire Alarm System	16,000	20 10											20,481				
Total 24600 - Safety / Access	16,000												20,481				
25000 - Flooring																	
250 - Carpeting 540 Sq. Yds. Clubhouse Carpeting	17,280	10 5						19,551									
450 - Tile 6,475 Sq. Ft. Clubhouse Walls & Floors	64,750	20 5						73,259									
720 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Replace	92,250	40 14															130,347
750 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Refinish	36,900	10 4					40,731										52,139
Total 25000 - Flooring	211,180						40,731	92,809									182,486
27000 - Appliances																	
760 - Miscellaneous 16 Kitchen Appliances	55,200	20 10											70,661				
Total 27000 - Appliances	55,200												70,661				
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%																	
			27,470	155,121	69,097	94,619	291,463	93,935	47,405	109,149	91,716	359,064	93,716	70,580	63,058	403,644	
00070 - Santa Rita Springs (SRS)																	
01000 - Paving																	
142 - Asphalt: Sealing 80,636 Sq. Ft. Parking Lots	16,127	5 1		16,530					18,703					21,160			
242 - Asphalt: Ongoing Repairs 80,636 Sq. Ft. Parking Lots (3%)	6,552	5 1		6,715					7,598					8,596			
336 - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots	93,418	25 1		95,753													
360 - Asphalt: Overlay w/ Interlayer 22,250 Sq. Ft. South Parking Lot	35,600	25 12												47,878			
Total 01000 - Paving	151,696			118,999					26,301					29,757	47,878		
02000 - Concrete																	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Cost																		
430 - Pool Deck 5,975 Sq. Ft. Pool Area Concrete (6%)	7,170	5	3					7,721					8,736						9,884
Total 02000 - Concrete	7,170							7,721					8,736						9,884
03000 - Painting: Exterior																			
136 - Stucco 28,540 Sq. Ft. Exterior Building Paint	28,540	10	1		29,254														37,447
400 - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings	11,251	4	2				11,821			13,048					14,402				15,898
Total 03000 - Painting: Exterior	39,791				29,254	11,821				13,048				14,402	37,447				15,898
03500 - Painting: Interior																			
136 - Building 35,500 Sq. Ft. All Interior Spaces	26,625	10	5							30,124									
Total 03500 - Painting: Interior	26,625									30,124									
04000 - Structural Repairs																			
600 - Metal Railings 1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%)	21,150	10	5							23,929									
Total 04000 - Structural Repairs	21,150									23,929									
04500 - Decking/Balconies																			
206 - Resurface 12,664 Sq. Ft. Elastomeric Deck-Resurface	97,513	20	1		99,951														
300 - Repairs 12,664 Sq. Ft. Elastomeric Deck-Seal/Repair	22,795	5	1		23,365					26,435									29,909
Total 04500 - Decking/Balconies	120,308				123,316					26,435									29,909
05000 - Roofing																			
336 - Low Slope: Vinyl 68 Squares- Building Roof	34,000	20	5							38,468									
606 - Pitched: Tile 84 Squares- Building Roof	50,400	30	10												64,516				
Total 05000 - Roofing	84,400									38,468					64,516				
08000 - Rehab																			
230 - Bathrooms 2 Locker Rooms	73,750	20	5							83,441									
336 - Restrooms 5 Restrooms	46,350	20	3				49,914												
412 - Kitchen 2 Art & Fiesta Kitchenettes	7,700	20	5							8,712									
472 - Cabinets 2 Art & Clay Counters & Cabinets	17,250	20	1		17,681														
Total 08000 - Rehab	145,050				17,681	49,914				92,153									
12000 - Pool																			
130 - Resurface 240 Lin. Ft. Pool	27,600	12	6							32,008									
630 - Deck: Re-Surface 5,975 Sq. Ft. Pool Area Decking	44,813	15	3				48,258												
730 - Equipment: Replacement Pool & Spa Equipment (50%)	17,880	5	2			18,785					21,254								24,047

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Cost																		
824 - Cover 3,600 Sq. Ft. Pool Cover	5,940	6	2				6,241						7,237						8,393
930 - Furniture: Misc Pool Area Furniture	7,000	6	2				7,354						8,529						9,891
Total 12000 - Pool	103,233						32,380	48,258			32,008	21,254	15,766				24,047		18,284
14000 - Recreation																			
240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%)	13,200	1	1		13,530	13,868	14,215	14,570	14,935	15,308	15,691	16,083	16,485	16,897	17,320	17,753	18,196	18,651	
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%)	7,200	1	1		7,380	7,565	7,754	7,947	8,146	8,350	8,559	8,773	8,992	9,217	9,447	9,683	9,925	10,173	
Total 14000 - Recreation	20,400				20,910	21,433	21,969	22,518	23,081	23,658	24,249	24,855	25,477	26,114	26,767	27,436	28,122	28,825	
19000 - Fencing																			
220 - Wrought Iron: 5' 348 Lin. Ft. Pool Perimeter Fence	11,832	30	10												15,146				
Total 19000 - Fencing	11,832														15,146				
20000 - Lighting																			
230 - Pole Lights 10 Bridge Lights	14,750	25	12																19,837
Total 20000 - Lighting	14,750																		19,837
23000 - Mechanical Equipment																			
232 - HVAC 6 Miscellaneous Units- 2013	21,975	15	12																29,554
312 - HVAC 2 Carrier Units- 2006	9,800	15	5						11,088										
344 - HVAC 2 Carrier Units- 2004	9,800	15	3				10,554												
368 - HVAC 2 Carrier Units- 2012	11,600	15	11																15,220
392 - HVAC 2 Carrier Units- 2003	7,300	15	2			7,670													
416 - HVAC Carrier Unit- 2008	5,800	15	7								6,894								
436 - HVAC Carrier Unit- 2014	5,800	15	13																7,995
448 - HVAC 8 Carrier Units- 2001	57,600	15	1		59,040														
452 - HVAC 2 Carrier Units- 2007	14,300	15	6							16,584									
Total 23000 - Mechanical Equipment	143,975				59,040	7,670	10,554		11,088	16,584	6,894				15,220	29,554	7,995		
23500 - Elevator																			
200 - Modernize/Overhaul Anza Building Elevator	44,800	25	5						50,687										
300 - Cab Rehab Anza Elevator Cab	9,250	20	7									10,995							
Total 23500 - Elevator	54,050								50,687			10,995							
24000 - Furnishings																			
600 - Miscellaneous Anza Room Furniture	51,200	10	5						57,928										

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful /	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Total 24000 - Furnishings	51,200							57,928									
24600 - Safety / Access																	
240 - Fire Control Misc Fire Alarm System	28,150	20 4					31,072										
Total 24600 - Safety / Access	28,150						31,072										
25000 - Flooring																	
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	44,800	10 5						50,687									
460 - Tile 1,825 Sq. Ft. Clubhouse Walls & Floors	18,250	20 5						20,648									
730 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Replace	23,650	40 20															
760 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Refinish	12,900	10 10										16,513					
Total 25000 - Flooring	99,600							71,335				16,513					
27000 - Appliances																	
780 - Miscellaneous 9 Kitchen Appliances	27,000	20 5						30,548									
Total 27000 - Appliances	27,000							30,548									
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%			369,199	73,303	138,415	53,590	429,341	138,033	63,393	49,358	25,477	136,692	139,100	148,751	46,001	63,006	
00080 - Canoa Ranch (CR)																	
01000 - Paving																	
148 - Asphalt: Sealing 64,068 Sq. Ft. Drives & Parking	12,814	5 1		13,134					14,860					16,813			
248 - Asphalt: Ongoing Repairs 64,068 Sq. Ft. Drives & Parking (3%)	5,206	5 1		5,336					6,037					6,830			
342 - Asphalt: Overlay w/ Interlayer 64,068 Sq. Ft. Drives & Parking	102,509	25 17															
Total 01000 - Paving	120,528			18,470					20,897					23,643			
03000 - Painting: Exterior																	
142 - Stucco 14,760 Sq. Ft. Building Exterior Surfaces	14,760	10 2			15,507										19,851		
406 - Wrought Iron 614 Lin. Ft. Metal Fencing & Railings	5,526	4 1		5,664				6,252			6,901				7,618		
Total 03000 - Painting: Exterior	20,286			5,664	15,507			6,252			6,901			19,851	7,618		
03500 - Painting: Interior																	
142 - Building 26,200 Sq. Ft. All Interior Spaces	19,650	10 5						22,232									
Total 03500 - Painting: Interior	19,650							22,232									
04000 - Structural Repairs																	
606 - Metal Railings 350 Lin. Ft. Parking & Pickleball	8,750	20 12													11,768		
912 - Doors 3 Pool East Patio Doors	48,000	20 12													64,555		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful /		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Total 04000 - Structural Repairs	56,750																		76,322
05000 - Roofing																			
200 - Low Slope: BUR 133 Squares- Building Roof	39,900	20	12																53,661
612 - Pitched: Tile 45 Squares- Building Roof	27,000	30	22																
Total 05000 - Roofing	66,900																		53,661
12000 - Pool																			
136 - Resurface 256 Lin. Ft. Pool	35,840	12	4					39,561											
412 - ADA Chair Lift 2 Pool & Spa ADA Chairs	16,800	10	4					18,544											23,738
636 - Deck: Re-Surface 2,650 Sq. Ft. Pool Area Decking	36,000	15	0	36,000															
736 - Equipment: Replacement Pool & Spa Equipment (50%)	16,680	5	4					18,412					20,831						23,568
Total 12000 - Pool	105,320			36,000				76,516					20,831						47,306
14000 - Recreation																			
250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	15,600	1	1		15,990	16,390	16,799	17,219	17,650	18,091	18,543	19,007	19,482	19,969	20,469	20,980	21,505	22,042	
350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	7,600	1	1		7,790	7,985	8,184	8,389	8,599	8,814	9,034	9,260	9,491	9,729	9,972	10,221	10,477	10,739	
Total 14000 - Recreation	23,200				23,780	24,375	24,984	25,608	26,249	26,905	27,578	28,267	28,974	29,698	30,440	31,201	31,981	32,781	
17500 - Basketball / Sport Court																			
220 - Seal & Striping 11,204 Sq. Ft. Pickleball & Basketball Courts	10,084	7	2			10,594							12,593						
420 - Overlay 11,204 Sq. Ft. Pickleball & Basketball Courts	30,811	21	16																
Total 17500 - Basketball / Sport Court	40,895					10,594							12,593						
19000 - Fencing																			
100 - Chain Link 788 Lin. Ft. Pickleball & Basketball Courts	23,640	30	24																
230 - Wrought Iron: 6' 264 Lin. Ft. Patio Perimeter	9,504	30	22																
Total 19000 - Fencing	33,144																		
20000 - Lighting																			
540 - Parking Lot 4 Parking Lot Lights	10,000	25	17																
Total 20000 - Lighting	10,000																		
23000 - Mechanical Equipment																			
100 - HVAC 435 Lin. Ft. [5] Pool Area Fabric Ducts	15,225	18	10											19,489					
236 - HVAC 5 Rooftop HVAC Units- 2008	40,600	15	7							48,261									

See Section VI-b for Excluded Components

Reserve Component	Current	Life																
	Replacement	Useful /	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
	Cost	Remaining																
508 - Swamp Cooler	15,000	15 7								17,830								
5 Rooftop Evaporative Coolers- 2008																		
Total 23000 - Mechanical Equipment	70,825									66,091		19,489						
24600 - Safety / Access																		
250 - Fire Control Misc	16,000	20 12															21,518	
Fire Alarm System																		
Total 24600 - Safety / Access	16,000																21,518	
25000 - Flooring																		
270 - Carpeting	21,120	10 2			22,189												28,404	
660 Sq. Yds. All Spaces																		
470 - Tile	15,750	20 5							17,820									
1,575 Sq. Ft. Clubhouse Walls & Floors																		
Total 25000 - Flooring	36,870				22,189				17,820								28,404	
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%			36,000	47,914	72,665	24,984	102,125	72,553	47,802	93,668	28,267	69,299	49,187	54,083	230,958	39,599	80,087	
00090 - Abrego South (ABS)																		
01000 - Paving																		
254 - Asphalt: Ongoing Repairs	6,569	5 3				7,074					8,003						9,055	
18,768 Sq. Ft. Seal/Crack Fill/Stripe																		
400 - Asphalt: Major Repairs	93,840	25 8									114,335							
18,768 Sq. Ft. Parking Lot																		
Total 01000 - Paving	100,409					7,074					122,338						9,055	
02000 - Concrete																		
442 - Pool Deck	5,565	5 3				5,993					6,780						7,671	
5,565 Sq. Ft. Pool Area Concrete (5%)																		
Total 02000 - Concrete	5,565					5,993					6,780						7,671	
03000 - Painting: Exterior																		
200 - Surface Restoration	7,191	10 5							8,136									
7,191 Sq. Ft. Exterior Surfaces																		
Total 03000 - Painting: Exterior	7,191								8,136									
05000 - Roofing																		
372 - Low Slope: Vinyl	24,500	20 15																
49 Squares- Pool Building Roofs																		
Total 05000 - Roofing	24,500																	
08000 - Rehab																		
236 - Bathrooms	17,000	20 10											21,761					
2 Locker Rooms																		
342 - Restrooms	6,000	20 11												7,873				
2 Clubhouse Restrooms																		
Total 08000 - Rehab	23,000												21,761	7,873				
12000 - Pool																		
140 - Resurface	20,400	12 10											26,114					
170 Lin. Ft. Pool																		
418 - ADA Chair Lift	8,800	10 5							9,956									
2 Pool & Spa ADA Chairs																		
642 - Deck: Re-Surface	41,738	10 8									50,853							
5,565 Sq. Ft. Pool Area Decking																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Cost																		
742 - Equipment: Replacement Pool & Spa Equipment (50%)	14,280	5	3				15,378						17,399						19,685
936 - Furniture: Misc Pool Area Furnishings	6,500	6	3				7,000							8,118					
Total 12000 - Pool	91,718						22,378		9,956				68,252	8,118	26,114				19,685
19000 - Fencing																			
900 - Miscellaneous 258 Lin. Ft. Pool Perimeter Wall/Fence	6,450	20	15																
Total 19000 - Fencing	6,450																		
20000 - Lighting																			
240 - Pole Lights 8 Shuffleboard Lights	9,600	20	10																12,289
Total 20000 - Lighting	9,600																		12,289
23000 - Mechanical Equipment																			
240 - HVAC 2 Rooftop Carrier Units- 2011	10,000	15	10																12,801
Total 23000 - Mechanical Equipment	10,000																		12,801
26000 - Outdoor Equipment																			
900 - Miscellaneous 3,744 Sq. Ft. [12] Shuffleboard Courts	8,424	8	4					9,299											11,329
Total 26000 - Outdoor Equipment	8,424							9,299											11,329
Total [Abrego South (ABS)] Expenditures Inflated @ 2.50%							35,445	9,299	18,092				197,371	8,118	72,965	7,873	11,329	36,412	
00100 - Continental Vistas (CV)																			
01000 - Paving																			
406 - Asphalt: Major Repairs 6,726 Sq. Ft. Parking Lot	33,630	25	9																41,999
Total 01000 - Paving	33,630																		41,999
02000 - Concrete																			
448 - Pool Deck 4,748 Sq. Ft. Pool Area Concrete (6%)	5,698	5	5						6,446										7,293
Total 02000 - Concrete	5,698								6,446										7,293
05000 - Roofing																			
342 - Low Slope: Vinyl 20 Squares- Pool Building Roof	10,000	20	10																12,801
618 - Pitched: Tile 13 Squares- Pool Building Roof	7,800	30	5						8,825										
Total 05000 - Roofing	17,800								8,825										12,801
08000 - Rehab																			
242 - Bathrooms 2 Locker Rooms	17,000	20	10																21,761
Total 08000 - Rehab	17,000																		21,761
12000 - Pool																			
146 - Resurface 180 Lin. Ft. Pool	21,600	12	6								25,049								
648 - Deck: Re-Surface 4,748 Sq. Ft. Pool Area Decking	35,610	15	5						40,289										

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Cost																		
748 - Equipment: Replacement Pool & Spa Equipment (50%)	15,180	5	2			15,948						18,044							20,415
942 - Furniture: Misc Pool Area Furnishings	6,500	6	3				7,000							8,118					
Total 12000 - Pool	78,890					15,948	7,000		40,289	25,049	18,044			8,118					20,415
23000 - Mechanical Equipment																			
244 - HVAC Rooftop Carrier Unit- 2004	5,800	15	3				6,246												
248 - HVAC 2 Rooftop Carrier Units- 2013	11,600	15	12																15,601
Total 23000 - Mechanical Equipment	17,400						6,246												15,601
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%						15,948	13,246		55,561	25,049	18,044			50,117	41,856				36,016
00110 - Madera Vista (MV)																			
01000 - Paving																			
412 - Asphalt: Major Repairs 9,772 Sq. Ft. Parking Lot	48,860	25	16																
Total 01000 - Paving	48,860																		
03000 - Painting: Exterior																			
206 - Surface Restoration 4,020 Sq. Ft. Exterior Surfaces	6,030	10	5						6,822										
Total 03000 - Painting: Exterior	6,030								6,822										
05000 - Roofing																			
624 - Pitched: Tile 39 Squares- Pool Building Roof	23,400	30	5						26,475										
Total 05000 - Roofing	23,400								26,475										
08000 - Rehab																			
248 - Bathrooms 2 Locker Rooms	7,500	20	10																9,601
Total 08000 - Rehab	7,500																		9,601
12000 - Pool																			
154 - Resurface 156 Lin. Ft. Pool	18,720	12	6							21,709									
654 - Deck: Re-Surface 4,008 Sq. Ft. Pool Area Decking	30,060	15	8										36,625						
754 - Equipment: Replacement Pool & Spa Equipment (50%)	10,980	5	3				11,824						13,378						15,136
948 - Furniture: Misc Pool Area Furnishings	6,500	6	3				7,000							8,118					
Total 12000 - Pool	66,260						18,824		21,709				50,003	8,118					15,136
17000 - Tennis Court																			
540 - Resurface 7,200 Sq. Ft. Tennis Court	19,800	21	7										23,536						
Total 17000 - Tennis Court	19,800												23,536						
19000 - Fencing																			
170 - Chain Link: 10' 360 Lin. Ft. Tennis Court Fence	6,480	30	15																

See Section VI-b for Excluded Components

Reserve Component	Current		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Replacement Cost	Life Useful /															
240 - Wrought Iron: 6' 380 Lin. Ft. Pool Perimeter Fence	13,680	30 10											17,512				
Total 19000 - Fencing	20,160												17,512				
20000 - Lighting																	
250 - Pole Lights 4 Tennis Court Lights	6,000	20 10											7,681				
Total 20000 - Lighting	6,000												7,681				
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%						18,824		33,297	21,709	23,536	50,003	8,118	34,793				15,136
00120 - Casa Paloma I (CPI)																	
01000 - Paving																	
418 - Asphalt: Major Repairs 7,128 Sq. Ft. Parking Areas	35,640	25 6							41,331								
Total 01000 - Paving	35,640								41,331								
02000 - Concrete																	
460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%)	7,354	5 3				7,919					8,960						10,137
Total 02000 - Concrete	7,354					7,919					8,960						10,137
03000 - Painting: Exterior																	
212 - Surface Restoration 7,470 Sq. Ft. Exterior Surfaces	7,470	10 6							8,663								
Total 03000 - Painting: Exterior	7,470								8,663								
05000 - Roofing																	
348 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	30,500	20 2			32,044												
Total 05000 - Roofing	30,500				32,044												
08000 - Rehab																	
254 - Bathrooms 2 Locker Rooms	17,000	20 3				18,307											
418 - Kitchen Clubhouse Kitchen	6,500	20 15															
Total 08000 - Rehab	23,500					18,307											
12000 - Pool																	
160 - Resurface 200 Lin. Ft. Pool	24,000	12 6							27,833								
660 - Deck: Re-Surface 6,128 Sq. Ft. Pool Area Decking	45,960	15 12													61,811		
760 - Equipment: Replacement Pool & Spa Equipment (50%)	14,580	5 3				15,701					17,764						20,099
954 - Furniture: Misc Pool Area Furnishings	6,500	6 3				7,000						8,118					
Total 12000 - Pool	91,040					22,701			27,833		17,764	8,118		61,811		20,099	
23000 - Mechanical Equipment																	
256 - HVAC 2 Rooftop Carrier Units- 2011	8,000	15 10											10,241				
Total 23000 - Mechanical Equipment	8,000												10,241				

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Replacement Cost	Useful / Remaining															
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%					32,044	48,927			77,827		26,724	8,118	10,241		61,811	30,236	
00130 - Casa Paloma II (CPII)																	
01000 - Paving																	
424 - Asphalt: Major Repairs 4,536 Sq. Ft. Parking Areas	22,680	25 3				24,424											
Total 01000 - Paving	22,680					24,424											
02000 - Concrete																	
466 - Pool Deck 4,933 Sq. Ft. Pool Area Concrete (6%)	5,920	5 2			6,219					7,037					7,961		
Total 02000 - Concrete	5,920				6,219					7,037					7,961		
05000 - Roofing																	
354 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	26,500	20 5						29,982									
Total 05000 - Roofing	26,500							29,982									
08000 - Rehab																	
260 - Bathrooms 2 Locker Rooms	17,000	20 8									20,713						
424 - Kitchen Clubhouse Kitchen	6,500	20 8									7,920						
Total 08000 - Rehab	23,500										28,632						
12000 - Pool																	
166 - Resurface 180 Lin. Ft. Pool	21,600	12 6							25,049								
666 - Deck: Re-Surface 4,933 Sq. Ft. Pool Area Decking	36,998	15 12													49,758		
766 - Equipment: Replacement Pool & Spa Equipment (50%)	15,180	5 3				16,347					18,495					20,926	
960 - Furniture: Misc Pool Area Furnishings	6,500	6 3				7,000						8,118					
Total 12000 - Pool	80,278					23,347			25,049		18,495	8,118			49,758	20,926	
20000 - Lighting																	
260 - Pole Lights 8 Shuffleboard Lights	9,600	30 5						10,862									
Total 20000 - Lighting	9,600							10,862									
23000 - Mechanical Equipment																	
272 - HVAC 2 Rooftop Carrier Units- 2011	8,000	15 10											10,241				
Total 23000 - Mechanical Equipment	8,000												10,241				
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%					6,219	47,771		40,844	25,049	7,037	47,128	8,118	10,241		57,719	20,926	
00140 - Abrego North (ABN)																	
01000 - Paving																	
430 - Asphalt: Major Repairs 6,455 Sq. Ft. Parking Area	32,275	25 7									38,365						
Total 01000 - Paving	32,275										38,365						
02000 - Concrete																	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Cost																		
472 - Pool Deck	5,428	5	0		5,428					6,141					6,948				
4,523 Sq. Ft. Pool Area Concrete (6%)																			
Total 02000 - Concrete	5,428				5,428					6,141					6,948				
03000 - Painting: Exterior																			
218 - Surface Restoration	5,892	10	5							6,666									
5,892 Sq. Ft. Exterior Surfaces																			
Total 03000 - Painting: Exterior	5,892									6,666									
05000 - Roofing																			
360 - Low Slope: Vinyl	10,500	20	10												13,441				
21 Squares- Pool Building Roof																			
Total 05000 - Roofing	10,500														13,441				
08000 - Rehab																			
266 - Bathrooms	12,000	20	10												15,361				
2 Locker Rooms																			
Total 08000 - Rehab	12,000														15,361				
12000 - Pool																			
172 - Resurface	21,600	12	12																29,050
180 Lin. Ft. Pool																			
173 - Miscellaneous	364,000	1	0	364,000															
Pool Replace (2016 Only)[nr:1]																			
672 - Deck: Re-Surface	33,923	15	15																
4,523 Sq. Ft. Pool Deck																			
772 - Equipment: Replacement	15,180	5	5							17,175					19,432				
Pool & Spa Equipment (50%)																			
966 - Furniture: Misc	5,500	6	3				5,923							6,869					
Pool Area Furnishings																			
Total 12000 - Pool	440,203			364,000			5,923			17,175				6,869	19,432			29,050	
23000 - Mechanical Equipment																			
400 - HVAC	7,300	15	6								8,466								
2 Rooftop Rheem Units- 2007																			
Total 23000 - Mechanical Equipment	7,300										8,466								
Total [Abrego North (ABN)] Expenditures Inflated @ 2.50%					369,428		5,923		29,982	8,466	38,365		6,869	55,181		29,050			
00150 - General																			
24500 - Audio / Visual																			
260 - Entertainment System	15,000	10	10												19,201				
5 Various Locations																			
Total 24500 - Audio / Visual	15,000														19,201				
24600 - Safety / Access																			
350 - Defibrillators	23,200	10	5							26,249									
8 Various Locations																			
Total 24600 - Safety / Access	23,200									26,249									
30000 - Miscellaneous																			
200 - Maintenance Equipment	7,500	20	10												9,601				
Vermeer Chipper																			
700 - Trailer	5,000	15	5							5,657									
Utility Trailer																			

See Section VI-b for Excluded Components

Reserve Component	Current	Life															
	Replacement Cost	Useful /	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
710 - Trailer Landscaping Trailer	5,000	15 6							5,798								
800 - Vehicle Vehicle 01- 2003 Ford Ranger	15,000	10 1		15,375										19,681			
804 - Vehicle Vehicle 10- 2005 Ford E250 Van	32,500	10 1		33,313										42,643			
808 - Vehicle Vehicle 11- 2006 Ford F250 Pickup	35,000	10 1		35,875										45,923			
812 - Vehicle Vehicle 12- 2007 GMC 2500 Pickup	32,500	10 1		33,313										42,643			
816 - Vehicle Vehicle 16- 2007 Ford Ranger Pickup	25,000	10 1		25,625										32,802			
820 - Vehicle Vehicle 17- 2009 Ford E150 Van	27,500	10 3				29,614											37,909
824 - Vehicle Vehicle 18- 2011 Ford F150 Pickup	30,000	10 5						33,942									
828 - Vehicle Vehicle 19- 2012 Ford Escape	25,000	10 6							28,992								
832 - Vehicle 4 Vehicles 20-23- Ford Transit Connects	100,000	10 7								118,869							
836 - Vehicle Vehicle 24- 2005 Ford F250 Pickup	35,000	10 1		35,875										45,923			
840 - Vehicle Vehicle 25- 2005 Chevy Silverado 2500	35,000	10 1		35,875										45,923			
HD																	
844 - Vehicle Vehicle 26- 2016 Ford Fiesta	17,500	10 10											22,401				
Total 30000 - Miscellaneous	427,500			215,250		29,614		39,599	34,791	118,869			32,002	275,538			37,909
Total [General] Expenditures Inflated @ 2.50%				215,250		29,614		65,848	34,791	118,869			51,203	275,538			37,909
Total Expenditures Inflated @ 2.50%			429,928	856,216	581,277	810,634	574,582	2,441,333	1,111,594	1,018,835	1,062,292	665,203	1,456,485	1,026,825	1,092,602	719,971	762,412
Total Current Replacement Cost	9,498,008																

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
00010 - Member Services Center (MSC)															
01000 - Paving															
100 - Asphalt: Sealing 27,762 Sq. Ft. Parking Lots- Seal/Stripe		8,243					9,326					10,551			
200 - Asphalt: Ongoing Repairs 27,762 Sq. Ft. Parking Lots (5.6%)		7,501					8,486					9,602			
300 - Asphalt: Overlay w/ Interlayer 14,965 Sq. Ft. South Parking & Maintenance															
348 - Asphalt: Overlay w/ Interlayer 12,797 Sq. Ft. North Parking Lot (50%)															
Total 01000 - Paving		15,743					17,812					20,153			
03000 - Painting: Exterior															
100 - Stucco 9,085 Sq. Ft. Building Exterior & Wall Surfaces							15,259								
Total 03000 - Painting: Exterior							15,259								
03500 - Painting: Interior															
100 - Building 14,600 Sq. Ft. All Interior Spaces							17,943								
Total 03500 - Painting: Interior							17,943								
05000 - Roofing															
300 - Low Slope: Vinyl 79 Squares- Building Roof												73,231			
Total 05000 - Roofing												73,231			
08000 - Rehab															
300 - Restrooms 3 Main Building & Maintenance Restrooms							18,189								
400 - Kitchen Kitchen							10,487								
Total 08000 - Rehab							28,676								
22000 - Office Equipment															
100 - Miscellaneous Printers & Copiers							22,941							27,951	
200 - Computers, Misc. IT Server			13,999			15,075			16,234			17,483			18,827
240 - Computers, Misc. Office Computer Work Stations			54,778					61,977					70,121		
360 - Telephone Equipment Telephone System				31,973											
Total 22000 - Office Equipment			68,777	31,973		38,016		61,977	16,234			17,483	70,121	27,951	18,827
23000 - Mechanical Equipment															
200 - HVAC 3 Rooftop Carrier Units- 2010											31,472				
280 - HVAC Rooftop Carrier Unit- 2002			7,423												
348 - HVAC 3 IT Room Trane & Gree Units- 2013													12,855		

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
376 - HVAC Bard Unit- 2002		8,610													
Total 23000 - Mechanical Equipment		16,033								31,472			12,855		
25000 - Flooring															
200 - Carpeting 475 Sq. Yds. Hallways, Lobby, Offices						24,907									
400 - Tile 725 Sq. Ft. Floors											13,441				
Total 25000 - Flooring						24,907					13,441				
Total [Member Services Center (MSC)] Expenditures Inflated @ 2.50%		31,776	68,777	31,973		109,542	33,071	61,977	16,234	31,472	86,672	37,635	82,976	27,951	18,827
00020 - West Social Center (WC)															
01000 - Paving															
106 - Asphalt: Sealing 43,543 Sq. Ft. Drives, North & South Parking					13,922					15,751					17,821
112 - Asphalt: Sealing 75,321 Sq. Ft. West Parking Lot		22,363					25,302					28,626			
212 - Asphalt: Ongoing Repairs 75,321 Sq. Ft. West Parking Lot (3%)		9,085					10,279					11,629			
306 - Asphalt: Overlay w/ Interlayer 43,543 Sq. Ft. Drives, North & South Parking															
370 - Asphalt: Overlay w/ Interlayer 75,321 Sq. Ft. West Parking Lot		174,540													
Total 01000 - Paving		174,540	31,448		13,922		35,580			15,751		40,256			17,821
02000 - Concrete															
400 - Pool Deck 5,313 Sq. Ft. Pool Area Concrete (6%)					10,192					11,532					13,047
Total 02000 - Concrete					10,192					11,532					13,047
03000 - Painting: Exterior															
106 - Stucco 53,060 Sq. Ft. Building & Wall Exterior Surfaces		78,768										100,830			
Total 03000 - Painting: Exterior		78,768										100,830			
03500 - Painting: Interior															
106 - Building 24,000 Sq. Ft. All Interior Spaces		26,069									33,371				
Total 03500 - Painting: Interior		26,069									33,371				
05000 - Roofing															
306 - Low Slope: Vinyl 339 Squares- Building Flat Roofs (50%)										149,551					
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof						23,596									
900 - Miscellaneous 339 Squares- Roof Recoating				21,149					23,928						27,072
Total 05000 - Roofing				21,149		23,596			173,479						27,072
08000 - Rehab															

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
100 - General Tennis Ramada															
200 - Bathrooms 2 Locker Rooms															
306 - Restrooms 4 Shops & Auditorium Restrooms											113,091				
460 - Cabinets 2 Woodshop & Lapidary															
550 - Operable Wall/Partition 320 Sq. Ft. Auditorium/Room 1															
Total 08000 - Rehab											113,091				
12000 - Pool															
100 - Resurface 250 Lin. Ft. Pool				62,386											
600 - Deck: Re-Surface 5,313 Sq. Ft. Pool Area Decking						65,295									
700 - Equipment: Replacement Pool & Spa Equipment (50%)			28,576					32,331					36,580		
800 - Cover 4,000 Sq. Ft. Pool Cover	9,559						11,085						12,855		
900 - Furniture: Misc Pool Area Furniture	15,931						18,475						21,426		
Total 12000 - Pool	25,490		28,576	62,386		65,295	29,561	32,331					70,861		
14000 - Recreation															
700 - Billiard Table 4 Billiards Room															
Total 14000 - Recreation															
17000 - Tennis Court															
100 - Reseal 43,200 Sq. Ft. [6] Tennis Courts				60,640							72,081				
500 - Resurface 43,200 Sq. Ft. [6] Tennis Courts				185,287											
600 - Lighting 20 Court Lights															
Total 17000 - Tennis Court				245,927							72,081				
17500 - Basketball / Sport Court															
200 - Seal & Striping 3,744 Sq. Ft. [12] Shuffleboard Courts						15,337								18,687	
Total 17500 - Basketball / Sport Court						15,337								18,687	
19000 - Fencing															
120 - Chain Link: 10' 1,710 Lin. Ft. Tennis Court Fence															
Total 19000 - Fencing															
20000 - Lighting															
200 - Pole Lights 15 Walkway Lights															
400 - Interior Stage Lighting											16,685				

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
500 - Parking Lot					19,983					22,609					25,580
25 Parking Lot Lights (20%)															
Total 20000 - Lighting					19,983					22,609	16,685				25,580
23000 - Mechanical Equipment															
204 - HVAC						72,099									
2 Rooftop Carrier Units- 2006															
284 - HVAC												31,165			
2 Rooftop Carrier Units- 2013															
320 - HVAC				36,340											
2 Rooftop Carrier Units- 2004															
352 - HVAC									37,939						
3 Rooftop Carrier/American Units- 2009															
380 - HVAC										21,705					
Rooftop Carrier Unit- 2010															
404 - HVAC								60,255							
4 Rooftop Carrier/American Units- 2008															
420 - HVAC							8,398								
Tennis Ramada Carrier Unit- 2007															
440 - HVAC												15,202			
4 Gree HVAC Units- 2012															
Total 23000 - Mechanical Equipment				36,340		72,099	8,398	60,255	37,939	21,705		15,202	31,165		
24000 - Furnishings															
500 - Miscellaneous	79,113										101,272				
Auditorium Tables & Chairs															
Total 24000 - Furnishings	79,113										101,272				
24500 - Audio / Visual															
220 - Entertainment System						81,931									
Auditorium Bldg															
Total 24500 - Audio / Visual						81,931									
24600 - Safety / Access															
200 - Fire Control Misc										67,375					
Fire Alarm System															
Total 24600 - Safety / Access										67,375					
25000 - Flooring															
210 - Carpeting	26,185										33,519				
565 Sq. Yds. West Center Carpet															
410 - Tile											42,641				
2,300 Sq. Ft. Clubhouse Walls & Floors															
600 - Vinyl								66,280							
1,100 Sq. Yds. West Center Vinyl															
Total 25000 - Flooring	26,185							66,280			76,160				
27000 - Appliances															
700 - Miscellaneous			10,408					11,776					13,323		
25 Kitchen Appliances (10%)															
Total 27000 - Appliances			10,408					11,776					13,323		
30000 - Miscellaneous															
240 - Maintenance Equipment															
3 Portable Lifts															

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
600 - Miscellaneous			13,010												
Stage Curtains															
Total 30000 - Miscellaneous			13,010												
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%	331,398	110,216	51,994	365,802	44,097	258,258	73,539	170,642	211,418	138,972	412,660	156,288	115,349	45,760	56,449
00030 - East Social Center (EC)															
01000 - Paving															
118 - Asphalt: Sealing				24,849					28,114					31,809	
79,662 Sq. Ft. Parking Lot															
218 - Asphalt: Ongoing Repairs				8,076					9,137					10,338	
79,662 Sq. Ft. Parking Lot (2%)															
312 - Asphalt: Overlay w/ Interlayer									146,144						
51,762 Sq. Ft. West & North Parking Lots															
354 - Asphalt: Overlay w/ Interlayer	64,652														
27,900 Sq. Ft. South Parking Lot															
Total 01000 - Paving	64,652			32,925					183,395					42,147	
02000 - Concrete															
406 - Pool Deck				10,595					11,987					13,563	
5,661 Sq. Ft. Pool Area Concrete (6%)															
Total 02000 - Concrete				10,595					11,987					13,563	
03000 - Painting: Exterior															
112 - Stucco				21,158									27,084		
13,905 Sq. Ft. Building Exterior Painting															
Total 03000 - Painting: Exterior				21,158									27,084		
03500 - Painting: Interior															
112 - Building	18,846										24,124				
17,350 Sq. Ft. All Interior Spaces															
Total 03500 - Painting: Interior	18,846										24,124				
05000 - Roofing															
312 - Low Slope: Vinyl												98,340			
207 Squares- Building Roof (50%)															
366 - Low Slope: Vinyl															105,902
207 Squares- Building Roof (50%)															
906 - Miscellaneous				12,914					14,611					16,531	
207 Squares- Roof Recoating															
Total 05000 - Roofing				12,914					14,611			98,340		16,531	105,902
08000 - Rehab															
206 - Bathrooms												101,476			
2 Locker Rooms															
312 - Restrooms												36,106			
2 Lobby Restrooms															
Total 08000 - Rehab												137,581			
12000 - Pool															
106 - Resurface			32,639												43,895
165 Lin. Ft. Pool															
400 - ADA Chair Lift										15,917					
2 Pool & Spa ADA Chairs															
606 - Deck: Re-Surface						69,572									
5,661 Sq. Ft. Pool Area Decking															

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
706 - Equipment: Replacement Pool & Spa Equipment (50%)				22,740					25,728					29,109	
906 - Furniture: Misc Pool Area Furnishings	10,138						11,757						13,635		
Total 12000 - Pool	10,138		32,639	22,740		69,572	11,757		25,728	15,917			13,635	29,109	43,895
14000 - Recreation															
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%)	29,545	30,284	31,041	31,817	32,612	33,428	34,263	35,120	35,998	36,898	37,820	38,766	39,735	40,728	41,747
300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%)	7,531	7,719	7,912	8,110	8,313	8,521	8,734	8,952	9,176	9,405	9,641	9,882	10,129	10,382	10,641
720 - Billiard Table 2 Billiards Room															
Total 14000 - Recreation	37,076	38,003	38,953	39,927	40,925	41,949	42,997	44,072	45,174	46,303	47,461	48,647	49,864	51,110	52,388
17000 - Tennis Court															
110 - Reseal 14,400 Sq. Ft. [2] Tennis Courts				20,213							24,027				
510 - Resurface 14,400 Sq. Ft. [2] Tennis Courts															
Total 17000 - Tennis Court				20,213							24,027				
17500 - Basketball / Sport Court															
210 - Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts						22,608							26,874		
400 - Overlay 8,840 Sq. Ft. [4] Pickleball Courts						39,835									
430 - Overlay 6,490 Sq. Ft. [3] Pickleball Courts															
Total 17500 - Basketball / Sport Court						62,443							26,874		
19000 - Fencing															
110 - Chain Link: 6' 873 Lin. Ft. Pickleball Court Fencing															35,730
130 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence	28,155														
200 - Wrought Iron: 5' 415 Lin. Ft. Pool Perimeter Fence															
Total 19000 - Fencing	28,155														35,730
20000 - Lighting															
510 - Parking Lot 7 Parking Lot Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
288 - HVAC 4 Rooftop Carrier Units- 2001		30,135													
324 - HVAC Rooftop Carrier Unit- 2009									21,175						
356 - HVAC Rooftop Carrier Unit- 2006						19,663									
384 - HVAC Rooftop Carrier Unit- 2008								20,659							

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
408 - HVAC 5 Rooftop Carrier Units- 2011											45,978				
424 - HVAC 2 Rooftop Carrier Units- 2002		11,876													
Total 23000 - Mechanical Equipment		42,012				19,663		20,659	21,175		45,978				
24000 - Furnishings															
520 - Miscellaneous Folding Tables & Chairs	38,380										49,130				
Total 24000 - Furnishings	38,380										49,130				
25000 - Flooring															
220 - Carpeting 850 Sq. Yds. East Center Carpet	39,394										50,427				
420 - Tile 4,000 Sq. Ft. Clubhouse Walls & Floors											74,158				
610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen						9,176									
Total 25000 - Flooring	39,394					9,176					124,585				
27000 - Appliances															
720 - Miscellaneous 8 Kitchen Appliances				22,896											
Total 27000 - Appliances				22,896											
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%	236,641	80,015	92,750	162,210	40,925	202,803	54,754	64,731	302,071	62,220	315,305	284,569	117,456	152,460	237,915
00040 - Las Campanas (LC)															
01000 - Paving															
124 - Asphalt: Sealing 70,468 Sq. Ft. Parking Lot		20,922					23,671					26,782			
224 - Asphalt: Ongoing Repairs 70,468 Sq. Ft. Parking Lot (3%)		8,500					9,616					10,880			
318 - Asphalt: Overlay w/ Interlayer 26,000 Sq. Ft. North Parking Lot															
364 - Asphalt: Overlay w/ Interlayer 44,468 Sq. Ft. East Parking Lot					113,742										
Total 01000 - Paving		29,422			113,742		33,288					37,662			
02000 - Concrete															
412 - Pool Deck 4,731 Sq. Ft. Pool Area Concrete (7.5%)				11,068					12,523					14,168	
Total 02000 - Concrete				11,068					12,523					14,168	
03000 - Painting: Exterior															
118 - Stucco 18,180 Sq. Ft. Exterior Building Surfaces	26,330										33,705				
Total 03000 - Painting: Exterior	26,330										33,705				
03500 - Painting: Interior															
118 - Building 21,900 Sq. Ft. All Interior Spaces	23,788										30,451				
Total 03500 - Painting: Interior	23,788										30,451				
05000 - Roofing															

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
318 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof											183,540				
912 - Miscellaneous 198 Squares- Roof Recoating				12,352					13,976					15,812	
Total 05000 - Roofing				12,352					13,976		183,540			15,812	
08000 - Rehab															
212 - Bathrooms 2 Locker Rooms											87,135				
318 - Restrooms 2 Racquetball Court Restrooms									21,616						
406 - Kitchen Clubhouse Kitchen	10,138	10,392	10,651	10,918	11,191	11,470	11,757	12,051	12,352	12,661	12,978	13,302	13,635	13,975	14,325
560 - Operable Wall/Partition 1,296 Sq. Ft. [2] Agave			69,021												
Total 08000 - Rehab	10,138	10,392	79,672	10,918	11,191	11,470	11,757	12,051	33,969	12,661	100,113	13,302	13,635	13,975	14,325
12000 - Pool															
112 - Resurface 264 Lin. Ft. Pool				57,645											
406 - ADA Chair Lift 2 Pool & Spa ADA Chairs	12,745										16,315				
612 - Deck: Re-Surface 4,731 Sq. Ft. Pool Area Decking							58,142								
712 - Equipment: Replacement Pool & Spa Equipment (50%)			28,576					32,331					36,580		
806 - Cover 4,400 Sq. Ft. Pool Cover	10,515							12,194					14,141		
912 - Furniture: Misc Pool Area Furniture	10,985							12,740					14,774		
Total 12000 - Pool	34,245		28,576	57,645			58,142	24,933	32,331		16,315		65,495		
14000 - Recreation															
210 - Exercise: Cardio Equipment 19 Fitness Center Cardio Machines (20%)	33,021	33,847	34,693	35,560	36,449	37,360	38,294	39,252	40,233	41,239	42,270	43,327	44,410	45,520	46,658
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%)	9,848	10,095	10,347	10,606	10,871	11,143	11,421	11,707	11,999	12,299	12,607	12,922	13,245	13,576	13,916
Total 14000 - Recreation	42,870	43,941	45,040	46,166	47,320	48,503	49,716	50,959	52,232	53,538	54,877	56,249	57,655	59,096	60,574
17000 - Tennis Court															
120 - Reseal 14,000 Sq. Ft. [2] Tennis Courts				19,172							22,790				
520 - Resurface 14,000 Sq. Ft. [2] Tennis Courts															
Total 17000 - Tennis Court				19,172							22,790				
19000 - Fencing															
140 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence	27,373														
210 - Wrought Iron: 5' 315 Lin. Ft. Pool Area Fencing															
Total 19000 - Fencing	27,373														

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
20000 - Lighting															
520 - Parking Lot 8 North Parking Lot Lights															
560 - Parking Lot 13 East Parking Lot Lights										58,784					
Total 20000 - Lighting										58,784					
23000 - Mechanical Equipment															
212 - HVAC 11 Rooftop Trane Units- 2008								150,035							
292 - HVAC 4 Rooftop Carrier Units- 2010										52,272					
328 - HVAC Rooftop Carrier Unit- 2014														9,982	
Total 23000 - Mechanical Equipment								150,035		52,272				9,982	
24600 - Safety / Access															
210 - Fire Control Misc Fire Alarm System												29,431			
Total 24600 - Safety / Access												29,431			
25000 - Flooring															
230 - Carpeting 580 Sq. Yds. Clubhouse Carpet	26,880											34,409			
430 - Tile 3,050 Sq. Ft. Clubhouse Walls & Floors														56,545	
620 - Vinyl 540 Sq. Yds. Clubhouse								30,970							
700 - Hardwood Floors 1,600 Sq. Ft. Racquetball Court- Replace															
740 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Replace															
770 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Refinish	25,418											32,537			
Total 25000 - Flooring	52,298							30,970				123,491			
27000 - Appliances															
800 - Miscellaneous 14 Kitchen Appliances				67,143											
Total 27000 - Appliances				67,143											
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%	217,042	83,755	172,460	205,292	172,253	149,085	119,694	245,376	112,700	200,045	571,923	107,213	136,784	113,035	74,899
00050 - Desert Hills (DH)															
01000 - Paving															
130 - Asphalt: Sealing 104,016 Sq. Ft. Drives & Parking					33,257					37,627					42,572
230 - Asphalt: Ongoing Repairs 104,016 Sq. Ft. Drives & Parking (3%)					13,511					15,286					17,295
324 - Asphalt: Overlay w/ Interlayer 104,016 Sq. Ft. Drives & Parking															
Total 01000 - Paving					46,768					52,913					59,867
02000 - Concrete															

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
418 - Pool Deck			10,921					12,356					13,980		
5,981 Sq. Ft. Pool Area Concrete (6%)															
Total 02000 - Concrete			10,921					12,356					13,980		
03000 - Painting: Exterior															
124 - Stucco	43,644										55,869				
30,135 Sq. Ft. Exterior Building Surfaces															
Total 03000 - Painting: Exterior	43,644										55,869				
03500 - Painting: Interior															
124 - Building	29,274										37,473				
26,950 Sq. Ft. All Interior Spaces															
Total 03500 - Painting: Interior	29,274										37,473				
04500 - Decking/Balconies															
200 - Resurface															21,831
1,778 Sq. Ft. Second Floor Deck															
Total 04500 - Decking/Balconies															21,831
05000 - Roofing															
324 - Low Slope: Vinyl															
137 Squares- Roof Replacement															
918 - Miscellaneous			8,338					9,434					10,674		
137 Squares- Roof Recoating															
Total 05000 - Roofing			8,338					9,434					10,674		
08000 - Rehab															
218 - Bathrooms													68,173		
2 Locker Rooms															
324 - Restrooms											21,877				
2 Auditorium Lobby Restrooms															
466 - Cabinets															
40 Lin. Ft. Countertops & Cabinets															
570 - Operable Wall/Partition															
770 Sq. Ft. [4] Room Dividers															
Total 08000 - Rehab											21,877		68,173		
12000 - Pool															
118 - Resurface					58,191										
260 Lin. Ft. Pool															
618 - Deck: Re-Surface													87,373		
5,981 Sq. Ft. Pool Area Decking															
718 - Equipment: Replacement			32,684					36,979					41,839		
Pool & Spa Equipment (50%)															
812 - Cover	9,248						10,725						12,438		
3,870 Sq. Ft. Pool Cover															
918 - Furniture: Misc	15,207						17,636						20,452		
Pool Area Furniture															
Total 12000 - Pool	24,455		32,684		58,191		28,361	36,979					162,102		
14000 - Recreation															
220 - Exercise: Cardio Equipment	22,593	23,158	23,737	24,331	24,939	25,562	26,201	26,857	27,528	28,216	28,922	29,645	30,386	31,145	31,924
13 Fitness Center Cardio Machines (20%)															
740 - Billiard Table															
5 Billiards Room															

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Total 14000 - Recreation	22,593	23,158	23,737	24,331	24,939	25,562	26,201	26,857	27,528	28,216	28,922	29,645	30,386	31,145	31,924
17000 - Tennis Court															
130 - Reseal 28,800 Sq. Ft. [4] Tennis Courts					41,437							49,256			
530 - Resurface 28,800 Sq. Ft. [4] Tennis Courts	114,705														
610 - Lighting 15 Tennis Court Lights															
Total 17000 - Tennis Court	114,705				41,437							49,256			
17500 - Basketball / Sport Court															
410 - Overlay 2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing						10,225								12,458	
Total 17500 - Basketball / Sport Court						10,225								12,458	
19000 - Fencing															
150 - Chain Link: 10' 960 Lin. Ft. Tennis Court Fence	48,663														
Total 19000 - Fencing	48,663														
20000 - Lighting															
210 - Pole Lights 7 Walkway Lights															
530 - Parking Lot 11 Parking Lot Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
216 - HVAC 4 Rooftop Carrier Units- 2005					37,089										
296 - HVAC 3 Rooftop Carrier Units- 2007							26,201								
332 - HVAC 3 Rooftop Carrier Units- 2009									33,528						
360 - HVAC Rooftop Carrier Unit- 2000		7,423													
388 - HVAC 3 Rooftop Carrier Units- 2013													32,333		
412 - HVAC Rooftop Carrier Unit- 2004				7,798											
428 - HVAC Rooftop Carrier Unit- 2002		13,361													
444 - HVAC Rooftop Carrier Unit- 2002			7,608												
Total 23000 - Mechanical Equipment		20,783	7,608	7,798	37,089		26,201		33,528				32,333		
24000 - Furnishings															
540 - Miscellaneous Folding Tables & Chairs	32,442										41,528				
Total 24000 - Furnishings	32,442										41,528				
24600 - Safety / Access															

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
220 - Fire Control Misc											28,736				
Fire Alarm System											28,736				
Total 24600 - Safety / Access											28,736				
25000 - Flooring															
240 - Carpeting	44,955										57,546				
970 Sq. Yds. Clubhouse Carpet											57,546				
440 - Tile											18,076				
975 Sq. Ft. Clubhouse Walls & Floors											18,076				
630 - Vinyl								9,698							
650 Sq. Yds. Clubhouse Vinyl (33%)								9,698							
710 - Hardwood Floors	10,862														
500 Sq. Ft. Stage- Replace	10,862														
Total 25000 - Flooring	55,817							9,698			75,622				
27000 - Appliances															
740 - Miscellaneous															
7 Kitchen Appliances															
Total 27000 - Appliances															
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%	371,594	43,941	83,289	32,129	208,423	35,787	80,764	95,324	61,056	81,129	290,026	78,900	317,648	43,603	113,622
00060 - Canoa Hills (CH)															
01000 - Paving															
136 - Asphalt: Sealing				21,010					23,771					26,894	
67,354 Sq. Ft. Parking Lot				21,010					23,771					26,894	
236 - Asphalt: Ongoing Repairs				8,535					9,657					10,926	
67,354 Sq. Ft. Parking Lot (3%)				8,535					9,657					10,926	
330 - Asphalt: Overlay w/ Interlayer												209,907			
67,354 Sq. Ft. Parking Lot												209,907			
Total 01000 - Paving				29,545					33,428			209,907		37,820	
02000 - Concrete															
424 - Pool Deck					11,414					12,914					14,611
5,950 Sq. Ft. Pool Area Concrete (6%)					11,414					12,914					14,611
Total 02000 - Concrete					11,414					12,914					14,611
03000 - Painting: Exterior															
130 - Stucco	31,689										40,564				
10,940 Sq. Ft. Clubhouse Exterior	31,689										40,564				
Total 03000 - Painting: Exterior	31,689										40,564				
03500 - Painting: Interior															
130 - Building	24,712										31,633				
22,750 Sq. Ft. All Interior Spaces	24,712										31,633				
Total 03500 - Painting: Interior	24,712										31,633				
05000 - Roofing															
330 - Low Slope: Vinyl															
227 Squares- Building Roof															
924 - Miscellaneous					14,516					16,423					18,581
227 Squares- Roof Recoating					14,516					16,423					18,581
Total 05000 - Roofing					14,516					16,423					18,581
08000 - Rehab															

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
224 - Bathrooms 2 Locker Rooms															
330 - Restrooms 2 Clubhouse Restrooms															
580 - Operable Wall/Partition 980 Sq. Ft. Saguaro & Palo Verde Divider															
Total 08000 - Rehab															
12000 - Pool															
124 - Resurface 274 Lin. Ft. Pool						71,837									
624 - Deck: Re-Surface 5,950 Sq. Ft. Pool Area Decking												84,801			
724 - Equipment: Replacement Pool & Spa Equipment (50%)			19,903					22,518					25,477		
790 - Heater Pool XTherm Heater	54,528										69,801				
818 - Cover 4,800 Sq. Ft. Pool Cover	11,471						13,302						15,427		
924 - Furniture: Misc Pool Area Furniture	15,207						17,636						20,452		
Total 12000 - Pool	81,206		19,903			71,837	30,938	22,518			69,801	84,801	61,356		
14000 - Recreation															
230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%)	27,807	28,503	29,215	29,945	30,694	31,461	32,248	33,054	33,881	34,728	35,596	36,486	37,398	38,333	39,291
330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	11,007	11,282	11,564	11,853	12,150	12,453	12,765	13,084	13,411	13,746	14,090	14,442	14,803	15,173	15,553
Total 14000 - Recreation	38,814	39,785	40,779	41,799	42,844	43,915	45,013	46,138	47,292	48,474	49,686	50,928	52,201	53,506	54,844
17000 - Tennis Court															
140 - Reseal 14,000 Sq. Ft. [2] Tennis Courts						20,143						23,944			
Total 17000 - Tennis Court						20,143						23,944			
19000 - Fencing															
160 - Chain Link: 10' 580 Lin. Ft. Tennis Court Fence	29,400														
Total 19000 - Fencing	29,400														
20000 - Lighting															
220 - Pole Lights 24 Parking Lot & Walkway Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
220 - HVAC 7 Rooftop Carrier Units- 2007								77,597							
340 - HVAC Rooftop Carrier Unit- 2005					9,272										
364 - HVAC Rooftop Carrier Unit- 2006						9,504									
500 - Swamp Cooler Evaporative Cooler- 2014				3,119											

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
600 - Water Heater							20,155								
Pool Eq Room Heater & Tank															
Total 23000 - Mechanical Equipment				3,119	9,272	9,504	97,752								
24000 - Furnishings															
560 - Miscellaneous	17,380										22,247				
Folding Tables & Chairs															
580 - Miscellaneous															
288 Sq. Ft. Portable Stage- Saguaro Room															
620 - Miscellaneous				12,477											
Lobby Furniture															
Total 24000 - Furnishings	17,380			12,477							22,247				
24600 - Safety / Access															
230 - Fire Control Misc															
Fire Alarm System															
Total 24600 - Safety / Access															
25000 - Flooring															
250 - Carpeting	25,027										32,036				
540 Sq. Yds. Clubhouse Carpeting															
450 - Tile											120,043				
6,475 Sq. Ft. Clubhouse Walls & Floors															
720 - Hardwood Floors															
6,150 Sq. Ft. Wood Floor- Replace															
750 - Hardwood Floors										66,742					
6,150 Sq. Ft. Wood Floor- Refinish															
Total 25000 - Flooring	25,027									66,742	152,079				
27000 - Appliances															
760 - Miscellaneous															
16 Kitchen Appliances															
Total 27000 - Appliances															
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%	248,227	39,785	60,682	86,941	98,189	125,256	173,702	68,656	80,719	144,553	366,010	159,672	323,464	91,326	88,036
00070 - Santa Rita Springs (SRS)															
01000 - Paving															
142 - Asphalt: Sealing		23,941					27,087					30,646			
80,636 Sq. Ft. Parking Lots															
242 - Asphalt: Ongoing Repairs		9,726					11,004					12,450			
80,636 Sq. Ft. Parking Lots (3%)															
336 - Asphalt: Overlay w/ Interlayer													177,521		
58,386 Sq. Ft. North & East Parking Lots															
360 - Asphalt: Overlay w/ Interlayer															
22,250 Sq. Ft. South Parking Lot															
Total 01000 - Paving		33,667					38,091					220,617			
02000 - Concrete															
430 - Pool Deck				11,183						12,652				14,315	
5,975 Sq. Ft. Pool Area Concrete (6%)															
Total 02000 - Concrete				11,183						12,652				14,315	
03000 - Painting: Exterior															

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
136 - Stucco 28,540 Sq. Ft. Exterior Building Paint							47,935								
400 - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings				17,548				19,370				21,381			
Total 03000 - Painting: Exterior				17,548			47,935	19,370				21,381			
03500 - Painting: Interior															
136 - Building 35,500 Sq. Ft. All Interior Spaces	38,561										49,361				
Total 03500 - Painting: Interior	38,561										49,361				
04000 - Structural Repairs															
600 - Metal Railings 1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%)	30,632										39,211				
Total 04000 - Structural Repairs	30,632										39,211				
04500 - Decking/Balconies															
206 - Resurface 12,664 Sq. Ft. Elastomeric Deck-Resurface							163,781								
300 - Repairs 12,664 Sq. Ft. Elastomeric Deck-Seal/Repair		33,840					38,286					43,318			
Total 04500 - Decking/Balconies		33,840					202,067					43,318			
05000 - Roofing															
336 - Low Slope: Vinyl 68 Squares- Building Roof											63,034				
606 - Pitched: Tile 84 Squares- Building Roof															
Total 05000 - Roofing											63,034				
08000 - Rehab															
230 - Bathrooms 2 Locker Rooms											136,728				
336 - Restrooms 5 Restrooms									81,790						
412 - Kitchen 2 Art & Fiesta Kitchenettes											14,275				
472 - Cabinets 2 Art & Clay Counters & Cabinets							28,973								
Total 08000 - Rehab							28,973		81,790		151,004				
12000 - Pool															
130 - Resurface 240 Lin. Ft. Pool				43,047											
630 - Deck: Re-Surface 5,975 Sq. Ft. Pool Area Decking				69,892											
730 - Equipment: Replacement Pool & Spa Equipment (50%)			27,207					30,782				34,827			
824 - Cover 3,600 Sq. Ft. Pool Cover							9,733				11,288				
930 - Furniture: Misc Pool Area Furniture							11,470				13,302				
Total 12000 - Pool			27,207	112,939		21,204		30,782			24,590	34,827			

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
14000 - Recreation															
240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%)	19,118	19,595	20,085	20,587	21,102	21,630	22,170	22,725	23,293	23,875	24,472	25,084	25,711	26,354	27,013
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%)	10,428	10,688	10,956	11,230	11,510	11,798	12,093	12,395	12,705	13,023	13,348	13,682	14,024	14,375	14,734
Total 14000 - Recreation	29,545	30,284	31,041	31,817	32,612	33,428	34,263	35,120	35,998	36,898	37,820	38,766	39,735	40,728	41,747
19000 - Fencing															
220 - Wrought Iron: 5' 348 Lin. Ft. Pool Perimeter Fence															
Total 19000 - Fencing															
20000 - Lighting															
230 - Pole Lights 10 Bridge Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
232 - HVAC 6 Miscellaneous Units- 2013													42,803		
312 - HVAC 2 Carrier Units- 2006						16,058									
344 - HVAC 2 Carrier Units- 2004				15,285											
368 - HVAC 2 Carrier Units- 2012											22,043				
392 - HVAC 2 Carrier Units- 2003			11,108												
416 - HVAC Carrier Unit- 2008								9,985							
436 - HVAC Carrier Unit- 2014														11,580	
448 - HVAC 8 Carrier Units- 2001		85,508													
452 - HVAC 2 Carrier Units- 2007							24,018								
Total 23000 - Mechanical Equipment		85,508	11,108	15,285		16,058	24,018	9,985				22,043	42,803	11,580	
23500 - Elevator															
200 - Modernize/Overhaul Anza Building Elevator															
300 - Cab Rehab Anza Elevator Cab													18,017		
Total 23500 - Elevator													18,017		
24000 - Furnishings															
600 - Miscellaneous Anza Room Furniture	74,153										94,922				
Total 24000 - Furnishings	74,153										94,922				
24600 - Safety / Access															
240 - Fire Control Misc Fire Alarm System										50,916					

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Total 24600 - Safety / Access											50,916				
25000 - Flooring															
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	64,884										83,057				
460 - Tile 1,825 Sq. Ft. Clubhouse Walls & Floors											33,834				
730 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Replace						38,753									
760 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Refinish						21,138									
Total 25000 - Flooring	64,884					59,891					116,891				
27000 - Appliances															
780 - Miscellaneous 9 Kitchen Appliances											50,056				
Total 27000 - Appliances											50,056				
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%	237,774	183,298	69,355	188,771	32,612	130,581	375,348	95,257	130,440	87,814	602,300	370,715	135,382	66,623	41,747
00080 - Canoa Ranch (CR)															
01000 - Paving															
148 - Asphalt: Sealing 64,068 Sq. Ft. Drives & Parking		19,022					21,521					24,350			
248 - Asphalt: Ongoing Repairs 64,068 Sq. Ft. Drives & Parking (3%)		7,728					8,743					9,892			
342 - Asphalt: Overlay w/ Interlayer 64,068 Sq. Ft. Drives & Parking			155,979												
Total 01000 - Paving		26,749	155,979				30,265					34,242			
03000 - Painting: Exterior															
142 - Stucco 14,760 Sq. Ft. Building Exterior Surfaces								25,410							
406 - Wrought Iron 614 Lin. Ft. Metal Fencing & Railings			8,408				9,281				10,245				11,308
Total 03000 - Painting: Exterior			8,408				9,281	25,410			10,245				11,308
03500 - Painting: Interior															
142 - Building 26,200 Sq. Ft. All Interior Spaces	28,459										36,430				
Total 03500 - Painting: Interior	28,459										36,430				
04000 - Structural Repairs															
606 - Metal Railings 350 Lin. Ft. Parking & Pickleball															
912 - Doors 3 Pool East Patio Doors															
Total 04000 - Structural Repairs															
05000 - Roofing															
200 - Low Slope: BUR 133 Squares- Building Roof															

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
612 - Pitched: Tile 45 Squares- Building Roof								46,482							
Total 05000 - Roofing								46,482							
12000 - Pool															
136 - Resurface 256 Lin. Ft. Pool		53,205												71,554	
412 - ADA Chair Lift 2 Pool & Spa ADA Chairs										30,387					
636 - Deck: Re-Surface 2,650 Sq. Ft. Pool Area Decking	52,139														
736 - Equipment: Replacement Pool & Spa Equipment (50%)					26,665					30,170					34,134
Total 12000 - Pool	52,139	53,205			26,665					60,556				71,554	34,134
14000 - Recreation															
250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	22,593	23,158	23,737	24,331	24,939	25,562	26,201	26,857	27,528	28,216	28,922	29,645	30,386	31,145	31,924
350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	11,007	11,282	11,564	11,853	12,150	12,453	12,765	13,084	13,411	13,746	14,090	14,442	14,803	15,173	15,553
Total 14000 - Recreation	33,601	34,441	35,302	36,184	37,089	38,016	38,966	39,940	40,939	41,962	43,012	44,087	45,189	46,319	47,477
17500 - Basketball / Sport Court															
220 - Seal & Striping 11,204 Sq. Ft. Pickleball & Basketball Courts		14,969								17,794					
420 - Overlay 11,204 Sq. Ft. Pickleball & Basketball Courts		45,739													
Total 17500 - Basketball / Sport Court		60,708								17,794					
19000 - Fencing															
100 - Chain Link 788 Lin. Ft. Pickleball & Basketball Courts											42,758				
230 - Wrought Iron: 6' 264 Lin. Ft. Patio Perimeter								16,362							
Total 19000 - Fencing								16,362			42,758				
20000 - Lighting															
540 - Parking Lot 4 Parking Lot Lights			15,216												
Total 20000 - Lighting			15,216												
23000 - Mechanical Equipment															
100 - HVAC 435 Lin. Ft. [5] Pool Area Fabric Ducts														30,397	
236 - HVAC 5 Rooftop HVAC Units- 2008								69,896							
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008								25,824							
Total 23000 - Mechanical Equipment								95,719						30,397	
24600 - Safety / Access															

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
250 - Fire Control Misc Fire Alarm System Total 24600 - Safety / Access															
25000 - Flooring															
270 - Carpeting 660 Sq. Yds. All Spaces								36,360							
470 - Tile 1,575 Sq. Ft. Clubhouse Walls & Floors Total 25000 - Flooring											29,200				
								36,360			29,200				
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%	114,198	175,103	214,905	36,184	63,754	38,016	78,512	260,274	58,733	145,277	118,886	78,328	45,189	148,270	92,919
0090 - Abrego South (ABS)															
01000 - Paving															
254 - Asphalt: Ongoing Repairs 18,768 Sq. Ft. Seal/Crack Fill/Stripe				10,245					11,591					13,115	
400 - Asphalt: Major Repairs 18,768 Sq. Ft. Parking Lot Total 01000 - Paving				10,245					11,591					13,115	
02000 - Concrete															
442 - Pool Deck 5,565 Sq. Ft. Pool Area Concrete (5%) Total 02000 - Concrete				8,680					9,820					11,110	
				8,680					9,820					11,110	
03000 - Painting: Exterior															
200 - Surface Restoration 7,191 Sq. Ft. Exterior Surfaces Total 03000 - Painting: Exterior				10,415							13,332				
				10,415							13,332				
05000 - Roofing															
372 - Low Slope: Vinyl 49 Squares- Pool Building Roofs Total 05000 - Roofing				35,483											
				35,483											
08000 - Rehab															
236 - Bathrooms 2 Locker Rooms															
342 - Restrooms 2 Clubhouse Restrooms Total 08000 - Rehab															
12000 - Pool															
140 - Resurface 170 Lin. Ft. Pool								35,120							
418 - ADA Chair Lift 2 Pool & Spa ADA Chairs				12,745							16,315				
642 - Deck: Re-Surface 5,565 Sq. Ft. Pool Area Decking				65,096										83,329	
742 - Equipment: Replacement Pool & Spa Equipment (50%)				22,272					25,199					28,510	
936 - Furniture: Misc Pool Area Furnishings Total 12000 - Pool				9,414			10,917						12,661		
				22,159			10,917	35,120	25,199		16,315		12,661	111,839	

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
19000 - Fencing															
900 - Miscellaneous	9,342														
258 Lin. Ft. Pool Perimeter Wall/Fence															
Total 19000 - Fencing	9,342														
20000 - Lighting															
240 - Pole Lights															
8 Shuffleboard Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
240 - HVAC											18,539				
2 Rooftop Carrier Units- 2011															
Total 23000 - Mechanical Equipment											18,539				
26000 - Outdoor Equipment															
900 - Miscellaneous						13,804								16,818	
3,744 Sq. Ft. [12] Shuffleboard Courts															
Total 26000 - Outdoor Equipment						13,804								16,818	
Total [Abrego South (ABS)] Expenditures Inflated @ 2.50%	77,399			106,293		13,804	10,917	35,120	46,610		48,186		12,661	152,882	
00100 - Continental Vistas (CV)															
01000 - Paving															
406 - Asphalt: Major Repairs															
6,726 Sq. Ft. Parking Lot															
Total 01000 - Paving															
02000 - Concrete															
448 - Pool Deck	8,252					9,336					10,563				
4,748 Sq. Ft. Pool Area Concrete (6%)															
Total 02000 - Concrete	8,252					9,336					10,563				
05000 - Roofing															
342 - Low Slope: Vinyl															
20 Squares- Pool Building Roof															
618 - Pitched: Tile															
13 Squares- Pool Building Roof															
Total 05000 - Roofing															
08000 - Rehab															
242 - Bathrooms															
2 Locker Rooms															
Total 08000 - Rehab															
12000 - Pool															
146 - Resurface				33,689											
180 Lin. Ft. Pool															
648 - Deck: Re-Surface						58,351									
4,748 Sq. Ft. Pool Area Decking															
748 - Equipment: Replacement			23,098					26,133					29,568		
Pool & Spa Equipment (50%)															
942 - Furniture: Misc	9,414						10,917						12,661		
Pool Area Furnishings															
Total 12000 - Pool	9,414		23,098	33,689		58,351	10,917	26,133					42,228		

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
23000 - Mechanical Equipment															
244 - HVAC Rooftop Carrier Unit- 2004				9,046											
248 - HVAC 2 Rooftop Carrier Units- 2013													22,594		
Total 23000 - Mechanical Equipment				9,046									22,594		
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%	17,666		23,098	42,735		67,687	10,917	26,133			10,563		64,823		
00110 - Madera Vista (MV)															
01000 - Paving															
412 - Asphalt: Major Repairs 9,772 Sq. Ft. Parking Lot			72,533												
Total 01000 - Paving			72,533												
03000 - Painting: Exterior															
206 - Surface Restoration 4,020 Sq. Ft. Exterior Surfaces		8,733									11,179				
Total 03000 - Painting: Exterior		8,733									11,179				
05000 - Roofing															
624 - Pitched: Tile 39 Squares- Pool Building Roof															
Total 05000 - Roofing															
08000 - Rehab															
248 - Bathrooms 2 Locker Rooms															
Total 08000 - Rehab															
12000 - Pool															
154 - Resurface 156 Lin. Ft. Pool				29,197											
654 - Deck: Re-Surface 4,008 Sq. Ft. Pool Area Decking										53,044					
754 - Equipment: Replacement Pool & Spa Equipment (50%)				17,125						19,375				21,922	
948 - Furniture: Misc Pool Area Furnishings		9,414					10,917						12,661		
Total 12000 - Pool		9,414		46,322			10,917			72,420			12,661	21,922	
17000 - Tennis Court															
540 - Resurface 7,200 Sq. Ft. Tennis Court															39,531
Total 17000 - Tennis Court															39,531
19000 - Fencing															
170 - Chain Link: 10' 360 Lin. Ft. Tennis Court Fence		9,385													
240 - Wrought Iron: 6' 380 Lin. Ft. Pool Perimeter Fence															
Total 19000 - Fencing		9,385													
20000 - Lighting															
250 - Pole Lights 4 Tennis Court Lights															

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Total 20000 - Lighting															
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%	27,532	72,533		46,322			10,917		72,420		11,179		12,661	61,452	
00120 - Casa Paloma I (CPI)															
01000 - Paving															
418 - Asphalt: Major Repairs 7,128 Sq. Ft. Parking Areas															
Total 01000 - Paving															
02000 - Concrete															
460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%)				11,469					12,976					14,681	
Total 02000 - Concrete				11,469					12,976					14,681	
03000 - Painting: Exterior															
212 - Surface Restoration 7,470 Sq. Ft. Exterior Surfaces			11,089									14,195			
Total 03000 - Painting: Exterior			11,089									14,195			
05000 - Roofing															
348 - Low Slope: Vinyl 61 Squares- Pool Building Roofs								52,508							
Total 05000 - Roofing								52,508							
08000 - Rehab															
254 - Bathrooms 2 Locker Rooms									29,998						
418 - Kitchen Clubhouse Kitchen	9,414														
Total 08000 - Rehab	9,414								29,998						
12000 - Pool															
160 - Resurface 200 Lin. Ft. Pool				37,432											
660 - Deck: Re-Surface 6,128 Sq. Ft. Pool Area Decking													89,521		
760 - Equipment: Replacement Pool & Spa Equipment (50%)				22,740					25,728					29,109	
954 - Furniture: Misc Pool Area Furnishings	9,414						10,917						12,661		
Total 12000 - Pool	9,414			60,172			10,917		25,728				102,182	29,109	
23000 - Mechanical Equipment															
256 - HVAC 2 Rooftop Carrier Units- 2011											14,832				
Total 23000 - Mechanical Equipment											14,832				
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%	18,828	11,089		71,641			10,917	52,508	68,703		14,832	14,195	102,182	43,790	
00130 - Casa Paloma II (CPII)															
01000 - Paving															
424 - Asphalt: Major Repairs 4,536 Sq. Ft. Parking Areas														45,281	
Total 01000 - Paving														45,281	

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
02000 - Concrete															
466 - Pool Deck			9,007					10,191					11,530		
4,933 Sq. Ft. Pool Area Concrete (6%)															
Total 02000 - Concrete			9,007					10,191					11,530		
05000 - Roofing															
354 - Low Slope: Vinyl											49,130				
53 Squares- Pool Building Roofs															
Total 05000 - Roofing											49,130				
08000 - Rehab															
260 - Bathrooms														33,940	
2 Locker Rooms															
424 - Kitchen														12,977	
Clubhouse Kitchen															
Total 08000 - Rehab														46,918	
12000 - Pool															
166 - Resurface				33,689											
180 Lin. Ft. Pool															
666 - Deck: Re-Surface													72,064		
4,933 Sq. Ft. Pool Area Decking															
766 - Equipment: Replacement				23,676				26,787						30,307	
Pool & Spa Equipment (50%)															
960 - Furniture: Misc	9,414						10,917						12,661		
Pool Area Furnishings															
Total 12000 - Pool	9,414			57,364			10,917	26,787					84,724	30,307	
20000 - Lighting															
260 - Pole Lights															
8 Shuffleboard Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
272 - HVAC											14,832				
2 Rooftop Carrier Units- 2011															
Total 23000 - Mechanical Equipment											14,832				
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%	9,414		9,007	57,364			10,917	10,191	26,787		63,961		96,255	122,505	
00140 - Abrego North (ABN)															
01000 - Paving															
430 - Asphalt: Major Repairs															
6,455 Sq. Ft. Parking Area															
Total 01000 - Paving															
02000 - Concrete															
472 - Pool Deck	7,861					8,894					10,062				
4,523 Sq. Ft. Pool Area Concrete (6%)															
Total 02000 - Concrete	7,861					8,894					10,062				
03000 - Painting: Exterior															
218 - Surface Restoration	8,533										10,923				
5,892 Sq. Ft. Exterior Surfaces															
Total 03000 - Painting: Exterior	8,533										10,923				

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
05000 - Roofing															
360 - Low Slope: Vinyl 21 Squares- Pool Building Roof															
Total 05000 - Roofing															
08000 - Rehab															
266 - Bathrooms 2 Locker Rooms															
Total 08000 - Rehab															
12000 - Pool															
172 - Resurface 180 Lin. Ft. Pool										39,068					
173 - Miscellaneous Pool Replace (2016 Only)[nr:1]															
672 - Deck: Re-Surface 4,523 Sq. Ft. Pool Deck	49,130														
772 - Equipment: Replacement Pool & Spa Equipment (50%)	21,985					24,874					28,143				
966 - Furniture: Misc Pool Area Furnishings	7,966						9,238						10,713		
Total 12000 - Pool	79,081					24,874	9,238			39,068	28,143		10,713		
23000 - Mechanical Equipment															
400 - HVAC 2 Rooftop Rheem Units- 2007							12,261								
Total 23000 - Mechanical Equipment							12,261								
Total [Abrego North (ABN)] Expenditures Inflated @ 2.50%	95,475					33,768	21,499			39,068	49,129		10,713		
00150 - General															
24500 - Audio / Visual															
260 - Entertainment System 5 Various Locations						24,579									
Total 24500 - Audio / Visual						24,579									
24600 - Safety / Access															
350 - Defibrillators 8 Various Locations	33,601										43,012				
Total 24600 - Safety / Access	33,601										43,012				
30000 - Miscellaneous															
200 - Maintenance Equipment Vermeer Chipper															
700 - Trailer Utility Trailer						8,193									
710 - Trailer Landscaping Trailer							8,398								
800 - Vehicle Vehicle 01- 2003 Ford Ranger							25,194								
804 - Vehicle Vehicle 10- 2005 Ford E250 Van							54,586								
808 - Vehicle Vehicle 11- 2006 Ford F250 Pickup							58,785								

See Section VI-b for Excluded Components

Reserve Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
812 - Vehicle Vehicle 12- 2007 GMC 2500 Pickup							54,586								
816 - Vehicle Vehicle 16- 2007 Ford Ranger Pickup							41,990								
820 - Vehicle Vehicle 17- 2009 Ford E150 Van									48,527						
824 - Vehicle Vehicle 18- 2011 Ford F150 Pickup	43,449										55,618				
828 - Vehicle Vehicle 19- 2012 Ford Escape		37,113										47,507			
832 - Vehicle 4 Vehicles 20-23- Ford Transit Connects			152,162										194,780		
836 - Vehicle Vehicle 24- 2005 Ford F250 Pickup							58,785								
840 - Vehicle Vehicle 25- 2005 Chevy Silverado 2500							58,785								
HD															
844 - Vehicle Vehicle 26- 2016 Ford Fiesta						28,676									
Total 30000 - Miscellaneous	43,449	37,113	152,162			36,869	361,110		48,527		55,618	47,507	194,780		
Total [General] Expenditures Inflated @ 2.50%	77,049	37,113	152,162			61,448	361,110		48,527		98,630	47,507	194,780		
Total Expenditures Inflated @ 2.50%	2,080,237	868,623	998,481	1,433,657	660,255	1,226,035	1,426,579	1,186,189	1,236,416	930,551	3,060,262	1,335,023	1,768,321	1,069,657	724,413

30 Year Reserve Funding Plan Cash Flow Method

Second Draft- Exp less \$5K- Option 1

Prepared for the 2017 Fiscal Year

Option 1

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Beginning Balance	1,952,001	1,565,499	1,664,277	2,071,697	2,285,709	2,773,565	1,413,906	1,397,901	1,507,638	1,609,308
Inflated Expenditures @ 2.5%	429,928	856,216	581,277	810,634	574,582	2,441,333	1,111,594	1,018,835	1,062,292	665,203
Reserve Contribution	0	915,120	942,574	970,851	999,977	1,029,976	1,060,875	1,092,701	1,125,482	1,159,246
<i>Household/yr @ 13,472</i>	0.00	67.93	69.97	72.06	74.23	76.45	78.75	81.11	83.54	86.05
<i>Percentage Increase</i>		0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	43,426	39,874	46,123	53,795	62,460	51,697	34,714	35,871	38,481	46,408
Ending Balance	1,565,499	1,664,277	2,071,697	2,285,709	2,773,565	1,413,906	1,397,901	1,507,638	1,609,308	2,149,760

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance	2,149,760	1,937,761	2,191,763	2,422,870	3,075,522	3,741,149	3,129,939	3,772,253	4,342,451	4,530,893
Inflated Expenditures @ 2.5%	1,456,485	1,026,825	1,092,602	719,971	762,412	2,080,237	868,623	998,481	1,433,657	660,255
Reserve Contribution	1,194,023	1,229,844	1,266,739	1,304,741	1,343,883	1,384,199	1,425,725	1,468,497	1,512,552	1,557,929
<i>Household/yr @ 13,472</i>	88.63	91.29	94.03	96.85	99.75	102.75	105.83	109.00	112.27	115.64
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	50,463	50,982	56,971	67,881	84,156	84,828	85,212	100,182	109,547	124,493
Ending Balance	1,937,761	2,191,763	2,422,870	3,075,522	3,741,149	3,129,939	3,772,253	4,342,451	4,530,893	5,553,061

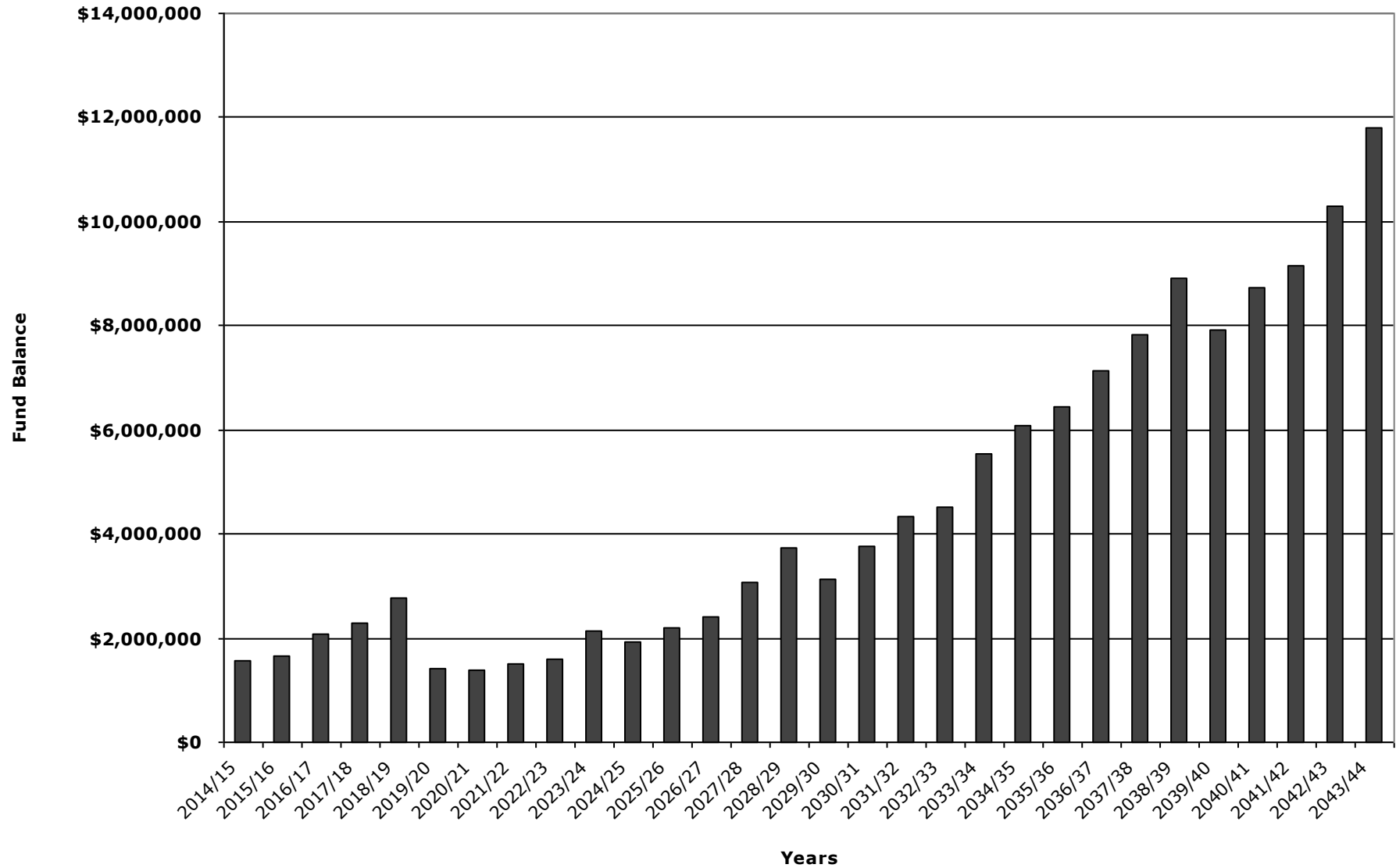
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance	5,553,061	6,075,252	6,456,189	7,140,248	7,842,264	8,924,781	7,932,887	8,719,506	9,145,275	10,289,087
Inflated Expenditures @ 2.5%	1,226,035	1,426,579	1,186,189	1,236,416	930,551	3,060,262	1,335,023	1,768,321	1,069,657	724,413
Reserve Contribution	1,604,667	1,652,807	1,702,391	1,753,463	1,806,067	1,860,249	1,916,056	1,973,538	1,973,538	1,973,538
<i>Household/yr @ 13,472</i>	119.11	122.68	126.37	130.16	134.06	138.08	142.23	146.49	146.49	146.49
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	0.0%	0.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	143,559	154,709	167,857	184,969	207,001	208,119	205,585	220,553	239,930	272,841
Ending Balance	6,075,252	6,456,189	7,140,248	7,842,264	8,924,781	7,932,887	8,719,506	9,145,275	10,289,087	11,811,052

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

Second Draft- Exp less \$5K- Option 1

Prepared for the 2017 Fiscal Year

Option 1



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

Second Draft- Exp less \$5K- Option 1

Prepared for the 2017 Fiscal Year

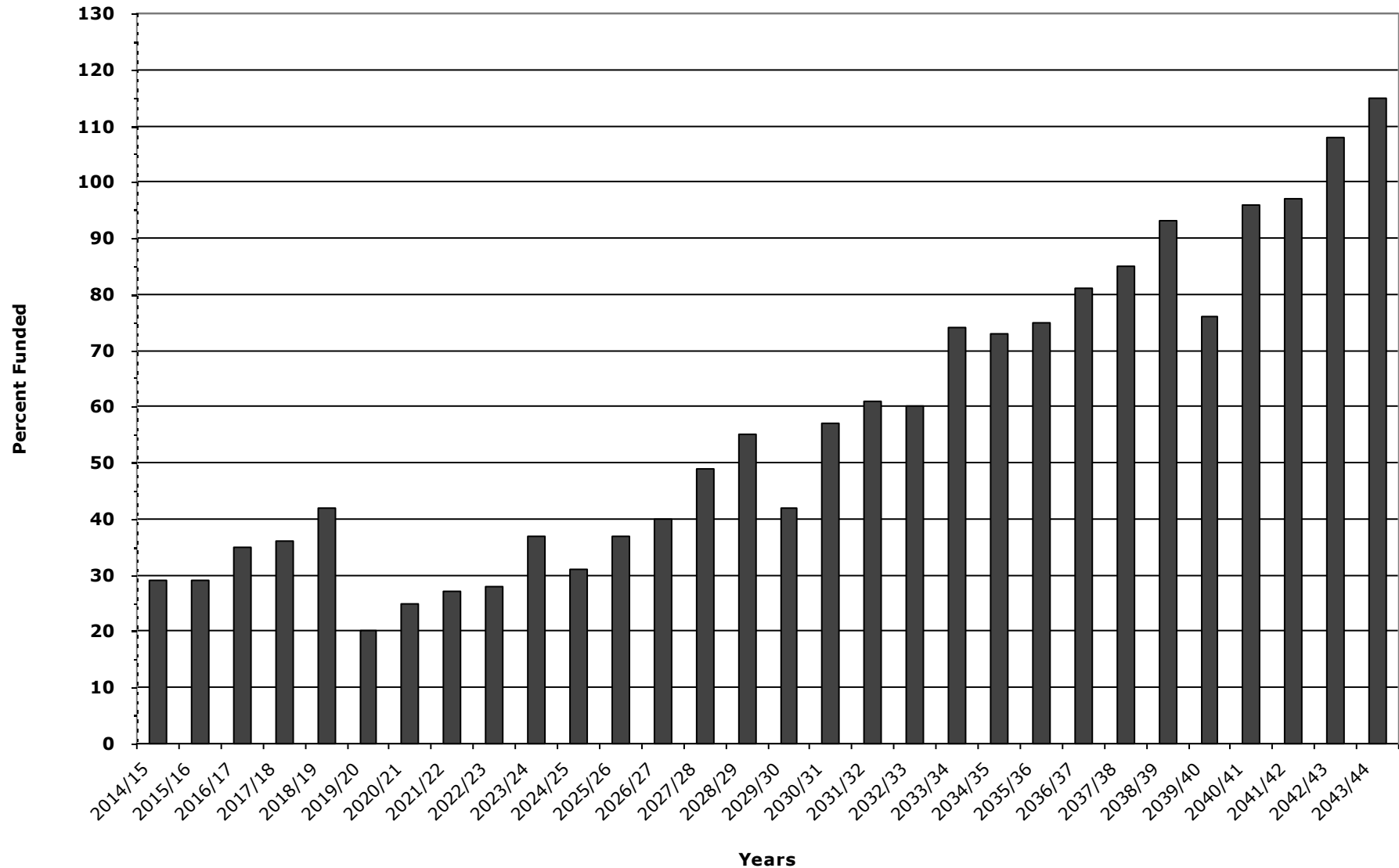
Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2016	1,952,001	5,405,079	29.0%	429,928	0	0	43,426	1,565,499
2017	1,565,499	5,831,059	28.5%	856,216	915,120	0	39,874	1,664,277
2018	1,664,277	5,942,444	34.9%	581,277	942,574	0	46,123	2,071,697
2019	2,071,697	6,359,506	35.9%	810,634	970,851	0	53,795	2,285,709
2020	2,285,709	6,573,512	42.2%	574,582	999,977	0	62,460	2,773,565
2021	2,773,565	7,056,970	20.0%	2,441,333	1,029,976	0	51,697	1,413,906
2022	1,413,906	5,661,796	24.7%	1,111,594	1,060,875	0	34,714	1,397,901
2023	1,397,901	5,617,995	26.8%	1,018,835	1,092,701	0	35,871	1,507,638
2024	1,507,638	5,692,027	28.3%	1,062,292	1,125,482	0	38,481	1,609,308
2025	1,609,308	5,747,813	37.4%	665,203	1,159,246	0	46,408	2,149,760
2026	2,149,760	6,237,069	31.1%	1,456,485	1,194,023	0	50,463	1,937,761
2027	1,937,761	5,953,177	36.8%	1,026,825	1,229,844	0	50,982	2,191,763
2028	2,191,763	6,128,917	39.5%	1,092,602	1,266,739	0	56,971	2,422,870
2029	2,422,870	6,268,612	49.1%	719,971	1,304,741	0	67,881	3,075,522
2030	3,075,522	6,821,408	54.8%	762,412	1,343,883	0	84,156	3,741,149
2031	3,741,149	7,372,872	42.5%	2,080,237	1,384,199	0	84,828	3,129,939
2032	3,129,939	6,616,412	57.0%	868,623	1,425,725	0	85,212	3,772,253
2033	3,772,253	7,112,732	61.1%	998,481	1,468,497	0	100,182	4,342,451
2034	4,342,451	7,518,886	60.3%	1,433,657	1,512,552	0	109,547	4,530,893
2035	4,530,893	7,520,433	73.8%	660,255	1,557,929	0	124,493	5,553,061
2036	5,553,061	8,346,834	72.8%	1,226,035	1,604,667	0	143,559	6,075,252
2037	6,075,252	8,646,848	74.7%	1,426,579	1,652,807	0	154,709	6,456,189
2038	6,456,189	8,782,505	81.3%	1,186,189	1,702,391	0	167,857	7,140,248
2039	7,140,248	9,202,497	85.2%	1,236,416	1,753,463	0	184,969	7,842,264
2040	7,842,264	9,616,913	92.8%	930,551	1,806,067	0	207,001	8,924,781
2041	8,924,781	10,391,493	76.3%	3,060,262	1,860,249	0	208,119	7,932,887
2042	7,932,887	9,039,683	96.5%	1,335,023	1,916,056	0	205,585	8,719,506
2043	8,719,506	9,460,577	96.7%	1,768,321	1,973,538	0	220,553	9,145,275
2044	9,145,275	9,486,945	108.5%	1,069,657	1,973,538	0	239,930	10,289,087
2045	10,289,087	10,270,163	115.0%	724,413	1,973,538	0	272,841	11,811,052

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

Second Draft- Exp less \$5K- Option 1

Prepared for the 2017 Fiscal Year

Option 1



Option 1

<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>2016 Fully Funded Balance</i>	<i>2017 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2017 Line Item Contribution based on Cash Flow Method</i>
00010 - Member Services Center (MSC)									
01000 - Paving									
100 - Asphalt: Sealing 27,762 Sq. Ft. Parking Lots- Seal/Stripe	5,552	5	1	5,691	1,138	4,442	5,691	0.14%	1,238
200 - Asphalt: Ongoing Repairs 27,762 Sq. Ft. Parking Lots (5.6%)	5,053	5	1	5,179	1,036	4,042	5,179	0.12%	1,126
300 - Asphalt: Overlay w/ Interlayer 14,965 Sq. Ft. South Parking & Maintenance	23,944	25	6	27,768	1,111	18,197	19,634	0.13%	1,208
348 - Asphalt: Overlay w/ Interlayer 12,797 Sq. Ft. North Parking Lot (50%)	10,238	25	11	13,433	537	5,733	6,296	0.06%	584
Sub-total [01000 - Paving]	44,787			52,071	3,822	32,415	36,800	0.45%	4,155
03000 - Painting: Exterior									
100 - Stucco 9,085 Sq. Ft. Building Exterior & Wall Surfaces	9,085	10	1	9,312	931	8,177	9,312	0.11%	1,012
03500 - Painting: Interior									
100 - Building 14,600 Sq. Ft. All Interior Spaces	10,950	10	10	14,017	1,274	995	1,122	0.15%	1,385
05000 - Roofing									
300 - Low Slope: Vinyl 79 Squares- Building Roof	39,500	20	5	44,691	2,235	29,625	32,390	0.27%	2,429
08000 - Rehab									
300 - Restrooms 3 Main Building & Maintenance Restrooms	11,100	20	0	11,100	555	11,100	569	0.07%	603
400 - Kitchen Kitchen	6,400	20	0	6,400	320	6,400	328	0.04%	348
Sub-total [08000 - Rehab]	17,500			17,500	875	17,500	897	0.10%	951

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00010 - Member Services Center (MSC)									
22000 - Office Equipment									
100 - Miscellaneous Printers & Copiers	14,000	8	4	15,453	1,932	7,000	8,969	0.23%	2,100
200 - Computers, Misc. IT Server	9,200	3	2	9,666	3,222	3,067	6,287	0.38%	3,503
240 - Computers, Misc. Office Computer Work Stations	36,000	5	2	37,823	7,565	21,600	29,520	0.90%	8,224
360 - Telephone Equipment Telephone System	20,500	12	6	23,774	1,981	10,250	12,257	0.24%	2,154
Sub-total [22000 - Office Equipment]	79,700			86,715	14,699	41,917	57,033	1.75%	15,981
23000 - Mechanical Equipment									
200 - HVAC 3 Rooftop Carrier Units- 2010	17,400	15	9	21,730	1,449	6,960	8,323	0.17%	1,575
280 - HVAC Rooftop Carrier Unit- 2002	5,000	15	1	5,125	342	4,667	5,125	0.04%	371
348 - HVAC 3 IT Room Trane & Gree Units- 2013	6,600	15	12	8,876	592	1,320	1,804	0.07%	643
376 - HVAC Bard Unit- 2002	5,800	15	1	5,945	396	5,413	5,945	0.05%	431
Sub-total [23000 - Mechanical Equipment]	34,800			41,676	2,778	18,360	21,197	0.33%	3,021
25000 - Flooring									
200 - Carpeting 475 Sq. Yds. Hallways, Lobby, Offices	15,200	10	10	19,457	1,769	1,382	1,558	0.21%	1,923
400 - Tile 725 Sq. Ft. Floors	7,250	20	5	8,203	410	5,438	5,945	0.05%	446
Sub-total [25000 - Flooring]	22,450			27,660	2,179	6,819	7,503	0.26%	2,369
Sub-total Member Services Center (MSC)	258,772			293,642	28,794	155,808	166,254	3.42%	31,305

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
01000 - Paving									
106 - Asphalt: Sealing 43,543 Sq. Ft. Drives, North & South Parking	8,709	5	4	9,613	1,923	1,742	3,571	0.23%	2,090
112 - Asphalt: Sealing 75,321 Sq. Ft. West Parking Lot	15,064	5	1	15,441	3,088	12,051	15,441	0.37%	3,357
212 - Asphalt: Ongoing Repairs 75,321 Sq. Ft. West Parking Lot (3%)	6,120	5	1	6,273	1,255	4,896	6,273	0.15%	1,364
306 - Asphalt: Overlay w/ Interlayer 43,543 Sq. Ft. Drives, North & South Parking	69,669	25	8	84,885	3,395	47,375	51,416	0.40%	3,691
370 - Asphalt: Overlay w/ Interlayer 75,321 Sq. Ft. West Parking Lot	120,514	25	15	174,540	6,982	48,205	54,352	0.83%	7,590
Sub-total [01000 - Paving]	220,075			290,751	16,642	114,269	131,051	1.98%	18,094
02000 - Concrete									
400 - Pool Deck 5,313 Sq. Ft. Pool Area Concrete (6%)	6,376	5	4	7,037	1,407	1,275	2,614	0.17%	1,530
03000 - Painting: Exterior									
106 - Stucco 53,060 Sq. Ft. Building & Wall Exterior Surfaces	53,060	10	6	61,533	6,153	21,224	27,193	0.73%	6,690
03500 - Painting: Interior									
106 - Building 24,000 Sq. Ft. All Interior Spaces	18,000	10	5	20,365	2,037	9,000	11,070	0.24%	2,214
05000 - Roofing									
306 - Low Slope: Vinyl 339 Squares- Building Flat Roofs (50%)	84,750	10	3	91,266	9,127	59,325	69,495	1.08%	9,923
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	14,400	30	20	23,596	787	4,800	5,412	0.09%	855
900 - Miscellaneous 339 Squares- Roof Recoating	13,560	5	3	14,603	2,921	5,424	8,339	0.35%	3,175
Sub-total [05000 - Roofing]	112,710			129,465	12,834	69,549	83,246	1.52%	13,953

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
08000 - Rehab									
100 - General Tennis Ramada	5,500	20	10	7,040	352	2,750	3,101	0.04%	383
200 - Bathrooms 2 Locker Rooms	41,000	20	10	52,483	2,624	20,500	23,114	0.31%	2,853
306 - Restrooms 4 Shops & Auditorium Restrooms	61,000	20	5	69,016	3,451	45,750	50,020	0.41%	3,752
460 - Cabinets 2 Woodshop & Lapidary	8,600	20	10	11,009	550	4,300	4,848	0.07%	598
550 - Operable Wall/Partition 320 Sq. Ft. Auditorium/Room 1	12,800	25	5	14,482	579	10,240	11,021	0.07%	630
Sub-total [08000 - Rehab]	128,900			154,031	7,557	83,540	92,103	0.90%	8,216
12000 - Pool									
100 - Resurface 250 Lin. Ft. Pool	40,000	12	6	46,388	3,866	20,000	23,917	0.46%	4,203
600 - Deck: Re-Surface 5,313 Sq. Ft. Pool Area Decking	39,848	15	5	45,084	3,006	26,565	29,952	0.36%	3,268
700 - Equipment: Replacement Pool & Spa Equipment (50%)	18,780	5	2	19,731	3,946	11,268	15,400	0.47%	4,290
800 - Cover 4,000 Sq. Ft. Pool Cover	6,600	6	3	7,107	1,185	3,300	4,510	0.14%	1,288
900 - Furniture: Misc Pool Area Furniture	11,000	6	3	11,846	1,974	5,500	7,517	0.23%	2,146
Sub-total [12000 - Pool]	116,228			130,156	13,976	66,633	81,295	1.66%	15,195
14000 - Recreation									
700 - Billiard Table 4 Billiards Room	23,040	25	5	26,068	1,043	18,432	19,837	0.12%	1,134
17000 - Tennis Court									
100 - Reseal 43,200 Sq. Ft. [6] Tennis Courts	38,880	7	4	42,916	6,131	16,663	22,773	0.73%	6,666
500 - Resurface 43,200 Sq. Ft. [6] Tennis Courts	118,800	21	18	185,287	8,823	16,971	23,194	1.05%	9,593
600 - Lighting 20 Court Lights	56,000	30	7	66,566	2,219	42,933	45,920	0.26%	2,412
Sub-total [17000 - Tennis Court]	213,680			294,770	17,173	76,568	91,887	2.04%	18,671
17500 - Basketball / Sport Court									
200 - Seal & Striping 3,744 Sq. Ft. [12] Shuffleboard Courts	9,360	8	4	10,332	1,291	4,680	5,996	0.15%	1,404

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
19000 - Fencing									
120 - Chain Link: 10' 1,710 Lin. Ft. Tennis Court Fence	59,850	30	11	78,528	2,618	37,905	40,898	0.31%	2,846
20000 - Lighting									
200 - Pole Lights 15 Walkway Lights	9,000	20	10	11,521	576	4,500	5,074	0.07%	626
400 - Interior Stage Lighting	9,000	20	5	10,183	509	6,750	7,380	0.06%	554
500 - Parking Lot 25 Parking Lot Lights (20%)	12,500	5	4	13,798	2,760	2,500	5,125	0.33%	3,000
Sub-total [20000 - Lighting]	30,500			35,501	3,845	13,750	17,579	0.46%	4,180
23000 - Mechanical Equipment									
204 - HVAC 2 Rooftop Carrier Units- 2006	44,000	15	5	49,782	3,319	29,333	33,073	0.39%	3,608
284 - HVAC 2 Rooftop Carrier Units- 2013	16,000	15	12	21,518	1,435	3,200	4,373	0.17%	1,560
320 - HVAC 2 Rooftop Carrier Units- 2004	23,300	15	3	25,092	1,673	18,640	20,698	0.20%	1,819
352 - HVAC 3 Rooftop Carrier/American Units- 2009	21,500	15	8	26,196	1,746	10,033	11,753	0.21%	1,899
380 - HVAC Rooftop Carrier Unit- 2010	12,000	15	9	14,986	999	4,800	5,740	0.12%	1,086
404 - HVAC 4 Rooftop Carrier/American Units- 2008	35,000	15	7	41,604	2,774	18,667	21,525	0.33%	3,015
420 - HVAC Tennis Ramada Carrier Unit- 2007	5,000	15	6	5,798	387	3,000	3,417	0.05%	420
440 - HVAC 4 Gree HVAC Units- 2012	8,000	15	11	10,497	700	2,133	2,733	0.08%	761
Sub-total [23000 - Mechanical Equipment]	164,800			195,473	13,032	89,807	103,313	1.55%	14,168
24000 - Furnishings									
500 - Miscellaneous Auditorium Tables & Chairs	54,625	10	5	61,803	6,180	27,313	33,594	0.73%	6,719
24500 - Audio / Visual									
220 - Entertainment System Auditorium Bldg	50,000	10	10	64,004	5,819	4,545	5,125	0.69%	6,326
24600 - Safety / Access									
200 - Fire Control Misc Fire Alarm System	37,250	20	4	41,117	2,056	29,800	32,454	0.24%	2,235

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
25000 - Flooring									
210 - Carpeting 565 Sq. Yds. West Center Carpet	18,080	10	5	20,456	2,046	9,040	11,119	0.24%	2,224
410 - Tile 2,300 Sq. Ft. Clubhouse Walls & Floors	23,000	20	5	26,022	1,301	17,250	18,860	0.15%	1,415
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	38,500	15	7	45,764	3,051	20,533	23,678	0.36%	3,317
Sub-total [25000 - Flooring]	79,580			92,243	6,398	46,823	53,657	0.76%	6,956
27000 - Appliances									
700 - Miscellaneous 25 Kitchen Appliances (10%)	6,840	5	2	7,186	1,437	4,104	5,609	0.17%	1,563
30000 - Miscellaneous									
240 - Maintenance Equipment 3 Portable Lifts	30,000	20	10	38,403	1,920	15,000	16,913	0.23%	2,088
600 - Miscellaneous Stage Curtains	8,550	15	2	8,983	599	7,410	8,180	0.07%	651
Sub-total [30000 - Miscellaneous]	38,550			47,385	2,519	22,410	25,092	0.30%	2,739
Sub-total West Social Center (WC)	1,423,423			1,747,749	124,016	741,627	863,614	14.73%	134,831
00030 - East Social Center (EC)									
01000 - Paving									
118 - Asphalt: Sealing 79,662 Sq. Ft. Parking Lot	15,932	5	3	17,157	3,431	6,373	9,798	0.41%	3,731
218 - Asphalt: Ongoing Repairs 79,662 Sq. Ft. Parking Lot (2%)	5,178	5	3	5,576	1,115	2,071	3,184	0.13%	1,212
312 - Asphalt: Overlay w/ Interlayer 51,762 Sq. Ft. West & North Parking Lots	82,819	25	23	146,144	5,846	6,626	10,187	0.69%	6,356
354 - Asphalt: Overlay w/ Interlayer 27,900 Sq. Ft. South Parking Lot	44,640	25	15	64,652	2,586	17,856	20,133	0.31%	2,812
Sub-total [01000 - Paving]	148,570			233,529	12,979	32,926	43,302	1.54%	14,110
02000 - Concrete									
406 - Pool Deck 5,661 Sq. Ft. Pool Area Concrete (6%)	6,793	5	3	7,316	1,463	2,717	4,178	0.17%	1,591
03000 - Painting: Exterior									
112 - Stucco 13,905 Sq. Ft. Building Exterior Painting	13,905	10	7	16,529	1,653	4,172	5,701	0.20%	1,797

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)									
03500 - Painting: Interior									
112 - Building 17,350 Sq. Ft. All Interior Spaces	13,013	10	5	14,722	1,472	6,506	8,003	0.17%	1,601
05000 - Roofing									
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	51,750	20	6	60,014	3,001	36,225	39,783	0.36%	3,262
366 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	51,750	20	9	64,629	3,231	28,463	31,826	0.38%	3,513
906 - Miscellaneous 207 Squares- Roof Recoating	8,280	5	3	8,917	1,783	3,312	5,092	0.21%	1,939
Sub-total [05000 - Roofing]	111,780			133,559	8,015	68,000	76,701	0.95%	8,714
08000 - Rehab									
206 - Bathrooms 2 Locker Rooms	53,400	20	6	61,928	3,096	37,380	41,051	0.37%	3,366
312 - Restrooms 2 Lobby Restrooms	19,000	20	6	22,034	1,102	13,300	14,606	0.13%	1,198
Sub-total [08000 - Rehab]	72,400			83,962	4,198	50,680	55,658	0.50%	4,564
12000 - Pool									
106 - Resurface 165 Lin. Ft. Pool	21,450	12	5	24,269	2,022	12,513	14,658	0.24%	2,199
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,800	10	4	9,714	971	5,280	6,314	0.12%	1,056
606 - Deck: Re-Surface 5,661 Sq. Ft. Pool Area Decking	42,458	15	5	48,037	3,202	28,305	31,914	0.38%	3,482
706 - Equipment: Replacement Pool & Spa Equipment (50%)	14,580	5	3	15,701	3,140	5,832	8,967	0.37%	3,414
906 - Furniture: Misc Pool Area Furnishings	7,000	6	3	7,538	1,256	3,500	4,783	0.15%	1,366
Sub-total [12000 - Pool]	94,288			105,258	10,593	55,430	66,635	1.26%	11,517
14000 - Recreation									
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%)	20,400	1	1	20,910	10,455	10,200	20,910	1.24%	11,367
300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%)	5,200	1	1	5,330	2,665	2,600	5,330	0.32%	2,897
720 - Billiard Table 2 Billiards Room	11,500	25	13	15,853	634	5,520	6,130	0.08%	689
Sub-total [14000 - Recreation]	37,100			42,093	13,754	18,320	32,370	1.63%	14,954

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)									
17000 - Tennis Court									
110 - Reseal 14,400 Sq. Ft. [2] Tennis Courts	12,960	7	4	14,305	2,044	5,554	7,591	0.24%	2,222
510 - Resurface 14,400 Sq. Ft. [2] Tennis Courts	39,600	21	11	51,959	2,474	18,857	21,261	0.29%	2,690
Sub-total [17000 - Tennis Court]	52,560			66,264	4,518	24,411	28,852	0.54%	4,912
17500 - Basketball / Sport Court									
210 - Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts	13,797	7	6	16,000	2,286	1,971	4,041	0.27%	2,485
400 - Overlay 8,840 Sq. Ft. [4] Pickleball Courts	24,310	21	20	39,835	1,897	1,158	2,373	0.23%	2,062
430 - Overlay 6,490 Sq. Ft. [3] Pickleball Courts	17,848	21	13	24,603	1,172	6,799	7,840	0.14%	1,274
Sub-total [17500 - Basketball / Sport Court]	55,955			80,438	5,354	9,928	14,254	0.64%	5,821
19000 - Fencing									
110 - Chain Link: 6' 873 Lin. Ft. Pickleball Court Fencing	17,460	30	29	35,730	1,191	582	1,193	0.14%	1,295
130 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence	19,440	30	15	28,155	938	9,720	10,627	0.11%	1,020
200 - Wrought Iron: 5' 415 Lin. Ft. Pool Perimeter Fence	14,110	30	10	18,062	602	9,407	10,124	0.07%	655
Sub-total [19000 - Fencing]	51,010			81,947	2,732	19,709	21,944	0.32%	2,970
20000 - Lighting									
510 - Parking Lot 7 Parking Lot Lights	17,500	30	5	19,800	660	14,583	15,546	0.08%	718

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)									
23000 - Mechanical Equipment									
288 - HVAC 4 Rooftop Carrier Units- 2001	20,300	15	1	20,808	1,387	18,947	20,808	0.16%	1,508
324 - HVAC Rooftop Carrier Unit- 2009	12,000	15	8	14,621	975	5,600	6,560	0.12%	1,060
356 - HVAC Rooftop Carrier Unit- 2006	12,000	15	5	13,577	905	8,000	9,020	0.11%	984
384 - HVAC Rooftop Carrier Unit- 2008	12,000	15	7	14,264	951	6,400	7,380	0.11%	1,034
408 - HVAC 5 Rooftop Carrier Units- 2011	24,800	15	10	31,746	2,116	8,267	10,168	0.25%	2,301
424 - HVAC 2 Rooftop Carrier Units- 2002	8,000	15	1	8,200	547	7,467	8,200	0.06%	594
Sub-total [23000 - Mechanical Equipment]	89,100			103,216	6,881	54,680	62,136	0.82%	7,481
24000 - Furnishings									
520 - Miscellaneous Folding Tables & Chairs	26,500	10	5	29,982	2,998	13,250	16,298	0.36%	3,260
25000 - Flooring									
220 - Carpeting 850 Sq. Yds. East Center Carpet	27,200	10	5	30,774	3,077	13,600	16,728	0.37%	3,346
420 - Tile 4,000 Sq. Ft. Clubhouse Walls & Floors	40,000	20	5	45,256	2,263	30,000	32,800	0.27%	2,460
610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen	5,600	15	5	6,336	422	3,733	4,209	0.05%	459
Sub-total [25000 - Flooring]	72,800			82,367	5,763	47,333	53,737	0.68%	6,265
27000 - Appliances									
720 - Miscellaneous 8 Kitchen Appliances	14,680	12	6	17,024	1,419	7,340	8,777	0.17%	1,542
Sub-total East Social Center (EC)	877,952			1,118,006	84,451	429,984	514,091	10.03%	91,816

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
01000 - Paving									
124 - Asphalt: Sealing 70,468 Sq. Ft. Parking Lot	14,094	5	1	14,446	2,889	11,275	14,446	0.34%	3,141
224 - Asphalt: Ongoing Repairs 70,468 Sq. Ft. Parking Lot (3%)	5,726	5	1	5,869	1,174	4,580	5,869	0.14%	1,276
318 - Asphalt: Overlay w/ Interlayer 26,000 Sq. Ft. North Parking Lot	41,600	25	5	47,067	1,883	33,280	35,818	0.22%	2,047
364 - Asphalt: Overlay w/ Interlayer 44,468 Sq. Ft. East Parking Lot	71,149	25	19	113,742	4,550	17,076	20,420	0.54%	4,946
Sub-total [01000 - Paving]	132,568			181,123	10,495	66,211	76,552	1.25%	11,411
02000 - Concrete									
412 - Pool Deck 4,731 Sq. Ft. Pool Area Concrete (7.5%)	7,097	5	3	7,642	1,528	2,839	4,364	0.18%	1,662
03000 - Painting: Exterior									
118 - Stucco 18,180 Sq. Ft. Exterior Building Surfaces	18,180	10	5	20,569	2,057	9,090	11,181	0.24%	2,236
03500 - Painting: Interior									
118 - Building 21,900 Sq. Ft. All Interior Spaces	16,425	10	5	18,583	1,858	8,213	10,101	0.22%	2,020
05000 - Roofing									
318 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	99,000	20	5	112,009	5,600	74,250	81,180	0.67%	6,089
912 - Miscellaneous 198 Squares- Roof Recoating	7,920	5	3	8,529	1,706	3,168	4,871	0.20%	1,855
Sub-total [05000 - Roofing]	106,920			120,538	7,306	77,418	86,051	0.87%	7,943
08000 - Rehab									
212 - Bathrooms 2 Locker Rooms	47,000	20	5	53,176	2,659	35,250	38,540	0.32%	2,891
318 - Restrooms 2 Racquetball Court Restrooms	12,250	20	3	13,192	660	10,413	11,301	0.08%	717
406 - Kitchen Clubhouse Kitchen	7,000	1	0	7,000	7,000	7,000	7,175	0.83%	7,610
560 - Operable Wall/Partition 1,296 Sq. Ft. [2] Agave	45,360	25	17	69,021	2,761	14,515	16,738	0.33%	3,002
Sub-total [08000 - Rehab]	111,610			142,389	13,079	67,178	73,753	1.55%	14,220

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
12000 - Pool									
112 - Resurface 264 Lin. Ft. Pool	36,960	12	6	42,862	3,572	18,480	22,099	0.42%	3,883
406 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,800	10	5	9,956	996	4,400	5,412	0.12%	1,082
612 - Deck: Re-Surface 4,731 Sq. Ft. Pool Area Decking	35,483	15	5	40,145	2,676	23,655	26,671	0.32%	2,910
712 - Equipment: Replacement Pool & Spa Equipment (50%)	18,780	5	2	19,731	3,946	11,268	15,400	0.47%	4,290
806 - Cover 4,400 Sq. Ft. Pool Cover	7,260	6	3	7,818	1,303	3,630	4,961	0.15%	1,417
912 - Furniture: Misc Pool Area Furniture	7,585	6	3	8,168	1,361	3,793	5,183	0.16%	1,480
Sub-total [12000 - Pool]	114,868			128,681	13,854	65,226	79,726	1.65%	15,063
14000 - Recreation									
210 - Exercise: Cardio Equipment 19 Fitness Center Cardio Machines (20%)	22,800	1	1	23,370	11,685	11,400	23,370	1.39%	12,704
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%)	6,800	1	1	6,970	3,485	3,400	6,970	0.41%	3,789
Sub-total [14000 - Recreation]	29,600			30,340	15,170	14,800	30,340	1.80%	16,493
17000 - Tennis Court									
120 - Reseal 14,000 Sq. Ft. [2] Tennis Courts	12,600	7	3	13,569	1,938	7,200	9,225	0.23%	2,107
520 - Resurface 14,000 Sq. Ft. [2] Tennis Courts	38,500	21	10	49,283	2,347	20,167	22,550	0.28%	2,551
Sub-total [17000 - Tennis Court]	51,100			62,852	4,285	27,367	31,775	0.51%	4,659
19000 - Fencing									
140 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence	18,900	30	15	27,373	912	9,450	10,332	0.11%	992
210 - Wrought Iron: 5' 315 Lin. Ft. Pool Area Fencing	10,710	30	11	14,052	468	6,783	7,319	0.06%	509
Sub-total [19000 - Fencing]	29,610			41,425	1,381	16,233	17,651	0.16%	1,501

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
20000 - Lighting									
520 - Parking Lot 8 North Parking Lot Lights	20,000	30	11	26,242	875	12,667	13,667	0.10%	951
560 - Parking Lot 13 East Parking Lot Lights	32,500	30	24	58,784	1,959	6,500	7,773	0.23%	2,130
Sub-total [20000 - Lighting]	52,500			85,025	2,834	19,167	21,440	0.34%	3,081
23000 - Mechanical Equipment									
212 - HVAC 11 Rooftop Trane Units- 2008	87,150	15	7	103,594	6,906	46,480	53,597	0.82%	7,509
292 - HVAC 4 Rooftop Carrier Units- 2010	28,900	15	9	36,092	2,406	11,560	13,824	0.29%	2,616
328 - HVAC Rooftop Carrier Unit- 2014	5,000	15	13	6,893	460	667	1,025	0.05%	500
Sub-total [23000 - Mechanical Equipment]	121,050			146,579	9,772	58,707	68,446	1.16%	10,624
24600 - Safety / Access									
210 - Fire Control Misc Fire Alarm System	15,875	20	5	17,961	898	11,906	13,018	0.11%	976
25000 - Flooring									
230 - Carpeting 580 Sq. Yds. Clubhouse Carpet	18,560	10	5	20,999	2,100	9,280	11,414	0.25%	2,283
430 - Tile 3,050 Sq. Ft. Clubhouse Walls & Floors	30,500	20	5	34,508	1,725	22,875	25,010	0.20%	1,876
620 - Vinyl 540 Sq. Yds. Clubhouse	18,900	15	5	21,384	1,426	12,600	14,207	0.17%	1,550
700 - Hardwood Floors 1,600 Sq. Ft. Racquetball Court- Replace	22,400	25	13	30,879	1,235	10,752	11,939	0.15%	1,343
740 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Replace	43,875	40	32	0	0	8,775	10,119	0.00%	0
770 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Refinish	17,550	10	5	19,856	1,986	8,775	10,793	0.24%	2,159
Sub-total [25000 - Flooring]	151,785			127,625	8,472	73,057	83,482	1.01%	9,210
27000 - Appliances									
800 - Miscellaneous 14 Kitchen Appliances	43,050	12	6	49,925	4,160	21,525	25,740	0.49%	4,523
Sub-total Las Campanas (LC)	1,002,237			1,181,259	97,151	538,935	633,619	11.54%	105,623

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
01000 - Paving									
130 - Asphalt: Sealing 104,016 Sq. Ft. Drives & Parking	20,803	5	4	22,963	4,593	4,161	8,529	0.55%	4,993
230 - Asphalt: Ongoing Repairs 104,016 Sq. Ft. Drives & Parking (3%)	8,451	5	4	9,329	1,866	1,690	3,465	0.22%	2,028
324 - Asphalt: Overlay w/ Interlayer 104,016 Sq. Ft. Drives & Parking	166,426	25	8	202,773	8,111	113,169	122,822	0.96%	8,818
Sub-total [01000 - Paving]	195,680			235,065	14,569	119,020	134,816	1.73%	15,840
02000 - Concrete									
418 - Pool Deck 5,981 Sq. Ft. Pool Area Concrete (6%)	7,177	5	2	7,541	1,508	4,306	5,885	0.18%	1,640
03000 - Painting: Exterior									
124 - Stucco 30,135 Sq. Ft. Exterior Building Surfaces	30,135	10	5	34,095	3,409	15,068	18,533	0.41%	3,707
03500 - Painting: Interior									
124 - Building 26,950 Sq. Ft. All Interior Spaces	20,213	10	5	22,869	2,287	10,106	12,431	0.27%	2,486
04500 - Decking/Balconies									
200 - Resurface 1,778 Sq. Ft. Second Floor Deck	10,668	20	9	13,323	666	5,867	6,561	0.08%	724
05000 - Roofing									
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	68,500	20	10	87,686	4,384	34,250	38,617	0.52%	4,767
918 - Miscellaneous 137 Squares- Roof Recoating	5,480	5	2	5,757	1,151	3,288	4,494	0.14%	1,252
Sub-total [05000 - Roofing]	73,980			93,443	5,536	37,538	43,110	0.66%	6,019
08000 - Rehab									
218 - Bathrooms 2 Locker Rooms	35,000	20	7	41,604	2,080	22,750	25,113	0.25%	2,262
324 - Restrooms 2 Auditorium Lobby Restrooms	11,800	20	5	13,351	668	8,850	9,676	0.08%	726
466 - Cabinets 40 Lin. Ft. Countertops & Cabinets	25,600	20	10	32,770	1,639	12,800	14,432	0.19%	1,781
570 - Operable Wall/Partition 770 Sq. Ft. [4] Room Dividers	30,800	25	6	35,719	1,429	23,408	25,256	0.17%	1,553
Sub-total [08000 - Rehab]	103,200			123,443	5,815	67,808	74,477	0.69%	6,322

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
12000 - Pool									
118 - Resurface 260 Lin. Ft. Pool	36,400	12	7	43,268	3,606	15,167	18,655	0.43%	3,920
618 - Deck: Re-Surface 5,981 Sq. Ft. Pool Area Decking	44,858	15	12	60,328	4,022	8,972	12,261	0.48%	4,373
718 - Equipment: Replacement Pool & Spa Equipment (50%)	21,480	5	2	22,567	4,513	12,888	17,614	0.54%	4,907
812 - Cover 3,870 Sq. Ft. Pool Cover	6,386	6	3	6,876	1,146	3,193	4,363	0.14%	1,246
918 - Furniture: Misc Pool Area Furniture	10,500	6	3	11,307	1,885	5,250	7,175	0.22%	2,049
Sub-total [12000 - Pool]	119,623			144,348	15,172	45,469	60,068	1.80%	16,495
14000 - Recreation									
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	15,600	1	1	15,990	7,995	7,800	15,990	0.95%	8,692
740 - Billiard Table 5 Billiards Room	22,500	25	5	25,457	1,018	18,000	19,373	0.12%	1,107
Sub-total [14000 - Recreation]	38,100			41,447	9,013	25,800	35,363	1.07%	9,799
17000 - Tennis Court									
130 - Reseal 28,800 Sq. Ft. [4] Tennis Courts	25,920	7	5	29,326	4,189	7,406	11,386	0.50%	4,555
530 - Resurface 28,800 Sq. Ft. [4] Tennis Courts	79,200	21	15	114,705	5,462	22,629	27,060	0.65%	5,938
610 - Lighting 15 Tennis Court Lights	41,250	30	5	46,671	1,556	34,375	36,644	0.18%	1,691
Sub-total [17000 - Tennis Court]	146,370			190,702	11,207	64,409	75,090	1.33%	12,185
17500 - Basketball / Sport Court									
410 - Overlay 2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing	6,240	8	4	6,888	861	3,120	3,998	0.10%	936
19000 - Fencing									
150 - Chain Link: 10' 960 Lin. Ft. Tennis Court Fence	33,600	30	15	48,663	1,622	16,800	18,368	0.19%	1,764
20000 - Lighting									
210 - Pole Lights 7 Walkway Lights	7,000	20	10	8,961	448	3,500	3,946	0.05%	487
530 - Parking Lot 11 Parking Lot Lights	24,750	30	10	31,682	1,056	16,500	17,758	0.13%	1,148
Sub-total [20000 - Lighting]	31,750			40,643	1,504	20,000	21,704	0.18%	1,635

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
23000 - Mechanical Equipment									
216 - HVAC 4 Rooftop Carrier Units- 2005	23,200	15	4	25,608	1,707	17,013	19,024	0.20%	1,856
296 - HVAC 3 Rooftop Carrier Units- 2007	15,600	15	6	18,091	1,206	9,360	10,660	0.14%	1,311
332 - HVAC 3 Rooftop Carrier Units- 2009	19,000	15	8	23,150	1,543	8,867	10,387	0.18%	1,678
360 - HVAC Rooftop Carrier Unit- 2000	5,000	15	1	5,125	342	4,667	5,125	0.04%	371
388 - HVAC 3 Rooftop Carrier Units- 2013	16,600	15	12	22,325	1,488	3,320	4,537	0.18%	1,618
412 - HVAC Rooftop Carrier Unit- 2004	5,000	15	3	5,384	359	4,000	4,442	0.04%	390
428 - HVAC Rooftop Carrier Unit- 2002	9,000	15	1	9,225	615	8,400	9,225	0.07%	669
444 - HVAC Rooftop Carrier Unit- 2002	5,000	15	2	5,253	350	4,333	4,783	0.04%	381
Sub-total [23000 - Mechanical Equipment]	98,400			114,162	7,611	59,960	68,183	0.90%	8,275
24000 - Furnishings									
540 - Miscellaneous Folding Tables & Chairs	22,400	10	5	25,344	2,534	11,200	13,776	0.30%	2,755
24600 - Safety / Access									
220 - Fire Control Misc Fire Alarm System	15,500	20	5	17,537	877	11,625	12,710	0.10%	953
25000 - Flooring									
240 - Carpeting 970 Sq. Yds. Clubhouse Carpet	31,040	10	5	35,119	3,512	15,520	19,090	0.42%	3,818
440 - Tile 975 Sq. Ft. Clubhouse Walls & Floors	9,750	20	5	11,031	552	7,313	7,995	0.07%	600
630 - Vinyl 650 Sq. Yds. Clubhouse Vinyl (33%)	5,633	15	7	6,696	446	3,004	3,465	0.05%	485
710 - Hardwood Floors 500 Sq. Ft. Stage- Replace	7,500	50	15	10,862	217	5,250	5,535	0.03%	236
Sub-total [25000 - Flooring]	53,923			63,709	4,727	31,087	36,084	0.56%	5,139
27000 - Appliances									
740 - Miscellaneous 7 Kitchen Appliances	32,200	20	10	41,219	2,061	16,100	18,153	0.24%	2,241
Sub-total Desert Hills (DH)	1,039,159			1,264,438	90,980	565,284	659,310	10.81%	98,914

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
01000 - Paving									
136 - Asphalt: Sealing 67,354 Sq. Ft. Parking Lot	13,471	5	3	14,507	2,901	5,388	8,285	0.34%	3,154
236 - Asphalt: Ongoing Repairs 67,354 Sq. Ft. Parking Lot (3%)	5,473	5	3	5,893	1,179	2,189	3,366	0.14%	1,281
330 - Asphalt: Overlay w/ Interlayer 67,354 Sq. Ft. Parking Lot	107,766	25	2	113,222	4,529	99,145	106,042	0.54%	4,924
Sub-total [01000 - Paving]	126,710			133,622	8,609	106,722	117,692	1.02%	9,360
02000 - Concrete									
424 - Pool Deck 5,950 Sq. Ft. Pool Area Concrete (6%)	7,140	5	4	7,881	1,576	1,428	2,927	0.19%	1,714
03000 - Painting: Exterior									
130 - Stucco 10,940 Sq. Ft. Clubhouse Exterior	21,880	10	5	24,755	2,476	10,940	13,456	0.29%	2,691
03500 - Painting: Interior									
130 - Building 22,750 Sq. Ft. All Interior Spaces	17,063	10	5	19,305	1,930	8,531	10,493	0.23%	2,099
05000 - Roofing									
330 - Low Slope: Vinyl 227 Squares- Building Roof	113,500	20	14	160,373	8,019	34,050	40,718	0.95%	8,718
924 - Miscellaneous 227 Squares- Roof Recoating	9,080	5	4	10,023	2,005	1,816	3,723	0.24%	2,179
Sub-total [05000 - Roofing]	122,580			170,395	10,023	35,866	44,441	1.19%	10,897
08000 - Rehab									
224 - Bathrooms 2 Locker Rooms	81,500	20	10	104,327	5,216	40,750	45,946	0.62%	5,671
330 - Restrooms 2 Clubhouse Restrooms	41,000	20	10	52,483	2,624	20,500	23,114	0.31%	2,853
580 - Operable Wall/Partition 980 Sq. Ft. Saguaro & Palo Verde Divider	34,300	25	5	38,807	1,552	27,440	29,532	0.18%	1,688
Sub-total [08000 - Rehab]	156,800			195,618	9,393	88,690	98,592	1.12%	10,212

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
12000 - Pool									
124 - Resurface 274 Lin. Ft. Pool	43,840	12	8	53,415	4,451	14,613	18,723	0.53%	4,839
624 - Deck: Re-Surface 5,950 Sq. Ft. Pool Area Decking	44,625	15	11	58,552	3,903	11,900	15,247	0.46%	4,244
724 - Equipment: Replacement Pool & Spa Equipment (50%)	13,080	5	2	13,742	2,748	7,848	10,726	0.33%	2,988
790 - Heater Pool XTherm Heater	37,650	10	5	42,598	4,260	18,825	23,155	0.51%	4,631
818 - Cover 4,800 Sq. Ft. Pool Cover	7,920	6	3	8,529	1,421	3,960	5,412	0.17%	1,545
924 - Furniture: Misc Pool Area Furniture	10,500	6	3	11,307	1,885	5,250	7,175	0.22%	2,049
Sub-total [12000 - Pool]	157,615			188,143	18,669	62,396	80,438	2.22%	20,297
14000 - Recreation									
230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%)	19,200	1	1	19,680	9,840	9,600	19,680	1.17%	10,698
330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	7,600	1	1	7,790	3,895	3,800	7,790	0.46%	4,235
Sub-total [14000 - Recreation]	26,800			27,470	13,735	13,400	27,470	1.63%	14,933
17000 - Tennis Court									
140 - Reseal 14,000 Sq. Ft. [2] Tennis Courts	12,600	7	5	14,256	2,037	3,600	5,535	0.24%	2,214
19000 - Fencing									
160 - Chain Link: 10' 580 Lin. Ft. Tennis Court Fence	20,300	30	15	29,400	980	10,150	11,097	0.12%	1,065
20000 - Lighting									
220 - Pole Lights 24 Parking Lot & Walkway Lights	60,000	30	10	76,805	2,560	40,000	43,050	0.30%	2,783

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
23000 - Mechanical Equipment									
220 - HVAC 7 Rooftop Carrier Units- 2007	46,200	15	6	53,578	3,572	27,720	31,570	0.42%	3,883
340 - HVAC Rooftop Carrier Unit- 2005	5,800	15	4	6,402	427	4,253	4,756	0.05%	464
364 - HVAC Rooftop Carrier Unit- 2006	5,800	15	5	6,562	437	3,867	4,360	0.05%	476
500 - Swamp Cooler Evaporative Cooler- 2014	2,000	20	18	3,119	156	200	308	0.02%	170
600 - Water Heater Pool Eq Room Heater & Tank	12,000	12	9	14,986	1,249	3,000	4,100	0.15%	1,358
Sub-total [23000 - Mechanical Equipment]	71,800			84,648	5,841	39,040	45,093	0.69%	6,350
24000 - Furnishings									
560 - Miscellaneous Folding Tables & Chairs	12,000	10	5	13,577	1,358	6,000	7,380	0.16%	1,476
580 - Miscellaneous 288 Sq. Ft. Portable Stage- Saguaro Room	7,488	25	5	8,472	339	5,990	6,447	0.04%	368
620 - Miscellaneous Lobby Furniture	8,000	12	6	9,278	773	4,000	4,783	0.09%	841
Sub-total [24000 - Furnishings]	27,488			31,326	2,470	15,990	18,611	0.29%	2,685
24600 - Safety / Access									
230 - Fire Control Misc Fire Alarm System	16,000	20	10	20,481	1,024	8,000	9,020	0.12%	1,113
25000 - Flooring									
250 - Carpeting 540 Sq. Yds. Clubhouse Carpeting	17,280	10	5	19,551	1,955	8,640	10,627	0.23%	2,126
450 - Tile 6,475 Sq. Ft. Clubhouse Walls & Floors	64,750	20	5	73,259	3,663	48,563	53,095	0.44%	3,982
720 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Replace	92,250	40	14	130,347	3,259	59,963	63,825	0.39%	3,543
750 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Refinish	36,900	10	4	40,731	4,073	22,140	26,476	0.48%	4,428
Sub-total [25000 - Flooring]	211,180			263,887	12,950	139,305	154,023	1.54%	14,079
27000 - Appliances									
760 - Miscellaneous 16 Kitchen Appliances	55,200	20	10	70,661	3,533	27,600	31,119	0.42%	3,841
Sub-total Canoa Hills (CH)	1,111,155			1,358,653	97,805	611,659	713,058	11.62%	106,334

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
01000 - Paving									
142 - Asphalt: Sealing 80,636 Sq. Ft. Parking Lots	16,127	5	1	16,530	3,306	12,902	16,530	0.39%	3,594
242 - Asphalt: Ongoing Repairs 80,636 Sq. Ft. Parking Lots (3%)	6,552	5	1	6,715	1,343	5,241	6,715	0.16%	1,460
336 - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots	93,418	25	1	95,753	3,830	89,681	95,753	0.46%	4,164
360 - Asphalt: Overlay w/ Interlayer 22,250 Sq. Ft. South Parking Lot	35,600	25	12	47,878	1,915	18,512	20,434	0.23%	2,082
Sub-total [01000 - Paving]	151,696			166,877	10,394	126,336	139,433	1.23%	11,301
02000 - Concrete									
430 - Pool Deck 5,975 Sq. Ft. Pool Area Concrete (6%)	7,170	5	3	7,721	1,544	2,868	4,410	0.18%	1,679
03000 - Painting: Exterior									
136 - Stucco 28,540 Sq. Ft. Exterior Building Paint	28,540	10	1	29,254	2,925	25,686	29,254	0.35%	3,180
400 - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings	11,251	4	2	11,821	2,955	5,626	8,649	0.35%	3,213
Sub-total [03000 - Painting: Exterior]	39,791			41,074	5,881	31,312	37,903	0.70%	6,393
03500 - Painting: Interior									
136 - Building 35,500 Sq. Ft. All Interior Spaces	26,625	10	5	30,124	3,012	13,313	16,374	0.36%	3,275
04000 - Structural Repairs									
600 - Metal Railings 1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%)	21,150	10	5	23,929	2,393	10,575	13,007	0.28%	2,602
04500 - Decking/Balconies									
206 - Resurface 12,664 Sq. Ft. Elastomeric Deck- Resurface	97,513	20	1	99,951	4,998	92,637	99,951	0.59%	5,433
300 - Repairs 12,664 Sq. Ft. Elastomeric Deck- Seal/Repair	22,795	5	1	23,365	4,673	18,236	23,365	0.56%	5,081
Sub-total [04500 - Decking/Balconies]	120,308			123,316	9,671	110,873	123,316	1.15%	10,514
05000 - Roofing									
336 - Low Slope: Vinyl 68 Squares- Building Roof	34,000	20	5	38,468	1,923	25,500	27,880	0.23%	2,091
606 - Pitched: Tile 84 Squares- Building Roof	50,400	30	10	64,516	2,151	33,600	36,162	0.26%	2,338
Sub-total [05000 - Roofing]	84,400			102,984	4,074	59,100	64,042	0.48%	4,429

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
08000 - Rehab									
230 - Bathrooms 2 Locker Rooms	73,750	20	5	83,441	4,172	55,313	60,475	0.50%	4,536
336 - Restrooms 5 Restrooms	46,350	20	3	49,914	2,496	39,398	42,758	0.30%	2,713
412 - Kitchen 2 Art & Fiesta Kitchenettes	7,700	20	5	8,712	436	5,775	6,314	0.05%	474
472 - Cabinets 2 Art & Clay Counters & Cabinets	17,250	20	1	17,681	884	16,388	17,681	0.11%	961
Sub-total [08000 - Rehab]	145,050			159,748	7,987	116,873	127,228	0.95%	8,684
12000 - Pool									
130 - Resurface 240 Lin. Ft. Pool	27,600	12	6	32,008	2,667	13,800	16,503	0.32%	2,900
630 - Deck: Re-Surface 5,975 Sq. Ft. Pool Area Decking	44,813	15	3	48,258	3,217	35,850	39,808	0.38%	3,498
730 - Equipment: Replacement Pool & Spa Equipment (50%)	17,880	5	2	18,785	3,757	10,728	14,662	0.45%	4,085
824 - Cover 3,600 Sq. Ft. Pool Cover	5,940	6	2	6,241	1,040	3,960	5,074	0.12%	1,131
930 - Furniture: Misc Pool Area Furniture	7,000	6	2	7,354	1,226	4,667	5,979	0.15%	1,333
Sub-total [12000 - Pool]	103,233			112,646	11,907	69,005	82,025	1.41%	12,946
14000 - Recreation									
240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%)	13,200	1	1	13,530	6,765	6,600	13,530	0.80%	7,355
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%)	7,200	1	1	7,380	3,690	3,600	7,380	0.44%	4,012
Sub-total [14000 - Recreation]	20,400			20,910	10,455	10,200	20,910	1.24%	11,367
19000 - Fencing									
220 - Wrought Iron: 5' 348 Lin. Ft. Pool Perimeter Fence	11,832	30	10	15,146	505	7,888	8,489	0.06%	549
20000 - Lighting									
230 - Pole Lights 10 Bridge Lights	14,750	25	12	19,837	793	7,670	8,467	0.09%	863

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
23000 - Mechanical Equipment									
232 - HVAC 6 Miscellaneous Units- 2013	21,975	15	12	29,554	1,970	4,395	6,007	0.23%	2,142
312 - HVAC 2 Carrier Units- 2006	9,800	15	5	11,088	739	6,533	7,366	0.09%	804
344 - HVAC 2 Carrier Units- 2004	9,800	15	3	10,554	704	7,840	8,706	0.08%	765
368 - HVAC 2 Carrier Units- 2012	11,600	15	11	15,220	1,015	3,093	3,963	0.12%	1,103
392 - HVAC 2 Carrier Units- 2003	7,300	15	2	7,670	511	6,327	6,984	0.06%	556
416 - HVAC Carrier Unit- 2008	5,800	15	7	6,894	460	3,093	3,567	0.05%	500
436 - HVAC Carrier Unit- 2014	5,800	15	13	7,995	533	773	1,189	0.06%	580
448 - HVAC 8 Carrier Units- 2001	57,600	15	1	59,040	3,936	53,760	59,040	0.47%	4,279
452 - HVAC 2 Carrier Units- 2007	14,300	15	6	16,584	1,106	8,580	9,772	0.13%	1,202
Sub-total [23000 - Mechanical Equipment]	143,975			164,598	10,973	94,395	106,593	1.30%	11,930
23500 - Elevator									
200 - Modernize/Overhaul Anza Building Elevator	44,800	25	5	50,687	2,027	35,840	38,573	0.24%	2,204
300 - Cab Rehab Anza Elevator Cab	9,250	20	7	10,995	550	6,013	6,637	0.07%	598
Sub-total [23500 - Elevator]	54,050			61,682	2,577	41,853	45,210	0.31%	2,802
24000 - Furnishings									
600 - Miscellaneous Anza Room Furniture	51,200	10	5	57,928	5,793	25,600	31,488	0.69%	6,298
24600 - Safety / Access									
240 - Fire Control Misc Fire Alarm System	28,150	20	4	31,072	1,554	22,520	24,526	0.18%	1,689

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
25000 - Flooring									
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	44,800	10	5	50,687	5,069	22,400	27,552	0.60%	5,511
460 - Tile 1,825 Sq. Ft. Clubhouse Walls & Floors	18,250	20	5	20,648	1,032	13,688	14,965	0.12%	1,122
730 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Replace	23,650	40	20	38,753	969	11,825	12,727	0.12%	1,053
760 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Refinish	12,900	10	10	16,513	1,501	1,173	1,322	0.18%	1,632
Sub-total [25000 - Flooring]	99,600			126,602	8,571	49,085	56,566	1.02%	9,319
27000 - Appliances									
780 - Miscellaneous 9 Kitchen Appliances	27,000	20	5	30,548	1,527	20,250	22,140	0.18%	1,661
Sub-total Santa Rita Springs (SRS)	1,150,380			1,296,744	99,613	819,714	932,127	11.83%	108,299
00080 - Canoa Ranch (CR)									
01000 - Paving									
148 - Asphalt: Sealing 64,068 Sq. Ft. Drives & Parking	12,814	5	1	13,134	2,627	10,251	13,134	0.31%	2,856
248 - Asphalt: Ongoing Repairs 64,068 Sq. Ft. Drives & Parking (3%)	5,206	5	1	5,336	1,067	4,164	5,336	0.13%	1,160
342 - Asphalt: Overlay w/ Interlayer 64,068 Sq. Ft. Drives & Parking	102,509	25	17	155,979	6,239	32,803	37,826	0.74%	6,783
Sub-total [01000 - Paving]	120,528			174,449	9,933	47,218	56,295	1.18%	10,799
03000 - Painting: Exterior									
142 - Stucco 14,760 Sq. Ft. Building Exterior Surfaces	14,760	10	2	15,507	1,551	11,808	13,616	0.18%	1,686
406 - Wrought Iron 614 Lin. Ft. Metal Fencing & Railings	5,526	4	1	5,664	1,416	4,145	5,664	0.17%	1,540
Sub-total [03000 - Painting: Exterior]	20,286			21,171	2,967	15,953	19,280	0.35%	3,225
03500 - Painting: Interior									
142 - Building 26,200 Sq. Ft. All Interior Spaces	19,650	10	5	22,232	2,223	9,825	12,085	0.26%	2,417

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
04000 - Structural Repairs									
606 - Metal Railings 350 Lin. Ft. Parking & Pickleball	8,750	20	12	11,768	588	3,500	4,036	0.07%	640
912 - Doors 3 Pool East Patio Doors	48,000	20	12	64,555	3,228	19,200	22,140	0.38%	3,509
Sub-total [04000 - Structural Repairs]	56,750			76,322	3,816	22,700	26,176	0.45%	4,149
05000 - Roofing									
200 - Low Slope: BUR 133 Squares- Building Roof	39,900	20	12	53,661	2,683	15,960	18,404	0.32%	2,917
612 - Pitched: Tile 45 Squares- Building Roof	27,000	30	22	46,482	1,549	7,200	8,303	0.18%	1,685
Sub-total [05000 - Roofing]	66,900			100,143	4,232	23,160	26,706	0.50%	4,602
12000 - Pool									
136 - Resurface 256 Lin. Ft. Pool	35,840	12	4	39,561	3,297	23,893	27,552	0.39%	3,584
412 - ADA Chair Lift 2 Pool & Spa ADA Chairs	16,800	10	4	18,544	1,854	10,080	12,054	0.22%	2,016
636 - Deck: Re-Surface 2,650 Sq. Ft. Pool Area Decking	36,000	15	0	36,000	2,400	36,000	2,460	0.29%	2,609
736 - Equipment: Replacement Pool & Spa Equipment (50%)	16,680	5	4	18,412	3,682	3,336	6,839	0.44%	4,003
Sub-total [12000 - Pool]	105,320			112,516	11,233	73,309	48,905	1.33%	12,213
14000 - Recreation									
250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	15,600	1	1	15,990	7,995	7,800	15,990	0.95%	8,692
350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	7,600	1	1	7,790	3,895	3,800	7,790	0.46%	4,235
Sub-total [14000 - Recreation]	23,200			23,780	11,890	11,600	23,780	1.41%	12,927
17500 - Basketball / Sport Court									
220 - Seal & Striping 11,204 Sq. Ft. Pickleball & Basketball Courts	10,084	7	2	10,594	1,513	7,203	8,859	0.18%	1,645
420 - Overlay 11,204 Sq. Ft. Pickleball & Basketball Courts	30,811	21	16	45,739	2,178	7,336	9,023	0.26%	2,368
Sub-total [17500 - Basketball / Sport Court]	40,895			56,333	3,691	14,539	17,882	0.44%	4,013

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
19000 - Fencing									
100 - Chain Link 788 Lin. Ft. Pickleball & Basketball Courts	23,640	30	24	42,758	1,425	4,728	5,654	0.17%	1,550
230 - Wrought Iron: 6' 264 Lin. Ft. Patio Perimeter	9,504	30	22	16,362	545	2,534	2,922	0.06%	593
Sub-total [19000 - Fencing]	33,144			59,120	1,971	7,262	8,576	0.23%	2,143
20000 - Lighting									
540 - Parking Lot 4 Parking Lot Lights	10,000	25	17	15,216	609	3,200	3,690	0.07%	662
23000 - Mechanical Equipment									
100 - HVAC 435 Lin. Ft. [5] Pool Area Fabric Ducts	15,225	18	10	19,489	1,083	6,767	7,803	0.13%	1,177
236 - HVAC 5 Rooftop HVAC Units- 2008	40,600	15	7	48,261	3,217	21,653	24,969	0.38%	3,498
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	15,000	15	7	17,830	1,189	8,000	9,225	0.14%	1,292
Sub-total [23000 - Mechanical Equipment]	70,825			85,580	5,489	36,420	41,997	0.65%	5,967
24600 - Safety / Access									
250 - Fire Control Misc Fire Alarm System	16,000	20	12	21,518	1,076	6,400	7,380	0.13%	1,170
25000 - Flooring									
270 - Carpeting 660 Sq. Yds. All Spaces	21,120	10	2	22,189	2,219	16,896	19,483	0.26%	2,412
470 - Tile 1,575 Sq. Ft. Clubhouse Walls & Floors	15,750	20	5	17,820	891	11,813	12,915	0.11%	969
Sub-total [25000 - Flooring]	36,870			40,009	3,110	28,709	32,398	0.37%	3,381
Sub-total Canoa Ranch (CR)	620,368			808,391	62,241	300,294	325,151	7.39%	67,668
00090 - Abrego South (ABS)									
01000 - Paving									
254 - Asphalt: Ongoing Repairs 18,768 Sq. Ft. Seal/Crack Fill/Stripe	6,569	5	3	7,074	1,415	2,628	4,040	0.17%	1,538
400 - Asphalt: Major Repairs 18,768 Sq. Ft. Parking Lot	93,840	25	8	114,335	4,573	63,811	69,254	0.54%	4,972
Sub-total [01000 - Paving]	100,409			121,409	5,988	66,439	73,294	0.71%	6,510

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (ABS)									
02000 - Concrete									
442 - Pool Deck 5,565 Sq. Ft. Pool Area Concrete (5%)	5,565	5	3	5,993	1,199	2,226	3,422	0.14%	1,303
03000 - Painting: Exterior									
200 - Surface Restoration 7,191 Sq. Ft. Exterior Surfaces	7,191	10	5	8,136	814	3,596	4,422	0.10%	885
05000 - Roofing									
372 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	24,500	20	15	35,483	1,774	6,125	7,534	0.21%	1,929
08000 - Rehab									
236 - Bathrooms 2 Locker Rooms	17,000	20	10	21,761	1,088	8,500	9,584	0.13%	1,183
342 - Restrooms 2 Clubhouse Restrooms	6,000	20	11	7,873	394	2,700	3,075	0.05%	428
Sub-total [08000 - Rehab]	23,000			29,634	1,482	11,200	12,659	0.18%	1,611
12000 - Pool									
140 - Resurface 170 Lin. Ft. Pool	20,400	12	10	26,114	2,176	3,400	5,228	0.26%	2,366
418 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,800	10	5	9,956	996	4,400	5,412	0.12%	1,082
642 - Deck: Re-Surface 5,565 Sq. Ft. Pool Area Decking	41,738	10	8	50,853	5,085	8,348	12,834	0.60%	5,529
742 - Equipment: Replacement Pool & Spa Equipment (50%)	14,280	5	3	15,378	3,076	5,712	8,782	0.37%	3,344
936 - Furniture: Misc Pool Area Furnishings	6,500	6	3	7,000	1,167	3,250	4,442	0.14%	1,268
Sub-total [12000 - Pool]	91,718			109,301	12,499	25,110	36,698	1.48%	13,589
19000 - Fencing									
900 - Miscellaneous 258 Lin. Ft. Pool Perimeter Wall/Fence	6,450	20	15	9,342	467	1,613	1,983	0.06%	508
20000 - Lighting									
240 - Pole Lights 8 Shuffleboard Lights	9,600	20	10	12,289	614	4,800	5,412	0.07%	668
23000 - Mechanical Equipment									
240 - HVAC 2 Rooftop Carrier Units- 2011	10,000	15	10	12,801	853	3,333	4,100	0.10%	928
26000 - Outdoor Equipment									
900 - Miscellaneous 3,744 Sq. Ft. [12] Shuffleboard Courts	8,424	8	4	9,299	1,162	4,212	5,397	0.14%	1,264

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (ABS)									
Sub-total Abrego South (ABS)	286,856			353,686	26,853	128,653	154,921	3.19%	29,194
00100 - Continental Vistas (CV)									
01000 - Paving									
406 - Asphalt: Major Repairs 6,726 Sq. Ft. Parking Lot	33,630	25	9	41,999	1,680	21,523	23,440	0.20%	1,826
02000 - Concrete									
448 - Pool Deck 4,748 Sq. Ft. Pool Area Concrete (6%)	5,698	5	5	6,446	1,074	950	1,168	0.13%	1,168
05000 - Roofing									
342 - Low Slope: Vinyl 20 Squares- Pool Building Roof	10,000	20	10	12,801	640	5,000	5,638	0.08%	696
618 - Pitched: Tile 13 Squares- Pool Building Roof	7,800	30	5	8,825	294	6,500	6,929	0.03%	320
Sub-total [05000 - Roofing]	17,800			21,626	934	11,500	12,567	0.11%	1,016
08000 - Rehab									
242 - Bathrooms 2 Locker Rooms	17,000	20	10	21,761	1,088	8,500	9,584	0.13%	1,183
12000 - Pool									
146 - Resurface 180 Lin. Ft. Pool	21,600	12	6	25,049	2,087	10,800	12,915	0.25%	2,269
648 - Deck: Re-Surface 4,748 Sq. Ft. Pool Area Decking	35,610	15	5	40,289	2,686	23,740	26,767	0.32%	2,920
748 - Equipment: Replacement Pool & Spa Equipment (50%)	15,180	5	2	15,948	3,190	9,108	12,448	0.38%	3,468
942 - Furniture: Misc Pool Area Furnishings	6,500	6	3	7,000	1,167	3,250	4,442	0.14%	1,268
Sub-total [12000 - Pool]	78,890			88,287	9,130	46,898	56,571	1.08%	9,926
23000 - Mechanical Equipment									
244 - HVAC Rooftop Carrier Unit- 2004	5,800	15	3	6,246	416	4,640	5,152	0.05%	453
248 - HVAC 2 Rooftop Carrier Units- 2013	11,600	15	12	15,601	1,040	2,320	3,171	0.12%	1,131
Sub-total [23000 - Mechanical Equipment]	17,400			21,847	1,456	6,960	8,323	0.17%	1,583
Sub-total Continental Vistas (CV)	170,418			201,967	15,363	96,331	111,652	1.83%	16,703

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00110 - Madera Vista (MV)									
01000 - Paving									
412 - Asphalt: Major Repairs 9,772 Sq. Ft. Parking Lot	48,860	25	16	72,533	2,901	17,590	20,033	0.34%	3,154
03000 - Painting: Exterior									
206 - Surface Restoration 4,020 Sq. Ft. Exterior Surfaces	6,030	10	5	6,822	682	3,015	3,708	0.08%	742
05000 - Roofing									
624 - Pitched: Tile 39 Squares- Pool Building Roof	23,400	30	5	26,475	882	19,500	20,787	0.10%	959
08000 - Rehab									
248 - Bathrooms 2 Locker Rooms	7,500	20	10	9,601	480	3,750	4,228	0.06%	522
12000 - Pool									
154 - Resurface 156 Lin. Ft. Pool	18,720	12	6	21,709	1,809	9,360	11,193	0.21%	1,967
654 - Deck: Re-Surface 4,008 Sq. Ft. Pool Area Decking	30,060	15	8	36,625	2,442	14,028	16,433	0.29%	2,655
754 - Equipment: Replacement Pool & Spa Equipment (50%)	10,980	5	3	11,824	2,365	4,392	6,753	0.28%	2,571
948 - Furniture: Misc Pool Area Furnishings	6,500	6	3	7,000	1,167	3,250	4,442	0.14%	1,268
Sub-total [12000 - Pool]	66,260			77,159	7,782	31,030	38,820	0.92%	8,461
17000 - Tennis Court									
540 - Resurface 7,200 Sq. Ft. Tennis Court	19,800	21	7	23,536	1,121	13,200	14,496	0.13%	1,218
19000 - Fencing									
170 - Chain Link: 10' 360 Lin. Ft. Tennis Court Fence	6,480	30	15	9,385	313	3,240	3,542	0.04%	340
240 - Wrought Iron: 6' 380 Lin. Ft. Pool Perimeter Fence	13,680	30	10	17,512	584	9,120	9,815	0.07%	635
Sub-total [19000 - Fencing]	20,160			26,897	897	12,360	13,358	0.11%	975
20000 - Lighting									
250 - Pole Lights 4 Tennis Court Lights	6,000	20	10	7,681	384	3,000	3,383	0.05%	418
Sub-total Madera Vista (MV)	198,010			250,703	15,130	103,445	118,813	1.80%	16,449

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00120 - Casa Paloma I (CPI)									
01000 - Paving									
418 - Asphalt: Major Repairs 7,128 Sq. Ft. Parking Areas	35,640	25	6	41,331	1,653	27,086	29,225	0.20%	1,797
02000 - Concrete									
460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%)	7,354	5	3	7,919	1,584	2,941	4,522	0.19%	1,722
03000 - Painting: Exterior									
212 - Surface Restoration 7,470 Sq. Ft. Exterior Surfaces	7,470	10	6	8,663	866	2,988	3,828	0.10%	942
05000 - Roofing									
348 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	30,500	20	2	32,044	1,602	27,450	29,699	0.19%	1,742
08000 - Rehab									
254 - Bathrooms 2 Locker Rooms	17,000	20	3	18,307	915	14,450	15,683	0.11%	995
418 - Kitchen Clubhouse Kitchen	6,500	20	15	9,414	471	1,625	1,999	0.06%	512
Sub-total [08000 - Rehab]	23,500			27,721	1,386	16,075	17,681	0.16%	1,507
12000 - Pool									
160 - Resurface 200 Lin. Ft. Pool	24,000	12	6	27,833	2,319	12,000	14,350	0.28%	2,522
660 - Deck: Re-Surface 6,128 Sq. Ft. Pool Area Decking	45,960	15	12	61,811	4,121	9,192	12,562	0.49%	4,480
760 - Equipment: Replacement Pool & Spa Equipment (50%)	14,580	5	3	15,701	3,140	5,832	8,967	0.37%	3,414
954 - Furniture: Misc Pool Area Furnishings	6,500	6	3	7,000	1,167	3,250	4,442	0.14%	1,268
Sub-total [12000 - Pool]	91,040			112,345	10,747	30,274	40,321	1.28%	11,684
23000 - Mechanical Equipment									
256 - HVAC 2 Rooftop Carrier Units- 2011	8,000	15	10	10,241	683	2,667	3,280	0.08%	742
Sub-total Casa Paloma I (CPI)	203,504			240,264	18,521	109,482	128,557	2.20%	20,136
00130 - Casa Paloma II (CPII)									
01000 - Paving									
424 - Asphalt: Major Repairs 4,536 Sq. Ft. Parking Areas	22,680	25	3	24,424	977	19,958	21,387	0.12%	1,062

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00130 - Casa Paloma II (CPII)									
02000 - Concrete									
466 - Pool Deck 4,933 Sq. Ft. Pool Area Concrete (6%)	5,920	5	2	6,219	1,244	3,552	4,854	0.15%	1,352
05000 - Roofing									
354 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	26,500	20	5	29,982	1,499	19,875	21,730	0.18%	1,630
08000 - Rehab									
260 - Bathrooms 2 Locker Rooms	17,000	20	8	20,713	1,036	10,200	11,326	0.12%	1,126
424 - Kitchen Clubhouse Kitchen	6,500	20	8	7,920	396	3,900	4,331	0.05%	431
Sub-total [08000 - Rehab]	23,500			28,632	1,432	14,100	15,657	0.17%	1,556
12000 - Pool									
166 - Resurface 180 Lin. Ft. Pool	21,600	12	6	25,049	2,087	10,800	12,915	0.25%	2,269
666 - Deck: Re-Surface 4,933 Sq. Ft. Pool Area Decking	36,998	15	12	49,758	3,317	7,400	10,113	0.39%	3,606
766 - Equipment: Replacement Pool & Spa Equipment (50%)	15,180	5	3	16,347	3,269	6,072	9,336	0.39%	3,555
960 - Furniture: Misc Pool Area Furnishings	6,500	6	3	7,000	1,167	3,250	4,442	0.14%	1,268
Sub-total [12000 - Pool]	80,278			98,154	9,841	27,522	36,805	1.17%	10,699
20000 - Lighting									
260 - Pole Lights 8 Shuffleboard Lights	9,600	30	5	10,862	362	8,000	8,528	0.04%	394
23000 - Mechanical Equipment									
272 - HVAC 2 Rooftop Carrier Units- 2011	8,000	15	10	10,241	683	2,667	3,280	0.08%	742
Sub-total Casa Paloma II (CPII)	176,477			208,514	16,037	95,673	112,241	1.91%	17,436
00140 - Abrego North (ABN)									
01000 - Paving									
430 - Asphalt: Major Repairs 6,455 Sq. Ft. Parking Area	32,275	25	7	38,365	1,535	23,238	25,142	0.18%	1,668
02000 - Concrete									
472 - Pool Deck 4,523 Sq. Ft. Pool Area Concrete (6%)	5,428	5	0	5,428	1,086	5,428	1,113	0.13%	1,180

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00140 - Abrego North (ABN)									
03000 - Painting: Exterior									
218 - Surface Restoration 5,892 Sq. Ft. Exterior Surfaces	5,892	10	5	6,666	667	2,946	3,624	0.08%	725
05000 - Roofing									
360 - Low Slope: Vinyl 21 Squares- Pool Building Roof	10,500	20	10	13,441	672	5,250	5,919	0.08%	731
08000 - Rehab									
266 - Bathrooms 2 Locker Rooms	12,000	20	10	15,361	768	6,000	6,765	0.09%	835
12000 - Pool									
172 - Resurface 180 Lin. Ft. Pool	21,600	12	12	29,050	2,235	1,662	1,845	0.27%	2,429
173 - Miscellaneous Pool Replace (2016 Only)[nr:1]	364,000	1	0	0	0	364,000	0	0.00%	0
672 - Deck: Re-Surface 4,523 Sq. Ft. Pool Deck	33,923	15	15	49,130	3,071	2,120	2,318	0.36%	3,338
772 - Equipment: Replacement Pool & Spa Equipment (50%)	15,180	5	5	17,175	2,862	2,530	3,112	0.34%	3,112
966 - Furniture: Misc Pool Area Furnishings	5,500	6	3	5,923	987	2,750	3,758	0.12%	1,073
Sub-total [12000 - Pool]	440,203			101,277	9,155	373,062	11,033	1.09%	9,953
23000 - Mechanical Equipment									
400 - HVAC 2 Rooftop Rheem Units- 2007	7,300	15	6	8,466	564	4,380	4,988	0.07%	614
Sub-total Abrego North (ABN)	513,597			189,004	14,446	420,303	58,584	1.72%	15,706
00150 - General									
24500 - Audio / Visual									
260 - Entertainment System 5 Various Locations	15,000	10	10	19,201	1,746	1,364	1,538	0.21%	1,898
24600 - Safety / Access									
350 - Defibrillators 8 Various Locations	23,200	10	5	26,249	2,625	11,600	14,268	0.31%	2,854

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2016 Fully Funded Balance	2017 Fully Funded Balance	% Per Year Straight Line	2017 Line Item Contribution based on Cash Flow Method
00150 - General									
30000 - Miscellaneous									
200 - Maintenance Equipment Vermeer Chipper	7,500	20	10	9,601	480	3,750	4,228	0.06%	522
700 - Trailer Utility Trailer	5,000	15	5	5,657	377	3,333	3,758	0.04%	410
710 - Trailer Landscaping Trailer	5,000	15	6	5,798	387	3,000	3,417	0.05%	420
800 - Vehicle Vehicle 01- 2003 Ford Ranger	15,000	10	1	15,375	1,538	13,500	15,375	0.18%	1,672
804 - Vehicle Vehicle 10- 2005 Ford E250 Van	32,500	10	1	33,313	3,331	29,250	33,313	0.40%	3,622
808 - Vehicle Vehicle 11- 2006 Ford F250 Pickup	35,000	10	1	35,875	3,588	31,500	35,875	0.43%	3,900
812 - Vehicle Vehicle 12- 2007 GMC 2500 Pickup	32,500	10	1	33,313	3,331	29,250	33,313	0.40%	3,622
816 - Vehicle Vehicle 16- 2007 Ford Ranger Pickup	25,000	10	1	25,625	2,563	22,500	25,625	0.30%	2,786
820 - Vehicle Vehicle 17- 2009 Ford E150 Van	27,500	10	3	29,614	2,961	19,250	22,550	0.35%	3,220
824 - Vehicle Vehicle 18- 2011 Ford F150 Pickup	30,000	10	5	33,942	3,394	15,000	18,450	0.40%	3,690
828 - Vehicle Vehicle 19- 2012 Ford Escape	25,000	10	6	28,992	2,899	10,000	12,813	0.34%	3,152
832 - Vehicle 4 Vehicles 20-23- Ford Transit Connects	100,000	10	7	118,869	11,887	30,000	41,000	1.41%	12,923
836 - Vehicle Vehicle 24- 2005 Ford F250 Pickup	35,000	10	1	35,875	3,588	31,500	35,875	0.43%	3,900
840 - Vehicle Vehicle 25- 2005 Chevy Silverado 2500 HD	35,000	10	1	35,875	3,588	31,500	35,875	0.43%	3,900
844 - Vehicle Vehicle 26- 2016 Ford Fiesta	17,500	10	10	22,401	2,036	1,591	1,794	0.24%	2,214
Sub-total [30000 - Miscellaneous]	427,500			470,125	45,947	274,924	323,259	5.46%	49,954
Sub-total General	465,700			515,575	50,317	287,888	339,065	5.98%	54,705
Totals	9,498,008			11,028,593	841,718	5,405,079	5,831,059	100.00%	915,120
						[A] [EndBal]	[B] [EndBal]		
Percent Funded						28.96%	28.54%		

00010 - Member Services Center (MSC)

01000 - Paving

100 - Asphalt: Sealing	Useful Life 5	Remaining Life 1
27,762 Sq. Ft. Parking Lots- Seal/Stripe	Quantity 27,762	Unit of Measure Square Feet
	Cost /SqFt \$0.200	
	% Included 100.00%	Total Cost/Study \$5,552
Summary	Replacement Year 2017	Future Cost \$5,691

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.

In 2016, the north and south parking lots are in need of sealing and restriping.

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



00010 - Member Services Center (MSC)

01000 - Paving

200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
27,762 Sq. Ft. Parking Lots (5.6%)	Quantity 27,762	Unit of Measure Square Feet	
	Cost /SqFt \$3.25	Qty * \$/SqFt \$90,227	
	% Included 5.60%	Total Cost/Study \$5,053	
Summary	Replacement Year 2017	Future Cost \$5,179	

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.

In 2016, there is alligator type cracking and moderate linear cracking throughout the paved surfaces.

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



300 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 6	
14,965 Sq. Ft. South Parking & Maintenance	Quantity 14,965	Unit of Measure Square Feet	
	Cost /SqFt \$1.60	Total Cost/Study \$23,944	
	% Included 100.00%	Future Cost \$27,768	
Summary	Replacement Year 2022		

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.



00010 - Member Services Center (MSC)

01000 - Paving

348 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 11	
12,797 Sq. Ft. North Parking Lot (50%)	Quantity 12,797	Unit of Measure Square Feet	
	Cost /SqFt \$1.60	Qty * \$/SqFt \$20,475	
	% Included 50.00%	Total Cost/Study \$10,238	
Summary	Replacement Year 2027	Future Cost \$13,433	

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.



03000 - Painting: Exterior

100 - Stucco	Useful Life 10	Remaining Life 1	
9,085 Sq. Ft. Building Exterior & Wall Surfaces	Quantity 9,085	Unit of Measure Square Feet	
	Cost /SqFt \$1.00	Total Cost/Study \$9,085	
	% Included 100.00%	Future Cost \$9,312	
Summary	Replacement Year 2017		

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

In 2016, the paint is faded, peeling and rust stained around the scuppers.



00010 - Member Services Center (MSC)

03500 - Painting: Interior

100 - Building	Useful Life 10	Remaining Life 10
14,600 Sq. Ft. All Interior Spaces	Quantity 14,600	Unit of Measure Square Feet
	Cost /SqFt \$0.750	
	% Included 100.00%	Total Cost/Study \$10,950
Summary	Replacement Year 2026	Future Cost \$14,017

This is to prepare and paint all interior walls.

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



05000 - Roofing

300 - Low Slope: Vinyl	Useful Life 20	Remaining Life 5
79 Squares- Building Roof	Quantity 79	Unit of Measure Squares
	Cost /Sqrs \$500	
	% Included 100.00%	Total Cost/Study \$39,500
Summary	Replacement Year 2021	Future Cost \$44,691

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.



00010 - Member Services Center (MSC)

08000 - Rehab

300 - Restrooms	Useful Life 20	Remaining Life 0	
3 Main Building & Maintenance Restrooms	Quantity 3	Unit of Measure Room	
	Cost /Rm \$3,700		
	% Included 100.00%	Total Cost/Study \$11,100	
Summary	Replacement Year 2016	Future Cost \$11,100	

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

400 - Kitchen	Useful Life 20	Remaining Life 0	
Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$6,400		
	% Included 100.00%	Total Cost/Study \$6,400	
Summary	Replacement Year 2016	Future Cost \$6,400	

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.

22000 - Office Equipment

100 - Miscellaneous	Useful Life 8	Remaining Life 4	
Printers & Copiers	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$14,000		
	% Included 100.00%	Total Cost/Study \$14,000	
Summary	Replacement Year 2020	Future Cost \$15,453	

This is to replace miscellaneous office equipment.

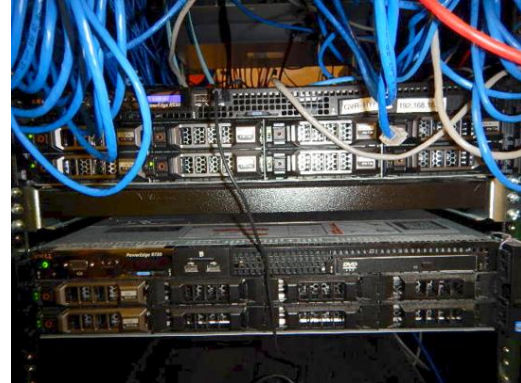


00010 - Member Services Center (MSC)

22000 - Office Equipment

200 - Computers, Misc.	Useful Life 3	Remaining Life 2	
IT Server	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$9,200	
	% Included	100.00%	Total Cost/Study \$9,200
Summary	Replacement Year	2018	Future Cost \$9,666

This is to replace the IT server.



240 - Computers, Misc.	Useful Life 5	Remaining Life 2	
Office Computer Work Stations	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$36,000	
	% Included	100.00%	Total Cost/Study \$36,000
Summary	Replacement Year	2018	Future Cost \$37,823

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



360 - Telephone Equipment	Useful Life 12	Remaining Life 6	
Telephone System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$20,500	
	% Included	100.00%	Total Cost/Study \$20,500
Summary	Replacement Year	2022	Future Cost \$23,774

This is to replace phone equipment.

00010 - Member Services Center (MSC)

23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 9
3 Rooftop Carrier Units- 2010	Quantity 3	Unit of Measure Items
	Cost /Itm \$5,800	
	% Included 100.00%	Total Cost/Study \$17,400
Summary	Replacement Year 2025	Future Cost \$21,730

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



280 - HVAC	Useful Life 15	Remaining Life 1
Rooftop Carrier Unit- 2002	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,000	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2017	Future Cost \$5,125

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- Shop- Carrier- 4T



00010 - Member Services Center (MSC)

23000 - Mechanical Equipment

348 - HVAC	Useful Life 15	Remaining Life 12
3 IT Room Trane & Gree Units- 2013	Quantity 3	Unit of Measure Items
	Cost /Itm \$2,200	
	% Included 100.00%	Total Cost/Study \$6,600
Summary	Replacement Year 2028	Future Cost \$8,876

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 lives.

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



376 - HVAC	Useful Life 15	Remaining Life 1
Bard Unit- 2002	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,800	
	% Included 100.00%	Total Cost/Study \$5,800
Summary	Replacement Year 2017	Future Cost \$5,945

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

Unit 8- Annex- Bard- 5T



00010 - Member Services Center (MSC)

25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 10
475 Sq. Yds. Hallways, Lobby, Offices	Quantity 475	Unit of Measure Square Yard
	Cost /SqYd \$32.00	
	% Included 100.00%	Total Cost/Study \$15,200
Summary	Replacement Year 2026	Future Cost \$19,457

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 5
725 Sq. Ft. Floors	Quantity 725	Unit of Measure Square Feet
	Cost /SqFt \$10.00	
	% Included 100.00%	Total Cost/Study \$7,250
Summary	Replacement Year 2021	Future Cost \$8,203

This is to replace the floor tile.

00020 - West Social Center (WC)

01000 - Paving

106 - Asphalt: Sealing	Useful Life 5	Remaining Life 4	
43,543 Sq. Ft. Drives, North & South Parking	Quantity 43,543	Unit of Measure Square Feet	
	Cost /SqFt \$0.200		
	% Included 100.00%	Total Cost/Study \$8,709	
Summary	Replacement Year 2020	Future Cost \$9,613	

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.

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



112 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
75,321 Sq. Ft. West Parking Lot	Quantity 75,321	Unit of Measure Square Feet	
	Cost /SqFt \$0.200		
	% Included 100.00%	Total Cost/Study \$15,064	
Summary	Replacement Year 2017	Future Cost \$15,441	

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.

In 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

212 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
75,321 Sq. Ft. West Parking Lot (3%)	Quantity 75,321	Unit of Measure Square Feet	
	Cost /SqFt \$3.25	Qty * \$/SqFt \$244,793	
	% Included 2.50%	Total Cost/Study \$6,120	
Summary	Replacement Year 2017	Future Cost \$6,273	

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.

In 2016, the west parking lot is in need of crack fill.



306 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 8	
43,543 Sq. Ft. Drives, North & South Parking	Quantity 43,543	Unit of Measure Square Feet	
	Cost /SqFt \$1.60		
	% Included 100.00%	Total Cost/Study \$69,669	
Summary	Replacement Year 2024	Future Cost \$84,885	

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.

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



00020 - West Social Center (WC)

01000 - Paving

370 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 15	
75,321 Sq. Ft. West Parking Lot	Quantity 75,321	Unit of Measure Square Feet	
	Cost /SqFt \$1.60		
	% Included 100.00%	Total Cost/Study \$120,514	
Summary	Replacement Year 2031	Future Cost \$174,540	

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 4	
5,313 Sq. Ft. Pool Area Concrete (6%)	Quantity 5,313	Unit of Measure Square Feet	
	Cost /SqFt \$20.00	Qty * \$/SqFt \$106,260	
	% Included 6.00%	Total Cost/Study \$6,376	
Summary	Replacement Year 2020	Future Cost \$7,037	

This is to repair and replace deck drains and concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.



00020 - West Social Center (WC)

03000 - Painting: Exterior

106 - Stucco	Useful Life 10	Remaining Life 6	
53,060 Sq. Ft. Building & Wall Exterior Surfaces	Quantity 53,060	Unit of Measure Square Feet	
	Cost /SqFt \$1.00		
	% Included 100.00%	Total Cost/Study \$53,060	
Summary	Replacement Year 2022	Future Cost \$61,533	

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



03500 - Painting: Interior

106 - Building	Useful Life 10	Remaining Life 5	
24,000 Sq. Ft. All Interior Spaces	Quantity 24,000	Unit of Measure Square Feet	
	Cost /SqFt \$0.750		
	% Included 100.00%	Total Cost/Study \$18,000	
Summary	Replacement Year 2021	Future Cost \$20,365	

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



00020 - West Social Center (WC)

05000 - Roofing

306 - Low Slope: Vinyl	Useful Life 10	Remaining Life 3
339 Squares- Building Flat Roofs (50%)	Quantity 339	Unit of Measure Squares
	Cost /Sqrs \$500	Qty * \$/Sqrs \$169,500
	% Included 50.00%	Total Cost/Study \$84,750
Summary	Replacement Year 2019	Future Cost \$91,266

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.



600 - Pitched: Tile	Useful Life 30	Remaining Life 20
24 Squares- Tennis Ramada Roof	Quantity 24	Unit of Measure Squares
	Cost /Sqrs \$600	
	% Included 100.00%	Total Cost/Study \$14,400
Summary	Replacement Year 2036	Future Cost \$23,596

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



00020 - West Social Center (WC)

05000 - Roofing

900 - Miscellaneous	Useful Life 5	Remaining Life 3
339 Squares- Roof Recoating	Quantity 339	Unit of Measure Squares
	Cost /Sqrs \$40.00	
	% Included 100.00%	Total Cost/Study \$13,560
Summary	Replacement Year 2019	Future Cost \$14,603

This is to prepare and recoat the low slope roofs. All roof should be regularly inspected and repaired as indicated to ensure full life.



08000 - Rehab

100 - General	Useful Life 20	Remaining Life 10
Tennis Ramada	Quantity 1	Unit of Measure Building
	Cost /Bldg \$5,500	
	% Included 100.00%	Total Cost/Study \$5,500
Summary	Replacement Year 2026	Future Cost \$7,040

This is for a general rehab of the tennis Ramada. Includes two restrooms.



00020 - West Social Center (WC)

08000 - Rehab

200 - Bathrooms	Useful Life 20	Remaining Life 10	
2 Locker Rooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$20,500		
	% Included 100.00%	Total Cost/Study \$41,000	
Summary	Replacement Year 2026	Future Cost \$52,483	

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



306 - Restrooms	Useful Life 20	Remaining Life 5	
4 Shops & Auditorium Restrooms	Quantity 4	Unit of Measure Room	
	Cost /Rm \$15,250		
	% Included 100.00%	Total Cost/Study \$61,000	
Summary	Replacement Year 2021	Future Cost \$69,016	

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



00020 - West Social Center (WC)

08000 - Rehab

460 - Cabinets 2 Woodshop & Lapidary	Useful Life 20 Quantity 2 Cost /Rm \$4,300	Remaining Life 10 Unit of Measure Room
Summary	% Included 100.00% Replacement Year 2026	Total Cost/Study \$8,600 Future Cost \$11,009

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



550 - Operable Wall/Partition 320 Sq. Ft. Auditorium/Room 1	Useful Life 25 Quantity 320 Cost /SqFt \$40.00	Remaining Life 5 Unit of Measure Square Feet
Summary	% Included 100.00% Replacement Year 2021	Total Cost/Study \$12,800 Future Cost \$14,482

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

10x32



00020 - West Social Center (WC)

12000 - Pool

100 - Resurface	Useful Life 12	Remaining Life 6
250 Lin. Ft. Pool	Quantity 250	Unit of Measure Linear Feet
	Cost /l.f. \$160	
	% Included 100.00%	Total Cost/Study \$40,000
Summary	Replacement Year 2022	Future Cost \$46,388

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



600 - Deck: Re-Surface	Useful Life 15	Remaining Life 5
5,313 Sq. Ft. Pool Area Decking	Quantity 5,313	Unit of Measure Square Feet
	Cost /SqFt \$7.50	
	% Included 100.00%	Total Cost/Study \$39,848
Summary	Replacement Year 2021	Future Cost \$45,084

This is to prepare and resurface the coated deck with Kool Deck or similar product.



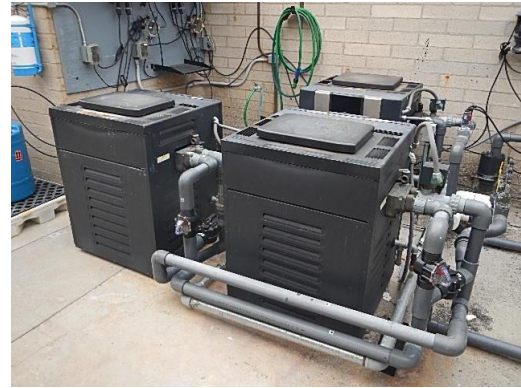
00020 - West Social Center (WC)

12000 - Pool

700 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$37,560	Qty * \$/LS \$37,560	
	% Included 50.00%	Total Cost/Study \$18,780	
Summary	Replacement Year 2018	Future Cost \$19,731	

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

- 4- Pentair Triton II Commercial filters
- 3- Pentair Intelliflo Variable Speed pumps
- 2- additional spa pumps
- 4- Raypak Professional heaters (3- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.



800 - Cover	Useful Life 6	Remaining Life 3	
4,000 Sq. Ft. Pool Cover	Quantity 4,000	Unit of Measure Square Feet	
	Cost /SqFt \$1.65		
	% Included 100.00%	Total Cost/Study \$6,600	
Summary	Replacement Year 2019	Future Cost \$7,107	

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.



00020 - West Social Center (WC)

12000 - Pool

900 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$11,000		
	% Included 100.00%	Total Cost/Study \$11,000	
Summary	Replacement Year 2019	Future Cost \$11,846	

This is to replace miscellaneous pool furniture.

14000 - Recreation

700 - Billiard Table	Useful Life 25	Remaining Life 5	
4 Billiards Room	Quantity 4	Unit of Measure Items	
	Cost /Itm \$5,760		
	% Included 100.00%	Total Cost/Study \$23,040	
Summary	Replacement Year 2021	Future Cost \$26,068	

This is to replace the billiard table.



17000 - Tennis Court

100 - Reseal	Useful Life 7	Remaining Life 4	
43,200 Sq. Ft. [6] Tennis Courts	Quantity 43,200	Unit of Measure Square Feet	
	Cost /SqFt \$0.900		
	% Included 100.00%	Total Cost/Study \$38,880	
Summary	Replacement Year 2020	Future Cost \$42,916	

This is to crack fill, seal and stripe the tennis courts.



00020 - West Social Center (WC)

17000 - Tennis Court

500 - Resurface	Useful Life 21	Remaining Life 18
43,200 Sq. Ft. [6] Tennis Courts	Quantity 43,200	Unit of Measure Square Feet
	Cost /SqFt \$2.75	
	% Included 100.00%	Total Cost/Study \$118,800
Summary	Replacement Year 2034	Future Cost \$185,287

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



600 - Lighting	Useful Life 30	Remaining Life 7
20 Court Lights	Quantity 20	Unit of Measure Items
	Cost /Itm \$2,800	
	% Included 100.00%	Total Cost/Study \$56,000
Summary	Replacement Year 2023	Future Cost \$66,566

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



00020 - West Social Center (WC)

17500 - Basketball / Sport Court

200 - Seal & Striping	Useful Life 8	Remaining Life 4	
3,744 Sq. Ft. [12] Shuffleboard Courts	Quantity 3,744	Unit of Measure Square Feet	
	Cost /SqFt \$2.50		
	% Included 100.00%	Total Cost/Study \$9,360	
Summary	Replacement Year 2020	Future Cost \$10,332	

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



19000 - Fencing

120 - Chain Link: 10'	Useful Life 30	Remaining Life 11	
1,710 Lin. Ft. Tennis Court Fence	Quantity 1,710	Unit of Measure Linear Feet	
	Cost /l.f. \$35.00		
	% Included 100.00%	Total Cost/Study \$59,850	
Summary	Replacement Year 2027	Future Cost \$78,528	

This is to replace the 10' chain link fencing.



00020 - West Social Center (WC)

20000 - Lighting

200 - Pole Lights	Useful Life 20	Remaining Life 10	
15 Walkway Lights	Quantity 15	Unit of Measure	Items
	Cost /Itm \$600		
	% Included 100.00%	Total Cost/Study	\$9,000
Summary	Replacement Year 2026	Future Cost	\$11,521

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



400 - Interior	Useful Life 20	Remaining Life 5	
Stage Lighting	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$9,000		
	% Included 100.00%	Total Cost/Study	\$9,000
Summary	Replacement Year 2021	Future Cost	\$10,183

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



00020 - West Social Center (WC)

20000 - Lighting

500 - Parking Lot	Useful Life 5	Remaining Life 4	
25 Parking Lot Lights (20%)	Quantity 25	Unit of Measure Items	
	Cost /Itm \$2,500	Qty * \$/Itm \$62,500	
	% Included 20.00%	Total Cost/Study \$12,500	
Summary	Replacement Year 2020	Future Cost \$13,798	

This is to replace the parking lot lights.



23000 - Mechanical Equipment

204 - HVAC	Useful Life 15	Remaining Life 5	
2 Rooftop Carrier Units- 2006	Quantity 2	Unit of Measure Items	
	Cost /Itm \$22,000	Total Cost/Study \$44,000	
	% Included 100.00%	Future Cost \$49,782	
Summary	Replacement Year 2021		

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 lives.

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



00020 - West Social Center (WC)

23000 - Mechanical Equipment

284 - HVAC	Useful Life 15	Remaining Life 12
2 Rooftop Carrier Units- 2013	Quantity 2	Unit of Measure Items
	Cost /Itm \$8,000	
	% Included 100.00%	Total Cost/Study \$16,000
Summary	Replacement Year 2028	Future Cost \$21,518

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 lives.

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



320 - HVAC	Useful Life 15	Remaining Life 3
2 Rooftop Carrier Units- 2004	Quantity 2	Unit of Measure Items
	Cost /Itm \$11,650	
	% Included 100.00%	Total Cost/Study \$23,300
Summary	Replacement Year 2019	Future Cost \$25,092

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 lives.

Unit 4- Lobby (E)- Carrier- 15T
 Unit 10- Woodshop- Carrier- 5T



00020 - West Social Center (WC)

23000 - Mechanical Equipment

352 - HVAC	Useful Life 15	Remaining Life 8	
3 Rooftop Carrier/American Units- 2009	Quantity 3	Unit of Measure	Items
	Cost /Itm \$7,167		
	% Included 100.00%	Total Cost/Study	\$21,500
Summary	Replacement Year 2024	Future Cost	\$26,196

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 lives.

- Unit 5- Lobby (W)- Carrier- 10T
- Unit 12- Billiard Room- American Standard- 4T
- Unit 13- La Tienda- American Standard- 3.5T



380 - HVAC	Useful Life 15	Remaining Life 9	
Rooftop Carrier Unit- 2010	Quantity 1	Unit of Measure	Items
	Cost /Itm \$12,000		
	% Included 100.00%	Total Cost/Study	\$12,000
Summary	Replacement Year 2025	Future Cost	\$14,986

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



00020 - West Social Center (WC)

23000 - Mechanical Equipment

404 - HVAC	Useful Life 15	Remaining Life 7
4 Rooftop Carrier/American Units- 2008	Quantity 4	Unit of Measure Items
	Cost /Itm \$8,750	
	% Included 100.00%	Total Cost/Study \$35,000
Summary	Replacement Year 2023	Future Cost \$41,604

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 lives.

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



420 - HVAC	Useful Life 15	Remaining Life 6
Tennis Ramada Carrier Unit- 2007	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,000	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2022	Future Cost \$5,798

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 lives.

- Unit 15- Tennis Ramada- Carrier- heat pump and furnace



00020 - West Social Center (WC)

23000 - Mechanical Equipment

440 - HVAC	Useful Life 15	Remaining Life 11
4 Gree HVAC Units- 2012	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,000	
	% Included 100.00%	Total Cost/Study \$8,000
Summary	Replacement Year 2027	Future Cost \$10,497

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

- 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



24000 - Furnishings

500 - Miscellaneous	Useful Life 10	Remaining Life 5
Auditorium Tables & Chairs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$54,625	
	% Included 100.00%	Total Cost/Study \$54,625
Summary	Replacement Year 2021	Future Cost \$61,803

This is to replace miscellaneous furnishings.



00020 - West Social Center (WC)

24500 - Audio / Visual

220 - Entertainment System	Useful Life 10	Remaining Life 10	
Auditorium Bldg	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$50,000		
	% Included 100.00%	Total Cost/Study	\$50,000
Summary	Replacement Year 2026	Future Cost	\$64,004

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 chnl light controller

Sound/Light Room: NSI Lite, Prosonus 32, amplifiers, microphones, EIKI projector

Stage: manual projection screen, auto projection screen, auto grand curtain, Rush robotic light, EIKI projector, 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



24600 - Safety / Access

200 - Fire Control Misc	Useful Life 20	Remaining Life 4	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$37,250		
	% Included 100.00%	Total Cost/Study	\$37,250
Summary	Replacement Year 2020	Future Cost	\$41,117

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



00020 - West Social Center (WC)

25000 - Flooring

210 - Carpeting 565 Sq. Yds. West Center Carpet	Useful Life 10 Remaining Life 5 Quantity 565 Unit of Measure Square Yard Cost /SqYd \$32.00 % Included 100.00% Total Cost/Study \$18,080 Replacement Year 2021 Future Cost \$20,456
--	---

Summary

This is to replace the carpeting.



410 - Tile 2,300 Sq. Ft. Clubhouse Walls & Floors	Useful Life 20 Remaining Life 5 Quantity 2,300 Unit of Measure Square Feet Cost /SqFt \$10.00 % Included 100.00% Total Cost/Study \$23,000 Replacement Year 2021 Future Cost \$26,022
--	---

Summary

This is to replace the wall and floor tile.



00020 - West Social Center (WC)

25000 - Flooring

600 - Vinyl	Useful Life 15	Remaining Life 7	
1,100 Sq. Yds. West Center Vinyl	Quantity 1,100	Unit of Measure Square Yard	
	Cost /SqYd \$35.00		
	% Included 100.00%	Total Cost/Study \$38,500	
Summary	Replacement Year 2023	Future Cost \$45,764	

This is to replace the vinyl flooring.



27000 - Appliances

700 - Miscellaneous	Useful Life 5	Remaining Life 2	
25 Kitchen Appliances (10%)	Quantity 25	Unit of Measure Items	
	Cost /Itm \$2,736	Qty * \$/Itm \$68,400	
	% Included 10.00%	Total Cost/Study \$6,840	
Summary	Replacement Year 2018	Future Cost \$7,186	

This is to repair or replace miscellaneous appliances.

Manitowoc ice machine w/ B 320 bin, Auto-Chlor D2 dishwasher, Triple SS sink, Josam JA3 grease interceptor, Arctic Air R22CW8 sngl door commercial refer, Arctic Air R22CW10 sngl door commercial refer, Arctic Air sngl door commercial freezer, SS sink, GE microwave, True Display refer (Coke property), Arctic Air dbl door refer, Carter Hoffman FH-80 banquet cart, Grindmaster Cecilware Corp CL100n Triple coffee, Bunn Coffee, SS table, Carter Hoffman FH-80 banquet cart, Duke Heritage HB5HFM 5-well buffet table, 2x SS tables, Southbend CGS/28SC dbl stack convection oven, Wolf flat top range, Wolf 2-burner range, SS hood, Ansul fire, Wood block cutting table, SS table

2016- Southbend CGS/28SC dbl stack convection oven replaced prior oven.



00020 - West Social Center (WC)

30000 - Miscellaneous

240 - Maintenance Equipment	Useful Life 20	Remaining Life 10	
3 Portable Lifts	Quantity 3	Unit of Measure	Items
	Cost /Itm \$10,000		
	% Included 100.00%	Total Cost/Study	\$30,000
Summary	Replacement Year 2026	Future Cost	\$38,403

This is to repair and replace the portable lifts.

In 2016, the units appear to have different ages. Unit replacement will likely be spread over several years.

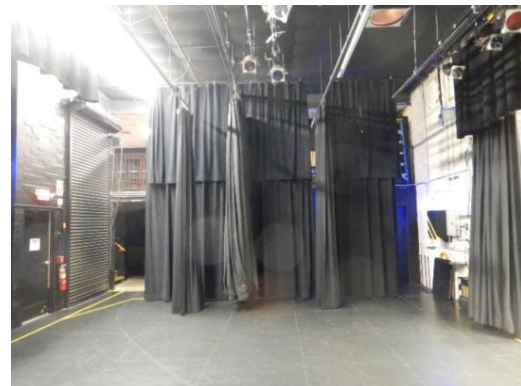
- UpRight manlift, MN 068001-001M, SN 20642
- JLG manlift, MN SCR121097B1, SN 11292160
- Genie Industries 15' easy up lift, MN EU-15, SN 2785-354



600 - Miscellaneous	Useful Life 15	Remaining Life 2	
Stage Curtains	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,550		
	% Included 100.00%	Total Cost/Study	\$8,550
Summary	Replacement Year 2018	Future Cost	\$8,983

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



00030 - East Social Center (EC)

01000 - Paving

118 - Asphalt: Sealing	Useful Life 5	Remaining Life 3	
79,662 Sq. Ft. Parking Lot	Quantity 79,662	Unit of Measure Square Feet	
	Cost /SqFt \$0.200		
	% Included 100.00%	Total Cost/Study \$15,932	
Summary	Replacement Year 2019	Future Cost \$17,157	

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.



218 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3	
79,662 Sq. Ft. Parking Lot (2%)	Quantity 79,662	Unit of Measure Square Feet	
	Cost /SqFt \$3.25	Qty * \$/SqFt \$258,902	
	% Included 2.00%	Total Cost/Study \$5,178	
Summary	Replacement Year 2019	Future Cost \$5,576	

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



00030 - East Social Center (EC)

01000 - Paving

312 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 23
51,762 Sq. Ft. West & North Parking Lots	Quantity 51,762	Unit of Measure Square Feet
	Cost /SqFt \$1.60	
	% Included 100.00%	Total Cost/Study \$82,819
Summary	Replacement Year 2039	Future Cost \$146,144

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.

2014- overlay work completed



354 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 15
27,900 Sq. Ft. South Parking Lot	Quantity 27,900	Unit of Measure Square Feet
	Cost /SqFt \$1.60	
	% Included 100.00%	Total Cost/Study \$44,640
Summary	Replacement Year 2031	Future Cost \$64,652

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

406 - Pool Deck	Useful Life 5	Remaining Life 3
5,661 Sq. Ft. Pool Area Concrete (6%)	Quantity 5,661	Unit of Measure Square Feet
	Cost /SqFt \$20.00	Qty * \$/SqFt \$113,220
	% Included 6.00%	Total Cost/Study \$6,793
Summary	Replacement Year 2019	Future Cost \$7,316

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

00030 - East Social Center (EC)

03000 - Painting: Exterior

112 - Stucco	Useful Life 10	Remaining Life 7	
13,905 Sq. Ft. Building Exterior Painting	Quantity 13,905	Unit of Measure Square Feet	
	Cost /SqFt \$1.00		
	% Included 100.00%	Total Cost/Study \$13,905	
Summary	Replacement Year 2023	Future Cost \$16,529	

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



03500 - Painting: Interior

112 - Building	Useful Life 10	Remaining Life 5	
17,350 Sq. Ft. All Interior Spaces	Quantity 17,350	Unit of Measure Square Feet	
	Cost /SqFt \$0.750		
	% Included 100.00%	Total Cost/Study \$13,013	
Summary	Replacement Year 2021	Future Cost \$14,722	

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



05000 - Roofing

312 - Low Slope: Vinyl	Useful Life 20	Remaining Life 6	
207 Squares- Building Roof (50%)	Quantity 207	Unit of Measure Squares	
	Cost /Sqrs \$500	Qty * \$/Sqrs \$103,500	
	% Included 50.00%	Total Cost/Study \$51,750	
Summary	Replacement Year 2022	Future Cost \$60,014	

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.

00030 - East Social Center (EC)

05000 - Roofing

366 - Low Slope: Vinyl	Useful Life 20	Remaining Life 9	
207 Squares- Building Roof (50%)	Quantity 207	Unit of Measure Squares	
	Cost /Sqrs \$500	Qty * \$/Sqrs \$103,500	
	% Included 50.00%	Total Cost/Study \$51,750	
Summary	Replacement Year 2025	Future Cost \$64,629	

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.

906 - Miscellaneous	Useful Life 5	Remaining Life 3	
207 Squares- Roof Recoating	Quantity 207	Unit of Measure Squares	
	Cost /Sqrs \$40.00		
	% Included 100.00%	Total Cost/Study \$8,280	
Summary	Replacement Year 2019	Future Cost \$8,917	

This is to prepare and recoat the low slope roofs. All roof should be regularly inspected and repaired as indicated to ensure full life.

08000 - Rehab

206 - Bathrooms	Useful Life 20	Remaining Life 6	
2 Locker Rooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$26,700		
	% Included 100.00%	Total Cost/Study \$53,400	
Summary	Replacement Year 2022	Future Cost \$61,928	

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

312 - Restrooms	Useful Life 20	Remaining Life 6	
2 Lobby Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$9,500		
	% Included 100.00%	Total Cost/Study \$19,000	
Summary	Replacement Year 2022	Future Cost \$22,034	

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

12000 - Pool

106 - Resurface	Useful Life 12	Remaining Life 5	
165 Lin. Ft. Pool	Quantity 165	Unit of Measure Linear Feet	
	Cost /l.f. \$130		
	% Included 100.00%	Total Cost/Study \$21,450	
Summary	Replacement Year 2021	Future Cost \$24,269	

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

00030 - East Social Center (EC)

12000 - Pool

400 - ADA Chair Lift	Useful Life 10	Remaining Life 4	
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,400		
	% Included 100.00%	Total Cost/Study	\$8,800
Summary	Replacement Year 2020	Future Cost	\$9,714

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



606 - Deck: Re-Surface	Useful Life 15	Remaining Life 5	
5,661 Sq. Ft. Pool Area Decking	Quantity 5,661	Unit of Measure	Square Feet
	Cost /SqFt \$7.50		
	% Included 100.00%	Total Cost/Study	\$42,458
Summary	Replacement Year 2021	Future Cost	\$48,037

This is to prepare and resurface the coated deck with Kool Deck or similar product.

00030 - East Social Center (EC)

12000 - Pool

706 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$29,160	Qty * \$/LS	\$29,160
	% Included 50.00%	Total Cost/Study	\$14,580
Summary	Replacement Year 2019	Future Cost	\$15,701

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

- 3- Pentair Triton II Commercial filters
- 2- Pentair Intelliflo Variable Speed pumps
- 1- additional spa pumps
- 3- Raypak Professional heaters (2- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.



906 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furnishings	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,000		
	% Included 100.00%	Total Cost/Study	\$7,000
Summary	Replacement Year 2019	Future Cost	\$7,538

This is to replace miscellaneous pool furniture.

00030 - East Social Center (EC)

14000 - Recreation

200 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 1	
17 Fitness Room Cardio Machines (20%)	Quantity 17	Unit of Measure Items	
	Cost /Itm \$6,000	Qty * \$/Itm \$102,000	
	% Included 20.00%	Total Cost/Study \$20,400	
Summary	Replacement Year 2017	Future Cost \$20,910	

This is for as needed periodic replacement of the cardio equipment machines. Strength machines are provided for in another component.

Bikes (8)- Life Fitness Recumbent, Techno Gym Excite Recumbent, Techno Gym Recumbent, 2 x Schwinn Fan Spin, Sci Fit seated bike/stepper, 2 x Nustep T5 cross trainers

Elliptical Machines (2)- Precor

Rowers (2)- 2 x Concept-2

Stepper (1)- Sci Fit

Treadmills (4)- 2 x Woodway, Life Fitness, Paramount



00030 - East Social Center (EC)

14000 - Recreation

300 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 1
13 Fitness Room Strength Machines (10%)	Quantity 13	Unit of Measure Items
	Cost /Itm \$4,000	Qty * \$/Itm \$52,000
	% Included 10.00%	Total Cost/Study \$5,200
Summary	Replacement Year 2017	Future Cost \$5,330

This is for as needed periodic replacement of the strength equipment machines. Cardio machines are provided for in another component.

Cybex (12)- Leg Extension, Seated Leg Curl, Hip Abduction, Hip Adduction, Leg Press, Fly/Rear Delt, Lat Pull, Row, Chest Press, Back Extension, Abdominal, Arm Extension

Precor (1)- Abdominal



720 - Billiard Table	Useful Life 25	Remaining Life 13
2 Billiards Room	Quantity 2	Unit of Measure Items
	Cost /Itm \$5,750	
	% Included 100.00%	Total Cost/Study \$11,500
Summary	Replacement Year 2029	Future Cost \$15,853

This is to replace the billiard tables.



00030 - East Social Center (EC)

17000 - Tennis Court

110 - Reseal	Useful Life 7	Remaining Life 4	
14,400 Sq. Ft. [2] Tennis Courts	Quantity 14,400	Unit of Measure Square Feet	
	Cost /SqFt \$0.900		
	% Included 100.00%	Total Cost/Study \$12,960	
Summary	Replacement Year 2020	Future Cost \$14,305	

This is to crack fill, seal and stripe the tennis courts.



510 - Resurface	Useful Life 21	Remaining Life 11	
14,400 Sq. Ft. [2] Tennis Courts	Quantity 14,400	Unit of Measure Square Feet	
	Cost /SqFt \$2.75		
	% Included 100.00%	Total Cost/Study \$39,600	
Summary	Replacement Year 2027	Future Cost \$51,959	

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



00030 - East Social Center (EC)
17500 - Basketball / Sport Court

210 - Seal & Striping	Useful Life 7	Remaining Life 6	
15,330 Sq. Ft. [7] Pickleball Courts	Quantity 15,330	Unit of Measure Square Feet	
	Cost /SqFt \$0.900		
	% Included 100.00%	Total Cost/Study \$13,797	
Summary	Replacement Year 2022	Future Cost \$16,000	

This is to seal and re-stripe the Pickleball court surfaces on an ongoing basis.



400 - Overlay	Useful Life 21	Remaining Life 20	
8,840 Sq. Ft. [4] Pickleball Courts	Quantity 8,840	Unit of Measure Square Feet	
	Cost /SqFt \$2.75		
	% Included 100.00%	Total Cost/Study \$24,310	
Summary	Replacement Year 2036	Future Cost \$39,835	

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



430 - Overlay	Useful Life 21	Remaining Life 13	
6,490 Sq. Ft. [3] Pickleball Courts	Quantity 6,490	Unit of Measure Square Feet	
	Cost /SqFt \$2.75		
	% Included 100.00%	Total Cost/Study \$17,848	
Summary	Replacement Year 2029	Future Cost \$24,603	

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

00030 - East Social Center (EC)

19000 - Fencing

110 - Chain Link: 6'	Useful Life 30	Remaining Life 29
873 Lin. Ft. Pickleball Court Fencing	Quantity 873	Unit of Measure Linear Feet
	Cost /l.f. \$20.00	
	% Included 100.00%	Total Cost/Study \$17,460
Summary	Replacement Year 2045	Future Cost \$35,730

This is to replace the 6' and 4' chain link fencing.



130 - Chain Link: 10'	Useful Life 30	Remaining Life 15
540 Lin. Ft. Tennis Court Fence	Quantity 540	Unit of Measure Linear Feet
	Cost /l.f. \$36.00	
	% Included 100.00%	Total Cost/Study \$19,440
Summary	Replacement Year 2031	Future Cost \$28,155

This is to replace the 10' chain link fencing.



00030 - East Social Center (EC)

19000 - Fencing

200 - Wrought Iron: 5'	Useful Life 30	Remaining Life 10
415 Lin. Ft. Pool Perimeter Fence	Quantity 415	Unit of Measure Linear Feet
	Cost /l.f. \$34.00	
	% Included 100.00%	Total Cost/Study \$14,110
Summary	Replacement Year 2026	Future Cost \$18,062

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

510 - Parking Lot	Useful Life 30	Remaining Life 5
7 Parking Lot Lights	Quantity 7	Unit of Measure Items
	Cost /itm \$2,500	
	% Included 100.00%	Total Cost/Study \$17,500
Summary	Replacement Year 2021	Future Cost \$19,800

This is to replace the parking lot lights.



00030 - East Social Center (EC)

23000 - Mechanical Equipment

288 - HVAC	Useful Life 15	Remaining Life 1
4 Rooftop Carrier Units- 2001	Quantity 4	Unit of Measure Items
	Cost /Itm \$5,075	
	% Included 100.00%	Total Cost/Study \$20,300
Summary	Replacement Year 2017	Future Cost \$20,808

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 lives.

- Unit 2- Art Room- Carrier- 3.5T
- Unit 6- Locker Room- Carrier- 4T
- Unit 7- Office- Carrier- 4T
- Unit 11- Fitness- Carrier- 5T



324 - HVAC	Useful Life 15	Remaining Life 8
Rooftop Carrier Unit- 2009	Quantity 1	Unit of Measure Items
	Cost /Itm \$12,000	
	% Included 100.00%	Total Cost/Study \$12,000
Summary	Replacement Year 2024	Future Cost \$14,621

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



00030 - East Social Center (EC)

23000 - Mechanical Equipment

356 - HVAC

Rooftop Carrier Unit- 2006

Useful Life	15	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	\$12,000		
% Included	100.00%	Total Cost/Study	\$12,000
Replacement Year	2021	Future Cost	\$13,577

Summary

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- Auditorium- Carrier- 10T



384 - HVAC

Rooftop Carrier Unit- 2008

Useful Life	15	Remaining Life	7
Quantity	1	Unit of Measure	Items
Cost /Itm	\$12,000		
% Included	100.00%	Total Cost/Study	\$12,000
Replacement Year	2023	Future Cost	\$14,264

Summary

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



00030 - East Social Center (EC)

23000 - Mechanical Equipment

408 - HVAC	Useful Life 15	Remaining Life 10
5 Rooftop Carrier Units- 2011	Quantity 5	Unit of Measure Items
	Cost /Itm \$4,960	
	% Included 100.00%	Total Cost/Study \$24,800
Summary	Replacement Year 2026	Future Cost \$31,746

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 lives.

- 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 1
2 Rooftop Carrier Units- 2002	Quantity 2	Unit of Measure Items
	Cost /Itm \$4,000	
	% Included 100.00%	Total Cost/Study \$8,000
Summary	Replacement Year 2017	Future Cost \$8,200

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 lives.

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



00030 - East Social Center (EC)

24000 - Furnishings

520 - Miscellaneous	Useful Life 10	Remaining Life 5	
Folding Tables & Chairs	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$26,500		
	% Included 100.00%	Total Cost/Study \$26,500	
Summary	Replacement Year 2021	Future Cost \$29,982	

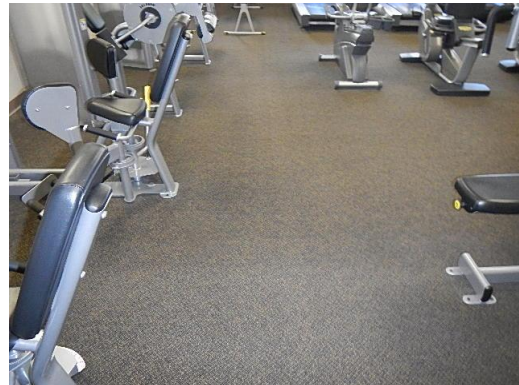
This is to replace the auditorium folding tables and chairs.



25000 - Flooring

220 - Carpeting	Useful Life 10	Remaining Life 5	
850 Sq. Yds. East Center Carpet	Quantity 850	Unit of Measure Square Yard	
	Cost /SqYd \$32.00		
	% Included 100.00%	Total Cost/Study \$27,200	
Summary	Replacement Year 2021	Future Cost \$30,774	

This is to replace the carpeting.



00030 - East Social Center (EC)

25000 - Flooring

420 - Tile	Useful Life 20	Remaining Life 5	
4,000 Sq. Ft. Clubhouse Walls & Floors	Quantity 4,000	Unit of Measure Square Feet	
	Cost /SqFt \$10.00		
	% Included 100.00%	Total Cost/Study \$40,000	
Summary	Replacement Year 2021	Future Cost \$45,256	

This is to replace the wall and floor tile.



610 - Vinyl	Useful Life 15	Remaining Life 5	
160 Sq. Yds. Art Room, Lobby, Kitchen	Quantity 160	Unit of Measure Square Yard	
	Cost /SqYd \$35.00		
	% Included 100.00%	Total Cost/Study \$5,600	
Summary	Replacement Year 2021	Future Cost \$6,336	

This is to replace the vinyl flooring.



00030 - East Social Center (EC)

27000 - Appliances

720 - Miscellaneous	Useful Life 12	Remaining Life 6	
8 Kitchen Appliances	Quantity 8	Unit of Measure	Items
	Cost /Itm \$1,835		
	% Included 100.00%	Total Cost/Study	\$14,680
Summary	Replacement Year 2022	Future Cost	\$17,024

This is to repair or replace miscellaneous appliances.

Bunn Coffee snl brewer, Amana Distinctions range, Maytag microwave, Manitowoc UY0140A-161B SN 310283308 ice maker, Moyer Diebel 401LT SN W6128 under counter commercial dishwasher, Duke E101-E dbl door convection oven, GE 22 CF refer, Vollrath 38710 4-pan buffet cart



00040 - Las Campanas (LC)

01000 - Paving

124 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
70,468 Sq. Ft. Parking Lot	Quantity 70,468	Unit of Measure	Square Feet
	Cost /SqFt \$0.200		
	% Included 100.00%	Total Cost/Study	\$14,094
Summary	Replacement Year 2017	Future Cost	\$14,446

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.



00040 - Las Campanas (LC)

01000 - Paving

224 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
70,468 Sq. Ft. Parking Lot (3%)	Quantity 70,468	Unit of Measure Square Feet	
	Cost /SqFt \$3.25	Qty * \$/SqFt \$229,021	
	% Included 2.50%	Total Cost/Study \$5,726	
Summary	Replacement Year 2017	Future Cost \$5,869	

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



318 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 5	
26,000 Sq. Ft. North Parking Lot	Quantity 26,000	Unit of Measure Square Feet	
	Cost /SqFt \$1.60		
	% Included 100.00%	Total Cost/Study \$41,600	
Summary	Replacement Year 2021	Future Cost \$47,067	

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.



00040 - Las Campanas (LC)

01000 - Paving

364 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 19	
44,468 Sq. Ft. East Parking Lot	Quantity 44,468	Unit of Measure Square Feet	
	Cost /SqFt \$1.60		
	% Included 100.00%	Total Cost/Study \$71,149	
Summary	Replacement Year 2035	Future Cost \$113,742	

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.



02000 - Concrete

412 - Pool Deck	Useful Life 5	Remaining Life 3	
4,731 Sq. Ft. Pool Area Concrete (7.5%)	Quantity 4,731	Unit of Measure Square Feet	
	Cost /SqFt \$20.00	Qty * \$/SqFt \$94,620	
	% Included 7.50%	Total Cost/Study \$7,097	
Summary	Replacement Year 2019	Future Cost \$7,642	

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

00040 - Las Campanas (LC)

03000 - Painting: Exterior

118 - Stucco	Useful Life 10	Remaining Life 5	
18,180 Sq. Ft. Exterior Building Surfaces	Quantity 18,180	Unit of Measure Square Feet	
	Cost /SqFt \$1.00		
	% Included 100.00%	Total Cost/Study \$18,180	
Summary	Replacement Year 2021	Future Cost \$20,569	

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



03500 - Painting: Interior

118 - Building	Useful Life 10	Remaining Life 5	
21,900 Sq. Ft. All Interior Spaces	Quantity 21,900	Unit of Measure Square Feet	
	Cost /SqFt \$0.750		
	% Included 100.00%	Total Cost/Study \$16,425	
Summary	Replacement Year 2021	Future Cost \$18,583	

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



00040 - Las Campanas (LC)

05000 - Roofing

318 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	Useful Life 20 Quantity 198 Cost /Sqrs \$500 % Included 100.00%	Remaining Life 5 Unit of Measure Squares Total Cost/Study \$99,000 Replacement Year 2021 Future Cost \$112,009
Summary		

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



912 - Miscellaneous 198 Squares- Roof Recoating	Useful Life 5 Quantity 198 Cost /Sqrs \$40.00 % Included 100.00%	Remaining Life 3 Unit of Measure Squares Total Cost/Study \$7,920 Replacement Year 2019 Future Cost \$8,529
Summary		

This is to prepare and recoat the low slope roofs. All roof should be regularly inspected and repaired as indicated to ensure full life.



00040 - Las Campanas (LC)

08000 - Rehab

212 - Bathrooms	Useful Life 20	Remaining Life 5	
2 Locker Rooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$23,500		
	% Included 100.00%	Total Cost/Study \$47,000	
Summary	Replacement Year 2021	Future Cost \$53,176	

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



318 - Restrooms	Useful Life 20	Remaining Life 3	
2 Racquetball Court Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$6,125		
	% Included 100.00%	Total Cost/Study \$12,250	
Summary	Replacement Year 2019	Future Cost \$13,192	

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



00040 - Las Campanas (LC)

08000 - Rehab

406 - Kitchen	Useful Life 1	Remaining Life 0
Clubhouse Kitchen	Quantity 1	Unit of Measure Room
	Cost /Rm \$7,000	
	% Included 100.00%	Total Cost/Study \$7,000
Summary	Replacement Year 2016	Future Cost \$7,000

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.



560 - Operable Wall/Partition	Useful Life 25	Remaining Life 17
1,296 Sq. Ft. [2] Agave	Quantity 1,296	Unit of Measure Square Feet
	Cost /SqFt \$35.00	
	% Included 100.00%	Total Cost/Study \$45,360
Summary	Replacement Year 2033	Future Cost \$69,021

This is to repair and replace the operable panel walls.

2- 12x54



12000 - Pool

112 - Resurface	Useful Life 12	Remaining Life 6
264 Lin. Ft. Pool	Quantity 264	Unit of Measure Linear Feet
	Cost /l.f. \$140	
	% Included 100.00%	Total Cost/Study \$36,960
Summary	Replacement Year 2022	Future Cost \$42,862

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

00040 - Las Campanas (LC)

12000 - Pool

406 - ADA Chair Lift	Useful Life 10	Remaining Life 5	
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,400		
	% Included 100.00%	Total Cost/Study	\$8,800
Summary	Replacement Year 2021	Future Cost	\$9,956

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

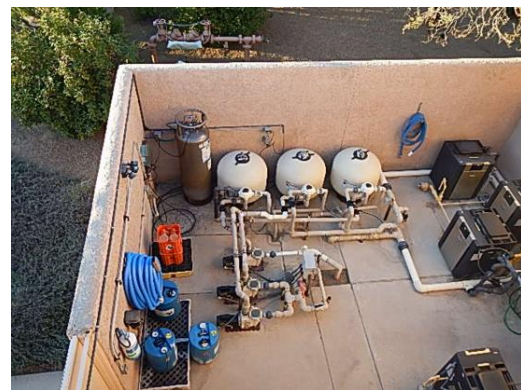
612 - Deck: Re-Surface	Useful Life 15	Remaining Life 5	
4,731 Sq. Ft. Pool Area Decking	Quantity 4,731	Unit of Measure	Square Feet
	Cost /SqFt \$7.50		
	% Included 100.00%	Total Cost/Study	\$35,483
Summary	Replacement Year 2021	Future Cost	\$40,145

This is to prepare and resurface the coated deck with Kool Deck or similar product.

712 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$37,560	Qty * \$/LS	\$37,560
	% Included 50.00%	Total Cost/Study	\$18,780
Summary	Replacement Year 2018	Future Cost	\$19,731

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

- 4- Pentair Triton II Commercial filters
- 4- Pentair Intelliflo Variable Speed pumps
- 1- additional spa pumps
- 4- Raypak Professional heaters (3- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.



00040 - Las Campanas (LC)

12000 - Pool

806 - Cover	Useful Life 6	Remaining Life 3	
4,400 Sq. Ft. Pool Cover	Quantity 4,400	Unit of Measure Square Feet	
	Cost /SqFt \$1.65		
	% Included 100.00%	Total Cost/Study \$7,260	
Summary	Replacement Year 2019	Future Cost \$7,818	

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

912 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,585		
	% Included 100.00%	Total Cost/Study \$7,585	
Summary	Replacement Year 2019	Future Cost \$8,168	

This is to replace miscellaneous pool furniture.

14000 - Recreation

210 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 1	
19 Fitness Center Cardio Machines (20%)	Quantity 19	Unit of Measure Items	
	Cost /Itm \$6,000	Qty * \$/Itm \$114,000	
	% Included 20.00%	Total Cost/Study \$22,800	
Summary	Replacement Year 2017	Future Cost \$23,370	

This is for as needed periodic replacement of the cardio equipment machines. Strength machines are provided for in another component.

Bikes (8)- 1 Schwinn Fan Spin, 2 Nustep Recumbent, 5 Techno Gym

Elliptical Machines (4)- 1 Cybex, 1 Precor, 1 Techno Gym, 1 Sci Fit

Rowing Machines (2)- 2 Concept-2

Stepper (1)- 1 Cybex

Treadmills (4)- 3 Woodway, 1 Techno Gym



00040 - Las Campanas (LC)

14000 - Recreation

310 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 1	
17 Fitness Center Strength Machines (10%)	Quantity 17	Unit of Measure Items	
	Cost /Itm \$4,000	Qty * \$/Itm \$68,000	
	% Included 10.00%	Total Cost/Study \$6,800	
Summary	Replacement Year 2017	Future Cost \$6,970	

This is for as needed periodic replacement of the strength equipment machines. Cardio machines are provided for in another component.

Cybox (2)- Leg Press, Leg Curl

Life Fitness (1)- Abdominal

Paramount Fitness (7)- Lower Back model FL1200, Lat Pull Down, Arm Curl, Seated Chest Press, Vertical Butterfly, Leg Extension, Multi Hip

Precor (1)- Abdominal

Techno Gym (6)- Low Row, Abductor, Adductor, 3 set Stair Machine, Posterior Flexibility, Anterior Flexibility



17000 - Tennis Court

120 - Reseal	Useful Life 7	Remaining Life 3	
14,000 Sq. Ft. [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet	
	Cost /SqFt \$0.900		
	% Included 100.00%	Total Cost/Study \$12,600	
Summary	Replacement Year 2019	Future Cost \$13,569	

This is to crack fill, seal and stripe the tennis courts.



00040 - Las Campanas (LC)

17000 - Tennis Court

520 - Resurface	Useful Life 21	Remaining Life 10
14,000 Sq. Ft. [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet
	Cost /SqFt \$2.75	
	% Included 100.00%	Total Cost/Study \$38,500
Summary	Replacement Year 2026	Future Cost \$49,283

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



19000 - Fencing

140 - Chain Link: 10'	Useful Life 30	Remaining Life 15
540 Lin. Ft. Tennis Court Fence	Quantity 540	Unit of Measure Linear Feet
	Cost /l.f. \$35.00	
	% Included 100.00%	Total Cost/Study \$18,900
Summary	Replacement Year 2031	Future Cost \$27,373

This is to replace the 10' chain link fencing.



00040 - Las Campanas (LC)

19000 - Fencing

210 - Wrought Iron: 5'	Useful Life 30	Remaining Life 11
315 Lin. Ft. Pool Area Fencing	Quantity 315	Unit of Measure Linear Feet
	Cost /l.f. \$34.00	
	% Included 100.00%	Total Cost/Study \$10,710
Summary	Replacement Year 2027	Future Cost \$14,052

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

520 - Parking Lot	Useful Life 30	Remaining Life 11
8 North Parking Lot Lights	Quantity 8	Unit of Measure Items
	Cost /itm \$2,500	
	% Included 100.00%	Total Cost/Study \$20,000
Summary	Replacement Year 2027	Future Cost \$26,242

This is to replace the parking lot lights.



00040 - Las Campanas (LC)

20000 - Lighting

560 - Parking Lot	Useful Life 30	Remaining Life 24
13 East Parking Lot Lights	Quantity 13	Unit of Measure Items
	Cost /Itm \$2,500	
	% Included 100.00%	Total Cost/Study \$32,500
Summary	Replacement Year 2040	Future Cost \$58,784

This is to replace the parking lot lights.



23000 - Mechanical Equipment

212 - HVAC	Useful Life 15	Remaining Life 7
11 Rooftop Trane Units- 2008	Quantity 11	Unit of Measure Items
	Cost /Itm \$7,923	
	% Included 100.00%	Total Cost/Study \$87,150
Summary	Replacement Year 2023	Future Cost \$103,594

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 lives.

- 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



00040 - Las Campanas (LC)
23000 - Mechanical Equipment

292 - HVAC 4 Rooftop Carrier Units- 2010	Useful Life 15 Quantity 4 Cost /Itm \$7,225 % Included 100.00%	Remaining Life 9 Unit of Measure Items Total Cost/Study \$28,900 Replacement Year 2025 Future Cost \$36,092
Summary		

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 lives.

- 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 Rooftop Carrier Unit- 2014	Useful Life 15 Quantity 1 Cost /Itm \$5,000 % Included 100.00%	Remaining Life 13 Unit of Measure Items Total Cost/Study \$5,000 Replacement Year 2029 Future Cost \$6,893
Summary		

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)

24600 - Safety / Access

210 - Fire Control Misc	Useful Life 20	Remaining Life 5	
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$15,875		
	% Included 100.00%	Total Cost/Study \$15,875	
Summary	Replacement Year 2021	Future Cost \$17,961	

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



25000 - Flooring

230 - Carpeting	Useful Life 10	Remaining Life 5	
580 Sq. Yds. Clubhouse Carpet	Quantity 580	Unit of Measure Square Yard	
	Cost /SqYd \$32.00		
	% Included 100.00%	Total Cost/Study \$18,560	
Summary	Replacement Year 2021	Future Cost \$20,999	

This is to replace the carpeting.



00040 - Las Campanas (LC)

25000 - Flooring

430 - Tile	Useful Life 20	Remaining Life 5	
3,050 Sq. Ft. Clubhouse Walls & Floors	Quantity 3,050	Unit of Measure Square Feet	
	Cost /SqFt \$10.00		
	% Included 100.00%	Total Cost/Study \$30,500	
Summary	Replacement Year 2021	Future Cost \$34,508	

This is to replace the wall and floor tile.



620 - Vinyl	Useful Life 15	Remaining Life 5	
540 Sq. Yds. Clubhouse	Quantity 540	Unit of Measure Square Yard	
	Cost /SqYd \$35.00		
	% Included 100.00%	Total Cost/Study \$18,900	
Summary	Replacement Year 2021	Future Cost \$21,384	

This is to replace the vinyl flooring.



00040 - Las Campanas (LC)

25000 - Flooring

700 - Hardwood Floors	Useful Life 25	Remaining Life 13	
1,600 Sq. Ft. Racquetball Court- Replace	Quantity 1,600	Unit of Measure Square Feet	
	Cost /SqFt \$14.00		
	% Included 100.00%	Total Cost/Study \$22,400	
Summary	Replacement Year 2029	Future Cost \$30,879	

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

2- 20' x 40' racquetball courts



740 - Hardwood Floors	Useful Life 40	Remaining Life 32	
2,925 Sq. Ft. Agave & Ocotillo Floor- Replace	Quantity 2,925	Unit of Measure Square Feet	
	Cost /SqFt \$15.00		
	% Included 100.00%	Total Cost/Study \$43,875	
Summary	Replacement Year 2048	Future Cost \$96,690	

This is to replace the Agave & Ocotillo room hardwood flooring. Refinishing is provided for within another component.

2008- Approximate new installation year.



00040 - Las Campanas (LC)

25000 - Flooring

770 - Hardwood Floors	Useful Life 10	Remaining Life 5	
2,925 Sq. Ft. Agave & Ocotillo Floor-Refinish	Quantity 2,925	Unit of Measure Square Feet	
	Cost /SqFt \$6.00		
	% Included 100.00%	Total Cost/Study \$17,550	
Summary	Replacement Year 2021	Future Cost \$19,856	

This is to refinish the hardwood flooring.



27000 - Appliances

800 - Miscellaneous	Useful Life 12	Remaining Life 6	
14 Kitchen Appliances	Quantity 14	Unit of Measure Items	
	Cost /Itm \$3,075		
	% Included 100.00%	Total Cost/Study \$43,050	
Summary	Replacement Year 2022	Future Cost \$49,925	

This is to repair or replace miscellaneous appliances.

Porcelain sink, Manitowoc ice machine w/ B320 bin, Hobart LXIH under counter commercial dishwasher, SS counter w/ 5 sinks, Bunn coffee, True TS-23 sngl door refer, True T-19F sngl door freezer, Vulcan 6-burner 36" range, Vulcan VC4ED convection oven, Captive Aire 5424 ND-2 hood, Ansul fire, GE microwave, SS table, Duke HB5HFM 5-pan portable buffet



00050 - Desert Hills (DH)

01000 - Paving

130 - Asphalt: Sealing	Useful Life 5	Remaining Life 4
104,016 Sq. Ft. Drives & Parking	Quantity 104,016	Unit of Measure Square Feet
	Cost /SqFt \$0.200	
	% Included 100.00%	Total Cost/Study \$20,803
Summary	Replacement Year 2020	Future Cost \$22,963

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.



230 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4
104,016 Sq. Ft. Drives & Parking (3%)	Quantity 104,016	Unit of Measure Square Feet
	Cost /SqFt \$3.25	Qty * \$/SqFt \$338,052
	% Included 2.50%	Total Cost/Study \$8,451
Summary	Replacement Year 2020	Future Cost \$9,329

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



00050 - Desert Hills (DH)

01000 - Paving

324 - Asphalt: Overlay w/ Interlayer 104,016 Sq. Ft. Drives & Parking	Useful Life 25 Remaining Life 8 Quantity 104,016 Unit of Measure Square Feet Cost /SqFt \$1.60 % Included 100.00% Total Cost/Study \$166,426 Replacement Year 2024 Future Cost \$202,773
Summary	

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.



02000 - Concrete

418 - Pool Deck 5,981 Sq. Ft. Pool Area Concrete (6%)	Useful Life 5 Remaining Life 2 Quantity 5,981 Unit of Measure Square Feet Cost /SqFt \$20.00 Qty * \$/SqFt \$119,620 % Included 6.00% Total Cost/Study \$7,177 Replacement Year 2018 Future Cost \$7,541
Summary	

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.



00050 - Desert Hills (DH)

03000 - Painting: Exterior

124 - Stucco	Useful Life 10	Remaining Life 5	
30,135 Sq. Ft. Exterior Building Surfaces	Quantity 30,135	Unit of Measure Square Feet	
	Cost /SqFt \$1.00		
	% Included 100.00%	Total Cost/Study \$30,135	
Summary	Replacement Year 2021	Future Cost \$34,095	

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



03500 - Painting: Interior

124 - Building	Useful Life 10	Remaining Life 5	
26,950 Sq. Ft. All Interior Spaces	Quantity 26,950	Unit of Measure Square Feet	
	Cost /SqFt \$0.750		
	% Included 100.00%	Total Cost/Study \$20,213	
Summary	Replacement Year 2021	Future Cost \$22,869	

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



00050 - Desert Hills (DH)

04500 - Decking/Balconies

200 - Resurface 1,778 Sq. Ft. Second Floor Deck	Useful Life 20 Quantity 1,778 Cost /SqFt \$6.00	Remaining Life 9 Unit of Measure Square Feet
Summary	% Included 100.00%	Total Cost/Study \$10,668
	Replacement Year 2025	Future Cost \$13,323

This is to resurface the deck.



05000 - Roofing

324 - Low Slope: Vinyl 137 Squares- Roof Replacement	Useful Life 20 Quantity 137 Cost /Sqrs \$500	Remaining Life 10 Unit of Measure Squares
Summary	% Included 100.00%	Total Cost/Study \$68,500
	Replacement Year 2026	Future Cost \$87,686

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.



00050 - Desert Hills (DH)

05000 - Roofing

918 - Miscellaneous	Useful Life 5	Remaining Life 2
137 Squares- Roof Recoating	Quantity 137	Unit of Measure Squares
	Cost /Sqrs \$40.00	
	% Included 100.00%	Total Cost/Study \$5,480
Summary	Replacement Year 2018	Future Cost \$5,757

This is to prepare and recoat the low slope roofs. All roof should be regularly inspected and repaired as indicated to ensure full life.



08000 - Rehab

218 - Bathrooms	Useful Life 20	Remaining Life 7
2 Locker Rooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$17,500	
	% Included 100.00%	Total Cost/Study \$35,000
Summary	Replacement Year 2023	Future Cost \$41,604

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



00050 - Desert Hills (DH)

08000 - Rehab

324 - Restrooms	Useful Life 20	Remaining Life 5
2 Auditorium Lobby Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$5,900	
	% Included 100.00%	Total Cost/Study \$11,800
Summary	Replacement Year 2021	Future Cost \$13,351

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



466 - Cabinets	Useful Life 20	Remaining Life 10
40 Lin. Ft. Countertops & Cabinets	Quantity 40	Unit of Measure Linear Feet
	Cost /l.f. \$640	
	% Included 100.00%	Total Cost/Study \$25,600
Summary	Replacement Year 2026	Future Cost \$32,770

This is for replacing the 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 25	Remaining Life 6	
770 Sq. Ft. [4] Room Dividers	Quantity 770	Unit of Measure Square Feet	
	Cost /SqFt \$40.00		
	% Included 100.00%	Total Cost/Study \$30,800	
Summary	Replacement Year 2022	Future Cost \$35,719	

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

- 1- 18x14 dining area divider
- 1- 12x14 kitchen/auditorium divider
- 2- 12.5x14 dining/auditorium dividers (pair)



12000 - Pool

118 - Resurface	Useful Life 12	Remaining Life 7	
260 Lin. Ft. Pool	Quantity 260	Unit of Measure Linear Feet	
	Cost /l.f. \$140		
	% Included 100.00%	Total Cost/Study \$36,400	
Summary	Replacement Year 2023	Future Cost \$43,268	

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



00050 - Desert Hills (DH)

12000 - Pool

618 - Deck: Re-Surface	Useful Life 15	Remaining Life 12
5,981 Sq. Ft. Pool Area Decking	Quantity 5,981	Unit of Measure Square Feet
	Cost /SqFt \$7.50	
	% Included 100.00%	Total Cost/Study \$44,858
Summary	Replacement Year 2028	Future Cost \$60,328

This is to prepare and resurface the coated deck with Kool Deck or similar product.



718 - Equipment: Replacement	Useful Life 5	Remaining Life 2
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$42,960	Qty * \$/LS \$42,960
	% Included 50.00%	Total Cost/Study \$21,480
Summary	Replacement Year 2018	Future Cost \$22,567

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

- 4- Pentair Triton II Commercial filters
- 4- Pentair Intelliflo Variable Speed pumps
- 2- additional spa pumps
- 5- Raypak Professional heaters (4- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.



00050 - Desert Hills (DH)

12000 - Pool

812 - Cover	Useful Life 6	Remaining Life 3
3,870 Sq. Ft. Pool Cover	Quantity 3,870	Unit of Measure Square Feet
	Cost /SqFt \$1.65	
	% Included 100.00%	Total Cost/Study \$6,386
Summary	Replacement Year 2019	Future Cost \$6,876

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.



918 - Furniture: Misc	Useful Life 6	Remaining Life 3
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$10,500	
	% Included 100.00%	Total Cost/Study \$10,500
Summary	Replacement Year 2019	Future Cost \$11,307

This is to replace miscellaneous pool furniture.

00050 - Desert Hills (DH)

14000 - Recreation

220 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 1	
13 Fitness Center Cardio Machines (20%)	Quantity 13	Unit of Measure Items	
	Cost /Itm \$6,000	Qty * \$/Itm \$78,000	
	% Included 20.00%	Total Cost/Study \$15,600	
Summary	Replacement Year 2017	Future Cost \$15,990	

This is for as needed periodic replacement of the cardio equipment machines. Strength machines are provided for in another component.

Bikes (5)- Techno Gym Excite Recumbent, Techno Gym, 2 x Schwinn Fan Spin, Vision Fitness

Elliptical Machines (2)- 2 x Precor

Rower (1)- Concept-2

Steppers (2)- Nu Step Recumbent, Sci Fit

Treadmills (3)- Techno Gym, Woodway, Precor



740 - Billiard Table	Useful Life 25	Remaining Life 5	
5 Billiards Room	Quantity 5	Unit of Measure Items	
	Cost /Itm \$4,500	Total Cost/Study \$22,500	
	% Included 100.00%	Future Cost \$25,457	
Summary	Replacement Year 2021		

This is to replace the billiard table.



00050 - Desert Hills (DH)

17000 - Tennis Court

130 - Reseal	Useful Life 7	Remaining Life 5	
28,800 Sq. Ft. [4] Tennis Courts	Quantity 28,800	Unit of Measure Square Feet	
	Cost /SqFt \$0.900		
	% Included 100.00%	Total Cost/Study \$25,920	
Summary	Replacement Year 2021	Future Cost \$29,326	

This is to crack fill, seal and stripe the tennis courts.



530 - Resurface	Useful Life 21	Remaining Life 15	
28,800 Sq. Ft. [4] Tennis Courts	Quantity 28,800	Unit of Measure Square Feet	
	Cost /SqFt \$2.75		
	% Included 100.00%	Total Cost/Study \$79,200	
Summary	Replacement Year 2031	Future Cost \$114,705	

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



610 - Lighting	Useful Life 30	Remaining Life 5	
15 Tennis Court Lights	Quantity 15	Unit of Measure Items	
	Cost /Itm \$2,750		
	% Included 100.00%	Total Cost/Study \$41,250	
Summary	Replacement Year 2021	Future Cost \$46,671	

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

00050 - Desert Hills (DH)

17500 - Basketball / Sport Court

410 - Overlay	Useful Life 8	Remaining Life 4	
2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing	Quantity 2,496	Unit of Measure Square Feet	
	Cost /SqFt \$2.50		
	% Included 100.00%	Total Cost/Study \$6,240	
Summary	Replacement Year 2020	Future Cost \$6,888	

This is to resurface the shuffleboard court.



19000 - Fencing

150 - Chain Link: 10'	Useful Life 30	Remaining Life 15	
960 Lin. Ft. Tennis Court Fence	Quantity 960	Unit of Measure Linear Feet	
	Cost /l.f. \$35.00		
	% Included 100.00%	Total Cost/Study \$33,600	
Summary	Replacement Year 2031	Future Cost \$48,663	

This is to replace the 10' chain link fencing.



00050 - Desert Hills (DH)

20000 - Lighting

210 - Pole Lights	Useful Life 20	Remaining Life 10
7 Walkway Lights	Quantity 7	Unit of Measure Items
	Cost /Itm \$1,000	
	% Included 100.00%	Total Cost/Study \$7,000
Summary	Replacement Year 2026	Future Cost \$8,961

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



530 - Parking Lot	Useful Life 30	Remaining Life 10
11 Parking Lot Lights	Quantity 11	Unit of Measure Items
	Cost /Itm \$2,250	
	% Included 100.00%	Total Cost/Study \$24,750
Summary	Replacement Year 2026	Future Cost \$31,682

This is to replace the parking lot lights.



00050 - Desert Hills (DH)

23000 - Mechanical Equipment

216 - HVAC	Useful Life 15	Remaining Life 4
4 Rooftop Carrier Units- 2005	Quantity 4	Unit of Measure Items
	Cost /Itm \$5,800	
	% Included 100.00%	Total Cost/Study \$23,200
Summary	Replacement Year 2020	Future Cost \$25,608

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 lives.

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



296 - HVAC	Useful Life 15	Remaining Life 6
3 Rooftop Carrier Units- 2007	Quantity 3	Unit of Measure Items
	Cost /Itm \$5,200	
	% Included 100.00%	Total Cost/Study \$15,600
Summary	Replacement Year 2022	Future Cost \$18,091

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 lives.

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



00050 - Desert Hills (DH)
23000 - Mechanical Equipment

332 - HVAC	Useful Life 15	Remaining Life 8
3 Rooftop Carrier Units- 2009	Quantity 3	Unit of Measure Items
	Cost /Itm \$6,333	
	% Included 100.00%	Total Cost/Study \$19,000
Summary	Replacement Year 2024	Future Cost \$23,150

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 lives.

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



360 - HVAC	Useful Life 15	Remaining Life 1
Rooftop Carrier Unit- 2000	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,000	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2017	Future Cost \$5,125

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- Ceramics Class- Carrier- 4T



00050 - Desert Hills (DH)

23000 - Mechanical Equipment

388 - HVAC	Useful Life 15	Remaining Life 12
3 Rooftop Carrier Units- 2013	Quantity 3	Unit of Measure Items
	Cost /Itm \$5,533	
	% Included 100.00%	Total Cost/Study \$16,600
Summary	Replacement Year 2028	Future Cost \$22,325

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 lives.

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



412 - HVAC	Useful Life 15	Remaining Life 3
Rooftop Carrier Unit- 2004	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,000	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2019	Future Cost \$5,384

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- Fitness- Carrier- 4T



00050 - Desert Hills (DH)
23000 - Mechanical Equipment

428 - HVAC	Useful Life 15	Remaining Life 1	
Rooftop Carrier Unit- 2002	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,000		
	% Included 100.00%	Total Cost/Study	\$9,000
Summary	Replacement Year 2017	Future Cost	\$9,225

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



444 - HVAC	Useful Life 15	Remaining Life 2	
Rooftop Carrier Unit- 2002	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,000		
	% Included 100.00%	Total Cost/Study	\$5,000
Summary	Replacement Year 2018	Future Cost	\$5,253

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 lives.

Unit 17A- Billiards Room- Carrier- 4T
 Unit 17B- Billiards Room- Carrier- 4T



00050 - Desert Hills (DH)

24000 - Furnishings

540 - Miscellaneous	Useful Life 10	Remaining Life 5	
Folding Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$22,400	
	% Included	100.00%	Total Cost/Study \$22,400
Summary	Replacement Year	2021	Future Cost \$25,344

This is to replace miscellaneous furnishings.



24600 - Safety / Access

220 - Fire Control Misc	Useful Life 20	Remaining Life 5	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$15,500	
	% Included	100.00%	Total Cost/Study \$15,500
Summary	Replacement Year	2021	Future Cost \$17,537

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



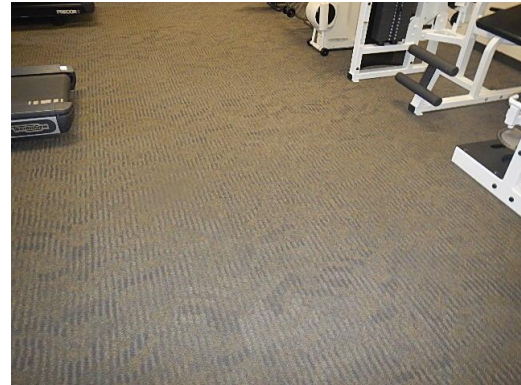
00050 - Desert Hills (DH)

25000 - Flooring

240 - Carpeting 970 Sq. Yds. Clubhouse Carpet	Useful Life 10 Remaining Life 5 Quantity 970 Unit of Measure Square Yard Cost /SqYd \$32.00 % Included 100.00% Total Cost/Study \$31,040 Replacement Year 2021 Future Cost \$35,119
--	---

Summary

This is to replace the carpeting.



440 - Tile 975 Sq. Ft. Clubhouse Walls & Floors	Useful Life 20 Remaining Life 5 Quantity 975 Unit of Measure Square Feet Cost /SqFt \$10.00 % Included 100.00% Total Cost/Study \$9,750 Replacement Year 2021 Future Cost \$11,031
--	--

Summary

This is to replace the wall and floor tile.



00050 - Desert Hills (DH)

25000 - Flooring

630 - Vinyl	Useful Life 15	Remaining Life 7
650 Sq. Yds. Clubhouse Vinyl (33%)	Quantity 650	Unit of Measure Square Yard
	Cost /SqYd \$26.00	Qty * \$/SqYd \$16,900
	% Included 33.33%	Total Cost/Study \$5,633
Summary	Replacement Year 2023	Future Cost \$6,696

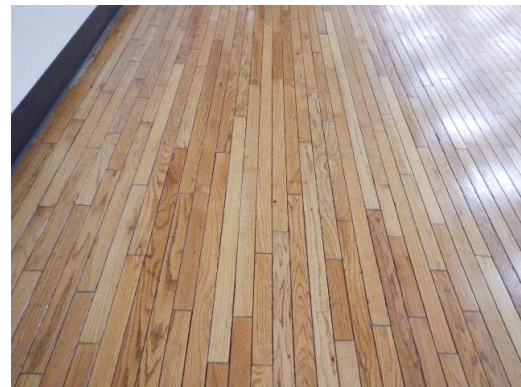
This is to replace the vinyl flooring.



710 - Hardwood Floors	Useful Life 50	Remaining Life 15
500 Sq. Ft. Stage- Replace	Quantity 500	Unit of Measure Square Feet
	Cost /SqFt \$15.00	
	% Included 100.00%	Total Cost/Study \$7,500
Summary	Replacement Year 2031	Future Cost \$10,862

This is to replace the hardwood flooring. Refinishing is provided from operating.

In 2016, the floor appears in good condition.



00050 - Desert Hills (DH)

27000 - Appliances

740 - Miscellaneous	Useful Life 20	Remaining Life 10	
7 Kitchen Appliances	Quantity 7	Unit of Measure Items	
	Cost /Itm \$4,600		
	% Included 100.00%	Total Cost/Study \$32,200	
Summary	Replacement Year 2026	Future Cost \$41,219	

This is to repair or replace miscellaneous appliances.

Traulsen commercial refer, Traulsen commercial freezer, hood, Ansul, Wolf double oven, Wolf 6-burner range, Hobart commercial dishwasher

00060 - Canoa Hills (CH)

01000 - Paving

136 - Asphalt: Sealing	Useful Life 5	Remaining Life 3	
67,354 Sq. Ft. Parking Lot	Quantity 67,354	Unit of Measure Square Feet	
	Cost /SqFt \$0.200		
	% Included 100.00%	Total Cost/Study \$13,471	
Summary	Replacement Year 2019	Future Cost \$14,507	

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.



00060 - Canoa Hills (CH)

01000 - Paving

236 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3	
67,354 Sq. Ft. Parking Lot (3%)	Quantity 67,354	Unit of Measure Square Feet	
	Cost /SqFt \$3.25	Qty * \$/SqFt \$218,901	
	% Included 2.50%	Total Cost/Study \$5,473	
Summary	Replacement Year 2019	Future Cost \$5,893	

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



330 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 2	
67,354 Sq. Ft. Parking Lot	Quantity 67,354	Unit of Measure Square Feet	
	Cost /SqFt \$1.60		
	% Included 100.00%	Total Cost/Study \$107,766	
Summary	Replacement Year 2018	Future Cost \$113,222	

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.



00060 - Canoa Hills (CH)

02000 - Concrete

424 - Pool Deck	Useful Life 5	Remaining Life 4	
5,950 Sq. Ft. Pool Area Concrete (6%)	Quantity 5,950	Unit of Measure Square Feet	
	Cost /SqFt \$20.00	Qty * \$/SqFt \$119,000	
	% Included 6.00%	Total Cost/Study \$7,140	
Summary	Replacement Year 2020	Future Cost \$7,881	

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

03000 - Painting: Exterior

130 - Stucco	Useful Life 10	Remaining Life 5	
10,940 Sq. Ft. Clubhouse Exterior	Quantity 10,940	Unit of Measure Square Feet	
	Cost /SqFt \$2.00		
	% Included 100.00%	Total Cost/Study \$21,880	
Summary	Replacement Year 2021	Future Cost \$24,755	

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



03500 - Painting: Interior

130 - Building	Useful Life 10	Remaining Life 5	
22,750 Sq. Ft. All Interior Spaces	Quantity 22,750	Unit of Measure Square Feet	
	Cost /SqFt \$0.750		
	% Included 100.00%	Total Cost/Study \$17,063	
Summary	Replacement Year 2021	Future Cost \$19,305	

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



00060 - Canoa Hills (CH)
03500 - Painting: Interior

05000 - Roofing

330 - Low Slope: Vinyl 227 Squares- Building Roof	Useful Life 20 Remaining Life 14 Quantity 227 Unit of Measure Squares Cost /Sqrs \$500 % Included 100.00% Total Cost/Study \$113,500 Replacement Year 2030 Future Cost \$160,373
Summary	

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.



924 - Miscellaneous 227 Squares- Roof Recoating	Useful Life 5 Remaining Life 4 Quantity 227 Unit of Measure Squares Cost /Sqrs \$40.00 % Included 100.00% Total Cost/Study \$9,080 Replacement Year 2020 Future Cost \$10,023
Summary	

This is to prepare and recoat the low slope roofs. All roof should be regularly inspected and repaired as indicated to ensure full life.



00060 - Canoa Hills (CH)

08000 - Rehab

224 - Bathrooms	Useful Life 20	Remaining Life 10	
2 Locker Rooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$40,750		
	% Included 100.00%	Total Cost/Study \$81,500	
Summary	Replacement Year 2026	Future Cost \$104,327	

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



330 - Restrooms	Useful Life 20	Remaining Life 10	
2 Clubhouse Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$20,500		
	% Included 100.00%	Total Cost/Study \$41,000	
Summary	Replacement Year 2026	Future Cost \$52,483	

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



00060 - Canoa Hills (CH)

08000 - Rehab

580 - Operable Wall/Partition	Useful Life 25	Remaining Life 5
980 Sq. Ft. Saguaro & Palo Verde Divider	Quantity 980	Unit of Measure Square Feet
	Cost /SqFt \$35.00	
	% Included 100.00%	Total Cost/Study \$34,300
Summary	Replacement Year 2021	Future Cost \$38,807

This is to replace the operable panel wall.

70x14



12000 - Pool

124 - Resurface	Useful Life 12	Remaining Life 8
274 Lin. Ft. Pool	Quantity 274	Unit of Measure Linear Feet
	Cost /l.f. \$160	
	% Included 100.00%	Total Cost/Study \$43,840
Summary	Replacement Year 2024	Future Cost \$53,415

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

2012- Pool resurfaced.



00060 - Canoa Hills (CH)

12000 - Pool

624 - Deck: Re-Surface	Useful Life 15	Remaining Life 11
5,950 Sq. Ft. Pool Area Decking	Quantity 5,950	Unit of Measure Square Feet
	Cost /SqFt \$7.50	
	% Included 100.00%	Total Cost/Study \$44,625
Summary	Replacement Year 2027	Future Cost \$58,552

This is to prepare and resurface the coated deck with Kool Deck or similar product.



724 - Equipment: Replacement	Useful Life 5	Remaining Life 2
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$26,160	Qty * \$/LS \$26,160
	% Included 50.00%	Total Cost/Study \$13,080
Summary	Replacement Year 2018	Future Cost \$13,742

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

- 4- Pentair Triton II Commercial filters
- 4- Pentair Intelliflo Variable Speed pumps
- 2- additional spa pumps
- 1- Raypak Professional heater (spa only)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.



00060 - Canoa Hills (CH)

12000 - Pool

790 - Heater	Useful Life 10	Remaining Life 5	
Pool XTherm Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$37,650		
	% Included 100.00%	Total Cost/Study	\$37,650
Summary	Replacement Year 2021	Future Cost	\$42,598

This is to replace the pool water heater.

Raypak
 WHP-2005 XTherm condensing pool heater 1999k BTU, SN 1105325025
 mfg 5/2011



818 - Cover	Useful Life 6	Remaining Life 3	
4,800 Sq. Ft. Pool Cover	Quantity 4,800	Unit of Measure	Square Feet
	Cost /SqFt \$1.65		
	% Included 100.00%	Total Cost/Study	\$7,920
Summary	Replacement Year 2019	Future Cost	\$8,529

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.



00060 - Canoa Hills (CH)

12000 - Pool

924 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$10,500		
	% Included 100.00%	Total Cost/Study \$10,500	
Summary	Replacement Year 2019	Future Cost \$11,307	

This is to replace miscellaneous pool furniture.

14000 - Recreation

230 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 1	
16 Fitness Center Cardio Machines (20%)	Quantity 16	Unit of Measure Items	
	Cost /Itm \$6,000	Qty * \$/Itm \$96,000	
	% Included 20.00%	Total Cost/Study \$19,200	
Summary	Replacement Year 2017	Future Cost \$19,680	

This is for as needed periodic replacement of the cardio equipment machines. Strength machines are provided for in another component.

Bikes (5)- Techno Gym Excite Recumbent, 2 x Vision Fitness E 4000, Schwinn Fan Spin, Techno Gym

Elliptical Machines (4)- Techno Gym, 2 x Precor, Cybex Arc Trainer

Rower (1)- Concept-2

Stepper (1)- Sci Fit

Treadmills (5)- 2 x Woodway, Techno Gym, 2 x Paramount



00060 - Canoa Hills (CH)

14000 - Recreation

330 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 1	
19 Fitness Center Strength Machines (10%)	Quantity 19	Unit of Measure Items	
	Cost /Itm \$4,000	Qty * \$/Itm \$76,000	
	% Included 10.00%	Total Cost/Study \$7,600	
Summary	Replacement Year 2017	Future Cost \$7,790	

This is for as needed periodic replacement of the strength equipment machines. Cardio machines are provided for in another component.

Cybex (1)- Arm Extension

Maxicam (1)- Rotary Torso

Paramount (14)- Pull-up/Chin-up, Lower Back Extension, Abdominal, Lat Pull Down, Seated Row, Rotary Chest, Seated Leg Curl, Leg Extension, Leg Press, Biceps Curl, Multi Hip, Chest Press, Deltoid, Pectoral Fly/Rear Deltoid

Precor (1)- Stretch Trainer

Techno Gym (2)- Abductor, Adductor

17000 - Tennis Court

140 - Reseal	Useful Life 7	Remaining Life 5	
14,000 Sq. Ft. [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet	
	Cost /SqFt \$0.900		
	% Included 100.00%	Total Cost/Study \$12,600	
Summary	Replacement Year 2021	Future Cost \$14,256	

This is to crack fill, seal and stripe the tennis courts.



00060 - Canoa Hills (CH)

19000 - Fencing

160 - Chain Link: 10'	Useful Life 30	Remaining Life 15
580 Lin. Ft. Tennis Court Fence	Quantity 580	Unit of Measure Linear Feet
	Cost /l.f. \$35.00	
	% Included 100.00%	Total Cost/Study \$20,300
Summary	Replacement Year 2031	Future Cost \$29,400

This is to replace the 10' chain link fencing.



20000 - Lighting

220 - Pole Lights	Useful Life 30	Remaining Life 10
24 Parking Lot & Walkway Lights	Quantity 24	Unit of Measure Items
	Cost /Itm \$2,500	
	% Included 100.00%	Total Cost/Study \$60,000
Summary	Replacement Year 2026	Future Cost \$76,805

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 6
7 Rooftop Carrier Units- 2007	Quantity 7	Unit of Measure Items
	Cost /Itm \$6,600	
	% Included 100.00%	Total Cost/Study \$46,200
Summary	Replacement Year 2022	Future Cost \$53,578

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 lives.

- Unit 1- Fitness- Carrier- 7.5T
- Unit 2- Locker Room-Carrier- 5T
- Unit 4- Bath- 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



340 - HVAC	Useful Life 15	Remaining Life 4
Rooftop Carrier Unit- 2005	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,800	
	% Included 100.00%	Total Cost/Study \$5,800
Summary	Replacement Year 2020	Future Cost \$6,402

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



00060 - Canoa Hills (CH)

23000 - Mechanical Equipment

364 - HVAC Rooftop Carrier Unit- 2006	Useful Life 15 Quantity 1 Cost /Itm \$5,800 % Included 100.00%	Remaining Life 5 Unit of Measure Items Total Cost/Study \$5,800 Replacement Year 2021 Future Cost \$6,562
--	---	---

Summary

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

Unit 10- Mesquite Room- Carrier- 5T



500 - Swamp Cooler Evaporative Cooler- 2014	Useful Life 20 Quantity 1 Cost /Itm \$2,000 % Included 100.00%	Remaining Life 18 Unit of Measure Items Total Cost/Study \$2,000 Replacement Year 2034 Future Cost \$3,119
--	---	--

Summary

This is to replace the evaporative cooler.

Kitchen- Champion



00060 - Canoa Hills (CH)

23000 - Mechanical Equipment

600 - Water Heater	Useful Life 12	Remaining Life 9	
Pool Eq Room Heater & Tank	Quantity 1	Unit of Measure	Items
	Cost /Itm \$12,000		
	% Included 100.00%	Total Cost/Study	\$12,000
Summary	Replacement Year 2025	Future Cost	\$14,986

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



24000 - Furnishings

560 - Miscellaneous	Useful Life 10	Remaining Life 5	
Folding Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$12,000		
	% Included 100.00%	Total Cost/Study	\$12,000
Summary	Replacement Year 2021	Future Cost	\$13,577

This is to replace miscellaneous furnishings.



00060 - Canoa Hills (CH)

24000 - Furnishings

580 - Miscellaneous	Useful Life 25	Remaining Life 5	
288 Sq. Ft. Portable Stage- Saguaro Room	Quantity 288	Unit of Measure Square Feet	
	Cost /SqFt \$26.00		
	% Included 100.00%	Total Cost/Study \$7,488	
Summary	Replacement Year 2021	Future Cost \$8,472	

This is to replace the portable stage.



620 - Miscellaneous	Useful Life 12	Remaining Life 6	
Lobby Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,000		
	% Included 100.00%	Total Cost/Study \$8,000	
Summary	Replacement Year 2022	Future Cost \$9,278	

This is to replace miscellaneous furnishings.

24600 - Safety / Access

230 - Fire Control Misc	Useful Life 20	Remaining Life 10	
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$16,000		
	% Included 100.00%	Total Cost/Study \$16,000	
Summary	Replacement Year 2026	Future Cost \$20,481	

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



00060 - Canoa Hills (CH)

25000 - Flooring

250 - Carpeting	Useful Life 10	Remaining Life 5
540 Sq. Yds. Clubhouse Carpeting	Quantity 540	Unit of Measure Square Yard
	Cost /SqYd \$32.00	
	% Included 100.00%	Total Cost/Study \$17,280
Summary	Replacement Year 2021	Future Cost \$19,551

This is to replace the carpeting.



450 - Tile	Useful Life 20	Remaining Life 5
6,475 Sq. Ft. Clubhouse Walls & Floors	Quantity 6,475	Unit of Measure Square Feet
	Cost /SqFt \$10.00	
	% Included 100.00%	Total Cost/Study \$64,750
Summary	Replacement Year 2021	Future Cost \$73,259

This is to replace the wall and floor tile.



00060 - Canoa Hills (CH)

25000 - Flooring

720 - Hardwood Floors	Useful Life 40	Remaining Life 14
6,150 Sq. Ft. Wood Floor- Replace	Quantity 6,150	Unit of Measure Square Feet
	Cost /SqFt \$15.00	
	% Included 100.00%	Total Cost/Study \$92,250
Summary	Replacement Year 2030	Future Cost \$130,347

This is to replace the hardwood flooring. Refinishing is provided for within another component.



750 - Hardwood Floors	Useful Life 10	Remaining Life 4
6,150 Sq. Ft. Wood Floor- Refinish	Quantity 6,150	Unit of Measure Square Feet
	Cost /SqFt \$6.00	
	% Included 100.00%	Total Cost/Study \$36,900
Summary	Replacement Year 2020	Future Cost \$40,731

This is to refinish the hardwood flooring.



00060 - Canoa Hills (CH)

27000 - Appliances

760 - Miscellaneous	Useful Life 20	Remaining Life 10	
16 Kitchen Appliances	Quantity 16	Unit of Measure Items	
	Cost /Itm \$3,450		
	% Included 100.00%	Total Cost/Study \$55,200	
Summary	Replacement Year 2026	Future Cost \$70,661	

This is to repair or replace miscellaneous appliances.

Manitowoc IY0606W-261 ice maker w/ B570 bin, Frigidaire FCFS201LFB3 5/2008 snl door commercial freezer, Traulsen GRI 2-32 LUT dbl door commercial refer, Wolf 6-burner range, Alto-Sham 1000-TH-1 dbl cook & hold, hood, Ansul, Haier microwave, Bunn coffee, Cecilware CL75-n coffee, SS table, SS triple sink, Hobart AM-14C commercial dishwasher, Hobart commercial disposal, SS sink, 2x portable SS tables



00070 - Santa Rita Springs (SRS)

01000 - Paving

142 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
80,636 Sq. Ft. Parking Lots	Quantity 80,636	Unit of Measure Square Feet	
	Cost /SqFt \$0.200		
	% Included 100.00%	Total Cost/Study \$16,127	
Summary	Replacement Year 2017	Future Cost \$16,530	

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.



00070 - Santa Rita Springs (SRS)

01000 - Paving

242 - Asphalt: Ongoing Repairs 80,636 Sq. Ft. Parking Lots (3%)	Useful Life 5 Remaining Life 1 Quantity 80,636 Cost /SqFt \$3.25 % Included 2.50%	Unit of Measure Square Feet Qty * \$/SqFt \$262,067 Total Cost/Study \$6,552 Future Cost \$6,715
Summary	Replacement Year 2017	

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



336 - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots	Useful Life 25 Remaining Life 1 Quantity 58,386 Cost /SqFt \$1.60 % Included 100.00%	Unit of Measure Square Feet Total Cost/Study \$93,418 Future Cost \$95,753
Summary	Replacement Year 2017	

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.



00070 - Santa Rita Springs (SRS)

01000 - Paving

360 - Asphalt: Overlay w/ Interlayer 22,250 Sq. Ft. South Parking Lot	Useful Life 25 Remaining Life 12 Quantity 22,250 Unit of Measure Square Feet Cost /SqFt \$1.60 % Included 100.00% Total Cost/Study \$35,600 Replacement Year 2028 Future Cost \$47,878
Summary	

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.



02000 - Concrete

430 - Pool Deck 5,975 Sq. Ft. Pool Area Concrete (6%)	Useful Life 5 Remaining Life 3 Quantity 5,975 Unit of Measure Square Feet Cost /SqFt \$20.00 Qty * \$/SqFt \$119,500 % Included 6.00% Total Cost/Study \$7,170 Replacement Year 2019 Future Cost \$7,721
Summary	

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

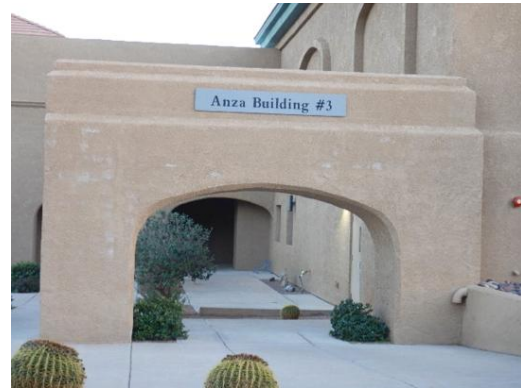


00070 - Santa Rita Springs (SRS)

03000 - Painting: Exterior

136 - Stucco	Useful Life 10	Remaining Life 1
28,540 Sq. Ft. Exterior Building Paint	Quantity 28,540	Unit of Measure Square Feet
	Cost /SqFt \$1.00	
	% Included 100.00%	Total Cost/Study \$28,540
Summary	Replacement Year 2017	Future Cost \$29,254

This is to prepare, power wash, sand, scrape, caulk and paint the stucco surfaces with a premium paint.
 In 2016, the surface is faded and exhibits efflorescence and dark stains.



400 - Wrought Iron	Useful Life 4	Remaining Life 2
1,758 Lin. Ft. Pool Fence, Metal Railings	Quantity 1,758	Unit of Measure Linear Feet
	Cost /l.f. \$6.40	
	% Included 100.00%	Total Cost/Study \$11,251
Summary	Replacement Year 2018	Future Cost \$11,821

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron.

348 lf- pool perimeter 5' wrought iron fence
 1,410 lf- bridge, deck, stair, walkway, south perimeter railings



00070 - Santa Rita Springs (SRS)

03500 - Painting: Interior

136 - Building	Useful Life 10	Remaining Life 5	
35,500 Sq. Ft. All Interior Spaces	Quantity 35,500	Unit of Measure Square Feet	
	Cost /SqFt \$0.750		
	% Included 100.00%	Total Cost/Study \$26,625	
Summary	Replacement Year 2021	Future Cost \$30,124	

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



04000 - Structural Repairs

600 - Metal Railings	Useful Life 10	Remaining Life 5	
1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%)	Quantity 1,410	Unit of Measure Linear Feet	
	Cost /l.f. \$30.00	Qty * \$/l.f. \$42,300	
	% Included 50.00%	Total Cost/Study \$21,150	
Summary	Replacement Year 2021	Future Cost \$23,929	

This is to replace the metal railings.

- 486 lf- upper level 4' metal railing
- 28 lf- upper level 2' metal railing
- 176 lf- bridge
- 120 lf- walkway
- 65 lf- stairwell
- 535 lf- south side property near wash canal and parking lot



00070 - Santa Rita Springs (SRS)

04500 - Decking/Balconies

206 - Resurface	Useful Life 20	Remaining Life 1
12,664 Sq. Ft. Elastomeric Deck- Resurface	Quantity 12,664	Unit of Measure Square Feet
	Cost /SqFt \$7.70	
	% Included 100.00%	Total Cost/Study \$97,513
Summary	Replacement Year 2017	Future Cost \$99,951

This is to resurface the deck. Deck seal coat is provided for within another component.

In 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 1
12,664 Sq. Ft. Elastomeric Deck- Seal/Repair	Quantity 12,664	Unit of Measure Square Feet
	Cost /SqFt \$1.80	
	% Included 100.00%	Total Cost/Study \$22,795
Summary	Replacement Year 2017	Future Cost \$23,365

This is seal and repair the rooftop decking of the Fiesta and Santa Cruz buildings.

In 2016, client indicated that deck membrane leak issues are being investigated and that repairs are needed. Some ceilings below the deck exhibited water stains.



00070 - Santa Rita Springs (SRS)

05000 - Roofing

336 - Low Slope: Vinyl	Useful Life 20	Remaining Life 5
68 Squares- Building Roof	Quantity 68	Unit of Measure Squares
	Cost /Sqrs \$500	
	% Included 100.00%	Total Cost/Study \$34,000
Summary	Replacement Year 2021	Future Cost \$38,468

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.



606 - Pitched: Tile	Useful Life 30	Remaining Life 10
84 Squares- Building Roof	Quantity 84	Unit of Measure Squares
	Cost /Sqrs \$600	
	% Included 100.00%	Total Cost/Study \$50,400
Summary	Replacement Year 2026	Future Cost \$64,516

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



08000 - Rehab

230 - Bathrooms	Useful Life 20	Remaining Life 5
2 Locker Rooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$36,875	
	% Included 100.00%	Total Cost/Study \$73,750
Summary	Replacement Year 2021	Future Cost \$83,441

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

00070 - Santa Rita Springs (SRS)

08000 - Rehab

336 - Restrooms 5 Restrooms	Useful Life 20 Quantity 5 Cost /Rm \$9,270 % Included 100.00%	Remaining Life 3 Unit of Measure Room Total Cost/Study \$46,350
Summary	Replacement Year 2019	Future Cost \$49,914

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

412 - Kitchen 2 Art & Fiesta Kitchenettes	Useful Life 20 Quantity 2 Cost /Rm \$3,850 % Included 100.00%	Remaining Life 5 Unit of Measure Room Total Cost/Study \$7,700
Summary	Replacement Year 2021	Future Cost \$8,712

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.



472 - Cabinets 2 Art & Clay Counters & Cabinets	Useful Life 20 Quantity 2 Cost /Rm \$8,625 % Included 100.00%	Remaining Life 1 Unit of Measure Room Total Cost/Study \$17,250
Summary	Replacement Year 2017	Future Cost \$17,681

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

In 2016, the counter tops are very worn.



00070 - Santa Rita Springs (SRS)

08000 - Rehab

12000 - Pool

130 - Resurface	Useful Life 12	Remaining Life 6	
240 Lin. Ft. Pool	Quantity 240	Unit of Measure Linear Feet	
	Cost /l.f. \$115		
	% Included 100.00%	Total Cost/Study \$27,600	
Summary	Replacement Year 2022	Future Cost \$32,008	

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



630 - Deck: Re-Surface	Useful Life 15	Remaining Life 3	
5,975 Sq. Ft. Pool Area Decking	Quantity 5,975	Unit of Measure Square Feet	
	Cost /SqFt \$7.50		
	% Included 100.00%	Total Cost/Study \$44,813	
Summary	Replacement Year 2019	Future Cost \$48,258	

This is to prepare and resurface the coated deck with Kool Deck or similar product.

In 2016, the deck was stained and exhibited some chipped areas.



00070 - Santa Rita Springs (SRS)

12000 - Pool

730 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$35,760	Qty * \$/LS \$35,760	
	% Included 50.00%	Total Cost/Study \$17,880	
Summary	Replacement Year 2018	Future Cost \$18,785	

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

- 3- Pentair Triton II Commercial filters
- 3- Pentair Intelliflo Variable Speed pumps
- 2- additional spa pumps
- 4- Raypak Professional heaters (3- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.



824 - Cover	Useful Life 6	Remaining Life 2	
3,600 Sq. Ft. Pool Cover	Quantity 3,600	Unit of Measure Square Feet	
	Cost /SqFt \$1.65		
	% Included 100.00%	Total Cost/Study \$5,940	
Summary	Replacement Year 2018	Future Cost \$6,241	

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.



00070 - Santa Rita Springs (SRS)

12000 - Pool

930 - Furniture: Misc	Useful Life 6	Remaining Life 2	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,000		
	% Included 100.00%	Total Cost/Study \$7,000	
Summary	Replacement Year 2018	Future Cost \$7,354	

This is to replace miscellaneous pool furniture.



14000 - Recreation

240 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 1	
11 Fitness Center Cardio Machines (20%)	Quantity 11	Unit of Measure Items	
	Cost /Itm \$6,000	Qty * \$/Itm \$66,000	
	% Included 20.00%	Total Cost/Study \$13,200	
Summary	Replacement Year 2017	Future Cost \$13,530	

This is for as needed periodic replacement of the cardio equipment machines. Strength machines are provided for in another component.

Bikes (3)- Techno Gym, 2 x Techno Gym Excite Recumbent

Elliptical Machines (3)- Cybex, 2 x Precor

Rower (1)- Concept-2

Stepper (1)- Tetrix

Treadmills (3)- Techno Gym, Precor, Woodway



00070 - Santa Rita Springs (SRS)

14000 - Recreation

340 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 1	
18 Fitness Center Strength Machines (10%)	Quantity 18	Unit of Measure Items	
	Cost /Itm \$4,000	Qty * \$/Itm \$72,000	
	% Included 10.00%	Total Cost/Study \$7,200	
Summary	Replacement Year 2017	Future Cost \$7,380	

This is for as needed periodic replacement of the strength equipment machines. Cardio machines are provided for in another component.

Techno Gym (18)- Abductor, Adductor, Multi Hip, Low Row, Lat Pull Down, Arm Curl, Arm Extension, Abdominal Crunch, Lower Back, Leg Extension, Leg Curl, Leg Press, Pectoral, Chest Press, Shoulder Press, Anterior Flexibility, Posterior Flexibility, Stretch Trainer



19000 - Fencing

220 - Wrought Iron: 5'	Useful Life 30	Remaining Life 10	
348 Lin. Ft. Pool Perimeter Fence	Quantity 348	Unit of Measure Linear Feet	
	Cost /l.f. \$34.00		
	% Included 100.00%	Total Cost/Study \$11,832	
Summary	Replacement Year 2026	Future Cost \$15,146	

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.



00070 - Santa Rita Springs (SRS)

20000 - Lighting

230 - Pole Lights	Useful Life 25	Remaining Life 12	
10 Bridge Lights	Quantity 10	Unit of Measure	Items
	Cost /Itm \$1,475		
	% Included 100.00%	Total Cost/Study	\$14,750
Summary	Replacement Year 2028	Future Cost	\$19,837

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



23000 - Mechanical Equipment

232 - HVAC	Useful Life 15	Remaining Life 12	
6 Miscellaneous Units- 2013	Quantity 6	Unit of Measure	Items
	Cost /Itm \$3,663		
	% Included 100.00%	Total Cost/Study	\$21,975
Summary	Replacement Year 2028	Future Cost	\$29,554

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 1- Pottery- Carrier- 3T
- Unit 2- Clay Studio- Carrier- 2.5T
- Unit 10- Coordinator's Office- Gree- 1T
- Unit 12- Santa Cruz- Carrier- 3T
- Unit 13- Fiesta Bath Room- Carrier- 2T
- Unit 16- Comp Mac Room- Carrier- 4T



00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

312 - HVAC 2 Carrier Units- 2006	Useful Life 15 Quantity 2 Cost /Itm \$4,900 % Included 100.00%	Remaining Life 5 Unit of Measure Items Total Cost/Study \$9,800 Replacement Year 2021 Future Cost \$11,088
-------------------------------------	---	--

Summary

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 lives.

Unit 3- Sculpture- Carrier- 3T
 Unit 8- Fitness- Carrier- 5T



344 - HVAC 2 Carrier Units- 2004	Useful Life 15 Quantity 2 Cost /Itm \$4,900 % Included 100.00%	Remaining Life 3 Unit of Measure Items Total Cost/Study \$9,800 Replacement Year 2019 Future Cost \$10,554
-------------------------------------	---	--

Summary

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 lives.

Unit 4- Hand Studio- Carrier- 3T
 Unit 9- Fitness- Carrier- 5T



00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

368 - HVAC	Useful Life 15	Remaining Life 11
2 Carrier Units- 2012	Quantity 2	Unit of Measure Items
	Cost /Itm \$5,800	
	% Included 100.00%	Total Cost/Study \$11,600
Summary	Replacement Year 2027	Future Cost \$15,220

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 lives.

Unit 5- Fiesta Room- Carrier- 5T
 Unit 24- Art Room- Carrier- 5T



392 - HVAC	Useful Life 15	Remaining Life 2
2 Carrier Units- 2003	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,650	
	% Included 100.00%	Total Cost/Study \$7,300
Summary	Replacement Year 2018	Future Cost \$7,670

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 lives.

Unit 6- Clay Studio- Carrier- 2.5T
 Unit 14- Kitchen- Carrier- 2.5T



00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

416 - HVAC	Useful Life 15	Remaining Life 7	
Carrier Unit- 2008	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,800		
	% Included 100.00%	Total Cost/Study	\$5,800
Summary	Replacement Year 2023	Future Cost	\$6,894

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

Unit 7- Fitness- Carrier- 5T



436 - HVAC	Useful Life 15	Remaining Life 13	
Carrier Unit- 2014	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,800		
	% Included 100.00%	Total Cost/Study	\$5,800
Summary	Replacement Year 2029	Future Cost	\$7,995

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

Unit 11- Locker Room- Carrier- 5T



00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

448 - HVAC	Useful Life 15	Remaining Life 1	
8 Carrier Units- 2001	Quantity 8	Unit of Measure	Items
	Cost /Itm \$7,200		
	% Included 100.00%	Total Cost/Study	\$57,600
Summary	Replacement Year 2017	Future Cost	\$59,040

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 lives.

- 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



00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

452 - HVAC	Useful Life 15	Remaining Life 6
2 Carrier Units- 2007	Quantity 2	Unit of Measure Items
	Cost /Itm \$7,150	
	% Included 100.00%	Total Cost/Study \$14,300
Summary	Replacement Year 2022	Future Cost \$16,584

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 lives.

- Unit 25- Photo Room- Carrier- 7T
- Unit 26- Photo Room- Carrier- 5T



23500 - Elevator

200 - Modernize/Overhaul	Useful Life 25	Remaining Life 5
Anza Building Elevator	Quantity 1	Unit of Measure Items
	Cost /Itm \$44,800	
	% Included 100.00%	Total Cost/Study \$44,800
Summary	Replacement Year 2021	Future Cost \$50,687

This is to modernize or overhaul the elevator system.



00070 - Santa Rita Springs (SRS)

23500 - Elevator

300 - Cab Rehab	Useful Life 20	Remaining Life 7	
Anza Elevator Cab	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,250		
	% Included 100.00%	Total Cost/Study	\$9,250
Summary	Replacement Year 2023	Future Cost	\$10,995

This is to rehab the elevator cab interior including items such as flooring, ceiling and wall panels.

24000 - Furnishings

600 - Miscellaneous	Useful Life 10	Remaining Life 5	
Anza Room Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$51,200		
	% Included 100.00%	Total Cost/Study	\$51,200
Summary	Replacement Year 2021	Future Cost	\$57,928

This is to replace miscellaneous furnishings.



24600 - Safety / Access

240 - Fire Control Misc	Useful Life 20	Remaining Life 4	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$28,150		
	% Included 100.00%	Total Cost/Study	\$28,150
Summary	Replacement Year 2020	Future Cost	\$31,072

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



00070 - Santa Rita Springs (SRS)

24600 - Safety / Access

25000 - Flooring

260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	Useful Life 10 Remaining Life 5 Quantity 1,400 Unit of Measure Square Yard Cost /SqYd \$32.00
Summary	% Included 100.00% Total Cost/Study \$44,800 Replacement Year 2021 Future Cost \$50,687

This is to replace the carpeting.



460 - Tile 1,825 Sq. Ft. Clubhouse Walls & Floors	Useful Life 20 Remaining Life 5 Quantity 1,825 Unit of Measure Square Feet Cost /SqFt \$10.00
Summary	% Included 100.00% Total Cost/Study \$18,250 Replacement Year 2021 Future Cost \$20,648

This is to replace the wall and floor tile.

730 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Replace	Useful Life 40 Remaining Life 20 Quantity 2,150 Unit of Measure Square Feet Cost /SqFt \$11.00
Summary	% Included 100.00% Total Cost/Study \$23,650 Replacement Year 2036 Future Cost \$38,753

This is to replace the hardwood flooring. Refinishing is provided for within another component.



00070 - Santa Rita Springs (SRS)

25000 - Flooring

760 - Hardwood Floors	Useful Life 10	Remaining Life 10	
2,150 Sq. Ft. Anza & Santa Cruz- Refinish	Quantity 2,150	Unit of Measure Square Feet	
	Cost /SqFt \$6.00		
	% Included 100.00%	Total Cost/Study \$12,900	
Summary	Replacement Year 2026	Future Cost \$16,513	

This is to refinish the hardwood flooring.



27000 - Appliances

780 - Miscellaneous	Useful Life 20	Remaining Life 5	
9 Kitchen Appliances	Quantity 9	Unit of Measure Items	
	Cost /Itm \$3,000		
	% Included 100.00%	Total Cost/Study \$27,000	
Summary	Replacement Year 2021	Future Cost \$30,548	

This is to repair or replace miscellaneous appliances.

- 1- Vollrath warming station
- 1- McCall Freezer
- 1- True Refrigerator
- 2- Duke Ovens
- 1- Manitowoc Ice Machine
- 1- GE Oven/Stove
- 1- GE Microwave
- 1- Mover Diebel Dishwasher



00080 - Canoa Ranch (CR)

01000 - Paving

148 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
64,068 Sq. Ft. Drives & Parking	Quantity 64,068	Unit of Measure	Square Feet
	Cost /SqFt \$0.200		
	% Included 100.00%	Total Cost/Study	\$12,814
Summary	Replacement Year 2017	Future Cost	\$13,134

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.



248 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
64,068 Sq. Ft. Drives & Parking (3%)	Quantity 64,068	Unit of Measure	Square Feet
	Cost /SqFt \$3.25	Qty * \$/SqFt	\$208,221
	% Included 2.50%	Total Cost/Study	\$5,206
Summary	Replacement Year 2017	Future Cost	\$5,336

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.



00080 - Canoa Ranch (CR)

01000 - Paving

342 - Asphalt: Overlay w/ Interlayer 64,068 Sq. Ft. Drives & Parking	Useful Life 25 Remaining Life 17 Quantity 64,068 Unit of Measure Square Feet Cost /SqFt \$1.60 % Included 100.00% Total Cost/Study \$102,509 Replacement Year 2033 Future Cost \$155,979
Summary	

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.



03000 - Painting: Exterior

142 - Stucco 14,760 Sq. Ft. Building Exterior Surfaces	Useful Life 10 Remaining Life 2 Quantity 14,760 Unit of Measure Square Feet Cost /SqFt \$1.00 % Included 100.00% Total Cost/Study \$14,760 Replacement Year 2018 Future Cost \$15,507
Summary	

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



00080 - Canoa Ranch (CR)

03000 - Painting: Exterior

406 - Wrought Iron	Useful Life 4	Remaining Life 1	
614 Lin. Ft. Metal Fencing & Railings	Quantity 614	Unit of Measure Linear Feet	
	Cost /l.f. \$9.00		
	% Included 100.00%	Total Cost/Study \$5,526	
Summary	Replacement Year 2017	Future Cost \$5,664	

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron.

- 300 lf- 4' metal rail, north side parking lot @ ditch
- 264 lf- 6' wrought iron fencing @ patio perimeter
- 50 lf- metal hand rail @pickleball courts walkway



03500 - Painting: Interior

142 - Building	Useful Life 10	Remaining Life 5	
26,200 Sq. Ft. All Interior Spaces	Quantity 26,200	Unit of Measure Square Feet	
	Cost /SqFt \$0.750		
	% Included 100.00%	Total Cost/Study \$19,650	
Summary	Replacement Year 2021	Future Cost \$22,232	

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



00080 - Canoa Ranch (CR)

04000 - Structural Repairs

606 - Metal Railings	Useful Life 20	Remaining Life 12
350 Lin. Ft. Parking & Pickleball	Quantity 350	Unit of Measure Linear Feet
	Cost /l.f. \$25.00	
	% Included 100.00%	Total Cost/Study \$8,750
Summary	Replacement Year 2028	Future Cost \$11,768

This is to replace the metal railings.

300 lf- north side parking lot @ ditch
 50 lf- at pickleball courts walkway



912 - Doors	Useful Life 20	Remaining Life 12
3 Pool East Patio Doors	Quantity 3	Unit of Measure Items
	Cost /Itm \$16,000	
	% Included 100.00%	Total Cost/Study \$48,000
Summary	Replacement Year 2028	Future Cost \$64,555

This is to repair, replace and maintain the 5-panel glass doors, operators and hardware.

3- 10'x16.5' glass doors
 3- LiftMaster operators



00080 - Canoa Ranch (CR)

05000 - Roofing

200 - Low Slope: BUR	Useful Life 20	Remaining Life 12
133 Squares- Building Roof	Quantity 133	Unit of Measure Squares
	Cost /Sqrs \$300	
	% Included 100.00%	Total Cost/Study \$39,900
Summary	Replacement Year 2028	Future Cost \$53,661

This is to replace the built-up roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.



612 - Pitched: Tile	Useful Life 30	Remaining Life 22
45 Squares- Building Roof	Quantity 45	Unit of Measure Squares
	Cost /Sqrs \$600	
	% Included 100.00%	Total Cost/Study \$27,000
Summary	Replacement Year 2038	Future Cost \$46,482

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



00080 - Canoa Ranch (CR)

12000 - Pool

136 - Resurface	Useful Life 12	Remaining Life 4	
256 Lin. Ft. Pool	Quantity 256	Unit of Measure Linear Feet	
	Cost /l.f. \$140		
	% Included 100.00%	Total Cost/Study \$35,840	
Summary	Replacement Year 2020	Future Cost \$39,561	

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



412 - ADA Chair Lift	Useful Life 10	Remaining Life 4	
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure Items	
	Cost /Itm \$8,400		
	% Included 100.00%	Total Cost/Study \$16,800	
Summary	Replacement Year 2020	Future Cost \$18,544	

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

Spectrum Products Traveler II



00080 - Canoa Ranch (CR)

12000 - Pool

636 - Deck: Re-Surface	Useful Life 15	Remaining Life 0
2,650 Sq. Ft. Pool Area Decking	Quantity 2,650	Unit of Measure Square Feet
	Cost /SqFt \$13.58	
	% Included 100.00%	Total Cost/Study \$36,000
Summary	Replacement Year 2016	Future Cost \$36,000

This is to prepare and resurface the coated deck with Kool Deck or similar product.

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.

2016- Per client 4/21/2016, \$36,000 total is anticipated to replace the pool in 2016.

Typical failure.



00080 - Canoa Ranch (CR)

12000 - Pool

736 - Equipment: Replacement	Useful Life 5	Remaining Life 4	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$33,360	Qty * \$/LS \$33,360	
	% Included 50.00%	Total Cost/Study \$16,680	
Summary	Replacement Year 2020	Future Cost \$18,412	

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

- 4- Pentair Triton II Commercial filters
- 3- Pentair Intelliflo Variable Speed pumps
- 2- additional spa pumps
- 3- Raypak Professional heaters (2- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

2015- Equipment including filters were replaced.



00080 - Canoa Ranch (CR)

14000 - Recreation

250 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 1	
13 Fitness Center Cardio Machines (20%)	Quantity 13	Unit of Measure Items	
	Cost /Itm \$6,000	Qty * \$/Itm \$78,000	
	% Included 20.00%	Total Cost/Study \$15,600	
Summary	Replacement Year 2017	Future Cost \$15,990	

This is for as needed periodic replacement of the cardio equipment machines. Strength machines are provided for in another component.

Bikes (5)- Techno Gym Recumbent, Techno Gym Recumbent Excite, 2 x Techno Gym, Techno Gym Excite

Elliptical Machines (4)- 3 x Techno Gym Excite, Cybex Arc Trainer

Rower (1)- Concept-2

Treadmills (3)- Woodway



00080 - Canoa Ranch (CR)

14000 - Recreation

350 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 1
19 Fitness Center Strength Machines (10%)	Quantity 19	Unit of Measure Items
	Cost /Itm \$4,000	Qty * \$/Itm \$76,000
	% Included 10.00%	Total Cost/Study \$7,600
Summary	Replacement Year 2017	Future Cost \$7,790

This is for as needed periodic replacement of the strength equipment machines. Cardio machines are provided for in another component.

Cybox (1)- Fly/Rear Deltoid

Precor (1)- Stretch Trainer

Radiant (1)- Pulley Machine

Techno Gym (16)- Anterior Flexibility, Posterior Flexibility, Shoulder Press, Arm Extension, Arm Curl, Rotary Torso, Abdominal Crunch, Lower Back, Leg Extension, Leg Curl, Chest Incline, Abductor, Adductor, Pull-up Climber, Leg Press, Low Row



17500 - Basketball / Sport Court

220 - Seal & Striping	Useful Life 7	Remaining Life 2
11,204 Sq. Ft. Pickleball & Basketball Courts	Quantity 11,204	Unit of Measure Square Feet
	Cost /SqFt \$0.900	
	% Included 100.00%	Total Cost/Study \$10,084
Summary	Replacement Year 2018	Future Cost \$10,594

This is to seal, repair and re-stripe the pickleball courts and basketball court surfaces on an ongoing basis.



00080 - Canoa Ranch (CR)

17500 - Basketball / Sport Court

420 - Overlay	Useful Life 21	Remaining Life 16	
11,204 Sq. Ft. Pickleball & Basketball Courts	Quantity 11,204	Unit of Measure Square Feet	
	Cost /SqFt \$2.75		
	% Included 100.00%	Total Cost/Study \$30,811	
Summary	Replacement Year 2032	Future Cost \$45,739	

This is to overlay the surface with new hot asphalt.



19000 - Fencing

100 - Chain Link	Useful Life 30	Remaining Life 24	
788 Lin. Ft. Pickleball & Basketball Courts	Quantity 788	Unit of Measure Linear Feet	
	Cost /l.f. \$30.00		
	% Included 100.00%	Total Cost/Study \$23,640	
Summary	Replacement Year 2040	Future Cost \$42,758	

This is to replace the chain link fencing.

- 200 lf- 10' chain link fence @ basketball court
- 460 lf- 10' chain link fence @ pickleball courts
- 128 lf- 4' chain link fence @ pickleball courts



00080 - Canoa Ranch (CR)

19000 - Fencing

230 - Wrought Iron: 6'	Useful Life 30	Remaining Life 22
264 Lin. Ft. Patio Perimeter	Quantity 264	Unit of Measure Linear Feet
	Cost /l.f. \$36.00	
	% Included 100.00%	Total Cost/Study \$9,504
Summary	Replacement Year 2038	Future Cost \$16,362

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.



20000 - Lighting

540 - Parking Lot	Useful Life 25	Remaining Life 17
4 Parking Lot Lights	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,500	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2033	Future Cost \$15,216

This is to replace the parking lot lights.



00080 - Canoa Ranch (CR)

23000 - Mechanical Equipment

100 - HVAC	Useful Life 18	Remaining Life 10
435 Lin. Ft. [5] Pool Area Fabric Ducts	Quantity 435	Unit of Measure Linear Feet
	Cost /l.f. \$35.00	
	% Included 100.00%	Total Cost/Study \$15,225
Summary	Replacement Year 2026	Future Cost \$19,489

This is to replace the pool area fabric ducts. Fabric ducts require regular cleaning.



236 - HVAC	Useful Life 15	Remaining Life 7
5 Rooftop HVAC Units- 2008	Quantity 5	Unit of Measure Items
	Cost /Itm \$8,120	
	% Included 100.00%	Total Cost/Study \$40,600
Summary	Replacement Year 2023	Future Cost \$48,261

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 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



00080 - Canoa Ranch (CR)

23000 - Mechanical Equipment

508 - Swamp Cooler	Useful Life 15	Remaining Life 7	
5 Rooftop Evaporative Coolers- 2008	Quantity 5	Unit of Measure	Items
	Cost /Itm \$3,000		
	% Included 100.00%	Total Cost/Study	\$15,000
Summary	Replacement Year 2023	Future Cost	\$17,830

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



24600 - Safety / Access

250 - Fire Control Misc	Useful Life 20	Remaining Life 12	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$16,000		
	% Included 100.00%	Total Cost/Study	\$16,000
Summary	Replacement Year 2028	Future Cost	\$21,518

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



00080 - Canoa Ranch (CR)

25000 - Flooring

270 - Carpeting 660 Sq. Yds. All Spaces	Useful Life 10 Remaining Life 2 Quantity 660 Unit of Measure Square Yard Cost /SqYd \$32.00 % Included 100.00% Total Cost/Study \$21,120 Replacement Year 2018 Future Cost \$22,189
--	---

Summary

This is to replace the carpeting.



470 - Tile 1,575 Sq. Ft. Clubhouse Walls & Floors	Useful Life 20 Remaining Life 5 Quantity 1,575 Unit of Measure Square Feet Cost /SqFt \$10.00 % Included 100.00% Total Cost/Study \$15,750 Replacement Year 2021 Future Cost \$17,820
--	---

Summary

This is to replace the wall and floor tile.



00090 - Abrego South (ABS)

01000 - Paving

254 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3
18,768 Sq. Ft. Seal/Crack Fill/Stripe	Quantity 18,768	Unit of Measure Square Feet
	Cost /SqFt \$0.350	
	% Included 100.00%	Total Cost/Study \$6,569
Summary	Replacement Year 2019	Future Cost \$7,074

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.



400 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 8
18,768 Sq. Ft. Parking Lot	Quantity 18,768	Unit of Measure Square Feet
	Cost /SqFt \$5.00	
	% Included 100.00%	Total Cost/Study \$93,840
Summary	Replacement Year 2024	Future Cost \$114,335

This is for major excavation, recompaction and installation of new hot mix asphalt to selected areas.



00090 - Abrego South (ABS)

02000 - Concrete

442 - Pool Deck	Useful Life 5	Remaining Life 3	
5,565 Sq. Ft. Pool Area Concrete (5%)	Quantity 5,565	Unit of Measure Square Feet	
	Cost /SqFt \$20.00	Qty * \$/SqFt \$111,300	
	% Included 5.00%	Total Cost/Study \$5,565	
Summary	Replacement Year 2019	Future Cost \$5,993	

This is to repair and replace deck drains and concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.



03000 - Painting: Exterior

200 - Surface Restoration	Useful Life 10	Remaining Life 5	
7,191 Sq. Ft. Exterior Surfaces	Quantity 7,191	Unit of Measure Square Feet	
	Cost /SqFt \$1.00	Total Cost/Study \$7,191	
	% Included 100.00%	Future Cost \$8,136	
Summary	Replacement Year 2021		

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.



00090 - Abrego South (ABS)

05000 - Roofing

372 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	Useful Life 20 Quantity 49 Cost /Sqrs \$500 % Included 100.00%	Remaining Life 15 Unit of Measure Squares Total Cost/Study \$24,500
Summary	Replacement Year 2031	Future Cost \$35,483

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.



08000 - Rehab

236 - Bathrooms 2 Locker Rooms	Useful Life 20 Quantity 2 Cost /Rm \$8,500 % Included 100.00%	Remaining Life 10 Unit of Measure Room Total Cost/Study \$17,000
Summary	Replacement Year 2026	Future Cost \$21,761

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



342 - Restrooms 2 Clubhouse Restrooms	Useful Life 20 Quantity 2 Cost /Rm \$3,000 % Included 100.00%	Remaining Life 11 Unit of Measure Room Total Cost/Study \$6,000
Summary	Replacement Year 2027	Future Cost \$7,873

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

00090 - Abrego South (ABS)

08000 - Rehab

12000 - Pool

140 - Resurface	Useful Life 12	Remaining Life 10
170 Lin. Ft. Pool	Quantity 170	Unit of Measure Linear Feet
	Cost /l.f. \$120	
	% Included 100.00%	Total Cost/Study \$20,400
Summary	Replacement Year 2026	Future Cost \$26,114

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



418 - ADA Chair Lift	Useful Life 10	Remaining Life 5
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure Items
	Cost /Itm \$4,400	
	% Included 100.00%	Total Cost/Study \$8,800
Summary	Replacement Year 2021	Future Cost \$9,956

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



642 - Deck: Re-Surface	Useful Life 10	Remaining Life 8
5,565 Sq. Ft. Pool Area Decking	Quantity 5,565	Unit of Measure Square Feet
	Cost /SqFt \$7.50	
	% Included 100.00%	Total Cost/Study \$41,738
Summary	Replacement Year 2024	Future Cost \$50,853

This is to prepare and resurface the coated deck with Kool Deck or similar product.

00090 - Abrego South (ABS)

12000 - Pool

742 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$28,560	Qty * \$/LS	\$28,560
	% Included 50.00%	Total Cost/Study	\$14,280
Summary	Replacement Year 2019	Future Cost	\$15,378

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

- 3- Raypak Professional Heaters
- 2- Triton II commercial filters
- 2- Pentair Intelliflow variable speed pumps
- 1- spa air blower pump
- 1- Century spa jet pump
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.



936 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furnishings	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,500		
	% Included 100.00%	Total Cost/Study	\$6,500
Summary	Replacement Year 2019	Future Cost	\$7,000

This is to replace miscellaneous pool furniture.

00090 - Abrego South (ABS)

19000 - Fencing

900 - Miscellaneous	Useful Life 20	Remaining Life 15
258 Lin. Ft. Pool Perimeter Wall/Fence	Quantity 258	Unit of Measure Linear Feet
	Cost /l.f. \$25.00	
	% Included 100.00%	Total Cost/Study \$6,450
Summary	Replacement Year 2031	Future Cost \$9,342

This is for miscellaneous repairs and replacement to the pool perimeter fencing, walls and pedestrian gates.



20000 - Lighting

240 - Pole Lights	Useful Life 20	Remaining Life 10
8 Shuffleboard Lights	Quantity 8	Unit of Measure Items
	Cost /Itm \$1,200	
	% Included 100.00%	Total Cost/Study \$9,600
Summary	Replacement Year 2026	Future Cost \$12,289

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



00090 - Abrego South (ABS)
23000 - Mechanical Equipment

240 - HVAC	Useful Life 15	Remaining Life 10
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure Items
	Cost /Itm \$5,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2026	Future Cost \$12,801

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 its life.

- Unit 1- West Lobby- Carrier- 4T
- Unit 2- East Lobby/Restrooms- Carrier- 4T



26000 - Outdoor Equipment

900 - Miscellaneous	Useful Life 8	Remaining Life 4
3,744 Sq. Ft. [12] Shuffleboard Courts	Quantity 3,744	Unit of Measure Square Feet
	Cost /SqFt \$2.25	
	% Included 100.00%	Total Cost/Study \$8,424
Summary	Replacement Year 2020	Future Cost \$9,299

This is to resurface the shuffleboard courts.



00100 - Continental Vistas (CV)

01000 - Paving

406 - Asphalt: Major Repairs 6,726 Sq. Ft. Parking Lot	Useful Life 25 Remaining Life 9 Quantity 6,726 Unit of Measure Square Feet Cost /SqFt \$5.00 % Included 100.00% Total Cost/Study \$33,630 Replacement Year 2025 Future Cost \$41,999
Summary	

This is for major excavation, recompaction and installation of new hot mix asphalt to selected areas.



02000 - Concrete

448 - Pool Deck 4,748 Sq. Ft. Pool Area Concrete (6%)	Useful Life 5 Remaining Life 5 Quantity 4,748 Unit of Measure Square Feet Cost /SqFt \$20.00 Qty * \$/SqFt \$94,960 % Included 6.00% Total Cost/Study \$5,698 Replacement Year 2021 Future Cost \$6,446
Summary	

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

00100 - Continental Vistas (CV)

05000 - Roofing

342 - Low Slope: Vinyl 20 Squares- Pool Building Roof	Useful Life 20 Remaining Life 10 Quantity 20 Unit of Measure Squares Cost /Sqrs \$500 % Included 100.00% Total Cost/Study \$10,000 Replacement Year 2026 Future Cost \$12,801
Summary	

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.



618 - Pitched: Tile 13 Squares- Pool Building Roof	Useful Life 30 Remaining Life 5 Quantity 13 Unit of Measure Squares Cost /Sqrs \$600 % Included 100.00% Total Cost/Study \$7,800 Replacement Year 2021 Future Cost \$8,825
Summary	

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



00100 - Continental Vistas (CV)

08000 - Rehab

242 - Bathrooms	Useful Life 20	Remaining Life 10
2 Locker Rooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$8,500	
	% Included 100.00%	Total Cost/Study \$17,000
Summary	Replacement Year 2026	Future Cost \$21,761

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



12000 - Pool

146 - Resurface	Useful Life 12	Remaining Life 6
180 Lin. Ft. Pool	Quantity 180	Unit of Measure Linear Feet
	Cost /l.f. \$120	
	% Included 100.00%	Total Cost/Study \$21,600
Summary	Replacement Year 2022	Future Cost \$25,049

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

648 - Deck: Re-Surface	Useful Life 15	Remaining Life 5
4,748 Sq. Ft. Pool Area Decking	Quantity 4,748	Unit of Measure Square Feet
	Cost /SqFt \$7.50	
	% Included 100.00%	Total Cost/Study \$35,610
Summary	Replacement Year 2021	Future Cost \$40,289

This is to prepare and resurface the coated deck with Kool Deck or similar product.

00100 - Continental Vistas (CV)

12000 - Pool

748 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$30,360	Qty * \$/LS \$30,360	
	% Included 50.00%	Total Cost/Study \$15,180	
Summary	Replacement Year 2018	Future Cost \$15,948	

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

- 3- Pentair Triton II Commercial filters
- 3- Pentair Intelliflo Variable Speed pumps
- 1- additional spa pumps
- 2- Raypak Professional heaters (1- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.



942 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furnishings	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,500		
	% Included 100.00%	Total Cost/Study \$6,500	
Summary	Replacement Year 2019	Future Cost \$7,000	

This is to replace miscellaneous pool furniture.

00100 - Continental Vistas (CV)

23000 - Mechanical Equipment

244 - HVAC	Useful Life 15	Remaining Life 3	
Rooftop Carrier Unit- 2004	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,800		
	% Included 100.00%	Total Cost/Study	\$5,800
Summary	Replacement Year 2019	Future Cost	\$6,246

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- Carrier- 5T



248 - HVAC	Useful Life 15	Remaining Life 12	
2 Rooftop Carrier Units- 2013	Quantity 2	Unit of Measure	Items
	Cost /Itm \$5,800		
	% Included 100.00%	Total Cost/Study	\$11,600
Summary	Replacement Year 2028	Future Cost	\$15,601

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 lives.

Unit 1- Building Roof- Carrier- 5T
 Unit 2- Building Roof- Carrier- 5T



00110 - Madera Vista (MV)

01000 - Paving

412 - Asphalt: Major Repairs 9,772 Sq. Ft. Parking Lot	Useful Life 25 Remaining Life 16 Quantity 9,772 Unit of Measure Square Feet Cost /SqFt \$5.00 % Included 100.00% Total Cost/Study \$48,860 Replacement Year 2032 Future Cost \$72,533
Summary	

This is for major excavation, recompaction and installation of new hot mix asphalt to selected areas.



03000 - Painting: Exterior

206 - Surface Restoration 4,020 Sq. Ft. Exterior Surfaces	Useful Life 10 Remaining Life 5 Quantity 4,020 Unit of Measure Square Feet Cost /SqFt \$1.50 % Included 100.00% Total Cost/Study \$6,030 Replacement Year 2021 Future Cost \$6,822
Summary	

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.



00110 - Madera Vista (MV)

05000 - Roofing

624 - Pitched: Tile 39 Squares- Pool Building Roof	Useful Life 30 Quantity 39 Cost /Sqrs \$600 % Included 100.00%	Remaining Life 5 Unit of Measure Squares Total Cost/Study \$23,400
Summary	Replacement Year 2021	Future Cost \$26,475

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



08000 - Rehab

248 - Bathrooms 2 Locker Rooms	Useful Life 20 Quantity 2 Cost /Rm \$3,750 % Included 100.00%	Remaining Life 10 Unit of Measure Room Total Cost/Study \$7,500
Summary	Replacement Year 2026	Future Cost \$9,601

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

12000 - Pool

154 - Resurface 156 Lin. Ft. Pool	Useful Life 12 Quantity 156 Cost /l.f. \$120 % Included 100.00%	Remaining Life 6 Unit of Measure Linear Feet Total Cost/Study \$18,720
Summary	Replacement Year 2022	Future Cost \$21,709

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



00110 - Madera Vista (MV)

12000 - Pool

654 - Deck: Re-Surface	Useful Life 15	Remaining Life 8
4,008 Sq. Ft. Pool Area Decking	Quantity 4,008	Unit of Measure Square Feet
	Cost /SqFt \$7.50	
	% Included 100.00%	Total Cost/Study \$30,060
Summary	Replacement Year 2024	Future Cost \$36,625

This is to prepare and resurface the coated deck with Kool Deck or similar product.

754 - Equipment: Replacement	Useful Life 5	Remaining Life 3
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$21,960	Qty * \$/LS \$21,960
	% Included 50.00%	Total Cost/Study \$10,980
Summary	Replacement Year 2019	Future Cost \$11,824

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

- 2- Pentair Triton II Commercial filters
- 2- Pentair Intelliflo Variable Speed pumps
- 2- Raypak Professional heaters (1- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.



948 - Furniture: Misc	Useful Life 6	Remaining Life 3
Pool Area Furnishings	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$6,500	
	% Included 100.00%	Total Cost/Study \$6,500
Summary	Replacement Year 2019	Future Cost \$7,000

This is to replace miscellaneous pool furniture.

00110 - Madera Vista (MV)

17000 - Tennis Court

540 - Resurface	Useful Life 21	Remaining Life 7	
7,200 Sq. Ft. Tennis Court	Quantity 7,200	Unit of Measure Square Feet	
	Cost /SqFt \$2.75		
	% Included 100.00%	Total Cost/Study \$19,800	
Summary	Replacement Year 2023	Future Cost \$23,536	

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



19000 - Fencing

170 - Chain Link: 10'	Useful Life 30	Remaining Life 15	
360 Lin. Ft. Tennis Court Fence	Quantity 360	Unit of Measure Linear Feet	
	Cost /l.f. \$18.00		
	% Included 100.00%	Total Cost/Study \$6,480	
Summary	Replacement Year 2031	Future Cost \$9,385	

This is to replace the 10' chain link fencing.



00110 - Madera Vista (MV)

19000 - Fencing

240 - Wrought Iron: 6'	Useful Life 30	Remaining Life 10
380 Lin. Ft. Pool Perimeter Fence	Quantity 380	Unit of Measure Linear Feet
	Cost /l.f. \$36.00	
	% Included 100.00%	Total Cost/Study \$13,680
Summary	Replacement Year 2026	Future Cost \$17,512

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.



20000 - Lighting

250 - Pole Lights	Useful Life 20	Remaining Life 10
4 Tennis Court Lights	Quantity 4	Unit of Measure Items
	Cost /itm \$1,500	
	% Included 100.00%	Total Cost/Study \$6,000
Summary	Replacement Year 2026	Future Cost \$7,681

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



00120 - Casa Paloma I (CPI)

01000 - Paving

418 - Asphalt: Major Repairs 7,128 Sq. Ft. Parking Areas	Useful Life 25 Remaining Life 6 Quantity 7,128 Unit of Measure Square Feet Cost /SqFt \$5.00 % Included 100.00% Total Cost/Study \$35,640 Replacement Year 2022 Future Cost \$41,331
Summary	

This is for major excavation, recompaction and installation of new hot mix asphalt to selected areas.



02000 - Concrete

460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%)	Useful Life 5 Remaining Life 3 Quantity 6,128 Unit of Measure Square Feet Cost /SqFt \$20.00 Qty * \$/SqFt \$122,560 % Included 6.00% Total Cost/Study \$7,354 Replacement Year 2019 Future Cost \$7,919
Summary	

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.



00120 - Casa Paloma I (CPI)

03000 - Painting: Exterior

212 - Surface Restoration	Useful Life 10	Remaining Life 6	
7,470 Sq. Ft. Exterior Surfaces	Quantity 7,470	Unit of Measure Square Feet	
	Cost /SqFt \$1.00		
	% Included 100.00%	Total Cost/Study \$7,470	
Summary	Replacement Year 2022	Future Cost \$8,663	

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.



05000 - Roofing

348 - Low Slope: Vinyl	Useful Life 20	Remaining Life 2	
61 Squares- Pool Building Roofs	Quantity 61	Unit of Measure Squares	
	Cost /Sqrs \$500		
	% Included 100.00%	Total Cost/Study \$30,500	
Summary	Replacement Year 2018	Future Cost \$32,044	

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.



08000 - Rehab

254 - Bathrooms	Useful Life 20	Remaining Life 3	
2 Locker Rooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$8,500		
	% Included 100.00%	Total Cost/Study \$17,000	
Summary	Replacement Year 2019	Future Cost \$18,307	

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

00120 - Casa Paloma I (CPI)

08000 - Rehab

418 - Kitchen	Useful Life 20	Remaining Life 15
Clubhouse Kitchen	Quantity 1	Unit of Measure Room
	Cost /Rm \$6,500	
	% Included 100.00%	Total Cost/Study \$6,500
Summary	Replacement Year 2031	Future Cost \$9,414

This is to rehab and redecorate the kitchen including items such as cabinets, countertops, fixtures, lighting, etc. Client input will further define this component.



12000 - Pool

160 - Resurface	Useful Life 12	Remaining Life 6
200 Lin. Ft. Pool	Quantity 200	Unit of Measure Linear Feet
	Cost /l.f. \$120	
	% Included 100.00%	Total Cost/Study \$24,000
Summary	Replacement Year 2022	Future Cost \$27,833

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



00120 - Casa Paloma I (CPI)

12000 - Pool

660 - Deck: Re-Surface	Useful Life 15	Remaining Life 12	
6,128 Sq. Ft. Pool Area Decking	Quantity 6,128	Unit of Measure Square Feet	
	Cost /SqFt \$7.50		
	% Included 100.00%	Total Cost/Study \$45,960	
Summary	Replacement Year 2028	Future Cost \$61,811	

This is to prepare and resurface the coated deck with Kool Deck or similar product.



760 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$29,160	Qty * \$/LS \$29,160	
	% Included 50.00%	Total Cost/Study \$14,580	
Summary	Replacement Year 2019	Future Cost \$15,701	

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

- 3- Pentair Triton II Commercial filters
- 3- Pentair Intelliflo Variable Speed pumps
- 3- Raypak Professional heaters (2- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.



00120 - Casa Paloma I (CPI)

12000 - Pool

954 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furnishings	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,500		
	% Included 100.00%	Total Cost/Study \$6,500	
Summary	Replacement Year 2019	Future Cost \$7,000	

This is to replace miscellaneous pool furniture.

23000 - Mechanical Equipment

256 - HVAC	Useful Life 15	Remaining Life 10	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure Items	
	Cost /Itm \$4,000		
	% Included 100.00%	Total Cost/Study \$8,000	
Summary	Replacement Year 2026	Future Cost \$10,241	

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 lives.

- Unit 1- Building Roof (N)- Carrier- 3T
- Unit 2- Building Roof (S)- Carrier- 3T



00130 - Casa Paloma II (CPII)

01000 - Paving

424 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 3	
4,536 Sq. Ft. Parking Areas	Quantity 4,536	Unit of Measure Square Feet	
	Cost /SqFt \$5.00		
	% Included 100.00%	Total Cost/Study \$22,680	
Summary	Replacement Year 2019	Future Cost \$24,424	

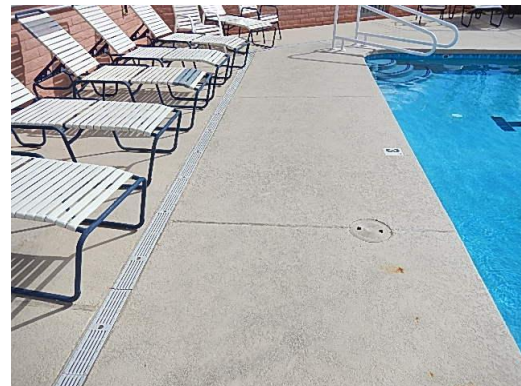
This is for major excavation, recompaction and installation of new hot mix asphalt to selected areas.



02000 - Concrete

466 - Pool Deck	Useful Life 5	Remaining Life 2	
4,933 Sq. Ft. Pool Area Concrete (6%)	Quantity 4,933	Unit of Measure Square Feet	
	Cost /SqFt \$20.00	Qty * \$/SqFt \$98,660	
	% Included 6.00%	Total Cost/Study \$5,920	
Summary	Replacement Year 2018	Future Cost \$6,219	

This is to repair and replace deck drains and concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.



00130 - Casa Paloma II (CPII)

05000 - Roofing

354 - Low Slope: Vinyl	Useful Life 20	Remaining Life 5
53 Squares- Pool Building Roofs	Quantity 53	Unit of Measure Squares
	Cost /Sqrs \$500	
	% Included 100.00%	Total Cost/Study \$26,500
Summary	Replacement Year 2021	Future Cost \$29,982

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.



08000 - Rehab

260 - Bathrooms	Useful Life 20	Remaining Life 8
2 Locker Rooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$8,500	
	% Included 100.00%	Total Cost/Study \$17,000
Summary	Replacement Year 2024	Future Cost \$20,713

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



424 - Kitchen	Useful Life 20	Remaining Life 8
Clubhouse Kitchen	Quantity 1	Unit of Measure Room
	Cost /Rm \$6,500	
	% Included 100.00%	Total Cost/Study \$6,500
Summary	Replacement Year 2024	Future Cost \$7,920

This is to rehab and redecorate the kitchen including items such as cabinets, countertops, fixtures, lighting, etc. Client input will further define this component.

00130 - Casa Paloma II (CPII)

08000 - Rehab

12000 - Pool

166 - Resurface	Useful Life 12	Remaining Life 6	
180 Lin. Ft. Pool	Quantity 180	Unit of Measure	Linear Feet
	Cost /l.f. \$120		
	% Included 100.00%	Total Cost/Study	\$21,600
Summary	Replacement Year 2022	Future Cost	\$25,049

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



666 - Deck: Re-Surface	Useful Life 15	Remaining Life 12	
4,933 Sq. Ft. Pool Area Decking	Quantity 4,933	Unit of Measure	Square Feet
	Cost /SqFt \$7.50		
	% Included 100.00%	Total Cost/Study	\$36,998
Summary	Replacement Year 2028	Future Cost	\$49,758

This is to prepare and resurface the coated deck with Kool Deck or similar product.

00130 - Casa Paloma II (CPII)

12000 - Pool

766 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$30,360	Qty * \$/LS \$30,360	
	% Included 50.00%	Total Cost/Study \$15,180	
Summary	Replacement Year 2019	Future Cost \$16,347	

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

- 3- Pentair Triton II Commercial filters
- 3- Pentair Intelliflo Variable Speed pumps
- 1- additional spa pumps
- 3- Raypak Professional heaters (2- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.



960 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furnishings	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,500		
	% Included 100.00%	Total Cost/Study \$6,500	
Summary	Replacement Year 2019	Future Cost \$7,000	

This is to replace miscellaneous pool furniture.



00130 - Casa Paloma II (CPII)

20000 - Lighting

260 - Pole Lights	Useful Life 30	Remaining Life 5	
8 Shuffleboard Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm \$1,200		
	% Included 100.00%	Total Cost/Study	\$9,600
Summary	Replacement Year 2021	Future Cost	\$10,862

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

23000 - Mechanical Equipment

272 - HVAC	Useful Life 15	Remaining Life 10	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,000		
	% Included 100.00%	Total Cost/Study	\$8,000
Summary	Replacement Year 2026	Future Cost	\$10,241

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 lives.

- Unit 1- Building Roof- Carrier- 3T
- Unit 2- Building Roof- Carrier- 3T



00140 - Abrego North (ABN)

01000 - Paving

430 - Asphalt: Major Repairs 6,455 Sq. Ft. Parking Area	Useful Life 25 Remaining Life 7 Quantity 6,455 Unit of Measure Square Feet Cost /SqFt \$5.00
Summary	Replacement Year 2023 Total Cost/Study \$32,275 Future Cost \$38,365

This is for major excavation, re-compaction and installation of new hot mix asphalt to selected areas.

1997- overlay work performed



02000 - Concrete

472 - Pool Deck 4,523 Sq. Ft. Pool Area Concrete (6%)	Useful Life 5 Remaining Life 0 Quantity 4,523 Unit of Measure Square Feet Cost /SqFt \$20.00 Qty * \$/SqFt \$90,460 % Included 6.00% Total Cost/Study \$5,428
Summary	Replacement Year 2016 Future Cost \$5,428

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement. Pool Deck resurfacing is provided for in another component.

In 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.

Deck area excavation.



00140 - Abrego North (ABN)

03000 - Painting: Exterior

218 - Surface Restoration	Useful Life 10	Remaining Life 5
5,892 Sq. Ft. Exterior Surfaces	Quantity 5,892	Unit of Measure Square Feet
	Cost /SqFt \$1.00	
	% Included 100.00%	Total Cost/Study \$5,892
Summary	Replacement Year 2021	Future Cost \$6,666

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.



05000 - Roofing

360 - Low Slope: Vinyl	Useful Life 20	Remaining Life 10
21 Squares- Pool Building Roof	Quantity 21	Unit of Measure Squares
	Cost /Sqrs \$500	
	% Included 100.00%	Total Cost/Study \$10,500
Summary	Replacement Year 2026	Future Cost \$13,441

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.



00140 - Abrego North (ABN)

08000 - Rehab

266 - Bathrooms	Useful Life 20	Remaining Life 10	
2 Locker Rooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$6,000		
	% Included 100.00%	Total Cost/Study \$12,000	
Summary	Replacement Year 2026	Future Cost \$15,361	

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

2006- remodeled

12000 - Pool

172 - Resurface	Useful Life 12	Remaining Life 12	
180 Lin. Ft. Pool	Quantity 180	Unit of Measure Linear Feet	
	Cost /l.f. \$120		
	% Included 100.00%	Total Cost/Study \$21,600	
Summary	Replacement Year 2028	Future Cost \$29,050	

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

In 2016, total pool replacement was in progress at the time of the reserve site visit. This component provides for resurfacing and not the total replacement.

2016- Per client 4/21/2016, \$364,000 total is anticipated to replace the pool in 2016.



00140 - Abrego North (ABN)

12000 - Pool

173 - Miscellaneous	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool Replace (2016 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$364,000		
	% Included 100.00%	Total Cost/Study \$364,000	
Summary	Replacement Year 2016	Future Cost \$364,000	

This is to replace the pool in 2016.

In 2016, total pool replacement was in progress at the time of the reserve site visit.

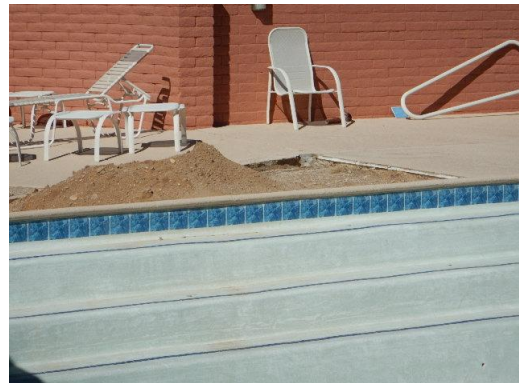
2016- Per client 4/21/2016, \$364,000 total is anticipated to replace the pool in 2016.



672 - Deck: Re-Surface	Useful Life 15	Remaining Life 15	
4,523 Sq. Ft. Pool Deck	Quantity 4,523	Unit of Measure Square Feet	
	Cost /SqFt \$7.50		
	% Included 100.00%	Total Cost/Study \$33,923	
Summary	Replacement Year 2031	Future Cost \$49,130	

This is to prepare and resurface the coated deck with Kool Deck or similar product.

2016- Per client 4/21/2016, \$364,000 total is anticipated to replace the pool in 2016.



00140 - Abrego North (ABN)

12000 - Pool

772 - Equipment: Replacement	Useful Life 5	Remaining Life 5	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$30,360	Qty * \$/LS	\$30,360
	% Included 50.00%	Total Cost/Study	\$15,180
Summary	Replacement Year 2021	Future Cost	\$17,175

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

- 3- Pentair Triton II Commercial filters
- 3- Pentair Intelliflo Variable Speed pumps
- 1- additional spa pumps
- 3- Raypak Professional heaters (2- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

2016- Per client 4/21/2016, \$364,000 total is anticipated to replace the pool in 2016.



966 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furnishings	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,500		
	% Included 100.00%	Total Cost/Study	\$5,500
Summary	Replacement Year 2019	Future Cost	\$5,923

This is to replace miscellaneous pool furniture.

00140 - Abrego North (ABN)
23000 - Mechanical Equipment

400 - HVAC	Useful Life 15	Remaining Life 6	
2 Rooftop Rheem Units- 2007	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,650		
	% Included 100.00%	Total Cost/Study	\$7,300
Summary	Replacement Year 2022	Future Cost	\$8,466

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

Unit 2- Women's- Rheem- 2.5T
 Unit 3- Men's- Rheem- 2.5T



00150 - General

24500 - Audio / Visual

260 - Entertainment System	Useful Life 10	Remaining Life 10	
5 Various Locations	Quantity 5	Unit of Measure	Building
	Cost /Bldg \$3,000		
	% Included 100.00%	Total Cost/Study	\$15,000
Summary	Replacement Year 2026	Future Cost	\$19,201

This is to periodically replace various audio visual and lighting systems. Not all items will be replaced at one time. West Center items are provided for within a West Center component. Several meeting rooms have smaller video projectors and screens.

EC, CH, LC, CH and SRS auditoriums sound systems generally consist of the rack mounted following items:

- Induction loop driver(s)
- Audio amplifiers
- Wireless microphone receivers
- Tape/CD/DVD decks
- Mixer/controller
- Speakers
- Video projectors
- Projection screens
- Equipment racks
- Lighting controls
- assorted connectors



00150 - General
24600 - Safety / Access

350 - Defibrillators	Useful Life 10	Remaining Life 5	
8 Various Locations	Quantity 8	Unit of Measure	Items
	Cost /Itm \$2,900		
	% Included 100.00%	Total Cost/Study	\$23,200
Summary	Replacement Year 2021	Future Cost	\$26,249

This is to replace the (AED) automated external defibrillator units.



30000 - Miscellaneous

200 - Maintenance Equipment	Useful Life 20	Remaining Life 10	
Vermeer Chipper	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,500		
	% Included 100.00%	Total Cost/Study	\$7,500
Summary	Replacement Year 2026	Future Cost	\$9,601

This is to replace Vermeer chipper.

Model #- BC700XL
 VIN/PIN- 1VRC101V9F10 00862



00150 - General
30000 - Miscellaneous

700 - Trailer	Useful Life 15	Remaining Life 5	
Utility Trailer	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,000		
	% Included 100.00%	Total Cost/Study	\$5,000
Summary	Replacement Year 2021	Future Cost	\$5,657

This is to replace the Load Trail utility trailer.

License- Y66945



710 - Trailer	Useful Life 15	Remaining Life 6	
Landscaping Trailer	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,000		
	% Included 100.00%	Total Cost/Study	\$5,000
Summary	Replacement Year 2022	Future Cost	\$5,798

This is to replace the Big Tex landscaping trailer.

License- K00575
 30SV



00150 - General
30000 - Miscellaneous

800 - Vehicle	Useful Life 10	Remaining Life 1	
Vehicle 01- 2003 Ford Ranger	Quantity 1	Unit of Measure	Items
	Cost /Itm \$15,000		
	% Included 100.00%	Total Cost/Study	\$15,000
Summary	Replacement Year 2017	Future Cost	\$15,375

This is to replace the 2003 Ford Ranger pickup truck.

License Plate- CF08091
 VIN- 1FTYR10093PA70917



804 - Vehicle	Useful Life 10	Remaining Life 1	
Vehicle 10- 2005 Ford E250 Van	Quantity 1	Unit of Measure	Items
	Cost /Itm \$32,500		
	% Included 100.00%	Total Cost/Study	\$32,500
Summary	Replacement Year 2017	Future Cost	\$33,313

This is to replace the 2005 Ford E250 van.

License Plate- CD58211
 VIN- 1FTNE24L85HA07942



00150 - General
30000 - Miscellaneous

808 - Vehicle	Useful Life 10	Remaining Life 1	
Vehicle 11- 2006 Ford F250 Pickup	Quantity 1	Unit of Measure	Items
	Cost /Itm \$35,000		
	% Included 100.00%	Total Cost/Study	\$35,000
Summary	Replacement Year 2017	Future Cost	\$35,875

This is to replace the 2006 Ford F250 pickup truck.

License Plate- unavailable
 VIN- 1FTNF20576E037255



812 - Vehicle	Useful Life 10	Remaining Life 1	
Vehicle 12- 2007 GMC 2500 Pickup	Quantity 1	Unit of Measure	Items
	Cost /Itm \$32,500		
	% Included 100.00%	Total Cost/Study	\$32,500
Summary	Replacement Year 2017	Future Cost	\$33,313

This is to replace the 2006 Ford F250 pickup truck.

License Plate- CE34036
 VIN- unavailable



00150 - General
30000 - Miscellaneous

816 - Vehicle	Useful Life 10	Remaining Life 1	
Vehicle 16- 2007 Ford Ranger Pickup	Quantity 1	Unit of Measure	Items
	Cost /Itm \$25,000		
	% Included 100.00%	Total Cost/Study	\$25,000
Summary	Replacement Year 2017	Future Cost	\$25,625

This is to replace the 2007 Ford Ranger pickup truck.

License Plate- CE55198
 VIN- 1FTYR10U17PA05789



820 - Vehicle	Useful Life 10	Remaining Life 3	
Vehicle 17- 2009 Ford E150 Van	Quantity 1	Unit of Measure	Items
	Cost /Itm \$27,500		
	% Included 100.00%	Total Cost/Study	\$27,500
Summary	Replacement Year 2019	Future Cost	\$29,614

This is to replace the 2009 Ford E150 van.

License Plate- CF84204
 VIN- 1FTNE14W79DA15953



00150 - General
30000 - Miscellaneous

824 - Vehicle	Useful Life 10	Remaining Life 5	
Vehicle 18- 2011 Ford F150 Pickup	Quantity 1	Unit of Measure	Items
	Cost /Itm \$30,000		
	% Included 100.00%	Total Cost/Study	\$30,000
Summary	Replacement Year 2021	Future Cost	\$33,942

This is to replace the 2011 Ford F150 pickup truck.

License Plate- CG84220
 VIN- 1FTMF1CM5BKD49232



828 - Vehicle	Useful Life 10	Remaining Life 6	
Vehicle 19- 2012 Ford Escape	Quantity 1	Unit of Measure	Items
	Cost /Itm \$25,000		
	% Included 100.00%	Total Cost/Study	\$25,000
Summary	Replacement Year 2022	Future Cost	\$28,992

This is to replace the 2012 Ford Escape SUV.

License Plate- CG97516
 VIN- 1FMCU0C74CKB31964



00150 - General
30000 - Miscellaneous

832 - Vehicle	Useful Life 10	Remaining Life 7	
4 Vehicles 20-23- Ford Transit Connects	Quantity 4	Unit of Measure	Items
	Cost /Itm \$25,000		
	% Included 100.00%	Total Cost/Study	\$100,000
Summary	Replacement Year 2023	Future Cost	\$118,869

This is to replace the 2013 Ford Transit Connect XLTs and XL's.

- Vehicle 20- License- CH45316 / VIN- NM0LS7DN3DT133374
- Vehicle 21- License- unavailable / VIN- unavailable
- Vehicle 22- License- BLM0931 / VIN- NM0LS7CNDT150137
- Vehicle 23- License- unavailable / VIN- unavailable



836 - Vehicle	Useful Life 10	Remaining Life 1	
Vehicle 24- 2005 Ford F250 Pickup	Quantity 1	Unit of Measure	Items
	Cost /Itm \$35,000		
	% Included 100.00%	Total Cost/Study	\$35,000
Summary	Replacement Year 2017	Future Cost	\$35,875

This is to replace the 2005 Ford F250 Utility Bed pickup truck.

- License- CJ70272
- VIN- 1FDNF20515EC97703



00150 - General
30000 - Miscellaneous

840 - Vehicle	Useful Life 10	Remaining Life 1	
Vehicle 25- 2005 Chevy Silverado 2500 HD	Quantity 1	Unit of Measure	Items
	Cost /Itm \$35,000		
	% Included 100.00%	Total Cost/Study	\$35,000
Summary	Replacement Year 2017	Future Cost	\$35,875

This is to replace the 2005 Chevy Silverado Utility Bed pickup truck.

License- CJ76550
 VIN- 1GBHC24U75E270361



844 - Vehicle	Useful Life 10	Remaining Life 10	
Vehicle 26- 2016 Ford Fiesta	Quantity 1	Unit of Measure	Items
	Cost /Itm \$17,500		
	% Included 100.00%	Total Cost/Study	\$17,500
Summary	Replacement Year 2026	Future Cost	\$22,401

This is to replace the 2016 Ford Fiesta.

License- unavailable
 VIN- unavailable

00010 - Member Services Center (MSC)

23000 - Mechanical Equipment

316 - HVAC	Useful Life 15	Remaining Life 4
Rooftop Carrier Unit- 2005	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,500	
	% Included 100.00%	Total Cost/Study \$4,500
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 6- Admin (SW)- Carrier- 3.5T

00020 - West Social Center (WC)

01000 - Paving

206 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4
43,543 Sq. Ft. Drives, North & South Parking (3%)	Quantity 43,543	Unit of Measure Square Feet
	Cost /SqFt \$3.25	Qty * \$/SqFt \$141,515
	% Included 2.50%	Total Cost/Study \$3,538
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.

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

00030 - East Social Center (EC)

23000 - Mechanical Equipment

208 - HVAC	Useful Life 15	Remaining Life 12
Rooftop Carrier Unit- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,650	
	% Included 100.00%	Total Cost/Study \$3,650
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- Kitchen- Carrier- 2.5T

00050 - Desert Hills (DH)

14000 - Recreation

320 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 1	
5 Fitness Center Strength Machines (10%)	Quantity 5	Unit of Measure Items	
	Cost /Itm \$5,000	Qty * \$/Itm \$25,000	
	% Included 10.00%	Total Cost/Study \$2,500	
Summary	Replacement Year N/A	Future Cost N/A	

This is for as needed periodic replacement of the strength equipment machines. Cardio machines are provided for in another component.

Life Fitness (1)- Abdominal/Back Extension

Paramount Select Fitness (3)- Inner/Outer Thigh, Leg Extension/Horizontal Curl, Butterfly/Chest

Universal (1)- 4-station

00060 - Canoa Hills (CH)

23000 - Mechanical Equipment

308 - HVAC	Useful Life 15	Remaining Life 12	
Rooftop Carrier Unit- 2013	Quantity 1	Unit of Measure Items	
	Cost /Itm \$4,000		
	% Included 100.00%	Total Cost/Study \$4,000	
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 it's life.

Unit 3- Monitor Room- Carrier- 3T

522 - Swamp Cooler	Useful Life 20	Remaining Life 9	
2 Evaporative Cooler- 2005	Quantity 2	Unit of Measure Items	
	Cost /Itm \$2,000		
	% Included 100.00%	Total Cost/Study \$4,000	
Summary	Replacement Year N/A	Future Cost N/A	

This is to replace the evaporative coolers.

Storage Room- Champion
 Pump Room- Champion

25000 - Flooring

640 - Vinyl	Useful Life 5	Remaining Life 3	
75 Sq. Yds. Clubhouse Vinyl	Quantity 75	Unit of Measure Square Yard	
	Cost /SqYd \$26.00		
	% Included 100.00%	Total Cost/Study \$1,950	
Summary	Replacement Year N/A	Future Cost N/A	

This is to replace the vinyl flooring.

In 2016, the Saguaro storage room flooring was in poor condition.

00070 - Santa Rita Springs (SRS)

25000 - Flooring

650 - Vinyl	Useful Life 20	Remaining Life 5	
135 Sq. Yds. Various Vinyl Floors	Quantity 135	Unit of Measure Square Yard	
	Cost /SqYd \$35.00		
	% Included 100.00%	Total Cost/Study \$4,725	
Summary	Replacement Year N/A	Future Cost N/A	

This is to replace the vinyl flooring.

00080 - Canoa Ranch (CR)

02000 - Concrete

436 - Pool Deck	Useful Life 5	Remaining Life 0	
2,650 Sq. Ft. Pool Area Concrete (6%)	Quantity 2,650	Unit of Measure Square Feet	
	Cost /SqFt \$20.00	Qty * \$/SqFt \$53,000	
	% Included 6.00%	Total Cost/Study \$3,180	
Summary	Replacement Year N/A	Future Cost N/A	

This is to repair and replace deck drains and concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

In 2016, the deck coating was in very poor condition and required complete replacement. Coating failure root cause is to be determined. It is possible that some concrete preparation may be required during the deck recoating process.

23000 - Mechanical Equipment

760 - Wall A/C Medium	Useful Life 10	Remaining Life 2	
Reception Area AC Unit	Quantity 1	Unit of Measure Items	
	Cost /Itm \$525		
	% Included 100.00%	Total Cost/Study \$525	
Summary	Replacement Year N/A	Future Cost N/A	

This is to replace the wall air conditioning unit.

Unit HP1- Reception- Sanyon

00090 - Abrego South (ABS)

03500 - Painting: Interior

148 - Building	Useful Life 10	Remaining Life 5	
5,884 Sq. Ft. All Interior Spaces	Quantity 5,884	Unit of Measure Square Feet	
	Cost /SqFt \$0.750		
	% Included 100.00%	Total Cost/Study \$4,413	
Summary	Replacement Year N/A	Future Cost N/A	

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

00100 - Continental Vistas (CV)

01000 - Paving

260 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4	
6,726 Sq. Ft. Seal/Crack Fill/Stripe	Quantity 6,726	Unit of Measure Square Feet	
	Cost /SqFt \$0.350		
	% Included 100.00%	Total Cost/Study \$2,354	
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.

00110 - Madera Vista (MV)

01000 - Paving

264 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
9,772 Sq. Ft. Seal/Crack Fill/Stripe	Quantity 9,772	Unit of Measure Square Feet
	Cost /SqFt \$0.350	
	% Included 100.00%	Total Cost/Study \$3,420
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.

In 2016, the sealing and striping of the parking lot is almost completely worn away. Little to no cracking was noted.

02000 - Concrete

454 - Pool Deck	Useful Life 5	Remaining Life 3
4,008 Sq. Ft. Pool Area Concrete (6%)	Quantity 4,008	Unit of Measure Square Feet
	Cost /SqFt \$20.00	Qty * \$/SqFt \$80,160
	% Included 6.00%	Total Cost/Study \$4,810
Summary	Replacement Year N/A	Future Cost N/A

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

23000 - Mechanical Equipment

252 - HVAC	Useful Life 15	Remaining Life 10
Rooftop Carrier Unit- 2011	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,500	
	% Included 100.00%	Total Cost/Study \$4,500
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

00120 - Casa Paloma I (CPI)

01000 - Paving

270 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2
7,128 Sq. Ft. Seal/Crack Fill/Stripe	Quantity 7,128	Unit of Measure Square Feet
	Cost /SqFt \$0.350	
	% Included 100.00%	Total Cost/Study \$2,495
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.

23000 - Mechanical Equipment

516 - Swamp Cooler	Useful Life 20	Remaining Life 17
Rooftop Evaporative Cooler- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,000	
	% Included 100.00%	Total Cost/Study \$2,000
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the swamp cooler.

Unit 4- Locker Room- Aerocool- Evaporative Cooler

00120 - Casa Paloma I (CPI)

23000 - Mechanical Equipment

710 - Furnace	Useful Life 15	Remaining Life 12
Rooftop Forced Air Furnace- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,900	
	% Included 100.00%	Total Cost/Study \$2,900
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the furnace.

Unit 3- Locker Room- Forced Air- Furnace

00130 - Casa Paloma II (CPII)

01000 - Paving

276 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
4,536 Sq. Ft. Parking Areas	Quantity 4,536	Unit of Measure Square Feet
	Cost /SqFt \$0.350	
	% Included 100.00%	Total Cost/Study \$1,588
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.

23000 - Mechanical Equipment

260 - HVAC	Useful Life 15	Remaining Life 4
Rooftop Rheem Unit- 2005	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,325	
	% Included 100.00%	Total Cost/Study \$3,325
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

00140 - Abrego North (ABN)

01000 - Paving

282 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3
6,455 Sq. Ft. Seal/Crack Fill/Stripe	Quantity 6,455	Unit of Measure Square Feet
	Cost /SqFt \$0.350	
	% Included 100.00%	Total Cost/Study \$2,259
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.

In 2016, the sealing and striping appears in fair condition. There is cracking throughout the paved surfaces.

23000 - Mechanical Equipment

276 - HVAC	Useful Life 15	Remaining Life 9
Rooftop Carrier Unit- 2010	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,650	
	% Included 100.00%	Total Cost/Study \$3,650
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- Meeting Room- Carrier- 2.5T

00140 - Abrego North (ABN)
23000 - Mechanical Equipment

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
00010 - Member Services Center (MSC)							
01000 - Paving							
100 - Asphalt: Sealing	\$5,552	5	1	27,762	\$.20/SqFt		Parking Lots- Seal/Stripe
200 - Asphalt: Ongoing Repairs	\$5,053	5	1	27,762	\$3.25/SqFt (5.6%)		Parking Lots
300 - Asphalt: Overlay w/ Interlayer	\$23,944	25	6	14,965	\$1.60/SqFt		South Parking & Maintenance
348 - Asphalt: Overlay w/ Interlayer	\$10,238	25	11	12,797	\$1.60/SqFt (50%)		North Parking Lot
03000 - Painting: Exterior							
100 - Stucco	\$9,085	10	1	9,085	\$1.00/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
100 - Building	\$10,950	10	10	14,600	\$.75/SqFt		All Interior Spaces
05000 - Roofing							
300 - Low Slope: Vinyl	\$39,500	20	5	79	\$500/Sqrs		Building Roof
08000 - Rehab							
300 - Restrooms	\$11,100	20	0	3	\$3,700/Rm		Main Building & Maintenance Restrooms
400 - Kitchen	\$6,400	20	0	1	\$6,400/Rm		Kitchen
22000 - Office Equipment							
100 - Miscellaneous	\$14,000	8	4	1	\$14,000/LS		Printers & Copiers
200 - Computers, Misc.	\$9,200	3	2	1	\$9,200/LS		IT Server
240 - Computers, Misc.	\$36,000	5	2	1	\$36,000/LS		Office Computer Work Stations
360 - Telephone Equipment	\$20,500	12	6	1	\$20,500/LS		Telephone System
23000 - Mechanical Equipment							
200 - HVAC	\$17,400	15	9	3	\$5,800/Itm		Rooftop Carrier Units- 2010
280 - HVAC	\$5,000	15	1	1	\$5,000/Itm		Rooftop Carrier Unit- 2002
348 - HVAC	\$6,600	15	12	3	\$2,200/Itm		IT Room Trane & Gree Units- 2013
376 - HVAC	\$5,800	15	1	1	\$5,800/Itm		Bard Unit- 2002
25000 - Flooring							
200 - Carpeting	\$15,200	10	10	475	\$32.00/SqYd		Hallways, Lobby, Offices
400 - Tile	\$7,250	20	5	725	\$10.00/SqFt		Floors

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
00020 - West Social Center (WC)							
01000 - Paving							
106 - Asphalt: Sealing	\$8,709	5	4	43,543	\$.20/SqFt		Drives, North & South Parking
112 - Asphalt: Sealing	\$15,064	5	1	75,321	\$.20/SqFt		West Parking Lot
212 - Asphalt: Ongoing Repairs	\$6,120	5	1	75,321	\$3.25/SqFt (3%)		West Parking Lot
306 - Asphalt: Overlay w/ Interlayer	\$69,669	25	8	43,543	\$1.60/SqFt		Drives, North & South Parking
370 - Asphalt: Overlay w/ Interlayer	\$120,514	25	15	75,321	\$1.60/SqFt		West Parking Lot
02000 - Concrete							
400 - Pool Deck	\$6,376	5	4	5,313	\$20.00/SqFt (6%)		Pool Area Concrete
03000 - Painting: Exterior							
106 - Stucco	\$53,060	10	6	53,060	\$1.00/SqFt		Building & Wall Exterior Surfaces
03500 - Painting: Interior							
106 - Building	\$18,000	10	5	24,000	\$.75/SqFt		All Interior Spaces
05000 - Roofing							
306 - Low Slope: Vinyl	\$84,750	10	3	339	\$500/Sqrs (50%)		Building Flat Roofs
600 - Pitched: Tile	\$14,400	30	20	24	\$600/Sqrs		Tennis Ramada Roof
900 - Miscellaneous	\$13,560	5	3	339	\$40.00/Sqrs		Roof Recoating
08000 - Rehab							
100 - General	\$5,500	20	10	1	\$5,500/Bldg		Tennis Ramada
200 - Bathrooms	\$41,000	20	10	2	\$20,500/Rm		Locker Rooms
306 - Restrooms	\$61,000	20	5	4	\$15,250/Rm		Shops & Auditorium Restrooms
460 - Cabinets	\$8,600	20	10	2	\$4,300/Rm		Woodshop & Lapidary
550 - Operable Wall/Partition	\$12,800	25	5	320	\$40.00/SqFt		Auditorium/Room 1
12000 - Pool							
100 - Resurface	\$40,000	12	6	250	\$160/l.f.		Pool
600 - Deck: Re-Surface	\$39,848	15	5	5,313	\$7.50/SqFt		Pool Area Decking
700 - Equipment: Replacement	\$18,780	5	2	1	\$37,560/LS (50%)		Pool & Spa Equipment
800 - Cover	\$6,600	6	3	4,000	\$1.65/SqFt		Pool Cover
900 - Furniture: Misc	\$11,000	6	3	1	\$11,000/LS		Pool Area Furniture
14000 - Recreation							
700 - Billiard Table	\$23,040	25	5	4	\$5,760/Itm		Billiards Room
17000 - Tennis Court							
100 - Reseal	\$38,880	7	4	43,200	\$.90/SqFt		[6] Tennis Courts
500 - Resurface	\$118,800	21	18	43,200	\$2.75/SqFt		[6] Tennis Courts

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
17000 - Tennis Court							
600 - Lighting	\$56,000	30	7	20	\$2,800/Itm		Court Lights
17500 - Basketball / Sport Court							
200 - Seal & Striping	\$9,360	8	4	3,744	\$2.50/SqFt		[12] Shuffleboard Courts
19000 - Fencing							
120 - Chain Link: 10'	\$59,850	30	11	1,710	\$35.00/l.f.		Tennis Court Fence
20000 - Lighting							
200 - Pole Lights	\$9,000	20	10	15	\$600/Itm		Walkway Lights
400 - Interior	\$9,000	20	5	1	\$9,000/LS		Stage Lighting
500 - Parking Lot	\$12,500	5	4	25	\$2,500/Itm	(20%)	Parking Lot Lights
23000 - Mechanical Equipment							
204 - HVAC	\$44,000	15	5	2	\$22,000/Itm		Rooftop Carrier Units- 2006
284 - HVAC	\$16,000	15	12	2	\$8,000/Itm		Rooftop Carrier Units- 2013
320 - HVAC	\$23,300	15	3	2	\$11,650/Itm		Rooftop Carrier Units- 2004
352 - HVAC	\$21,500	15	8	3	\$7,167/Itm		Rooftop Carrier/American Units- 2009
380 - HVAC	\$12,000	15	9	1	\$12,000/Itm		Rooftop Carrier Unit- 2010
404 - HVAC	\$35,000	15	7	4	\$8,750/Itm		Rooftop Carrier/American Units- 2008
420 - HVAC	\$5,000	15	6	1	\$5,000/Itm		Tennis Ramada Carrier Unit- 2007
440 - HVAC	\$8,000	15	11	4	\$2,000/Itm		Gree HVAC Units- 2012
24000 - Furnishings							
500 - Miscellaneous	\$54,625	10	5	1	\$54,625/LS		Auditorium Tables & Chairs
24500 - Audio / Visual							
220 - Entertainment System	\$50,000	10	10	1	\$50,000/LS		Auditorium Bldg
24600 - Safety / Access							
200 - Fire Control Misc	\$37,250	20	4	1	\$37,250/LS		Fire Alarm System
25000 - Flooring							
210 - Carpeting	\$18,080	10	5	565	\$32.00/SqYd		West Center Carpet
410 - Tile	\$23,000	20	5	2,300	\$10.00/SqFt		Clubhouse Walls & Floors
600 - Vinyl	\$38,500	15	7	1,100	\$35.00/SqYd		West Center Vinyl
27000 - Appliances							
700 - Miscellaneous	\$6,840	5	2	25	\$2,736/Itm	(10%)	Kitchen Appliances
30000 - Miscellaneous							
240 - Maintenance Equipment	\$30,000	20	10	3	\$10,000/Itm		Portable Lifts

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
30000 - Miscellaneous							
600 - Miscellaneous	\$8,550	15	2	1	\$8,550/LS		Stage Curtains
00030 - East Social Center (EC)							
01000 - Paving							
118 - Asphalt: Sealing	\$15,932	5	3	79,662	\$.20/SqFt		Parking Lot
218 - Asphalt: Ongoing Repairs	\$5,178	5	3	79,662	\$3.25/SqFt (2%)		Parking Lot
312 - Asphalt: Overlay w/ Interlayer	\$82,819	25	23	51,762	\$1.60/SqFt		West & North Parking Lots
354 - Asphalt: Overlay w/ Interlayer	\$44,640	25	15	27,900	\$1.60/SqFt		South Parking Lot
02000 - Concrete							
406 - Pool Deck	\$6,793	5	3	5,661	\$20.00/SqFt (6%)		Pool Area Concrete
03000 - Painting: Exterior							
112 - Stucco	\$13,905	10	7	13,905	\$1.00/SqFt		Building Exterior Painting
03500 - Painting: Interior							
112 - Building	\$13,013	10	5	17,350	\$.75/SqFt		All Interior Spaces
05000 - Roofing							
312 - Low Slope: Vinyl	\$51,750	20	6	207	\$500/Sqrs (50%)		Building Roof
366 - Low Slope: Vinyl	\$51,750	20	9	207	\$500/Sqrs (50%)		Building Roof
906 - Miscellaneous	\$8,280	5	3	207	\$40.00/Sqrs		Roof Recoating
08000 - Rehab							
206 - Bathrooms	\$53,400	20	6	2	\$26,700/Rm		Locker Rooms
312 - Restrooms	\$19,000	20	6	2	\$9,500/Rm		Lobby Restrooms
12000 - Pool							
106 - Resurface	\$21,450	12	5	165	\$130/l.f.		Pool
400 - ADA Chair Lift	\$8,800	10	4	2	\$4,400/itm		Pool & Spa ADA Chairs
606 - Deck: Re-Surface	\$42,458	15	5	5,661	\$7.50/SqFt		Pool Area Decking
706 - Equipment: Replacement	\$14,580	5	3	1	\$29,160/LS (50%)		Pool & Spa Equipment
906 - Furniture: Misc	\$7,000	6	3	1	\$7,000/LS		Pool Area Furnishings
14000 - Recreation							
200 - Exercise: Cardio Equipment	\$20,400	1	1	17	\$6,000/itm (20%)		Fitness Room Cardio Machines
300 - Exercise: Strength Equipment	\$5,200	1	1	13	\$4,000/itm (10%)		Fitness Room Strength Machines
720 - Billiard Table	\$11,500	25	13	2	\$5,750/itm		Billiards Room
17000 - Tennis Court							
110 - Reseal	\$12,960	7	4	14,400	\$.90/SqFt		[2] Tennis Courts

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - East Social Center (EC)							
17000 - Tennis Court							
510 - Resurface	\$39,600	21	11	14,400	\$2.75/SqFt		[2] Tennis Courts
17500 - Basketball / Sport Court							
210 - Seal & Striping	\$13,797	7	6	15,330	\$.90/SqFt		[7] Pickleball Courts
400 - Overlay	\$24,310	21	20	8,840	\$2.75/SqFt		[4] Pickleball Courts
430 - Overlay	\$17,848	21	13	6,490	\$2.75/SqFt		[3] Pickleball Courts
19000 - Fencing							
110 - Chain Link: 6'	\$17,460	30	29	873	\$20.00/l.f.		Pickleball Court Fencing
130 - Chain Link: 10'	\$19,440	30	15	540	\$36.00/l.f.		Tennis Court Fence
200 - Wrought Iron: 5'	\$14,110	30	10	415	\$34.00/l.f.		Pool Perimeter Fence
20000 - Lighting							
510 - Parking Lot	\$17,500	30	5	7	\$2,500/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
288 - HVAC	\$20,300	15	1	4	\$5,075/Itm		Rooftop Carrier Units- 2001
324 - HVAC	\$12,000	15	8	1	\$12,000/Itm		Rooftop Carrier Unit- 2009
356 - HVAC	\$12,000	15	5	1	\$12,000/Itm		Rooftop Carrier Unit- 2006
384 - HVAC	\$12,000	15	7	1	\$12,000/Itm		Rooftop Carrier Unit- 2008
408 - HVAC	\$24,800	15	10	5	\$4,960/Itm		Rooftop Carrier Units- 2011
424 - HVAC	\$8,000	15	1	2	\$4,000/Itm		Rooftop Carrier Units- 2002
24000 - Furnishings							
520 - Miscellaneous	\$26,500	10	5	1	\$26,500/LS		Folding Tables & Chairs
25000 - Flooring							
220 - Carpeting	\$27,200	10	5	850	\$32.00/SqYd		East Center Carpet
420 - Tile	\$40,000	20	5	4,000	\$10.00/SqFt		Clubhouse Walls & Floors
610 - Vinyl	\$5,600	15	5	160	\$35.00/SqYd		Art Room, Lobby, Kitchen
27000 - Appliances							
720 - Miscellaneous	\$14,680	12	6	8	\$1,835/Itm		Kitchen Appliances
00040 - Las Campanas (LC)							
01000 - Paving							
124 - Asphalt: Sealing	\$14,094	5	1	70,468	\$.20/SqFt		Parking Lot
224 - Asphalt: Ongoing Repairs	\$5,726	5	1	70,468	\$3.25/SqFt (3%)		Parking Lot
318 - Asphalt: Overlay w/ Interlayer	\$41,600	25	5	26,000	\$1.60/SqFt		North Parking Lot
364 - Asphalt: Overlay w/ Interlayer	\$71,149	25	19	44,468	\$1.60/SqFt		East Parking Lot

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
02000 - Concrete							
412 - Pool Deck	\$7,097	5	3	4,731	\$20.00/SqFt	(7.5%)	Pool Area Concrete
03000 - Painting: Exterior							
118 - Stucco	\$18,180	10	5	18,180	\$1.00/SqFt		Exterior Building Surfaces
03500 - Painting: Interior							
118 - Building	\$16,425	10	5	21,900	\$.75/SqFt		All Interior Spaces
05000 - Roofing							
318 - Low Slope: Vinyl	\$99,000	20	5	198	\$500/Sqrs		Clubhouse & Racquetball Roof
912 - Miscellaneous	\$7,920	5	3	198	\$40.00/Sqrs		Roof Recoating
08000 - Rehab							
212 - Bathrooms	\$47,000	20	5	2	\$23,500/Rm		Locker Rooms
318 - Restrooms	\$12,250	20	3	2	\$6,125/Rm		Racquetball Court Restrooms
406 - Kitchen	\$7,000	1	0	1	\$7,000/Rm		Clubhouse Kitchen
560 - Operable Wall/Partition	\$45,360	25	17	1,296	\$35.00/SqFt		[2] Agave
12000 - Pool							
112 - Resurface	\$36,960	12	6	264	\$140/l.f.		Pool
406 - ADA Chair Lift	\$8,800	10	5	2	\$4,400/itm		Pool & Spa ADA Chairs
612 - Deck: Re-Surface	\$35,483	15	5	4,731	\$7.50/SqFt		Pool Area Decking
712 - Equipment: Replacement	\$18,780	5	2	1	\$37,560/LS	(50%)	Pool & Spa Equipment
806 - Cover	\$7,260	6	3	4,400	\$1.65/SqFt		Pool Cover
912 - Furniture: Misc	\$7,585	6	3	1	\$7,585/LS		Pool Area Furniture
14000 - Recreation							
210 - Exercise: Cardio Equipment	\$22,800	1	1	19	\$6,000/itm	(20%)	Fitness Center Cardio Machines
310 - Exercise: Strength Equipment	\$6,800	1	1	17	\$4,000/itm	(10%)	Fitness Center Strength Machines
17000 - Tennis Court							
120 - Reseal	\$12,600	7	3	14,000	\$.90/SqFt		[2] Tennis Courts
520 - Resurface	\$38,500	21	10	14,000	\$2.75/SqFt		[2] Tennis Courts
19000 - Fencing							
140 - Chain Link: 10'	\$18,900	30	15	540	\$35.00/l.f.		Tennis Court Fence
210 - Wrought Iron: 5'	\$10,710	30	11	315	\$34.00/l.f.		Pool Area Fencing
20000 - Lighting							
520 - Parking Lot	\$20,000	30	11	8	\$2,500/itm		North Parking Lot Lights
560 - Parking Lot	\$32,500	30	24	13	\$2,500/itm		East Parking Lot Lights

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
23000 - Mechanical Equipment							
212 - HVAC	\$87,150	15	7	11	\$7,923/Itm		Rooftop Trane Units- 2008
292 - HVAC	\$28,900	15	9	4	\$7,225/Itm		Rooftop Carrier Units- 2010
328 - HVAC	\$5,000	15	13	1	\$5,000/Itm		Rooftop Carrier Unit- 2014
24600 - Safety / Access							
210 - Fire Control Misc	\$15,875	20	5	1	\$15,875/LS		Fire Alarm System
25000 - Flooring							
230 - Carpeting	\$18,560	10	5	580	\$32.00/SqYd		Clubhouse Carpet
430 - Tile	\$30,500	20	5	3,050	\$10.00/SqFt		Clubhouse Walls & Floors
620 - Vinyl	\$18,900	15	5	540	\$35.00/SqYd		Clubhouse
700 - Hardwood Floors	\$22,400	25	13	1,600	\$14.00/SqFt		Racquetball Court- Replace
740 - Hardwood Floors	\$43,875	40	32	2,925	\$15.00/SqFt		Agave & Ocotillo Floor- Replace
770 - Hardwood Floors	\$17,550	10	5	2,925	\$6.00/SqFt		Agave & Ocotillo Floor- Refinish
27000 - Appliances							
800 - Miscellaneous	\$43,050	12	6	14	\$3,075/Itm		Kitchen Appliances
00050 - Desert Hills (DH)							
01000 - Paving							
130 - Asphalt: Sealing	\$20,803	5	4	104,016	\$.20/SqFt		Drives & Parking
230 - Asphalt: Ongoing Repairs	\$8,451	5	4	104,016	\$3.25/SqFt (3%)		Drives & Parking
324 - Asphalt: Overlay w/ Interlayer	\$166,426	25	8	104,016	\$1.60/SqFt		Drives & Parking
02000 - Concrete							
418 - Pool Deck	\$7,177	5	2	5,981	\$20.00/SqFt (6%)		Pool Area Concrete
03000 - Painting: Exterior							
124 - Stucco	\$30,135	10	5	30,135	\$1.00/SqFt		Exterior Building Surfaces
03500 - Painting: Interior							
124 - Building	\$20,213	10	5	26,950	\$.75/SqFt		All Interior Spaces
04500 - Decking/Balconies							
200 - Resurface	\$10,668	20	9	1,778	\$6.00/SqFt		Second Floor Deck
05000 - Roofing							
324 - Low Slope: Vinyl	\$68,500	20	10	137	\$500/Sqrs		Roof Replacement
918 - Miscellaneous	\$5,480	5	2	137	\$40.00/Sqrs		Roof Recoating
08000 - Rehab							
218 - Bathrooms	\$35,000	20	7	2	\$17,500/Rm		Locker Rooms

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
08000 - Rehab							
324 - Restrooms	\$11,800	20	5	2	\$5,900/Rm		Auditorium Lobby Restrooms
466 - Cabinets	\$25,600	20	10	40	\$640/l.f.		Countertops & Cabinets
570 - Operable Wall/Partition	\$30,800	25	6	770	\$40.00/SqFt		[4] Room Dividers
12000 - Pool							
118 - Resurface	\$36,400	12	7	260	\$140/l.f.		Pool
618 - Deck: Re-Surface	\$44,858	15	12	5,981	\$7.50/SqFt		Pool Area Decking
718 - Equipment: Replacement	\$21,480	5	2	1	\$42,960/LS	(50%)	Pool & Spa Equipment
812 - Cover	\$6,386	6	3	3,870	\$1.65/SqFt		Pool Cover
918 - Furniture: Misc	\$10,500	6	3	1	\$10,500/LS		Pool Area Furniture
14000 - Recreation							
220 - Exercise: Cardio Equipment	\$15,600	1	1	13	\$6,000/Itm	(20%)	Fitness Center Cardio Machines
740 - Billiard Table	\$22,500	25	5	5	\$4,500/Itm		Billiards Room
17000 - Tennis Court							
130 - Reseal	\$25,920	7	5	28,800	\$.90/SqFt		[4] Tennis Courts
530 - Resurface	\$79,200	21	15	28,800	\$2.75/SqFt		[4] Tennis Courts
610 - Lighting	\$41,250	30	5	15	\$2,750/Itm		Tennis Court Lights
17500 - Basketball / Sport Court							
410 - Overlay	\$6,240	8	4	2,496	\$2.50/SqFt		[8] Shuffleboard Courts- Resurfacing
19000 - Fencing							
150 - Chain Link: 10'	\$33,600	30	15	960	\$35.00/l.f.		Tennis Court Fence
20000 - Lighting							
210 - Pole Lights	\$7,000	20	10	7	\$1,000/Itm		Walkway Lights
530 - Parking Lot	\$24,750	30	10	11	\$2,250/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
216 - HVAC	\$23,200	15	4	4	\$5,800/Itm		Rooftop Carrier Units- 2005
296 - HVAC	\$15,600	15	6	3	\$5,200/Itm		Rooftop Carrier Units- 2007
332 - HVAC	\$19,000	15	8	3	\$6,333/Itm		Rooftop Carrier Units- 2009
360 - HVAC	\$5,000	15	1	1	\$5,000/Itm		Rooftop Carrier Unit- 2000
388 - HVAC	\$16,600	15	12	3	\$5,533/Itm		Rooftop Carrier Units- 2013
412 - HVAC	\$5,000	15	3	1	\$5,000/Itm		Rooftop Carrier Unit- 2004
428 - HVAC	\$9,000	15	1	1	\$9,000/Itm		Rooftop Carrier Unit- 2002
444 - HVAC	\$5,000	15	2	1	\$5,000/Itm		Rooftop Carrier Unit- 2002

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
24000 - Furnishings							
540 - Miscellaneous	\$22,400	10	5	1	\$22,400/LS		Folding Tables & Chairs
24600 - Safety / Access							
220 - Fire Control Misc	\$15,500	20	5	1	\$15,500/LS		Fire Alarm System
25000 - Flooring							
240 - Carpeting	\$31,040	10	5	970	\$32.00/SqYd		Clubhouse Carpet
440 - Tile	\$9,750	20	5	975	\$10.00/SqFt		Clubhouse Walls & Floors
630 - Vinyl	\$5,633	15	7	650	\$26.00/SqYd (33%)		Clubhouse Vinyl
710 - Hardwood Floors	\$7,500	50	15	500	\$15.00/SqFt		Stage- Replace
27000 - Appliances							
740 - Miscellaneous	\$32,200	20	10	7	\$4,600/Itm		Kitchen Appliances
00060 - Canoa Hills (CH)							
01000 - Paving							
136 - Asphalt: Sealing	\$13,471	5	3	67,354	\$.20/SqFt		Parking Lot
236 - Asphalt: Ongoing Repairs	\$5,473	5	3	67,354	\$3.25/SqFt (3%)		Parking Lot
330 - Asphalt: Overlay w/ Interlayer	\$107,766	25	2	67,354	\$1.60/SqFt		Parking Lot
02000 - Concrete							
424 - Pool Deck	\$7,140	5	4	5,950	\$20.00/SqFt (6%)		Pool Area Concrete
03000 - Painting: Exterior							
130 - Stucco	\$21,880	10	5	10,940	\$2.00/SqFt		Clubhouse Exterior
03500 - Painting: Interior							
130 - Building	\$17,063	10	5	22,750	\$.75/SqFt		All Interior Spaces
05000 - Roofing							
330 - Low Slope: Vinyl	\$113,500	20	14	227	\$500/Sqrs		Building Roof
924 - Miscellaneous	\$9,080	5	4	227	\$40.00/Sqrs		Roof Recoating
08000 - Rehab							
224 - Bathrooms	\$81,500	20	10	2	\$40,750/Rm		Locker Rooms
330 - Restrooms	\$41,000	20	10	2	\$20,500/Rm		Clubhouse Restrooms
580 - Operable Wall/Partition	\$34,300	25	5	980	\$35.00/SqFt		Saguaro & Palo Verde Divider
12000 - Pool							
124 - Resurface	\$43,840	12	8	274	\$160/l.f.		Pool
624 - Deck: Re-Surface	\$44,625	15	11	5,950	\$7.50/SqFt		Pool Area Decking
724 - Equipment: Replacement	\$13,080	5	2	1	\$26,160/LS (50%)		Pool & Spa Equipment

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00060 - Canoa Hills (CH)							
12000 - Pool							
790 - Heater	\$37,650	10	5	1	\$37,650/Itm		Pool XTherm Heater
818 - Cover	\$7,920	6	3	4,800	\$1.65/SqFt		Pool Cover
924 - Furniture: Misc	\$10,500	6	3	1	\$10,500/LS		Pool Area Furniture
14000 - Recreation							
230 - Exercise: Cardio Equipment	\$19,200	1	1	16	\$6,000/Itm (20%)		Fitness Center Cardio Machines
330 - Exercise: Strength Equipment	\$7,600	1	1	19	\$4,000/Itm (10%)		Fitness Center Strength Machines
17000 - Tennis Court							
140 - Reseal	\$12,600	7	5	14,000	\$.90/SqFt		[2] Tennis Courts
19000 - Fencing							
160 - Chain Link: 10'	\$20,300	30	15	580	\$35.00/l.f.		Tennis Court Fence
20000 - Lighting							
220 - Pole Lights	\$60,000	30	10	24	\$2,500/Itm		Parking Lot & Walkway Lights
23000 - Mechanical Equipment							
220 - HVAC	\$46,200	15	6	7	\$6,600/Itm		Rooftop Carrier Units- 2007
340 - HVAC	\$5,800	15	4	1	\$5,800/Itm		Rooftop Carrier Unit- 2005
364 - HVAC	\$5,800	15	5	1	\$5,800/Itm		Rooftop Carrier Unit- 2006
500 - Swamp Cooler	\$2,000	20	18	1	\$2,000/Itm		Evaporative Cooler- 2014
600 - Water Heater	\$12,000	12	9	1	\$12,000/Itm		Pool Eq Room Heater & Tank
24000 - Furnishings							
560 - Miscellaneous	\$12,000	10	5	1	\$12,000/LS		Folding Tables & Chairs
580 - Miscellaneous	\$7,488	25	5	288	\$26.00/SqFt		Portable Stage- Saguaro Room
620 - Miscellaneous	\$8,000	12	6	1	\$8,000/LS		Lobby Furniture
24600 - Safety / Access							
230 - Fire Control Misc	\$16,000	20	10	1	\$16,000/LS		Fire Alarm System
25000 - Flooring							
250 - Carpeting	\$17,280	10	5	540	\$32.00/SqYd		Clubhouse Carpeting
450 - Tile	\$64,750	20	5	6,475	\$10.00/SqFt		Clubhouse Walls & Floors
720 - Hardwood Floors	\$92,250	40	14	6,150	\$15.00/SqFt		Wood Floor- Replace
750 - Hardwood Floors	\$36,900	10	4	6,150	\$6.00/SqFt		Wood Floor- Refinish
27000 - Appliances							
760 - Miscellaneous	\$55,200	20	10	16	\$3,450/Itm		Kitchen Appliances

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
01000 - Paving							
142 - Asphalt: Sealing	\$16,127	5	1	80,636	\$.20/SqFt		Parking Lots
242 - Asphalt: Ongoing Repairs	\$6,552	5	1	80,636	\$3.25/SqFt (3%)		Parking Lots
336 - Asphalt: Overlay w/ Interlayer	\$93,418	25	1	58,386	\$1.60/SqFt		North & East Parking Lots
360 - Asphalt: Overlay w/ Interlayer	\$35,600	25	12	22,250	\$1.60/SqFt		South Parking Lot
02000 - Concrete							
430 - Pool Deck	\$7,170	5	3	5,975	\$20.00/SqFt (6%)		Pool Area Concrete
03000 - Painting: Exterior							
136 - Stucco	\$28,540	10	1	28,540	\$1.00/SqFt		Exterior Building Paint
400 - Wrought Iron	\$11,251	4	2	1,758	\$6.40/l.f.		Pool Fence, Metal Railings
03500 - Painting: Interior							
136 - Building	\$26,625	10	5	35,500	\$.75/SqFt		All Interior Spaces
04000 - Structural Repairs							
600 - Metal Railings	\$21,150	10	5	1,410	\$30.00/l.f. (50%)		Deck, Stair & Bridge Railings
04500 - Decking/Balconies							
206 - Resurface	\$97,513	20	1	12,664	\$7.70/SqFt		Elastomeric Deck- Resurface
300 - Repairs	\$22,795	5	1	12,664	\$1.80/SqFt		Elastomeric Deck- Seal/Repair
05000 - Roofing							
336 - Low Slope: Vinyl	\$34,000	20	5	68	\$500/Sqrs		Building Roof
606 - Pitched: Tile	\$50,400	30	10	84	\$600/Sqrs		Building Roof
08000 - Rehab							
230 - Bathrooms	\$73,750	20	5	2	\$36,875/Rm		Locker Rooms
336 - Restrooms	\$46,350	20	3	5	\$9,270/Rm		Restrooms
412 - Kitchen	\$7,700	20	5	2	\$3,850/Rm		Art & Fiesta Kitchenettes
472 - Cabinets	\$17,250	20	1	2	\$8,625/Rm		Art & Clay Counters & Cabinets
12000 - Pool							
130 - Resurface	\$27,600	12	6	240	\$115/l.f.		Pool
630 - Deck: Re-Surface	\$44,813	15	3	5,975	\$7.50/SqFt		Pool Area Decking
730 - Equipment: Replacement	\$17,880	5	2	1	\$35,760/LS (50%)		Pool & Spa Equipment
824 - Cover	\$5,940	6	2	3,600	\$1.65/SqFt		Pool Cover
930 - Furniture: Misc	\$7,000	6	2	1	\$7,000/LS		Pool Area Furniture
14000 - Recreation							
240 - Exercise: Cardio Equipment	\$13,200	1	1	11	\$6,000/Itm (20%)		Fitness Center Cardio Machines

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
14000 - Recreation							
340 - Exercise: Strength Equipment	\$7,200	1	1	18	\$4,000/Itm	(10%)	Fitness Center Strength Machines
19000 - Fencing							
220 - Wrought Iron: 5'	\$11,832	30	10	348	\$34.00/l.f.		Pool Perimeter Fence
20000 - Lighting							
230 - Pole Lights	\$14,750	25	12	10	\$1,475/Itm		Bridge Lights
23000 - Mechanical Equipment							
232 - HVAC	\$21,975	15	12	6	\$3,663/Itm		Miscellaneous Units- 2013
312 - HVAC	\$9,800	15	5	2	\$4,900/Itm		Carrier Units- 2006
344 - HVAC	\$9,800	15	3	2	\$4,900/Itm		Carrier Units- 2004
368 - HVAC	\$11,600	15	11	2	\$5,800/Itm		Carrier Units- 2012
392 - HVAC	\$7,300	15	2	2	\$3,650/Itm		Carrier Units- 2003
416 - HVAC	\$5,800	15	7	1	\$5,800/Itm		Carrier Unit- 2008
436 - HVAC	\$5,800	15	13	1	\$5,800/Itm		Carrier Unit- 2014
448 - HVAC	\$57,600	15	1	8	\$7,200/Itm		Carrier Units- 2001
452 - HVAC	\$14,300	15	6	2	\$7,150/Itm		Carrier Units- 2007
23500 - Elevator							
200 - Modernize/Overhaul	\$44,800	25	5	1	\$44,800/Itm		Anza Building Elevator
300 - Cab Rehab	\$9,250	20	7	1	\$9,250/Itm		Anza Elevator Cab
24000 - Furnishings							
600 - Miscellaneous	\$51,200	10	5	1	\$51,200/LS		Anza Room Furniture
24600 - Safety / Access							
240 - Fire Control Misc	\$28,150	20	4	1	\$28,150/LS		Fire Alarm System
25000 - Flooring							
260 - Carpeting	\$44,800	10	5	1,400	\$32.00/SqYd		Anza, Fiesta, Computer, Office
460 - Tile	\$18,250	20	5	1,825	\$10.00/SqFt		Clubhouse Walls & Floors
730 - Hardwood Floors	\$23,650	40	20	2,150	\$11.00/SqFt		Anza & Santa Cruz- Replace
760 - Hardwood Floors	\$12,900	10	10	2,150	\$6.00/SqFt		Anza & Santa Cruz- Refinish
27000 - Appliances							
780 - Miscellaneous	\$27,000	20	5	9	\$3,000/Itm		Kitchen Appliances
00080 - Canoa Ranch (CR)							
01000 - Paving							
148 - Asphalt: Sealing	\$12,814	5	1	64,068	\$.20/SqFt		Drives & Parking

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00080 - Canoa Ranch (CR)							
01000 - Paving							
248 - Asphalt: Ongoing Repairs	\$5,206	5	1	64,068	\$3.25/SqFt	(3%)	Drives & Parking
342 - Asphalt: Overlay w/ Interlayer	\$102,509	25	17	64,068	\$1.60/SqFt		Drives & Parking
03000 - Painting: Exterior							
142 - Stucco	\$14,760	10	2	14,760	\$1.00/SqFt		Building Exterior Surfaces
406 - Wrought Iron	\$5,526	4	1	614	\$9.00/l.f.		Metal Fencing & Railings
03500 - Painting: Interior							
142 - Building	\$19,650	10	5	26,200	\$.75/SqFt		All Interior Spaces
04000 - Structural Repairs							
606 - Metal Railings	\$8,750	20	12	350	\$25.00/l.f.		Parking & Pickleball
912 - Doors	\$48,000	20	12	3	\$16,000/Itm		Pool East Patio Doors
05000 - Roofing							
200 - Low Slope: BUR	\$39,900	20	12	133	\$300/Sqrs		Building Roof
612 - Pitched: Tile	\$27,000	30	22	45	\$600/Sqrs		Building Roof
12000 - Pool							
136 - Resurface	\$35,840	12	4	256	\$140/l.f.		Pool
412 - ADA Chair Lift	\$16,800	10	4	2	\$8,400/Itm		Pool & Spa ADA Chairs
636 - Deck: Re-Surface	\$36,000	15	0	2,650	\$13.58/SqFt		Pool Area Decking
736 - Equipment: Replacement	\$16,680	5	4	1	\$33,360/LS	(50%)	Pool & Spa Equipment
14000 - Recreation							
250 - Exercise: Cardio Equipment	\$15,600	1	1	13	\$6,000/Itm	(20%)	Fitness Center Cardio Machines
350 - Exercise: Strength Equipment	\$7,600	1	1	19	\$4,000/Itm	(10%)	Fitness Center Strength Machines
17500 - Basketball / Sport Court							
220 - Seal & Striping	\$10,084	7	2	11,204	\$.90/SqFt		Pickleball & Basketball Courts
420 - Overlay	\$30,811	21	16	11,204	\$2.75/SqFt		Pickleball & Basketball Courts
19000 - Fencing							
100 - Chain Link	\$23,640	30	24	788	\$30.00/l.f.		Pickleball & Basketball Courts
230 - Wrought Iron: 6'	\$9,504	30	22	264	\$36.00/l.f.		Patio Perimeter
20000 - Lighting							
540 - Parking Lot	\$10,000	25	17	4	\$2,500/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
100 - HVAC	\$15,225	18	10	435	\$35.00/l.f.		[5] Pool Area Fabric Ducts
236 - HVAC	\$40,600	15	7	5	\$8,120/Itm		Rooftop HVAC Units- 2008

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
00080 - Canoa Ranch (CR)							
23000 - Mechanical Equipment							
508 - Swamp Cooler	\$15,000	15	7	5	\$3,000/Itm		Rooftop Evaporative Coolers- 2008
24600 - Safety / Access							
250 - Fire Control Misc	\$16,000	20	12	1	\$16,000/LS		Fire Alarm System
25000 - Flooring							
270 - Carpeting	\$21,120	10	2	660	\$32.00/SqYd		All Spaces
470 - Tile	\$15,750	20	5	1,575	\$10.00/SqFt		Clubhouse Walls & Floors
00090 - Abrego South (ABS)							
01000 - Paving							
254 - Asphalt: Ongoing Repairs	\$6,569	5	3	18,768	\$.35/SqFt		Seal/Crack Fill/Stripe
400 - Asphalt: Major Repairs	\$93,840	25	8	18,768	\$5.00/SqFt		Parking Lot
02000 - Concrete							
442 - Pool Deck	\$5,565	5	3	5,565	\$20.00/SqFt (5%)		Pool Area Concrete
03000 - Painting: Exterior							
200 - Surface Restoration	\$7,191	10	5	7,191	\$1.00/SqFt		Exterior Surfaces
05000 - Roofing							
372 - Low Slope: Vinyl	\$24,500	20	15	49	\$500/Sqrs		Pool Building Roofs
08000 - Rehab							
236 - Bathrooms	\$17,000	20	10	2	\$8,500/Rm		Locker Rooms
342 - Restrooms	\$6,000	20	11	2	\$3,000/Rm		Clubhouse Restrooms
12000 - Pool							
140 - Resurface	\$20,400	12	10	170	\$120/l.f.		Pool
418 - ADA Chair Lift	\$8,800	10	5	2	\$4,400/Itm		Pool & Spa ADA Chairs
642 - Deck: Re-Surface	\$41,738	10	8	5,565	\$7.50/SqFt		Pool Area Decking
742 - Equipment: Replacement	\$14,280	5	3	1	\$28,560/LS (50%)		Pool & Spa Equipment
936 - Furniture: Misc	\$6,500	6	3	1	\$6,500/LS		Pool Area Furnishings
19000 - Fencing							
900 - Miscellaneous	\$6,450	20	15	258	\$25.00/l.f.		Pool Perimeter Wall/Fence
20000 - Lighting							
240 - Pole Lights	\$9,600	20	10	8	\$1,200/Itm		Shuffleboard Lights
23000 - Mechanical Equipment							
240 - HVAC	\$10,000	15	10	2	\$5,000/Itm		Rooftop Carrier Units- 2011

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00090 - Abrego South (ABS)							
26000 - Outdoor Equipment							
900 - Miscellaneous	\$8,424	8	4	3,744	\$2.25/SqFt		[12] Shuffleboard Courts
00100 - Continental Vistas (CV)							
01000 - Paving							
406 - Asphalt: Major Repairs	\$33,630	25	9	6,726	\$5.00/SqFt		Parking Lot
02000 - Concrete							
448 - Pool Deck	\$5,698	5	5	4,748	\$20.00/SqFt	(6%)	Pool Area Concrete
05000 - Roofing							
342 - Low Slope: Vinyl	\$10,000	20	10	20	\$500/Sqrs		Pool Building Roof
618 - Pitched: Tile	\$7,800	30	5	13	\$600/Sqrs		Pool Building Roof
08000 - Rehab							
242 - Bathrooms	\$17,000	20	10	2	\$8,500/Rm		Locker Rooms
12000 - Pool							
146 - Resurface	\$21,600	12	6	180	\$120/l.f.		Pool
648 - Deck: Re-Surface	\$35,610	15	5	4,748	\$7.50/SqFt		Pool Area Decking
748 - Equipment: Replacement	\$15,180	5	2	1	\$30,360/LS	(50%)	Pool & Spa Equipment
942 - Furniture: Misc	\$6,500	6	3	1	\$6,500/LS		Pool Area Furnishings
23000 - Mechanical Equipment							
244 - HVAC	\$5,800	15	3	1	\$5,800/Itm		Rooftop Carrier Unit- 2004
248 - HVAC	\$11,600	15	12	2	\$5,800/Itm		Rooftop Carrier Units- 2013
00110 - Madera Vista (MV)							
01000 - Paving							
412 - Asphalt: Major Repairs	\$48,860	25	16	9,772	\$5.00/SqFt		Parking Lot
03000 - Painting: Exterior							
206 - Surface Restoration	\$6,030	10	5	4,020	\$1.50/SqFt		Exterior Surfaces
05000 - Roofing							
624 - Pitched: Tile	\$23,400	30	5	39	\$600/Sqrs		Pool Building Roof
08000 - Rehab							
248 - Bathrooms	\$7,500	20	10	2	\$3,750/Rm		Locker Rooms
12000 - Pool							
154 - Resurface	\$18,720	12	6	156	\$120/l.f.		Pool
654 - Deck: Re-Surface	\$30,060	15	8	4,008	\$7.50/SqFt		Pool Area Decking
754 - Equipment: Replacement	\$10,980	5	3	1	\$21,960/LS	(50%)	Pool & Spa Equipment

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00110 - Madera Vista (MV)							
12000 - Pool							
948 - Furniture: Misc	\$6,500	6	3	1	\$6,500/LS		Pool Area Furnishings
17000 - Tennis Court							
540 - Resurface	\$19,800	21	7	7,200	\$2.75/SqFt		Tennis Court
19000 - Fencing							
170 - Chain Link: 10'	\$6,480	30	15	360	\$18.00/l.f.		Tennis Court Fence
240 - Wrought Iron: 6'	\$13,680	30	10	380	\$36.00/l.f.		Pool Perimeter Fence
20000 - Lighting							
250 - Pole Lights	\$6,000	20	10	4	\$1,500/Itm		Tennis Court Lights
00120 - Casa Paloma I (CPI)							
01000 - Paving							
418 - Asphalt: Major Repairs	\$35,640	25	6	7,128	\$5.00/SqFt		Parking Areas
02000 - Concrete							
460 - Pool Deck	\$7,354	5	3	6,128	\$20.00/SqFt (6%)		Pool Area Concrete
03000 - Painting: Exterior							
212 - Surface Restoration	\$7,470	10	6	7,470	\$1.00/SqFt		Exterior Surfaces
05000 - Roofing							
348 - Low Slope: Vinyl	\$30,500	20	2	61	\$500/Sqrs		Pool Building Roofs
08000 - Rehab							
254 - Bathrooms	\$17,000	20	3	2	\$8,500/Rm		Locker Rooms
418 - Kitchen	\$6,500	20	15	1	\$6,500/Rm		Clubhouse Kitchen
12000 - Pool							
160 - Resurface	\$24,000	12	6	200	\$120/l.f.		Pool
660 - Deck: Re-Surface	\$45,960	15	12	6,128	\$7.50/SqFt		Pool Area Decking
760 - Equipment: Replacement	\$14,580	5	3	1	\$29,160/LS (50%)		Pool & Spa Equipment
954 - Furniture: Misc	\$6,500	6	3	1	\$6,500/LS		Pool Area Furnishings
23000 - Mechanical Equipment							
256 - HVAC	\$8,000	15	10	2	\$4,000/Itm		Rooftop Carrier Units- 2011
00130 - Casa Paloma II (CPII)							
01000 - Paving							
424 - Asphalt: Major Repairs	\$22,680	25	3	4,536	\$5.00/SqFt		Parking Areas
02000 - Concrete							
466 - Pool Deck	\$5,920	5	2	4,933	\$20.00/SqFt (6%)		Pool Area Concrete

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00130 - Casa Paloma II (CPII)							
05000 - Roofing							
354 - Low Slope: Vinyl	\$26,500	20	5	53	\$500/Sqrs		Pool Building Roofs
08000 - Rehab							
260 - Bathrooms	\$17,000	20	8	2	\$8,500/Rm		Locker Rooms
424 - Kitchen	\$6,500	20	8	1	\$6,500/Rm		Clubhouse Kitchen
12000 - Pool							
166 - Resurface	\$21,600	12	6	180	\$120/l.f.		Pool
666 - Deck: Re-Surface	\$36,998	15	12	4,933	\$7.50/SqFt		Pool Area Decking
766 - Equipment: Replacement	\$15,180	5	3	1	\$30,360/LS	(50%)	Pool & Spa Equipment
960 - Furniture: Misc	\$6,500	6	3	1	\$6,500/LS		Pool Area Furnishings
20000 - Lighting							
260 - Pole Lights	\$9,600	30	5	8	\$1,200/Itm		Shuffleboard Lights
23000 - Mechanical Equipment							
272 - HVAC	\$8,000	15	10	2	\$4,000/Itm		Rooftop Carrier Units- 2011
00140 - Abrego North (ABN)							
01000 - Paving							
430 - Asphalt: Major Repairs	\$32,275	25	7	6,455	\$5.00/SqFt		Parking Area
02000 - Concrete							
472 - Pool Deck	\$5,428	5	0	4,523	\$20.00/SqFt	(6%)	Pool Area Concrete
03000 - Painting: Exterior							
218 - Surface Restoration	\$5,892	10	5	5,892	\$1.00/SqFt		Exterior Surfaces
05000 - Roofing							
360 - Low Slope: Vinyl	\$10,500	20	10	21	\$500/Sqrs		Pool Building Roof
08000 - Rehab							
266 - Bathrooms	\$12,000	20	10	2	\$6,000/Rm		Locker Rooms
12000 - Pool							
172 - Resurface	\$21,600	12	12	180	\$120/l.f.		Pool
173 - Miscellaneous	\$364,000	1	0	1	\$364,000/LS	[nr:1]	Pool Replace (2016 Only)
672 - Deck: Re-Surface	\$33,923	15	15	4,523	\$7.50/SqFt		Pool Deck
772 - Equipment: Replacement	\$15,180	5	5	1	\$30,360/LS	(50%)	Pool & Spa Equipment
966 - Furniture: Misc	\$5,500	6	3	1	\$5,500/LS		Pool Area Furnishings
23000 - Mechanical Equipment							
400 - HVAC	\$7,300	15	6	2	\$3,650/Itm		Rooftop Rheem Units- 2007

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00150 - General							
24500 - Audio / Visual							
260 - Entertainment System	\$15,000	10	10	5	\$3,000/Bldg		Various Locations
24600 - Safety / Access							
350 - Defibrillators	\$23,200	10	5	8	\$2,900/Itm		Various Locations
30000 - Miscellaneous							
200 - Maintenance Equipment	\$7,500	20	10	1	\$7,500/Itm		Vermeer Chipper
700 - Trailer	\$5,000	15	5	1	\$5,000/Itm		Utility Trailer
710 - Trailer	\$5,000	15	6	1	\$5,000/Itm		Landscaping Trailer
800 - Vehicle	\$15,000	10	1	1	\$15,000/Itm		Vehicle 01- 2003 Ford Ranger
804 - Vehicle	\$32,500	10	1	1	\$32,500/Itm		Vehicle 10- 2005 Ford E250 Van
808 - Vehicle	\$35,000	10	1	1	\$35,000/Itm		Vehicle 11- 2006 Ford F250 Pickup
812 - Vehicle	\$32,500	10	1	1	\$32,500/Itm		Vehicle 12- 2007 GMC 2500 Pickup
816 - Vehicle	\$25,000	10	1	1	\$25,000/Itm		Vehicle 16- 2007 Ford Ranger Pickup
820 - Vehicle	\$27,500	10	3	1	\$27,500/Itm		Vehicle 17- 2009 Ford E150 Van
824 - Vehicle	\$30,000	10	5	1	\$30,000/Itm		Vehicle 18- 2011 Ford F150 Pickup
828 - Vehicle	\$25,000	10	6	1	\$25,000/Itm		Vehicle 19- 2012 Ford Escape
832 - Vehicle	\$100,000	10	7	4	\$25,000/Itm		Vehicles 20-23- Ford Transit Connects
836 - Vehicle	\$35,000	10	1	1	\$35,000/Itm		Vehicle 24- 2005 Ford F250 Pickup
840 - Vehicle	\$35,000	10	1	1	\$35,000/Itm		Vehicle 25- 2005 Chevy Silverado 2500 HD
844 - Vehicle	\$17,500	10	10	1	\$17,500/Itm		Vehicle 26- 2016 Ford Fiesta

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Member Services Center (MSC)							
23000 - Mechanical Equipment							
316 - HVAC	\$4,500	15	4	1	\$4,500/Itm		Rooftop Carrier Unit- 2005
00020 - West Social Center (WC)							
01000 - Paving							
206 - Asphalt: Ongoing Repairs	\$3,538	5	4	43,543	\$3.25/SqFt	(3%)	Drives, North & South Parking
00030 - East Social Center (EC)							
23000 - Mechanical Equipment							
208 - HVAC	\$3,650	15	12	1	\$3,650/Itm		Rooftop Carrier Unit- 2013
00050 - Desert Hills (DH)							
14000 - Recreation							
320 - Exercise: Strength Equipment	\$2,500	1	1	5	\$5,000/Itm	(10%)	Fitness Center Strength Machines
00060 - Canoa Hills (CH)							
23000 - Mechanical Equipment							
308 - HVAC	\$4,000	15	12	1	\$4,000/Itm		Rooftop Carrier Unit- 2013
522 - Swamp Cooler	\$4,000	20	9	2	\$2,000/Itm		Evaporative Cooler- 2005
25000 - Flooring							
640 - Vinyl	\$1,950	5	3	75	\$26.00/SqYd		Clubhouse Vinyl
00070 - Santa Rita Springs (SRS)							
25000 - Flooring							
650 - Vinyl	\$4,725	20	5	135	\$35.00/SqYd		Various Vinyl Floors
00080 - Canoa Ranch (CR)							
02000 - Concrete							
436 - Pool Deck	\$3,180	5	0	2,650	\$20.00/SqFt	(6%)	Pool Area Concrete
23000 - Mechanical Equipment							
760 - Wall A/C Medium	\$525	10	2	1	\$525/Itm		Reception Area AC Unit
00090 - Abrego South (ABS)							
03500 - Painting: Interior							
148 - Building	\$4,413	10	5	5,884	\$.75/SqFt		All Interior Spaces
00100 - Continental Vistas (CV)							
01000 - Paving							
260 - Asphalt: Ongoing Repairs	\$2,354	5	4	6,726	\$.35/SqFt		Seal/Crack Fill/Stripe

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00110 - Madera Vista (MV)							
01000 - Paving							
264 - Asphalt: Ongoing Repairs	\$3,420	5	1	9,772	\$.35/SqFt		Seal/Crack Fill/Stripe
02000 - Concrete							
454 - Pool Deck	\$4,810	5	3	4,008	\$20.00/SqFt (6%)		Pool Area Concrete
23000 - Mechanical Equipment							
252 - HVAC	\$4,500	15	10	1	\$4,500/Itm		Rooftop Carrier Unit- 2011
00120 - Casa Paloma I (CPI)							
01000 - Paving							
270 - Asphalt: Ongoing Repairs	\$2,495	5	2	7,128	\$.35/SqFt		Seal/Crack Fill/Stripe
23000 - Mechanical Equipment							
516 - Swamp Cooler	\$2,000	20	17	1	\$2,000/Itm		Rooftop Evaporative Cooler- 2013
710 - Furnace	\$2,900	15	12	1	\$2,900/Itm		Rooftop Forced Air Furnace- 2013
00130 - Casa Paloma II (CPII)							
01000 - Paving							
276 - Asphalt: Ongoing Repairs	\$1,588	5	1	4,536	\$.35/SqFt		Parking Areas
23000 - Mechanical Equipment							
260 - HVAC	\$3,325	15	4	1	\$3,325/Itm		Rooftop Rheem Unit- 2005
00140 - Abrego North (ABN)							
01000 - Paving							
282 - Asphalt: Ongoing Repairs	\$2,259	5	3	6,455	\$.35/SqFt		Seal/Crack Fill/Stripe
23000 - Mechanical Equipment							
276 - HVAC	\$3,650	15	9	1	\$3,650/Itm		Rooftop Carrier Unit- 2010

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2016			
00010 - Member Services Center (MSC)			
08000 - Rehab			
300 - Restrooms 3 Main Building & Maintenance Restrooms	20	11,100	
400 - Kitchen Kitchen	20	6,400	
Total 08000 - Rehab:		17,500	17,500
Total Member Services Center (MSC):		17,500	17,500
00040 - Las Campanas (LC)			
08000 - Rehab			
406 - Kitchen Clubhouse Kitchen	1	7,000	
Total Las Campanas (LC):		7,000	7,000
00080 - Canoa Ranch (CR)			
12000 - Pool			
636 - Deck: Re-Surface 2,650 Sq. Ft. Pool Area Decking	15	36,000	
Total Canoa Ranch (CR):		36,000	36,000
00140 - Abrego North (ABN)			
02000 - Concrete			
472 - Pool Deck 4,523 Sq. Ft. Pool Area Concrete (6%)	5	5,428	
12000 - Pool			
173 - Miscellaneous Pool Replace (2016 Only)[nr:1]	1	364,000	
Total Abrego North (ABN):		369,428	369,428
Total 2016:		429,928	
2017			
00010 - Member Services Center (MSC)			
01000 - Paving			
100 - Asphalt: Sealing 27,762 Sq. Ft. Parking Lots- Seal/Stripe	5	5,552	5,691
200 - Asphalt: Ongoing Repairs 27,762 Sq. Ft. Parking Lots (5.6%)	5	5,053	5,179
Total 01000 - Paving:		10,605	10,870
03000 - Painting: Exterior			
100 - Stucco 9,085 Sq. Ft. Building Exterior & Wall Surfaces	10	9,085	9,312
23000 - Mechanical Equipment			
280 - HVAC Rooftop Carrier Unit- 2002	15	5,000	5,125
376 - HVAC Bard Unit- 2002	15	5,800	5,945

Reserve Component

2017

00010 - Member Services Center (MSC)

23000 - Mechanical Equipment

	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
Total 23000 - Mechanical Equipment:		10,800	11,070
Total Member Services Center (MSC):		30,490	31,252

00020 - West Social Center (WC)

01000 - Paving

112 - Asphalt: Sealing 75,321 Sq. Ft. West Parking Lot	5	15,064	15,441
212 - Asphalt: Ongoing Repairs 75,321 Sq. Ft. West Parking Lot (3%)	5	6,120	6,273
Total 01000 - Paving:		21,184	21,714
Total West Social Center (WC):		21,184	21,714

00030 - East Social Center (EC)

14000 - Recreation

200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%)	1	20,400	20,910
300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%)	1	5,200	5,330
Total 14000 - Recreation:		25,600	26,240

23000 - Mechanical Equipment

288 - HVAC 4 Rooftop Carrier Units- 2001	15	20,300	20,808
424 - HVAC 2 Rooftop Carrier Units- 2002	15	8,000	8,200
Total 23000 - Mechanical Equipment:		28,300	29,008
Total East Social Center (EC):		53,900	55,248

00040 - Las Campanas (LC)

01000 - Paving

124 - Asphalt: Sealing 70,468 Sq. Ft. Parking Lot	5	14,094	14,446
224 - Asphalt: Ongoing Repairs 70,468 Sq. Ft. Parking Lot (3%)	5	5,726	5,869
Total 01000 - Paving:		19,820	20,315

08000 - Rehab

406 - Kitchen Clubhouse Kitchen	1	7,000	7,175
------------------------------------	---	-------	-------

14000 - Recreation

210 - Exercise: Cardio Equipment 19 Fitness Center Cardio Machines (20%)	1	22,800	23,370
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%)	1	6,800	6,970
Total 14000 - Recreation:		29,600	30,340
Total Las Campanas (LC):		56,420	57,830

00050 - Desert Hills (DH)

14000 - Recreation

220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	1	15,600	15,990
---	---	--------	--------

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2017			
00050 - Desert Hills (DH)			
23000 - Mechanical Equipment			
360 - HVAC Rooftop Carrier Unit- 2000	15	5,000	5,125
428 - HVAC Rooftop Carrier Unit- 2002	15	9,000	9,225
Total 23000 - Mechanical Equipment:		14,000	14,350
		Total Desert Hills (DH):	30,340
00060 - Canoa Hills (CH)			
14000 - Recreation			
230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%)	1	19,200	19,680
330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	1	7,600	7,790
Total 14000 - Recreation:		26,800	27,470
		Total Canoa Hills (CH):	27,470
00070 - Santa Rita Springs (SRS)			
01000 - Paving			
142 - Asphalt: Sealing 80,636 Sq. Ft. Parking Lots	5	16,127	16,530
242 - Asphalt: Ongoing Repairs 80,636 Sq. Ft. Parking Lots (3%)	5	6,552	6,715
336 - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots	25	93,418	95,753
Total 01000 - Paving:		116,097	118,998
03000 - Painting: Exterior			
136 - Stucco 28,540 Sq. Ft. Exterior Building Paint	10	28,540	29,254
04500 - Decking/Balconies			
206 - Resurface 12,664 Sq. Ft. Elastomeric Deck- Resurface	20	97,513	99,951
300 - Repairs 12,664 Sq. Ft. Elastomeric Deck- Seal/Repair	5	22,795	23,365
Total 04500 - Decking/Balconies:		120,308	123,316
08000 - Rehab			
472 - Cabinets 2 Art & Clay Counters & Cabinets	20	17,250	17,681
14000 - Recreation			
240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%)	1	13,200	13,530
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%)	1	7,200	7,380
Total 14000 - Recreation:		20,400	20,910
23000 - Mechanical Equipment			
448 - HVAC 8 Carrier Units- 2001	15	57,600	59,040
Total Santa Rita Springs (SRS):		360,195	369,199

Reserve Component

Life *Current* *Forecast*
Useful *Replacement Cost* *Inflated Cost @ 2.50%*

2017

00080 - Canoa Ranch (CR)

01000 - Paving

148 - Asphalt: Sealing 64,068 Sq. Ft. Drives & Parking	5	12,814	13,134
248 - Asphalt: Ongoing Repairs 64,068 Sq. Ft. Drives & Parking (3%)	5	5,206	5,336
Total 01000 - Paving:		18,020	18,470

03000 - Painting: Exterior

406 - Wrought Iron 614 Lin. Ft. Metal Fencing & Railings	4	5,526	5,664
---	---	-------	-------

14000 - Recreation

250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	1	15,600	15,990
350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	1	7,600	7,790
Total 14000 - Recreation:		23,200	23,780

Total Canoa Ranch (CR): 46,746 47,914

00150 - General

30000 - Miscellaneous

800 - Vehicle Vehicle 01- 2003 Ford Ranger	10	15,000	15,375
804 - Vehicle Vehicle 10- 2005 Ford E250 Van	10	32,500	33,313
808 - Vehicle Vehicle 11- 2006 Ford F250 Pickup	10	35,000	35,875
812 - Vehicle Vehicle 12- 2007 GMC 2500 Pickup	10	32,500	33,313
816 - Vehicle Vehicle 16- 2007 Ford Ranger Pickup	10	25,000	25,625
836 - Vehicle Vehicle 24- 2005 Ford F250 Pickup	10	35,000	35,875
840 - Vehicle Vehicle 25- 2005 Chevy Silverado 2500 HD	10	35,000	35,875
Total 30000 - Miscellaneous:		210,000	215,251

Total General: 210,000 215,251

Total 2017: 835,335 856,218

2018

00010 - Member Services Center (MSC)

22000 - Office Equipment

200 - Computers, Misc. IT Server	3	9,200	9,666
240 - Computers, Misc. Office Computer Work Stations	5	36,000	37,823
Total 22000 - Office Equipment:		45,200	47,489

Total Member Services Center (MSC): 45,200 47,489

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2018			
00020 - West Social Center (WC)			
12000 - Pool			
700 - Equipment: Replacement Pool & Spa Equipment (50%)	5	18,780	19,731
27000 - Appliances			
700 - Miscellaneous 25 Kitchen Appliances (10%)	5	6,840	7,186
30000 - Miscellaneous			
600 - Miscellaneous Stage Curtains	15	8,550	8,983
Total West Social Center (WC):		34,170	35,900
00030 - East Social Center (EC)			
14000 - Recreation			
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%)	1	20,400	21,433
300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%)	1	5,200	5,463
Total 14000 - Recreation:		25,600	26,896
Total East Social Center (EC):		25,600	26,896
00040 - Las Campanas (LC)			
08000 - Rehab			
406 - Kitchen Clubhouse Kitchen	1	7,000	7,354
12000 - Pool			
712 - Equipment: Replacement Pool & Spa Equipment (50%)	5	18,780	19,731
14000 - Recreation			
210 - Exercise: Cardio Equipment 19 Fitness Center Cardio Machines (20%)	1	22,800	23,954
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%)	1	6,800	7,144
Total 14000 - Recreation:		29,600	31,098
Total Las Campanas (LC):		55,380	58,183
00050 - Desert Hills (DH)			
02000 - Concrete			
418 - Pool Deck 5,981 Sq. Ft. Pool Area Concrete (6%)	5	7,177	7,541
05000 - Roofing			
918 - Miscellaneous 137 Squares- Roof Recoating	5	5,480	5,757
12000 - Pool			
718 - Equipment: Replacement Pool & Spa Equipment (50%)	5	21,480	22,567
14000 - Recreation			
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	1	15,600	16,390
23000 - Mechanical Equipment			
444 - HVAC Rooftop Carrier Unit- 2002	15	5,000	5,253
Total Desert Hills (DH):		54,737	57,508

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2018			
00060 - Canoa Hills (CH)			
01000 - Paving			
330 - Asphalt: Overlay w/ Interlayer 67,354 Sq. Ft. Parking Lot	25	107,766	113,222
12000 - Pool			
724 - Equipment: Replacement Pool & Spa Equipment (50%)	5	13,080	13,742
14000 - Recreation			
230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%)	1	19,200	20,172
330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	1	7,600	7,985
Total 14000 - Recreation:		26,800	28,157
Total Canoa Hills (CH):		147,646	155,121
00070 - Santa Rita Springs (SRS)			
03000 - Painting: Exterior			
400 - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings	4	11,251	11,821
12000 - Pool			
730 - Equipment: Replacement Pool & Spa Equipment (50%)	5	17,880	18,785
824 - Cover 3,600 Sq. Ft. Pool Cover	6	5,940	6,241
930 - Furniture: Misc Pool Area Furniture	6	7,000	7,354
Total 12000 - Pool:		30,820	32,380
14000 - Recreation			
240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%)	1	13,200	13,868
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%)	1	7,200	7,565
Total 14000 - Recreation:		20,400	21,433
23000 - Mechanical Equipment			
392 - HVAC 2 Carrier Units- 2003	15	7,300	7,670
Total Santa Rita Springs (SRS):		69,771	73,304
00080 - Canoa Ranch (CR)			
03000 - Painting: Exterior			
142 - Stucco 14,760 Sq. Ft. Building Exterior Surfaces	10	14,760	15,507
14000 - Recreation			
250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	1	15,600	16,390
350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	1	7,600	7,985
Total 14000 - Recreation:		23,200	24,375
17500 - Basketball / Sport Court			
220 - Seal & Striping 11,204 Sq. Ft. Pickleball & Basketball Courts	7	10,084	10,594

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2018			
00080 - Canoa Ranch (CR)			
25000 - Flooring			
270 - Carpeting 660 Sq. Yds. All Spaces	10	21,120	22,189
Total Canoa Ranch (CR):		69,164	72,665
00100 - Continental Vistas (CV)			
12000 - Pool			
748 - Equipment: Replacement Pool & Spa Equipment (50%)	5	15,180	15,948
Total Continental Vistas (CV):		15,180	15,948
00120 - Casa Paloma I (CPI)			
05000 - Roofing			
348 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	20	30,500	32,044
Total Casa Paloma I (CPI):		30,500	32,044
00130 - Casa Paloma II (CPII)			
02000 - Concrete			
466 - Pool Deck 4,933 Sq. Ft. Pool Area Concrete (6%)	5	5,920	6,219
Total Casa Paloma II (CPII):		5,920	6,219
Total 2018:		553,268	581,277

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 a Full Study. A **Full Study** includes an on-site review upon where the following tasks are performed:

- development of a reserve component inventory;
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan. Please note, in order to complete these study tasks, one or more visits were conducted by BRG to 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 2016 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, 2015. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$1,952,001 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 2016, and estimates an ending reserve fund balance. Again, see Section III and the 2016 ending reserve balance estimate of \$1,565,499.

"Re-building" the first year of the study as mentioned above simply means using the 2016 adopted budget for the 2016 reserve contribution. Finally, the 2016 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

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2016 Fully Funded Balance</i>	<i>2017 Fully Funded Balance</i>	<i>2017 Line Item Contribution based on Cash Flow Method</i>
Option 1						
00010 - Member Services Center (MSC)						
01000 - Paving						
100 - Asphalt: Sealing 27,762 Sq. Ft. Parking Lots- Seal/Stripe	5,552	5	1	4,442	5,691	1,238
200 - Asphalt: Ongoing Repairs 27,762 Sq. Ft. Parking Lots (5.6%)	5,053	5	1	4,042	5,179	1,126
300 - Asphalt: Overlay w/ Interlayer 14,965 Sq. Ft. South Parking & Maintenance	23,944	25	6	18,197	19,634	1,208
348 - Asphalt: Overlay w/ Interlayer 12,797 Sq. Ft. North Parking Lot (50%)	10,238	25	11	5,733	6,296	584
03000 - Painting: Exterior						
100 - Stucco 9,085 Sq. Ft. Building Exterior & Wall Surfaces	9,085	10	1	8,177	9,312	1,012
03500 - Painting: Interior						
100 - Building 14,600 Sq. Ft. All Interior Spaces	10,950	10	10	995	1,122	1,385
05000 - Roofing						
300 - Low Slope: Vinyl 79 Squares- Building Roof	39,500	20	5	29,625	32,390	2,429
08000 - Rehab						
300 - Restrooms 3 Main Building & Maintenance Restrooms	11,100	20	0	11,100	569	603
400 - Kitchen Kitchen	6,400	20	0	6,400	328	348
22000 - Office Equipment						
100 - Miscellaneous Printers & Copiers	14,000	8	4	7,000	8,969	2,100
200 - Computers, Misc. IT Server	9,200	3	2	3,067	6,287	3,503
240 - Computers, Misc. Office Computer Work Stations	36,000	5	2	21,600	29,520	8,224
360 - Telephone Equipment Telephone System	20,500	12	6	10,250	12,257	2,154
23000 - Mechanical Equipment						
200 - HVAC 3 Rooftop Carrier Units- 2010	17,400	15	9	6,960	8,323	1,575
280 - HVAC Rooftop Carrier Unit- 2002	5,000	15	1	4,667	5,125	371
348 - HVAC 3 IT Room Trane & Gree Units- 2013	6,600	15	12	1,320	1,804	643
376 - HVAC Bard Unit- 2002	5,800	15	1	5,413	5,945	431
25000 - Flooring						
200 - Carpeting 475 Sq. Yds. Hallways, Lobby, Offices	15,200	10	10	1,382	1,558	1,923
400 - Tile 725 Sq. Ft. Floors	7,250	20	5	5,438	5,945	446
Sub-total Member Services Center (MSC)	258,772			155,808	166,254	31,305
00020 - West Social Center (WC)						
01000 - Paving						
106 - Asphalt: Sealing 43,543 Sq. Ft. Drives, North & South Parking	8,709	5	4	1,742	3,571	2,090
112 - Asphalt: Sealing	15,064	5	1	12,051	15,441	3,357

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
01000 - Paving						
75,321 Sq. Ft. West Parking Lot						
212 - Asphalt: Ongoing Repairs 75,321 Sq. Ft. West Parking Lot (3%)	6,120	5	1	4,896	6,273	1,364
306 - Asphalt: Overlay w/ Interlayer 43,543 Sq. Ft. Drives, North & South Parking	69,669	25	8	47,375	51,416	3,691
370 - Asphalt: Overlay w/ Interlayer 75,321 Sq. Ft. West Parking Lot	120,514	25	15	48,205	54,352	7,590
02000 - Concrete						
400 - Pool Deck 5,313 Sq. Ft. Pool Area Concrete (6%)	6,376	5	4	1,275	2,614	1,530
03000 - Painting: Exterior						
106 - Stucco 53,060 Sq. Ft. Building & Wall Exterior Surfaces	53,060	10	6	21,224	27,193	6,690
03500 - Painting: Interior						
106 - Building 24,000 Sq. Ft. All Interior Spaces	18,000	10	5	9,000	11,070	2,214
05000 - Roofing						
306 - Low Slope: Vinyl 339 Squares- Building Flat Roofs (50%)	84,750	10	3	59,325	69,495	9,923
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	14,400	30	20	4,800	5,412	855
900 - Miscellaneous 339 Squares- Roof Recoating	13,560	5	3	5,424	8,339	3,175
08000 - Rehab						
100 - General Tennis Ramada	5,500	20	10	2,750	3,101	383
200 - Bathrooms 2 Locker Rooms	41,000	20	10	20,500	23,114	2,853
306 - Restrooms 4 Shops & Auditorium Restrooms	61,000	20	5	45,750	50,020	3,752
460 - Cabinets 2 Woodshop & Lapidary	8,600	20	10	4,300	4,848	598
550 - Operable Wall/Partition 320 Sq. Ft. Auditorium/Room 1	12,800	25	5	10,240	11,021	630
12000 - Pool						
100 - Resurface 250 Lin. Ft. Pool	40,000	12	6	20,000	23,917	4,203
600 - Deck: Re-Surface 5,313 Sq. Ft. Pool Area Decking	39,848	15	5	26,565	29,952	3,268
700 - Equipment: Replacement Pool & Spa Equipment (50%)	18,780	5	2	11,268	15,400	4,290
800 - Cover 4,000 Sq. Ft. Pool Cover	6,600	6	3	3,300	4,510	1,288
900 - Furniture: Misc Pool Area Furniture	11,000	6	3	5,500	7,517	2,146
14000 - Recreation						
700 - Billiard Table 4 Billiards Room	23,040	25	5	18,432	19,837	1,134
17000 - Tennis Court						
100 - Reseal 43,200 Sq. Ft. [6] Tennis Courts	38,880	7	4	16,663	22,773	6,666
500 - Resurface 43,200 Sq. Ft. [6] Tennis Courts	118,800	21	18	16,971	23,194	9,593
600 - Lighting 20 Court Lights	56,000	30	7	42,933	45,920	2,412
17500 - Basketball / Sport Court						
200 - Seal & Striping 3,744 Sq. Ft. [12] Shuffleboard Courts	9,360	8	4	4,680	5,996	1,404
19000 - Fencing						
120 - Chain Link: 10' 1,710 Lin. Ft. Tennis Court Fence	59,850	30	11	37,905	40,898	2,846

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
20000 - Lighting						
200 - Pole Lights 15 Walkway Lights	9,000	20	10	4,500	5,074	626
400 - Interior Stage Lighting	9,000	20	5	6,750	7,380	554
500 - Parking Lot 25 Parking Lot Lights (20%)	12,500	5	4	2,500	5,125	3,000
23000 - Mechanical Equipment						
204 - HVAC 2 Rooftop Carrier Units- 2006	44,000	15	5	29,333	33,073	3,608
284 - HVAC 2 Rooftop Carrier Units- 2013	16,000	15	12	3,200	4,373	1,560
320 - HVAC 2 Rooftop Carrier Units- 2004	23,300	15	3	18,640	20,698	1,819
352 - HVAC 3 Rooftop Carrier/American Units- 2009	21,500	15	8	10,033	11,753	1,899
380 - HVAC Rooftop Carrier Unit- 2010	12,000	15	9	4,800	5,740	1,086
404 - HVAC 4 Rooftop Carrier/American Units- 2008	35,000	15	7	18,667	21,525	3,015
420 - HVAC Tennis Ramada Carrier Unit- 2007	5,000	15	6	3,000	3,417	420
440 - HVAC 4 Gree HVAC Units- 2012	8,000	15	11	2,133	2,733	761
24000 - Furnishings						
500 - Miscellaneous Auditorium Tables & Chairs	54,625	10	5	27,313	33,594	6,719
24500 - Audio / Visual						
220 - Entertainment System Auditorium Bldg	50,000	10	10	4,545	5,125	6,326
24600 - Safety / Access						
200 - Fire Control Misc Fire Alarm System	37,250	20	4	29,800	32,454	2,235
25000 - Flooring						
210 - Carpeting 565 Sq. Yds. West Center Carpet	18,080	10	5	9,040	11,119	2,224
410 - Tile 2,300 Sq. Ft. Clubhouse Walls & Floors	23,000	20	5	17,250	18,860	1,415
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	38,500	15	7	20,533	23,678	3,317
27000 - Appliances						
700 - Miscellaneous 25 Kitchen Appliances (10%)	6,840	5	2	4,104	5,609	1,563
30000 - Miscellaneous						
240 - Maintenance Equipment 3 Portable Lifts	30,000	20	10	15,000	16,913	2,088
600 - Miscellaneous Stage Curtains	8,550	15	2	7,410	8,180	651
Sub-total West Social Center (WC)	1,423,423			741,627	863,614	134,831
00030 - East Social Center (EC)						
01000 - Paving						
118 - Asphalt: Sealing 79,662 Sq. Ft. Parking Lot	15,932	5	3	6,373	9,798	3,731
218 - Asphalt: Ongoing Repairs 79,662 Sq. Ft. Parking Lot (2%)	5,178	5	3	2,071	3,184	1,212
312 - Asphalt: Overlay w/ Interlayer 51,762 Sq. Ft. West & North Parking Lots	82,819	25	23	6,626	10,187	6,356
354 - Asphalt: Overlay w/ Interlayer 27,900 Sq. Ft. South Parking Lot	44,640	25	15	17,856	20,133	2,812

Green Valley Recreation Inc
 Schedule of Supplementary Information for AuditorComponent Method

Second Draft- Exp less \$5K- Option 1
 Prepared for the 2017 Fiscal Year
Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
02000 - Concrete						
406 - Pool Deck 5,661 Sq. Ft. Pool Area Concrete (6%)	6,793	5	3	2,717	4,178	1,591
03000 - Painting: Exterior						
112 - Stucco 13,905 Sq. Ft. Building Exterior Painting	13,905	10	7	4,172	5,701	1,797
03500 - Painting: Interior						
112 - Building 17,350 Sq. Ft. All Interior Spaces	13,013	10	5	6,506	8,003	1,601
05000 - Roofing						
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	51,750	20	6	36,225	39,783	3,262
366 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	51,750	20	9	28,463	31,826	3,513
906 - Miscellaneous 207 Squares- Roof Recoating	8,280	5	3	3,312	5,092	1,939
08000 - Rehab						
206 - Bathrooms 2 Locker Rooms	53,400	20	6	37,380	41,051	3,366
312 - Restrooms 2 Lobby Restrooms	19,000	20	6	13,300	14,606	1,198
12000 - Pool						
106 - Resurface 165 Lin. Ft. Pool	21,450	12	5	12,513	14,658	2,199
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,800	10	4	5,280	6,314	1,056
606 - Deck: Re-Surface 5,661 Sq. Ft. Pool Area Decking	42,458	15	5	28,305	31,914	3,482
706 - Equipment: Replacement Pool & Spa Equipment (50%)	14,580	5	3	5,832	8,967	3,414
906 - Furniture: Misc Pool Area Furnishings	7,000	6	3	3,500	4,783	1,366
14000 - Recreation						
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%)	20,400	1	1	10,200	20,910	11,367
300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%)	5,200	1	1	2,600	5,330	2,897
720 - Billiard Table 2 Billiards Room	11,500	25	13	5,520	6,130	689
17000 - Tennis Court						
110 - Reseal 14,400 Sq. Ft. [2] Tennis Courts	12,960	7	4	5,554	7,591	2,222
510 - Resurface 14,400 Sq. Ft. [2] Tennis Courts	39,600	21	11	18,857	21,261	2,690
17500 - Basketball / Sport Court						
210 - Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts	13,797	7	6	1,971	4,041	2,485
400 - Overlay 8,840 Sq. Ft. [4] Pickleball Courts	24,310	21	20	1,158	2,373	2,062
430 - Overlay 6,490 Sq. Ft. [3] Pickleball Courts	17,848	21	13	6,799	7,840	1,274
19000 - Fencing						
110 - Chain Link: 6' 873 Lin. Ft. Pickleball Court Fencing	17,460	30	29	582	1,193	1,295
130 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence	19,440	30	15	9,720	10,627	1,020
200 - Wrought Iron: 5' 415 Lin. Ft. Pool Perimeter Fence	14,110	30	10	9,407	10,124	655
20000 - Lighting						
510 - Parking Lot 7 Parking Lot Lights	17,500	30	5	14,583	15,546	718

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
23000 - Mechanical Equipment						
288 - HVAC 4 Rooftop Carrier Units- 2001	20,300	15	1	18,947	20,808	1,508
324 - HVAC Rooftop Carrier Unit- 2009	12,000	15	8	5,600	6,560	1,060
356 - HVAC Rooftop Carrier Unit- 2006	12,000	15	5	8,000	9,020	984
384 - HVAC Rooftop Carrier Unit- 2008	12,000	15	7	6,400	7,380	1,034
408 - HVAC 5 Rooftop Carrier Units- 2011	24,800	15	10	8,267	10,168	2,301
424 - HVAC 2 Rooftop Carrier Units- 2002	8,000	15	1	7,467	8,200	594
24000 - Furnishings						
520 - Miscellaneous Folding Tables & Chairs	26,500	10	5	13,250	16,298	3,260
25000 - Flooring						
220 - Carpeting 850 Sq. Yds. East Center Carpet	27,200	10	5	13,600	16,728	3,346
420 - Tile 4,000 Sq. Ft. Clubhouse Walls & Floors	40,000	20	5	30,000	32,800	2,460
610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen	5,600	15	5	3,733	4,209	459
27000 - Appliances						
720 - Miscellaneous 8 Kitchen Appliances	14,680	12	6	7,340	8,777	1,542
Sub-total East Social Center (EC)	877,952			429,984	514,091	91,816
00040 - Las Campanas (LC)						
01000 - Paving						
124 - Asphalt: Sealing 70,468 Sq. Ft. Parking Lot	14,094	5	1	11,275	14,446	3,141
224 - Asphalt: Ongoing Repairs 70,468 Sq. Ft. Parking Lot (3%)	5,726	5	1	4,580	5,869	1,276
318 - Asphalt: Overlay w/ Interlayer 26,000 Sq. Ft. North Parking Lot	41,600	25	5	33,280	35,818	2,047
364 - Asphalt: Overlay w/ Interlayer 44,468 Sq. Ft. East Parking Lot	71,149	25	19	17,076	20,420	4,946
02000 - Concrete						
412 - Pool Deck 4,731 Sq. Ft. Pool Area Concrete (7.5%)	7,097	5	3	2,839	4,364	1,662
03000 - Painting: Exterior						
118 - Stucco 18,180 Sq. Ft. Exterior Building Surfaces	18,180	10	5	9,090	11,181	2,236
03500 - Painting: Interior						
118 - Building 21,900 Sq. Ft. All Interior Spaces	16,425	10	5	8,213	10,101	2,020
05000 - Roofing						
318 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	99,000	20	5	74,250	81,180	6,089
912 - Miscellaneous 198 Squares- Roof Recoating	7,920	5	3	3,168	4,871	1,855
08000 - Rehab						
212 - Bathrooms 2 Locker Rooms	47,000	20	5	35,250	38,540	2,891
318 - Restrooms 2 Racquetball Court Restrooms	12,250	20	3	10,413	11,301	717
406 - Kitchen Clubhouse Kitchen	7,000	1	0	7,000	7,175	7,610
560 - Operable Wall/Partition 1,296 Sq. Ft. [2] Agave	45,360	25	17	14,515	16,738	3,002

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)						
12000 - Pool						
112 - Resurface 264 Lin. Ft. Pool	36,960	12	6	18,480	22,099	3,883
406 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,800	10	5	4,400	5,412	1,082
612 - Deck: Re-Surface 4,731 Sq. Ft. Pool Area Decking	35,483	15	5	23,655	26,671	2,910
712 - Equipment: Replacement Pool & Spa Equipment (50%)	18,780	5	2	11,268	15,400	4,290
806 - Cover 4,400 Sq. Ft. Pool Cover	7,260	6	3	3,630	4,961	1,417
912 - Furniture: Misc Pool Area Furniture	7,585	6	3	3,793	5,183	1,480
14000 - Recreation						
210 - Exercise: Cardio Equipment 19 Fitness Center Cardio Machines (20%)	22,800	1	1	11,400	23,370	12,704
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%)	6,800	1	1	3,400	6,970	3,789
17000 - Tennis Court						
120 - Reseal 14,000 Sq. Ft. [2] Tennis Courts	12,600	7	3	7,200	9,225	2,107
520 - Resurface 14,000 Sq. Ft. [2] Tennis Courts	38,500	21	10	20,167	22,550	2,551
19000 - Fencing						
140 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence	18,900	30	15	9,450	10,332	992
210 - Wrought Iron: 5' 315 Lin. Ft. Pool Area Fencing	10,710	30	11	6,783	7,319	509
20000 - Lighting						
520 - Parking Lot 8 North Parking Lot Lights	20,000	30	11	12,667	13,667	951
560 - Parking Lot 13 East Parking Lot Lights	32,500	30	24	6,500	7,773	2,130
23000 - Mechanical Equipment						
212 - HVAC 11 Rooftop Trane Units- 2008	87,150	15	7	46,480	53,597	7,509
292 - HVAC 4 Rooftop Carrier Units- 2010	28,900	15	9	11,560	13,824	2,616
328 - HVAC Rooftop Carrier Unit- 2014	5,000	15	13	667	1,025	500
24600 - Safety / Access						
210 - Fire Control Misc Fire Alarm System	15,875	20	5	11,906	13,018	976
25000 - Flooring						
230 - Carpeting 580 Sq. Yds. Clubhouse Carpet	18,560	10	5	9,280	11,414	2,283
430 - Tile 3,050 Sq. Ft. Clubhouse Walls & Floors	30,500	20	5	22,875	25,010	1,876
620 - Vinyl 540 Sq. Yds. Clubhouse	18,900	15	5	12,600	14,207	1,550
700 - Hardwood Floors 1,600 Sq. Ft. Racquetball Court- Replace	22,400	25	13	10,752	11,939	1,343
740 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Replace	43,875	40	32	8,775	10,119	0
770 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Refinish	17,550	10	5	8,775	10,793	2,159
27000 - Appliances						
800 - Miscellaneous 14 Kitchen Appliances	43,050	12	6	21,525	25,740	4,523
Sub-total Las Campanas (LC)	1,002,237			538,935	633,619	105,623

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
01000 - Paving						
130 - Asphalt: Sealing 104,016 Sq. Ft. Drives & Parking	20,803	5	4	4,161	8,529	4,993
230 - Asphalt: Ongoing Repairs 104,016 Sq. Ft. Drives & Parking (3%)	8,451	5	4	1,690	3,465	2,028
324 - Asphalt: Overlay w/ Interlayer 104,016 Sq. Ft. Drives & Parking	166,426	25	8	113,169	122,822	8,818
02000 - Concrete						
418 - Pool Deck 5,981 Sq. Ft. Pool Area Concrete (6%)	7,177	5	2	4,306	5,885	1,640
03000 - Painting: Exterior						
124 - Stucco 30,135 Sq. Ft. Exterior Building Surfaces	30,135	10	5	15,068	18,533	3,707
03500 - Painting: Interior						
124 - Building 26,950 Sq. Ft. All Interior Spaces	20,213	10	5	10,106	12,431	2,486
04500 - Decking/Balconies						
200 - Resurface 1,778 Sq. Ft. Second Floor Deck	10,668	20	9	5,867	6,561	724
05000 - Roofing						
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	68,500	20	10	34,250	38,617	4,767
918 - Miscellaneous 137 Squares- Roof Recoating	5,480	5	2	3,288	4,494	1,252
08000 - Rehab						
218 - Bathrooms 2 Locker Rooms	35,000	20	7	22,750	25,113	2,262
324 - Restrooms 2 Auditorium Lobby Restrooms	11,800	20	5	8,850	9,676	726
466 - Cabinets 40 Lin. Ft. Countertops & Cabinets	25,600	20	10	12,800	14,432	1,781
570 - Operable Wall/Partition 770 Sq. Ft. [4] Room Dividers	30,800	25	6	23,408	25,256	1,553
12000 - Pool						
118 - Resurface 260 Lin. Ft. Pool	36,400	12	7	15,167	18,655	3,920
618 - Deck: Re-Surface 5,981 Sq. Ft. Pool Area Decking	44,858	15	12	8,972	12,261	4,373
718 - Equipment: Replacement Pool & Spa Equipment (50%)	21,480	5	2	12,888	17,614	4,907
812 - Cover 3,870 Sq. Ft. Pool Cover	6,386	6	3	3,193	4,363	1,246
918 - Furniture: Misc Pool Area Furniture	10,500	6	3	5,250	7,175	2,049
14000 - Recreation						
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	15,600	1	1	7,800	15,990	8,692
740 - Billiard Table 5 Billiards Room	22,500	25	5	18,000	19,373	1,107
17000 - Tennis Court						
130 - Reseal 28,800 Sq. Ft. [4] Tennis Courts	25,920	7	5	7,406	11,386	4,555
530 - Resurface 28,800 Sq. Ft. [4] Tennis Courts	79,200	21	15	22,629	27,060	5,938
610 - Lighting 15 Tennis Court Lights	41,250	30	5	34,375	36,644	1,691
17500 - Basketball / Sport Court						
410 - Overlay 2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing	6,240	8	4	3,120	3,998	936
19000 - Fencing						
150 - Chain Link: 10' 960 Lin. Ft. Tennis Court Fence	33,600	30	15	16,800	18,368	1,764

Green Valley Recreation Inc
 Schedule of Supplementary Information for AuditorComponent Method

Second Draft- Exp less \$5K- Option 1

Prepared for the 2017 Fiscal Year

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
20000 - Lighting						
210 - Pole Lights 7 Walkway Lights	7,000	20	10	3,500	3,946	487
530 - Parking Lot 11 Parking Lot Lights	24,750	30	10	16,500	17,758	1,148
23000 - Mechanical Equipment						
216 - HVAC 4 Rooftop Carrier Units- 2005	23,200	15	4	17,013	19,024	1,856
296 - HVAC 3 Rooftop Carrier Units- 2007	15,600	15	6	9,360	10,660	1,311
332 - HVAC 3 Rooftop Carrier Units- 2009	19,000	15	8	8,867	10,387	1,678
360 - HVAC Rooftop Carrier Unit- 2000	5,000	15	1	4,667	5,125	371
388 - HVAC 3 Rooftop Carrier Units- 2013	16,600	15	12	3,320	4,537	1,618
412 - HVAC Rooftop Carrier Unit- 2004	5,000	15	3	4,000	4,442	390
428 - HVAC Rooftop Carrier Unit- 2002	9,000	15	1	8,400	9,225	669
444 - HVAC Rooftop Carrier Unit- 2002	5,000	15	2	4,333	4,783	381
24000 - Furnishings						
540 - Miscellaneous Folding Tables & Chairs	22,400	10	5	11,200	13,776	2,755
24600 - Safety / Access						
220 - Fire Control Misc Fire Alarm System	15,500	20	5	11,625	12,710	953
25000 - Flooring						
240 - Carpeting 970 Sq. Yds. Clubhouse Carpet	31,040	10	5	15,520	19,090	3,818
440 - Tile 975 Sq. Ft. Clubhouse Walls & Floors	9,750	20	5	7,313	7,995	600
630 - Vinyl 650 Sq. Yds. Clubhouse Vinyl (33%)	5,633	15	7	3,004	3,465	485
710 - Hardwood Floors 500 Sq. Ft. Stage- Replace	7,500	50	15	5,250	5,535	236
27000 - Appliances						
740 - Miscellaneous 7 Kitchen Appliances	32,200	20	10	16,100	18,153	2,241
Sub-total Desert Hills (DH)	1,039,159			565,284	659,310	98,914
00060 - Canoa Hills (CH)						
01000 - Paving						
136 - Asphalt: Sealing 67,354 Sq. Ft. Parking Lot	13,471	5	3	5,388	8,285	3,154
236 - Asphalt: Ongoing Repairs 67,354 Sq. Ft. Parking Lot (3%)	5,473	5	3	2,189	3,366	1,281
330 - Asphalt: Overlay w/ Interlayer 67,354 Sq. Ft. Parking Lot	107,766	25	2	99,145	106,042	4,924
02000 - Concrete						
424 - Pool Deck 5,950 Sq. Ft. Pool Area Concrete (6%)	7,140	5	4	1,428	2,927	1,714
03000 - Painting: Exterior						
130 - Stucco 10,940 Sq. Ft. Clubhouse Exterior	21,880	10	5	10,940	13,456	2,691
03500 - Painting: Interior						
130 - Building 22,750 Sq. Ft. All Interior Spaces	17,063	10	5	8,531	10,493	2,099
05000 - Roofing						
330 - Low Slope: Vinyl 227 Squares- Building Roof	113,500	20	14	34,050	40,718	8,718

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
05000 - Roofing						
924 - Miscellaneous 227 Squares- Roof Recoating	9,080	5	4	1,816	3,723	2,179
08000 - Rehab						
224 - Bathrooms 2 Locker Rooms	81,500	20	10	40,750	45,946	5,671
330 - Restrooms 2 Clubhouse Restrooms	41,000	20	10	20,500	23,114	2,853
580 - Operable Wall/Partition 980 Sq. Ft. Saguaro & Palo Verde Divider	34,300	25	5	27,440	29,532	1,688
12000 - Pool						
124 - Resurface 274 Lin. Ft. Pool	43,840	12	8	14,613	18,723	4,839
624 - Deck: Re-Surface 5,950 Sq. Ft. Pool Area Decking	44,625	15	11	11,900	15,247	4,244
724 - Equipment: Replacement Pool & Spa Equipment (50%)	13,080	5	2	7,848	10,726	2,988
790 - Heater Pool XTherm Heater	37,650	10	5	18,825	23,155	4,631
818 - Cover 4,800 Sq. Ft. Pool Cover	7,920	6	3	3,960	5,412	1,545
924 - Furniture: Misc Pool Area Furniture	10,500	6	3	5,250	7,175	2,049
14000 - Recreation						
230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%)	19,200	1	1	9,600	19,680	10,698
330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	7,600	1	1	3,800	7,790	4,235
17000 - Tennis Court						
140 - Reseal 14,000 Sq. Ft. [2] Tennis Courts	12,600	7	5	3,600	5,535	2,214
19000 - Fencing						
160 - Chain Link: 10' 580 Lin. Ft. Tennis Court Fence	20,300	30	15	10,150	11,097	1,065
20000 - Lighting						
220 - Pole Lights 24 Parking Lot & Walkway Lights	60,000	30	10	40,000	43,050	2,783
23000 - Mechanical Equipment						
220 - HVAC 7 Rooftop Carrier Units- 2007	46,200	15	6	27,720	31,570	3,883
340 - HVAC Rooftop Carrier Unit- 2005	5,800	15	4	4,253	4,756	464
364 - HVAC Rooftop Carrier Unit- 2006	5,800	15	5	3,867	4,360	476
500 - Swamp Cooler Evaporative Cooler- 2014	2,000	20	18	200	308	170
600 - Water Heater Pool Eq Room Heater & Tank	12,000	12	9	3,000	4,100	1,358
24000 - Furnishings						
560 - Miscellaneous Folding Tables & Chairs	12,000	10	5	6,000	7,380	1,476
580 - Miscellaneous 288 Sq. Ft. Portable Stage- Saguaro Room	7,488	25	5	5,990	6,447	368
620 - Miscellaneous Lobby Furniture	8,000	12	6	4,000	4,783	841
24600 - Safety / Access						
230 - Fire Control Misc Fire Alarm System	16,000	20	10	8,000	9,020	1,113
25000 - Flooring						
250 - Carpeting 540 Sq. Yds. Clubhouse Carpeting	17,280	10	5	8,640	10,627	2,126

Green Valley Recreation Inc
 Schedule of Supplementary Information for AuditorComponent Method

Second Draft- Exp less \$5K- Option 1
 Prepared for the 2017 Fiscal Year
Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
25000 - Flooring						
450 - Tile 6,475 Sq. Ft. Clubhouse Walls & Floors	64,750	20	5	48,563	53,095	3,982
720 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Replace	92,250	40	14	59,963	63,825	3,543
750 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Refinish	36,900	10	4	22,140	26,476	4,428
27000 - Appliances						
760 - Miscellaneous 16 Kitchen Appliances	55,200	20	10	27,600	31,119	3,841
Sub-total Canoa Hills (CH)	1,111,155			611,659	713,058	106,334
00070 - Santa Rita Springs (SRS)						
01000 - Paving						
142 - Asphalt: Sealing 80,636 Sq. Ft. Parking Lots	16,127	5	1	12,902	16,530	3,594
242 - Asphalt: Ongoing Repairs 80,636 Sq. Ft. Parking Lots (3%)	6,552	5	1	5,241	6,715	1,460
336 - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots	93,418	25	1	89,681	95,753	4,164
360 - Asphalt: Overlay w/ Interlayer 22,250 Sq. Ft. South Parking Lot	35,600	25	12	18,512	20,434	2,082
02000 - Concrete						
430 - Pool Deck 5,975 Sq. Ft. Pool Area Concrete (6%)	7,170	5	3	2,868	4,410	1,679
03000 - Painting: Exterior						
136 - Stucco 28,540 Sq. Ft. Exterior Building Paint	28,540	10	1	25,686	29,254	3,180
400 - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings	11,251	4	2	5,626	8,649	3,213
03500 - Painting: Interior						
136 - Building 35,500 Sq. Ft. All Interior Spaces	26,625	10	5	13,313	16,374	3,275
04000 - Structural Repairs						
600 - Metal Railings 1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%)	21,150	10	5	10,575	13,007	2,602
04500 - Decking/Balconies						
206 - Resurface 12,664 Sq. Ft. Elastomeric Deck- Resurface	97,513	20	1	92,637	99,951	5,433
300 - Repairs 12,664 Sq. Ft. Elastomeric Deck- Seal/Repair	22,795	5	1	18,236	23,365	5,081
05000 - Roofing						
336 - Low Slope: Vinyl 68 Squares- Building Roof	34,000	20	5	25,500	27,880	2,091
606 - Pitched: Tile 84 Squares- Building Roof	50,400	30	10	33,600	36,162	2,338
08000 - Rehab						
230 - Bathrooms 2 Locker Rooms	73,750	20	5	55,313	60,475	4,536
336 - Restrooms 5 Restrooms	46,350	20	3	39,398	42,758	2,713
412 - Kitchen 2 Art & Fiesta Kitchenettes	7,700	20	5	5,775	6,314	474
472 - Cabinets 2 Art & Clay Counters & Cabinets	17,250	20	1	16,388	17,681	961
12000 - Pool						
130 - Resurface 240 Lin. Ft. Pool	27,600	12	6	13,800	16,503	2,900
630 - Deck: Re-Surface 5,975 Sq. Ft. Pool Area Decking	44,813	15	3	35,850	39,808	3,498
730 - Equipment: Replacement Pool & Spa Equipment (50%)	17,880	5	2	10,728	14,662	4,085

Green Valley Recreation Inc
 Schedule of Supplementary Information for AuditorComponent Method
 Second Draft- Exp less \$5K- Option 1
 Prepared for the 2017 Fiscal Year
Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)						
12000 - Pool						
824 - Cover 3,600 Sq. Ft. Pool Cover	5,940	6	2	3,960	5,074	1,131
930 - Furniture: Misc Pool Area Furniture	7,000	6	2	4,667	5,979	1,333
14000 - Recreation						
240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%)	13,200	1	1	6,600	13,530	7,355
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%)	7,200	1	1	3,600	7,380	4,012
19000 - Fencing						
220 - Wrought Iron: 5' 348 Lin. Ft. Pool Perimeter Fence	11,832	30	10	7,888	8,489	549
20000 - Lighting						
230 - Pole Lights 10 Bridge Lights	14,750	25	12	7,670	8,467	863
23000 - Mechanical Equipment						
232 - HVAC 6 Miscellaneous Units- 2013	21,975	15	12	4,395	6,007	2,142
312 - HVAC 2 Carrier Units- 2006	9,800	15	5	6,533	7,366	804
344 - HVAC 2 Carrier Units- 2004	9,800	15	3	7,840	8,706	765
368 - HVAC 2 Carrier Units- 2012	11,600	15	11	3,093	3,963	1,103
392 - HVAC 2 Carrier Units- 2003	7,300	15	2	6,327	6,984	556
416 - HVAC Carrier Unit- 2008	5,800	15	7	3,093	3,567	500
436 - HVAC Carrier Unit- 2014	5,800	15	13	773	1,189	580
448 - HVAC 8 Carrier Units- 2001	57,600	15	1	53,760	59,040	4,279
452 - HVAC 2 Carrier Units- 2007	14,300	15	6	8,580	9,772	1,202
23500 - Elevator						
200 - Modernize/Overhaul Anza Building Elevator	44,800	25	5	35,840	38,573	2,204
300 - Cab Rehab Anza Elevator Cab	9,250	20	7	6,013	6,637	598
24000 - Furnishings						
600 - Miscellaneous Anza Room Furniture	51,200	10	5	25,600	31,488	6,298
24600 - Safety / Access						
240 - Fire Control Misc Fire Alarm System	28,150	20	4	22,520	24,526	1,689
25000 - Flooring						
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	44,800	10	5	22,400	27,552	5,511
460 - Tile 1,825 Sq. Ft. Clubhouse Walls & Floors	18,250	20	5	13,688	14,965	1,122
730 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Replace	23,650	40	20	11,825	12,727	1,053
760 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Refinish	12,900	10	10	1,173	1,322	1,632
27000 - Appliances						
780 - Miscellaneous 9 Kitchen Appliances	27,000	20	5	20,250	22,140	1,661
Sub-total Santa Rita Springs (SRS)	1,150,380			819,714	932,127	108,299

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)						
01000 - Paving						
148 - Asphalt: Sealing 64,068 Sq. Ft. Drives & Parking	12,814	5	1	10,251	13,134	2,856
248 - Asphalt: Ongoing Repairs 64,068 Sq. Ft. Drives & Parking (3%)	5,206	5	1	4,164	5,336	1,160
342 - Asphalt: Overlay w/ Interlayer 64,068 Sq. Ft. Drives & Parking	102,509	25	17	32,803	37,826	6,783
03000 - Painting: Exterior						
142 - Stucco 14,760 Sq. Ft. Building Exterior Surfaces	14,760	10	2	11,808	13,616	1,686
406 - Wrought Iron 614 Lin. Ft. Metal Fencing & Railings	5,526	4	1	4,145	5,664	1,540
03500 - Painting: Interior						
142 - Building 26,200 Sq. Ft. All Interior Spaces	19,650	10	5	9,825	12,085	2,417
04000 - Structural Repairs						
606 - Metal Railings 350 Lin. Ft. Parking & Pickleball	8,750	20	12	3,500	4,036	640
912 - Doors 3 Pool East Patio Doors	48,000	20	12	19,200	22,140	3,509
05000 - Roofing						
200 - Low Slope: BUR 133 Squares- Building Roof	39,900	20	12	15,960	18,404	2,917
612 - Pitched: Tile 45 Squares- Building Roof	27,000	30	22	7,200	8,303	1,685
12000 - Pool						
136 - Resurface 256 Lin. Ft. Pool	35,840	12	4	23,893	27,552	3,584
412 - ADA Chair Lift 2 Pool & Spa ADA Chairs	16,800	10	4	10,080	12,054	2,016
636 - Deck: Re-Surface 2,650 Sq. Ft. Pool Area Decking	36,000	15	0	36,000	2,460	2,609
736 - Equipment: Replacement Pool & Spa Equipment (50%)	16,680	5	4	3,336	6,839	4,003
14000 - Recreation						
250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	15,600	1	1	7,800	15,990	8,692
350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	7,600	1	1	3,800	7,790	4,235
17500 - Basketball / Sport Court						
220 - Seal & Striping 11,204 Sq. Ft. Pickleball & Basketball Courts	10,084	7	2	7,203	8,859	1,645
420 - Overlay 11,204 Sq. Ft. Pickleball & Basketball Courts	30,811	21	16	7,336	9,023	2,368
19000 - Fencing						
100 - Chain Link 788 Lin. Ft. Pickleball & Basketball Courts	23,640	30	24	4,728	5,654	1,550
230 - Wrought Iron: 6' 264 Lin. Ft. Patio Perimeter	9,504	30	22	2,534	2,922	593
20000 - Lighting						
540 - Parking Lot 4 Parking Lot Lights	10,000	25	17	3,200	3,690	662
23000 - Mechanical Equipment						
100 - HVAC 435 Lin. Ft. [5] Pool Area Fabric Ducts	15,225	18	10	6,767	7,803	1,177
236 - HVAC 5 Rooftop HVAC Units- 2008	40,600	15	7	21,653	24,969	3,498
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	15,000	15	7	8,000	9,225	1,292
24600 - Safety / Access						
250 - Fire Control Misc Fire Alarm System	16,000	20	12	6,400	7,380	1,170

Green Valley Recreation Inc
 Schedule of Supplementary Information for AuditorComponent Method
 Second Draft- Exp less \$5K- Option 1
 Prepared for the 2017 Fiscal Year
Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)						
25000 - Flooring						
270 - Carpeting 660 Sq. Yds. All Spaces	21,120	10	2	16,896	19,483	2,412
470 - Tile 1,575 Sq. Ft. Clubhouse Walls & Floors	15,750	20	5	11,813	12,915	969
Sub-total Canoa Ranch (CR)	620,368			300,294	325,151	67,668
00090 - Abrego South (ABS)						
01000 - Paving						
254 - Asphalt: Ongoing Repairs 18,768 Sq. Ft. Seal/Crack Fill/Stripe	6,569	5	3	2,628	4,040	1,538
400 - Asphalt: Major Repairs 18,768 Sq. Ft. Parking Lot	93,840	25	8	63,811	69,254	4,972
02000 - Concrete						
442 - Pool Deck 5,565 Sq. Ft. Pool Area Concrete (5%)	5,565	5	3	2,226	3,422	1,303
03000 - Painting: Exterior						
200 - Surface Restoration 7,191 Sq. Ft. Exterior Surfaces	7,191	10	5	3,596	4,422	885
05000 - Roofing						
372 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	24,500	20	15	6,125	7,534	1,929
08000 - Rehab						
236 - Bathrooms 2 Locker Rooms	17,000	20	10	8,500	9,584	1,183
342 - Restrooms 2 Clubhouse Restrooms	6,000	20	11	2,700	3,075	428
12000 - Pool						
140 - Resurface 170 Lin. Ft. Pool	20,400	12	10	3,400	5,228	2,366
418 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,800	10	5	4,400	5,412	1,082
642 - Deck: Re-Surface 5,565 Sq. Ft. Pool Area Decking	41,738	10	8	8,348	12,834	5,529
742 - Equipment: Replacement Pool & Spa Equipment (50%)	14,280	5	3	5,712	8,782	3,344
936 - Furniture: Misc Pool Area Furnishings	6,500	6	3	3,250	4,442	1,268
19000 - Fencing						
900 - Miscellaneous 258 Lin. Ft. Pool Perimeter Wall/Fence	6,450	20	15	1,613	1,983	508
20000 - Lighting						
240 - Pole Lights 8 Shuffleboard Lights	9,600	20	10	4,800	5,412	668
23000 - Mechanical Equipment						
240 - HVAC 2 Rooftop Carrier Units- 2011	10,000	15	10	3,333	4,100	928
26000 - Outdoor Equipment						
900 - Miscellaneous 3,744 Sq. Ft. [12] Shuffleboard Courts	8,424	8	4	4,212	5,397	1,264
Sub-total Abrego South (ABS)	286,856			128,653	154,921	29,194
00100 - Continental Vistas (CV)						
01000 - Paving						
406 - Asphalt: Major Repairs 6,726 Sq. Ft. Parking Lot	33,630	25	9	21,523	23,440	1,826
02000 - Concrete						
448 - Pool Deck 4,748 Sq. Ft. Pool Area Concrete (6%)	5,698	5	5	950	1,168	1,168
05000 - Roofing						
342 - Low Slope: Vinyl 20 Squares- Pool Building Roof	10,000	20	10	5,000	5,638	696

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00100 - Continental Vistas (CV)						
05000 - Roofing						
618 - Pitched: Tile 13 Squares- Pool Building Roof	7,800	30	5	6,500	6,929	320
08000 - Rehab						
242 - Bathrooms 2 Locker Rooms	17,000	20	10	8,500	9,584	1,183
12000 - Pool						
146 - Resurface 180 Lin. Ft. Pool	21,600	12	6	10,800	12,915	2,269
648 - Deck: Re-Surface 4,748 Sq. Ft. Pool Area Decking	35,610	15	5	23,740	26,767	2,920
748 - Equipment: Replacement Pool & Spa Equipment (50%)	15,180	5	2	9,108	12,448	3,468
942 - Furniture: Misc Pool Area Furnishings	6,500	6	3	3,250	4,442	1,268
23000 - Mechanical Equipment						
244 - HVAC Rooftop Carrier Unit- 2004	5,800	15	3	4,640	5,152	453
248 - HVAC 2 Rooftop Carrier Units- 2013	11,600	15	12	2,320	3,171	1,131
Sub-total Continental Vistas (CV)	170,418			96,331	111,652	16,703
00110 - Madera Vista (MV)						
01000 - Paving						
412 - Asphalt: Major Repairs 9,772 Sq. Ft. Parking Lot	48,860	25	16	17,590	20,033	3,154
03000 - Painting: Exterior						
206 - Surface Restoration 4,020 Sq. Ft. Exterior Surfaces	6,030	10	5	3,015	3,708	742
05000 - Roofing						
624 - Pitched: Tile 39 Squares- Pool Building Roof	23,400	30	5	19,500	20,787	959
08000 - Rehab						
248 - Bathrooms 2 Locker Rooms	7,500	20	10	3,750	4,228	522
12000 - Pool						
154 - Resurface 156 Lin. Ft. Pool	18,720	12	6	9,360	11,193	1,967
654 - Deck: Re-Surface 4,008 Sq. Ft. Pool Area Decking	30,060	15	8	14,028	16,433	2,655
754 - Equipment: Replacement Pool & Spa Equipment (50%)	10,980	5	3	4,392	6,753	2,571
948 - Furniture: Misc Pool Area Furnishings	6,500	6	3	3,250	4,442	1,268
17000 - Tennis Court						
540 - Resurface 7,200 Sq. Ft. Tennis Court	19,800	21	7	13,200	14,496	1,218
19000 - Fencing						
170 - Chain Link: 10' 360 Lin. Ft. Tennis Court Fence	6,480	30	15	3,240	3,542	340
240 - Wrought Iron: 6' 380 Lin. Ft. Pool Perimeter Fence	13,680	30	10	9,120	9,815	635
20000 - Lighting						
250 - Pole Lights 4 Tennis Court Lights	6,000	20	10	3,000	3,383	418
Sub-total Madera Vista (MV)	198,010			103,445	118,813	16,449
00120 - Casa Paloma I (CPI)						
01000 - Paving						
418 - Asphalt: Major Repairs 7,128 Sq. Ft. Parking Areas	35,640	25	6	27,086	29,225	1,797

Green Valley Recreation Inc
 Schedule of Supplementary Information for AuditorComponent Method

Second Draft- Exp less \$5K- Option 1

Prepared for the 2017 Fiscal Year

Option 1

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00120 - Casa Paloma I (CPI)						
02000 - Concrete						
460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%)	7,354	5	3	2,941	4,522	1,722
03000 - Painting: Exterior						
212 - Surface Restoration 7,470 Sq. Ft. Exterior Surfaces	7,470	10	6	2,988	3,828	942
05000 - Roofing						
348 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	30,500	20	2	27,450	29,699	1,742
08000 - Rehab						
254 - Bathrooms 2 Locker Rooms	17,000	20	3	14,450	15,683	995
418 - Kitchen Clubhouse Kitchen	6,500	20	15	1,625	1,999	512
12000 - Pool						
160 - Resurface 200 Lin. Ft. Pool	24,000	12	6	12,000	14,350	2,522
660 - Deck: Re-Surface 6,128 Sq. Ft. Pool Area Decking	45,960	15	12	9,192	12,562	4,480
760 - Equipment: Replacement Pool & Spa Equipment (50%)	14,580	5	3	5,832	8,967	3,414
954 - Furniture: Misc Pool Area Furnishings	6,500	6	3	3,250	4,442	1,268
23000 - Mechanical Equipment						
256 - HVAC 2 Rooftop Carrier Units- 2011	8,000	15	10	2,667	3,280	742
Sub-total Casa Paloma I (CPI)	203,504			109,482	128,557	20,136
00130 - Casa Paloma II (CPII)						
01000 - Paving						
424 - Asphalt: Major Repairs 4,536 Sq. Ft. Parking Areas	22,680	25	3	19,958	21,387	1,062
02000 - Concrete						
466 - Pool Deck 4,933 Sq. Ft. Pool Area Concrete (6%)	5,920	5	2	3,552	4,854	1,352
05000 - Roofing						
354 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	26,500	20	5	19,875	21,730	1,630
08000 - Rehab						
260 - Bathrooms 2 Locker Rooms	17,000	20	8	10,200	11,326	1,126
424 - Kitchen Clubhouse Kitchen	6,500	20	8	3,900	4,331	431
12000 - Pool						
166 - Resurface 180 Lin. Ft. Pool	21,600	12	6	10,800	12,915	2,269
666 - Deck: Re-Surface 4,933 Sq. Ft. Pool Area Decking	36,998	15	12	7,400	10,113	3,606
766 - Equipment: Replacement Pool & Spa Equipment (50%)	15,180	5	3	6,072	9,336	3,555
960 - Furniture: Misc Pool Area Furnishings	6,500	6	3	3,250	4,442	1,268
20000 - Lighting						
260 - Pole Lights 8 Shuffleboard Lights	9,600	30	5	8,000	8,528	394
23000 - Mechanical Equipment						
272 - HVAC 2 Rooftop Carrier Units- 2011	8,000	15	10	2,667	3,280	742
Sub-total Casa Paloma II (CPII)	176,477			95,673	112,241	17,436

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
00140 - Abrego North (ABN)						
01000 - Paving						
430 - Asphalt: Major Repairs 6,455 Sq. Ft. Parking Area	32,275	25	7	23,238	25,142	1,668
02000 - Concrete						
472 - Pool Deck 4,523 Sq. Ft. Pool Area Concrete (6%)	5,428	5	0	5,428	1,113	1,180
03000 - Painting: Exterior						
218 - Surface Restoration 5,892 Sq. Ft. Exterior Surfaces	5,892	10	5	2,946	3,624	725
05000 - Roofing						
360 - Low Slope: Vinyl 21 Squares- Pool Building Roof	10,500	20	10	5,250	5,919	731
08000 - Rehab						
266 - Bathrooms 2 Locker Rooms	12,000	20	10	6,000	6,765	835
12000 - Pool						
172 - Resurface 180 Lin. Ft. Pool	21,600	12	12	1,662	1,845	2,429
173 - Miscellaneous Pool Replace (2016 Only)[nr:1]	364,000	1	0	364,000	0	0
672 - Deck: Re-Surface 4,523 Sq. Ft. Pool Deck	33,923	15	15	2,120	2,318	3,338
772 - Equipment: Replacement Pool & Spa Equipment (50%)	15,180	5	5	2,530	3,112	3,112
966 - Furniture: Misc Pool Area Furnishings	5,500	6	3	2,750	3,758	1,073
23000 - Mechanical Equipment						
400 - HVAC 2 Rooftop Rheem Units- 2007	7,300	15	6	4,380	4,988	614
Sub-total Abrego North (ABN)	513,597			420,303	58,584	15,706
00150 - General						
24500 - Audio / Visual						
260 - Entertainment System 5 Various Locations	15,000	10	10	1,364	1,538	1,898
24600 - Safety / Access						
350 - Defibrillators 8 Various Locations	23,200	10	5	11,600	14,268	2,854
30000 - Miscellaneous						
200 - Maintenance Equipment Vermeer Chipper	7,500	20	10	3,750	4,228	522
700 - Trailer Utility Trailer	5,000	15	5	3,333	3,758	410
710 - Trailer Landscaping Trailer	5,000	15	6	3,000	3,417	420
800 - Vehicle Vehicle 01- 2003 Ford Ranger	15,000	10	1	13,500	15,375	1,672
804 - Vehicle Vehicle 10- 2005 Ford E250 Van	32,500	10	1	29,250	33,313	3,622
808 - Vehicle Vehicle 11- 2006 Ford F250 Pickup	35,000	10	1	31,500	35,875	3,900
812 - Vehicle Vehicle 12- 2007 GMC 2500 Pickup	32,500	10	1	29,250	33,313	3,622
816 - Vehicle Vehicle 16- 2007 Ford Ranger Pickup	25,000	10	1	22,500	25,625	2,786
820 - Vehicle Vehicle 17- 2009 Ford E150 Van	27,500	10	3	19,250	22,550	3,220
824 - Vehicle Vehicle 18- 2011 Ford F150 Pickup	30,000	10	5	15,000	18,450	3,690
828 - Vehicle Vehicle 19- 2012 Ford Escape	25,000	10	6	10,000	12,813	3,152
832 - Vehicle	100,000	10	7	30,000	41,000	12,923

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2016 Fully Funded Balance</i>	<i>2017 Fully Funded Balance</i>	<i>2017 Line Item Contribution based on Cash Flow Method</i>
00150 - General						
30000 - Miscellaneous						
4 Vehicles 20-23- Ford Transit Connects						
836 - Vehicle Vehicle 24- 2005 Ford F250 Pickup	35,000	10	1	31,500	35,875	3,900
840 - Vehicle Vehicle 25- 2005 Chevy Silverado 2500 HD	35,000	10	1	31,500	35,875	3,900
844 - Vehicle Vehicle 26- 2016 Ford Fiesta	17,500	10	10	1,591	1,794	2,214
Sub-total General	465,700			287,888	339,065	54,705
				[A]	[B]	
Totals	9,498,008			5,405,079	5,831,059	915,120
				[EndBal] [A]	[EndBal] [B]	
Percent Funded				28.96%	28.54%	

Terms & Definitions CAI

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where 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.

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, a review of established association precedents, and discussion with appropriate representative(s) of the association or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method."

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost."

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and 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 where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which 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, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

or

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + \\ [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - \\ [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

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."

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual (or projected)* Reserve Balance to the *Fully Funded Balance*, expressed as a percentage.

PHYSICAL ANALYSIS: 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.

REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts and Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence 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 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;
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.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

SURPLUS: An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

The above terms and definitions are from the Community Associations Institute (CAI) national standards.

Terms & Definitions BRG

Browning Reserve Group 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): This signifies a major reserve component recurs for only a fixed number of cycles. Most often used to display a cost in a specific year only, NR-1 signifies the component only occurs one time. An NR-2 means the component will display for two cycles and so on. This makes it easy to enter one-time costs that pop up from time to time, or to display a cost that may be unique at one replacement date only.

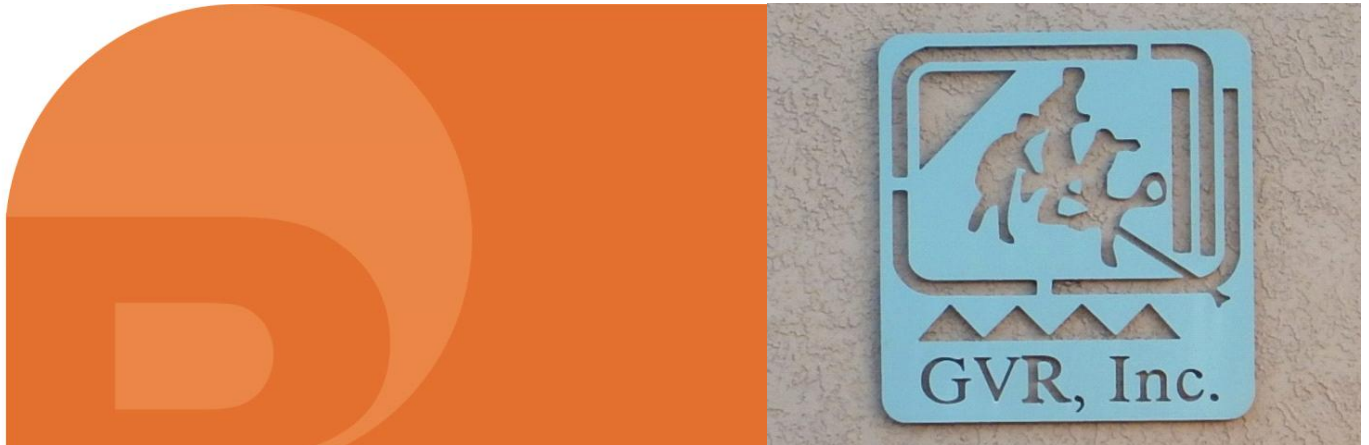
SE-2 (SPREAD EVENLY OVER 2 YEARS): This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component is split over 2 or more years, each subsequent year will increase by the study's inflation factor. An SE-3 signifies the component is split over three years and so on.

NSE-2 (SPREAD NON-EVENLY OVER 2 YEARS): Similar to above, but the spread is not equal in each year. The spread is entered at a different amount for each year in the spread. The total of the spread will always equal 100% of the total replacement cost, excluding inflation.

% (PERCENT TO INCLUDE): This signifies that the component is being replaced at less than 100 percent of its replacement cost or quantity. Perhaps a component is replaced partially at each replacement year. Another example would be to do a small portion of the work at each replacement year. Oftentimes wood fencing is replaced over several cycles, and the study will display a percentage of the fence at each replacement cycle.

DELAYED START (REMAINING LIFE GREATER THAN USEFUL): In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed. Delay is accomplished by setting the remaining life greater than the useful life.

ZERO REMAINING LIFE: Zero remaining life signifies that the component is replaced in the year which the study is prepared. 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

Full Study

Second Draft- Exp less \$5K- Option 1

Published - May 23, 2016

Prepared for the 2017 Fiscal Year

<i>Section</i>	<i>Report</i>	<i>Page</i>
	Member Summary	1
<i>Section III:</i>	30 Year Reserve Funding Plan	<i>Cash Flow Method {c}</i> 3

May 23, 2016

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 conducted a Full Study which entailed a number of onsite visits and inspections of all GVR's facilities to identify assets for inclusion in this study. This Full Study is for the January 1, 2017 - December 31, 2017 fiscal year.

At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 2.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per 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, 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.

Green Valley Recreation Inc
 Member Summary
 Second Draft- Exp less \$5K- Option 1
 Prepared for the 2017 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2016 Fully Funded Balance	2017 Fully Funded Balance	2017 Line Item Contribution based on Cash Flow Method
01000 - Paving	1,414,107	5-25	1-23	820,952	928,464	111,088
02000 - Concrete	71,716	5-5	0-5	30,530	39,458	16,541
03000 - Painting: Exterior	232,905	4-10	1-7	128,478	158,142	31,046
03500 - Painting: Interior	141,938	10-10	5-10	66,489	81,680	17,498
04000 - Structural Repairs	77,900	10-20	5-12	33,275	39,183	6,751
04500 - Decking/Balconies	130,976	5-20	1-9	116,741	129,877	11,238
05000 - Roofing	851,970	5-30	2-22	489,956	554,924	66,993
08000 - Rehab	841,960	1-25	0-17	551,893	589,281	60,383
12000 - Pool	1,659,561	1-15	0-15	971,362	719,340	168,037
14000 - Recreation	198,240	1-25	1-13	112,552	190,069	81,606
17000 - Tennis Court	496,110	7-30	3-18	209,555	247,636	43,859
17500 - Basketball / Sport Court	112,449	7-21	2-20	32,266	42,130	12,175
19000 - Fencing	265,956	20-30	10-29	129,920	142,365	14,320
20000 - Lighting	242,200	5-30	4-24	134,170	148,798	15,401
22000 - Office Equipment	79,700	3-12	2-6	41,917	57,033	15,981
23000 - Mechanical Equipment	845,450	12-20	1-18	471,375	540,929	72,426
23500 - Elevator	54,050	20-25	5-7	41,853	45,210	2,802
24000 - Furnishings	182,213	10-25	5-6	93,353	113,766	21,717
24500 - Audio / Visual	65,000	10-10	10-10	5,909	6,663	8,224
24600 - Safety / Access	151,975	10-20	4-12	101,851	113,375	10,991
25000 - Flooring	728,188	10-50	2-32	422,219	477,451	56,718
26000 - Outdoor Equipment	8,424	8-8	4-4	4,212	5,397	1,264
27000 - Appliances	178,970	5-20	2-10	96,919	111,538	15,371
30000 - Miscellaneous	466,050	10-20	1-10	297,334	348,351	52,692
Totals	\$9,498,008			\$5,405,079	\$5,831,059	\$915,120
Estimated Ending Balance				\$1,565,499	\$1,664,277	\$67.93
Percent Funded				29.0%	28.5%	Household/yr @ 13,472

30 Year Reserve Funding Plan Cash Flow Method

Second Draft- Exp less \$5K- Option 1

Prepared for the 2017 Fiscal Year

Option 1

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Beginning Balance	1,952,001	1,565,499	1,664,277	2,071,697	2,285,709	2,773,565	1,413,906	1,397,901	1,507,638	1,609,308
Inflated Expenditures @ 2.5%	429,928	856,216	581,277	810,634	574,582	2,441,333	1,111,594	1,018,835	1,062,292	665,203
Reserve Contribution	0	915,120	942,574	970,851	999,977	1,029,976	1,060,875	1,092,701	1,125,482	1,159,246
<i>Household/yr @ 13,472</i>	0.00	67.93	69.97	72.06	74.23	76.45	78.75	81.11	83.54	86.05
<i>Percentage Increase</i>		0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	43,426	39,874	46,123	53,795	62,460	51,697	34,714	35,871	38,481	46,408
Ending Balance	1,565,499	1,664,277	2,071,697	2,285,709	2,773,565	1,413,906	1,397,901	1,507,638	1,609,308	2,149,760

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance	2,149,760	1,937,761	2,191,763	2,422,870	3,075,522	3,741,149	3,129,939	3,772,253	4,342,451	4,530,893
Inflated Expenditures @ 2.5%	1,456,485	1,026,825	1,092,602	719,971	762,412	2,080,237	868,623	998,481	1,433,657	660,255
Reserve Contribution	1,194,023	1,229,844	1,266,739	1,304,741	1,343,883	1,384,199	1,425,725	1,468,497	1,512,552	1,557,929
<i>Household/yr @ 13,472</i>	88.63	91.29	94.03	96.85	99.75	102.75	105.83	109.00	112.27	115.64
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	50,463	50,982	56,971	67,881	84,156	84,828	85,212	100,182	109,547	124,493
Ending Balance	1,937,761	2,191,763	2,422,870	3,075,522	3,741,149	3,129,939	3,772,253	4,342,451	4,530,893	5,553,061

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance	5,553,061	6,075,252	6,456,189	7,140,248	7,842,264	8,924,781	7,932,887	8,719,506	9,145,275	10,289,087
Inflated Expenditures @ 2.5%	1,226,035	1,426,579	1,186,189	1,236,416	930,551	3,060,262	1,335,023	1,768,321	1,069,657	724,413
Reserve Contribution	1,604,667	1,652,807	1,702,391	1,753,463	1,806,067	1,860,249	1,916,056	1,973,538	1,973,538	1,973,538
<i>Household/yr @ 13,472</i>	119.11	122.68	126.37	130.16	134.06	138.08	142.23	146.49	146.49	146.49
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	0.0%	0.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	143,559	154,709	167,857	184,969	207,001	208,119	205,585	220,553	239,930	272,841
Ending Balance	6,075,252	6,456,189	7,140,248	7,842,264	8,924,781	7,932,887	8,719,506	9,145,275	10,289,087	11,811,052