

Reserve Study Transmittal Letter

Date: August 25, 2020
To: Melanie Stephenson, Green Valley Recreation Inc
From: Browning Reserve Group (BRG)

Re: Green Valley Recreation Inc; Update w/o Site Visit Review

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

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

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$1,048,192** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$77.02 Household/yr @ 13,610**. For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

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

This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2021, the Project is **85.0%** 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.

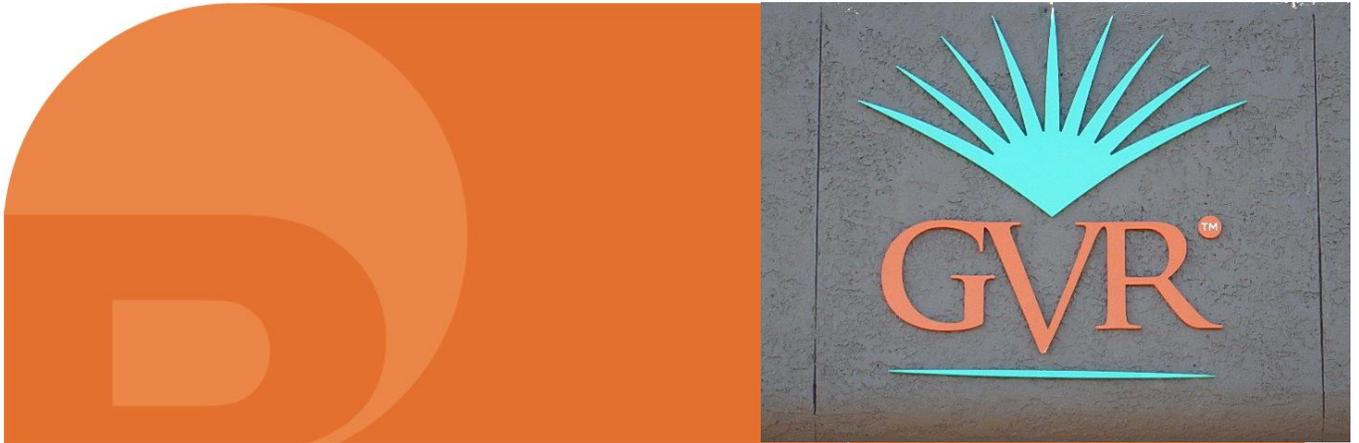
Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that GVR's reserves are inadequately funded.

The funding goal set by the CPM is a minimum threshold, 85% of full funding. This static goal over 30 years necessitates an uneven contribution stream and the amounts needed vary from \$140,000 to \$666,000 in 4 separate years in addition to the annual reserve contribution increases of 4.2% initially.

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, (2020) the current fiscal year is dealt with in the study.



RESERVE STUDY

Update w/o Site Visit Review

Green Valley Recreation Inc

2020 Update- 6

Published - August 25, 2020

Prepared for the 2021 Fiscal Year

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Green Valley Recreation Inc

2020 Update- 6

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>	79
<i>Section III-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Ending Balances Chart</i>	80
<i>Section IV:</i>	30 Year Reserve Funding Plan <i>Fully Funded Balance and % Funded</i>	81
<i>Section IV-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Percent Funded Chart</i>	82
<i>Section V:</i>	Reserve Fund Balance Forecast <i>Component Method</i>	83
<i>Section VI:</i>	Component Listing <i>Included Components</i>	129
<i>Section VI-b:</i>	Component Listing <i>Excluded Components</i>	283
<i>Section VII:</i>	Tabular Component Listing <i>Included Components</i>	303
<i>Section VII-a:</i>	Expenditures by Year <i>- Next 3 Years</i>	334
<i>Section X:</i>	Auditor Notes	348
<i>Section X-a:</i>	Supplementary Information for Auditor <i>Component Method</i>	350
<i>Section XI:</i>	Glossary <i>Reserve Study Terms</i>	374



Green Valley Recreation Inc

2020 Update- 6

Member Distribution Materials

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

<i>Section</i>	<i>Report</i>	
	Member Summary	378
<i>Section III:</i>	30 Year Reserve Funding Plan	
	<i>Cash Flow Method {c}</i>	380

Green Valley Recreation Inc

2020 Update- 6

Published - August 25, 2020

Prepared for the 2021 Fiscal Year

Reserve Study Summary

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

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

Green Valley Recreation Inc is a project with a total of 13,610 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.

Summary of Reserves

For the fiscal year in which the Reserve Study was prepared in, 2020, the reserve contribution was per the existing 2020 budget unless otherwise noted in "*Section III, Reserve Funding Plan.*" In addition BRG relied on the Project to provide an accurate 2020 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 \$8,882,798.
 - [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, 2021 is estimated to be \$7,546,926, constituting 85.0% of the total expenditures anticipated for all such major components through their first end of useful life replacement.
4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$1,048,192 [*\$77.02 Household per yr (average)*] for the fiscal year ending December 31, 2021 (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.

The funding goal set by the CPM is a minimum threshold, 85% of full funding. This static goal over 30 years necessitates an uneven contribution stream and the amounts needed vary from \$140,000 to \$666,000 in 4 separate years in addition to the annual reserve contribution increases of 4.2% initially.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Project is 85.0% funded in the fiscal year for which the study is prepared for, 2021. The following scale can be used as a measure to determine the Project's 2021 financial picture whereas the lower the percentage, the higher the likelihood of the Project requiring future special assessments and/or large reserve contribution increases.



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 2020 beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited (by BRG).

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

See Section VI-b for Excluded Components

Reserve Component	Current		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Replacement Cost	Life Useful / Remaining															
22000 - Office Equipment																	
270 - Network Equipment Routers & Switches	6,000	1 1		6,150	6,304	6,461	6,623	6,788	6,958	7,132	7,310	7,493	7,681	7,873	8,069	8,271	8,478
Total 22000 - Office Equipment	6,000			6,150	6,304	6,461	6,623	6,788	6,958	7,132	7,310	7,493	7,681	7,873	8,069	8,271	8,478
00010 - Administrative Offices																	
01000 - Paving																	
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	5,691	5 1		5,833					6,600				7,467				
101 - Asphalt: Sealing Seal (2020 Only)[nr:1]	1,100	1 0	1,100														
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	5,577	5 5						6,310					7,140				
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	19,506	25 0	19,506														
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	16,764	25 0	16,764														
Total 01000 - Paving	48,639		37,370	5,833				6,310	6,600				7,140	7,467			
03000 - Painting: Exterior																	
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	9,778	10 8									11,913						
Total 03000 - Painting: Exterior	9,778										11,913						
03500 - Painting: Interior																	
100 - Building 16,167 sf All Interior Spaces	13,423	10 6							15,566								
Total 03500 - Painting: Interior	13,423								15,566								
04000 - Structural Repairs																	
900 - Doors 41 Exterior & Interior Doors (25%)	16,810	10 4					18,555										23,752
Total 04000 - Structural Repairs	16,810						18,555										23,752
05000 - Roofing																	
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	44,536	20 4					49,160										
930 - Coating 7,900 sf Low Slope Roof Recoating	7,093	5 3				7,638					8,642					9,778	
Total 05000 - Roofing	51,629					7,638	49,160				8,642					9,778	
08000 - Rehab																	
300 - Restrooms 3 Main Bldg & Maint Restrooms	46,125	20 16															
400 - Kitchen Kitchen	7,064	20 2			7,422												

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
		Cost	Remaining															
Total 08000 - Rehab	53,189					7,422												
22000 - Office Equipment																		
200 - Computers, Misc. 5 IT Servers (20%)	12,453	1	0	12,453	12,764	13,083	13,411	13,746	14,089	14,442	14,803	15,173	15,552	15,941	16,339	16,748	17,167	17,596
240 - Computers, Misc. Office Computer Work Stations	18,500	1	0	18,500	18,963	19,437	19,922	20,421	20,931	21,454	21,991	22,540	23,104	23,682	24,274	24,880	25,502	26,140
360 - Telephone Equipment Telephone System	23,575	12	2			24,768												33,311
Total 22000 - Office Equipment	54,528			30,953	31,727	57,288	33,333	34,166	35,020	35,896	36,793	37,713	38,656	39,622	40,613	41,628	42,669	77,047
23000 - Mechanical Equipment																		
200 - HVAC 3 Rooftop Carrier Units- 2010	40,974	15	5						46,359									
280 - HVAC Rooftop Rheem Unit #5- 2017	10,506	15	12													14,130		
314 - HVAC Rooftop Carrier Unit #6- 2005	9,122	15	13															12,575
348 - HVAC 3 IT Room Trane & Gree Units- 2013	7,687	15	8									9,366						
376 - HVAC Marvair Unit- 2018	6,560	15	13															9,043
Total 23000 - Mechanical Equipment	74,851								46,359			9,366				14,130		21,618
25000 - Flooring																		
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	14,235	10	6							16,508								
400 - Tile 1,096 sf Floors	12,099	20	1		12,401													
Total 25000 - Flooring	26,334				12,401					16,508								
28000 - Water System																		
134 - Backflow Valves 4" Backflow	8,127	12	1		8,330													11,203
Total 28000 - Water System	8,127				8,330													11,203
Total [Administrative Offices] Expenditures Inflated @ 2.50%				68,323	58,292	64,711	40,971	101,881	87,690	74,570	36,793	67,635	38,656	46,762	48,080	55,758	85,268	100,799
00020 - West Social Center (WC)																		
01000 - Paving																		
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	7,402	5	0	7,402					8,375				9,475					
108 - Asphalt: Sealing 75,321 sf West Parking Lot	12,498	5	0	12,498					14,140				15,998					
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	6,755	5	5						7,643				8,647					
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	76,766	25	7								91,251							
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	132,791	25	12															178,589
Total 01000 - Paving	236,213			19,900					30,158		91,251		34,121					178,589
02000 - Concrete																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	7,038	5	4					7,769						8,790					9,945
Total 02000 - Concrete	7,038							7,769						8,790					9,945
03000 - Painting: Exterior																			
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	60,050	10	0	60,050											76,869				
Total 03000 - Painting: Exterior	60,050			60,050											76,869				
03500 - Painting: Interior																			
106 - Building 24,000 sf All Interior Spaces	19,926	10	1		20,424													26,145	
Total 03500 - Painting: Interior	19,926				20,424													26,145	
04000 - Structural Repairs																			
904 - Doors 72 Exterior & Interior Doors (25%)	29,520	10	4					32,585											41,711
Total 04000 - Structural Repairs	29,520							32,585											41,711
05000 - Roofing																			
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	7,687	30	27																
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	225,859	20	9											282,067					
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	15,990	30	26																
934 - Coating 33,900 sf Low Slope Roof Recoating	38,463	5	4					42,456						48,035					54,347
Total 05000 - Roofing	287,999							42,456						330,102					54,347
08000 - Rehab																			
100 - General Tennis Ramada	6,071	20	6							7,040									
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	92,250	20	6							106,982									
306 - Restrooms 4 Shops & Auditorium Restrooms	67,333	20	3				72,510												
460 - Cabinets 2 Woodshop & Lapidary	9,493	20	6							11,009									
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	14,130	25	1		14,483														
Total 08000 - Rehab	189,277				14,483		72,510			125,031									
12000 - Pool																			
100 - Resurface 250 lf Pool	44,152	12	2		46,387														62,385
730 - Equipment: Replacement Pool & Spa Equipment (50%)	26,181	5	1		26,836					30,362								34,352	
920 - Furniture: Misc Pool Area Furniture	9,067	6	5						10,259									11,897	
Total 12000 - Pool	79,400				26,836	46,387			10,259	30,362								46,249	62,385

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost	Remaining																	
13000 - Spa																			
110 - Resurface Spa	7,561	8	0		7,561								9,212						
Total 13000 - Spa	7,561				7,561								9,212						
14000 - Recreation																			
700 - Billiard Table 4 Billiards Room Tables	28,738	25	23																
Total 14000 - Recreation	28,738																		
17000 - Tennis Court																			
100 - Reseal 43,200 sf [6] Tennis Courts	28,905	4	1		29,628					32,703				36,098					39,846
600 - Lighting 20 Court Lights	61,813	30	3				66,566												
Total 17000 - Tennis Court	90,718				29,628		66,566		32,703					36,098					39,846
17500 - Basketball / Sport Court																			
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	17,220	8	7									20,469							
Total 17500 - Basketball / Sport Court	17,220											20,469							
19000 - Fencing																			
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	66,061	30	7										78,526						
Total 19000 - Fencing	66,061												78,526						
20000 - Lighting																			
200 - Pole Lights 15 Walkway Lights	27,675	30	16																
500 - Parking Lot 25 Parking Lot Lights	68,988	60	29																
Total 20000 - Lighting	96,663																		
23000 - Mechanical Equipment																			
204 - HVAC 2 Rooftop Carrier Units- 2006	51,250	15	1		52,531														
284 - HVAC 2 Rooftop Carrier Units- 2013	27,572	15	8										33,594						
320 - HVAC Rooftop Carrier Unit #4- 2018	22,063	15	13																30,414
324 - HVAC Rooftop Carrier Unit #10- 2019	13,658	15	14																19,299
352 - HVAC 3 Rooftop Carrier/American Units- 2009	38,079	15	4					42,032											
380 - HVAC Rooftop Carrier Unit #7- 2010	18,962	15	5							21,454									
404 - HVAC 4 Rooftop Carrier/American Units- 2008	56,375	15	3					60,710											
420 - HVAC Tennis Ramada Carrier Unit #15- 2007	5,535	15	2			5,815													
440 - HVAC 5 Gree HVAC Units- 2012	14,000	15	7										16,642						
900 - Miscellaneous Woodshop Dust Collector	18,911	15	3				20,365												

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																	
Total 23000 - Mechanical Equipment	266,406				52,531	5,815	81,075	42,032	21,454		16,642	33,594					30,414	19,299
24000 - Furnishings																		
500 - Miscellaneous 550 Auditorium Padded Chairs	79,750	10	9										99,597					
504 - Miscellaneous 500 Auditorium Unpadded Chairs	30,000	10	1		30,750												39,363	
508 - Tables 175 Auditorium Tables	54,570	10	5						61,741									
509 - Tables 64 6' Tables (2020 Only)[nr:1]	19,200	1	0	19,200														
Total 24000 - Furnishings	183,520			19,200	30,750				61,741				99,597				39,363	
24500 - Audio / Visual																		
100 - Speakers Auditorium	25,625	15	13															35,324
108 - Lighting Console Auditorium Control Room	3,587	10	8									4,371						
116 - Miscellaneous Auditorium Total Induction Loop	16,400	30	19															
220 - PA System Auditorium Bldg	55,191	10	6							64,004								
224 - Projector 3 Auditorium Projectors (33%)	10,901	10	8									13,282						
400 - Stage Lights Stage Lighting	9,934	20	1		10,183													
600 - Stage Curtains Stage Curtains	9,430	15	6							10,936								
740 - Piano Auditorium Petrof Grand	42,025	30	13															57,932
764 - Piano Auditorium Yamaha Upright	9,415	30	13															12,978
800 - Stage Risers Auditorium Stage	18,450	30	27															
Total 24500 - Audio / Visual	200,958				10,183					74,940		17,653						106,234
24600 - Safety / Access																		
200 - Fire Control Misc Fire Alarm System	42,025	20	2			44,153												
Total 24600 - Safety / Access	42,025					44,153												
25000 - Flooring																		
210 - Carpeting 448 Sq. Yds. West Center Carpet	17,472	10	1		17,909													22,925
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,148	10	8									5,054						
410 - Tile 1,618 sf Clubhouse Walls & Floors	22,273	20	3				23,986											
414 - Tile 682 sf Green Room Dressing & Restrooms	9,388	20	17															
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	42,495	15	3				45,763											
Total 25000 - Flooring	95,777				17,909		69,749					5,054						22,925

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful / Remaining		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
26000 - Outdoor Equipment																			
400 - Bleachers 5 Courtyard & Tennis	10,250	25	23																
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	10,719	15	13																14,777
840 - Shade Structure 680 sf Pool Deck Shade Canopy	14,637	15	13																20,177
844 - Shade Structure 1,205 sf [4] Tennis Court Shade Canopies	25,938	15	12														34,883		
876 - Shade Structure 231 sf Shop Metal Shade Structure-2018	5,919	30	28																
Total 26000 - Outdoor Equipment	67,463																34,883	34,954	
27000 - Appliances																			
700 - Miscellaneous 24 Kitchen Appliances (33%)	26,359	5	2			27,694						31,333					35,450		
702 - Stove 2 Vulcan 10-Burner & 6-Burner	6,806	20	18																
Total 27000 - Appliances	33,165					27,694						31,333					35,450		
28000 - Water System																			
158 - Backflow Valves 4" Backflow	7,021	12	1			7,197													9,679
Total 28000 - Water System	7,021					7,197													9,679
30000 - Miscellaneous																			
240 - Maintenance Equipment 2 Portable Lifts	22,076	20	6								25,602								
Total 30000 - Miscellaneous	22,076										25,602								
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%					106,711	209,940	124,048	289,900	124,841	156,315	255,935	238,221	65,514	474,587	110,990	134,681	248,922	221,127	187,687
00030 - East Social Center (EC)																			
01000 - Paving																			
112 - Asphalt: Sealing 79,662 sf Parking Lot	8,610	5	4					9,504					10,753						12,166
212 - Asphalt: Ongoing Repairs 79,662 sf Parking Lot (2%)	5,716	5	4					6,309					7,138						8,076
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	49,188	25	11													64,539			
316 - Asphalt: Overlay w/ Interlayer 51,762 sf West & North Parking Lots	91,256	25	19																
Total 01000 - Paving	154,770							15,813					17,891		64,539				20,242
02000 - Concrete																			
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,148	2	2			5,408		5,682		5,970		6,272		6,589		6,923			7,273
407 - Pool Deck Repair (2020 Only)[nr:1]	2,574	1	0	2,574															
Total 02000 - Concrete	7,722			2,574		5,408		5,682		5,970		6,272		6,589		6,923			7,273
03000 - Painting: Exterior																			

See Section VI-b for Excluded Components

Reserve Component	Current		Life	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Replacement Cost	Useful / Remaining																
112 - Stucco	17,722	10	8									21,593						
13,905 sf Building Exterior																		
Total 03000 - Painting: Exterior	17,722											21,593						
03500 - Painting: Interior																		
112 - Building	14,405	10	1		14,765										18,900			
17,350 sf All Interior Spaces																		
Total 03500 - Painting: Interior	14,405				14,765										18,900			
04000 - Structural Repairs																		
908 - Doors	23,780	10	4					26,249										33,601
58 Exterior/Interior Doors & Access Gates (25%)																		
Total 04000 - Structural Repairs	23,780							26,249										33,601
05000 - Roofing																		
312 - Low Slope: Vinyl	68,957	20	4					76,115										
207 Squares- Building Roof (50%)																		
356 - Low Slope: Vinyl	68,957	20	9										86,118					
207 Squares- Building Roof (50%)																		
938 - Coating	11,332	5	4					12,509					14,153					16,012
20,700 sf Low Slope Roof Recoating																		
Total 05000 - Roofing	149,246							88,624					100,270					16,012
08000 - Rehab																		
206 - Locker Rooms	112,750	20	2			118,458												
2 Men's, Women's & Outdoor Shower																		
214 - Restrooms	8,405	20	2			8,831												
Pool Patio Companion Restroom																		
312 - Restrooms	30,750	20	2			32,307												
2 Lobby Hallway Restrooms																		
Total 08000 - Rehab	151,905					159,595												
12000 - Pool																		
106 - Resurface	21,704	12	0	21,704														29,189
165 lf Pool																		
400 - ADA Chair Lift	7,008	10	0	7,008										8,971				
2 Pool & Spa ADA Chairs																		
606 - Deck: Re-Surface	43,759	15	0	43,759														
5,661 sf Pool/Spa Deck Coating																		
734 - Equipment: Replacement	20,262	5	0	20,262				22,925					25,937					
Pool & Spa Equipment (50%)																		
924 - Furniture: Misc	7,726	6	5					8,742							10,138			
Pool Area Furniture																		
Total 12000 - Pool	100,459			92,733				31,666					34,908	10,138	29,189			
13000 - Spa																		
114 - Resurface	5,407	8	0	5,407								6,588						
Spa																		
Total 13000 - Spa	5,407			5,407								6,588						
14000 - Recreation																		
200 - Exercise: Cardio Equipment	26,497	3	3			28,535			30,729			33,092						35,636
17 Fitness Room Cardio Machines (25%)																		
201 - Exercise: Cardio Equipment	20,000	1	0	20,000														
Fitness Room Cardio (2020 Only)[nr:1]																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	37,559	8	3				40,446									49,280			
720 - Billiard Table 2 Billiards Room	15,000	25	0	15,000															
Total 14000 - Recreation	99,056			35,000			68,981			30,729				33,092		49,280	35,636		
17000 - Tennis Court																			
110 - Reseal 14,400 sf [2] Tennis Courts	10,045	4	3				10,817					11,940							13,180
510 - Resurface 14,400 sf [2] Tennis Courts	43,690	20	11																57,325
Total 17000 - Tennis Court	53,735						10,817					11,940							70,504
17500 - Basketball / Sport Court																			
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	12,904	2	1		13,227		13,896		14,600			15,339		16,115		16,931			17,788
Total 17500 - Basketball / Sport Court	12,904				13,227		13,896		14,600			15,339		16,115		16,931			17,788
19000 - Fencing																			
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	13,247	30	25																
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	13,247	30	28																
130 - Chain Link: 10' 540 lf Tennis Court Fence	21,459	30	11																28,156
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	15,573	30	6								18,060								
Total 19000 - Fencing	63,526										18,060								28,156
20000 - Lighting																			
510 - Parking Lot 7 Parking Lot Lights	19,317	30	2			20,295													
604 - Sports Field / Court 8 Pickleball Court Lights	25,420	10	9													31,746			
Total 20000 - Lighting	44,737					20,295									31,746				
23000 - Mechanical Equipment																			
288 - HVAC 4 Rooftop Carrier Units- 2018	40,191	15	13																55,403
326 - HVAC Rooftop Carrier Unit #3- 2009	18,962	15	4					20,931											
356 - HVAC Rooftop Carrier Unit #4	8,250	15	0	8,250															
384 - HVAC Rooftop Carrier Unit #8- 2008	18,962	15	3				20,421												
408 - HVAC 5 Rooftop Carrier Units- 2011	53,787	15	6							62,376									
424 - HVAC 2 Rooftop Carrier Units- 2018	17,220	15	13																23,738
Total 23000 - Mechanical Equipment	157,372			8,250			20,421	20,931		62,376									79,141
24000 - Furnishings																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
520 - Miscellaneous Tables & Chairs	29,251	10	5							33,095									
521 - Miscellaneous 64 Tables (2020 Only)[nr:1]	21,300	1	0	21,300															
Total 24000 - Furnishings	50,551			21,300						33,095									
24500 - Audio / Visual																			
300 - PA System Sound Rack- Sound System	7,368	10	1		7,553													9,668	
744 - Piano East Auditorium Yamaha Upright	9,415	25	10												12,052				
Total 24500 - Audio / Visual	16,783				7,553										12,052			9,668	
24600 - Safety / Access																			
100 - Fire Equipment Alarm & Sprinkler System	18,911	20	1		19,384														
Total 24600 - Safety / Access	18,911				19,384														
25000 - Flooring																			
220 - Carpeting 850 Sq. Yds. East Center Carpet	33,150	10	1		33,979														43,496
420 - Tile 4,200 sf Clubhouse Walls & Floors	46,365	20	4					51,178											
610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen	6,181	15	1		6,336														
Total 25000 - Flooring	85,696				40,314			51,178											43,496
27000 - Appliances																			
720 - Miscellaneous 12 Kitchen Appliances (33%)	9,123	5	2			9,584						10,844							12,269
Total 27000 - Appliances	9,123					9,584						10,844							12,269
28000 - Water System																			
138 - Backflow Valves 4" Backflow	8,127	12	3					8,752											
Total 28000 - Water System	8,127							8,752											
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%					165,264	95,243	194,882	122,867	208,477	79,361	117,135	38,123	34,452	199,114	53,549	311,612	84,017	96,929	77,128
00040 - Las Campanas (LC)																			
01000 - Paving																			
116 - Asphalt: Sealing 70,468 sf Parking Lot	10,834	5	2			11,383						12,879							14,571
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	6,320	5	2			6,640						7,513							8,500
320 - Asphalt: Overlay w/ Interlayer 26,000 sf North Parking Lot	45,838	25	1		46,984														
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	78,397	25	15																
Total 01000 - Paving	141,390				46,984	18,023						20,391							23,071
02000 - Concrete																			
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	7,834	2	1		8,030		8,436		8,863		9,312		9,784		10,279				10,799

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost	Remaining																
Total 02000 - Concrete	7,834				8,030		8,436		8,863		9,312		9,784		10,279		10,799	
03000 - Painting: Exterior																		
118 - Stucco 18,180 sf Building Exterior	24,436	10	9										30,517					
Total 03000 - Painting: Exterior	24,436												30,517					
03500 - Painting: Interior																		
118 - Building 21,900 sf All Interior Spaces	18,182	10	1		18,637										23,857			
Total 03500 - Painting: Interior	18,182				18,637										23,857			
04000 - Structural Repairs																		
912 - Doors 76 Exterior & Interior Doors (25%)	31,160	10	4					34,395										44,028
Total 04000 - Structural Repairs	31,160							34,395										44,028
05000 - Roofing																		
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	131,917	20	4					145,612										
942 - Coating 19,800 sf Low Slope Roof Recoating	20,071	5	4					22,155					25,067					28,360
Total 05000 - Roofing	151,989							167,767					25,067					28,360
08000 - Rehab																		
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	123,000	20	2			129,227												
216 - Restrooms 2 Hallway Restrooms	32,307	20	7								38,403							
220 - Restrooms Companion Restroom	16,153	20	7								19,201							
318 - Restrooms 2 Racquetball Court Restrooms	13,522	20	19															
406 - Kitchen Clubhouse Kitchen	7,880	10	6							9,138								
560 - Operable Wall/Partition 1,296 sf [2] Agave	50,067	25	13															69,018
Total 08000 - Rehab	242,929					129,227				9,138	57,604							69,018
12000 - Pool																		
112 - Resurface 264 lf Pool	40,797	12	2			42,862												57,645
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,714	10	1		9,956										12,745			
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	39,138	15	0	39,138														
738 - Equipment: Replacement Pool & Spa Equipment (50%)	23,849	5	1		24,445					27,658					31,292			
928 - Furniture: Misc Pool Area Furniture	8,372	6	5						9,473						10,985			
Total 12000 - Pool	121,870			39,138	34,402	42,862			9,473	27,658				55,023				57,645
13000 - Spa																		
118 - Resurface Spa PebbleTec Resurface	6,304	8	5						7,132									8,690

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
Total 13000 - Spa	6,304									7,132									8,690
14000 - Recreation																			
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	34,770	3	2			36,530				39,339			42,364			45,621			49,129
211 - Exercise: Cardio Equipment Cybex Arc Trainer (2020 Only)[nr:1]	10,000	1	0	10,000															
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (50%)	37,507	8	3				40,391									49,213			
Total 14000 - Recreation	82,277			10,000		36,530	40,391			39,339			42,364			94,834			49,129
17000 - Tennis Court																			
120 - Reseal 14,000 sf [2] Tennis Courts	9,635	4	2			10,123					11,174				12,334				13,614
520 - Resurface 14,000 sf [2] Tennis Courts	38,171	21	19																
Total 17000 - Tennis Court	47,806					10,123					11,174				12,334				13,614
19000 - Fencing																			
140 - Chain Link: 10' 600 lf Tennis Court Fence	23,179	30	11																30,413
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	11,820	30	7									14,051							
Total 19000 - Fencing	35,000											14,051							30,413
20000 - Lighting																			
520 - Parking Lot 8 North Parking Lot Lights	22,076	40	17																
560 - Parking Lot 13 East Parking Lot Lights	35,874	40	30																
Total 20000 - Lighting	57,950																		
23000 - Mechanical Equipment																			
212 - HVAC 11 Rooftop Trane Units- 2008	153,827	15	3				165,655												
292 - HVAC 4 Rooftop Carrier Units- 2010	50,532	15	5						57,173										
328 - HVAC Rooftop Carrier Unit #16- 2014	10,506	15	9											13,121					
612 - Water Heater Domestic Solar Water Heater	6,000	12	0	6,000															8,069
Total 23000 - Mechanical Equipment	220,866			6,000			165,655			57,173				13,121					8,069
24000 - Furnishings																			
900 - Miscellaneous Tables, Chairs, Misc	48,171	10	7									57,260							
Total 24000 - Furnishings	48,171											57,260							
24500 - Audio / Visual																			
748 - Piano Ocotillo Room Yamaha Upright	11,134	25	9											13,905					
804 - Stage Risers 4 Ocotillo Room- New	23,374	30	28																

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
808 - Stage Risers 2 Ocotillo Room- Older	788	30	19																
832 - Stage Curtains 2 Ocotillo Room	7,873	20	9											9,832					
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	16,273	10	9											20,323					
Total 24500 - Audio / Visual	59,441													44,059					
24600 - Safety / Access																			
210 - Fire Control Misc Fire Alarm System	18,911	20	1		19,384														
Total 24600 - Safety / Access	18,911				19,384														
25000 - Flooring																			
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	16,770	10	5						18,974										
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,132	10	7									6,101							
430 - Tile 3,050 sf Clubhouse Walls & Floors	40,641	20	5						45,982										
620 - Vinyl 540 Sq. Yds. Clubhouse	20,861	15	5						23,603										
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	24,731	25	9											30,886					
740 - Hardwood Floors 2,925 sf Agave & Ocotillo Floor- Replace	67,788	40	1		69,483														
Total 25000 - Flooring	175,924				69,483				88,558			6,101		30,886					
27000 - Appliances																			
800 - Miscellaneous 13 Kitchen Appliances (33%)	18,618	5	2			19,561						22,131						25,039	
Total 27000 - Appliances	18,618					19,561						22,131						25,039	
28000 - Water System																			
130 - Backflow Valves 4" Backflow	7,623	12	3				8,209												
Total 28000 - Water System	7,623						8,209												
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%					55,138	196,919	256,326	222,691	202,162	210,539	47,969	186,850	42,364	153,433	12,334	214,406	56,180	88,508	192,777
00050 - Desert Hills (DH)																			
01000 - Paving																			
120 - Asphalt: Sealing 104,016 sf Drives & Parking	12,761	5	4					14,086						15,937					18,031
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	9,329	5	4					10,297						11,651					13,182
328 - Asphalt: Overlay w/ Interlayer 104,016 sf Drives & Parking	183,380	25	19																
Total 01000 - Paving	205,470							24,383						27,588					31,213
02000 - Concrete																			
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	9,904	5	2		10,405						11,773							13,320	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost	Remaining																	
Total 02000 - Concrete	9,904						10,405					11,773							13,320
03000 - Painting: Exterior																			
124 - Stucco 30,135 sf Building Exterior	47,568	10	7									56,544							
Total 03000 - Painting: Exterior	47,568											56,544							
03500 - Painting: Interior																			
124 - Building 26,950 sf All Interior Spaces	22,375	10	1		22,935														29,358
Total 03500 - Painting: Interior	22,375				22,935														29,358
04000 - Structural Repairs																			
916 - Doors 54 Exterior & Interior Doors (25%)	22,140	10	4					24,438											31,283
Total 04000 - Structural Repairs	22,140							24,438											31,283
04500 - Decking/Balconies																			
200 - Resurface 1,778 sf Second Floor Deck	27,337	18	1		28,020														
Total 04500 - Decking/Balconies	27,337				28,020														
05000 - Roofing																			
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	91,276	20	4					100,752											
946 - Coating 13,700 sf Low Slope Roof Recoating	13,888	5	1		14,235					16,106									18,222
Total 05000 - Roofing	105,164				14,235			100,752		16,106									18,222
08000 - Rehab																			
218 - Locker Rooms 2 Men's & Women's	125,767	28	2			132,134													
222 - Bathrooms Add Companion Bathroom	16,153	20	2			16,971													
324 - Restrooms 2 Auditorium Lobby Restrooms	30,750	20	1		31,519														
466 - Cabinets 40 If Countertops & Cabinets	28,258	20	6							32,770									
570 - Operable Wall/Partition 770 sf [4] Room Dividers	33,997	21	14																48,037
Total 08000 - Rehab	234,926				31,519	149,106				32,770									48,037
12000 - Pool																			
118 - Resurface 260 If Pool	40,180	12	3				43,270												
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	12,607	10	7									14,986							
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	188,452	25	22																
742 - Equipment: Replacement Pool & Spa Equipment (50%)	26,668	5	1		27,335					30,927									34,991
932 - Furniture: Misc Pool Area Furniture	11,590	6	5						13,113										15,207
Total 12000 - Pool	279,498				27,335	43,270			13,113	30,927	14,986								50,198
13000 - Spa																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
122 - Resurface Spa	8,492	8	2			8,922									10,871				
Total 13000 - Spa	8,492					8,922									10,871				
14000 - Recreation																			
140 - Sauna: Wood Kit Sauna	6,304	25	1		6,461														
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	17,989	3	2			18,899			20,353				21,918			23,603			25,418
221 - Exercise: Cardio Equipment Treadmill (2020 Only)[nr:1]	10,000	1	0	10,000															
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	24,402	8	4					26,936										32,818	
321 - Exercise: Strength Equipment Fitness Center Strength (2020 Only)[nr:1]	10,000	1	0	10,000															
740 - Billiard Table 5 Billiards Room Tables	43,076	25	1		44,153														
Total 14000 - Recreation	111,770				20,000	50,614	18,899	26,936	20,353				21,918		23,603	32,818			25,418
17000 - Tennis Court																			
130 - Reseal 28,800 sf [4] Tennis Courts	19,270	4	2			20,246				22,347					24,667				27,228
Total 17000 - Tennis Court	19,270					20,246				22,347					24,667				27,228
19000 - Fencing																			
150 - Chain Link: 10' 960 lf Tennis Court Fence	37,087	30	11													48,661			
Total 19000 - Fencing	37,087															48,661			
20000 - Lighting																			
210 - Pole Lights 7 Walkway Lights	7,534	20	6							8,737									
218 - Landscape 25 Walkway Lights	10,250	20	14																14,483
264 - Bollard Lights 22 Walkway Bollard Lights	20,295	20	14																28,676
530 - Parking Lot 11 Parking Lot Lights	27,319	40	16																
Total 20000 - Lighting	65,398									8,737									43,159
23000 - Mechanical Equipment																			
216 - HVAC 4 Rooftop Carrier Units- 2005	54,632	15	2			57,398													
296 - HVAC 3 Rooftop Carrier Units- 2007	35,926	15	2			37,745													
332 - HVAC 3 Rooftop Carrier Units- 2009	36,900	15	4					40,731											
360 - HVAC Rooftop Carrier Unit #8- 2018	10,626	15	13																14,648
388 - HVAC 3 Rooftop Carrier Units- 2013	37,822	15	8									46,083							
412 - HVAC Rooftop Carrier Unit #11- 2019	10,367	15	14																14,648

See Section VI-b for Excluded Components

Reserve Component	Current		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Replacement Cost	Life Useful /															
428 - HVAC Rooftop Carrier Unit #16- 2018	10,626	15 13														14,648	
444 - HVAC Ground Level Carrier Unit 17A/B- 2003	4,856	15 14															6,862
446 - HVAC Ground Level- Carrier 3-ton Unit	4,622	15 14															6,531
604 - Water Heater 2 Pool Equipment Area Water Heaters	7,380	12 5						8,350									
632 - Water Heater Men's Restroom's Janitor's Closet	1,332	15 8												1,624			
Total 23000 - Mechanical Equipment	215,091				95,143		40,731	8,350			47,707					29,296	28,041
24000 - Furnishings																	
540 - Miscellaneous Folding Tables & Chairs	24,725	10 5						27,975									
541 - Tables Poker Tables (2019 Only)[nr:1]	5,400	1 0	5,400														
Total 24000 - Furnishings	30,125		5,400					27,975									
24500 - Audio / Visual																	
152 - Projector Stage- EIKI	6,761	10 0	6,761										8,655				
174 - Projection Screen Stage- Electric Screen	8,823	20 19															
308 - PA System Sound Rack- Sound System	12,033	10 0	12,033											15,403			
752 - Piano Stage Yamaha Upright	10,862	25 10												13,905			
820 - Stage Curtains 2 Stage Curtains	15,164	20 7								18,025							
Total 24500 - Audio / Visual	53,643		18,794							18,025			37,962				
24600 - Safety / Access																	
220 - Fire Control Misc Fire Alarm System	18,911	20 2			19,869												
Total 24600 - Safety / Access	18,911				19,869												
25000 - Flooring																	
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	32,325	10 9										40,370					
244 - Carpeting 300 Sq. Yds. Clubhouse Carpet	9,946	10 1		10,195										13,051			
440 - Tile 975 sf Clubhouse Walls & Floors	28,367	20 2			29,803												
630 - Vinyl 650 Sq. Yds. Clubhouse Vinyl	18,655	15 3				20,089											
710 - Hardwood Floors 500 sf Stage- Replace	8,277	50 11												10,860			
Total 25000 - Flooring	97,571			10,195	29,803	20,089						40,370		23,911			
27000 - Appliances																	
740 - Miscellaneous 13 Kitchen Appliances (33%)	17,256	5 3				18,583					21,025					23,787	
Total 27000 - Appliances	17,256					18,583					21,025					23,787	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost	Remaining																	
28000 - Water System																			
150 - Backflow Valves 6" Backflow	9,934	12	3				10,698												
Total 28000 - Water System	9,934						10,698												
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%					44,194	184,852	352,393	92,640	217,240	69,790	110,887	101,327	90,649	67,958	73,500	193,953	46,138	53,084	234,379
00060 - Canoa Hills (CH)																			
01000 - Paving																			
124 - Asphalt: Sealing 67,354 sf Parking Lot	11,274	5	4				12,444						14,080						15,930
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	9,665	5	4				10,669						12,071						13,657
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	118,745	25	3				127,875												
Total 01000 - Paving	139,684						127,875	23,113					26,150						29,587
02000 - Concrete																			
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	7,882	2	2			8,281		8,700		9,141			9,603		10,090			10,600	11,137
Total 02000 - Concrete	7,882					8,281		8,700		9,141			9,603		10,090			10,600	11,137
03000 - Painting: Exterior																			
130 - Stucco 10,940 sf Building Exterior	24,580	10	0	24,580											31,464				
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,500	4	0	2,500				2,760					3,046					3,362	
Total 03000 - Painting: Exterior	27,080			27,080				2,760					3,046		31,464			3,362	
03500 - Painting: Interior																			
130 - Building 22,750 sf All Interior Spaces	18,888	10	1		19,360													24,783	
Total 03500 - Painting: Interior	18,888				19,360													24,783	
04000 - Structural Repairs																			
920 - Doors 47 Exterior & Interior Doors (25%)	19,270	10	4					21,270											27,228
Total 04000 - Structural Repairs	19,270							21,270											27,228
05000 - Roofing																			
328 - Low Slope: Vinyl 227 Squares- Building Roof	127,971	20	10												163,814				
950 - Coating 22,700 sf Low Slope Roof Recoating	23,011	5	4				25,400							28,738					32,514
Total 05000 - Roofing	150,982						25,400							28,738	163,814				32,514
08000 - Rehab																			
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	161,745	20	1		165,789														
330 - Restrooms 2 Restrooms	71,904	20	1		73,701														
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	37,861	25	19																
Total 08000 - Rehab	271,510				239,490														

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful / Remaining		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
12000 - Pool																			
124 - Resurface 274 lf Pool	48,390	12	4					53,414											
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	49,278	10	6								57,147								
625 - Deck: Re-Surface 2020 Only[nr:1]	20,276	1	0	20,276															
746 - Equipment: Replacement Pool & Spa Equipment (50%)	27,372	5	2			28,758						32,537						36,812	
936 - Furniture: Misc Pool Area Furniture	11,590	6	5						13,113							15,207			
Total 12000 - Pool	156,906			20,276		28,758		53,414	13,113	57,147	32,537				15,207	36,812			
13000 - Spa																			
126 - Resurface Spa	5,407	8	6								6,270								7,640
Total 13000 - Spa	5,407									6,270									7,640
14000 - Recreation																			
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	26,285	3	3				28,306			30,483			32,826					35,351	
235 - Exercise: Cardio Equipment Fitness Center Cardio (2020 Only)[nr:1]	20,000	1	0	20,000															
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	44,152	8	3				47,547									57,932			
331 - Exercise: Strength Equipment Fitness Center Strength (2020 Only)[nr:1]	1,000	1	0	1,000															
730 - Bridge Dealing Machine Duplimate Bridge Dealing Machine	5,673	5	2			5,961					6,744							7,630	
Total 14000 - Recreation	97,111			21,000		5,961	75,854			30,483	6,744		32,826		57,932	42,981			
17000 - Tennis Court																			
140 - Reseal 14,000 sf [2] Tennis Courts	9,200	4	0	9,200				10,155					11,209					12,373	
504 - Resurface 14,000 sf [2] Tennis Courts	42,476	21	12															57,125	
Total 17000 - Tennis Court	51,676			9,200				10,155					11,209					69,498	
19000 - Fencing																			
160 - Chain Link: 10' 580 lf Tennis Court Fence	22,407	30	11															29,400	
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,004	30	6								6,963								
Total 19000 - Fencing	28,411										6,963							29,400	
20000 - Lighting																			
220 - Pole Lights 24 Parking Lot & Walkway Lights	66,229	40	16																
Total 20000 - Lighting	66,229																		
23000 - Mechanical Equipment																			
220 - HVAC 7 Rooftop Carrier Units- 2007	96,914	15	2			101,820													

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
340 - HVAC Rooftop Carrier Unit #5- 2005	13,658	15	1		14,000														
364 - HVAC Rooftop Carrier Unit #10- 2006	13,658	15	1		14,000														
600 - Water Heater Pool Eq Room Heater & Tank	13,246	12	5							14,986									
Total 23000 - Mechanical Equipment	137,476				27,999	101,820				14,986									
24000 - Furnishings																			
560 - Miscellaneous Folding Tables & Chairs	13,222	10	4					14,595											18,683
620 - Miscellaneous Lobby Furniture	8,830	12	2			9,278													12,477
Total 24000 - Furnishings	22,053					9,278		14,595											31,160
24500 - Audio / Visual																			
156 - Projector Saguaro Room- Panasonic	1,281	10	4					1,414											1,810
166 - Projection Screen Saguaro Room- Electric Screen	17,200	20	19																
316 - PA System Sound Rack- Sound System	16,161	10	9										20,183						
330 - Miscellaneous Sound Rack- Total Induction Loop	16,956	30	16																
756 - Piano Saguaro Room Yamaha Upright	8,193	25	5						9,270										
812 - Stage Risers 288 sf [6] Saguaro Room Risers	3,896	30	3				4,195												
828 - Stage Curtains 2 Saguaro Stage Curtains	14,621	20	12															19,663	
Total 24500 - Audio / Visual	78,308						4,195	1,414	9,270				20,183					19,663	1,810
24600 - Safety / Access																			
230 - Fire Control Misc Fire Alarm System	18,911	20	6								21,931								
Total 24600 - Safety / Access	18,911										21,931								
25000 - Flooring																			
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,000	10	0	5,000										6,400					
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	17,131	10	3				18,448												23,615
450 - Tile 6,475 sf Clubhouse Walls & Floors	86,279	20	1		88,436														
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	101,806	40	10											130,320					
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	20,336	10	0	20,336										26,032					
Total 25000 - Flooring	230,552			25,336	88,436		18,448							162,752					23,615
26000 - Outdoor Equipment																			
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	8,405	10	0	8,405										10,759					
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,305	15	2			4,523													

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost	Remaining																	
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	17,220	15	12														23,159		
856 - Shade Structure 144 sf Metal Roofed Shade Structure	3,690	30	14																5,214
872 - Shade Structure Pool Area Wood Gazebo Structure	9,737	25	22																
Total 26000 - Outdoor Equipment	43,357			8,405		4,523								10,759		23,159		5,214	
27000 - Appliances																			
760 - Miscellaneous 18 Kitchen Appliances (33%)	23,336	5	3				25,130						28,432					32,169	
Total 27000 - Appliances	23,336					25,130							28,432					32,169	
28000 - Water System																			
154 - Backflow Valves 6" Backflow	9,934	12	3				10,698												
Total 28000 - Water System	9,934					10,698													
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%					111,297	375,286	158,620	262,201	160,822	37,369	131,935	39,281	52,291	107,898	378,879	127,321	206,076	55,784	146,290
00070 - Santa Rita Springs (SRS)																			
01000 - Paving																			
128 - Asphalt: Sealing 80,636 sf Parking Lots	12,398	5	2			13,025						14,737						16,674	
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	7,232	5	2			7,598						8,597						9,726	
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	102,935	25	6								119,372								
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	39,227	25	6								45,491								
Total 01000 - Paving	161,791					20,624					164,863	23,334						26,400	
02000 - Concrete																			
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	10,078	2	1		10,330		10,853		11,402		11,979		12,586		13,223			13,892	
Total 02000 - Concrete	10,078				10,330		10,853		11,402		11,979		12,586		13,223			13,892	
03000 - Painting: Exterior																			
136 - Stucco 28,540 sf Building Exterior	43,880	10	7									52,160							
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	12,235	4	2			12,855					14,189			15,662				17,288	
Total 03000 - Painting: Exterior	56,115					12,855				14,189	52,160			15,662				17,288	
03500 - Painting: Interior																			
136 - Building 35,500 sf All Interior Spaces	29,474	10	1		30,211													38,672	
Total 03500 - Painting: Interior	29,474				30,211													38,672	
04000 - Structural Repairs																			
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	23,348	10	1		23,932													30,635	
924 - Doors 66 Exterior & Interior Doors (25%)	27,060	10	4					29,869											38,235

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost	Life Useful /															
Total 04000 - Structural Repairs	50,408			23,932			29,869							30,635			38,235
04500 - Decking/Balconies																	
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	107,609	20 13															148,340
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	25,182	5 3				27,119					30,682						34,714
Total 04500 - Decking/Balconies	132,792					27,119					30,682						183,055
05000 - Roofing																	
336 - Low Slope: Vinyl 68 Squares- Building Roof	38,335	20 4					42,315										
604 - Pitched: Tile 84 Squares- Building Roof	55,965	30 9										69,893					
954 - Coating 6,800 sf Low Slope Roof Recoating	20,500	5 4					22,628					25,602					28,966
Total 05000 - Roofing	114,800						64,943					95,494					28,966
08000 - Rehab																	
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	123,000	20 2			129,227												
336 - Restrooms 5 Restrooms	51,162	20 2			53,752												
412 - Kitchen 2 Art & Fiesta Kitchenettes	8,499	20 2			8,930												
472 - Cabinets 2 Art & Clay Counters & Cabinets	19,041	20 3				20,505											
Total 08000 - Rehab	201,702				191,908	20,505											
12000 - Pool																	
130 - Resurface 240 lf Pool	30,465	10 3				32,807											41,996
408 - ADA Chair Lift Pool Area ADA Lift	3,396	10 9										4,241					
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	49,465	15 5					55,965										
750 - Equipment: Replacement Pool & Spa Equipment (50%)	27,000	5 3				29,076					32,897						37,220
751 - Equipment: Replacement 2020 Only[nr: 1]	454	1 0	454														
940 - Furniture: Misc Pool Area Furniture	7,727	6 5					8,742						10,138				
Total 12000 - Pool	118,506		454			61,883	64,707				32,897	4,241	10,138				79,216
13000 - Spa																	
130 - Resurface Spa	6,457	8 1		6,619								8,065					
Total 13000 - Spa	6,457			6,619								8,065					
14000 - Recreation																	
240 - Exercise: Cardio Equipment 12 Fitness Center Cardio Machines (25%)	18,346	3 3				19,757		21,276			22,912						24,674
241 - Exercise: Cardio Equipment Cardio Machines (2020 Only)[nr:1]	25,000	1 0	25,000														

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (50%)	31,519	8 3				33,942								41,355			
Total 14000 - Recreation	74,865		25,000			53,699			21,276			22,912		41,355	24,674		
19000 - Fencing																	
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	13,059	30 6							15,144								
Total 19000 - Fencing	13,059								15,144								
20000 - Lighting																	
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	22,550	25 8									27,475						
230 - Pole Lights 10 Bridge Lights	16,281	25 8									19,837						
280 - Pole Lights 5 2nd Level Deck- Pole Lights	6,406	25 8									7,805						
Total 20000 - Lighting	45,237										55,117						
23000 - Mechanical Equipment																	
232 - HVAC 6 Miscellaneous Units- 2013	29,059	15 8									35,405						
312 - HVAC Carrier Unit #8- 2016	6,637	15 11												8,708			
316 - HVAC Carrier Unit #3- 2018	6,637	15 13														9,149	
344 - HVAC 2 Carrier Units- 2019	13,246	15 14															18,716
368 - HVAC 2 Carrier Units- 2012	15,375	15 7								18,276							
392 - HVAC 2 Carrier Units- 2018	11,397	15 13														15,711	
416 - HVAC Carrier Unit #7- 2016	7,687	15 11												10,087			
436 - HVAC Carrier Unit #11- 2014	7,687	15 9										9,601					
448 - HVAC 8 Rooftop Carrier Units- 2018	96,057	15 13														132,415	
452 - HVAC 2 Carrier Units- 2007	29,546	15 2				31,041											
616 - Water Heater Bradford White Water Heater	9,737	12 9											12,161				
Total 23000 - Mechanical Equipment	233,065				31,041				18,276	35,405	21,761		18,795		157,275	18,716	
23500 - Elevator																	
200 - Modernize/Overhaul Anza Building Elevator	125,050	25 24															
300 - Cab Rehab Anza Elevator Cab	18,358	20 19															
Total 23500 - Elevator	143,408																
24000 - Furnishings																	
600 - Miscellaneous Anza Room Furniture	56,515	10 1		57,928										74,153			
Total 24000 - Furnishings	56,515			57,928										74,153			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost	Remaining																	
24500 - Audio / Visual																			
160 - Projector 3 Projectors (33%)	1,281	4	1		1,313					1,450				1,600					1,766
170 - Projection Screen Anza Room	8,815	20	4					9,730											
324 - PA System Anza Room- Sound System	16,400	10	0	16,400											20,993				
760 - Piano Anza Room Kawai Upright	7,132	25	18																
Total 24500 - Audio / Visual	33,628			16,400	1,313			9,730	1,450					1,600	20,993				1,766
24600 - Safety / Access																			
240 - Fire Control Misc Fire Alarm System	31,519	20	1		32,307														
Total 24600 - Safety / Access	31,519				32,307														
25000 - Flooring																			
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	54,600	10	2			57,364													73,431
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	15,600	10	2			16,390													20,980
460 - Tile 1,825 sf Clubhouse Walls & Floors	24,318	20	2			25,549													
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	26,114	40	16																
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	14,236	10	6							16,510									
Total 25000 - Flooring	134,869					99,303				16,510									94,411
26000 - Outdoor Equipment																			
804 - Shade Structure 100 sf Small Shade Canopy	2,152	15	10												2,755				
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	12,915	15	6							14,977									
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	9,686	15	8										11,802						
Total 26000 - Outdoor Equipment	24,754									14,977			11,802		2,755				
27000 - Appliances																			
780 - Miscellaneous 10 Kitchen Appliances (33%)	12,040	5	1		12,341						13,962								15,797
Total 27000 - Appliances	12,040				12,341						13,962								15,797
28000 - Water System																			
142 - Backflow Valves 4" Backflow #1	8,985	12	10												11,502				
146 - Backflow Valves 4" Backflow #2	6,629	12	0	6,629															8,915
Total 28000 - Water System	15,614			6,629											11,502				8,915
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%																			
					48,483	174,980	355,731	174,059	104,542	77,558	260,922	105,749	165,904	166,659	50,912	242,768	154,400	435,204	103,205

00080 - Canoa Ranch (CR)

01000 - Paving

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
132 - Asphalt: Sealing 64,068 sf Drives & Parking	10,953	5	3				11,795						13,345					15,099	
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	5,746	5	3				6,188						7,001					7,921	
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe	7,251	5	4					8,004						9,055					10,245
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	112,952	25	13															155,705	
Total 01000 - Paving	136,902						17,983	8,004					20,346	9,055				178,725	10,245
02000 - Concrete																			
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	2,716	5	6								3,150							3,564	
Total 02000 - Concrete	2,716										3,150							3,564	
03000 - Painting: Exterior																			
142 - Stucco 14,760 sf Building Exterior	13,314	10	8										16,221						
406 - Wrought Iron 614 lf Metal Fencing & Railings	6,098	4	1		6,251					6,900				7,616				8,407	
Total 03000 - Painting: Exterior	19,412				6,251					6,900			16,221	7,616				8,407	
03500 - Painting: Interior																			
142 - Building 26,200 sf All Interior Spaces	21,753	10	1		22,296													28,541	
Total 03500 - Painting: Interior	21,753				22,296													28,541	
04000 - Structural Repairs																			
606 - Metal Railings 350 lf Parking & Pickleball	9,658	20	8										11,767						
928 - Doors 40 Exterior & Interior Doors (25%)	16,400	10	4				18,103												23,173
932 - Doors 3 Pool East Patio Doors	52,983	20	8										64,555						
Total 04000 - Structural Repairs	79,041						18,103						76,321						23,173
05000 - Roofing																			
200 - Low Slope: BUR 133 Squares- Building Roof	54,530	20	8										66,440						
608 - Pitched: Tile 45 Squares- Building Roof	29,981	30	18																
958 - Coating 13,300 sf Low Slope Roof Recoating	20,596	5	4				22,735						25,722						29,102
Total 05000 - Roofing	105,108						22,735						66,440	25,722					29,102
08000 - Rehab																			
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	133,250	20	8										162,352						
234 - Restrooms Companion Restroom Remodel	16,153	20	3				17,395												
Total 08000 - Rehab	149,403						17,395						162,352						
12000 - Pool																			
136 - Resurface 256 lf Pool	39,562	12	8										48,203						

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
	Cost																		
412 - ADA Chair Lift 2 Pool & Spa ADA Chairs	11,142	10	9										13,915						
754 - Equipment: Replacement Pool & Spa Equipment (50%)	21,338	5	1		21,871					24,745								27,997	
Total 12000 - Pool	72,042				21,871					24,745		48,203	13,915					27,997	
13000 - Spa																			
134 - Resurface Spa	5,058	8	0	5,058								6,163							
Total 13000 - Spa	5,058			5,058								6,163							
14000 - Recreation																			
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	22,547	3	3				24,281			26,148			28,158					30,323	
251 - Exercise: Cardio Equipment Cardio Machines (2020 Only)[nr:1]	25,000	1	0	25,000															
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)	57,362	8	3				61,772								75,263				
Total 14000 - Recreation	104,908			25,000			86,053			26,148			28,158		75,263			30,323	
17500 - Basketball / Sport Court																			
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	6,452	4	0	6,452				7,122				7,861						8,677	
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	3,485	4	3				3,753				4,143				4,573				
Total 17500 - Basketball / Sport Court	9,937			6,452			3,753	7,122			4,143	7,861			4,573			8,677	
19000 - Fencing																			
100 - Chain Link 788 lf Pickleball & Basketball Courts	26,097	30	20																
230 - Wrought Iron: 6' 264 lf Patio Perimeter	10,491	30	18																
Total 19000 - Fencing	36,588																		
23000 - Mechanical Equipment																			
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	16,805	18	6							19,489									
236 - HVAC 6 Rooftop HVAC Units- 2008	79,335	15	3				85,435												
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	16,557	15	3				17,830												
636 - Water Heater 2 Shop	11,275	15	5						12,757										
Total 23000 - Mechanical Equipment	123,972						103,265		12,757	19,489									
24500 - Audio / Visual																			
164 - Projector Amado Room- EIKI	1,281	10	4					1,414											1,810
Total 24500 - Audio / Visual	1,281							1,414											1,810
24600 - Safety / Access																			
250 - Fire Control Misc Fire Alarm System	18,911	20	8									23,042							

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
Total 24600 - Safety / Access	18,911												23,042						
25000 - Flooring																			
280 - Carpeting 660 Sq. Yds. All Spaces	19,294	10	8										23,508						
470 - Tile 2,231 sf Clubhouse Walls & Floors	28,127	20	1	28,831															
Total 25000 - Flooring	47,421			28,831									23,508						
26000 - Outdoor Equipment																			
462 - Drinking Fountain 3 Drinking Fountains	8,610	15	4				9,504												
808 - Shade Structure 500 sf [3] Shade Canopies	10,762	15	6							12,481									
Total 26000 - Outdoor Equipment	19,372						9,504			12,481									
28000 - Water System																			
162 - Backflow Valves 8" Backflow	14,120	12	11																18,527
Total 28000 - Water System	14,120																		18,527
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%					36,510	79,249		228,449	66,881	19,656	86,013	4,143	450,456	84,466		158,465	39,000	187,132	64,331
00090 - Abrego South (ABS)																			
01000 - Paving																			
147 - Asphalt: Sealing 15,000 sf 2020 Addition Area (2021 Only)[nr:1]	2,550	5	1	2,614															
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area	7,310	5	4				8,069						9,129						10,329
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area	5,842	5	6							6,776									7,666
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	36,900	25	24																
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	29,492	25	25																
Total 01000 - Paving	82,094			2,614			8,069			6,776			9,129						10,329
02000 - Concrete																			
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	6,143	2	1	6,297		6,616		6,951		7,303			7,672						8,469
Total 02000 - Concrete	6,143			6,297		6,616		6,951		7,303			7,672						8,469
03000 - Painting: Exterior																			
200 - Surface Restoration 7,191 sf Exterior Surfaces	9,213	10	8										11,226						
Total 03000 - Painting: Exterior	9,213												11,226						
04000 - Structural Repairs																			
936 - Doors 16 Exterior & Interior Doors (25%)	6,560	10	4				7,241												9,269
Total 04000 - Structural Repairs	6,560						7,241												9,269
05000 - Roofing																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	27,624	20	11													36,245			
962 - Coating 4,900 sf Low Slope Roof Recoating	4,874	5	4					5,380						6,087					6,887
Total 05000 - Roofing	32,498							5,380						6,087		36,245			6,887
08000 - Rehab																			
236 - Locker Rooms 2 Men's & Women's	71,750	20	6							83,208									
342 - Restrooms 2 Restrooms	30,750	20	7									36,552							
Total 08000 - Rehab	102,500									83,208		36,552							
12000 - Pool																			
140 - Resurface 170 lf Pool	22,518	12	6							26,114									
422 - ADA Chair Lift Pool ADA Lift	3,958	10	9										4,942						
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	46,089	10	4					50,874											65,123
758 - Equipment: Replacement Pool & Spa Equipment (50%)	17,200	5	1	17,630						19,947						22,568			
944 - Furniture: Misc Pool Area Furniture	7,175	6	5						8,118							9,414			
Total 12000 - Pool	96,940			17,630				50,874	8,118	46,061				4,942		31,982			65,123
13000 - Spa																			
138 - Resurface Spa	4,920	8	2			5,169									6,298				
418 - ADA Chair Lift Spa ADA Lift	4,674	10	7									5,556							
Total 13000 - Spa	9,594					5,169						5,556			6,298				
19000 - Fencing																			
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	7,119	20	11													9,341			
Total 19000 - Fencing	7,119															9,341			
20000 - Lighting																			
240 - Pole Lights 8 Shuffleboard Lights	10,597	20	6								12,289								
Total 20000 - Lighting	10,597										12,289								
23000 - Mechanical Equipment																			
240 - HVAC 2 Rooftop Carrier Units- 2011	21,012	15	6								24,368								
Total 23000 - Mechanical Equipment	21,012										24,368								
26000 - Outdoor Equipment																			
480 - Drinking Fountain Drinking Fountain	3,075	20	6								3,566								
812 - Shade Structure 564 [3] Volleyball Shade Canopies	12,140	15	12														16,327		
880 - Shade Structure 264 sf Pool Shade Canopy	5,683	15	9										7,097						

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	15,504	8	5							17,541									21,372
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	30,750	7	5							34,791									41,355
Total 26000 - Outdoor Equipment	67,152									52,332	3,566			7,097					57,682
Total [Abrego South (ABS)] Expenditures Inflated @ 2.50%					26,541	5,169	6,616	71,564	67,401	176,268	49,410	11,226	34,928	6,298	93,294	57,682	29,841	91,608	
00100 - Continental Vistas (CV)																			
01000 - Paving																			
404 - Asphalt: Overlay 6,726 sf Parking Lot	18,100	20	0	18,100															
Total 01000 - Paving	18,100			18,100															
02000 - Concrete																			
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	7,747	2	3				8,343		8,765		9,209		9,675		10,165				10,679
Total 02000 - Concrete	7,747						8,343		8,765		9,209		9,675		10,165				10,679
03000 - Painting: Exterior																			
120 - Surface Restoration 3,600 sf Recreation Building & Walls	5,683	10	7									6,755							
Total 03000 - Painting: Exterior	5,683											6,755							
05000 - Roofing																			
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	11,275	20	6								13,076								
612 - Pitched: Tile 13 Squares- Pool Building Roof	8,661	30	1	8,878															
966 - Coating 2,000 sf Low Slope Roof Recoating	5,740	5	5						6,494					7,348					
967 - Coating Recoating (2020 Only)[nr:1]	2,500	1	0	2,500															
Total 05000 - Roofing	28,176			2,500	8,878				6,494	13,076				7,348					
08000 - Rehab																			
242 - Locker Rooms 2 Men's & Women's	64,075	20	17																
246 - Bathrooms Companion Restroom	18,911	20	17																
Total 08000 - Rehab	82,986																		
12000 - Pool																			
146 - Resurface 180 lf Pool	27,038	12	10											34,612					
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	39,323	15	1	40,306															
762 - Equipment: Replacement Pool & Spa Equipment (50%)	17,879	5	2			18,784						21,252							24,045
948 - Furniture: Misc Pool Area Furniture	7,175	6	2			7,538							8,742						10,138
Total 12000 - Pool	91,415			40,306	26,322							21,252	8,742	34,612				24,045	10,138
13000 - Spa																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost	Remaining																
142 - Resurface Spa	7,175	8	1		7,354								8,961					
Total 13000 - Spa	7,175				7,354								8,961					
23000 - Mechanical Equipment																		
244 - HVAC Rooftop Carrier Unit #3- 2004	7,944	15	14															11,224
248 - HVAC 2 Rooftop Carrier Units- 2013	27,316	15	8									33,282						
800 - Water Heater Building Water Heater	5,125	12	5						5,798									
Total 23000 - Mechanical Equipment	40,385								5,798			33,282						11,224
25000 - Flooring																		
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	17,586	10	7								20,905							
Total 25000 - Flooring	17,586										20,905							
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%				20,600	56,538	26,322	8,343		21,058	13,076	58,120	42,024	18,636	41,959	10,165	24,045	10,679	21,362
00110 - Madera Vista (MV)																		
01000 - Paving																		
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	53,888	25	12															72,473
Total 01000 - Paving	53,888																	72,473
02000 - Concrete																		
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	6,204	2	0	6,204		6,518		6,848		7,195		7,559		7,942		8,344		8,766
Total 02000 - Concrete	6,204			6,204		6,518		6,848		7,195		7,559		7,942		8,344		8,766
03000 - Painting: Exterior																		
206 - Surface Restoration 4,020 sf Exterior Surfaces	6,675	10	8									8,133						
Total 03000 - Painting: Exterior	6,675											8,133						
05000 - Roofing																		
616 - Pitched: Tile 39 Squares- Pool Building Roof	25,984	30	1		26,633													
Total 05000 - Roofing	25,984				26,633													
08000 - Rehab																		
248 - Restrooms 2 Men's & Women's	15,375	20	19															
480 - Shower Outdoor Pool Shower	8,405	15	2			8,831												
Total 08000 - Rehab	23,780					8,831												
12000 - Pool																		
154 - Resurface 156 lf Pool	20,664	12	8									25,177						
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	33,194	15	4					36,640										
766 - Equipment: Replacement Pool & Spa Equipment (50%)	16,406	5	3				17,667					19,989						22,616

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
952 - Furniture: Misc Pool Area Furniture	7,175	6	5							8,118						9,414			
Total 12000 - Pool	77,439						17,667	36,640	8,118				45,166			9,414		22,616	
13000 - Spa																			
146 - Resurface Spa	4,612	8	4					5,091										6,203	
Total 13000 - Spa	4,612							5,091										6,203	
17000 - Tennis Court																			
540 - Reseal 7,200 sf Tennis Court	4,817	4	3				5,188					5,726				6,321			
Total 17000 - Tennis Court	4,817						5,188					5,726				6,321			
19000 - Fencing																			
170 - Chain Link: 10' 360 lf Tennis Court Fence	13,837	30	11													18,156			
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	15,101	30	6							17,512									
Total 19000 - Fencing	28,938									17,512						18,156			
20000 - Lighting																			
250 - Sports Field / Court 4 Tennis Court Lights	10,250	20	19																
Total 20000 - Lighting	10,250																		
25000 - Flooring																			
434 - Tile Recreation Room & Storage	10,192	20	0	10,192															
Total 25000 - Flooring	10,192			10,192															
26000 - Outdoor Equipment																			
816 - Shade Structure 264 sf Pool Shade Canopy	5,683	15	11													7,456			
834 - Shade Structure 336 sf Pool Equip Shade Canopy	7,232	15	11													9,490			
Total 26000 - Outdoor Equipment	12,915															16,946			
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%					16,396	26,633	15,349	22,855	48,580	8,118	24,707	5,726	60,858	7,942	50,837	87,020	22,616	8,766	
00120 - Casa Paloma I (CPI)																			
01000 - Paving																			
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	39,307	25	2				41,297												
Total 01000 - Paving	39,307						41,297												
02000 - Concrete																			
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	11,192	2	1		11,472		12,052		12,662		13,303		13,977		14,685			15,428	
Total 02000 - Concrete	11,192				11,472		12,052		12,662		13,303		13,977		14,685			15,428	
03000 - Painting: Exterior																			
212 - Surface Restoration 7,470 sf Exterior Surfaces	9,571	10	2			10,055												12,872	
Total 03000 - Painting: Exterior	9,571					10,055												12,872	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost	Remaining																
05000 - Roofing																		
344 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	34,389	20	4					37,959										
970 - Coating 6,100 sf Low Slope Roof Recoating	14,145	5	4					15,613					17,665					19,987
Total 05000 - Roofing	48,534							53,572					17,665					19,987
08000 - Rehab																		
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	105,000	20	0	105,000														
256 - Restrooms Unisex Restroom	5,000	20	0	5,000														
418 - Kitchen Clubhouse Kitchen	7,175	20	11												9,414			
Total 08000 - Rehab	117,175			110,000											9,414			
12000 - Pool																		
160 - Resurface 200 lf Pool	26,492	12	8									32,278						
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	50,752	15	1		52,021													
770 - Equipment: Replacement Pool & Spa Equipment (50%)	20,163	5	3				21,713					24,567						27,795
956 - Furniture: Misc Pool Area Furniture	7,175	6	5					8,118							9,414			
Total 12000 - Pool	104,582				52,021		21,713	8,118			56,845			9,414				27,795
13000 - Spa																		
150 - Resurface Spa	5,580	8	0	5,580								6,799						
Total 13000 - Spa	5,580			5,580								6,799						
23000 - Mechanical Equipment																		
256 - HVAC 2 Rooftop Carrier Units- 2011	17,220	15	6							19,970								
Total 23000 - Mechanical Equipment	17,220									19,970								
25000 - Flooring																		
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	11,000	20	0	11,000														
Total 25000 - Flooring	11,000			11,000														
26000 - Outdoor Equipment																		
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	8,610	8	7								10,235							
826 - Shade Structure 310 sf Pool Equip Shade Structure	7,944	30	25															
Total 26000 - Outdoor Equipment	16,554										10,235							
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%				126,580	63,492	51,353	33,766	53,572	20,780	19,970	23,538	63,643	31,642		33,513	12,872	43,223	19,987
00130 - Casa Paloma II (CPII)																		
02000 - Concrete																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																		
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	9,592	2	3				10,330			10,852		11,402		11,979		12,586		13,223	
467 - Pool Deck Pool/Spa Area Concrete Repair (2020 Only)[nr:1]	9,592	1	0	9,592															
Total 02000 - Concrete	19,184			9,592			10,330			10,852		11,402		11,979		12,586		13,223	
04000 - Structural Repairs																			
952 - Doors 14 Exterior & Interior Doors (25%)	5,740	10	4					6,336											8,110
Total 04000 - Structural Repairs	5,740							6,336											8,110
05000 - Roofing																			
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	29,879	20	1	30,626															
974 - Coating 5,300 sf Low Slope Roof Recoating	7,580	5	4					8,367						9,466					10,710
Total 05000 - Roofing	37,459			30,626				8,367						9,466					10,710
08000 - Rehab																			
260 - Locker Rooms 2 Men's & Women's	71,750	20	4					79,199											
424 - Kitchen Clubhouse Kitchen	7,175	20	4					7,920											
Total 08000 - Rehab	78,925							87,118											
12000 - Pool																			
166 - Resurface 180 lf Pool	23,843	10	6							27,650									
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	40,855	15	1	41,876															
774 - Equipment: Replacement Pool & Spa Equipment (50%)	19,552	5	1	20,041						22,674						25,654			
960 - Furniture: Misc Pool Area Furniture	7,175	6	5					8,118								9,414			
Total 12000 - Pool	91,425			61,917				8,118	50,325							35,068			
13000 - Spa																			
154 - Resurface Spa	5,094	8	6							5,908									7,198
Total 13000 - Spa	5,094									5,908									7,198
20000 - Lighting																			
260 - Pole Lights 8 Shuffleboard Lights	10,597	30	1	10,862															
Total 20000 - Lighting	10,597			10,862															
23000 - Mechanical Equipment																			
272 - HVAC 2 Rooftop Carrier Units- 2011	17,220	15	6							19,970									
Total 23000 - Mechanical Equipment	17,220									19,970									
26000 - Outdoor Equipment																			
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	8,050	8	5						9,108										11,097

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost	Remaining																
860 - Shade Structure	6,328	15	11												8,303			
294 sf Pool Equip Shade Canopy																		
Total 26000 - Outdoor Equipment	14,378								9,108						8,303		11,097	
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%				9,592	103,404		10,330	101,821	28,078	76,202	11,402		21,445		55,957		24,319	26,019
00140 - Abrego North (ABN)																		
01000 - Paving																		
420 - Asphalt: Major Repairs	77,782	25	3				83,763											
14,105 sf Parking Area																		
Total 01000 - Paving	77,782						83,763											
02000 - Concrete																		
472 - Pool Deck	5,992	5	1		6,141					6,948					7,862			
4,523 sf Pool/Spa Area Concrete Repair (6%)																		
Total 02000 - Concrete	5,992				6,141					6,948					7,862			
03000 - Painting: Exterior																		
218 - Surface Restoration	7,549	10	6							8,755								
5,892 sf Exterior Surfaces																		
Total 03000 - Painting: Exterior	7,549									8,755								
04000 - Structural Repairs																		
820 - Shed	9,802	10	10															
Shed															12,547			
Total 04000 - Structural Repairs	9,802														12,547			
05000 - Roofing																		
352 - Low Slope: Vinyl	11,839	20	6							13,729								
21 Squares- Pool Building Roof																		
978 - Coating	2,337	5	4				2,580						2,919					3,302
2,100 sf Low Slope Roof Recoating																		
Total 05000 - Roofing	14,176						2,580			13,729			2,919					3,302
08000 - Rehab																		
238 - Restrooms	16,153	20	3				17,395											
Companion Restroom Remodel																		
266 - Locker Rooms	71,750	20	6							83,208								
2 Men's & Women's																		
270 - General	9,216	20	17															
795 sf Recreation Room Tile- 2017																		
Total 08000 - Rehab	97,120						17,395			83,208								
12000 - Pool																		
172 - Resurface	23,843	10	6							27,650								
180 lf Pool																		
426 - ADA Chair Lift	12,607	10	7								14,986							
2 Pool & Spa																		
778 - Equipment: Replacement	19,552	5	2			20,542						23,241				26,295		
Pool & Spa Equipment (50%)																		
779 - Equipment: Replacement	4,002	1	0	4,002														
Equipment (2020 Only)[nr:1]																		
964 - Furniture: Misc	7,175	6	2			7,538						8,742						10,138
Pool Area Furniture																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																	
Total 12000 - Pool	67,179			4,002		28,080				27,650	38,227	8,742				26,295		10,138
13000 - Spa																		
158 - Resurface Spa	5,407	8	4					5,968								7,272		
Total 13000 - Spa	5,407							5,968								7,272		
23000 - Mechanical Equipment																		
400 - HVAC 2 Rooftop Rheem Units- 2005	12,150	15	0	12,150														
Total 23000 - Mechanical Equipment	12,150			12,150														
26000 - Outdoor Equipment																		
864 - Shade Structure 367 sf Pool Equip Shade Structure	9,404	30	23															
868 - Shade Structure 378 sf [3] Pool Shade Canopies	8,136	15	12													10,943		
Total 26000 - Outdoor Equipment	17,541															10,943		
Total [Abrego North (ABN)] Expenditures Inflated @ 2.50%				16,152	6,141	28,080	101,158	8,548		140,291	38,227	8,742	2,919	12,547	7,862	44,509		13,440
00200 - Pickleball Center																		
01000 - Paving																		
170 - Asphalt: Sealing 39,629 sf Parking Lot	6,737	5	1		6,905					7,813						8,839		
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (1%)	1,421	5	6							1,648						1,865		
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	69,866	25	25															
Total 01000 - Paving	78,024				6,905					9,461						10,705		
04000 - Structural Repairs																		
912 - Doors 7 Building Doors (50%)	5,600	20	20															
Total 04000 - Structural Repairs	5,600																	
05000 - Roofing																		
370 - Low Slope: Single-Ply 12 Squares- Center Roof	7,995	15	15															
Total 05000 - Roofing	7,995																	
08000 - Rehab																		
100 - General Office, Storage, Breezeway	5,000	10	10													6,400		
226 - Restrooms 2 Restrooms	15,000	10	10													19,201		
Total 08000 - Rehab	20,000															25,602		
17500 - Basketball / Sport Court																		
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	38,712	2	2			40,672		42,731		44,894		47,167		49,555		52,063		54,699
Total 17500 - Basketball / Sport Court	38,712					40,672		42,731		44,894		47,167		49,555		52,063		54,699
19000 - Fencing																		

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Replacement Cost	Useful / Remaining															
174 - Chain Link: 4' 1,414 lf Court Fences	25,452	25 25															
178 - Chain Link: 8' 1,871 lf Court Fences	59,872	25 25															
780 - Gates 53 Court Gates	14,840	20 20															
Total 19000 - Fencing	100,164																
23000 - Mechanical Equipment																	
470 - HVAC 3 Mini-split Units	8,550	15 15															
870 - Septic System Septic System	7,500	20 20															
Total 23000 - Mechanical Equipment	16,050																
24000 - Furnishings																	
570 - Miscellaneous Interior/Exterior Furniture	20,000	10 10											25,602				
970 - Miscellaneous 900 sf Artificial Turf	7,775	10 10											9,953				
974 - Miscellaneous Entrance Gate	5,000	5 5						5,657					6,400				
Total 24000 - Furnishings	32,775							5,657					41,955				
26000 - Outdoor Equipment																	
884 - Shade Structure 3,510 sf [2] Shade Structures	10,880	7 7									12,933						15,373
Total 26000 - Outdoor Equipment	10,880										12,933						15,373
Total [Pickleball Center] Expenditures Inflated @ 2.50%				6,905	40,672		42,731	5,657	54,355	12,933	47,167		117,111	10,705	52,063		70,072
00700 - Facility Maintenance Shop (FMS)																	
01000 - Paving																	
136 - Asphalt: Sealing 29,074 sf Parking Area	4,470	5 5						5,058					5,722				
137 - Asphalt: Sealing Parking (2020 Only)[nr:1]	2,888	1 0	2,888														
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (2%)	2,086	5 5						2,360					2,670				
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	56,622	25 24															
Total 01000 - Paving	66,066		2,888					7,418					8,392				
03000 - Painting: Exterior																	
128 - Surface Restoration 5,000 sf Building Exterior	6,406	10 8									7,805						
412 - Wrought Iron 835 lf Perimeter Fence	7,703	4 2			8,093				8,933				9,860				10,884
Total 03000 - Painting: Exterior	14,109				8,093				8,933				7,805				9,860
03500 - Painting: Interior																	
152 - Building 10,000 sf All Interior Spaces	10,250	10 8									12,489						
Total 03500 - Painting: Interior	10,250										12,489						

See Section VI-b for Excluded Components

Reserve Component	Current	Life																
	Replacement Cost	Useful / Remaining	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
04000 - Structural Repairs																		
800 - Shed Shed	5,400	10 10											6,912					
804 - Shed 3 Pre-Fab Sheds	15,759	10 8												19,201				
964 - Doors 24 Exterior & Interior Doors (25%)	9,840	10 8												11,989				
Total 04000 - Structural Repairs	30,999												31,190	6,912				
05000 - Roofing																		
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	7,892	20 18																
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	22,755	30 7								27,049								
860 - Skylights 10 Pitched & Low Slope Roof Skylights	8,200	20 18																
982 - Coating 1,400 sf Low Slope Roof Recoating	4,018	5 3				4,327						4,896				5,539		
Total 05000 - Roofing	42,865					4,327				27,049		4,896				5,539		
08000 - Rehab																		
108 - General Common Areas	16,153	20 18																
278 - Restrooms 2 Restrooms	30,750	20 18																
282 - General Break Room	21,525	20 18																
Total 08000 - Rehab	68,428																	
19000 - Fencing																		
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	29,100	30 28																
540 - Metal 165 lf Frontage Fencing	5,412	30 28																
Total 19000 - Fencing	34,512																	
23000 - Mechanical Equipment																		
208 - HVAC 4 Rooftop HVAC Units- 2018	22,550	15 13															31,085	
224 - HVAC 2 Ground Level Bryant Units- 2017	25,932	15 12												34,876				
Total 23000 - Mechanical Equipment	48,482													34,876		31,085		
24000 - Furnishings																		
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	50,225	20 18																
Total 24000 - Furnishings	50,225																	
25000 - Flooring																		
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	6,396	10 3				6,888											8,817	
480 - Tile 664 sf Floor & Wall Tile	16,334	20 18																

See Section VI-b for Excluded Components

Reserve Component	Current		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Replacement Cost	Life Useful /															
Total 25000 - Flooring	22,730					6,888											8,817
30000 - Miscellaneous																	
236 - Maintenance Equipment Genie Scissor Lift	16,775	20 0	16,775														
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	19,526	10 8									23,791						
Total 30000 - Miscellaneous	36,301		16,775								23,791						
Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50%			19,663		8,093	11,215		7,418	8,933	27,049	80,171		25,165		34,876	45,441	10,884
00800 - General																	
22000 - Office Equipment																	
100 - Miscellaneous Facility Maintenance Shop Context Scanner	6,457	5 4					7,128					8,065					9,124
Total 22000 - Office Equipment	6,457						7,128					8,065					9,124
30000 - Miscellaneous																	
200 - Maintenance Equipment Vermeer Chipper	8,279	20 6							9,601								
700 - Trailer Load Trail	5,519	15 1		5,657													
704 - Trailer Top Hat- 2018	6,404	15 14															9,049
710 - Trailer Big Tex	5,519	15 2			5,798												
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	33,114	10 1		33,942										43,449			
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	82,786	10 3				89,151											114,121
844 - Vehicle 2016 Ford Fiesta- #26	19,317	10 6							22,401								
848 - Maintenance Truck 2011 Ford Ranger- #27	35,875	10 1		36,772										47,071			
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	64,613	10 6							74,932								
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	109,844	10 6							127,385								
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	38,461	10 7								45,718							
866 - Vehicle 2017 Ford Escape- #36	30,000	3 0	30,000			32,307			34,791			37,466				40,347	
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	35,740	10 8										43,546					
872 - Maintenance Truck 2018 Ford F150- #38	38,148	10 8										46,480					
874 - Maintenance Truck Ford F250 PU- #39	36,603	10 8										44,597					
876 - Vehicle Ford Transit Connect- #40	33,374	10 8										40,663					
878 - Vehicle 2018 Ford Transit 150 Van- #41	33,375	10 9										41,681					

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Replacement Cost	Useful / Remaining															
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	41,000	10 9										51,203					
882 - Vehicle 2018 Ford Transit 250 Van- #43	34,850	10 9										43,523					
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	30,510	10 9										38,103					
Total 30000 - Miscellaneous	723,331		30,000	76,371	5,798	121,458		269,110	45,718	175,286	211,976		90,520	40,347	114,121	9,049	
Total [General] Expenditures Inflated @ 2.50%			30,000	76,371	5,798	121,458	7,128	269,110	45,718	175,286	220,041		90,520	40,347	114,121	18,173	
Total Expenditures Inflated @ 2.50%			874,903	1,746,938	1,693,850	1,755,979	1,527,412	903,576	1,875,236	1,029,742	1,465,692	1,629,874	945,629	1,792,010	1,251,977	1,521,548	1,395,385
Total Current Replacement Cost	14,632,019																

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
22000 - Office Equipment															
270 - Network Equipment Routers & Switches	8,690	8,907	9,130	9,358	9,592	9,832	10,077	10,329	10,588	10,852	11,124	11,402	11,687	11,979	12,278
Total 22000 - Office Equipment	8,690	8,907	9,130	9,358	9,592	9,832	10,077	10,329	10,588	10,852	11,124	11,402	11,687	11,979	12,278
00010 - Administrative Offices															
01000 - Paving															
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe		8,449					9,559				10,815				
101 - Asphalt: Sealing Seal (2020 Only)[nr:1]															
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	8,078					9,139				10,340					
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance											36,163				
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)											31,080				
Total 01000 - Paving	8,078	8,449				9,139	9,559			77,583	10,815				
03000 - Painting: Exterior															
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces				15,250										19,521	
Total 03000 - Painting: Exterior				15,250										19,521	
03500 - Painting: Interior															
100 - Building 16,167 sf All Interior Spaces		19,926										25,507			
Total 03500 - Painting: Interior		19,926										25,507			
04000 - Structural Repairs															
900 - Doors 41 Exterior & Interior Doors (25%)											30,405				
Total 04000 - Structural Repairs											30,405				
05000 - Roofing															
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace											80,554				
930 - Coating 7,900 sf Low Slope Roof Recoating				11,063					12,516					14,161	
Total 05000 - Roofing				11,063					12,516	80,554				14,161	
08000 - Rehab															
300 - Restrooms 3 Main Bldg & Maint Restrooms		68,473													
400 - Kitchen Kitchen								12,162							
Total 08000 - Rehab		68,473						12,162							
22000 - Office Equipment															
200 - Computers, Misc. 5 IT Servers (20%)	18,036	18,487	18,949	19,422	19,908	20,406	20,916	21,439	21,975	22,524	23,087	23,664	24,256	24,862	25,484
240 - Computers, Misc. Office Computer Work Stations	26,794	27,463	28,150	28,854	29,575	30,314	31,072	31,849	32,645	33,461	34,298	35,155	36,034	36,935	37,859
360 - Telephone Equipment Telephone System												44,799			

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 22000 - Office Equipment	44,829	45,950	47,099	48,276	49,483	50,720	51,988	53,288	54,620	55,985	57,385	103,619	60,290	61,798	63,342
23000 - Mechanical Equipment															
200 - HVAC 3 Rooftop Carrier Units- 2010						67,141									
280 - HVAC Rooftop Rheem Unit #5- 2017													20,464		
314 - HVAC Rooftop Carrier Unit #6- 2005														18,213	
348 - HVAC 3 IT Room Trane & Gree Units- 2013									13,565						
376 - HVAC Marvair Unit- 2018														13,097	
Total 23000 - Mechanical Equipment						67,141			13,565				20,464	31,310	
25000 - Flooring															
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices		21,132										27,051			
400 - Tile 1,096 sf Floors							20,321								
Total 25000 - Flooring		21,132					20,321					27,051			
28000 - Water System															
134 - Backflow Valves 4" Backflow											15,067				
Total 28000 - Water System											15,067				
Total [Administrative Offices] Expenditures Inflated @ 2.50%	52,907	163,929	47,099	74,589	49,483	127,001	81,868	65,450	80,702	166,944	150,035	166,992	80,754	126,790	63,342
00020 - West Social Center (WC)															
01000 - Paving															
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	10,720					12,129					13,723				
108 - Asphalt: Sealing 75,321 sf West Parking Lot	18,101					20,479					23,171				
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	9,784					11,069					12,524				
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking															
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot															
Total 01000 - Paving	38,605					43,678					49,418				
02000 - Concrete															
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)					11,252					12,730					14,403
Total 02000 - Concrete					11,252					12,730					14,403
03000 - Painting: Exterior															
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces						98,399									
Total 03000 - Painting: Exterior						98,399									
03500 - Painting: Interior															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
106 - Building 24,000 sf All Interior Spaces Total 03500 - Painting: Interior							33,467								
04000 - Structural Repairs															
904 - Doors 72 Exterior & Interior Doors (25%) Total 04000 - Structural Repairs										53,394					
05000 - Roofing															
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure													14,974		
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs															462,199
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof												30,386			
934 - Coating 33,900 sf Low Slope Roof Recoating Total 05000 - Roofing					61,489					69,569					78,711
					61,489					69,569		30,386	14,974		540,910
08000 - Rehab															
100 - General Tennis Ramada												11,537			
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower													175,302		
306 - Restrooms 4 Shops & Auditorium Restrooms									118,816						
460 - Cabinets 2 Woodshop & Lapidary													18,039		
550 - Operable Wall/Partition 320 sf Auditorium/Room 1 Total 08000 - Rehab													26,852		
									118,816			231,729			
12000 - Pool															
100 - Resurface 250 lf Pool												83,901			
730 - Equipment: Replacement Pool & Spa Equipment (50%)		38,866					43,973					49,752			
920 - Furniture: Misc Pool Area Furniture Total 12000 - Pool			13,797						16,000						18,555
		38,866	13,797				43,973		16,000			133,653			18,555
13000 - Spa															
110 - Resurface Spa Total 13000 - Spa		11,224								13,676					
		11,224								13,676					
14000 - Recreation															
700 - Billiard Table 4 Billiards Room Tables Total 14000 - Recreation										50,711					
										50,711					
17000 - Tennis Court															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
100 - Reseal 43,200 sf [6] Tennis Courts			43,982				48,548				53,588				59,151
600 - Lighting 20 Court Lights															
Total 17000 - Tennis Court			43,982				48,548				53,588				59,151
17500 - Basketball / Sport Court															
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	24,940								30,387						
Total 17500 - Basketball / Sport Court	24,940								30,387						
19000 - Fencing															
120 - Chain Link: 10' 1,710 lf Tennis Court Fence															
Total 19000 - Fencing															
20000 - Lighting															
200 - Pole Lights 15 Walkway Lights		41,084													
500 - Parking Lot 25 Parking Lot Lights															141,178
Total 20000 - Lighting		41,084													141,178
23000 - Mechanical Equipment															
204 - HVAC 2 Rooftop Carrier Units- 2006		76,081													
284 - HVAC 2 Rooftop Carrier Units- 2013									48,655						
320 - HVAC Rooftop Carrier Unit #4- 2018														44,049	
324 - HVAC Rooftop Carrier Unit #10- 2019															27,950
352 - HVAC 3 Rooftop Carrier/American Units- 2009					60,875										
380 - HVAC Rooftop Carrier Unit #7- 2010						31,072									
404 - HVAC 4 Rooftop Carrier/American Units- 2008				87,926											
420 - HVAC Tennis Ramada Carrier Unit #15- 2007			8,422												
440 - HVAC 5 Gree HVAC Units- 2012								24,102							
900 - Miscellaneous Woodshop Dust Collector				29,495											
Total 23000 - Mechanical Equipment		76,081	8,422	117,421	60,875	31,072		24,102	48,655					44,049	27,950
24000 - Furnishings															
500 - Miscellaneous 550 Auditorium Padded Chairs					127,492										163,201
504 - Miscellaneous 500 Auditorium Unpadded Chairs							50,387								
508 - Tables 175 Auditorium Tables	79,034									101,170					
509 - Tables 64 6' Tables (2020 Only)[nr:1]															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 24000 - Furnishings	79,034				127,492		50,387				101,170				163,201
24500 - Audio / Visual															
100 - Speakers Auditorium															51,160
108 - Lighting Console Auditorium Control Room				5,595											7,162
116 - Miscellaneous Auditorium Total Induction Loop					26,218										
220 - PA System Auditorium Bldg		81,931										104,878			
224 - Projector 3 Auditorium Projectors (33%)				17,002											21,764
400 - Stage Lights Stage Lighting							16,686								
600 - Stage Curtains Stage Curtains							15,838								
740 - Piano Auditorium Petrof Grand															
764 - Piano Auditorium Yamaha Upright															
800 - Stage Risers Auditorium Stage													35,937		
Total 24500 - Audio / Visual		81,931		22,597	26,218		32,524					104,878	35,937	80,086	
24600 - Safety / Access															
200 - Fire Control Misc Fire Alarm System									72,349						
Total 24600 - Safety / Access									72,349						
25000 - Flooring															
210 - Carpeting 448 Sq. Yds. West Center Carpet									29,346						
214 - Carpeting 117 Sq. Yds. West Center Billiards Room				6,470											8,282
410 - Tile 1,618 sf Clubhouse Walls & Floors										39,303					
414 - Tile 682 sf Green Room Dressing & Restrooms			14,285												
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl				66,278											
Total 25000 - Flooring			14,285	72,748			29,346		39,303						8,282
26000 - Outdoor Equipment															
400 - Bleachers 5 Courtyard & Tennis									18,087						
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies															21,401
840 - Shade Structure 680 sf Pool Deck Shade Canopy															29,223
844 - Shade Structure 1,205 sf [4] Tennis Court Shade Canopies													50,521		

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018														11,818	
Total 26000 - Outdoor Equipment								18,087				50,521	62,442		
27000 - Appliances															
700 - Miscellaneous 24 Kitchen Appliances (33%)			40,109					45,379					51,343		
702 - Stove 2 Vulcan 10-Burner & 6-Burner				10,615											
Total 27000 - Appliances			40,109	10,615				45,379					51,343		
28000 - Water System															
158 - Backflow Valves 4" Backflow											13,017				
Total 28000 - Water System											13,017				
30000 - Miscellaneous															
240 - Maintenance Equipment 2 Portable Lifts												41,951			
Total 30000 - Miscellaneous												41,951			
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%	142,578	249,186	120,595	223,381	287,325	173,149	238,246	141,830	321,958	149,369	217,192	542,598	152,774	194,859	965,349
00030 - East Social Center (EC)															
01000 - Paving															
112 - Asphalt: Sealing 79,662 sf Parking Lot					13,764					15,573					17,620
212 - Asphalt: Ongoing Repairs 79,662 sf Parking Lot (2%)					9,137					10,338					11,697
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot															
316 - Asphalt: Overlay w/ Interlayer 51,762 sf West & North Parking Lots						145,887									
Total 01000 - Paving					168,789					25,911					29,316
02000 - Concrete															
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)		7,642		8,028		8,435		8,862		9,311		9,782		10,277	
407 - Pool Deck Repair (2020 Only)[nr:1]															
Total 02000 - Concrete		7,642		8,028		8,435		8,862		9,311		9,782		10,277	
03000 - Painting: Exterior															
112 - Stucco 13,905 sf Building Exterior				27,641										35,382	
Total 03000 - Painting: Exterior				27,641										35,382	
03500 - Painting: Interior															
112 - Building 17,350 sf All Interior Spaces								24,194							
Total 03500 - Painting: Interior								24,194							
04000 - Structural Repairs															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)										43,012					
Total 04000 - Structural Repairs										43,012					
05000 - Roofing															
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)										124,724					
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)															141,114
938 - Coating 20,700 sf Low Slope Roof Recoating					18,117					20,497					23,191
Total 05000 - Roofing					18,117					145,221					164,305
08000 - Rehab															
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower								194,107							
214 - Restrooms Pool Patio Companion Restroom								14,470							
312 - Restrooms 2 Lobby Hallway Restrooms								52,938							
Total 08000 - Rehab								261,515							
12000 - Pool															
106 - Resurface 165 lf Pool										39,257					
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs						11,483									
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	63,376														
734 - Equipment: Replacement Pool & Spa Equipment (50%)	29,345					33,202				37,565					
924 - Furniture: Misc Pool Area Furniture			11,757						13,634						15,811
Total 12000 - Pool	92,721		11,757			44,685			13,634	39,257	37,565				15,811
13000 - Spa															
114 - Resurface Spa		8,027								9,780					
Total 13000 - Spa		8,027								9,780					
14000 - Recreation															
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	38,376			41,327		44,505				47,927				51,612	
201 - Exercise: Cardio Equipment Fitness Room Cardio (2020 Only)[nr:1]															
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)					60,043									73,157	
720 - Billiard Table 2 Billiards Room											27,809				
Total 14000 - Recreation	38,376			41,327	60,043	44,505				47,927	27,809			124,768	
17000 - Tennis Court															
110 - Reseal 14,400 sf [2] Tennis Courts	14,548				16,058				17,726					19,566	

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
510 - Resurface															
14,400 sf [2] Tennis Courts															
Total 17000 - Tennis Court	14,548				16,058				17,726				19,566		
17500 - Basketball / Sport Court															
210 - Seal & Striping	18,689		19,635		20,629		21,673		22,771		23,923		25,134		26,407
18,200 sf [8] Pickleball Courts															
Total 17500 - Basketball / Sport Court	18,689		19,635		20,629		21,673		22,771		23,923		25,134		26,407
19000 - Fencing															
110 - Chain Link: 6'											24,559				
600 lf North Pickleball Court Fencing-2015															
114 - Chain Link: 6'														26,448	
600 lf South Pickleball Court Fencing-2018															
130 - Chain Link: 10'															
540 lf Tennis Court Fence															
200 - Wrought Iron: 5'															
415 lf Pool Perimeter Fence															
Total 19000 - Fencing											24,559		26,448		
20000 - Lighting															
510 - Parking Lot															
7 Parking Lot Lights															
604 - Sports Field / Court					40,638										52,020
8 Pickleball Court Lights															
Total 20000 - Lighting					40,638										52,020
23000 - Mechanical Equipment															
288 - HVAC														80,240	
4 Rooftop Carrier Units- 2018															
326 - HVAC					30,314										
Rooftop Carrier Unit #3- 2009															
356 - HVAC	11,948														
Rooftop Carrier Unit #4															
384 - HVAC				29,575											
Rooftop Carrier Unit #8- 2008															
408 - HVAC							90,339								
5 Rooftop Carrier Units- 2011															
424 - HVAC														34,380	
2 Rooftop Carrier Units- 2018															
Total 23000 - Mechanical Equipment	11,948			29,575	30,314		90,339							114,620	
24000 - Furnishings															
520 - Miscellaneous	42,364										54,230				
Tables & Chairs															
521 - Miscellaneous															
64 Tables (2020 Only)[nr:1]															
Total 24000 - Furnishings	42,364										54,230				
24500 - Audio / Visual															
300 - PA System							12,376								
Sound Rack- Sound System															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
744 - Piano															
East Auditorium Yamaha Upright															
Total 24500 - Audio / Visual							12,376								
24600 - Safety / Access															
100 - Fire Equipment							31,763								
Alarm & Sprinkler System							31,763								
Total 24600 - Safety / Access							31,763								
25000 - Flooring															
220 - Carpeting							55,678								
850 Sq. Yds. East Center Carpet							55,678								
420 - Tile										83,861					
4,200 sf Clubhouse Walls & Floors										83,861					
610 - Vinyl		9,176													
160 Sq. Yds. Art Room, Lobby, Kitchen		9,176													
Total 25000 - Flooring		9,176					55,678			83,861					
27000 - Appliances															
720 - Miscellaneous			13,881					15,705					17,769		
12 Kitchen Appliances (33%)			13,881					15,705					17,769		
Total 27000 - Appliances			13,881					15,705					17,769		
28000 - Water System															
138 - Backflow Valves	11,770												15,830		
4" Backflow	11,770												15,830		
Total 28000 - Water System	11,770												15,830		
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%	230,418	24,844	45,273	106,571	354,588	53,120	280,528	286,082	54,130	404,279	168,086	9,782	203,067	186,727	287,859
00040 - Las Campanas (LC)															
01000 - Paving															
116 - Asphalt: Sealing			16,486					18,652					21,103		
70,468 sf Parking Lot			16,486					18,652					21,103		
216 - Asphalt: Ongoing Repairs			9,617					10,881					12,310		
70,468 sf Parking Lot (3%)			9,617					10,881					12,310		
320 - Asphalt: Overlay w/ Interlayer													87,106		
26,000 sf North Parking Lot													87,106		
324 - Asphalt: Overlay w/ Interlayer	113,542														
44,468 sf East Parking Lot	113,542														
Total 01000 - Paving	113,542		26,103					29,533					87,106	33,414	
02000 - Concrete															
412 - Pool Deck	11,346		11,920		12,524		13,158		13,824		14,524		15,259		16,032
4,731 sf Pool/Spa Area Concrete Repair (7.5%)	11,346		11,920		12,524		13,158		13,824		14,524		15,259		16,032
Total 02000 - Concrete	11,346		11,920		12,524		13,158		13,824		14,524		15,259		16,032
03000 - Painting: Exterior															
118 - Stucco					39,065										50,006
18,180 sf Building Exterior					39,065										50,006
Total 03000 - Painting: Exterior					39,065										50,006
03500 - Painting: Interior															
118 - Building							30,539								
21,900 sf All Interior Spaces							30,539								

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 03500 - Painting: Interior							30,539								
04000 - Structural Repairs															
912 - Doors										56,360					
76 Exterior & Interior Doors (25%)															
Total 04000 - Structural Repairs										56,360					
05000 - Roofing															
316 - Low Slope: Vinyl										238,603					
198 Squares- Clubhouse & Racquetball Roof															
942 - Coating					32,087					36,304					41,074
19,800 sf Low Slope Roof Recoating															
Total 05000 - Roofing					32,087					274,906					41,074
08000 - Rehab															
212 - Locker Rooms								211,753							
2 Men's, Women's & Outdoor Shower															
216 - Restrooms												62,927			
2 Hallway Restrooms															
220 - Restrooms													31,464		
Companion Restroom															
318 - Restrooms					21,617										
2 Racquetball Court Restrooms															
406 - Kitchen			11,697									14,974			
Clubhouse Kitchen															
560 - Operable Wall/Partition															
1,296 sf [2] Agave															
Total 08000 - Rehab		11,697			21,617			211,753				14,974		94,391	
12000 - Pool															
112 - Resurface												77,526			
264 lf Pool															
416 - ADA Chair Lift							16,315								
2 Pool & Spa ADA Chairs															
612 - Deck: Re-Surface		56,683													
4,731 sf Pool/Spa Deck Coating															
738 - Equipment: Replacement			35,404				40,057					45,320			
Pool & Spa Equipment (50%)															
928 - Furniture: Misc				12,740					14,774						17,133
Pool Area Furniture															
Total 12000 - Pool		56,683	35,404	12,740			56,371		14,774			122,847			17,133
13000 - Spa															
118 - Resurface							10,588								12,900
Spa PebbleTec Resurface															
Total 13000 - Spa							10,588								12,900
14000 - Recreation															
210 - Exercise: Cardio Equipment			52,907			56,975			61,356			66,073			71,154
21 Fitness Center Cardio Machines (25%)															
211 - Exercise: Cardio Equipment															
Cybex Arc Trainer (2020 Only)[nr:1]															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (50%)					59,961								73,057		
Total 14000 - Recreation			52,907		59,961	56,975		61,356				66,073	73,057		71,154
17000 - Tennis Court															
120 - Reseal 14,000 sf [2] Tennis Courts				15,027				16,587					18,309		
520 - Resurface 14,000 sf [2] Tennis Courts					61,022										
Total 17000 - Tennis Court				15,027	61,022			16,587					18,309		
19000 - Fencing															
140 - Chain Link: 10' 600 lf Tennis Court Fence															
210 - Wrought Iron: 5' 315 lf Pool Area Fencing															
Total 19000 - Fencing															
20000 - Lighting															
520 - Parking Lot 8 North Parking Lot Lights				33,592											
560 - Parking Lot 13 East Parking Lot Lights															
Total 20000 - Lighting				33,592											
23000 - Mechanical Equipment															
212 - HVAC 11 Rooftop Trane Units- 2008				239,917											
292 - HVAC 4 Rooftop Carrier Units- 2010						82,803									
328 - HVAC Rooftop Carrier Unit #16- 2014										19,003					
612 - Water Heater Domestic Solar Water Heater										10,852					
Total 23000 - Mechanical Equipment				239,917		82,803				29,855					
24000 - Furnishings															
900 - Miscellaneous Tables, Chairs, Misc				73,298									93,828		
Total 24000 - Furnishings				73,298									93,828		
24500 - Audio / Visual															
748 - Piano Ocotillo Room Yamaha Upright															
804 - Stage Risers 4 Ocotillo Room- New													46,665		
808 - Stage Risers 2 Ocotillo Room- Older					1,259										
832 - Stage Curtains 2 Ocotillo Room															16,110
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop					26,015										33,301
Total 24500 - Audio / Visual					27,274								46,665		49,411

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
24600 - Safety / Access															
210 - Fire Control Misc Fire Alarm System															31,763
Total 24600 - Safety / Access															31,763
25000 - Flooring															
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	24,288										31,091				
236 - Carpeting 150 Sq. Yds. Juniper Room Only			7,809											9,996	
430 - Tile 3,050 sf Clubhouse Walls & Floors											75,347				
620 - Vinyl 540 Sq. Yds. Clubhouse						34,184									
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace															
740 - Hardwood Floors 2,925 sf Agave & Ocotillo Floor- Replace															
Total 25000 - Flooring	24,288		7,809			34,184					106,437			9,996	
27000 - Appliances															
800 - Miscellaneous 13 Kitchen Appliances (33%)			28,330					32,052						36,264	
Total 27000 - Appliances			28,330					32,052						36,264	
28000 - Water System															
130 - Backflow Valves 4" Backflow	11,040													14,848	
Total 28000 - Water System	11,040													14,848	
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%	216,900	47,102	246,698	254,945	253,549	173,962	142,419	289,926	89,954	361,122	120,961	309,309	371,057	46,665	257,711
00050 - Desert Hills (DH)															
01000 - Paving															
120 - Asphalt: Sealing 104,016 sf Drives & Parking					20,401					23,082					26,115
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)					14,914					16,873					19,091
328 - Asphalt: Overlay w/ Interlayer 104,016 sf Drives & Parking					293,161										
Total 01000 - Paving					328,475					39,955					45,206
02000 - Concrete															
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)			15,070					17,050						19,291	
Total 02000 - Concrete			15,070					17,050						19,291	
03000 - Painting: Exterior															
124 - Stucco 30,135 sf Building Exterior			72,380											92,653	
Total 03000 - Painting: Exterior			72,380											92,653	
03500 - Painting: Interior															
124 - Building 26,950 sf All Interior Spaces								37,581							

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 03500 - Painting: Interior							37,581								
04000 - Structural Repairs															
916 - Doors										40,045					
54 Exterior & Interior Doors (25%)															
Total 04000 - Structural Repairs										40,045					
04500 - Decking/Balconies															
200 - Resurface					43,702										
1,778 sf Second Floor Deck															
Total 04500 - Decking/Balconies					43,702										
05000 - Roofing															
324 - Low Slope: Vinyl										165,094					
137 Squares- Roof Replacement															
946 - Coating		20,617					23,326					26,391			
13,700 sf Low Slope Roof Recoating															
Total 05000 - Roofing		20,617					23,326			165,094		26,391			
08000 - Rehab															
218 - Locker Rooms															
2 Men's & Women's															
222 - Bathrooms								27,809							
Add Companion Bathroom															
324 - Restrooms							51,647								
2 Auditorium Lobby Restrooms															
466 - Cabinets												53,698			
40 If Countertops & Cabinets															
570 - Operable Wall/Partition															
770 sf [4] Room Dividers															
Total 08000 - Rehab							51,647	27,809				53,698			
12000 - Pool															
118 - Resurface	58,193													78,263	
260 lf Pool															
404 - ADA Chair Lift			19,184											24,557	
2 Pool & Spa Chair Lifts															
618 - Deck: Re-Surface							324,434								
5,981 sf Pool/Spa Deck Coating															
742 - Equipment: Replacement		39,589					44,791					50,677			
Pool & Spa Equipment (50%)															
932 - Furniture: Misc			17,636						20,452						23,718
Pool Area Furniture															
Total 12000 - Pool	58,193	39,589	36,819				44,791	324,434	20,452			50,677	102,820		23,718
13000 - Spa															
122 - Resurface				13,245								16,138			
Spa															
Total 13000 - Spa				13,245								16,138			
14000 - Recreation															
140 - Sauna: Wood Kit												11,979			
Sauna															
220 - Exercise: Cardio Equipment			27,372			29,477		31,743				34,184			36,812
13 Fitness Center Cardio Machines (25%)															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
221 - Exercise: Cardio Equipment Treadmill (2020 Only)[nr:1]															
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)						39,986								48,719	
321 - Exercise: Strength Equipment Fitness Center Strength (2020 Only)[nr:1]															
740 - Billiard Table 5 Billiards Room Tables											81,856				
Total 14000 - Recreation			27,372			69,463		31,743			128,019		48,719	36,812	
17000 - Tennis Court															
130 - Reseal 28,800 sf [4] Tennis Courts				30,055				33,175				36,619			
Total 17000 - Tennis Court				30,055				33,175				36,619			
19000 - Fencing															
150 - Chain Link: 10' 960 lf Tennis Court Fence															
Total 19000 - Fencing															
20000 - Lighting															
210 - Pole Lights 7 Walkway Lights												14,316			
218 - Landscape 25 Walkway Lights															
264 - Bollard Lights 22 Walkway Bollard Lights															
530 - Parking Lot 11 Parking Lot Lights		40,556													
Total 20000 - Lighting		40,556										14,316			
23000 - Mechanical Equipment															
216 - HVAC 4 Rooftop Carrier Units- 2005			83,130												
296 - HVAC 3 Rooftop Carrier Units- 2007			54,666												
332 - HVAC 3 Rooftop Carrier Units- 2009					58,990										
360 - HVAC Rooftop Carrier Unit #8- 2018														21,215	
388 - HVAC 3 Rooftop Carrier Units- 2013								66,742							
412 - HVAC Rooftop Carrier Unit #11- 2019															21,215
428 - HVAC Rooftop Carrier Unit #16- 2018														21,215	
444 - HVAC Ground Level Carrier Unit 17A/B- 2003															9,938
446 - HVAC Ground Level- Carrier 3-ton Unit															9,458
604 - Water Heater 2 Pool Equipment Area Water Heaters			11,230												15,102
632 - Water Heater Men's Restroom's Janitor's Closet									2,351						

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 23000 - Mechanical Equipment			149,025		58,990				69,093					42,430	55,714
24000 - Furnishings															
540 - Miscellaneous Folding Tables & Chairs	35,810										45,840				
541 - Tables Poker Tables (2019 Only)[nr:1]															
Total 24000 - Furnishings	35,810										45,840				
24500 - Audio / Visual															
152 - Projector Stage- EIKI						11,079									
174 - Projection Screen Stage- Electric Screen				14,105											
308 - PA System Sound Rack- Sound System					19,717										
752 - Piano Stage Yamaha Upright															
820 - Stage Curtains 2 Stage Curtains													29,536		
Total 24500 - Audio / Visual				14,105	30,796								29,536		
24600 - Safety / Access															
220 - Fire Control Misc Fire Alarm System								32,557							
Total 24600 - Safety / Access								32,557							
25000 - Flooring															
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet					51,677										66,151
244 - Carpeting 300 Sq. Yds. Clubhouse Carpet								16,706							
440 - Tile 975 sf Clubhouse Walls & Floors									48,836						
630 - Vinyl 650 Sq. Yds. Clubhouse Vinyl				29,095											
710 - Hardwood Floors 500 sf Stage- Replace															
Total 25000 - Flooring				29,095	51,677			16,706	48,836						66,151
27000 - Appliances															
740 - Miscellaneous 13 Kitchen Appliances (33%)				26,913					30,450					34,451	
Total 27000 - Appliances				26,913					30,450					34,451	
28000 - Water System															
150 - Backflow Valves 6" Backflow	14,387												19,349		
Total 28000 - Water System	14,387												19,349		
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%	108,390	100,761	300,667	99,308	496,950	100,259	174,051	483,861	151,738	245,094	45,840	325,857	263,649	125,600	227,601
00060 - Canoa Hills (CH)															
01000 - Paving															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
124 - Asphalt: Sealing 67,354 sf Parking Lot					18,023					20,392					23,071
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)					15,451					17,482					19,779
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot														237,074	
Total 01000 - Paving					33,475					37,873				237,074	42,850
02000 - Concrete															
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)		11,701		12,293		12,916		13,569		14,256		14,978		15,736	
Total 02000 - Concrete		11,701		12,293		12,916		13,569		14,256		14,978		15,736	
03000 - Painting: Exterior															
130 - Stucco 10,940 sf Building Exterior						40,277									
416 - Wrought Iron 160 lf Pool Perimeter Fence		3,711				4,097				4,522				4,991	
Total 03000 - Painting: Exterior		3,711				44,374				4,522				4,991	
03500 - Painting: Interior															
130 - Building 22,750 sf All Interior Spaces								31,724							
Total 03500 - Painting: Interior								31,724							
04000 - Structural Repairs															
920 - Doors 47 Exterior & Interior Doors (25%)										34,854					
Total 04000 - Structural Repairs										34,854					
05000 - Roofing															
328 - Low Slope: Vinyl 227 Squares- Building Roof															
950 - Coating 22,700 sf Low Slope Roof Recoating						36,787				41,621					47,090
Total 05000 - Roofing						36,787				41,621					47,090
08000 - Rehab															
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower								271,664							
330 - Restrooms 2 Restrooms								120,768							
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider						60,526									
Total 08000 - Rehab						60,526		392,432							
12000 - Pool															
124 - Resurface 274 lf Pool		71,836												96,611	
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating		73,153										93,642			
625 - Deck: Re-Surface 2020 Only[nr:1]															
746 - Equipment: Replacement Pool & Spa Equipment (50%)				41,650					47,123					53,315	

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
936 - Furniture: Misc Pool Area Furniture			17,635						20,451						23,717
Total 12000 - Pool		144,989	59,285					47,123	20,451			93,642	53,315	96,611	23,717
13000 - Spa															
126 - Resurface Spa								9,308							
Total 13000 - Spa								9,308							
14000 - Recreation															
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	38,069			40,996			44,148		47,543					51,198	
235 - Exercise: Cardio Equipment Fitness Center Cardio (2020 Only)[nr:1]															
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)					70,584									86,000	
331 - Exercise: Strength Equipment Fitness Center Strength (2020 Only)[nr:1]															
730 - Bridge Dealing Machine Duplimate Bridge Dealing Machine			8,633					9,767						11,051	
Total 14000 - Recreation	38,069		8,633	40,996	70,584		44,148	9,767	47,543					148,249	
17000 - Tennis Court															
140 - Reseal 14,000 sf [2] Tennis Courts		13,657				15,075			16,640						18,368
504 - Resurface 14,000 sf [2] Tennis Courts															
Total 17000 - Tennis Court		13,657				15,075			16,640						18,368
19000 - Fencing															
160 - Chain Link: 10' 580 lf Tennis Court Fence															
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence															
Total 19000 - Fencing															
20000 - Lighting															
220 - Pole Lights 24 Parking Lot & Walkway Lights		98,317													
Total 20000 - Lighting		98,317													
23000 - Mechanical Equipment															
220 - HVAC 7 Rooftop Carrier Units- 2007			147,466												
340 - HVAC Rooftop Carrier Unit #5- 2005		20,276													
364 - HVAC Rooftop Carrier Unit #10- 2006		20,276													
600 - Water Heater Pool Eq Room Heater & Tank				20,155											27,106
Total 23000 - Mechanical Equipment		40,551	167,621												27,106
24000 - Furnishings															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
560 - Miscellaneous Folding Tables & Chairs										23,916					
620 - Miscellaneous Lobby Furniture												16,781			
Total 24000 - Furnishings										23,916		16,781			
24500 - Audio / Visual															
156 - Projector Saguaro Room- Panasonic										2,317					
166 - Projection Screen Saguaro Room- Electric Screen					27,497										
316 - PA System Sound Rack- Sound System					25,836										33,072
330 - Miscellaneous Sound Rack- Total Induction Loop		25,171													
756 - Piano Saguaro Room Yamaha Upright															
812 - Stage Risers 288 sf [6] Saguaro Room Risers															
828 - Stage Curtains 2 Saguaro Stage Curtains															
Total 24500 - Audio / Visual		25,171			53,333					2,317					33,072
24600 - Safety / Access															
230 - Fire Control Misc Fire Alarm System												35,937			
Total 24600 - Safety / Access												35,937			
25000 - Flooring															
250 - Carpeting 122 Sq. Yds. Mesquite Room						8,193									
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting									30,230						
450 - Tile 6,475 sf Clubhouse Walls & Floors							144,913								
720 - Hardwood Floors 6,150 sf Wood Floor- Replace															
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish						33,323									
Total 25000 - Flooring						41,516	144,913		30,230						
26000 - Outdoor Equipment															
302 - Bocce Ct. Resurface 4 Bocce Ball Courts						13,773									
848 - Shade Structure 200 sf Tennis Court Shade Canopy			6,551												
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies													33,541		
856 - Shade Structure 144 sf Metal Roofed Shade Structure															
872 - Shade Structure Pool Area Wood Gazebo Structure								16,764							
Total 26000 - Outdoor Equipment			6,551			13,773		16,764					33,541		
27000 - Appliances															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
760 - Miscellaneous				36,396					41,179					46,590	
18 Kitchen Appliances (33%)															
Total 27000 - Appliances				36,396					41,179					46,590	
28000 - Water System															
154 - Backflow Valves	14,387												19,349		
6" Backflow															
Total 28000 - Water System	14,387												19,349		
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%	52,456	338,098	242,089	89,685	254,705	127,653	613,218	96,532	91,860	223,543		161,338	254,455	419,371	173,836
00070 - Santa Rita Springs (SRS)															
01000 - Paving															
128 - Asphalt: Sealing				18,865					21,344				24,148		
80,636 sf Parking Lots															
228 - Asphalt: Ongoing Repairs				11,004					12,450				14,087		
80,636 sf Parking Lots (3%)															
336 - Asphalt: Overlay w/ Interlayer															
58,386 sf North & East Parking Lots															
340 - Asphalt: Overlay w/ Interlayer															
22,250 sf South Parking Lot															
Total 01000 - Paving			29,869					33,794					38,235		
02000 - Concrete															
430 - Pool Deck	14,596		15,335		16,111		16,926		17,783		18,684		19,630		20,623
5,975 sf Pool/Spa Area Concrete Repair (6%)															
Total 02000 - Concrete	14,596		15,335		16,111		16,926		17,783		18,684		19,630		20,623
03000 - Painting: Exterior															
136 - Stucco				66,769									85,470		
28,540 sf Building Exterior															
400 - Wrought Iron				19,083				21,064				23,251			
1,758 lf Pool Fence, Metal Railings															
Total 03000 - Painting: Exterior			66,769	19,083				21,064				23,251	85,470		
03500 - Painting: Interior															
136 - Building							49,504								
35,500 sf All Interior Spaces															
Total 03500 - Painting: Interior							49,504								
04000 - Structural Repairs															
600 - Metal Railings							39,215								
1,410 lf Deck, Stair & Bridge Railings (50%)															
924 - Doors										48,944					
66 Exterior & Interior Doors (25%)															
Total 04000 - Structural Repairs							39,215			48,944					
04500 - Decking/Balconies															
206 - Resurface															
12,664 sf Elastomeric Deck- Resurface															
300 - Repairs				39,276					44,437				50,276		
12,664 sf Elastomeric Deck- Seal/Repair															
Total 04500 - Decking/Balconies				39,276					44,437				50,276		

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
05000 - Roofing															
336 - Low Slope: Vinyl 68 Squares- Building Roof										69,338					
604 - Pitched: Tile 84 Squares- Building Roof															
954 - Coating 6,800 sf Low Slope Roof Recoating					32,772					37,079					41,951
Total 05000 - Roofing					32,772					106,416					41,951
08000 - Rehab															
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower								211,753							
336 - Restrooms 5 Restrooms								88,079							
412 - Kitchen 2 Art & Fiesta Kitchenettes								14,632							
472 - Cabinets 2 Art & Clay Counters & Cabinets									33,600						
Total 08000 - Rehab								314,464	33,600						
12000 - Pool															
130 - Resurface 240 lf Pool									53,758						
408 - ADA Chair Lift Pool Area ADA Lift					5,429										6,949
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating						81,054									
750 - Equipment: Replacement Pool & Spa Equipment (50%)				42,111					47,644					53,905	
751 - Equipment: Replacement 2020 Only[nr:1]															
940 - Furniture: Misc Pool Area Furniture			11,757						13,635						15,812
Total 12000 - Pool			11,757	42,111	5,429	81,054			115,037					53,905	22,761
13000 - Spa															
130 - Resurface Spa			9,826								11,972				
Total 13000 - Spa			9,826								11,972				
14000 - Recreation															
240 - Exercise: Cardio Equipment 12 Fitness Center Cardio Machines (25%)	26,571			28,614			30,814			33,184				35,735	
241 - Exercise: Cardio Equipment Cardio Machines (2020 Only)[nr:1]															
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (50%)					50,388									61,392	
Total 14000 - Recreation	26,571			28,614	50,388		30,814			33,184				97,128	
19000 - Fencing															
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence															
Total 19000 - Fencing															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
20000 - Lighting															
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights															
230 - Pole Lights 10 Bridge Lights															
280 - Pole Lights 5 2nd Level Deck- Pole Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
232 - HVAC 6 Miscellaneous Units- 2013								51,277							
312 - HVAC Carrier Unit #8- 2016												12,612			
316 - HVAC Carrier Unit #3- 2018														13,250	
344 - HVAC 2 Carrier Units- 2019															27,106
368 - HVAC 2 Carrier Units- 2012								26,469							
392 - HVAC 2 Carrier Units- 2018														22,754	
416 - HVAC Carrier Unit #7- 2016												14,608			
436 - HVAC Carrier Unit #11- 2014										13,905					
448 - HVAC 8 Rooftop Carrier Units- 2018														191,776	
452 - HVAC 2 Carrier Units- 2007			44,957												
616 - Water Heater Bradford White Water Heater								16,355							
Total 23000 - Mechanical Equipment			44,957					16,355	26,469	51,277	13,905	27,221		227,781	27,106
23500 - Elevator															
200 - Modernize/Overhaul Anza Building Elevator											226,181				
300 - Cab Rehab Anza Elevator Cab					29,348										
Total 23500 - Elevator					29,348						226,181				
24000 - Furnishings															
600 - Miscellaneous Anza Room Furniture								94,922							
Total 24000 - Furnishings								94,922							
24500 - Audio / Visual															
160 - Projector 3 Projectors (33%)			1,950				2,152				2,375				2,622
170 - Projection Screen Anza Room										15,944					
324 - PA System Anza Room- Sound System							26,873								
760 - Piano Anza Room Kawai Upright				11,124											

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 24500 - Audio / Visual			1,950	11,124		26,873	2,152			15,944	2,375				2,622
24600 - Safety / Access															
240 - Fire Control Misc Fire Alarm System							52,938								
Total 24600 - Safety / Access							52,938								
25000 - Flooring															
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office								93,998							
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas								26,857							
460 - Tile 1,825 sf Clubhouse Walls & Floors								41,865							
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace		38,767													
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish		21,134									27,053				
Total 25000 - Flooring		59,901						162,720			27,053				
26000 - Outdoor Equipment															
804 - Shade Structure 100 sf Small Shade Canopy											3,991				
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy							21,692								
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy								17,092							
Total 26000 - Outdoor Equipment							21,692	17,092			3,991				
27000 - Appliances															
780 - Miscellaneous 10 Kitchen Appliances (33%)		17,873					20,222				22,879				
Total 27000 - Appliances		17,873					20,222				22,879				
28000 - Water System															
142 - Backflow Valves 4" Backflow #1								15,468							
146 - Backflow Valves 4" Backflow #2										11,990					
Total 28000 - Water System								15,468		11,990					
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%	41,167	77,774	180,462	140,207	134,047	107,927	344,740	573,979	279,227	456,564	37,021	100,403	240,462	331,963	115,064
00080 - Canoa Ranch (CR)															
01000 - Paving															
132 - Asphalt: Sealing 64,068 sf Drives & Parking				17,083					19,327					21,867	
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)				8,962					10,140					11,472	
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe					11,592					13,115					14,838
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking															
Total 01000 - Paving				26,045	11,592				29,467	13,115				33,339	14,838

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
02000 - Concrete															
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)		4,032					4,562					5,162			
Total 02000 - Concrete		4,032					4,562					5,162			
03000 - Painting: Exterior															
142 - Stucco 14,760 sf Building Exterior				20,765										26,580	
406 - Wrought Iron 614 lf Metal Fencing & Railings			9,279				10,243				11,306				12,480
Total 03000 - Painting: Exterior			9,279	20,765			10,243				11,306			26,580	12,480
03500 - Painting: Interior															
142 - Building 26,200 sf All Interior Spaces							36,535								
Total 03500 - Painting: Interior							36,535								
04000 - Structural Repairs															
606 - Metal Railings 350 lf Parking & Pickleball														19,281	
928 - Doors 40 Exterior & Interior Doors (25%)										29,663					
932 - Doors 3 Pool East Patio Doors														105,780	
Total 04000 - Structural Repairs										29,663				125,062	
05000 - Roofing															
200 - Low Slope: BUR 133 Squares- Building Roof														108,869	
608 - Pitched: Tile 45 Squares- Building Roof				46,761											
958 - Coating 13,300 sf Low Slope Roof Recoating					32,926					37,253					42,149
Total 05000 - Roofing				46,761	32,926					37,253				108,869	42,149
08000 - Rehab															
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower														266,033	
234 - Restrooms Companion Restroom Remodel									28,504						
Total 08000 - Rehab									28,504					266,033	
12000 - Pool															
136 - Resurface 256 lf Pool						64,827									
412 - ADA Chair Lift 2 Pool & Spa ADA Chairs					17,812										22,801
754 - Equipment: Replacement Pool & Spa Equipment (50%)		31,676					35,839					40,548			
Total 12000 - Pool		31,676			17,812	64,827	35,839					40,548			22,801
13000 - Spa															
134 - Resurface Spa		7,509								9,149					

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 13000 - Spa		7,509								9,149					
14000 - Recreation															
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	32,655			35,166			37,869			40,781				43,917	
251 - Exercise: Cardio Equipment Cardio Machines (2020 Only)[nr:1]															
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)					91,701									111,729	
Total 14000 - Recreation	32,655			35,166	91,701		37,869			40,781				155,646	
17500 - Basketball / Sport Court															
220 - Seal & Striping 8,650 sf [4] Pickleball Courts		9,578				10,572				11,670				12,881	
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	5,047				5,571				6,150					6,788	
Total 17500 - Basketball / Sport Court	5,047	9,578			5,571	10,572			6,150	11,670				6,788	12,881
19000 - Fencing															
100 - Chain Link 788 lf Pickleball & Basketball Courts							42,763								
230 - Wrought Iron: 6' 264 lf Patio Perimeter				16,363											
Total 19000 - Fencing				16,363			42,763								
23000 - Mechanical Equipment															
100 - HVAC 435 lf [5] Pool Area Fabric Ducts										30,396					
236 - HVAC 6 Rooftop HVAC Units- 2008				123,736											
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008				25,824											
636 - Water Heater 2 Shop						18,475									
Total 23000 - Mechanical Equipment				149,559		18,475				30,396					
24500 - Audio / Visual															
164 - Projector Amado Room- EIKI										2,317					
Total 24500 - Audio / Visual										2,317					
24600 - Safety / Access															
250 - Fire Control Misc Fire Alarm System														37,756	
Total 24600 - Safety / Access														37,756	
25000 - Flooring															
280 - Carpeting 660 Sq. Yds. All Spaces				30,092										38,520	
470 - Tile 2,231 sf Clubhouse Walls & Floors							47,242								
Total 25000 - Flooring				30,092			47,242							38,520	

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
26000 - Outdoor Equipment															
462 - Drinking Fountain 3 Drinking Fountains					13,764										
808 - Shade Structure 500 sf [3] Shade Canopies							18,076								
Total 26000 - Outdoor Equipment					13,764		18,076								
28000 - Water System															
162 - Backflow Valves 8" Backflow									24,916						
Total 28000 - Water System									24,916						
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%	37,702	52,795	9,279	324,749	173,366	136,637	190,367		89,037	174,344	11,306	45,710	162,434	649,041	92,267
00090 - Abrego South (ABS)															
01000 - Paving															
147 - Asphalt: Sealing 15,000 sf 2020 Addition Area (2021 Only)[nr:1]															
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area					11,686				13,222						14,960
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area		8,673					9,813					11,102			
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area									66,742						
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area											54,676				
Total 01000 - Paving		8,673			11,686		9,813		79,964		54,676		11,102		14,960
02000 - Concrete															
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	8,897		9,348		9,821	10,318		10,841		11,389			11,966		12,572
Total 02000 - Concrete	8,897		9,348		9,821	10,318		10,841		11,389			11,966		12,572
03000 - Painting: Exterior															
200 - Surface Restoration 7,191 sf Exterior Surfaces				14,370											18,395
Total 03000 - Painting: Exterior				14,370											18,395
04000 - Structural Repairs															
936 - Doors 16 Exterior & Interior Doors (25%)										11,865					
Total 04000 - Structural Repairs										11,865					
05000 - Roofing															
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs															
962 - Coating 4,900 sf Low Slope Roof Recoating					7,792				8,816						9,974
Total 05000 - Roofing					7,792				8,816						9,974
08000 - Rehab															
236 - Locker Rooms 2 Men's & Women's												136,346			

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
342 - Restrooms 2 Restrooms													59,895		
Total 08000 - Rehab												136,346	59,895		
12000 - Pool															
140 - Resurface 170 lf Pool				35,121											
422 - ADA Chair Lift Pool ADA Lift					6,327										8,099
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating										83,363					
758 - Equipment: Replacement Pool & Spa Equipment (50%)		25,533					28,889					32,685			
944 - Furniture: Misc Pool Area Furniture			10,918						12,661						14,683
Total 12000 - Pool		25,533	10,918	35,121	6,327		28,889		12,661	83,363		32,685			22,782
13000 - Spa															
138 - Resurface Spa				7,674								9,349			
418 - ADA Chair Lift Spa ADA Lift			7,112										9,103		
Total 13000 - Spa			7,112	7,674								9,349	9,103		
19000 - Fencing															
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence															
Total 19000 - Fencing															
20000 - Lighting															
240 - Pole Lights 8 Shuffleboard Lights												20,137			
Total 20000 - Lighting												20,137			
23000 - Mechanical Equipment															
240 - HVAC 2 Rooftop Carrier Units- 2011							35,292								
Total 23000 - Mechanical Equipment							35,292								
26000 - Outdoor Equipment															
480 - Drinking Fountain Drinking Fountain												5,843			
812 - Shade Structure 564 [3] Volleyball Shade Canopies													23,646		
880 - Shade Structure 264 sf Pool Shade Canopy									10,278						
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts							26,040								31,727
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand					49,158							58,434			
Total 26000 - Outdoor Equipment				49,158			26,040		10,278			64,277	23,646		31,727
Total [Abrego South (ABS)] Expenditures Inflated @ 2.50%	8,897	34,207	27,377	57,164	84,784		110,352		23,502	194,286	66,065	273,897	104,611	18,395	92,014

00100 - Continental Vistas (CV)

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
01000 - Paving															
404 - Asphalt: Overlay 6,726 sf Parking Lot						29,659									
Total 01000 - Paving						29,659									
02000 - Concrete															
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	11,220		11,788		12,385		13,012		13,670		14,363		15,090		15,854
Total 02000 - Concrete	11,220		11,788		12,385		13,012		13,670		14,363		15,090		15,854
03000 - Painting: Exterior															
120 - Surface Restoration 3,600 sf Recreation Building & Walls			8,647										11,069		
Total 03000 - Painting: Exterior			8,647										11,069		
05000 - Roofing															
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof												21,426			
612 - Pitched: Tile 13 Squares- Pool Building Roof															
966 - Coating 2,000 sf Low Slope Roof Recoating	8,313					9,406					10,642				
967 - Coating Recoating (2020 Only)[nr:1]															
Total 05000 - Roofing	8,313					9,406					10,642			21,426	
08000 - Rehab															
242 - Locker Rooms 2 Men's & Women's			97,498												
246 - Bathrooms Companion Restroom			28,776												
Total 08000 - Rehab			126,273												
12000 - Pool															
146 - Resurface 180 lf Pool								46,549							
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating		58,375													
762 - Equipment: Replacement Pool & Spa Equipment (50%)			27,204					30,779					34,824		
948 - Furniture: Misc Pool Area Furniture						11,757					13,635				
Total 12000 - Pool		58,375	27,204			11,757		77,328			13,635		34,824		
13000 - Spa															
142 - Resurface Spa			10,918								13,302				
Total 13000 - Spa			10,918								13,302				
23000 - Mechanical Equipment															
244 - HVAC Rooftop Carrier Unit #3- 2004															16,256
248 - HVAC 2 Rooftop Carrier Units- 2013								48,203							

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
800 - Water Heater Building Water Heater			7,798												10,488
Total 23000 - Mechanical Equipment			7,798					48,203							26,744
25000 - Flooring															
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring			26,760										34,255		
Total 25000 - Flooring			26,760										34,255		
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%	19,533	58,375	219,388		12,385	50,822	13,012	77,328	61,873		38,306	35,060	95,237		42,598
00110 - Madera Vista (MV)															
01000 - Paving															
408 - Asphalt: Major Repairs 9,772 sf Parking Lot															
Total 01000 - Paving															
02000 - Concrete															
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)		9,210		9,676		10,166		10,681		11,221		11,789		12,386	
Total 02000 - Concrete		9,210		9,676		10,166		10,681		11,221		11,789		12,386	
03000 - Painting: Exterior															
206 - Surface Restoration 4,020 sf Exterior Surfaces				10,411										13,327	
Total 03000 - Painting: Exterior				10,411										13,327	
05000 - Roofing															
616 - Pitched: Tile 39 Squares- Pool Building Roof															
Total 05000 - Roofing															
08000 - Rehab															
248 - Restrooms 2 Men's & Women's					24,579										
480 - Shower Outdoor Pool Shower			12,789												
Total 08000 - Rehab			12,789		24,579										
12000 - Pool															
154 - Resurface 156 lf Pool						33,860									
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating					53,066										
766 - Equipment: Replacement Pool & Spa Equipment (50%)				25,588				28,950						32,754	
952 - Furniture: Misc Pool Area Furniture			10,918					12,661							14,683
Total 12000 - Pool			10,918	25,588	53,066	33,860		41,611						32,754	14,683
13000 - Spa															
146 - Resurface Spa						7,558								9,209	
Total 13000 - Spa						7,558								9,209	

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
17000 - Tennis Court															
540 - Reseal 7,200 sf Tennis Court	6,977				7,701				8,501				9,384		
Total 17000 - Tennis Court	6,977				7,701				8,501				9,384		
19000 - Fencing															
170 - Chain Link: 10' 360 lf Tennis Court Fence															
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence															
Total 19000 - Fencing															
20000 - Lighting															
250 - Sports Field / Court 4 Tennis Court Lights					16,386										
Total 20000 - Lighting					16,386										
25000 - Flooring															
434 - Tile Recreation Room & Storage						16,701									
Total 25000 - Flooring						16,701									
26000 - Outdoor Equipment															
816 - Shade Structure 264 sf Pool Shade Canopy												10,799			
834 - Shade Structure 336 sf Pool Equip Shade Canopy													13,744		
Total 26000 - Outdoor Equipment													24,543		
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%	6,977	9,210	23,707	45,675	101,733	68,285		10,681	50,112	11,221		36,332	9,384	67,677	14,683
00120 - Casa Paloma I (CPI)															
01000 - Paving															
412 - Asphalt: Major Repairs 7,128 sf Parking Areas															76,563
Total 01000 - Paving															76,563
02000 - Concrete															
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	16,209		17,030		17,892		18,797		19,749		20,749		21,799		22,903
Total 02000 - Concrete	16,209		17,030		17,892		18,797		19,749		20,749		21,799		22,903
03000 - Painting: Exterior															
212 - Surface Restoration 7,470 sf Exterior Surfaces									16,477						
Total 03000 - Painting: Exterior									16,477						
05000 - Roofing															
344 - Low Slope: Vinyl 61 Squares- Pool Building Roofs											62,200				
970 - Coating 6,100 sf Low Slope Roof Recoating					22,613					25,584					28,946
Total 05000 - Roofing					22,613					25,584					28,946
08000 - Rehab															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower						172,055									
256 - Restrooms Unisex Restroom						8,193									
418 - Kitchen Clubhouse Kitchen															
Total 08000 - Rehab						180,248									
12000 - Pool															
160 - Resurface 200 If Pool						43,410									
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating		75,342													
770 - Equipment: Replacement Pool & Spa Equipment (50%)				31,447				35,580					40,255		
956 - Furniture: Misc Pool Area Furniture			10,918					12,661							14,683
Total 12000 - Pool		75,342	10,918	31,447		43,410		48,241					40,255		14,683
13000 - Spa															
150 - Resurface Spa		8,284								10,093					
Total 13000 - Spa		8,284								10,093					
23000 - Mechanical Equipment															
256 - HVAC 2 Rooftop Carrier Units- 2011								28,922							
Total 23000 - Mechanical Equipment								28,922							
25000 - Flooring															
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage						18,025									
Total 25000 - Flooring						18,025									
26000 - Outdoor Equipment															
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts		12,470							15,193						
826 - Shade Structure 310 sf Pool Equip Shade Structure											14,727				
Total 26000 - Outdoor Equipment		12,470							15,193		14,727				
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%	28,679	83,625	27,947	31,447	40,505	241,683	47,720	16,477	83,183	97,877	35,476		98,362	40,255	66,532
00130 - Casa Paloma II (CPII)															
02000 - Concrete															
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	13,892		14,595		15,334		16,111		16,926		17,783		18,683		19,629
467 - Pool Deck Pool/Spa Area Concrete Repair (2020 Only)[nr:1]															
Total 02000 - Concrete	13,892		14,595		15,334		16,111		16,926		17,783		18,683		19,629
04000 - Structural Repairs															
952 - Doors 14 Exterior & Interior Doors (25%)											10,382				

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 04000 - Structural Repairs										10,382					
05000 - Roofing															
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs							50,184								
974 - Coating 5,300 sf Low Slope Roof Recoating					12,118					13,710					15,512
Total 05000 - Roofing					12,118		50,184			13,710					15,512
08000 - Rehab															
260 - Locker Rooms 2 Men's & Women's										129,776					
424 - Kitchen Clubhouse Kitchen										12,978					
Total 08000 - Rehab										142,754					
12000 - Pool															
166 - Resurface 180 If Pool		35,395										45,309			
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating		60,650													
774 - Equipment: Replacement Pool & Spa Equipment (50%)		29,025					32,839					37,154			
960 - Furniture: Misc Pool Area Furniture				10,918					12,661						14,683
Total 12000 - Pool		125,069	10,918				32,839		12,661			82,463			14,683
13000 - Spa															
154 - Resurface Spa								8,770							
Total 13000 - Spa								8,770							
20000 - Lighting															
260 - Pole Lights 8 Shuffleboard Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
272 - HVAC 2 Rooftop Carrier Units- 2011							28,922								
Total 23000 - Mechanical Equipment							28,922								
26000 - Outdoor Equipment															
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat							13,520								16,473
860 - Shade Structure 294 sf Pool Equip Shade Canopy											12,026				
Total 26000 - Outdoor Equipment							13,520				12,026				16,473
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%	13,892	125,069	25,513		27,452		141,576	8,770	29,587	166,846	17,783	94,489	18,683		66,297
00140 - Abrego North (ABN)															
01000 - Paving															
420 - Asphalt: Major Repairs 14,105 sf Parking Area															155,291

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 01000 - Paving															155,291
02000 - Concrete															
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)		8,895					10,063					11,386			
Total 02000 - Concrete		8,895					10,063					11,386			
03000 - Painting: Exterior															
218 - Surface Restoration 5,892 sf Exterior Surfaces		11,207										14,346			
Total 03000 - Painting: Exterior		11,207										14,346			
04000 - Structural Repairs															
820 - Shed Shed						16,062									
Total 04000 - Structural Repairs						16,062									
05000 - Roofing															
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof												22,497			
978 - Coating 2,100 sf Low Slope Roof Recoating					3,736				4,227						4,782
Total 05000 - Roofing					3,736				4,227			22,497			4,782
08000 - Rehab															
238 - Restrooms Companion Restroom Remodel								28,504							
266 - Locker Rooms 2 Men's & Women's												136,346			
270 - General 795 sf Recreation Room Tile- 2017				14,024											
Total 08000 - Rehab				14,024				28,504				136,346			
12000 - Pool															
172 - Resurface 180 lf Pool		35,395										45,309			
426 - ADA Chair Lift 2 Pool & Spa				19,184									24,557		
778 - Equipment: Replacement Pool & Spa Equipment (50%)				29,750				33,660					38,083		
779 - Equipment: Replacement Equipment (2020 Only)[nr:1]															
964 - Furniture: Misc Pool Area Furniture						11,757						13,635			
Total 12000 - Pool		35,395	48,934			11,757		33,660				58,943	62,640		
13000 - Spa															
158 - Resurface Spa						8,860								10,795	
Total 13000 - Spa						8,860								10,795	
23000 - Mechanical Equipment															
400 - HVAC 2 Rooftop Rheem Units- 2005		17,597													

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 23000 - Mechanical Equipment	17,597														
26000 - Outdoor Equipment															
864 - Shade Structure 367 sf Pool Equip Shade Structure									16,595						
868 - Shade Structure 378 sf [3] Pool Shade Canopies													15,848		
Total 26000 - Outdoor Equipment									16,595				15,848		
Total [Abrego North (ABN)] Expenditures Inflated @ 2.50%	17,597	55,496	62,958		3,736	36,679	10,063	33,660	45,099	4,227		243,518	78,488	166,086	4,782
00200 - Pickleball Center															
01000 - Paving															
170 - Asphalt: Sealing 39,629 sf Parking Lot		10,001					11,315					12,802			
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (1%)		2,110					2,388					2,701			
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot											129,528				
Total 01000 - Paving		12,111					13,703				129,528		15,503		
04000 - Structural Repairs															
912 - Doors 7 Building Doors (50%)						9,176									
Total 04000 - Structural Repairs						9,176									
05000 - Roofing															
370 - Low Slope: Single-Ply 12 Squares- Center Roof		11,579													
Total 05000 - Roofing		11,579													
08000 - Rehab															
100 - General Office, Storage, Breezeway						8,193									
226 - Restrooms 2 Restrooms						24,579									
Total 08000 - Rehab						32,772									
17500 - Basketball / Sport Court															
200 - Seal & Striping 54,600 sf [24] Pickleball Courts		57,468		60,378		63,434		66,645		70,019		73,564		77,288	
Total 17500 - Basketball / Sport Court		57,468		60,378		63,434		66,645		70,019		73,564		77,288	
19000 - Fencing															
174 - Chain Link: 4' 1,414 lf Court Fences											47,187				
178 - Chain Link: 8' 1,871 lf Court Fences											110,999				
780 - Gates 53 Court Gates						24,317									
Total 19000 - Fencing						24,317					158,186				
23000 - Mechanical Equipment															
470 - HVAC 3 Mini-split Units	12,383														

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
870 - Septic System						12,290									
Septic System															
Total 23000 - Mechanical Equipment	12,383					12,290									
24000 - Furnishings															
570 - Miscellaneous Interior/Exterior Furniture						32,772									
970 - Miscellaneous 900 sf Artificial Turf						12,740									
974 - Miscellaneous Entrance Gate	7,241					8,193					9,270				
Total 24000 - Furnishings	7,241					53,706					9,270				
26000 - Outdoor Equipment															
884 - Shade Structure 3,510 sf [2] Shade Structures							18,274							21,722	
Total 26000 - Outdoor Equipment							18,274							21,722	
Total [Pickleball Center] Expenditures Inflated @ 2.50%	31,204	69,579		60,378		195,695	31,977	66,645		70,019	296,983	89,068		99,010	
00700 - Facility Maintenance Shop (FMS)															
01000 - Paving															
136 - Asphalt: Sealing 29,074 sf Parking Area	6,474					7,325					8,287				
137 - Asphalt: Sealing Parking (2020 Only)[nr:1]															
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (2%)	3,021					3,418					3,867				
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area										102,413					
Total 01000 - Paving	9,495					10,743				102,413	12,155				
03000 - Painting: Exterior															
128 - Surface Restoration 5,000 sf Building Exterior				9,992										12,790	
412 - Wrought Iron 835 lf Perimeter Fence				12,014				13,261				14,638			
Total 03000 - Painting: Exterior				22,005				13,261				14,638		12,790	
03500 - Painting: Interior															
152 - Building 10,000 sf All Interior Spaces				15,987										20,464	
Total 03500 - Painting: Interior				15,987										20,464	
04000 - Structural Repairs															
800 - Shed Shed						8,849									
804 - Shed 3 Pre-Fab Sheds				24,579										31,464	
964 - Doors 24 Exterior & Interior Doors (25%)				15,347										19,646	
Total 04000 - Structural Repairs				39,926		8,849								51,109	
05000 - Roofing															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof				12,310											
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof															
860 - Skylights 10 Pitched & Low Slope Roof Skylights				12,789											
982 - Coating 1,400 sf Low Slope Roof Recoating				6,267					7,090					8,022	
Total 05000 - Roofing				31,366					7,090					8,022	
08000 - Rehab															
108 - General Common Areas				25,194											
278 - Restrooms 2 Restrooms				47,960											
282 - General Break Room				33,572											
Total 08000 - Rehab				106,725											
19000 - Fencing															
224 - Wrought Iron: 5' 835 lf Perimeter Fencing															58,098
540 - Metal 165 lf Frontage Fencing															10,805
Total 19000 - Fencing															68,903
23000 - Mechanical Equipment															
208 - HVAC 4 Rooftop HVAC Units- 2018															45,021
224 - HVAC 2 Ground Level Bryant Units- 2017														50,511	
Total 23000 - Mechanical Equipment														50,511	45,021
24000 - Furnishings															
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc				78,334											
Total 24000 - Furnishings				78,334											
25000 - Flooring															
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc										11,286					
480 - Tile 664 sf Floor & Wall Tile				25,476											
Total 25000 - Flooring				25,476						11,286					
30000 - Miscellaneous															
236 - Maintenance Equipment Genie Scissor Lift							27,488								
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)				30,454											38,984
Total 30000 - Miscellaneous				30,454			27,488								38,984
Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50%	9,495			350,273		47,079		13,261	18,377	102,413	12,155	14,638	50,511	245,293	

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
00800 - General															
22000 - Office Equipment															
100 - Miscellaneous Facility Maintenance Shop Context Scanner					10,323					11,680					13,215
Total 22000 - Office Equipment					10,323					11,680					13,215
30000 - Miscellaneous															
200 - Maintenance Equipment Vermeer Chipper											15,732				
700 - Trailer Load Trail		8,193													
704 - Trailer Top Hat- 2018															13,106
710 - Trailer Big Tex			8,398												
824 - Maintenance Truck 2011 Ford F150 Pickup- #18						55,618									
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23								146,085							
844 - Vehicle 2016 Ford Fiesta- #26		28,676									36,707				
848 - Maintenance Truck 2011 Ford Ranger- #27						60,255									
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30		95,919									122,784				
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33		163,063									208,735				
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34			58,522										74,913		
866 - Vehicle 2017 Ford Escape- #36	43,449			46,790		50,387			54,262				58,434		
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37				55,742										71,355	
872 - Maintenance Truck 2018 Ford F150- #38				59,498										76,163	
874 - Maintenance Truck Ford F250 PU- #39				57,088										73,077	
876 - Vehicle Ford Transit Connect- #40				52,052										66,631	
878 - Vehicle 2018 Ford Transit 150 Van- #41					53,355										68,299
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42					65,545										83,903
882 - Vehicle 2018 Ford Transit 250 Van- #43					55,713										71,317
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44					48,775										62,436
Total 30000 - Miscellaneous	43,449	295,851	66,920	271,170	223,388	166,261		146,085	54,262		383,959	133,347	287,226	299,061	
Total [General] Expenditures Inflated @ 2.50%	43,449	295,851	66,920	271,170	233,711	166,261		146,085	65,942		383,959	133,347	287,226	312,275	

See Section VI-b for Excluded Components

Green Valley Recreation Inc
30 Year Expense Forecast - Detailed
2020 Update- 6
Prepared for the 2021 Fiscal Year

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total Expenditures Inflated @ 2.50%	1,070,931	1,794,809	1,655,102	2,138,900	2,517,911	1,649,782	2,596,475	2,174,811	1,627,013	2,904,941	1,228,334	2,844,349	2,328,962	3,016,936	2,794,489

85% Funded Minimum Threshold Goal

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Beginning Balance	7,085,389	7,395,201	7,546,926	7,268,195	7,057,160	6,887,797	7,396,264	7,340,559	7,828,172	7,931,017
Inflated Expenditures @ 2.5%	874,903	1,746,938	1,693,850	1,755,979	1,527,412	903,576	1,875,236	1,029,742	1,465,692	1,629,874
Reserve Contribution	1,005,942	1,048,192	1,092,216	1,138,089	1,185,889	1,235,696	1,287,595	1,330,086	1,373,979	1,419,320
<i>Household/yr @ 13,610</i>	73.91	77.02	80.25	83.62	87.13	90.79	94.61	97.73	100.95	104.29
<i>Percentage Increase</i>		4.2%	4.2%	4.2%	4.2%	4.2%	4.2%	3.3%	3.3%	3.3%
Special Assessments / Other ¹	0	666,000	140,000	230,000	0	0	350,000	0	0	0
Interest Pre Tax @ 2.50%	178,773	184,471	182,903	176,856	172,160	176,346	181,936	187,268	194,558	195,644
Ending Balance	7,395,201	7,546,926	7,268,195	7,057,160	6,887,797	7,396,264	7,340,559	7,828,172	7,931,017	7,916,107

1) The funding goal set by the CPM is a minimum threshold, 85% of full funding. This static goal over 30 years necessitates an uneven contribution stream and the amounts needed vary from \$140,000 to \$666,000 in 4 separate years in addition to the annual reserve contribution increases of 4.2% initially.

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Beginning Balance	7,916,107	8,641,045	8,576,133	9,106,988	9,430,447	9,943,732	10,854,141	11,112,006	11,577,294	11,625,858
Inflated Expenditures @ 2.5%	945,629	1,792,010	1,251,977	1,521,548	1,395,385	1,070,931	1,794,809	1,655,102	2,138,900	2,517,911
Reserve Contribution	1,466,158	1,514,541	1,564,521	1,616,150	1,669,483	1,724,576	1,781,487	1,840,276	1,901,005	1,963,738
<i>Household/yr @ 13,610</i>	107.73	111.28	114.95	118.75	122.67	126.71	130.90	135.21	139.68	144.29
<i>Percentage Increase</i>	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	204,409	212,558	218,310	228,857	239,187	256,764	271,187	280,115	286,459	283,719
Ending Balance	8,641,045	8,576,133	9,106,988	9,430,447	9,943,732	10,854,141	11,112,006	11,577,294	11,625,858	11,355,404

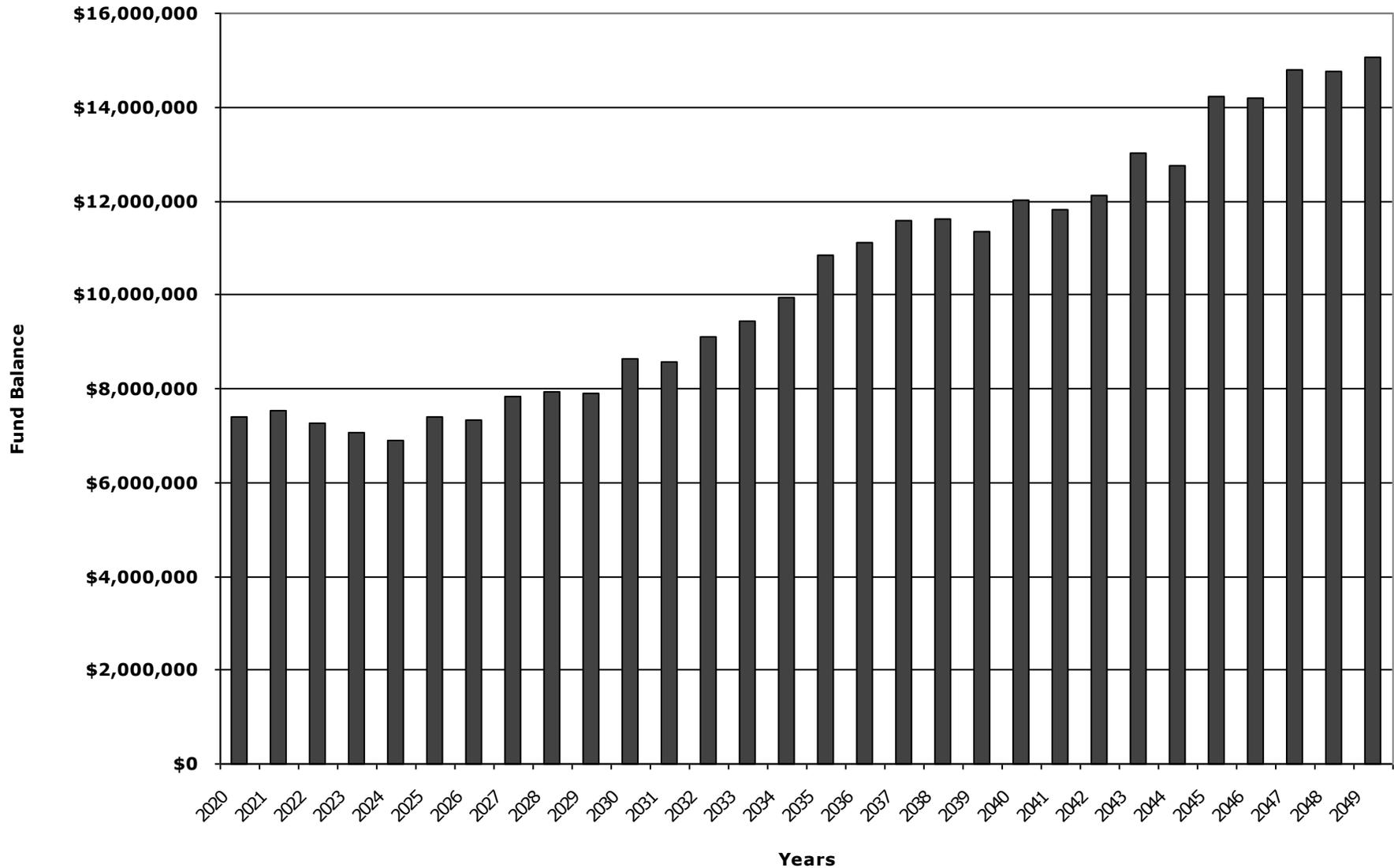
	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Beginning Balance	11,355,404	12,022,782	11,816,097	12,101,195	13,020,392	12,743,379	14,234,184	14,205,768	14,780,827	14,758,762
Inflated Expenditures @ 2.5%	1,649,782	2,596,475	2,174,811	1,627,013	2,904,941	1,228,334	2,844,349	2,328,962	3,016,936	2,794,489
Reserve Contribution	2,028,541	2,095,483	2,164,634	2,236,067	2,309,857	2,386,082	2,464,823	2,546,162	2,630,185	2,716,981
<i>Household/yr @ 13,610</i>	149.05	153.97	159.05	164.30	169.72	175.32	181.10	187.08	193.25	199.63
<i>Percentage Increase</i>	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	288,620	294,307	295,275	310,143	318,071	333,056	351,111	357,859	364,686	368,000
Ending Balance	12,022,782	11,816,097	12,101,195	13,020,392	12,743,379	14,234,184	14,205,768	14,780,827	14,758,762	15,049,254

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2020 Update- 6

Prepared for the 2021 Fiscal Year

85% Funded Minimum Threshold Goal



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

2020 Update- 6

Prepared for the 2021 Fiscal Year

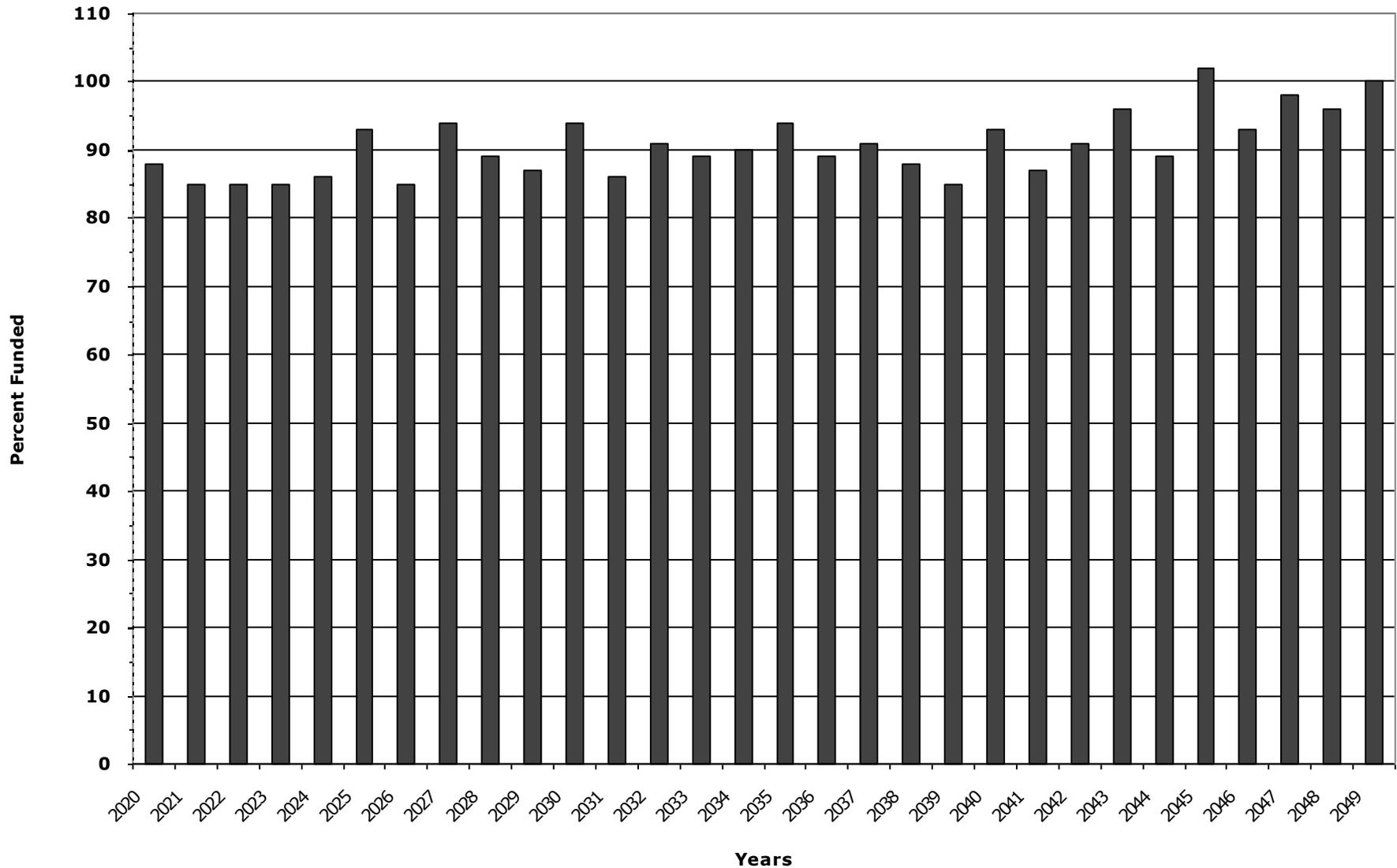
Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2020	7,085,389	8,430,787	87.7%	874,903	1,005,942	0	178,773	7,395,201
2021	7,395,201	8,882,798	85.0%	1,746,938	1,048,192	666,000	184,471	7,546,926
2022	7,546,926	8,550,261	85.0%	1,693,850	1,092,216	140,000	182,903	7,268,195
2023	7,268,195	8,302,742	85.0%	1,755,979	1,138,089	230,000	176,856	7,057,160
2024	7,057,160	8,017,225	85.9%	1,527,412	1,185,889	0	172,160	6,887,797
2025	6,887,797	7,991,520	92.6%	903,576	1,235,696	0	176,346	7,396,264
2026	7,396,264	8,638,093	85.0%	1,875,236	1,287,595	350,000	181,936	7,340,559
2027	7,340,559	8,339,202	93.9%	1,029,742	1,330,086	0	187,268	7,828,172
2028	7,828,172	8,934,652	88.8%	1,465,692	1,373,979	0	194,558	7,931,017
2029	7,931,017	9,134,201	86.7%	1,629,874	1,419,320	0	195,644	7,916,107
2030	7,916,107	9,207,415	93.8%	945,629	1,466,158	0	204,409	8,641,045
2031	8,641,045	10,021,696	85.6%	1,792,010	1,514,541	0	212,558	8,576,133
2032	8,576,133	10,027,629	90.8%	1,251,977	1,564,521	0	218,310	9,106,988
2033	9,106,988	10,627,049	88.7%	1,521,548	1,616,150	0	228,857	9,430,447
2034	9,430,447	11,005,944	90.3%	1,395,385	1,669,483	0	239,187	9,943,732
2035	9,943,732	11,565,449	93.8%	1,070,931	1,724,576	0	256,764	10,854,141
2036	10,854,141	12,514,373	88.8%	1,794,809	1,781,487	0	271,187	11,112,006
2037	11,112,006	12,788,981	90.5%	1,655,102	1,840,276	0	280,115	11,577,294
2038	11,577,294	13,258,690	87.7%	2,138,900	1,901,005	0	286,459	11,625,858
2039	11,625,858	13,290,412	85.4%	2,517,911	1,963,738	0	283,719	11,355,404
2040	11,355,404	12,981,755	92.6%	1,649,782	2,028,541	0	288,620	12,022,782
2041	12,022,782	13,603,712	86.9%	2,596,475	2,095,483	0	294,307	11,816,097
2042	11,816,097	13,320,569	90.8%	2,174,811	2,164,634	0	295,275	12,101,195
2043	12,101,195	13,513,507	96.4%	1,627,013	2,236,067	0	310,143	13,020,392
2044	13,020,392	14,324,989	89.0%	2,904,941	2,309,857	0	318,071	12,743,379
2045	12,743,379	13,900,415	102.4%	1,228,334	2,386,082	0	333,056	14,234,184
2046	14,234,184	15,238,621	93.2%	2,844,349	2,464,823	0	351,111	14,205,768
2047	14,205,768	15,010,110	98.5%	2,328,962	2,546,162	0	357,859	14,780,827
2048	14,780,827	15,361,807	96.1%	3,016,936	2,630,185	0	364,686	14,758,762
2049	14,758,762	15,076,214	99.8%	2,794,489	2,716,981	0	368,000	15,049,254

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

2020 Update- 6

Prepared for the 2021 Fiscal Year

85% Funded Minimum Threshold Goal



85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
22000 - Office Equipment									
270 - Network Equipment Routers & Switches	6,000	1	1	6,150	3,075	3,000	6,150	0.23%	2,419
00010 - Administrative Offices									
01000 - Paving									
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	5,691	5	1	5,833	1,167	4,553	5,833	0.09%	918
101 - Asphalt: Sealing Seal (2020 Only)[nr:1]	1,100	1	0	0	0	1,100	0	0.00%	0
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	5,577	5	5	6,310	1,052	930	1,143	0.08%	827
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	19,506	25	0	19,506	780	19,506	800	0.06%	614
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	16,764	25	0	16,764	671	16,764	687	0.05%	528
Sub-total [01000 - Paving]	48,639			48,414	3,669	42,853	8,464	0.28%	2,886
03000 - Painting: Exterior									
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	9,778	10	8	11,913	1,191	1,956	3,007	0.09%	937
03500 - Painting: Interior									
100 - Building 16,167 sf All Interior Spaces	13,423	10	6	15,566	1,557	5,369	6,879	0.12%	1,225
04000 - Structural Repairs									
900 - Doors 41 Exterior & Interior Doors (25%)	16,810	10	4	18,555	1,856	10,086	12,061	0.14%	1,460
05000 - Roofing									
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	44,536	20	4	49,160	2,458	35,629	38,802	0.18%	1,934
930 - Coating 7,900 sf Low Slope Roof Recoating	7,093	5	3	7,638	1,528	2,837	4,362	0.11%	1,202
Sub-total [05000 - Roofing]	51,629			56,798	3,986	38,466	43,164	0.30%	3,135

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
08000 - Rehab									
300 - Restrooms 3 Main Bldg & Maint Restrooms	46,125	20	16	68,473	3,424	9,225	11,820	0.26%	2,693
400 - Kitchen Kitchen	7,064	20	2	7,422	371	6,358	6,879	0.03%	292
Sub-total [08000 - Rehab]	53,189			75,895	3,795	15,583	18,698	0.28%	2,985
22000 - Office Equipment									
200 - Computers, Misc. 5 IT Servers (20%)	12,453	1	0	12,453	12,453	12,453	12,764	0.93%	9,796
240 - Computers, Misc. Office Computer Work Stations	18,500	1	0	18,500	18,500	18,500	18,963	1.39%	14,553
360 - Telephone Equipment Telephone System	23,575	12	2	24,768	2,064	19,646	22,151	0.15%	1,624
Sub-total [22000 - Office Equipment]	54,528			55,721	33,017	50,599	53,878	2.48%	25,973
23000 - Mechanical Equipment									
200 - HVAC 3 Rooftop Carrier Units- 2010	40,974	15	5	46,359	3,091	27,316	30,799	0.23%	2,431
280 - HVAC Rooftop Rheem Unit #5- 2017	10,506	15	12	14,130	942	2,101	2,872	0.07%	741
314 - HVAC Rooftop Carrier Unit #6- 2005	9,122	15	13	12,575	838	1,216	1,870	0.06%	660
348 - HVAC 3 IT Room Trane & Gree Units- 2013	7,687	15	8	9,366	624	3,588	4,203	0.05%	491
376 - HVAC Marvair Unit- 2018	6,560	15	13	9,043	603	875	1,345	0.05%	474
Sub-total [23000 - Mechanical Equipment]	74,851			91,473	6,098	35,096	41,088	0.46%	4,797
25000 - Flooring									
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	14,235	10	6	16,508	1,651	5,694	7,295	0.12%	1,299
400 - Tile 1,096 sf Floors	12,099	20	1	12,401	620	11,494	12,401	0.05%	488
Sub-total [25000 - Flooring]	26,334			28,910	2,271	17,188	19,697	0.17%	1,786
28000 - Water System									
134 - Backflow Valves 4" Backflow	8,127	12	1	8,330	694	7,450	8,330	0.05%	546
Sub-total Administrative Offices	357,307			411,576	58,133	224,645	215,267	4.36%	45,731

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
01000 - Paving									
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	7,402	5	0	7,402	1,480	7,402	1,517	0.11%	1,165
108 - Asphalt: Sealing 75,321 sf West Parking Lot	12,498	5	0	12,498	2,500	12,498	2,562	0.19%	1,966
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	6,755	5	5	7,643	1,274	1,126	1,385	0.10%	1,002
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	76,766	25	7	91,251	3,650	55,272	59,801	0.27%	2,871
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	132,791	25	12	178,589	7,144	69,051	76,222	0.54%	5,620
Sub-total [01000 - Paving]	236,213			297,383	16,047	145,349	141,487	1.20%	12,624
02000 - Concrete									
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	7,038	5	4	7,769	1,554	1,408	2,886	0.12%	1,222
03000 - Painting: Exterior									
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	60,050	10	0	60,050	6,005	60,050	6,155	0.45%	4,724
03500 - Painting: Interior									
106 - Building 24,000 sf All Interior Spaces	19,926	10	1	20,424	2,042	17,933	20,424	0.15%	1,607
04000 - Structural Repairs									
904 - Doors 72 Exterior & Interior Doors (25%)	29,520	10	4	32,585	3,258	17,712	21,181	0.24%	2,563
05000 - Roofing									
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	7,687	30	27	14,974	499	769	1,051	0.04%	393
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	225,859	20	9	282,067	14,103	124,222	138,903	1.06%	11,095
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	15,990	30	26	30,386	1,013	2,132	2,732	0.08%	797
934 - Coating 33,900 sf Low Slope Roof Recoating	38,463	5	4	42,456	8,491	7,693	15,770	0.64%	6,680
Sub-total [05000 - Roofing]	287,999			369,882	24,107	134,816	158,455	1.81%	18,964

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
08000 - Rehab									
100 - General Tennis Ramada	6,071	20	6	7,040	352	4,250	4,667	0.03%	277
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	92,250	20	6	106,982	5,349	64,575	70,917	0.40%	4,208
306 - Restrooms 4 Shops & Auditorium Restrooms	67,333	20	3	72,510	3,625	57,233	62,114	0.27%	2,852
460 - Cabinets 2 Woodshop & Lapidary	9,493	20	6	11,009	550	6,645	7,298	0.04%	433
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	14,130	25	1	14,483	579	13,565	14,483	0.04%	456
Sub-total [08000 - Rehab]	189,277			212,024	10,456	146,267	159,480	0.78%	8,226
12000 - Pool									
100 - Resurface 250 lf Pool	44,152	12	2	46,387	3,866	36,793	41,484	0.29%	3,041
730 - Equipment: Replacement Pool & Spa Equipment (50%)	26,181	5	1	26,836	5,367	20,945	26,836	0.40%	4,222
920 - Furniture: Misc Pool Area Furniture	9,067	6	5	10,259	1,710	1,511	3,098	0.13%	1,345
Sub-total [12000 - Pool]	79,400			83,481	10,942	59,249	71,418	0.82%	8,608
13000 - Spa									
110 - Resurface Spa	7,561	8	0	7,561	945	7,561	969	0.07%	743
14000 - Recreation									
700 - Billiard Table 4 Billiards Room Tables	28,738	25	23	50,711	2,028	2,299	3,535	0.15%	1,596
17000 - Tennis Court									
100 - Reseal 43,200 sf [6] Tennis Courts	28,905	4	1	29,628	7,407	21,679	29,628	0.56%	5,827
600 - Lighting 20 Court Lights	61,813	30	3	66,566	2,219	55,632	59,135	0.17%	1,745
Sub-total [17000 - Tennis Court]	90,718			96,194	9,626	77,311	88,762	0.72%	7,572
17500 - Basketball / Sport Court									
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	17,220	8	7	20,469	2,559	2,153	4,413	0.19%	2,013
19000 - Fencing									
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	66,061	30	7	78,526	2,618	50,647	54,170	0.20%	2,059

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
20000 - Lighting									
200 - Pole Lights 15 Walkway Lights	27,675	30	16	41,084	1,369	12,915	14,183	0.10%	1,077
500 - Parking Lot 25 Parking Lot Lights	68,988	60	29	141,178	2,353	35,644	37,714	0.18%	1,851
Sub-total [20000 - Lighting]	96,663			182,262	3,722	48,559	51,897	0.28%	2,928
23000 - Mechanical Equipment									
204 - HVAC 2 Rooftop Carrier Units- 2006	51,250	15	1	52,531	3,502	47,833	52,531	0.26%	2,755
284 - HVAC 2 Rooftop Carrier Units- 2013	27,572	15	8	33,594	2,240	12,867	15,073	0.17%	1,762
320 - HVAC Rooftop Carrier Unit #4- 2018	22,063	15	13	30,414	2,028	2,942	4,523	0.15%	1,595
324 - HVAC Rooftop Carrier Unit #10- 2019	13,658	15	14	19,299	1,287	911	1,867	0.10%	1,012
352 - HVAC 3 Rooftop Carrier/American Units- 2009	38,079	15	4	42,032	2,802	27,924	31,225	0.21%	2,204
380 - HVAC Rooftop Carrier Unit #7- 2010	18,962	15	5	21,454	1,430	12,642	14,253	0.11%	1,125
404 - HVAC 4 Rooftop Carrier/American Units- 2008	56,375	15	3	60,710	4,047	45,100	50,080	0.30%	3,184
420 - HVAC Tennis Ramada Carrier Unit #15- 2007	5,535	15	2	5,815	388	4,797	5,295	0.03%	305
440 - HVAC 5 Gree HVAC Units- 2012	14,000	15	7	16,642	1,109	7,467	8,610	0.08%	873
900 - Miscellaneous Woodshop Dust Collector	18,911	15	3	20,365	1,358	15,129	16,799	0.10%	1,068
Sub-total [23000 - Mechanical Equipment]	266,406			302,857	20,190	177,612	200,256	1.52%	15,883
24000 - Furnishings									
500 - Miscellaneous 550 Auditorium Padded Chairs	79,750	10	9	99,597	9,960	7,975	16,349	0.75%	7,835
504 - Miscellaneous 500 Auditorium Unpadded Chairs	30,000	10	1	30,750	3,075	27,000	30,750	0.23%	2,419
508 - Tables 175 Auditorium Tables	54,570	10	5	61,741	6,174	27,285	33,561	0.46%	4,857
509 - Tables 64 6' Tables (2020 Only)[nr:1]	19,200	1	0	0	0	19,200	0	0.00%	0
Sub-total [24000 - Furnishings]	183,520			192,088	19,209	81,460	80,659	1.44%	15,111

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
24500 - Audio / Visual									
100 - Speakers Auditorium	25,625	15	13	35,324	2,355	3,417	5,253	0.18%	1,853
108 - Lighting Console Auditorium Control Room	3,587	10	8	4,371	437	718	1,103	0.03%	344
116 - Miscellaneous Auditorium Total Induction Loop	16,400	30	19	26,218	874	6,013	6,724	0.07%	687
220 - PA System Auditorium Bldg	55,191	10	6	64,004	6,400	22,076	28,285	0.48%	5,035
224 - Projector 3 Auditorium Projectors (33%)	10,901	10	8	13,282	1,328	2,180	3,352	0.10%	1,045
400 - Stage Lights Stage Lighting	9,934	20	1	10,183	509	9,438	10,183	0.04%	401
600 - Stage Curtains Stage Curtains	9,430	15	6	10,936	729	5,658	6,444	0.05%	574
740 - Piano Auditorium Petrof Grand	42,025	30	13	57,932	1,931	23,814	25,845	0.14%	1,519
764 - Piano Auditorium Yamaha Upright	9,415	30	13	12,978	433	5,335	5,790	0.03%	340
800 - Stage Risers Auditorium Stage	18,450	30	27	35,937	1,198	1,845	2,522	0.09%	942
Sub-total [24500 - Audio / Visual]	200,958			271,165	16,194	80,494	95,501	1.22%	12,739
24600 - Safety / Access									
200 - Fire Control Misc Fire Alarm System	42,025	20	2	44,153	2,208	37,823	40,922	0.17%	1,737
25000 - Flooring									
210 - Carpeting 448 Sq. Yds. West Center Carpet	17,472	10	1	17,909	1,791	15,725	17,909	0.13%	1,409
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,148	10	8	5,054	505	830	1,276	0.04%	398
410 - Tile 1,618 sf Clubhouse Walls & Floors	22,273	20	3	23,986	1,199	18,932	20,547	0.09%	943
414 - Tile 682 sf Green Room Dressing & Restrooms	9,388	20	17	14,285	714	1,408	1,925	0.05%	562
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	42,495	15	3	45,763	3,051	33,996	37,750	0.23%	2,400
Sub-total [25000 - Flooring]	95,777			106,997	7,261	70,891	79,406	0.54%	5,712

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
26000 - Outdoor Equipment									
400 - Bleachers 5 Courtyard & Tennis	10,250	25	23	18,087	723	820	1,261	0.05%	569
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	10,719	15	13	14,777	985	1,429	2,197	0.07%	775
840 - Shade Structure 680 sf Pool Deck Shade Canopy	14,637	15	13	20,177	1,345	1,952	3,001	0.10%	1,058
844 - Shade Structure 1,205 sf [4] Tennis Court Shade Canopies	25,938	15	12	34,883	2,326	5,188	7,090	0.17%	1,829
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018	5,919	30	28	11,818	394	395	607	0.03%	310
Sub-total [26000 - Outdoor Equipment]	67,463			99,743	5,773	9,783	14,155	0.43%	4,542
27000 - Appliances									
700 - Miscellaneous 24 Kitchen Appliances (33%)	26,359	5	2	27,694	5,539	15,816	21,615	0.42%	4,357
702 - Stove 2 Vulcan 10-Burner & 6-Burner	6,806	20	18	10,615	531	681	1,046	0.04%	418
Sub-total [27000 - Appliances]	33,165			38,309	6,069	16,496	22,661	0.46%	4,775
28000 - Water System									
158 - Backflow Valves 4" Backflow	7,021	12	1	7,197	600	6,436	7,197	0.05%	472
30000 - Miscellaneous									
240 - Maintenance Equipment 2 Portable Lifts	22,076	20	6	25,602	1,280	15,453	16,971	0.10%	1,007
Sub-total West Social Center (WC)	2,134,797			2,607,429	174,695	1,267,761	1,342,959	13.11%	137,425
00030 - East Social Center (EC)									
01000 - Paving									
112 - Asphalt: Sealing 79,662 sf Parking Lot	8,610	5	4	9,504	1,901	1,722	3,530	0.14%	1,495
212 - Asphalt: Ongoing Repairs 79,662 sf Parking Lot (2%)	5,716	5	4	6,309	1,262	1,143	2,343	0.09%	993
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	49,188	25	11	64,539	2,582	27,545	30,250	0.19%	2,031
316 - Asphalt: Overlay w/ Interlayer 51,762 sf West & North Parking Lots	91,256	25	19	145,887	5,835	21,902	26,191	0.44%	4,591
Sub-total [01000 - Paving]	154,770			226,239	11,580	52,312	62,315	0.87%	9,109

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
02000 - Concrete									
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,148	2	2	5,408	1,803	1,716	2,638	0.14%	1,418
407 - Pool Deck Repair (2020 Only)[nr:1]	2,574	1	0	0	0	2,574	0	0.00%	0
Sub-total [02000 - Concrete]	7,722			5,408	1,803	4,290	2,638	0.14%	1,418
03000 - Painting: Exterior									
112 - Stucco 13,905 sf Building Exterior	17,722	10	8	21,593	2,159	3,544	5,450	0.16%	1,699
03500 - Painting: Interior									
112 - Building 17,350 sf All Interior Spaces	14,405	10	1	14,765	1,476	12,964	14,765	0.11%	1,161
04000 - Structural Repairs									
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	23,780	10	4	26,249	2,625	14,268	17,062	0.20%	2,065
05000 - Roofing									
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	68,957	20	4	76,115	3,806	55,166	60,079	0.29%	2,994
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	68,957	20	9	86,118	4,306	37,926	42,408	0.32%	3,387
938 - Coating 20,700 sf Low Slope Roof Recoating	11,332	5	4	12,509	2,502	2,266	4,646	0.19%	1,968
Sub-total [05000 - Roofing]	149,246			174,742	10,613	95,358	107,133	0.80%	8,349
08000 - Rehab									
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	112,750	20	2	118,458	5,923	101,475	109,790	0.44%	4,659
214 - Restrooms Pool Patio Companion Restroom	8,405	20	2	8,831	442	7,565	8,184	0.03%	347
312 - Restrooms 2 Lobby Hallway Restrooms	30,750	20	2	32,307	1,615	27,675	29,943	0.12%	1,271
Sub-total [08000 - Rehab]	151,905			159,595	7,980	136,715	147,917	0.60%	6,277

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
12000 - Pool									
106 - Resurface 165 lf Pool	21,704	12	0	21,704	1,809	21,704	1,854	0.14%	1,423
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	7,008	10	0	7,008	701	7,008	718	0.05%	551
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	43,759	15	0	43,759	2,917	43,759	2,990	0.22%	2,295
734 - Equipment: Replacement Pool & Spa Equipment (50%)	20,262	5	0	20,262	4,052	20,262	4,154	0.30%	3,188
924 - Furniture: Misc Pool Area Furniture	7,726	6	5	8,742	1,457	1,288	2,640	0.11%	1,146
Sub-total [12000 - Pool]	100,459			101,475	10,936	94,021	12,356	0.82%	8,603
13000 - Spa									
114 - Resurface Spa	5,407	8	0	5,407	676	5,407	693	0.05%	532
14000 - Recreation									
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	26,497	3	3	28,535	7,134	6,624	9,053	0.54%	5,612
201 - Exercise: Cardio Equipment Fitness Room Cardio (2020 Only)[nr:1]	20,000	1	0	0	0	20,000	0	0.00%	0
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	37,559	8	3	40,446	5,056	23,474	28,873	0.38%	3,977
720 - Billiard Table 2 Billiards Room	15,000	25	0	15,000	600	15,000	615	0.05%	472
Sub-total [14000 - Recreation]	99,056			83,981	12,790	65,098	38,541	0.96%	10,061
17000 - Tennis Court									
110 - Reseal 14,400 sf [2] Tennis Courts	10,045	4	3	10,817	2,704	2,511	5,148	0.20%	2,127
510 - Resurface 14,400 sf [2] Tennis Courts	43,690	20	11	57,325	2,866	19,660	22,391	0.22%	2,255
Sub-total [17000 - Tennis Court]	53,735			68,142	5,571	22,172	27,539	0.42%	4,382
17500 - Basketball / Sport Court									
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	12,904	2	1	13,227	6,613	6,452	13,227	0.50%	5,202

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
19000 - Fencing									
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	13,247	30	25	24,559	819	2,208	2,716	0.06%	644
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	13,247	30	28	26,448	882	883	1,358	0.07%	694
130 - Chain Link: 10' 540 lf Tennis Court Fence	21,459	30	11	28,156	939	13,591	14,664	0.07%	738
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	15,573	30	6	18,060	602	12,458	13,302	0.05%	474
Sub-total [19000 - Fencing]	63,526			97,223	3,241	29,140	32,039	0.24%	2,549
20000 - Lighting									
510 - Parking Lot 7 Parking Lot Lights	19,317	30	2	20,295	676	18,029	19,140	0.05%	532
604 - Sports Field / Court 8 Pickleball Court Lights	25,420	10	9	31,746	3,175	2,542	5,211	0.24%	2,497
Sub-total [20000 - Lighting]	44,737			52,041	3,851	20,571	24,351	0.29%	3,029
23000 - Mechanical Equipment									
288 - HVAC 4 Rooftop Carrier Units- 2018	40,191	15	13	55,403	3,694	5,359	8,239	0.28%	2,906
326 - HVAC Rooftop Carrier Unit #3- 2009	18,962	15	4	20,931	1,395	13,906	15,549	0.10%	1,098
356 - HVAC Rooftop Carrier Unit #4	8,250	15	0	8,250	550	8,250	564	0.04%	433
384 - HVAC Rooftop Carrier Unit #8- 2008	18,962	15	3	20,421	1,361	15,170	16,845	0.10%	1,071
408 - HVAC 5 Rooftop Carrier Units- 2011	53,787	15	6	62,376	4,158	32,272	36,754	0.31%	3,271
424 - HVAC 2 Rooftop Carrier Units- 2018	17,220	15	13	23,738	1,583	2,296	3,530	0.12%	1,245
Sub-total [23000 - Mechanical Equipment]	157,372			191,119	12,741	77,253	81,482	0.96%	10,023
24000 - Furnishings									
520 - Miscellaneous Tables & Chairs	29,251	10	5	33,095	3,309	14,626	17,989	0.25%	2,603
521 - Miscellaneous 64 Tables (2020 Only)[nr:1]	21,300	1	0	0	0	21,300	0	0.00%	0
Sub-total [24000 - Furnishings]	50,551			33,095	3,309	35,926	17,989	0.25%	2,603

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
24500 - Audio / Visual									
300 - PA System Sound Rack- Sound System	7,368	10	1	7,553	755	6,631	7,552	0.06%	594
744 - Piano East Auditorium Yamaha Upright	9,415	25	10	12,052	482	5,649	6,176	0.04%	379
Sub-total [24500 - Audio / Visual]	16,783			19,604	1,237	12,280	13,728	0.09%	973
24600 - Safety / Access									
100 - Fire Equipment Alarm & Sprinkler System	18,911	20	1	19,384	969	17,966	19,384	0.07%	762
25000 - Flooring									
220 - Carpeting 850 Sq. Yds. East Center Carpet	33,150	10	1	33,979	3,398	29,835	33,979	0.26%	2,673
420 - Tile 4,200 sf Clubhouse Walls & Floors	46,365	20	4	51,178	2,559	37,092	40,395	0.19%	2,013
610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen	6,181	15	1	6,336	422	5,769	6,336	0.03%	332
Sub-total [25000 - Flooring]	85,696			91,493	6,379	72,696	80,710	0.48%	5,018
27000 - Appliances									
720 - Miscellaneous 12 Kitchen Appliances (33%)	9,123	5	2	9,584	1,917	5,474	7,480	0.14%	1,508
28000 - Water System									
138 - Backflow Valves 4" Backflow	8,127	12	3	8,752	729	6,095	6,942	0.05%	574
Sub-total East Social Center (EC)	1,245,937			1,423,117	109,196	790,001	733,742	8.20%	85,900
00040 - Las Campanas (LC)									
01000 - Paving									
116 - Asphalt: Sealing 70,468 sf Parking Lot	10,834	5	2	11,383	2,277	6,501	8,884	0.17%	1,791
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	6,320	5	2	6,640	1,328	3,792	5,182	0.10%	1,045
320 - Asphalt: Overlay w/ Interlayer 26,000 sf North Parking Lot	45,838	25	1	46,984	1,879	44,004	46,984	0.14%	1,478
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	78,397	25	15	113,542	4,542	31,359	35,357	0.34%	3,573
Sub-total [01000 - Paving]	141,390			178,549	10,026	85,656	96,408	0.75%	7,887
02000 - Concrete									
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	7,834	2	1	8,030	4,015	3,917	8,030	0.30%	3,158

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
03000 - Painting: Exterior									
118 - Stucco 18,180 sf Building Exterior	24,436	10	9	30,517	3,052	2,444	5,009	0.23%	2,401
03500 - Painting: Interior									
118 - Building 21,900 sf All Interior Spaces	18,182	10	1	18,637	1,864	16,364	18,637	0.14%	1,466
04000 - Structural Repairs									
912 - Doors 76 Exterior & Interior Doors (25%)	31,160	10	4	34,395	3,439	18,696	22,357	0.26%	2,706
05000 - Roofing									
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	131,917	20	4	145,612	7,281	105,534	114,933	0.55%	5,727
942 - Coating 19,800 sf Low Slope Roof Recoating	20,071	5	4	22,155	4,431	4,014	8,229	0.33%	3,486
Sub-total [05000 - Roofing]	151,989			167,767	11,712	109,548	123,162	0.88%	9,213
08000 - Rehab									
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	123,000	20	2	129,227	6,461	110,700	119,771	0.48%	5,083
216 - Restrooms 2 Hallway Restrooms	32,307	20	7	38,403	1,920	20,999	23,180	0.14%	1,510
220 - Restrooms Companion Restroom	16,153	20	7	19,201	960	10,500	11,590	0.07%	755
318 - Restrooms 2 Racquetball Court Restrooms	13,522	20	19	21,617	1,081	676	1,386	0.08%	850
406 - Kitchen Clubhouse Kitchen	7,880	10	6	9,138	914	3,152	4,038	0.07%	719
560 - Operable Wall/Partition 1,296 sf [2] Agave	50,067	25	13	69,018	2,761	24,032	26,686	0.21%	2,172
Sub-total [08000 - Rehab]	242,929			286,604	14,097	170,059	186,652	1.06%	11,089

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
12000 - Pool									
112 - Resurface 264 lf Pool	40,797	12	2	42,862	3,572	33,997	38,332	0.27%	2,810
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,714	10	1	9,956	996	8,742	9,956	0.07%	783
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	39,138	15	0	39,138	2,609	39,138	2,674	0.20%	2,053
738 - Equipment: Replacement Pool & Spa Equipment (50%)	23,849	5	1	24,445	4,889	19,079	24,445	0.37%	3,846
928 - Furniture: Misc Pool Area Furniture	8,372	6	5	9,473	1,579	1,395	2,861	0.12%	1,242
Sub-total [12000 - Pool]	121,870			125,875	13,645	102,352	78,269	1.02%	10,734
13000 - Spa									
118 - Resurface Spa PebbleTec Resurface	6,304	8	5	7,132	892	2,364	3,231	0.07%	701
14000 - Recreation									
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	34,770	3	2	36,530	12,177	11,590	23,760	0.91%	9,579
211 - Exercise: Cardio Equipment Cybex Arc Trainer (2020 Only)[nr:1]	10,000	1	0	0	0	10,000	0	0.00%	0
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (50%)	37,507	8	3	40,391	5,049	23,442	28,834	0.38%	3,972
Sub-total [14000 - Recreation]	82,277			76,922	17,226	45,032	52,593	1.29%	13,551
17000 - Tennis Court									
120 - Reseal 14,000 sf [2] Tennis Courts	9,635	4	2	10,123	2,531	4,818	7,407	0.19%	1,991
520 - Resurface 14,000 sf [2] Tennis Courts	38,171	21	19	61,022	2,906	3,635	5,589	0.22%	2,286
Sub-total [17000 - Tennis Court]	47,806			71,145	5,437	8,453	12,996	0.41%	4,277
19000 - Fencing									
140 - Chain Link: 10' 600 lf Tennis Court Fence	23,179	30	11	30,413	1,014	14,680	15,839	0.08%	797
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	11,820	30	7	14,051	468	9,062	9,693	0.04%	368
Sub-total [19000 - Fencing]	35,000			44,464	1,482	23,743	25,532	0.11%	1,166

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
20000 - Lighting									
520 - Parking Lot 8 North Parking Lot Lights	22,076	40	17	33,592	840	12,694	13,577	0.06%	661
560 - Parking Lot 13 East Parking Lot Lights	35,874	40	30	0	0	8,968	10,112	0.00%	0
Sub-total [20000 - Lighting]	57,950			33,592	840	21,662	23,689	0.06%	661
23000 - Mechanical Equipment									
212 - HVAC 11 Rooftop Trane Units- 2008	153,827	15	3	165,655	11,044	123,062	136,650	0.83%	8,688
292 - HVAC 4 Rooftop Carrier Units- 2010	50,532	15	5	57,173	3,812	33,688	37,984	0.29%	2,998
328 - HVAC Rooftop Carrier Unit #16- 2014	10,506	15	9	13,121	875	4,203	5,025	0.07%	688
612 - Water Heater Domestic Solar Water Heater	6,000	12	0	6,000	500	6,000	513	0.04%	393
Sub-total [23000 - Mechanical Equipment]	220,866			241,948	16,230	166,952	180,171	1.22%	12,767
24000 - Furnishings									
900 - Miscellaneous Tables, Chairs, Misc	48,171	10	7	57,260	5,726	14,451	19,750	0.43%	4,504
24500 - Audio / Visual									
748 - Piano Ocotillo Room Yamaha Upright	11,134	25	9	13,905	556	7,126	7,760	0.04%	438
804 - Stage Risers 4 Ocotillo Room- New	23,374	30	28	46,665	1,556	1,558	2,396	0.12%	1,224
808 - Stage Risers 2 Ocotillo Room- Older	788	30	19	1,259	42	289	323	0.00%	33
832 - Stage Curtains 2 Ocotillo Room	7,873	20	9	9,832	492	4,330	4,842	0.04%	387
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	16,273	10	9	20,323	2,032	1,627	3,336	0.15%	1,599
Sub-total [24500 - Audio / Visual]	59,441			91,984	4,678	14,930	18,657	0.35%	3,680
24600 - Safety / Access									
210 - Fire Control Misc Fire Alarm System	18,911	20	1	19,384	969	17,966	19,384	0.07%	762

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
25000 - Flooring									
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	16,770	10	5	18,974	1,897	8,385	10,314	0.14%	1,493
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,132	10	7	6,101	610	1,540	2,104	0.05%	480
430 - Tile 3,050 sf Clubhouse Walls & Floors	40,641	20	5	45,982	2,299	30,481	33,326	0.17%	1,809
620 - Vinyl 540 Sq. Yds. Clubhouse	20,861	15	5	23,603	1,574	13,908	15,681	0.12%	1,238
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	24,731	25	9	30,886	1,235	15,828	17,238	0.09%	972
740 - Hardwood Floors 2,925 sf Agave & Ocotillo Floor- Replace	67,788	40	1	69,483	1,737	66,093	69,483	0.13%	1,366
Sub-total [25000 - Flooring]	175,924			195,027	9,353	136,234	148,145	0.70%	7,357
27000 - Appliances									
800 - Miscellaneous 13 Kitchen Appliances (33%)	18,618	5	2	19,561	3,912	11,171	15,267	0.29%	3,078
28000 - Water System									
130 - Backflow Valves 4" Backflow	7,623	12	3	8,209	684	5,717	6,511	0.05%	538
Sub-total Las Campanas (LC)	1,518,681			1,717,002	129,276	977,713	1,064,450	9.70%	101,696
00050 - Desert Hills (DH)									
01000 - Paving									
120 - Asphalt: Sealing 104,016 sf Drives & Parking	12,761	5	4	14,086	2,817	2,552	5,232	0.21%	2,216
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	9,329	5	4	10,297	2,059	1,866	3,825	0.15%	1,620
328 - Asphalt: Overlay w/ Interlayer 104,016 sf Drives & Parking	183,380	25	19	293,161	11,726	44,011	52,630	0.88%	9,225
Sub-total [01000 - Paving]	205,470			317,544	16,603	48,429	61,687	1.25%	13,061
02000 - Concrete									
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	9,904	5	2	10,405	2,081	5,942	8,121	0.16%	1,637
03000 - Painting: Exterior									
124 - Stucco 30,135 sf Building Exterior	47,568	10	7	56,544	5,654	14,270	19,503	0.42%	4,448
03500 - Painting: Interior									
124 - Building 26,950 sf All Interior Spaces	22,375	10	1	22,935	2,293	20,138	22,935	0.17%	1,804

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
04000 - Structural Repairs									
916 - Doors 54 Exterior & Interior Doors (25%)	22,140	10	4	24,438	2,444	13,284	15,885	0.18%	1,922
04500 - Decking/Balconies									
200 - Resurface 1,778 sf Second Floor Deck	27,337	18	1	28,020	1,557	25,818	28,020	0.12%	1,225
05000 - Roofing									
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	91,276	20	4	100,752	5,038	73,021	79,524	0.38%	3,963
946 - Coating 13,700 sf Low Slope Roof Recoating	13,888	5	1	14,235	2,847	11,110	14,235	0.21%	2,240
Sub-total [05000 - Roofing]	105,164			114,987	7,885	84,131	93,759	0.59%	6,202
08000 - Rehab									
218 - Locker Rooms 2 Men's & Women's	125,767	28	2	132,134	4,719	116,784	124,308	0.35%	3,712
222 - Bathrooms Add Companion Bathroom	16,153	20	2	16,971	849	14,538	15,729	0.06%	668
324 - Restrooms 2 Auditorium Lobby Restrooms	30,750	20	1	31,519	1,576	29,213	31,519	0.12%	1,240
466 - Cabinets 40 lf Countertops & Cabinets	28,258	20	6	32,770	1,639	19,780	21,723	0.12%	1,289
570 - Operable Wall/Partition 770 sf [4] Room Dividers	33,997	21	14	48,037	2,287	11,332	13,275	0.17%	1,799
Sub-total [08000 - Rehab]	234,926			261,432	11,070	191,647	206,554	0.83%	8,708
12000 - Pool									
118 - Resurface 260 lf Pool	40,180	12	3	43,270	3,606	30,135	34,321	0.27%	2,837
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	12,607	10	7	14,986	1,499	3,782	5,169	0.11%	1,179
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	188,452	25	22	324,434	12,977	22,614	30,906	0.97%	10,209
742 - Equipment: Replacement Pool & Spa Equipment (50%)	26,668	5	1	27,335	5,467	21,334	27,335	0.41%	4,301
932 - Furniture: Misc Pool Area Furniture	11,590	6	5	13,113	2,186	1,932	3,960	0.16%	1,719
Sub-total [12000 - Pool]	279,498			423,138	25,734	79,798	101,690	1.93%	20,244
13000 - Spa									
122 - Resurface Spa	8,492	8	2	8,922	1,115	6,369	7,616	0.08%	877

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
14000 - Recreation									
140 - Sauna: Wood Kit Sauna	6,304	25	1	6,461	258	6,052	6,461	0.02%	203
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	17,989	3	2	18,899	6,300	5,996	12,292	0.47%	4,956
221 - Exercise: Cardio Equipment Treadmill (2020 Only)[nr:1]	10,000	1	0	0	0	10,000	0	0.00%	0
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	24,402	8	4	26,936	3,367	12,201	15,633	0.25%	2,649
321 - Exercise: Strength Equipment Fitness Center Strength (2020 Only)[nr:1]	10,000	1	0	0	0	10,000	0	0.00%	0
740 - Billiard Table 5 Billiards Room Tables	43,076	25	1	44,153	1,766	41,353	44,153	0.13%	1,389
Sub-total [14000 - Recreation]	111,770			96,449	11,691	85,602	78,539	0.88%	9,197
17000 - Tennis Court									
130 - Reseal 28,800 sf [4] Tennis Courts	19,270	4	2	20,246	5,061	9,635	14,814	0.38%	3,982
19000 - Fencing									
150 - Chain Link: 10' 960 lf Tennis Court Fence	37,087	30	11	48,661	1,622	23,488	25,343	0.12%	1,276
20000 - Lighting									
210 - Pole Lights 7 Walkway Lights	7,534	20	6	8,737	437	5,274	5,792	0.03%	344
218 - Landscape 25 Walkway Lights	10,250	20	14	14,483	724	3,075	3,677	0.05%	570
264 - Bollard Lights 22 Walkway Bollard Lights	20,295	20	14	28,676	1,434	6,089	7,281	0.11%	1,128
530 - Parking Lot 11 Parking Lot Lights	27,319	40	16	40,556	1,014	16,392	17,501	0.08%	798
Sub-total [20000 - Lighting]	65,398			92,452	3,609	30,829	34,251	0.27%	2,839

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
23000 - Mechanical Equipment									
216 - HVAC 4 Rooftop Carrier Units- 2005	54,632	15	2	57,398	3,827	47,348	52,265	0.29%	3,010
296 - HVAC 3 Rooftop Carrier Units- 2007	35,926	15	2	37,745	2,516	31,136	34,369	0.19%	1,979
332 - HVAC 3 Rooftop Carrier Units- 2009	36,900	15	4	40,731	2,715	27,060	30,258	0.20%	2,136
360 - HVAC Rooftop Carrier Unit #8- 2018	10,626	15	13	14,648	977	1,417	2,178	0.07%	768
388 - HVAC 3 Rooftop Carrier Units- 2013	37,822	15	8	46,083	3,072	17,651	20,676	0.23%	2,417
412 - HVAC Rooftop Carrier Unit #11- 2019	10,367	15	14	14,648	977	691	1,417	0.07%	768
428 - HVAC Rooftop Carrier Unit #16- 2018	10,626	15	13	14,648	977	1,417	2,178	0.07%	768
444 - HVAC Ground Level Carrier Unit 17A/B- 2003	4,856	15	14	6,862	457	324	664	0.03%	360
446 - HVAC Ground Level- Carrier 3-ton Unit	4,622	15	14	6,531	435	308	632	0.03%	342
604 - Water Heater 2 Pool Equipment Area Water Heaters	7,380	12	5	8,350	696	4,305	5,043	0.05%	547
632 - Water Heater Men's Restroom's Janitor's Closet	1,333	15	8	1,624	108	622	728	0.01%	85
Sub-total [23000 - Mechanical Equipment]	215,091			249,267	16,757	132,278	150,409	1.26%	13,182
24000 - Furnishings									
540 - Miscellaneous Folding Tables & Chairs	24,725	10	5	27,975	2,797	12,363	15,206	0.21%	2,201
541 - Tables Poker Tables (2019 Only)[nr:1]	5,400	1	0	0	0	5,400	0	0.00%	0
Sub-total [24000 - Furnishings]	30,125			27,975	2,797	17,763	15,206	0.21%	2,201

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
24500 - Audio / Visual									
152 - Projector Stage- EIKI	6,761	10	0	6,761	676	6,761	693	0.05%	532
174 - Projection Screen Stage- Electric Screen	8,823	20	19	14,105	705	441	904	0.05%	555
308 - PA System Sound Rack- Sound System	12,033	10	0	12,033	1,203	12,033	1,233	0.09%	947
752 - Piano Stage Yamaha Upright	10,862	25	10	13,905	556	6,517	7,126	0.04%	438
820 - Stage Curtains 2 Stage Curtains	15,164	20	7	18,025	901	9,856	10,880	0.07%	709
Sub-total [24500 - Audio / Visual]	53,643			64,828	4,042	35,609	20,836	0.30%	3,180
24600 - Safety / Access									
220 - Fire Control Misc Fire Alarm System	18,911	20	2	19,869	993	17,020	18,415	0.07%	781
25000 - Flooring									
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	32,325	10	9	40,370	4,037	3,233	6,627	0.30%	3,176
244 - Carpeting 300 Sq. Yds. Clubhouse Carpet	9,946	10	1	10,195	1,020	8,952	10,195	0.08%	802
440 - Tile 975 sf Clubhouse Walls & Floors	28,367	20	2	29,803	1,490	25,530	27,622	0.11%	1,172
630 - Vinyl 650 Sq. Yds. Clubhouse Vinyl	18,655	15	3	20,089	1,339	14,924	16,572	0.10%	1,054
710 - Hardwood Floors 500 sf Stage- Replace	8,277	50	11	10,860	217	6,456	6,787	0.02%	171
Sub-total [25000 - Flooring]	97,571			111,317	8,103	59,095	67,803	0.61%	6,374
27000 - Appliances									
740 - Miscellaneous 13 Kitchen Appliances (33%)	17,256	5	3	18,583	3,717	6,902	10,612	0.28%	2,924
28000 - Water System									
150 - Backflow Valves 6" Backflow	9,934	12	3	10,698	891	7,451	8,485	0.07%	701
Sub-total Desert Hills (DH)	1,638,931			2,028,710	135,721	915,498	1,010,485	10.19%	106,766

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
01000 - Paving									
124 - Asphalt: Sealing 67,354 sf Parking Lot	11,274	5	4	12,444	2,489	2,255	4,622	0.19%	1,958
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	9,665	5	4	10,669	2,134	1,933	3,963	0.16%	1,679
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	118,745	25	3	127,875	5,115	104,496	111,977	0.38%	4,024
Sub-total [01000 - Paving]	139,684			150,989	9,738	108,684	120,562	0.73%	7,660
02000 - Concrete									
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	7,882	2	2	8,281	2,760	2,627	4,040	0.21%	2,171
03000 - Painting: Exterior									
130 - Stucco 10,940 sf Building Exterior	24,580	10	0	24,580	2,458	24,580	2,519	0.18%	1,934
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,500	4	0	2,500	625	2,500	641	0.05%	492
Sub-total [03000 - Painting: Exterior]	27,080			27,080	3,083	27,080	3,160	0.23%	2,425
03500 - Painting: Interior									
130 - Building 22,750 sf All Interior Spaces	18,888	10	1	19,360	1,936	16,999	19,360	0.15%	1,523
04000 - Structural Repairs									
920 - Doors 47 Exterior & Interior Doors (25%)	19,270	10	4	21,270	2,127	11,562	13,826	0.16%	1,673
05000 - Roofing									
328 - Low Slope: Vinyl 227 Squares- Building Roof	127,971	20	10	163,814	8,191	63,986	72,144	0.61%	6,443
950 - Coating 22,700 sf Low Slope Roof Recoating	23,011	5	4	25,400	5,080	4,602	9,435	0.38%	3,996
Sub-total [05000 - Roofing]	150,982			189,214	13,271	68,588	81,578	1.00%	10,440
08000 - Rehab									
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	161,745	20	1	165,789	8,289	153,658	165,789	0.62%	6,521
330 - Restrooms 2 Restrooms	71,904	20	1	73,701	3,685	68,309	73,701	0.28%	2,899
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	37,861	25	19	60,526	2,421	9,087	10,866	0.18%	1,905
Sub-total [08000 - Rehab]	271,510			300,016	14,396	231,053	250,356	1.08%	11,324

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
12000 - Pool									
124 - Resurface 274 lf Pool	48,390	12	4	53,414	4,451	32,260	37,200	0.33%	3,502
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	49,278	10	6	57,147	5,715	19,711	25,255	0.43%	4,496
625 - Deck: Re-Surface 2020 Only[nr:1]	20,276	1	0	0	0	20,276	0	0.00%	0
746 - Equipment: Replacement Pool & Spa Equipment (50%)	27,372	5	2	28,758	5,752	16,423	22,445	0.43%	4,524
936 - Furniture: Misc Pool Area Furniture	11,590	6	5	13,113	2,185	1,932	3,960	0.16%	1,719
Sub-total [12000 - Pool]	156,906			152,432	18,103	90,602	88,860	1.36%	14,241
13000 - Spa									
126 - Resurface Spa	5,407	8	6	6,270	784	1,352	2,078	0.06%	617
14000 - Recreation									
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	26,285	3	3	28,306	7,077	6,571	8,981	0.53%	5,567
235 - Exercise: Cardio Equipment Fitness Center Cardio (2020 Only)[nr:1]	20,000	1	0	0	0	20,000	0	0.00%	0
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	44,152	8	3	47,547	5,943	27,595	33,942	0.45%	4,675
331 - Exercise: Strength Equipment Fitness Center Strength (2020 Only)[nr:1]	1,000	1	0	0	0	1,000	0	0.00%	0
730 - Bridge Dealing Machine Duplimate Bridge Dealing Machine	5,673	5	2	5,961	1,192	3,404	4,652	0.09%	938
Sub-total [14000 - Recreation]	97,111			81,814	14,212	58,571	47,575	1.07%	11,180
17000 - Tennis Court									
140 - Reseal 14,000 sf [2] Tennis Courts	9,200	4	0	9,200	2,300	9,200	2,358	0.17%	1,809
504 - Resurface 14,000 sf [2] Tennis Courts	42,476	21	12	57,125	2,720	18,204	20,732	0.20%	2,140
Sub-total [17000 - Tennis Court]	51,676			66,325	5,020	27,404	23,090	0.38%	3,949
19000 - Fencing									
160 - Chain Link: 10' 580 lf Tennis Court Fence	22,407	30	11	29,400	980	14,191	15,311	0.07%	771
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,004	30	6	6,963	232	4,803	5,128	0.02%	183
Sub-total [19000 - Fencing]	28,411			36,362	1,212	18,994	20,440	0.09%	953

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
20000 - Lighting									
220 - Pole Lights 24 Parking Lot & Walkway Lights	66,229	40	16	98,317	2,458	39,737	42,428	0.18%	1,934
23000 - Mechanical Equipment									
220 - HVAC 7 Rooftop Carrier Units- 2007	96,914	15	2	101,820	6,788	83,992	92,714	0.51%	5,340
340 - HVAC Rooftop Carrier Unit #5- 2005	13,658	15	1	14,000	933	12,748	14,000	0.07%	734
364 - HVAC Rooftop Carrier Unit #10- 2006	13,658	15	1	14,000	933	12,748	14,000	0.07%	734
600 - Water Heater Pool Eq Room Heater & Tank	13,246	12	5	14,986	1,249	7,727	9,051	0.09%	982
Sub-total [23000 - Mechanical Equipment]	137,476			144,806	9,903	117,214	129,765	0.74%	7,791
24000 - Furnishings									
560 - Miscellaneous Folding Tables & Chairs	13,222	10	4	14,595	1,460	7,934	9,487	0.11%	1,148
620 - Miscellaneous Lobby Furniture	8,830	12	2	9,278	773	7,359	8,297	0.06%	608
Sub-total [24000 - Furnishings]	22,053			23,873	2,233	15,292	17,784	0.17%	1,756
24500 - Audio / Visual									
156 - Projector Saguaro Room- Panasonic	1,281	10	4	1,414	141	769	919	0.01%	111
166 - Projection Screen Saguaro Room- Electric Screen	17,200	20	19	27,497	1,375	860	1,763	0.10%	1,082
316 - PA System Sound Rack- Sound System	16,161	10	9	20,183	2,018	1,616	3,313	0.15%	1,588
330 - Miscellaneous Sound Rack- Total Induction Loop	16,956	30	16	25,171	839	7,913	8,690	0.06%	660
756 - Piano Saguaro Room Yamaha Upright	8,193	25	5	9,270	371	6,554	7,054	0.03%	292
812 - Stage Risers 288 sf [6] Saguaro Room Risers	3,896	30	3	4,195	140	3,506	3,727	0.01%	110
828 - Stage Curtains 2 Saguaro Stage Curtains	14,621	20	12	19,663	983	5,848	6,744	0.07%	773
Sub-total [24500 - Audio / Visual]	78,308			107,393	5,867	27,066	32,210	0.44%	4,616
24600 - Safety / Access									
230 - Fire Control Misc Fire Alarm System	18,911	20	6	21,931	1,097	13,238	14,538	0.08%	863

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
25000 - Flooring									
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,000	10	0	5,000	500	5,000	513	0.04%	393
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	17,131	10	3	18,448	1,845	11,992	14,048	0.14%	1,451
450 - Tile 6,475 sf Clubhouse Walls & Floors	86,279	20	1	88,436	4,422	81,965	88,436	0.33%	3,478
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	101,806	40	10	130,320	3,258	76,354	80,872	0.24%	2,563
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	20,336	10	0	20,336	2,034	20,336	2,084	0.15%	1,600
Sub-total [25000 - Flooring]	230,552			262,540	12,058	195,647	185,953	0.90%	9,486
26000 - Outdoor Equipment									
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	8,405	10	0	8,405	841	8,405	862	0.06%	661
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,305	15	2	4,523	302	3,731	4,118	0.02%	237
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	17,220	15	12	23,159	1,544	3,444	4,707	0.12%	1,215
856 - Shade Structure 144 sf Metal Roofed Shade Structure	3,690	30	14	5,214	174	1,968	2,143	0.01%	137
872 - Shade Structure Pool Area Wood Gazebo Structure	9,737	25	22	16,764	671	1,169	1,597	0.05%	527
Sub-total [26000 - Outdoor Equipment]	43,357			58,065	3,530	18,717	13,427	0.26%	2,777
27000 - Appliances									
760 - Miscellaneous 18 Kitchen Appliances (33%)	23,336	5	3	25,130	5,026	9,334	14,352	0.38%	3,954
28000 - Water System									
154 - Backflow Valves 6" Backflow	9,934	12	3	10,698	891	7,451	8,485	0.07%	701
Sub-total Canoa Hills (CH)	1,604,963			1,812,168	129,706	1,107,212	1,133,866	9.73%	102,034

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
01000 - Paving									
128 - Asphalt: Sealing 80,636 sf Parking Lots	12,398	5	2	13,025	2,605	7,439	10,166	0.20%	2,049
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	7,232	5	2	7,598	1,520	4,339	5,930	0.11%	1,195
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	102,935	25	6	119,372	4,775	78,230	84,406	0.36%	3,756
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	39,227	25	6	45,491	1,820	29,812	32,166	0.14%	1,431
Sub-total [01000 - Paving]	161,791			185,487	10,719	119,820	132,669	0.80%	8,432
02000 - Concrete									
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	10,078	2	1	10,330	5,165	5,039	10,330	0.39%	4,063
03000 - Painting: Exterior									
136 - Stucco 28,540 sf Building Exterior	43,880	10	7	52,160	5,216	13,164	17,991	0.39%	4,103
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	12,235	4	2	12,855	3,214	6,118	9,406	0.24%	2,528
Sub-total [03000 - Painting: Exterior]	56,115			65,014	8,430	19,282	27,397	0.63%	6,631
03500 - Painting: Interior									
136 - Building 35,500 sf All Interior Spaces	29,474	10	1	30,211	3,021	26,526	30,211	0.23%	2,377
04000 - Structural Repairs									
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	23,348	10	1	23,932	2,393	21,013	23,932	0.18%	1,883
924 - Doors 66 Exterior & Interior Doors (25%)	27,060	10	4	29,869	2,987	16,236	19,416	0.22%	2,350
Sub-total [04000 - Structural Repairs]	50,408			53,801	5,380	37,249	43,347	0.40%	4,232
04500 - Decking/Balconies									
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	107,609	20	13	148,340	7,417	37,663	44,120	0.56%	5,835
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	25,182	5	3	27,119	5,424	10,073	15,487	0.41%	4,267
Sub-total [04500 - Decking/Balconies]	132,792			175,459	12,841	47,736	59,607	0.96%	10,101

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
05000 - Roofing									
336 - Low Slope: Vinyl 68 Squares- Building Roof	38,335	20	4	42,315	2,116	30,668	33,399	0.16%	1,664
604 - Pitched: Tile 84 Squares- Building Roof	55,965	30	9	69,893	2,330	39,176	42,067	0.17%	1,833
954 - Coating 6,800 sf Low Slope Roof Recoating	20,500	5	4	22,628	4,526	4,100	8,405	0.34%	3,560
Sub-total [05000 - Roofing]	114,800			134,835	8,971	73,944	83,871	0.67%	7,057
08000 - Rehab									
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	123,000	20	2	129,227	6,461	110,700	119,771	0.48%	5,083
336 - Restrooms 5 Restrooms	51,162	20	2	53,752	2,688	46,046	49,819	0.20%	2,114
412 - Kitchen 2 Art & Fiesta Kitchenettes	8,499	20	2	8,930	446	7,649	8,276	0.03%	351
472 - Cabinets 2 Art & Clay Counters & Cabinets	19,041	20	3	20,505	1,025	16,185	17,565	0.08%	807
Sub-total [08000 - Rehab]	201,702			212,413	10,621	180,580	195,431	0.80%	8,355
12000 - Pool									
130 - Resurface 240 lf Pool	30,465	10	3	32,807	3,281	21,325	24,981	0.25%	2,581
408 - ADA Chair Lift Pool Area ADA Lift	3,396	10	9	4,241	424	340	696	0.03%	334
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	49,465	15	5	55,965	3,731	32,976	37,181	0.28%	2,935
750 - Equipment: Replacement Pool & Spa Equipment (50%)	27,000	5	3	29,076	5,815	10,800	16,605	0.44%	4,575
751 - Equipment: Replacement 2020 Only[nr:1]	454	1	0	0	0	454	0	0.00%	0
940 - Furniture: Misc Pool Area Furniture	7,727	6	5	8,742	1,457	1,288	2,640	0.11%	1,146
Sub-total [12000 - Pool]	118,506			130,831	14,708	67,183	82,103	1.10%	11,570
13000 - Spa									
130 - Resurface Spa	6,457	8	1	6,619	827	5,650	6,619	0.06%	651

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
14000 - Recreation									
240 - Exercise: Cardio Equipment 12 Fitness Center Cardio Machines (25%)	18,346	3	3	19,757	4,939	4,587	6,268	0.37%	3,886
241 - Exercise: Cardio Equipment Cardio Machines (2020 Only)[nr:1]	25,000	1	0	0	0	25,000	0	0.00%	0
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (50%)	31,519	8	3	33,942	4,243	19,699	24,230	0.32%	3,338
Sub-total [14000 - Recreation]	74,865			53,699	9,182	49,286	30,498	0.69%	7,223
19000 - Fencing									
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	13,059	30	6	15,144	505	10,447	11,154	0.04%	397
20000 - Lighting									
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	22,550	25	8	27,475	1,099	15,334	16,642	0.08%	865
230 - Pole Lights 10 Bridge Lights	16,281	25	8	19,837	793	11,071	12,016	0.06%	624
280 - Pole Lights 5 2nd Level Deck- Pole Lights	6,406	25	8	7,805	312	4,356	4,728	0.02%	246
Sub-total [20000 - Lighting]	45,237			55,117	2,205	30,761	33,385	0.17%	1,734

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
23000 - Mechanical Equipment									
232 - HVAC 6 Miscellaneous Units- 2013	29,059	15	8	35,405	2,360	13,561	15,885	0.18%	1,857
312 - HVAC Carrier Unit #8- 2016	6,637	15	11	8,708	581	1,770	2,268	0.04%	457
316 - HVAC Carrier Unit #3- 2018	6,637	15	13	9,149	610	885	1,361	0.05%	480
344 - HVAC 2 Carrier Units- 2019	13,246	15	14	18,716	1,248	883	1,810	0.09%	982
368 - HVAC 2 Carrier Units- 2012	15,375	15	7	18,276	1,218	8,200	9,456	0.09%	958
392 - HVAC 2 Carrier Units- 2018	11,397	15	13	15,711	1,047	1,520	2,336	0.08%	824
416 - HVAC Carrier Unit #7- 2016	7,687	15	11	10,087	672	2,050	2,627	0.05%	529
436 - HVAC Carrier Unit #11- 2014	7,687	15	9	9,601	640	3,075	3,677	0.05%	503
448 - HVAC 8 Rooftop Carrier Units- 2018	96,057	15	13	132,415	8,828	12,808	19,692	0.66%	6,944
452 - HVAC 2 Carrier Units- 2007	29,546	15	2	31,041	2,069	25,606	28,265	0.16%	1,628
616 - Water Heater Bradford White Water Heater	9,737	12	9	12,161	1,013	2,434	3,327	0.08%	797
Sub-total [23000 - Mechanical Equipment]	233,065			301,270	20,287	72,791	90,704	1.52%	15,959
23500 - Elevator									
200 - Modernize/Overhaul Anza Building Elevator	125,050	25	24	226,181	9,047	5,002	10,254	0.68%	7,117
300 - Cab Rehab Anza Elevator Cab	18,358	20	19	29,348	1,467	918	1,882	0.11%	1,154
Sub-total [23500 - Elevator]	143,408			255,529	10,515	5,920	12,136	0.79%	8,271
24000 - Furnishings									
600 - Miscellaneous Anza Room Furniture	56,515	10	1	57,928	5,793	50,864	57,928	0.43%	4,557

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
24500 - Audio / Visual									
160 - Projector 3 Projectors (33%)	1,281	4	1	1,313	328	961	1,313	0.02%	258
170 - Projection Screen Anza Room	8,815	20	4	9,730	487	7,052	7,680	0.04%	383
324 - PA System Anza Room- Sound System	16,400	10	0	16,400	1,640	16,400	1,681	0.12%	1,290
760 - Piano Anza Room Kawai Upright	7,132	25	18	11,124	445	1,997	2,339	0.03%	350
Sub-total [24500 - Audio / Visual]	33,628			38,567	2,900	26,410	13,014	0.22%	2,281
24600 - Safety / Access									
240 - Fire Control Misc Fire Alarm System	31,519	20	1	32,307	1,615	29,943	32,307	0.12%	1,271
25000 - Flooring									
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	54,600	10	2	57,364	5,736	43,680	50,369	0.43%	4,513
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	15,600	10	2	16,390	1,639	12,480	14,391	0.12%	1,289
460 - Tile 1,825 sf Clubhouse Walls & Floors	24,318	20	2	25,549	1,277	21,886	23,680	0.10%	1,005
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	26,114	40	16	38,767	969	15,669	16,730	0.07%	762
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	14,236	10	6	16,510	1,651	5,694	7,296	0.12%	1,299
Sub-total [25000 - Flooring]	134,869			154,580	11,273	99,409	112,465	0.85%	8,868
26000 - Outdoor Equipment									
804 - Shade Structure 100 sf Small Shade Canopy	2,152	15	10	2,755	184	718	883	0.01%	145
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	12,915	15	6	14,977	998	7,749	8,825	0.07%	785
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	9,686	15	8	11,802	787	4,520	5,295	0.06%	619
Sub-total [26000 - Outdoor Equipment]	24,754			29,535	1,969	12,987	15,003	0.15%	1,549
27000 - Appliances									
780 - Miscellaneous 10 Kitchen Appliances (33%)	12,040	5	1	12,341	2,468	9,632	12,341	0.19%	1,942

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
28000 - Water System									
142 - Backflow Valves 4" Backflow #1	8,985	12	10	11,502	958	1,498	2,302	0.07%	754
146 - Backflow Valves 4" Backflow #2	6,629	12	0	6,629	552	6,629	566	0.04%	435
Sub-total [28000 - Water System]	15,614			18,131	1,511	8,127	2,869	0.11%	1,189
Sub-total Santa Rita Springs (SRS)	1,700,696			2,029,148	150,905	989,586	1,095,388	11.33%	118,711
00080 - Canoa Ranch (CR)									
01000 - Paving									
132 - Asphalt: Sealing 64,068 sf Drives & Parking	10,953	5	3	11,795	2,359	4,381	6,736	0.18%	1,856
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	5,746	5	3	6,188	1,238	2,298	3,534	0.09%	974
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe	7,251	5	4	8,004	1,601	1,450	2,973	0.12%	1,259
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	112,952	25	13	155,705	6,228	54,217	60,203	0.47%	4,899
Sub-total [01000 - Paving]	136,902			181,692	11,426	62,347	73,446	0.86%	8,988
02000 - Concrete									
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	2,716	5	6	3,150	450	388	464	0.03%	354
03000 - Painting: Exterior									
142 - Stucco 14,760 sf Building Exterior	13,314	10	8	16,221	1,622	2,663	4,094	0.12%	1,276
406 - Wrought Iron 614 lf Metal Fencing & Railings	6,098	4	1	6,251	1,563	4,574	6,251	0.12%	1,229
Sub-total [03000 - Painting: Exterior]	19,412			22,472	3,185	7,237	10,345	0.24%	2,505
03500 - Painting: Interior									
142 - Building 26,200 sf All Interior Spaces	21,753	10	1	22,296	2,230	19,577	22,296	0.17%	1,754
04000 - Structural Repairs									
606 - Metal Railings 350 lf Parking & Pickleball	9,658	20	8	11,767	588	5,795	6,434	0.04%	463
928 - Doors 40 Exterior & Interior Doors (25%)	16,400	10	4	18,103	1,810	9,840	11,767	0.14%	1,424
932 - Doors 3 Pool East Patio Doors	52,983	20	8	64,555	3,228	31,790	35,300	0.24%	2,539
Sub-total [04000 - Structural Repairs]	79,041			94,424	5,626	47,424	53,501	0.42%	4,426

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
05000 - Roofing									
200 - Low Slope: BUR 133 Squares- Building Roof	54,530	20	8	66,440	3,322	32,718	36,331	0.25%	2,613
608 - Pitched: Tile 45 Squares- Building Roof	29,981	30	18	46,761	1,559	11,993	13,317	0.12%	1,226
958 - Coating 13,300 sf Low Slope Roof Recoating	20,596	5	4	22,735	4,547	4,119	8,445	0.34%	3,577
Sub-total [05000 - Roofing]	105,108			135,935	9,428	48,830	58,092	0.71%	7,416
08000 - Rehab									
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	133,250	20	8	162,352	8,118	79,950	88,778	0.61%	6,386
234 - Restrooms Companion Restroom Remodel	16,153	20	3	17,395	870	13,730	14,901	0.07%	684
Sub-total [08000 - Rehab]	149,403			179,748	8,987	93,680	103,679	0.67%	7,070
12000 - Pool									
136 - Resurface 256 lf Pool	39,562	12	8	48,203	4,017	13,187	16,896	0.30%	3,160
412 - ADA Chair Lift 2 Pool & Spa ADA Chairs	11,142	10	9	13,915	1,391	1,114	2,284	0.10%	1,095
754 - Equipment: Replacement Pool & Spa Equipment (50%)	21,338	5	1	21,871	4,374	17,070	21,871	0.33%	3,441
Sub-total [12000 - Pool]	72,042			83,988	9,783	31,372	41,052	0.73%	7,696
13000 - Spa									
134 - Resurface Spa	5,058	8	0	5,058	632	5,058	648	0.05%	497
14000 - Recreation									
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	22,547	3	3	24,281	6,070	5,637	7,704	0.46%	4,775
251 - Exercise: Cardio Equipment Cardio Machines (2020 Only)[nr:1]	25,000	1	0	0	0	25,000	0	0.00%	0
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)	57,362	8	3	61,772	7,722	35,851	44,097	0.58%	6,074
Sub-total [14000 - Recreation]	104,908			86,053	13,792	66,488	51,800	1.04%	10,849

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
17500 - Basketball / Sport Court									
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	6,452	4	0	6,452	1,613	6,452	1,653	0.12%	1,269
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	3,485	4	3	3,753	938	871	1,786	0.07%	738
Sub-total [17500 - Basketball / Sport Court]	9,937			10,205	2,551	7,323	3,439	0.19%	2,007
19000 - Fencing									
100 - Chain Link 788 lf Pickleball & Basketball Courts	26,097	30	20	42,763	1,425	8,699	9,808	0.11%	1,121
230 - Wrought Iron: 6' 264 lf Patio Perimeter	10,491	30	18	16,363	545	4,196	4,660	0.04%	429
Sub-total [19000 - Fencing]	36,588			59,125	1,971	12,895	14,468	0.15%	1,550
23000 - Mechanical Equipment									
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	16,805	18	6	19,489	1,083	11,203	12,440	0.08%	852
236 - HVAC 6 Rooftop HVAC Units- 2008	79,335	15	3	85,435	5,696	63,468	70,476	0.43%	4,481
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	16,557	15	3	17,830	1,189	13,246	14,708	0.09%	935
636 - Water Heater 2 Shop	11,275	15	5	12,757	850	7,517	8,475	0.06%	669
Sub-total [23000 - Mechanical Equipment]	123,972			135,511	8,818	95,434	106,100	0.66%	6,936
24500 - Audio / Visual									
164 - Projector Amado Room- EIKI	1,281	10	4	1,414	141	769	919	0.01%	111
24600 - Safety / Access									
250 - Fire Control Misc Fire Alarm System	18,911	20	8	23,042	1,152	11,347	12,600	0.09%	906
25000 - Flooring									
280 - Carpeting 660 Sq. Yds. All Spaces	19,294	10	8	23,508	2,351	3,859	5,933	0.18%	1,849
470 - Tile 2,231 sf Clubhouse Walls & Floors	28,127	20	1	28,831	1,442	26,721	28,831	0.11%	1,134
Sub-total [25000 - Flooring]	47,421			52,338	3,792	30,580	34,763	0.28%	2,983

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26000 - Outdoor Equipment									
462 - Drinking Fountain 3 Drinking Fountains	8,610	15	4	9,504	634	6,314	7,060	0.05%	498
808 - Shade Structure 500 sf [3] Shade Canopies	10,762	15	6	12,481	832	6,458	7,354	0.06%	655
Sub-total [26000 - Outdoor Equipment]	19,372			21,985	1,466	12,772	14,415	0.11%	1,153
28000 - Water System									
162 - Backflow Valves 8" Backflow	14,120	12	11	18,527	1,544	1,177	2,412	0.12%	1,215
Sub-total Canoa Ranch (CR)	967,945			1,136,962	86,973	554,696	604,439	6.53%	68,418
00090 - Abrego South (ABS)									
01000 - Paving									
147 - Asphalt: Sealing 15,000 sf 2020 Addition Area (2021 Only)[nr:1]	2,550	5	1	2,614	523	2,040	2,614	0.04%	411
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area	7,310	5	4	8,069	1,614	1,462	2,997	0.12%	1,270
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area	5,842	5	6	6,776	968	835	998	0.07%	761
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	36,900	25	24	66,742	2,670	1,476	3,026	0.20%	2,100
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	29,492	25	25	54,676	2,103	1,134	1,209	0.16%	1,654
Sub-total [01000 - Paving]	82,094			138,876	7,877	6,947	10,844	0.59%	6,197
02000 - Concrete									
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	6,143	2	1	6,297	3,148	3,072	6,297	0.24%	2,477
03000 - Painting: Exterior									
200 - Surface Restoration 7,191 sf Exterior Surfaces	9,213	10	8	11,226	1,123	1,843	2,833	0.08%	883
04000 - Structural Repairs									
936 - Doors 16 Exterior & Interior Doors (25%)	6,560	10	4	7,241	724	3,936	4,707	0.05%	570
05000 - Roofing									
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	27,624	20	11	36,245	1,812	12,431	14,157	0.14%	1,426
962 - Coating 4,900 sf Low Slope Roof Recoating	4,874	5	4	5,380	1,076	975	1,998	0.08%	846
Sub-total [05000 - Roofing]	32,498			41,625	2,888	13,405	16,155	0.22%	2,272

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
08000 - Rehab									
236 - Locker Rooms 2 Men's & Women's	71,750	20	6	83,208	4,160	50,225	55,158	0.31%	3,273
342 - Restrooms 2 Restrooms	30,750	20	7	36,552	1,828	19,988	22,063	0.14%	1,438
Sub-total [08000 - Rehab]	102,500			119,760	5,988	70,213	77,221	0.45%	4,711
12000 - Pool									
140 - Resurface 170 lf Pool	22,518	12	6	26,114	2,176	11,259	13,464	0.16%	1,712
422 - ADA Chair Lift Pool ADA Lift	3,958	10	9	4,942	494	396	811	0.04%	389
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	46,089	10	4	50,874	5,087	27,654	33,069	0.38%	4,002
758 - Equipment: Replacement Pool & Spa Equipment (50%)	17,200	5	1	17,630	3,526	13,760	17,630	0.26%	2,774
944 - Furniture: Misc Pool Area Furniture	7,175	6	5	8,118	1,353	1,196	2,451	0.10%	1,064
Sub-total [12000 - Pool]	96,940			107,679	12,637	54,264	67,426	0.95%	9,941
13000 - Spa									
138 - Resurface Spa	4,920	8	2	5,169	646	3,690	4,413	0.05%	508
418 - ADA Chair Lift Spa ADA Lift	4,674	10	7	5,556	556	1,402	1,916	0.04%	437
Sub-total [13000 - Spa]	9,594			10,725	1,202	5,092	6,329	0.09%	945
19000 - Fencing									
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	7,119	20	11	9,341	467	3,204	3,648	0.04%	367
20000 - Lighting									
240 - Pole Lights 8 Shuffleboard Lights	10,597	20	6	12,289	614	7,418	8,146	0.05%	483
23000 - Mechanical Equipment									
240 - HVAC 2 Rooftop Carrier Units- 2011	21,012	15	6	24,368	1,625	12,608	14,359	0.12%	1,278

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26000 - Outdoor Equipment									
480 - Drinking Fountain Drinking Fountain	3,075	20	6	3,566	178	2,153	2,364	0.01%	140
812 - Shade Structure 564 [3] Volleyball Shade Canopies	12,140	15	12	16,327	1,088	2,428	3,318	0.08%	856
880 - Shade Structure 264 sf Pool Shade Canopy	5,683	15	9	7,097	473	2,273	2,718	0.04%	372
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	15,504	8	5	17,541	2,193	5,814	7,946	0.16%	1,725
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	30,750	7	5	34,791	4,970	8,786	13,508	0.37%	3,910
Sub-total [26000 - Outdoor Equipment]	67,152			79,322	8,903	21,453	29,854	0.67%	7,003
Sub-total Abrego South (ABS)	451,422			568,747	47,196	203,454	247,819	3.54%	37,127
00100 - Continental Vistas (CV)									
01000 - Paving									
404 - Asphalt: Overlay 6,726 sf Parking Lot	18,100	20	0	18,100	905	18,100	928	0.07%	712
02000 - Concrete									
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	7,747	2	3	8,343	2,086	1,937	2,647	0.16%	1,641
03000 - Painting: Exterior									
120 - Surface Restoration 3,600 sf Recreation Building & Walls	5,683	10	7	6,755	675	1,705	2,330	0.05%	531
05000 - Roofing									
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	11,275	20	6	13,076	654	7,893	8,668	0.05%	514
612 - Pitched: Tile 13 Squares- Pool Building Roof	8,661	30	1	8,878	296	8,373	8,878	0.02%	233
966 - Coating 2,000 sf Low Slope Roof Recoating	5,740	5	5	6,494	1,082	957	1,177	0.08%	851
967 - Coating Recoating (2020 Only)[nr:1]	2,500	1	0	0	0	2,500	0	0.00%	0
Sub-total [05000 - Roofing]	28,176			28,448	2,032	19,722	18,722	0.15%	1,599
08000 - Rehab									
242 - Locker Rooms 2 Men's & Women's	64,075	20	17	97,498	4,875	9,611	13,135	0.37%	3,835
246 - Bathrooms Companion Restroom	18,911	20	17	28,776	1,439	2,837	3,877	0.11%	1,132
Sub-total [08000 - Rehab]	82,986			126,273	6,314	12,448	17,012	0.47%	4,967

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
12000 - Pool									
146 - Resurface 180 lf Pool	27,038	12	10	34,612	2,884	4,506	6,929	0.22%	2,269
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	39,323	15	1	40,306	2,687	36,701	40,306	0.20%	2,114
762 - Equipment: Replacement Pool & Spa Equipment (50%)	17,879	5	2	18,784	3,757	10,727	14,660	0.28%	2,955
948 - Furniture: Misc Pool Area Furniture	7,175	6	2	7,538	1,256	4,783	6,129	0.09%	988
Sub-total [12000 - Pool]	91,415			101,239	10,584	56,718	68,024	0.79%	8,326
13000 - Spa									
142 - Resurface Spa	7,175	8	1	7,354	919	6,278	7,354	0.07%	723
23000 - Mechanical Equipment									
244 - HVAC Rooftop Carrier Unit #3- 2004	7,944	15	14	11,224	748	530	1,086	0.06%	589
248 - HVAC 2 Rooftop Carrier Units- 2013	27,316	15	8	33,282	2,219	12,748	14,933	0.17%	1,745
800 - Water Heater Building Water Heater	5,125	12	5	5,798	483	2,990	3,502	0.04%	380
Sub-total [23000 - Mechanical Equipment]	40,385			50,305	3,450	16,267	19,521	0.26%	2,714
25000 - Flooring									
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	17,586	10	7	20,905	2,090	5,276	7,210	0.16%	1,644
Sub-total Continental Vistas (CV)	299,253			367,722	29,056	138,450	143,748	2.18%	22,857
00110 - Madera Vista (MV)									
01000 - Paving									
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	53,888	25	12	72,473	2,899	28,022	30,932	0.22%	2,280
02000 - Concrete									
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	6,204	2	0	6,204	3,102	6,204	3,180	0.23%	2,440
03000 - Painting: Exterior									
206 - Surface Restoration 4,020 sf Exterior Surfaces	6,675	10	8	8,133	813	1,335	2,053	0.06%	640
05000 - Roofing									
616 - Pitched: Tile 39 Squares- Pool Building Roof	25,984	30	1	26,633	888	25,118	26,633	0.07%	698

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
08000 - Rehab									
248 - Restrooms 2 Men's & Women's	15,375	20	19	24,579	1,229	769	1,576	0.09%	967
480 - Shower Outdoor Pool Shower	8,405	15	2	8,831	589	7,284	8,041	0.04%	463
Sub-total [08000 - Rehab]	23,780			33,410	1,818	8,053	9,617	0.14%	1,430
12000 - Pool									
154 - Resurface 156 lf Pool	20,664	12	8	25,177	2,098	6,888	8,825	0.16%	1,650
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	33,194	15	4	36,640	2,443	24,342	27,219	0.18%	1,922
766 - Equipment: Replacement Pool & Spa Equipment (50%)	16,406	5	3	17,667	3,533	6,562	10,090	0.27%	2,780
952 - Furniture: Misc Pool Area Furniture	7,175	6	5	8,118	1,353	1,196	2,451	0.10%	1,064
Sub-total [12000 - Pool]	77,439			87,602	9,427	38,989	48,586	0.71%	7,416
13000 - Spa									
146 - Resurface Spa	4,612	8	4	5,091	636	2,306	2,955	0.05%	501
17000 - Tennis Court									
540 - Reseal 7,200 sf Tennis Court	4,817	4	3	5,188	1,297	1,204	2,469	0.10%	1,020
19000 - Fencing									
170 - Chain Link: 10' 360 lf Tennis Court Fence	13,837	30	11	18,156	605	8,764	9,456	0.05%	476
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	15,101	30	6	17,512	584	12,081	12,899	0.04%	459
Sub-total [19000 - Fencing]	28,938			35,668	1,189	20,844	22,354	0.09%	935
20000 - Lighting									
250 - Sports Field / Court 4 Tennis Court Lights	10,250	20	19	16,386	819	513	1,051	0.06%	645
25000 - Flooring									
434 - Tile Recreation Room & Storage	10,192	20	0	10,192	510	10,192	522	0.04%	401

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
26000 - Outdoor Equipment									
816 - Shade Structure 264 sf Pool Shade Canopy	5,683	15	11	7,456	497	1,515	1,942	0.04%	391
834 - Shade Structure 336 sf Pool Equip Shade Canopy	7,232	15	11	9,490	633	1,929	2,471	0.05%	498
Sub-total [26000 - Outdoor Equipment]	12,915			16,946	1,130	3,444	4,413	0.08%	889
Sub-total Madera Vista (MV)	265,695			323,927	24,528	146,224	154,763	1.84%	19,295
00120 - Casa Paloma I (CPI)									
01000 - Paving									
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	39,307	25	2	41,297	1,652	36,163	38,678	0.12%	1,299
02000 - Concrete									
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	11,192	2	1	11,472	5,736	5,596	11,472	0.43%	4,512
03000 - Painting: Exterior									
212 - Surface Restoration 7,470 sf Exterior Surfaces	9,571	10	2	10,055	1,006	7,657	8,829	0.08%	791
05000 - Roofing									
344 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	34,389	20	4	37,959	1,898	27,511	29,961	0.14%	1,493
970 - Coating 6,100 sf Low Slope Roof Recoating	14,145	5	4	15,613	3,123	2,829	5,799	0.23%	2,456
Sub-total [05000 - Roofing]	48,534			53,572	5,021	30,340	35,761	0.38%	3,950
08000 - Rehab									
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	105,000	20	0	105,000	5,250	105,000	5,381	0.39%	4,130
256 - Restrooms Unisex Restroom	5,000	20	0	5,000	250	5,000	256	0.02%	197
418 - Kitchen Clubhouse Kitchen	7,175	20	11	9,414	471	3,229	3,677	0.04%	370
Sub-total [08000 - Rehab]	117,175			119,414	5,971	113,229	9,315	0.45%	4,697

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
12000 - Pool									
160 - Resurface 200 lf Pool	26,492	12	8	32,278	2,690	8,831	11,314	0.20%	2,116
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	50,752	15	1	52,021	3,468	47,369	52,021	0.26%	2,728
770 - Equipment: Replacement Pool & Spa Equipment (50%)	20,163	5	3	21,713	4,343	8,065	12,400	0.33%	3,416
956 - Furniture: Misc Pool Area Furniture	7,175	6	5	8,118	1,353	1,196	2,451	0.10%	1,064
Sub-total [12000 - Pool]	104,582			114,130	11,854	65,460	78,187	0.89%	9,325
13000 - Spa									
150 - Resurface Spa	5,580	8	0	5,580	698	5,580	715	0.05%	549
23000 - Mechanical Equipment									
256 - HVAC 2 Rooftop Carrier Units- 2011	17,220	15	6	19,970	1,331	10,332	11,767	0.10%	1,047
25000 - Flooring									
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	11,000	20	0	11,000	550	11,000	564	0.04%	433
26000 - Outdoor Equipment									
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	8,610	8	7	10,235	1,279	1,076	2,206	0.10%	1,006
826 - Shade Structure 310 sf Pool Equip Shade Structure	7,944	30	25	14,727	491	1,324	1,628	0.04%	386
Sub-total [26000 - Outdoor Equipment]	16,554			24,962	1,770	2,400	3,835	0.13%	1,393
Sub-total Casa Paloma I (CPI)	380,715			411,453	35,587	287,757	199,122	2.67%	27,995
00130 - Casa Paloma II (CPII)									
02000 - Concrete									
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	9,592	2	3	10,330	2,582	2,398	3,277	0.19%	2,031
467 - Pool Deck Pool/Spa Area Concrete Repair (2020 Only)[nr:1]	9,592	1	0	0	0	9,592	0	0.00%	0
Sub-total [02000 - Concrete]	19,184			10,330	2,582	11,990	3,277	0.19%	2,031
04000 - Structural Repairs									
952 - Doors 14 Exterior & Interior Doors (25%)	5,740	10	4	6,336	634	3,444	4,118	0.05%	498

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
05000 - Roofing									
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	29,879	20	1	30,626	1,531	28,385	30,626	0.11%	1,205
974 - Coating 5,300 sf Low Slope Roof Recoating	7,580	5	4	8,367	1,673	1,516	3,108	0.13%	1,316
Sub-total [05000 - Roofing]	37,459			38,992	3,205	29,901	33,733	0.24%	2,521
08000 - Rehab									
260 - Locker Rooms 2 Men's & Women's	71,750	20	4	79,199	3,960	57,400	62,512	0.30%	3,115
424 - Kitchen Clubhouse Kitchen	7,175	20	4	7,920	396	5,740	6,251	0.03%	312
Sub-total [08000 - Rehab]	78,925			87,118	4,356	63,140	68,763	0.33%	3,427
12000 - Pool									
166 - Resurface 180 lf Pool	23,843	10	6	27,650	2,765	9,537	12,220	0.21%	2,175
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	40,855	15	1	41,876	2,792	38,131	41,876	0.21%	2,196
774 - Equipment: Replacement Pool & Spa Equipment (50%)	19,552	5	1	20,041	4,008	15,642	20,041	0.30%	3,153
960 - Furniture: Misc Pool Area Furniture	7,175	6	5	8,118	1,353	1,196	2,451	0.10%	1,064
Sub-total [12000 - Pool]	91,425			97,686	10,918	64,506	76,588	0.82%	8,589
13000 - Spa									
154 - Resurface Spa	5,094	8	6	5,908	738	1,274	1,958	0.06%	581
20000 - Lighting									
260 - Pole Lights 8 Shuffleboard Lights	10,597	30	1	10,862	362	10,243	10,862	0.03%	285
23000 - Mechanical Equipment									
272 - HVAC 2 Rooftop Carrier Units- 2011	17,220	15	6	19,970	1,331	10,332	11,767	0.10%	1,047
26000 - Outdoor Equipment									
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	8,050	8	5	9,108	1,138	3,019	4,126	0.09%	896
860 - Shade Structure 294 sf Pool Equip Shade Canopy	6,328	15	11	8,303	554	1,688	2,162	0.04%	435
Sub-total [26000 - Outdoor Equipment]	14,378			17,411	1,692	4,706	6,288	0.13%	1,331
Sub-total Casa Paloma II (CPII)	280,022			294,612	25,818	199,536	217,355	1.94%	20,310

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
00140 - Abrego North (ABN)									
01000 - Paving									
420 - Asphalt: Major Repairs 14,105 sf Parking Area	77,782	25	3	83,763	3,351	68,448	73,348	0.25%	2,636
02000 - Concrete									
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	5,992	5	1	6,141	1,228	4,793	6,141	0.09%	966
03000 - Painting: Exterior									
218 - Surface Restoration 5,892 sf Exterior Surfaces	7,549	10	6	8,755	875	3,020	3,869	0.07%	689
04000 - Structural Repairs									
820 - Shed Shed	9,802	10	10	12,547	1,141	891	1,005	0.09%	897
05000 - Roofing									
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	11,839	20	6	13,729	686	8,287	9,101	0.05%	540
978 - Coating 2,100 sf Low Slope Roof Recoating	2,337	5	4	2,580	516	467	958	0.04%	406
Sub-total [05000 - Roofing]	14,176			16,309	1,202	8,755	10,059	0.09%	946
08000 - Rehab									
238 - Restrooms Companion Restroom Remodel	16,153	20	3	17,395	870	13,730	14,901	0.07%	684
266 - Locker Rooms 2 Men's & Women's	71,750	20	6	83,208	4,160	50,225	55,158	0.31%	3,273
270 - General 795 sf Recreation Room Tile- 2017	9,216	20	17	14,024	701	1,382	1,889	0.05%	552
Sub-total [08000 - Rehab]	97,120			114,627	5,731	65,338	71,949	0.43%	4,509
12000 - Pool									
172 - Resurface 180 lf Pool	23,843	10	6	27,650	2,765	9,537	12,220	0.21%	2,175
426 - ADA Chair Lift 2 Pool & Spa	12,607	10	7	14,986	1,499	3,782	5,169	0.11%	1,179
778 - Equipment: Replacement Pool & Spa Equipment (50%)	19,552	5	2	20,542	4,108	11,731	16,033	0.31%	3,232
779 - Equipment: Replacement Equipment (2020 Only)[nr:1]	4,002	1	0	0	0	4,002	0	0.00%	0
964 - Furniture: Misc Pool Area Furniture	7,175	6	2	7,538	1,256	4,783	6,129	0.09%	988
Sub-total [12000 - Pool]	67,179			70,717	9,628	33,836	39,550	0.72%	7,574

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
13000 - Spa									
158 - Resurface Spa	5,407	8	4	5,968	746	2,703	3,464	0.06%	587
23000 - Mechanical Equipment									
400 - HVAC 2 Rooftop Rheem Units- 2005	12,150	15	0	12,150	810	12,150	830	0.06%	637
26000 - Outdoor Equipment									
864 - Shade Structure 367 sf Pool Equip Shade Structure	9,404	30	23	16,595	553	2,194	2,571	0.04%	435
868 - Shade Structure 378 sf [3] Pool Shade Canopies	8,136	15	12	10,943	730	1,627	2,224	0.05%	574
Sub-total [26000 - Outdoor Equipment]	17,541			27,538	1,283	3,822	4,794	0.10%	1,009
Sub-total Abrego North (ABN)	314,697			358,515	25,996	203,756	215,010	1.95%	20,450
00200 - Pickleball Center									
01000 - Paving									
170 - Asphalt: Sealing 39,629 sf Parking Lot	6,737	5	1	6,905	1,381	5,390	6,905	0.10%	1,086
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (1%)	1,421	5	6	1,648	235	203	243	0.02%	185
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	69,866	25	25	129,528	4,982	2,687	2,865	0.37%	3,919
Sub-total [01000 - Paving]	78,024			138,081	6,598	8,280	10,013	0.50%	5,191
04000 - Structural Repairs									
912 - Doors 7 Building Doors (50%)	5,600	20	20	9,176	437	267	287	0.03%	344
05000 - Roofing									
370 - Low Slope: Single-Ply 12 Squares- Center Roof	7,995	15	15	11,579	724	500	546	0.05%	569
08000 - Rehab									
100 - General Office, Storage, Breezeway	5,000	10	10	6,400	582	455	513	0.04%	458
226 - Restrooms 2 Restrooms	15,000	10	10	19,201	1,746	1,364	1,538	0.13%	1,373
Sub-total [08000 - Rehab]	20,000			25,602	2,327	1,818	2,050	0.17%	1,831
17500 - Basketball / Sport Court									
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	38,712	2	2	40,672	13,557	12,904	19,840	1.02%	10,665

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
19000 - Fencing									
174 - Chain Link: 4' 1,414 lf Court Fences	25,452	25	25	47,187	1,815	979	1,044	0.14%	1,428
178 - Chain Link: 8' 1,871 lf Court Fences	59,872	25	25	110,999	4,269	2,303	2,455	0.32%	3,358
780 - Gates 53 Court Gates	14,840	20	20	24,317	1,158	707	761	0.09%	911
Sub-total [19000 - Fencing]	100,164			182,503	7,242	3,988	4,259	0.54%	5,697
23000 - Mechanical Equipment									
470 - HVAC 3 Mini-split Units	8,550	15	15	12,383	774	534	584	0.06%	609
870 - Septic System Septic System	7,500	20	20	12,290	585	357	384	0.04%	460
Sub-total [23000 - Mechanical Equipment]	16,050			24,673	1,359	892	969	0.10%	1,069
24000 - Furnishings									
570 - Miscellaneous Interior/Exterior Furniture	20,000	10	10	25,602	2,327	1,818	2,050	0.17%	1,831
970 - Miscellaneous 900 sf Artificial Turf	7,775	10	10	9,953	905	707	797	0.07%	712
974 - Miscellaneous Entrance Gate	5,000	5	5	5,657	943	833	1,025	0.07%	742
Sub-total [24000 - Furnishings]	32,775			41,211	4,175	3,358	3,872	0.31%	3,284
26000 - Outdoor Equipment									
884 - Shade Structure 3,510 sf [2] Shade Structures	10,880	7	7	12,933	1,617	1,360	1,593	0.12%	1,272
Sub-total Pickleball Center	310,200			486,430	38,037	33,367	43,428	2.85%	29,922
00700 - Facility Maintenance Shop (FMS)									
01000 - Paving									
136 - Asphalt: Sealing 29,074 sf Parking Area	4,470	5	5	5,058	843	745	916	0.06%	663
137 - Asphalt: Sealing Parking (2020 Only)[nr:1]	2,888	1	0	0	0	2,888	0	0.00%	0
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (2%)	2,086	5	5	2,360	393	348	428	0.03%	309
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	56,622	25	24	102,413	4,097	2,265	4,643	0.31%	3,223
Sub-total [01000 - Paving]	66,066			109,831	5,333	6,246	5,987	0.40%	4,195

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
03000 - Painting: Exterior									
128 - Surface Restoration 5,000 sf Building Exterior	6,406	10	8	7,805	781	1,281	1,970	0.06%	614
412 - Wrought Iron 835 lf Perimeter Fence	7,703	4	2	8,093	2,023	3,851	5,922	0.15%	1,592
Sub-total [03000 - Painting: Exterior]	14,109			15,898	2,804	5,133	7,892	0.21%	2,206
03500 - Painting: Interior									
152 - Building 10,000 sf All Interior Spaces	10,250	10	8	12,489	1,249	2,050	3,152	0.09%	982
04000 - Structural Repairs									
800 - Shed Shed	5,400	10	10	6,912	628	491	554	0.05%	494
804 - Shed 3 Pre-Fab Sheds	15,759	10	8	19,201	1,920	3,152	4,846	0.14%	1,510
964 - Doors 24 Exterior & Interior Doors (25%)	9,840	10	8	11,989	1,199	1,968	3,026	0.09%	943
Sub-total [04000 - Structural Repairs]	30,999			38,103	3,747	5,611	8,425	0.28%	2,948
05000 - Roofing									
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	7,892	20	18	12,310	615	789	1,213	0.05%	484
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	22,755	30	7	27,049	902	17,446	18,659	0.07%	709
860 - Skylights 10 Pitched & Low Slope Roof Skylights	8,200	20	18	12,789	639	820	1,261	0.05%	503
982 - Coating 1,400 sf Low Slope Roof Recoating	4,018	5	3	4,327	865	1,607	2,471	0.06%	681
Sub-total [05000 - Roofing]	42,865			56,474	3,022	20,662	23,604	0.23%	2,377
08000 - Rehab									
108 - General Common Areas	16,153	20	18	25,194	1,260	1,615	2,484	0.09%	991
278 - Restrooms 2 Restrooms	30,750	20	18	47,960	2,398	3,075	4,728	0.18%	1,886
282 - General Break Room	21,525	20	18	33,572	1,679	2,153	3,309	0.13%	1,320
Sub-total [08000 - Rehab]	68,428			106,725	5,336	6,843	10,521	0.40%	4,198

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
19000 - Fencing									
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	29,100	30	28	58,098	1,937	1,940	2,983	0.15%	1,523
540 - Metal 165 lf Frontage Fencing	5,412	30	28	10,805	360	361	555	0.03%	283
Sub-total [19000 - Fencing]	34,512			68,903	2,297	2,301	3,537	0.17%	1,807
23000 - Mechanical Equipment									
208 - HVAC 4 Rooftop HVAC Units- 2018	22,550	15	13	31,085	2,072	3,007	4,623	0.16%	1,630
224 - HVAC 2 Ground Level Bryant Units- 2017	25,932	15	12	34,876	2,325	5,187	7,088	0.17%	1,829
Sub-total [23000 - Mechanical Equipment]	48,482			65,962	4,397	8,193	11,711	0.33%	3,459
24000 - Furnishings									
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	50,225	20	18	78,334	3,917	5,023	7,722	0.29%	3,081
25000 - Flooring									
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	6,396	10	3	6,888	689	4,477	5,245	0.05%	542
480 - Tile 664 sf Floor & Wall Tile	16,334	20	18	25,476	1,274	1,633	2,511	0.10%	1,002
Sub-total [25000 - Flooring]	22,730			32,364	1,963	6,111	7,756	0.15%	1,544
30000 - Miscellaneous									
236 - Maintenance Equipment Genie Scissor Lift	16,775	20	0	16,775	839	16,775	860	0.06%	660
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	19,526	10	8	23,791	2,379	3,905	6,004	0.18%	1,872
Sub-total [30000 - Miscellaneous]	36,301			40,566	3,218	20,680	6,864	0.24%	2,531
Sub-total Facility Maintenance Shop (FMS)	424,969			625,647	37,282	88,851	97,172	2.80%	29,328
00800 - General									
22000 - Office Equipment									
100 - Miscellaneous Facility Maintenance Shop Context Scanner	6,457	5	4	7,128	1,426	1,292	2,648	0.11%	1,121

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
30000 - Miscellaneous									
200 - Maintenance Equipment Vermeer Chipper	8,279	20	6	9,601	480	5,795	6,364	0.04%	378
700 - Trailer Load Trail	5,519	15	1	5,657	377	5,151	5,657	0.03%	297
704 - Trailer Top Hat- 2018	6,404	15	14	9,049	603	427	875	0.05%	475
710 - Trailer Big Tex	5,519	15	2	5,798	387	4,783	5,280	0.03%	304
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	33,114	10	1	33,942	3,394	29,803	33,942	0.25%	2,670
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	82,786	10	3	89,151	8,915	57,950	67,884	0.67%	7,013
844 - Vehicle 2016 Ford Fiesta- #26	19,317	10	6	22,401	2,240	7,727	9,900	0.17%	1,762
848 - Maintenance Truck 2011 Ford Ranger- #27	35,875	10	1	36,772	3,677	32,288	36,772	0.28%	2,893
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	64,613	10	6	74,932	7,493	25,845	33,114	0.56%	5,895
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	109,844	10	6	127,385	12,738	43,937	56,295	0.96%	10,021
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	38,461	10	7	45,718	4,572	11,538	15,769	0.34%	3,596
866 - Vehicle 2017 Ford Escape- #36	30,000	3	0	30,000	10,000	30,000	10,250	0.75%	7,867
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	35,740	10	8	43,546	4,355	7,148	10,990	0.33%	3,426
872 - Maintenance Truck 2018 Ford F150- #38	38,148	10	8	46,480	4,648	7,630	11,731	0.35%	3,656
874 - Maintenance Truck Ford F250 PU- #39	36,603	10	8	44,597	4,460	7,321	11,255	0.33%	3,508
876 - Vehicle Ford Transit Connect- #40	33,374	10	8	40,663	4,066	6,675	10,263	0.31%	3,199
878 - Vehicle 2018 Ford Transit 150 Van- #41	33,375	10	9	41,681	4,168	3,338	6,842	0.31%	3,279
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	41,000	10	9	51,203	5,120	4,100	8,405	0.38%	4,028
882 - Vehicle 2018 Ford Transit 250 Van- #43	34,850	10	9	43,523	4,352	3,485	7,144	0.33%	3,424
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	30,510	10	9	38,103	3,810	3,051	6,255	0.29%	2,997
Sub-total [30000 - Miscellaneous]	723,331			840,202	89,857	297,991	354,987	6.74%	70,687

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
Sub-total General	729,788			847,330	91,282	299,283	357,635	6.85%	71,808
Totals	14,632,019			17,456,644	1,332,462	8,430,787	8,882,798	100.00%	1,048,192
						[A]	[B]		
						[EndBal]	[EndBal]		
Percent Funded						87.72%	84.96%		

22000 - Office Equipment

270 - Network Equipment	Useful Life 1	Remaining Life 1	
Routers & Switches	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,000	
	% Included	100.00%	Total Cost/Study \$6,000
Summary	Replacement Year	2021	Future Cost \$6,150

This is to replace routers and switch equipment.

2020- Per client, add new component at \$6,000/year beginning in 2021.

00010 - Administrative Offices

01000 - Paving

100 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
27,762 sf Parking Lots- Seal, Stripe	Quantity 27,762	Unit of Measure	Square Feet
	Cost /SqFt	\$0.205	
	% Included	100.00%	Total Cost/Study \$5,691
Summary	Replacement Year	2021	Future Cost \$5,833

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

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

2020- \$1,100 was expended to seal coat approximately 3,519 sf of lot surface, remainder of the lots were asphalt overlay, per client 6/16/2020. Balance of sealcoat assumed to be performed in 2021.

2019- Per client 7/22/2019, reduce remaining life from 2022 to 2020 and increase estimate from \$0.15/sf to \$0.20/sf.

2017- \$4,000 was expended for a follow-up seal coat from 2016.

2016- The north and south parking lots are in need of sealing and restriping.

101 - Asphalt: Sealing	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Seal (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,100	
	% Included	100.00%	Total Cost/Study \$1,100
Summary	Replacement Year	2020	Future Cost \$1,100

This is for the \$1,100 expended to seal coat approximately 3,519 sf of lot surface, remainder of the lots were asphalt overlay, per client 6/16/2020. Balance of sealcoat assumed to be performed in 2021..

00010 - Administrative Offices

01000 - Paving

200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 5	
27,762 sf Parking Lots (5.6%)	Quantity 27,762	Unit of Measure	Square Feet
	Cost /SqFt \$3.59	Qty * \$/SqFt	\$99,596
	% Included 5.60%	Total Cost/Study	\$5,577
Summary	Replacement Year 2025	Future Cost	\$6,310

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

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

2019- While sealing and crackfill appear completed and in good condition, alligator type and linear cracking conditions persist. Per client 7/22/2019, reduce remaining life from 2022 to 2020.

2016- There is alligator type cracking and moderate linear cracking throughout the paved surfaces.

300 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 0	
14,965 sf South Parking & Maintenance	Quantity 14,965	Unit of Measure	Square Feet
	Cost /SqFt \$1.30		
	% Included 100.00%	Total Cost/Study	\$19,506
Summary	Replacement Year 2020	Future Cost	\$19,506

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

2020- \$19,506 was expended.

330 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 0	
12,797 sf North Parking Lot (50%)	Quantity 12,797	Unit of Measure	Square Feet
	Cost /SqFt \$2.62	Qty * \$/SqFt	\$33,528
	% Included 50.00%	Total Cost/Study	\$16,764
Summary	Replacement Year 2020	Future Cost	\$16,764

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

2020- \$16,764 was expended.

03000 - Painting: Exterior

100 - Stucco	Useful Life 10	Remaining Life 8	
9,085 sf Building Exterior & Wall Surfaces	Quantity 9,085	Unit of Measure	Square Feet
	Cost /SqFt \$1.08		
	% Included 100.00%	Total Cost/Study	\$9,778
Summary	Replacement Year 2028	Future Cost	\$11,913

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

2019- Paint appears in good condition, no issues noted.

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

00010 - Administrative Offices

03500 - Painting: Interior

100 - Building	Useful Life 10	Remaining Life 6	
16,167 sf All Interior Spaces	Quantity 16,167	Unit of Measure Square Feet	
	Cost /SqFt \$0.830		
	% Included 100.00%	Total Cost/Study \$13,423	
Summary	Replacement Year 2026	Future Cost \$15,566	

This is to prepare and paint all interior walls.

2019- Painting in good condition.

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

04000 - Structural Repairs

900 - Doors	Useful Life 10	Remaining Life 4	
41 Exterior & Interior Doors (25%)	Quantity 41	Unit of Measure Items	
	Cost /Itm \$1,640	Qty * \$/Itm \$67,240	
	% Included 25.00%	Total Cost/Study \$16,810	
Summary	Replacement Year 2024	Future Cost \$18,555	

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

7- exterior
 34- interior

05000 - Roofing

304 - Low Slope: Vinyl	Useful Life 20	Remaining Life 4	
79 Squares- Building Roof- Replace	Quantity 79	Unit of Measure Squares	
	Cost /Sqrs \$564		
	% Included 100.00%	Total Cost/Study \$44,536	
Summary	Replacement Year 2024	Future Cost \$49,160	

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

2018/19- Per client, roof re-coated. Remaining life extended by BRG to 2024.

930 - Coating	Useful Life 5	Remaining Life 3	
7,900 sf Low Slope Roof Recoating	Quantity 7,900	Unit of Measure Square Feet	
	Cost /SqFt \$0.898		
	% Included 100.00%	Total Cost/Study \$7,093	
Summary	Replacement Year 2023	Future Cost \$7,638	

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

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

00010 - Administrative Offices

08000 - Rehab

300 - Restrooms	Useful Life 20	Remaining Life 16	
3 Main Bldg & Maint Restrooms	Quantity 3	Unit of Measure Room	
	Cost /Rm \$15,375		
	% Included 100.00%	Total Cost/Study \$46,125	
Summary	Replacement Year 2036	Future Cost \$68,473	

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

2019- Increased estimate from \$4,000 to \$15,000 per restroom.
 2016- Remodeled.

400 - Kitchen	Useful Life 20	Remaining Life 2	
Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$7,064		
	% Included 100.00%	Total Cost/Study \$7,064	
Summary	Replacement Year 2022	Future Cost \$7,422	

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.

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

22000 - Office Equipment

200 - Computers, Misc.	Useful Life 1	Remaining Life 0	
5 IT Servers (20%)	Quantity 5	Unit of Measure Items	
	Cost /Itm \$12,453	Qty * \$/Itm \$62,265	
	% Included 20.00%	Total Cost/Study \$12,453	
Summary	Replacement Year 2020	Future Cost \$12,453	

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

2020- \$12,453 was expended.
 2019- \$12,000 was expended per client 6/14/2019.
 2018- Quantity revised per actual to 5 with 1 server being replaced every year.
 2017- Estimate revised upward from \$9,200 to \$12,000 based on 2017 costing.

240 - Computers, Misc.	Useful Life 1	Remaining Life 0	
Office Computer Work Stations	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$18,500		
	% Included 100.00%	Total Cost/Study \$18,500	
Summary	Replacement Year 2020	Future Cost \$18,500	

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

2020- \$18,500 was expended.
 2019- \$18,022 was expended per client 6/14/2019.
 2018- \$11,515 total was expended for 6 laptops, 4 reach computers. Approximately 80 total computers. Also, the component has been revised per client direction from \$37,000 every five years, to \$18,500 every year starting in 2019.
 2017- \$27,756 was expended and included iPads.

00010 - Administrative Offices

22000 - Office Equipment

360 - Telephone Equipment	Useful Life 12	Remaining Life 2	
Telephone System	Quantity 1	Unit of Measure	System
	Cost /Sys	\$23,575	
	% Included	100.00%	Total Cost/Study \$23,575
Summary	Replacement Year	2022	Future Cost \$24,768

This is to replace phone equipment.

23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 5	
3 Rooftop Carrier Units- 2010	Quantity 3	Unit of Measure	Items
	Cost /Itm	\$13,658	
	% Included	100.00%	Total Cost/Study \$40,974
Summary	Replacement Year	2025	Future Cost \$46,359

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 12	
Rooftop Rheem Unit #5- 2017	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$10,506	
	% Included	100.00%	Total Cost/Study \$10,506
Summary	Replacement Year	2032	Future Cost \$14,130

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

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

2018- Per client, unit replaced in 2017.

314 - HVAC	Useful Life 15	Remaining Life 13	
Rooftop Carrier Unit #6- 2005	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$9,122	
	% Included	100.00%	Total Cost/Study \$9,122
Summary	Replacement Year	2033	Future Cost \$12,575

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

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

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

00010 - Administrative Offices

23000 - Mechanical Equipment

348 - HVAC	Useful Life 15	Remaining Life 8	
3 IT Room Trane & Gree Units- 2013	Quantity 3	Unit of Measure	Items
	Cost /Itm \$2,562		
	% Included 100.00%	Total Cost/Study	\$7,687
Summary	Replacement Year 2028	Future Cost	\$9,366

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

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

376 - HVAC	Useful Life 15	Remaining Life 13	
Marvair Unit- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,560		
	% Included 100.00%	Total Cost/Study	\$6,560
Summary	Replacement Year 2033	Future Cost	\$9,043

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

Marvair

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

25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 6	
365 Sq. Yds. Hallways, Lobby, Offices	Quantity 365	Unit of Measure	Square Yard
	Cost /SqYd \$39.00		
	% Included 100.00%	Total Cost/Study	\$14,235
Summary	Replacement Year 2026	Future Cost	\$16,508

This is to replace the carpeting.

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

400 - Tile	Useful Life 20	Remaining Life 1	
1,096 sf Floors	Quantity 1,096	Unit of Measure	Square Feet
	Cost /SqFt \$11.04		
	% Included 100.00%	Total Cost/Study	\$12,099
Summary	Replacement Year 2021	Future Cost	\$12,401

This is to replace the wall and floor tile.

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

00010 - Administrative Offices

28000 - Water System

134 - Backflow Valves	Useful Life 12	Remaining Life 1	
4" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,127		
	% Included 100.00%	Total Cost/Study	\$8,127
Summary	Replacement Year 2021	Future Cost	\$8,330

This is to replace the backflow prevention valve.

2020- \$8,127, 12 year life, and 2021 remaining life estimates per client 6/15/2020.

00020 - West Social Center (WC)

01000 - Paving

104 - Asphalt: Sealing	Useful Life 5	Remaining Life 0	
43,543 sf Drives, North & South Parking	Quantity 43,543	Unit of Measure	Square Feet
	Cost /SqFt \$0.170		
	% Included 100.00%	Total Cost/Study	\$7,402
Summary	Replacement Year 2020	Future Cost	\$7,402

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

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

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

108 - Asphalt: Sealing	Useful Life 5	Remaining Life 0	
75,321 sf West Parking Lot	Quantity 75,321	Unit of Measure	Square Feet
	Cost /SqFt \$0.166		
	% Included 100.00%	Total Cost/Study	\$12,498
Summary	Replacement Year 2020	Future Cost	\$12,498

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

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

00020 - West Social Center (WC)

01000 - Paving

208 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 5	
75,321 sf West Parking Lot (3%)	Quantity 75,321	Unit of Measure Square Feet	
	Cost /SqFt \$3.59	Qty * \$/SqFt \$270,214	
	% Included 2.50%	Total Cost/Study \$6,755	
Summary	Replacement Year 2025	Future Cost \$7,643	

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

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

304 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 7	
43,543 sf Drives, North & South Parking	Quantity 43,543	Unit of Measure Square Feet	
	Cost /SqFt \$1.76		
	% Included 100.00%	Total Cost/Study \$76,766	
Summary	Replacement Year 2027	Future Cost \$91,251	

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

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

308 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 12	
75,321 sf West Parking Lot	Quantity 75,321	Unit of Measure Square Feet	
	Cost /SqFt \$1.76		
	% Included 100.00%	Total Cost/Study \$132,791	
Summary	Replacement Year 2032	Future Cost \$178,589	

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 sf Pool/Spa Area Concrete Repair (6%)	Quantity 5,313	Unit of Measure Square Feet	
	Cost /SqFt \$22.08	Qty * \$/SqFt \$117,303	
	% Included 6.00%	Total Cost/Study \$7,038	
Summary	Replacement Year 2024	Future Cost \$7,769	

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

00020 - West Social Center (WC)

03000 - Painting: Exterior

106 - Stucco	Useful Life 10	Remaining Life 0
53,060 sf Building Exterior & Wall Surfaces	Quantity 53,060	Unit of Measure Square Feet
	Cost /SqFt \$1.13	
	% Included 100.00%	Total Cost/Study \$60,050
Summary	Replacement Year 2020	Future Cost \$60,050

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

2020- \$60,050 was expended.

2019- Peel, fade and efflorescence were observed. Per client 6/14/2019, painting is anticipated in 2020.

03500 - Painting: Interior

106 - Building	Useful Life 10	Remaining Life 1
24,000 sf All Interior Spaces	Quantity 24,000	Unit of Measure Square Feet
	Cost /SqFt \$0.830	
	% Included 100.00%	Total Cost/Study \$19,926
Summary	Replacement Year 2021	Future Cost \$20,424

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

04000 - Structural Repairs

904 - Doors	Useful Life 10	Remaining Life 4
72 Exterior & Interior Doors (25%)	Quantity 72	Unit of Measure Items
	Cost /Itm \$1,640	Qty * \$/Itm \$118,080
	% Included 25.00%	Total Cost/Study \$29,520
Summary	Replacement Year 2024	Future Cost \$32,585

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

25- exterior
 47- interior

05000 - Roofing

300 - Low Slope: Metal	Useful Life 30	Remaining Life 27
3 Squares- Pool Eq Enclosure Shade Structure	Quantity 3	Unit of Measure Squares
	Cost /Sqrs \$2,562	
	% Included 100.00%	Total Cost/Study \$7,687
Summary	Replacement Year 2047	Future Cost \$14,974

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

2019- Component added to study by BRG.

2017- Approximate installation date.

00020 - West Social Center (WC)

05000 - Roofing

308 - Low Slope: Vinyl	Useful Life 20	Remaining Life 9	
339 Squares- Building Flat Roofs	Quantity 339	Unit of Measure Squares	
	Cost /Sqrs \$666		
	% Included 100.00%	Total Cost/Study \$225,859	
Summary	Replacement Year 2029	Future Cost \$282,067	

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

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

600 - Pitched: Tile	Useful Life 30	Remaining Life 26	
24 Squares- Tennis Ramada Roof	Quantity 24	Unit of Measure Squares	
	Cost /Sqrs \$666		
	% Included 100.00%	Total Cost/Study \$15,990	
Summary	Replacement Year 2046	Future Cost \$30,386	

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

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

934 - Coating	Useful Life 5	Remaining Life 4	
33,900 sf Low Slope Roof Recoating	Quantity 33,900	Unit of Measure Square Feet	
	Cost /SqFt \$1.13		
	% Included 100.00%	Total Cost/Study \$38,463	
Summary	Replacement Year 2024	Future Cost \$42,456	

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

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

08000 - Rehab

100 - General	Useful Life 20	Remaining Life 6	
Tennis Ramada	Quantity 1	Unit of Measure Building	
	Cost /Bldg \$6,071		
	% Included 100.00%	Total Cost/Study \$6,071	
Summary	Replacement Year 2026	Future Cost \$7,040	

This is for a general rehab of the tennis ramada including 2 restrooms.

200 - Locker Rooms	Useful Life 20	Remaining Life 6	
2 Pool Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$46,125		
	% Included 100.00%	Total Cost/Study \$92,250	
Summary	Replacement Year 2026	Future Cost \$106,982	

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

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

00020 - West Social Center (WC)

08000 - Rehab

306 - Restrooms 4 Shops & Auditorium Restrooms	Useful Life 20 Quantity 4 Cost /Rm \$16,833 % Included 100.00%	Remaining Life 3 Unit of Measure Room Total Cost/Study \$67,333
Summary	Replacement Year 2023	Future Cost \$72,510

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

2020- Per client 8/5/2020, extend remaining life from 2021 to 2023.

460 - Cabinets 2 Woodshop & Lapidary	Useful Life 20 Quantity 2 Cost /Rm \$4,746 % Included 100.00%	Remaining Life 6 Unit of Measure Room Total Cost/Study \$9,493
Summary	Replacement Year 2026	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 sf Auditorium/Room 1	Useful Life 25 Quantity 320 Cost /SqFt \$44.16 % Included 100.00%	Remaining Life 1 Unit of Measure Square Feet Total Cost/Study \$14,130
Summary	Replacement Year 2021	Future Cost \$14,483

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

Modernfold
10' x 32'

2019- Some damage was observed.

12000 - Pool

100 - Resurface 250 lf Pool	Useful Life 12 Quantity 250 Cost /l.f. \$177 % Included 100.00%	Remaining Life 2 Unit of Measure Linear Feet Total Cost/Study \$44,152
Summary	Replacement Year 2022	Future Cost \$46,387

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

00020 - West Social Center (WC)

12000 - Pool

730 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$52,362	Qty * \$/LS	\$52,362
	% Included 50.00%	Total Cost/Study	\$26,181
Summary	Replacement Year 2021	Future Cost	\$26,836

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

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

2019- \$10,650 was expended per client 6/14/2019.
 2018- \$1,200 expended for new spa jet pump.

920 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$9,067		
	% Included 100.00%	Total Cost/Study	\$9,067
Summary	Replacement Year 2025	Future Cost	\$10,259

This is to replace miscellaneous pool furniture.

2019- \$8,846 was expended per client 6/14/2019.

13000 - Spa

110 - Resurface	Useful Life 8	Remaining Life 0	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,561		
	% Included 100.00%	Total Cost/Study	\$7,561
Summary	Replacement Year 2020	Future Cost	\$7,561

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

2020- \$7,561 was expended.
 2019- Per client 7/22/2019, spa re-plastered 10/2012. Per client 8/5/2019, increase useful life from 6 to 8 years.

00020 - West Social Center (WC)

14000 - Recreation

700 - Billiard Table	Useful Life 25	Remaining Life 23	
4 Billiards Room Tables	Quantity 4	Unit of Measure	Items
	Cost /Itm \$7,184		
	% Included 100.00%	Total Cost/Study	\$28,738
Summary	Replacement Year 2043	Future Cost	\$50,711

This is to replace the billiard tables.

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

17000 - Tennis Court

100 - Reseal	Useful Life 4	Remaining Life 1	
43,200 sf [6] Tennis Courts	Quantity 43,200	Unit of Measure	Square Feet
	Cost /SqFt \$0.669		
	% Included 100.00%	Total Cost/Study	\$28,905
Summary	Replacement Year 2021	Future Cost	\$29,628

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

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

2017- Courts repaired and recoated, 4 year useful life per client. Cost reduced to reflect 2017 expense.

600 - Lighting	Useful Life 30	Remaining Life 3	
20 Court Lights	Quantity 20	Unit of Measure	Items
	Cost /Itm \$3,091		
	% Included 100.00%	Total Cost/Study	\$61,813
Summary	Replacement Year 2023	Future Cost	\$66,566

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

17500 - Basketball / Sport Court

200 - Seal & Striping	Useful Life 8	Remaining Life 7	
3,744 sf [12] Shuffleboard Courts	Quantity 3,744	Unit of Measure	Square Feet
	Cost /SqFt \$4.60		
	% Included 100.00%	Total Cost/Study	\$17,220
Summary	Replacement Year 2027	Future Cost	\$20,469

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

2019- Fade and worn areas were observed. \$16,880 was expended per client 6/14/2019.

2018- Estimate reduced to \$1,300/court for 2019 replacement.

19000 - Fencing

120 - Chain Link: 10'	Useful Life 30	Remaining Life 7	
1,710 lf Tennis Court Fence	Quantity 1,710	Unit of Measure	Linear Feet
	Cost /l.f. \$38.63		
	% Included 100.00%	Total Cost/Study	\$66,061
Summary	Replacement Year 2027	Future Cost	\$78,526

This is to replace the 10' chain link fencing.

00020 - West Social Center (WC)

20000 - Lighting

200 - Pole Lights	Useful Life 30	Remaining Life 16	
15 Walkway Lights	Quantity 15	Unit of Measure	Items
	Cost /Itm \$1,845		
	% Included 100.00%	Total Cost/Study	\$27,675
Summary	Replacement Year 2036	Future Cost	\$41,084

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

2019- The standards need paint.

500 - Parking Lot	Useful Life 60	Remaining Life 29	
25 Parking Lot Lights	Quantity 25	Unit of Measure	Items
	Cost /Itm \$2,760		
	% Included 100.00%	Total Cost/Study	\$68,988
Summary	Replacement Year 2049	Future Cost	\$141,178

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

2019- Some standards need paint.

23000 - Mechanical Equipment

204 - HVAC	Useful Life 15	Remaining Life 1	
2 Rooftop Carrier Units- 2006	Quantity 2	Unit of Measure	Items
	Cost /Itm \$25,625		
	% Included 100.00%	Total Cost/Study	\$51,250
Summary	Replacement Year 2021	Future Cost	\$52,531

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

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

284 - HVAC	Useful Life 15	Remaining Life 8	
2 Rooftop Carrier Units- 2013	Quantity 2	Unit of Measure	Items
	Cost /Itm \$13,786		
	% Included 100.00%	Total Cost/Study	\$27,572
Summary	Replacement Year 2028	Future Cost	\$33,594

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

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

00020 - West Social Center (WC)

23000 - Mechanical Equipment

320 - HVAC	Useful Life 15	Remaining Life 13	
Rooftop Carrier Unit #4- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$22,063		
	% Included 100.00%	Total Cost/Study	\$22,063
Summary	Replacement Year 2033	Future Cost	\$30,414

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

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

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

324 - HVAC	Useful Life 15	Remaining Life 14	
Rooftop Carrier Unit #10- 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$13,658		
	% Included 100.00%	Total Cost/Study	\$13,658
Summary	Replacement Year 2034	Future Cost	\$19,299

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

Unit 10- Woodshop- Carrier- 5T

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

352 - HVAC	Useful Life 15	Remaining Life 4	
3 Rooftop Carrier/American Units- 2009	Quantity 3	Unit of Measure	Items
	Cost /Itm \$12,693		
	% Included 100.00%	Total Cost/Study	\$38,079
Summary	Replacement Year 2024	Future Cost	\$42,032

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

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

380 - HVAC	Useful Life 15	Remaining Life 5	
Rooftop Carrier Unit #7- 2010	Quantity 1	Unit of Measure	Items
	Cost /Itm \$18,962		
	% Included 100.00%	Total Cost/Study	\$18,962
Summary	Replacement Year 2025	Future Cost	\$21,454

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 3	
4 Rooftop Carrier/American Units- 2008	Quantity 4	Unit of Measure	Items
	Cost /Itm \$14,094		
	% Included 100.00%	Total Cost/Study	\$56,375
Summary	Replacement Year 2023	Future Cost	\$60,710

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

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

420 - HVAC	Useful Life 15	Remaining Life 2	
Tennis Ramada Carrier Unit #15- 2007	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,535		
	% Included 100.00%	Total Cost/Study	\$5,535
Summary	Replacement Year 2022	Future Cost	\$5,815

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 15- Tennis Ramada- Carrier- heat pump and furnace

440 - HVAC	Useful Life 15	Remaining Life 7	
5 Gree HVAC Units- 2012	Quantity 5	Unit of Measure	Items
	Cost /Itm \$2,800		
	% Included 100.00%	Total Cost/Study	\$14,000
Summary	Replacement Year 2027	Future Cost	\$16,642

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

- 1- Gree NEO12HP230V1AO, 1-ton
- 4- Gree GWH09AB-A3DNA1B/O
- Unit __- Member/Box Office
- Unit 16- Green Room- Lobby- Gree Indoor & Outdoor
- Unit 17- Green Room- Gree Indoor & Outdoor
- Unit 18- Green Room- Men's Dressing Room- Gree Indoor & Outdoor
- Unit 19- Green Room- Women's Dressing Room- Gree Indoor & Outdoor

900 - Miscellaneous	Useful Life 15	Remaining Life 3	
Woodshop Dust Collector	Quantity 1	Unit of Measure	Items
	Cost /Itm \$18,911		
	% Included 100.00%	Total Cost/Study	\$18,911
Summary	Replacement Year 2023	Future Cost	\$20,365

This is to replace the dust collector.

- Camfil Farr, Gold Series
- SN 886171

2008- Unit installed.

00020 - West Social Center (WC)

24000 - Furnishings

500 - Miscellaneous	Useful Life 10	Remaining Life 9	
550 Auditorium Padded Chairs	Quantity 550	Unit of Measure	Items
	Cost /Itm \$145		
	% Included 100.00%	Total Cost/Study	\$79,750
Summary	Replacement Year 2029	Future Cost	\$99,597

This is to replace the padded chairs.

550 padded chairs- \$145 each replaced in 2019

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

504 - Miscellaneous	Useful Life 10	Remaining Life 1	
500 Auditorium Unpadded Chairs	Quantity 500	Unit of Measure	Items
	Cost /Itm \$60.00		
	% Included 100.00%	Total Cost/Study	\$30,000
Summary	Replacement Year 2021	Future Cost	\$30,750

This is to replace the unpadded chairs.

500 unpadded chairs- \$60 each

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

508 - Tables	Useful Life 10	Remaining Life 5	
175 Auditorium Tables	Quantity 175	Unit of Measure	Items
	Cost /Itm \$312		
	% Included 100.00%	Total Cost/Study	\$54,570
Summary	Replacement Year 2025	Future Cost	\$61,741

This is to replace assorted tables.

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

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

509 - Tables	Useful Life 1	Remaining Life 0	Treatment [nr:1]
64 6' Tables (2020 Only)	Quantity 64	Unit of Measure	Items
	Cost /Itm \$300		
	% Included 100.00%	Total Cost/Study	\$19,200
Summary	Replacement Year 2020	Future Cost	\$19,200

This is for the \$19,200 expended for 64- 6' tables.

00020 - West Social Center (WC)

24500 - Audio / Visual

100 - Speakers	Useful Life 15	Remaining Life 13	
Auditorium	Quantity 1	Unit of Measure	System
	Cost /Sys \$25,625		
	% Included 100.00%	Total Cost/Study	\$25,625
Summary	Replacement Year 2033	Future Cost	\$35,324

This is to replace the speakers.

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

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

108 - Lighting Console	Useful Life 10	Remaining Life 8	
Auditorium Control Room	Quantity 1	Unit of Measure	System
	Cost /Sys \$3,587		
	% Included 100.00%	Total Cost/Study	\$3,587
Summary	Replacement Year 2028	Future Cost	\$4,371

This is to replace the stage lighting controller.

ETC Congo Jr

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

116 - Miscellaneous	Useful Life 30	Remaining Life 19	
Auditorium Total Induction Loop	Quantity 1	Unit of Measure	System
	Cost /Sys \$16,400		
	% Included 100.00%	Total Cost/Study	\$16,400
Summary	Replacement Year 2039	Future Cost	\$26,218

This is to replace the total induction loop.

00020 - West Social Center (WC)

24500 - Audio / Visual

220 - PA System	Useful Life 10	Remaining Life 6	
Auditorium Bldg	Quantity 1	Unit of Measure System	
	Cost /Sys \$55,191		
	% Included 100.00%	Total Cost/Study \$55,191	
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 channel light controller

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

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

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

Lighting closet: DLP projector, scoops/gels

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

224 - Projector	Useful Life 10	Remaining Life 8	
3 Auditorium Projectors (33%)	Quantity 3	Unit of Measure Items	
	Cost /Itm \$10,901	Qty * \$/Itm \$32,703	
	% Included 33.33%	Total Cost/Study \$10,901	
Summary	Replacement Year 2028	Future Cost \$13,282	

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

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

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

400 - Stage Lights	Useful Life 20	Remaining Life 1	
Stage Lighting	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$9,934		
	% Included 100.00%	Total Cost/Study \$9,934	
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

2017- \$4,827 was expended for lighting.

00020 - West Social Center (WC)

24500 - Audio / Visual

600 - Stage Curtains	Useful Life 15	Remaining Life 6	
Stage Curtains	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$9,430	
	% Included	100.00%	Total Cost/Study \$9,430
Summary	Replacement Year	2026	Future Cost \$10,936

This is to replace miscellaneous stage curtains.

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

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

740 - Piano	Useful Life 30	Remaining Life 13	
Auditorium Petrof Grand	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$42,025	
	% Included	100.00%	Total Cost/Study \$42,025
Summary	Replacement Year	2033	Future Cost \$57,932

This is to replace the grand piano.

- Petrof w/ bench
- Mod II, 558 002

2018- Added to study.

764 - Piano	Useful Life 30	Remaining Life 13	
Auditorium Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$9,415	
	% Included	100.00%	Total Cost/Study \$9,415
Summary	Replacement Year	2033	Future Cost \$12,978

This is to replace the upright piano and bench.

- Yamaha T121
- SN 6076008

800 - Stage Risers	Useful Life 30	Remaining Life 27	
Auditorium Stage	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$18,450	
	% Included	100.00%	Total Cost/Study \$18,450
Summary	Replacement Year	2047	Future Cost \$35,937

This is to replace the stage risers.

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

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

00020 - West Social Center (WC)

24500 - Audio / Visual

24600 - Safety / Access

200 - Fire Control Misc	Useful Life 20	Remaining Life 2	
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$42,025		
	% Included 100.00%	Total Cost/Study \$42,025	
Summary	Replacement Year 2022	Future Cost \$44,153	

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

25000 - Flooring

210 - Carpeting	Useful Life 10	Remaining Life 1	
448 Sq. Yds. West Center Carpet	Quantity 448	Unit of Measure Square Yard	
	Cost /SqYd \$39.00		
	% Included 100.00%	Total Cost/Study \$17,472	
Summary	Replacement Year 2021	Future Cost \$17,909	

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

214 - Carpeting	Useful Life 10	Remaining Life 8	
117 Sq. Yds. West Center Billiards Room	Quantity 117	Unit of Measure Square Yard	
	Cost /SqYd \$35.45		
	% Included 100.00%	Total Cost/Study \$4,148	
Summary	Replacement Year 2028	Future Cost \$5,054	

This is to replace the carpeting.

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

410 - Tile	Useful Life 20	Remaining Life 3	
1,618 sf Clubhouse Walls & Floors	Quantity 1,618	Unit of Measure Square Feet	
	Cost /SqFt \$13.77		
	% Included 100.00%	Total Cost/Study \$22,273	
Summary	Replacement Year 2023	Future Cost \$23,986	

This is to replace the wall and floor tile.

2020- Per client 8/5/2020, extend remaining life from 2021 to 2023.

2017- 682 sf of green room tile was moved from this component to a new component, so this component's quantity is reduced from 2,300 sf to 1,618 sf, and based on 2017 green room work, the tile estimate has been increased.

414 - Tile	Useful Life 20	Remaining Life 17	
682 sf Green Room Dressing & Restrooms	Quantity 682	Unit of Measure Square Feet	
	Cost /SqFt \$13.77		
	% Included 100.00%	Total Cost/Study \$9,388	
Summary	Replacement Year 2037	Future Cost \$14,285	

This is to replace the wall and floor tile.

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

00020 - West Social Center (WC)

25000 - Flooring

600 - Vinyl	Useful Life 15	Remaining Life 3	
1,100 Sq. Yds. West Center Vinyl	Quantity 1,100	Unit of Measure Square Yard	
	Cost /SqYd \$38.63		
	% Included 100.00%	Total Cost/Study \$42,495	
Summary	Replacement Year 2023	Future Cost \$45,763	

This is to replace the vinyl flooring.

26000 - Outdoor Equipment

400 - Bleachers	Useful Life 25	Remaining Life 23	
5 Courtyard & Tennis	Quantity 5	Unit of Measure Items	
	Cost /Itm \$2,050		
	% Included 100.00%	Total Cost/Study \$10,250	
Summary	Replacement Year 2043	Future Cost \$18,087	

This is to replace the aluminum bleachers.

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

800 - Shade Structure	Useful Life 15	Remaining Life 13	
498 sf [2] Green Rm & Woodshop Shade Canopies	Quantity 498	Unit of Measure Square Feet	
	Cost /SqFt \$21.52		
	% Included 100.00%	Total Cost/Study \$10,719	
Summary	Replacement Year 2033	Future Cost \$14,777	

This is to replace the canvas canopy shade structures.

- 1- green room rest area west of theater, 12' x 24' (new 2018)
- 1- west of woodshop, 14' x 15' (new 2008)

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

840 - Shade Structure	Useful Life 15	Remaining Life 13	
680 sf Pool Deck Shade Canopy	Quantity 680	Unit of Measure Square Feet	
	Cost /SqFt \$21.52		
	% Included 100.00%	Total Cost/Study \$14,637	
Summary	Replacement Year 2033	Future Cost \$20,177	

This is to replace the canvas canopy shade structure.

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

00020 - West Social Center (WC)

26000 - Outdoor Equipment

844 - Shade Structure	Useful Life 15	Remaining Life 12
1,205 sf [4] Tennis Court Shade Canopies	Quantity 1,205	Unit of Measure Square Feet
	Cost /SqFt \$21.52	
	% Included 100.00%	Total Cost/Study \$25,938
Summary	Replacement Year 2032	Future Cost \$34,883

This is to replace the canvas canopy shade structures.

- 1- south tennis courts at east side ramada- 455 sf
- 1- west side north tennis courts- 150 sf
- 2- east side north tennis courts- 300 sf/ea

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

876 - Shade Structure	Useful Life 30	Remaining Life 28
231 sf Shop Metal Shade Structure- 2018	Quantity 231	Unit of Measure Square Feet
	Cost /SqFt \$25.62	
	% Included 100.00%	Total Cost/Study \$5,919
Summary	Replacement Year 2048	Future Cost \$11,818

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

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

00020 - West Social Center (WC)

27000 - Appliances

700 - Miscellaneous	Useful Life 5	Remaining Life 2	
24 Kitchen Appliances (33%)	Quantity 24	Unit of Measure	Items
	Cost /Itm \$3,295	Qty * \$/Itm	\$79,078
	% Included 33.33%	Total Cost/Study	\$26,359
Summary	Replacement Year 2022	Future Cost	\$27,694

This is to periodically repair or replace miscellaneous appliances.

- 1- GE microwave
- 1- Duke Heritage HB5HFM 5-well buffet table
- 1- Grindmaster Cecilware Corp CL100n Triple coffee
- 1- Bunn Coffee
- 1- Southbend CGS/28SC double stack convection oven
- 1- Wood block cutting table
- 1- Triple SS sink
- 1- SS sink
- 1- Arctic Air single door commercial refer, MN R22CW8, SN WA13500890
- 1- Arctic Air single door commercial refer, MN R22CW10, SN WA31000648
- 1- Arctic Air single door commercial freezer
- 1- Arctic Air double door refer
- 1- Manitowoc ice maker MN SY0324A, SN 110980166, mfg 12/2010, bin MN B320, SN 11968608
- 1- stainless Hood
- 1- ANSUL R-102 wet chemical fire suppression system
- 1- Auto-Chlor D2 dishwasher
- 1- Josam JA3 grease interceptor
- 1- Speed Queen commercial stacked heavy duty washer/dryer (dressing room)
- 2- Carter Hoffmann FH-80 banquet carts
- 4- SS tables

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

2018- 2 Wolf pieces were replaced by 2 Vulcan units and are provided for within another component.
 2016- Southbend CGS/28SC double stack convection oven replaced prior oven.

702 - Stove	Useful Life 20	Remaining Life 18	
2 Vulcan 10-Burner & 6-Burner	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,403		
	% Included 100.00%	Total Cost/Study	\$6,806
Summary	Replacement Year 2038	Future Cost	\$10,615

This is to replace the kitchen stoves.

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

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

28000 - Water System

158 - Backflow Valves	Useful Life 12	Remaining Life 1	
4" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,021		
	% Included 100.00%	Total Cost/Study	\$7,021
Summary	Replacement Year 2021	Future Cost	\$7,197

This is to replace the backflow prevention valve.

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

00020 - West Social Center (WC)

28000 - Water System

30000 - Miscellaneous

240 - Maintenance Equipment	Useful Life 20	Remaining Life 6	
2 Portable Lifts	Quantity 2	Unit of Measure	Items
	Cost /Itm \$11,038		
	% Included 100.00%	Total Cost/Study	\$22,076
Summary	Replacement Year 2026	Future Cost	\$25,602

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

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

2019- Per client, the UpRight manlift (MN 068001-001M, SN 20642) was damaged beyond repair.
 2016- These units appear to have different ages. Unit replacement will likely be spread over several years.

00030 - East Social Center (EC)

01000 - Paving

112 - Asphalt: Sealing	Useful Life 5	Remaining Life 4	
79,662 sf Parking Lot	Quantity 79,662	Unit of Measure	Square Feet
	Cost /SqFt \$0.108		
	% Included 100.00%	Total Cost/Study	\$8,610
Summary	Replacement Year 2024	Future Cost	\$9,504

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.

2019- The surface is due for seal coat. \$8,400 was expended per client 6/14/2019.
 2014- West and north lots overlaid.
 2006- South lot reconstructed.

212 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4	
79,662 sf Parking Lot (2%)	Quantity 79,662	Unit of Measure	Square Feet
	Cost /SqFt \$3.59	Qty * \$/SqFt	\$285,787
	% Included 2.00%	Total Cost/Study	\$5,716
Summary	Replacement Year 2024	Future Cost	\$6,309

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

312 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 11	
27,900 sf South Parking Lot	Quantity 27,900	Unit of Measure	Square Feet
	Cost /SqFt \$1.76		
	% Included 100.00%	Total Cost/Study	\$49,188
Summary	Replacement Year 2031	Future Cost	\$64,539

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 reconstructed.

00030 - East Social Center (EC)

01000 - Paving

316 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 19	
51,762 sf West & North Parking Lots	Quantity 51,762	Unit of Measure Square Feet	
	Cost /SqFt \$1.76		
	% Included 100.00%	Total Cost/Study \$91,256	
Summary	Replacement Year 2039	Future Cost \$145,887	

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- West and north lots overlaid.

02000 - Concrete

406 - Pool Deck	Useful Life 2	Remaining Life 2	
5,661 sf Pool/Spa Area Concrete Repair (4%)	Quantity 5,661	Unit of Measure Square Feet	
	Cost /SqFt \$22.08	Qty * \$/SqFt \$124,986	
	% Included 4.12%	Total Cost/Study \$5,148	
Summary	Replacement Year 2022	Future Cost \$5,408	

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

2020- \$2,574 was expended.

2019- Uneven deck drains were observed (marked with orange safety cones). \$5,022 total was expended for partial area repair and recoat per client 6/14/2019. Per client 8/5/2019, reduce useful life from 5 to 2 years.

407 - Pool Deck	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Repair (2020 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,574		
	% Included 100.00%	Total Cost/Study \$2,574	
Summary	Replacement Year 2020	Future Cost \$2,574	

This is for the \$2,574 expended.

03000 - Painting: Exterior

112 - Stucco	Useful Life 10	Remaining Life 8	
13,905 sf Building Exterior	Quantity 13,905	Unit of Measure Square Feet	
	Cost /SqFt \$1.27		
	% Included 100.00%	Total Cost/Study \$17,722	
Summary	Replacement Year 2028	Future Cost \$21,593	

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

2019- Per client 6/14/2019, \$16,869 was expended to paint in 2018.

2009- Painting completed.

00030 - East Social Center (EC)

03500 - Painting: Interior

112 - Building	Useful Life 10	Remaining Life 1	
17,350 sf All Interior Spaces	Quantity 17,350	Unit of Measure Square Feet	
	Cost /SqFt \$0.830		
	% Included 100.00%	Total Cost/Study \$14,405	
Summary	Replacement Year 2021	Future Cost \$14,765	

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

2019- Interior paint is ongoing as needed.

04000 - Structural Repairs

908 - Doors	Useful Life 10	Remaining Life 4	
58 Exterior/Interior Doors & Access Gates (25%)	Quantity 58	Unit of Measure Items	
	Cost /Itm \$1,640	Qty * \$/Itm \$95,120	
	% Included 25.00%	Total Cost/Study \$23,780	
Summary	Replacement Year 2024	Future Cost \$26,249	

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

27- interior
 31- exterior

05000 - Roofing

312 - Low Slope: Vinyl	Useful Life 20	Remaining Life 4	
207 Squares- Building Roof (50%)	Quantity 207	Unit of Measure Squares	
	Cost /Sqrs \$666	Qty * \$/Sqrs \$137,914	
	% Included 50.00%	Total Cost/Study \$68,957	
Summary	Replacement Year 2024	Future Cost \$76,115	

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

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

356 - Low Slope: Vinyl	Useful Life 20	Remaining Life 9	
207 Squares- Building Roof (50%)	Quantity 207	Unit of Measure Squares	
	Cost /Sqrs \$666	Qty * \$/Sqrs \$137,914	
	% Included 50.00%	Total Cost/Study \$68,957	
Summary	Replacement Year 2029	Future Cost \$86,118	

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

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

00030 - East Social Center (EC)

05000 - Roofing

938 - Coating	Useful Life 5	Remaining Life 4	
20,700 sf Low Slope Roof Recoating	Quantity 20,700	Unit of Measure Square Feet	
	Cost /SqFt \$0.547		
	% Included 100.00%	Total Cost/Study \$11,332	
Summary	Replacement Year 2024	Future Cost \$12,509	

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

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

08000 - Rehab

206 - Locker Rooms	Useful Life 20	Remaining Life 2	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$56,375		
	% Included 100.00%	Total Cost/Study \$112,750	
Summary	Replacement Year 2022	Future Cost \$118,458	

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

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

214 - Restrooms	Useful Life 20	Remaining Life 2	
Pool Patio Companion Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$8,405		
	% Included 100.00%	Total Cost/Study \$8,405	
Summary	Replacement Year 2022	Future Cost \$8,831	

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

- 1- sink
- 1- mirror
- 1- toilet
- 1- folding bench
- 2- stainless grab bars
- tile floor
- tile walls (full height)
- Miscellaneous dispensers

2018- Added to study as a separate component.

00030 - East Social Center (EC)

08000 - Rehab

312 - Restrooms	Useful Life 20	Remaining Life 2	
2 Lobby Hallway Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$15,375		
	% Included 100.00%	Total Cost/Study \$30,750	
Summary	Replacement Year 2022	Future Cost \$32,307	

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

men's
 2- stalls
 2- auto-flush urinals
 1- 3-sink counter
 1- wide mirror
 floor tile
 wall tile 6' above finished floor ~50%

women's
 4- stalls
 1- 3-sink counter
 1- wide mirror
 floor tile
 wall tile 6' above finished floor ~50%

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

12000 - Pool

106 - Resurface	Useful Life 12	Remaining Life 0	
165 lf Pool	Quantity 165	Unit of Measure Linear Feet	
	Cost /l.f. \$132		
	% Included 100.00%	Total Cost/Study \$21,704	
Summary	Replacement Year 2020	Future Cost \$21,704	

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

2020- \$21,704 was expended.
 2019- Stains, patches and minor spall were observed.

400 - ADA Chair Lift	Useful Life 10	Remaining Life 0	
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure Items	
	Cost /itm \$3,504		
	% Included 100.00%	Total Cost/Study \$7,008	
Summary	Replacement Year 2020	Future Cost \$7,008	

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

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

2020- \$7,008 was expended.

00030 - East Social Center (EC)

12000 - Pool

606 - Deck: Re-Surface	Useful Life 15	Remaining Life 0	
5,661 sf Pool/Spa Deck Coating	Quantity 5,661	Unit of Measure Square Feet	
	Cost /SqFt \$7.73		
	% Included 100.00%	Total Cost/Study \$43,759	
Summary	Replacement Year 2020	Future Cost \$43,759	

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

2020- \$43,759 was expended.

2019- Chips and stains were observed. \$5,022 total was expended for partial area repair and recoat per client 6/14/2019.

734 - Equipment: Replacement	Useful Life 5	Remaining Life 0	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$40,524	Qty * \$/LS \$40,524	
	% Included 50.00%	Total Cost/Study \$20,262	
Summary	Replacement Year 2020	Future Cost \$20,262	

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

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

2020- \$20,262 was expended.

2019- \$371 was expended per client 6/14/2019.

2018- \$5,020 expended for pool/spa Aquasol systems & chlorine pumps.

924 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,726		
	% Included 100.00%	Total Cost/Study \$7,726	
Summary	Replacement Year 2025	Future Cost \$8,742	

This is to replace miscellaneous pool furniture.

2019- \$7,538 was expended per client 6/14/2019.

00030 - East Social Center (EC)

13000 - Spa

114 - Resurface Spa	Useful Life 8	Remaining Life 0	
	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,407		
	% Included 100.00%	Total Cost/Study	\$5,407
Summary	Replacement Year 2020	Future Cost	\$5,407

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

2020- \$5,407 is anticipated.

2019- Per client 7/22/2019, spa re-plastered 10/2009. Per client 8/5/2019, increase useful life from 6 to 8 years.

14000 - Recreation

200 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 3	
17 Fitness Room Cardio Machines (25%)	Quantity 17	Unit of Measure	Items
	Cost /Itm \$6,235	Qty * \$/Itm	\$105,990
	% Included 25.00%	Total Cost/Study	\$26,497
Summary	Replacement Year 2023	Future Cost	\$28,535

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

- 1- Life Fitness recumbent bike
- 1- Technogym Excite recumbent bike
- 1- Technogym recumbent bike
- 1- Schwinn fan spin bike
- 1- Schwinn fan spin bike
- 1- Sci Fit seated bike/stepper
- 1- NuStep T5 cross trainer (replaced 2020)
- 1- NuStep T5 cross trainer (replaced 2020)
- 1- Precor elliptical
- 1- True Spectrum TS1000 elliptical (replaced Precor)
- 1- True Spectrum TS1000 elliptical (replaced Sci Fit)
- 1- Concept-2 rower
- 1- Concept-2 rower
- 1- True 650 CS600 treadmill (replaced Paramount 2018)
- 1- True 650 CS600 treadmill (replaced Paramount 2018)
- 1- Woodway treadmill (broken & out of service in 2019, replaced 2020))
- 1- Woodway treadmill

2020- \$20,000 was expended to replace 2 NuStep T5 and replace one Woodway treadmill.

2019- One Woodway treadmill was out of service. \$20,863 was expended per client 6/14/2019.

2017- \$24,827 was expended for fitness equipment.

201 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Fitness Room Cardio (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$20,000		
	% Included 100.00%	Total Cost/Study	\$20,000
Summary	Replacement Year 2020	Future Cost	\$20,000

This is for the \$20,000 was expended to replace 2 NuStep T5 and replace one Woodway treadmill.

00030 - East Social Center (EC)

14000 - Recreation

300 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 3	
19 Fitness Room Strength Machines, Etc (50%)	Quantity 19	Unit of Measure Items	
	Cost /Itm \$3,954	Qty * \$/Itm \$75,117	
	% Included 50.00%	Total Cost/Study \$37,559	
Summary	Replacement Year 2023	Future Cost \$40,446	

This is to periodically replace miscellaneous fitness equipment.

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

720 - Billiard Table	Useful Life 25	Remaining Life 0	
2 Billiards Room	Quantity 2	Unit of Measure Items	
	Cost /Itm \$7,500		
	% Included 100.00%	Total Cost/Study \$15,000	
Summary	Replacement Year 2020	Future Cost \$15,000	

This is to replace the billiard tables.

- 1- Olhausen
- 1- unknown manufacturer

2020- \$15,000 was expended.

17000 - Tennis Court

110 - Reseal	Useful Life 4	Remaining Life 3	
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure Square Feet	
	Cost /SqFt \$0.698		
	% Included 100.00%	Total Cost/Study \$10,045	
Summary	Replacement Year 2023	Future Cost \$10,817	

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

- 2019- \$9,800 was expended per client 6/14/2019.
- 2014- Tennis courts repaired and re-coated.

00030 - East Social Center (EC)

17000 - Tennis Court

510 - Resurface	Useful Life 20	Remaining Life 11
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure Square Feet
	Cost /SqFt \$3.03	
	% Included 100.00%	Total Cost/Study \$43,690
Summary	Replacement Year 2031	Future Cost \$57,325

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

17500 - Basketball / Sport Court

210 - Seal & Striping	Useful Life 2	Remaining Life 1
18,200 sf [8] Pickleball Courts	Quantity 18,200	Unit of Measure Square Feet
	Cost /SqFt \$0.709	
	% Included 100.00%	Total Cost/Study \$12,904
Summary	Replacement Year 2021	Future Cost \$13,227

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

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

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

19000 - Fencing

110 - Chain Link: 6'	Useful Life 30	Remaining Life 25
600 lf North Pickleball Court Fencing- 2015	Quantity 600	Unit of Measure Linear Feet
	Cost /l.f. \$22.08	
	% Included 100.00%	Total Cost/Study \$13,247
Summary	Replacement Year 2045	Future Cost \$24,559

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

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

2015- Approximate installation date.

114 - Chain Link: 6'	Useful Life 30	Remaining Life 28
600 lf South Pickleball Court Fencing- 2018	Quantity 600	Unit of Measure Linear Feet
	Cost /l.f. \$22.08	
	% Included 100.00%	Total Cost/Study \$13,247
Summary	Replacement Year 2048	Future Cost \$26,448

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

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

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

00030 - East Social Center (EC)

19000 - Fencing

130 - Chain Link: 10'	Useful Life 30	Remaining Life 11	
540 lf Tennis Court Fence	Quantity 540	Unit of Measure Linear Feet	
	Cost /l.f. \$39.74		
	% Included 100.00%	Total Cost/Study \$21,459	
Summary	Replacement Year 2031	Future Cost \$28,156	

This is to replace the 10' chain link fencing.

200 - Wrought Iron: 5'	Useful Life 30	Remaining Life 6	
415 lf Pool Perimeter Fence	Quantity 415	Unit of Measure Linear Feet	
	Cost /l.f. \$37.53		
	% Included 100.00%	Total Cost/Study \$15,573	
Summary	Replacement Year 2026	Future Cost \$18,060	

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

20000 - Lighting

510 - Parking Lot	Useful Life 30	Remaining Life 2	
7 Parking Lot Lights	Quantity 7	Unit of Measure Items	
	Cost /Itm \$2,760		
	% Included 100.00%	Total Cost/Study \$19,317	
Summary	Replacement Year 2022	Future Cost \$20,295	

This is to replace the parking lot lights.

2019- Light standards need paint.

604 - Sports Field / Court	Useful Life 10	Remaining Life 9	
8 Pickleball Court Lights	Quantity 8	Unit of Measure Items	
	Cost /Itm \$3,177		
	% Included 100.00%	Total Cost/Study \$25,420	
Summary	Replacement Year 2029	Future Cost \$31,746	

This is to replace the pickleball court lights.

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

23000 - Mechanical Equipment

288 - HVAC	Useful Life 15	Remaining Life 13	
4 Rooftop Carrier Units- 2018	Quantity 4	Unit of Measure Items	
	Cost /Itm \$10,048		
	% Included 100.00%	Total Cost/Study \$40,191	
Summary	Replacement Year 2033	Future Cost \$55,403	

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

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

00030 - East Social Center (EC)

23000 - Mechanical Equipment

326 - HVAC Rooftop Carrier Unit #3- 2009	Useful Life 15 Quantity 1 Cost /Itm \$18,962 % Included 100.00%	Remaining Life 4 Unit of Measure Items Total Cost/Study \$18,962
Summary	Replacement Year 2024	Future Cost \$20,931

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

356 - HVAC Rooftop Carrier Unit #4	Useful Life 15 Quantity 1 Cost /Itm \$8,250 % Included 100.00%	Remaining Life 0 Unit of Measure Items Total Cost/Study \$8,250
Summary	Replacement Year 2020	Future Cost \$8,250

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

Unit 4- Auditorium- Rheem

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

384 - HVAC Rooftop Carrier Unit #8- 2008	Useful Life 15 Quantity 1 Cost /Itm \$18,962 % Included 100.00%	Remaining Life 3 Unit of Measure Items Total Cost/Study \$18,962
Summary	Replacement Year 2023	Future Cost \$20,421

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

408 - HVAC 5 Rooftop Carrier Units- 2011	Useful Life 15 Quantity 5 Cost /Itm \$10,757 % Included 100.00%	Remaining Life 6 Unit of Measure Items Total Cost/Study \$53,787
Summary	Replacement Year 2026	Future Cost \$62,376

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

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

00030 - East Social Center (EC)

23000 - Mechanical Equipment

424 - HVAC	Useful Life 15	Remaining Life 13	
2 Rooftop Carrier Units- 2018	Quantity 2	Unit of Measure Items	
	Cost /Itm \$8,610		
	% Included 100.00%	Total Cost/Study \$17,220	
Summary	Replacement Year 2033	Future Cost \$23,738	

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

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

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

24000 - Furnishings

520 - Miscellaneous	Useful Life 10	Remaining Life 5	
Tables & Chairs	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$29,251		
	% Included 100.00%	Total Cost/Study \$29,251	
Summary	Replacement Year 2025	Future Cost \$33,095	

This is to replace miscellaneous tables and chairs.

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

521 - Miscellaneous	Useful Life 1	Remaining Life 0	Treatment [nr:1]
64 Tables (2020 Only)	Quantity 64	Unit of Measure Lump Sum	
	Cost /LS \$333		
	% Included 100.00%	Total Cost/Study \$21,300	
Summary	Replacement Year 2020	Future Cost \$21,300	

This is for the \$21,300 expended for 64- 6' tables.

24500 - Audio / Visual

300 - PA System	Useful Life 10	Remaining Life 1	
Sound Rack- Sound System	Quantity 1	Unit of Measure System	
	Cost /Sys \$7,368		
	% Included 100.00%	Total Cost/Study \$7,368	
Summary	Replacement Year 2021	Future Cost \$7,553	

This is to replace the sound system.

2019- Per client, decrease useful life from 20 to 10 years and remaining life from 2031 to 2021.
 2017- Per client, \$5,900 was expended in 2011.

00030 - East Social Center (EC)

24500 - Audio / Visual

744 - Piano	Useful Life 25	Remaining Life 10	
East Auditorium Yamaha Upright	Quantity 1	Unit of Measure Items	
	Cost /Itm \$9,415		
	% Included 100.00%	Total Cost/Study \$9,415	
Summary	Replacement Year 2030	Future Cost \$12,052	

This is to replace the piano and dolly.

Yamaha upright
 model- T121
 serial #- 6087442

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

24600 - Safety / Access

100 - Fire Equipment	Useful Life 20	Remaining Life 1	
Alarm & Sprinkler System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$18,911		
	% Included 100.00%	Total Cost/Study \$18,911	
Summary	Replacement Year 2021	Future Cost \$19,384	

This is to repair and replace firefighting mechanical equipment.

2018- Added as a component.

25000 - Flooring

220 - Carpeting	Useful Life 10	Remaining Life 1	
850 Sq. Yds. East Center Carpet	Quantity 850	Unit of Measure Square Yard	
	Cost /SqYd \$39.00		
	% Included 100.00%	Total Cost/Study \$33,150	
Summary	Replacement Year 2021	Future Cost \$33,979	

This is to replace the carpeting.

420 - Tile	Useful Life 20	Remaining Life 4	
4,200 sf Clubhouse Walls & Floors	Quantity 4,200	Unit of Measure Square Feet	
	Cost /SqFt \$11.04		
	% Included 100.00%	Total Cost/Study \$46,365	
Summary	Replacement Year 2024	Future Cost \$51,178	

This is to replace the wall and floor tile.

2020- Per client 8/5/2020, extend remaining life from 2021 to 2024.

2018- 200 sf added at fitness center, so quantity increased from 4,000 sf to 4,200 sf.

610 - Vinyl	Useful Life 15	Remaining Life 1	
160 Sq. Yds. Art Room, Lobby, Kitchen	Quantity 160	Unit of Measure Square Yard	
	Cost /SqYd \$38.63		
	% Included 100.00%	Total Cost/Study \$6,181	
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 5	Remaining Life 2	
12 Kitchen Appliances (33%)	Quantity 12	Unit of Measure Items	
	Cost /Itm \$2,281	Qty * \$/Itm \$27,367	
	% Included 33.33%	Total Cost/Study \$9,123	
Summary	Replacement Year 2022	Future Cost \$9,584	

This is to repair or replace miscellaneous appliances.

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

28000 - Water System

138 - Backflow Valves	Useful Life 12	Remaining Life 3	
4" Backflow	Quantity 1	Unit of Measure Items	
	Cost /Itm \$8,127		
	% Included 100.00%	Total Cost/Study \$8,127	
Summary	Replacement Year 2023	Future Cost \$8,752	

This is to replace the backflow prevention valve.

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

00040 - Las Campanas (LC)

01000 - Paving

116 - Asphalt: Sealing	Useful Life 5	Remaining Life 2	
70,468 sf Parking Lot	Quantity 70,468	Unit of Measure Square Feet	
	Cost /SqFt \$0.154		
	% Included 100.00%	Total Cost/Study \$10,834	
Summary	Replacement Year 2022	Future Cost \$11,383	

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

2019- The north parking lot does not appear to have been recently sealed.

00040 - Las Campanas (LC)

01000 - Paving

216 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
70,468 sf Parking Lot (3%)	Quantity 70,468	Unit of Measure	Square Feet
	Cost /SqFt \$3.59	Qty * \$/SqFt	\$252,804
	% Included 2.50%	Total Cost/Study	\$6,320
Summary	Replacement Year 2022	Future Cost	\$6,640

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

2019- North parking lot exhibits moderate linear cracking.
 2017- Remaining life extended due to seal work done in 2017.

320 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 1	
26,000 sf North Parking Lot	Quantity 26,000	Unit of Measure	Square Feet
	Cost /SqFt \$1.76		
	% Included 100.00%	Total Cost/Study	\$45,838
Summary	Replacement Year 2021	Future Cost	\$46,984

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.

324 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 15	
44,468 sf East Parking Lot	Quantity 44,468	Unit of Measure	Square Feet
	Cost /SqFt \$1.76		
	% Included 100.00%	Total Cost/Study	\$78,397
Summary	Replacement Year 2035	Future Cost	\$113,542

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

02000 - Concrete

412 - Pool Deck	Useful Life 2	Remaining Life 1	
4,731 sf Pool/Spa Area Concrete Repair (7.5%)	Quantity 4,731	Unit of Measure	Square Feet
	Cost /SqFt \$22.08	Qty * \$/SqFt	\$104,453
	% Included 7.50%	Total Cost/Study	\$7,834
Summary	Replacement Year 2021	Future Cost	\$8,030

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

2019- \$12,893 was expended per client 6/14/2019. Per client 8/5/2019, decrease useful life from 5 to 2 years.

00040 - Las Campanas (LC)

03000 - Painting: Exterior

118 - Stucco	Useful Life 10	Remaining Life 9	
18,180 sf Building Exterior	Quantity 18,180	Unit of Measure Square Feet	
	Cost /SqFt \$1.34		
	% Included 100.00%	Total Cost/Study \$24,436	
Summary	Replacement Year 2029	Future Cost \$30,517	

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

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

03500 - Painting: Interior

118 - Building	Useful Life 10	Remaining Life 1	
21,900 sf All Interior Spaces	Quantity 21,900	Unit of Measure Square Feet	
	Cost /SqFt \$0.830		
	% Included 100.00%	Total Cost/Study \$18,182	
Summary	Replacement Year 2021	Future Cost \$18,637	

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

2019- Interior paint of the racquetball court building appears in good condition.

04000 - Structural Repairs

912 - Doors	Useful Life 10	Remaining Life 4	
76 Exterior & Interior Doors (25%)	Quantity 76	Unit of Measure Items	
	Cost /Itm \$1,640	Qty * \$/Itm \$124,640	
	% Included 25.00%	Total Cost/Study \$31,160	
Summary	Replacement Year 2024	Future Cost \$34,395	

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

17- exterior
 59- interior

05000 - Roofing

316 - Low Slope: Vinyl	Useful Life 20	Remaining Life 4	
198 Squares- Clubhouse & Racquetball Roof	Quantity 198	Unit of Measure Squares	
	Cost /Sqrs \$666		
	% Included 100.00%	Total Cost/Study \$131,917	
Summary	Replacement Year 2024	Future Cost \$145,612	

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

Clubhouse- 193 squares
 Racquetball building- 5 squares

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

00040 - Las Campanas (LC)

05000 - Roofing

942 - Coating	Useful Life 5	Remaining Life 4	
19,800 sf Low Slope Roof Recoating	Quantity 19,800	Unit of Measure Square Feet	
	Cost /SqFt \$1.01		
	% Included 100.00%	Total Cost/Study \$20,071	
Summary	Replacement Year 2024	Future Cost \$22,155	

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

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

08000 - Rehab

212 - Locker Rooms	Useful Life 20	Remaining Life 2	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$61,500		
	% Included 100.00%	Total Cost/Study \$123,000	
Summary	Replacement Year 2022	Future Cost \$129,227	

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

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

216 - Restrooms	Useful Life 20	Remaining Life 7	
2 Hallway Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$16,153		
	% Included 100.00%	Total Cost/Study \$32,307	
Summary	Replacement Year 2027	Future Cost \$38,403	

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

2017- Added per client.

220 - Restrooms	Useful Life 20	Remaining Life 7	
Companion Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$16,153		
	% Included 100.00%	Total Cost/Study \$16,153	
Summary	Replacement Year 2027	Future Cost \$19,201	

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

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

2018- Added per client.

00040 - Las Campanas (LC)

08000 - Rehab

318 - Restrooms	Useful Life 20	Remaining Life 19	
2 Racquetball Court Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$6,761		
	% Included 100.00%	Total Cost/Study \$13,522	
Summary	Replacement Year 2039	Future Cost \$21,617	

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

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

406 - Kitchen	Useful Life 10	Remaining Life 6	
Clubhouse Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$7,880		
	% Included 100.00%	Total Cost/Study \$7,880	
Summary	Replacement Year 2026	Future Cost \$9,138	

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.

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

560 - Operable Wall/Partition	Useful Life 25	Remaining Life 13	
1,296 sf [2] Agave	Quantity 1,296	Unit of Measure Square Feet	
	Cost /SqFt \$38.63		
	% Included 100.00%	Total Cost/Study \$50,067	
Summary	Replacement Year 2033	Future Cost \$69,018	

This is to repair and replace the operable panel walls.

2- 12' x 54'

12000 - Pool

112 - Resurface	Useful Life 12	Remaining Life 2	
264 lf Pool	Quantity 264	Unit of Measure Linear Feet	
	Cost /l.f. \$155		
	% Included 100.00%	Total Cost/Study \$40,797	
Summary	Replacement Year 2022	Future Cost \$42,862	

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

2019- Per client, pool resurfaced approximately 7 years ago.

416 - ADA Chair Lift	Useful Life 10	Remaining Life 1	
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure Items	
	Cost /Itm \$4,857		
	% Included 100.00%	Total Cost/Study \$9,714	
Summary	Replacement Year 2021	Future Cost \$9,956	

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

00040 - Las Campanas (LC)

12000 - Pool

612 - Deck: Re-Surface	Useful Life 15	Remaining Life 0	
4,731 sf Pool/Spa Deck Coating	Quantity 4,731	Unit of Measure Square Feet	
	Cost /SqFt \$8.27		
	% Included 100.00%	Total Cost/Study \$39,138	
Summary	Replacement Year 2020	Future Cost \$39,138	

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

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

738 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$47,698	Qty * \$/LS \$47,698	
	% Included 50.00%	Total Cost/Study \$23,849	
Summary	Replacement Year 2021	Future Cost \$24,445	

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

- 1- spa filter, Pentair Triton II Commercial , MN TF100C, SN 01163621700226, mfg. 2017-installed 2018
- 1- pool filter #1, Pentair Triton II Commercial, MN TF140C, SN 0101038110050K, mfg. 2011
- 1- pool filter #2, Pentair Triton II Commercial, MN TF140C, SN 01161191000317, mfg. 2010
- 1- pool filter #3, Pentair Triton II Commercial, MN TF140C, SN 0101032110061, mfg. 2011
- 4- Pentair IntelliFlo variable speed pumps
- 1- additional spa pump
- 1- Dolphin Pool Vacuum #9
- 1- pool heater #1, Raypak Professional, MN B-R408-EN-X, SN 1405378616, mfg. 2014
- 1- pool heater #2, Raypak Professional, MN B-R408-EN-X, SN 1405378615, mfg. 2014
- 1- pool heater #3, Raypak Professional, MN B-R408-EN-X, SN 1405378611, mfg. 2014
- 1- spa heater, Raypak Professional, MN B-R268-EN-X, SN 1405378346, mfg. 2014
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2019- \$12,473 was expended per client 6/14/2019.
 2018- \$1,177 expended for the spa filter.
 2017- \$1,829 expended.

928 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,372		
	% Included 100.00%	Total Cost/Study \$8,372	
Summary	Replacement Year 2025	Future Cost \$9,473	

This is to replace miscellaneous pool furniture.

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

00040 - Las Campanas (LC)

13000 - Spa

118 - Resurface	Useful Life 8	Remaining Life 5	
Spa PebbleTec Resurface	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,304		
	% Included 100.00%	Total Cost/Study	\$6,304
Summary	Replacement Year 2025	Future Cost	\$7,132

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

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

14000 - Recreation

210 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 2	
21 Fitness Center Cardio Machines (25%)	Quantity 21	Unit of Measure	Items
	Cost /Itm \$6,623	Qty * \$/Itm	\$139,080
	% Included 25.00%	Total Cost/Study	\$34,770
Summary	Replacement Year 2022	Future Cost	\$36,530

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

- 1- Assault air bike
- 1- True recumbent bike
- 1- True recumbent bike
- 1- True recumbent bike
- 1- Technogym recumbent bike
- 1- Technogym recumbent bike
- 1- LeMond spin bike
- 1- LeMond spin bike
- 1- Cybex elliptical/arc trainer (replaced 2020)
- 1- Precor elliptical
- 1- Precor elliptical
- 1- True elliptical
- 1- Nu Step seated elliptical
- 1- Inspire Fitness seated elliptical
- 1- Concept-2 rowing machine
- 1- Concept-2 rowing machine
- 1- Cybex stepper
- 1- True treadmill
- 1- Woodway treadmill
- 1- Woodway treadmill
- 1- Technogym treadmill

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

211 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Cybex Arc Trainer (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,000		
	% Included 100.00%	Total Cost/Study	\$10,000
Summary	Replacement Year 2020	Future Cost	\$10,000

This is for the \$10,000 expended to replace 1 Cybex Arc Trainer.

00040 - Las Campanas (LC)

14000 - Recreation

310 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 3
17 Fitness Center Strength Machines (50%)	Quantity 17	Unit of Measure Items
	Cost /Itm \$4,413	Qty * \$/Itm \$75,015
	% Included 50.00%	Total Cost/Study \$37,507
Summary	Replacement Year 2023	Future Cost \$40,391

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

- 1- Cybex leg press
- 1- Cybex let curl
- 1- Cybex leg extension
- 1- Cybex fly rear deltoid
- 1- Cybex chest press
- 1- Cybex back extension
- 1- Paramount lat pull down
- 1- Paramount multi hip
- 1- Precor stretch trainer
- 1- Technogym low row
- 1- Technogym hip abductor
- 1- Technogym hip adductor
- 1- Technogym chin dip
- 1- Technogym posterior flexibility
- 1- Technogym anterior flexibility
- 1- Hoist biceps curl
- 1- Radiant multi station

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

17000 - Tennis Court

120 - Reseal	Useful Life 4	Remaining Life 2
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet
	Cost /SqFt \$0.688	
	% Included 100.00%	Total Cost/Study \$9,635
Summary	Replacement Year 2022	Future Cost \$10,123

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

2019- Per client 6/14/2019, post-tensioned concrete courts were installed in 2018. 4 year useful life and \$4,700/court estimate per client 7/22/2019 estimate.

520 - Resurface	Useful Life 21	Remaining Life 19
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet
	Cost /SqFt \$2.73	
	% Included 100.00%	Total Cost/Study \$38,171
Summary	Replacement Year 2039	Future Cost \$61,022

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

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

00040 - Las Campanas (LC)

19000 - Fencing

140 - Chain Link: 10'	Useful Life 30	Remaining Life 11	
600 lf Tennis Court Fence	Quantity 600	Unit of Measure Linear Feet	
	Cost /l.f. \$38.63		
	% Included 100.00%	Total Cost/Study \$23,179	
Summary	Replacement Year 2031	Future Cost \$30,413	

This is to replace the 10' chain link fencing.

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

210 - Wrought Iron: 5'	Useful Life 30	Remaining Life 7	
315 lf Pool Area Fencing	Quantity 315	Unit of Measure Linear Feet	
	Cost /l.f. \$37.53		
	% Included 100.00%	Total Cost/Study \$11,820	
Summary	Replacement Year 2027	Future Cost \$14,051	

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

2017- \$1,350 was expended.

20000 - Lighting

520 - Parking Lot	Useful Life 40	Remaining Life 17	
8 North Parking Lot Lights	Quantity 8	Unit of Measure Items	
	Cost /Itm \$2,760		
	% Included 100.00%	Total Cost/Study \$22,076	
Summary	Replacement Year 2037	Future Cost \$33,592	

This is to replace the parking lot lights.

560 - Parking Lot	Useful Life 40	Remaining Life 30	
13 East Parking Lot Lights	Quantity 13	Unit of Measure Items	
	Cost /Itm \$2,760		
	% Included 100.00%	Total Cost/Study \$35,874	
Summary	Replacement Year 2050	Future Cost \$75,248	

This is to replace the parking lot lights.

00040 - Las Campanas (LC)

23000 - Mechanical Equipment

212 - HVAC	Useful Life 15	Remaining Life 3	
11 Rooftop Trane Units- 2008	Quantity 11	Unit of Measure	Items
	Cost /Itm \$13,984		
	% Included 100.00%	Total Cost/Study	\$153,827
Summary	Replacement Year 2023	Future Cost	\$165,655

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

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

292 - HVAC	Useful Life 15	Remaining Life 5	
4 Rooftop Carrier Units- 2010	Quantity 4	Unit of Measure	Items
	Cost /Itm \$12,633		
	% Included 100.00%	Total Cost/Study	\$50,532
Summary	Replacement Year 2025	Future Cost	\$57,173

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

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

328 - HVAC	Useful Life 15	Remaining Life 9	
Rooftop Carrier Unit #16- 2014	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,506		
	% Included 100.00%	Total Cost/Study	\$10,506
Summary	Replacement Year 2029	Future Cost	\$13,121

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

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

00040 - Las Campanas (LC)

23000 - Mechanical Equipment

612 - Water Heater	Useful Life 12	Remaining Life 0	
Domestic Solar Water Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,000		
	% Included 100.00%	Total Cost/Study	\$6,000
Summary	Replacement Year 2020	Future Cost	\$6,000

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

2020- \$6,000 was expended.

2019- Per client 7/22/2019, increase estimate from \$1,200 to \$6,000 to replace solar water heater.

24000 - Furnishings

900 - Miscellaneous	Useful Life 10	Remaining Life 7	
Tables, Chairs, Misc	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$48,171		
	% Included 100.00%	Total Cost/Study	\$48,171
Summary	Replacement Year 2027	Future Cost	\$57,260

This is to replace miscellaneous furnishings.

40- round tables @ \$300/ea = \$12,000

59- 6' tables @ \$150/ea = \$8,850

70- card tables @ \$100/ea = \$7,000

300- chairs @ \$60/ea = \$18,000

24500 - Audio / Visual

748 - Piano	Useful Life 25	Remaining Life 9	
Ocotillo Room Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,134		
	% Included 100.00%	Total Cost/Study	\$11,134
Summary	Replacement Year 2029	Future Cost	\$13,905

This is to replace the piano and dolly.

Yamaha studio piano
 model- T121
 serial #- 6107706

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

804 - Stage Risers	Useful Life 30	Remaining Life 28	
4 Ocotillo Room- New	Quantity 4	Unit of Measure	Items
	Cost /Itm \$5,843		
	% Included 100.00%	Total Cost/Study	\$23,374
Summary	Replacement Year 2048	Future Cost	\$46,665

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

2019- Per client 6/14/2019, extend useful life from 20 to 30 years.

2017- Per client, \$12,000 was expended in 1993.

00040 - Las Campanas (LC)

24500 - Audio / Visual

808 - Stage Risers	Useful Life 30	Remaining Life 19	
2 Ocotillo Room- Older	Quantity 2	Unit of Measure	Items
	Cost /Itm \$394		
	% Included 100.00%	Total Cost/Study	\$788
Summary	Replacement Year 2039	Future Cost	\$1,259

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

2019- Per client 6/14/2019, extend useful life from 20 to 30 years. Per client 7/22/2019, keep A/V components in study.

2017- Per client, \$6,000 was expended in 2009.

832 - Stage Curtains	Useful Life 20	Remaining Life 9	
2 Ocotillo Room	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,936		
	% Included 100.00%	Total Cost/Study	\$7,873
Summary	Replacement Year 2029	Future Cost	\$9,832

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

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

900 - Miscellaneous	Useful Life 10	Remaining Life 9	
Ocotillo Room- Sound System & Induction Loop	Quantity 1	Unit of Measure	System
	Cost /Sys \$16,273		
	% Included 100.00%	Total Cost/Study	\$16,273
Summary	Replacement Year 2029	Future Cost	\$20,323

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

2019- \$15,876 was expended per client 6/14/2019.

2017- Per client, \$12,500 was expended in 2009.

24600 - Safety / Access

210 - Fire Control Misc	Useful Life 20	Remaining Life 1	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$18,911		
	% Included 100.00%	Total Cost/Study	\$18,911
Summary	Replacement Year 2021	Future Cost	\$19,384

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

00040 - Las Campanas (LC)

25000 - Flooring

230 - Carpeting	Useful Life 10	Remaining Life 5
430 Sq. Yds. Clubhouse Carpet	Quantity 430	Unit of Measure Square Yard
	Cost /SqYd \$39.00	
	% Included 100.00%	Total Cost/Study \$16,770
Summary	Replacement Year 2025	Future Cost \$18,974

This is to replace the carpeting.

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

236 - Carpeting	Useful Life 10	Remaining Life 7
150 Sq. Yds. Juniper Room Only	Quantity 150	Unit of Measure Square Yard
	Cost /SqYd \$34.21	
	% Included 100.00%	Total Cost/Study \$5,132
Summary	Replacement Year 2027	Future Cost \$6,101

This is to replace the carpeting.

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

430 - Tile	Useful Life 20	Remaining Life 5
3,050 sf Clubhouse Walls & Floors	Quantity 3,050	Unit of Measure Square Feet
	Cost /SqFt \$13.32	
	% Included 100.00%	Total Cost/Study \$40,641
Summary	Replacement Year 2025	Future Cost \$45,982

This is to replace the wall and floor tile.

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

620 - Vinyl	Useful Life 15	Remaining Life 5
540 Sq. Yds. Clubhouse	Quantity 540	Unit of Measure Square Yard
	Cost /SqYd \$38.63	
	% Included 100.00%	Total Cost/Study \$20,861
Summary	Replacement Year 2025	Future Cost \$23,603

This is to replace the vinyl flooring.

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

700 - Hardwood Floors	Useful Life 25	Remaining Life 9
1,600 sf [2] Racquetball Courts- Replace	Quantity 1,600	Unit of Measure Square Feet
	Cost /SqFt \$15.46	
	% Included 100.00%	Total Cost/Study \$24,731
Summary	Replacement Year 2029	Future Cost \$30,886

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

2- 20' x 40' racquetball courts

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

00040 - Las Campanas (LC)

25000 - Flooring

740 - Hardwood Floors	Useful Life 40	Remaining Life 1	
2,925 sf Agave & Ocotillo Floor- Replace	Quantity 2,925	Unit of Measure Square Feet	
	Cost /SqFt \$23.18		
	% Included 100.00%	Total Cost/Study \$67,788	
Summary	Replacement Year 2021	Future Cost \$69,483	

This is to replace the Agave & Ocotillo room hardwood flooring.

2020- Per client 8/6/2020, this flooring can't be refinished so move refinish funds to this component thereby increasing the replacement estimate from \$48,420 to \$67,788 and accelerate replacement from 2048 to 2021.
 2008- Approximate new installation year.

27000 - Appliances

800 - Miscellaneous	Useful Life 5	Remaining Life 2	
13 Kitchen Appliances (33%)	Quantity 13	Unit of Measure Items	
	Cost /Itm \$4,296	Qty * \$/Itm \$55,854	
	% Included 33.33%	Total Cost/Study \$18,618	
Summary	Replacement Year 2022	Future Cost \$19,561	

This is to repair or replace miscellaneous appliances.

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

28000 - Water System

130 - Backflow Valves	Useful Life 12	Remaining Life 3	
4" Backflow	Quantity 1	Unit of Measure Items	
	Cost /Itm \$7,623		
	% Included 100.00%	Total Cost/Study \$7,623	
Summary	Replacement Year 2023	Future Cost \$8,209	

This is to replace the backflow prevention valve.

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

00050 - Desert Hills (DH)

01000 - Paving

120 - Asphalt: Sealing	Useful Life 5	Remaining Life 4	
104,016 sf Drives & Parking	Quantity 104,016	Unit of Measure	Square Feet
	Cost /SqFt \$0.123		
	% Included 100.00%	Total Cost/Study	\$12,761
Summary	Replacement Year 2024	Future Cost	\$14,086

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

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

220 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4	
104,016 sf Drives & Parking (3%)	Quantity 104,016	Unit of Measure	Square Feet
	Cost /SqFt \$3.59	Qty * \$/SqFt	\$373,157
	% Included 2.50%	Total Cost/Study	\$9,329
Summary	Replacement Year 2024	Future Cost	\$10,297

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

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

328 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 19	
104,016 sf Drives & Parking	Quantity 104,016	Unit of Measure	Square Feet
	Cost /SqFt \$1.76		
	% Included 100.00%	Total Cost/Study	\$183,380
Summary	Replacement Year 2039	Future Cost	\$293,161

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.

2019- Client input may further define this and other paving components. The paved surfaces do not appear to have been overlaid in 2014. Slurry sealing might have been performed. The Pavement exhibits linear cracking throughout and some areas of moderate linear cracking.

2017- Client advises this work was done in 2014.

02000 - Concrete

414 - Pool Deck	Useful Life 5	Remaining Life 2	
5,981 sf Pool/Spa Area Concrete Repair (7.5%)	Quantity 5,981	Unit of Measure	Square Feet
	Cost /SqFt \$22.08	Qty * \$/SqFt	\$132,052
	% Included 7.50%	Total Cost/Study	\$9,904
Summary	Replacement Year 2022	Future Cost	\$10,405

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

00050 - Desert Hills (DH)

03000 - Painting: Exterior

124 - Stucco	Useful Life 10	Remaining Life 7	
30,135 sf Building Exterior	Quantity 30,135	Unit of Measure Square Feet	
	Cost /SqFt \$1.58		
	% Included 100.00%	Total Cost/Study \$47,568	
Summary	Replacement Year 2027	Future Cost \$56,544	

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

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

03500 - Painting: Interior

124 - Building	Useful Life 10	Remaining Life 1	
26,950 sf All Interior Spaces	Quantity 26,950	Unit of Measure Square Feet	
	Cost /SqFt \$0.830		
	% Included 100.00%	Total Cost/Study \$22,375	
Summary	Replacement Year 2021	Future Cost \$22,935	

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

04000 - Structural Repairs

916 - Doors	Useful Life 10	Remaining Life 4	
54 Exterior & Interior Doors (25%)	Quantity 54	Unit of Measure Items	
	Cost /Itm \$1,640	Qty * \$/Itm \$88,560	
	% Included 25.00%	Total Cost/Study \$22,140	
Summary	Replacement Year 2024	Future Cost \$24,438	

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

24- interior
 30- exterior

04500 - Decking/Balconies

200 - Resurface	Useful Life 18	Remaining Life 1	
1,778 sf Second Floor Deck	Quantity 1,778	Unit of Measure Square Feet	
	Cost /SqFt \$15.37		
	% Included 100.00%	Total Cost/Study \$27,337	
Summary	Replacement Year 2021	Future Cost \$28,020	

This is to resurface the 2nd floor deck.

2019- Per client 6/14/2019, current estimate is \$15/sf and extend remaining life from 2019 to 2021.
 2017- 18 year useful life and 2019 remaining life estimates per client.

00050 - Desert Hills (DH)

05000 - Roofing

324 - Low Slope: Vinyl	Useful Life 20	Remaining Life 4	
137 Squares- Roof Replacement	Quantity 137	Unit of Measure Squares	
	Cost /Sqrs \$666		
	% Included 100.00%	Total Cost/Study \$91,276	
Summary	Replacement Year 2024	Future Cost \$100,752	

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

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

946 - Coating	Useful Life 5	Remaining Life 1	
13,700 sf Low Slope Roof Recoating	Quantity 13,700	Unit of Measure Square Feet	
	Cost /SqFt \$1.01		
	% Included 100.00%	Total Cost/Study \$13,888	
Summary	Replacement Year 2021	Future Cost \$14,235	

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

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

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

08000 - Rehab

218 - Locker Rooms	Useful Life 28	Remaining Life 2	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$62,884		
	% Included 100.00%	Total Cost/Study \$125,767	
Summary	Replacement Year 2022	Future Cost \$132,134	

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

2020- Per client 6/16/2020, move remaining life from 2021 to 2022.

2019- Per client 6/14/2019, increase remaining life from 2020 to 2021 and estimate from \$37,700 to \$122,700.

2018- 28 useful life and 2020 remaining life estimates per client.

222 - Bathrooms	Useful Life 20	Remaining Life 2	
Add Companion Bathroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$16,153		
	% Included 100.00%	Total Cost/Study \$16,153	
Summary	Replacement Year 2022	Future Cost \$16,971	

This is to add a companion bathroom.

2020- Per client 6/16/2020, move remaining life from 2023 to 2022.

2017- This is a placeholder pending a project scope.

00050 - Desert Hills (DH)

08000 - Rehab

324 - Restrooms	Useful Life 20	Remaining Life 1	
2 Auditorium Lobby Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$15,375		
	% Included 100.00%	Total Cost/Study \$30,750	
Summary	Replacement Year 2021	Future Cost \$31,519	

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

2019- Increased estimate from \$7,000 to \$15,000 per restroom.

466 - Cabinets	Useful Life 20	Remaining Life 6	
40 If Countertops & Cabinets	Quantity 40	Unit of Measure Linear Feet	
	Cost /l.f. \$706		
	% Included 100.00%	Total Cost/Study \$28,258	
Summary	Replacement Year 2026	Future Cost \$32,770	

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

570 - Operable Wall/Partition	Useful Life 21	Remaining Life 14	
770 sf [4] Room Dividers	Quantity 770	Unit of Measure Square Feet	
	Cost /SqFt \$44.15		
	% Included 100.00%	Total Cost/Study \$33,997	
Summary	Replacement Year 2034	Future Cost \$48,037	

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

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

2017- Client advises work done in 2013.

12000 - Pool

118 - Resurface	Useful Life 12	Remaining Life 3	
260 lf Pool	Quantity 260	Unit of Measure Linear Feet	
	Cost /l.f. \$155		
	% Included 100.00%	Total Cost/Study \$40,180	
Summary	Replacement Year 2023	Future Cost \$43,270	

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

404 - ADA Chair Lift	Useful Life 10	Remaining Life 7	
2 Pool & Spa Chair Lifts	Quantity 2	Unit of Measure Items	
	Cost /Itm \$6,304		
	% Included 100.00%	Total Cost/Study \$12,607	
Summary	Replacement Year 2027	Future Cost \$14,986	

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

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

00050 - Desert Hills (DH)

12000 - Pool

618 - Deck: Re-Surface	Useful Life 25	Remaining Life 22	
5,981 sf Pool/Spa Deck Coating	Quantity 5,981	Unit of Measure Square Feet	
	Cost /SqFt \$31.51		
	% Included 100.00%	Total Cost/Study \$188,452	
Summary	Replacement Year 2042	Future Cost \$324,434	

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

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

742 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$53,336	Qty * \$/LS \$53,336	
	% Included 50.00%	Total Cost/Study \$26,668	
Summary	Replacement Year 2021	Future Cost \$27,335	

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

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

2019- \$13,394 was expended per client 6/14/2019.
 2018- \$8,400 was expended for equipment.

932 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$11,590		
	% Included 100.00%	Total Cost/Study \$11,590	
Summary	Replacement Year 2025	Future Cost \$13,113	

This is to replace miscellaneous pool furniture.

2019- \$11,307 was expended per client 6/14/2019.

00050 - Desert Hills (DH)

13000 - Spa

122 - Resurface	Useful Life 8	Remaining Life 2	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,492		
	% Included 100.00%	Total Cost/Study	\$8,492
Summary	Replacement Year 2022	Future Cost	\$8,922

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

2019- Per client 6/14/2019, \$7,692 was expended 7/2016 with a 2024 remaining life. Per client 7/22/2019, reduce remaining life from 2024 to 2022. Per client 8/5/2019, increase useful life from 6 to 8 years.

14000 - Recreation

140 - Sauna: Wood Kit	Useful Life 25	Remaining Life 1	
Sauna	Quantity 1	Unit of Measure	Room
	Cost /Rm \$6,304		
	% Included 100.00%	Total Cost/Study	\$6,304
Summary	Replacement Year 2021	Future Cost	\$6,461

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

2020- Per client 6/16/2020, move remaining life from 2023 to 2021.
 2018- Added to study.

220 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 2	
13 Fitness Center Cardio Machines (25%)	Quantity 13	Unit of Measure	Items
	Cost /Itm \$5,535	Qty * \$/Itm	\$71,955
	% Included 25.00%	Total Cost/Study	\$17,989
Summary	Replacement Year 2022	Future Cost	\$18,899

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

- 1- Inspire Fitness recumbent bike
- 1- Technogym recumbent bike
- 1- True recumbent bike
- 1- LeMond spin bike
- 1- Vision Fitness bike
- 1- Techno Gym bike
- 1- True stepper
- 1- True stepper
- 1- Concept-2 rower
- 1- Concept-2 rower
- 1- Technogym treadmill
- 1- Woodway treadmill (replaced 2020)
- 1- Woodway treadmill

2020- \$10,000 was expended to replace one Woodway treadmill.
 2019- \$10,800 was expended per client 6/14/2019.
 2018- \$13,410 was expended on 1-NuStep replacement, etc.
 2017- \$25,694 was expended.

00050 - Desert Hills (DH)

14000 - Recreation

221 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Treadmill (2020 Only)	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$10,000		
	% Included 100.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2020	Future Cost \$10,000	

This is for the \$10,000 was expended to replace one Woodway treadmill.

320 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 4	
11 Fitness Center Strength Machines (50%)	Quantity 11		Unit of Measure Items
	Cost /Itm \$4,437		Qty * \$/Itm \$48,805
	% Included 50.00%	Total Cost/Study \$24,402	
Summary	Replacement Year 2024	Future Cost \$26,936	

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

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

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

321 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Fitness Center Strength (2020 Only)	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$10,000		
	% Included 100.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2020	Future Cost \$10,000	

This is for the \$10,000 was expended to replace one Paramount leg curl and one pec fly.

740 - Billiard Table	Useful Life 25	Remaining Life 1	
5 Billiards Room Tables	Quantity 5		Unit of Measure Items
	Cost /Itm \$8,615		
	% Included 100.00%	Total Cost/Study \$43,076	
Summary	Replacement Year 2021	Future Cost \$44,153	

This is to replace the billiard tables.

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

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

00050 - Desert Hills (DH)

14000 - Recreation

17000 - Tennis Court

130 - Reseal	Useful Life 4	Remaining Life 2
28,800 sf [4] Tennis Courts	Quantity 28,800	Unit of Measure Square Feet
	Cost /SqFt \$0.669	
	% Included 100.00%	Total Cost/Study \$19,270
Summary	Replacement Year 2022	Future Cost \$20,246

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

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

19000 - Fencing

150 - Chain Link: 10'	Useful Life 30	Remaining Life 11
960 lf Tennis Court Fence	Quantity 960	Unit of Measure Linear Feet
	Cost /l.f. \$38.63	
	% Included 100.00%	Total Cost/Study \$37,087
Summary	Replacement Year 2031	Future Cost \$48,661

This is to replace the 10' chain link fencing.

20000 - Lighting

210 - Pole Lights	Useful Life 20	Remaining Life 6
7 Walkway Lights	Quantity 7	Unit of Measure Items
	Cost /Itm \$1,076	
	% Included 100.00%	Total Cost/Study \$7,534
Summary	Replacement Year 2026	Future Cost \$8,737

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

218 - Landscape	Useful Life 20	Remaining Life 14
25 Walkway Lights	Quantity 25	Unit of Measure Items
	Cost /Itm \$410	
	% Included 100.00%	Total Cost/Study \$10,250
Summary	Replacement Year 2034	Future Cost \$14,483

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

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

264 - Bollard Lights	Useful Life 20	Remaining Life 14
22 Walkway Bollard Lights	Quantity 22	Unit of Measure Items
	Cost /Itm \$922	
	% Included 100.00%	Total Cost/Study \$20,295
Summary	Replacement Year 2034	Future Cost \$28,676

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

00050 - Desert Hills (DH)

20000 - Lighting

530 - Parking Lot	Useful Life 40	Remaining Life 16	
11 Parking Lot Lights	Quantity 11	Unit of Measure	Items
	Cost /Itm \$2,484		
	% Included 100.00%	Total Cost/Study	\$27,319
Summary	Replacement Year 2036	Future Cost	\$40,556

This is to replace the parking lot lights.

23000 - Mechanical Equipment

216 - HVAC	Useful Life 15	Remaining Life 2	
4 Rooftop Carrier Units- 2005	Quantity 4	Unit of Measure	Items
	Cost /Itm \$13,658		
	% Included 100.00%	Total Cost/Study	\$54,632
Summary	Replacement Year 2022	Future Cost	\$57,398

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

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

2020- Per client 6/16/2020, move remaining life from 2020 to 2022.

296 - HVAC	Useful Life 15	Remaining Life 2	
3 Rooftop Carrier Units- 2007	Quantity 3	Unit of Measure	Items
	Cost /Itm \$11,975		
	% Included 100.00%	Total Cost/Study	\$35,926
Summary	Replacement Year 2022	Future Cost	\$37,745

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

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

332 - HVAC	Useful Life 15	Remaining Life 4	
3 Rooftop Carrier Units- 2009	Quantity 3	Unit of Measure	Items
	Cost /Itm \$12,300		
	% Included 100.00%	Total Cost/Study	\$36,900
Summary	Replacement Year 2024	Future Cost	\$40,731

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

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

00050 - Desert Hills (DH)

23000 - Mechanical Equipment

360 - HVAC	Useful Life 15	Remaining Life 13	
Rooftop Carrier Unit #8- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,626		
	% Included 100.00%	Total Cost/Study	\$10,626
Summary	Replacement Year 2033	Future Cost	\$14,648

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

Unit 8- Ceramics Class- Carrier- 4T

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

388 - HVAC	Useful Life 15	Remaining Life 8	
3 Rooftop Carrier Units- 2013	Quantity 3	Unit of Measure	Items
	Cost /Itm \$12,607		
	% Included 100.00%	Total Cost/Study	\$37,822
Summary	Replacement Year 2028	Future Cost	\$46,083

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

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

412 - HVAC	Useful Life 15	Remaining Life 14	
Rooftop Carrier Unit #11- 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,367		
	% Included 100.00%	Total Cost/Study	\$10,367
Summary	Replacement Year 2034	Future Cost	\$14,648

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

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

428 - HVAC	Useful Life 15	Remaining Life 13	
Rooftop Carrier Unit #16- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,626		
	% Included 100.00%	Total Cost/Study	\$10,626
Summary	Replacement Year 2033	Future Cost	\$14,648

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

Unit 16- Blueprint Room- Carrier- 7.5T

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

00050 - Desert Hills (DH)

23000 - Mechanical Equipment

444 - HVAC	Useful Life 15	Remaining Life 14	
Ground Level Carrier Unit 17A/B- 2003	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,856		
	% Included 100.00%	Total Cost/Study	\$4,856
Summary	Replacement Year 2034	Future Cost	\$6,862

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

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

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

446 - HVAC	Useful Life 15	Remaining Life 14	
Ground Level- Carrier 3-ton Unit	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,622		
	% Included 100.00%	Total Cost/Study	\$4,622
Summary	Replacement Year 2034	Future Cost	\$6,531

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

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

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

604 - Water Heater	Useful Life 12	Remaining Life 5	
2 Pool Equipment Area Water Heaters	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,690		
	% Included 100.00%	Total Cost/Study	\$7,380
Summary	Replacement Year 2025	Future Cost	\$8,350

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

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

2019- Per client 7/22/2019, keep these water heaters in study.

632 - Water Heater	Useful Life 15	Remaining Life 8	
Men's Restroom's Janitor's Closet	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,332		
	% Included 100.00%	Total Cost/Study	\$1,332
Summary	Replacement Year 2028	Future Cost	\$1,624

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

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

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

00050 - Desert Hills (DH)

24000 - Furnishings

540 - Miscellaneous	Useful Life 10	Remaining Life 5	
Folding Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$24,725	
	% Included	100.00%	Total Cost/Study \$24,725
Summary	Replacement Year	2025	Future Cost \$27,975

This is to replace miscellaneous furnishings.

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

541 - Tables	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Poker Tables (2019 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,400	
	% Included	100.00%	Total Cost/Study \$5,400
Summary	Replacement Year	2020	Future Cost \$5,400

This is for the \$5,400 was expended to replace 10 6' tables and 60 card tables.

24500 - Audio / Visual

152 - Projector	Useful Life 10	Remaining Life 0	
Stage- EIKI	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$6,761	
	% Included	100.00%	Total Cost/Study \$6,761
Summary	Replacement Year	2020	Future Cost \$6,761

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

EIKI LC-XB42N

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

174 - Projection Screen	Useful Life 20	Remaining Life 19	
Stage- Electric Screen	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$8,823	
	% Included	100.00%	Total Cost/Study \$8,823
Summary	Replacement Year	2039	Future Cost \$14,105

This is to replace the electric screen.

Da-Lite 11'8" x 9'

2019- \$8,608 was expended per client 6/14/2019.
 2017- Per client, this screen is over 20 years old and originally cost \$5,000.

00050 - Desert Hills (DH)

24500 - Audio / Visual

308 - PA System	Useful Life 10	Remaining Life 0	
Sound Rack- Sound System	Quantity 1	Unit of Measure System	
	Cost /Sys \$12,033		
	% Included 100.00%	Total Cost/Study \$12,033	
Summary	Replacement Year 2020	Future Cost \$12,033	

This is to replace the sound system.

2020- \$12,033 is anticipated.
 2019- Per client 6/14/2019, reduce useful life from 20 to 10 years and remaining life from 2030 to 2020.
 2017- Per client, \$9,400 was expended in 2010.

752 - Piano	Useful Life 25	Remaining Life 10	
Stage Yamaha Upright	Quantity 1	Unit of Measure Items	
	Cost /Itm \$10,862		
	% Included 100.00%	Total Cost/Study \$10,862	
Summary	Replacement Year 2030	Future Cost \$13,905	

This is to replace the piano and dolly.

Yamaha upright
 model- T121
 serial #- 6058452

2017- Per client, \$7,500 was expended in 2005.

820 - Stage Curtains	Useful Life 20	Remaining Life 7	
2 Stage Curtains	Quantity 2	Unit of Measure Items	
	Cost /Itm \$7,582		
	% Included 100.00%	Total Cost/Study \$15,164	
Summary	Replacement Year 2027	Future Cost \$18,025	

This is to replace the black inherent fire retardant stage curtains.

2017- Per client, \$11,000 was expended to purchase from Sonora Theatre Works in 2007.

24600 - Safety / Access

220 - Fire Control Misc	Useful Life 20	Remaining Life 2	
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$18,911		
	% Included 100.00%	Total Cost/Study \$18,911	
Summary	Replacement Year 2022	Future Cost \$19,869	

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

IT Office- Fire-Lite Alarms by Honeywell, MS-5UD Zone FACP

2017- \$4,164 was expended.

00050 - Desert Hills (DH)

25000 - Flooring

240 - Carpeting	Useful Life 10	Remaining Life 9	
670 Sq. Yds. Clubhouse Carpet	Quantity 670	Unit of Measure	Square Yard
	Cost /SqYd \$48.25		
	% Included 100.00%	Total Cost/Study	\$32,325
Summary	Replacement Year 2029	Future Cost	\$40,370

This is to replace the carpeting.

2019- \$21,672 was expended to replace 670 yards in 2019 with remaining anticipated in 2020 per client 6/14/2019. Per client 7/22/2019, increase estimate from \$21,672 to \$31,537.
 2017- Client advises the auditorium carpet will be replaced in 2019.
 2009- Carpet installed.

244 - Carpeting	Useful Life 10	Remaining Life 1	
300 Sq. Yds. Clubhouse Carpet	Quantity 300	Unit of Measure	Square Yard
	Cost /SqYd \$33.15		
	% Included 100.00%	Total Cost/Study	\$9,946
Summary	Replacement Year 2021	Future Cost	\$10,195

This is to replace the carpeting.

2020- Per client 6/16/2020, move remaining life from 2020 to 2021, fitness room.
 2019- \$21,672 was expended to replace 670 yards in 2019 with remaining anticipated in 2020 per client 6/14/2019.
 2017- Client advises the auditorium carpet will be replaced in 2019.
 2009- Carpet installed.

440 - Tile	Useful Life 20	Remaining Life 2	
975 sf Clubhouse Walls & Floors	Quantity 975	Unit of Measure	Square Feet
	Cost /SqFt \$29.09		
	% Included 100.00%	Total Cost/Study	\$28,367
Summary	Replacement Year 2022	Future Cost	\$29,803

This is to replace the wall and floor tile.

2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.
 2019- Per client 6/14/2019, increase estimate from \$12,675 to \$27,675.

630 - Vinyl	Useful Life 15	Remaining Life 3	
650 Sq. Yds. Clubhouse Vinyl	Quantity 650	Unit of Measure	Square Yard
	Cost /SqYd \$28.70		
	% Included 100.00%	Total Cost/Study	\$18,655
Summary	Replacement Year 2023	Future Cost	\$20,089

This is to replace the vinyl flooring.

00050 - Desert Hills (DH)

25000 - Flooring

710 - Hardwood Floors	Useful Life 50	Remaining Life 11
500 sf Stage- Replace	Quantity 500	Unit of Measure Square Feet
	Cost /SqFt \$16.55	
	% Included 100.00%	Total Cost/Study \$8,277
Summary	Replacement Year 2031	Future Cost \$10,860

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

2016- The floor appears in good condition.

27000 - Appliances

740 - Miscellaneous	Useful Life 5	Remaining Life 3
13 Kitchen Appliances (33%)	Quantity 13	Unit of Measure Items
	Cost /Itm \$3,982	Qty * \$/Itm \$51,768
	% Included 33.33%	Total Cost/Study \$17,256
Summary	Replacement Year 2023	Future Cost \$18,583

This is to repair or replace miscellaneous appliances.

- 1- True reach-in freezer, MN T-19F, SN 7310194, mfg. 2012
- 1- True reach-in refrigerator, MN T-23, SN 7295434, mfg. 2012
- 1- Scotsman ice machine, MN C0530SA-1E, SN 18041320012079, bin, MN B530S, SN 18061320014191, mfg. 2018
- 1- Captive-Aire Systems SS Hood, MN 4230 ND
- 1- Ansul fire suppression system
- 1- Hobart single rack commercial dishwasher
- 1- Salvajor disposer
- 1- Wolf double stack oven
- 1- Wolf 6-burner range
- 1- stainless dishwash table
- 1- stainless triple sink
- 2- stainless tables

2019- Traulsen freezer and refrigerator units replaced with 2012 True units since 2016 reserve site visit.

28000 - Water System

150 - Backflow Valves	Useful Life 12	Remaining Life 3
6" Backflow	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,934	
	% Included 100.00%	Total Cost/Study \$9,934
Summary	Replacement Year 2023	Future Cost \$10,698

This is to replace the backflow prevention valve.

2020- \$9,934, 12 year life, and 2023 remaining life estimates per client 6/15/2020.

00060 - Canoa Hills (CH)

01000 - Paving

124 - Asphalt: Sealing	Useful Life 5	Remaining Life 4	
67,354 sf Parking Lot	Quantity 67,354	Unit of Measure	Square Feet
	Cost /SqFt \$0.167		
	% Included 100.00%	Total Cost/Study	\$11,274
Summary	Replacement Year 2024	Future Cost	\$12,444

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

2019- \$10,999 was expended to seal and crackfill per client 6/14/2019.

224 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4	
67,354 sf Parking Lot (4%)	Quantity 67,354	Unit of Measure	Square Feet
	Cost /SqFt \$3.59	Qty * \$/SqFt	\$241,632
	% Included 4.00%	Total Cost/Study	\$9,665
Summary	Replacement Year 2024	Future Cost	\$10,669

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

2018- \$9,135 was expended.

2017- \$4,400 was expended repairing asphalt near dumpster pad.

332 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 3	
67,354 sf Parking Lot	Quantity 67,354	Unit of Measure	Square Feet
	Cost /SqFt \$1.76		
	% Included 100.00%	Total Cost/Study	\$118,745
Summary	Replacement Year 2023	Future Cost	\$127,875

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.

2019- Sealing and crack fill completed, BRG extended remaining life to 2023.

2018- Per client, defer from 2018 to 2020.

02000 - Concrete

424 - Pool Deck	Useful Life 2	Remaining Life 2	
5,950 sf Pool/Spa Area Concrete Repair (6%)	Quantity 5,950	Unit of Measure	Square Feet
	Cost /SqFt \$22.08	Qty * \$/SqFt	\$131,367
	% Included 6.00%	Total Cost/Study	\$7,882
Summary	Replacement Year 2022	Future Cost	\$8,281

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

2020- \$20,724 was expended for deck resurface. Per client 8/6/2020, reduce remaining life from 2024 to 2022.

2017- \$2,073 was expended to repair deck at spa. Per client 7/22/2019, decrease useful life from 5 to 2 years.

00060 - Canoa Hills (CH)

03000 - Painting: Exterior

130 - Stucco	Useful Life 10	Remaining Life 0	
10,940 sf Building Exterior	Quantity 10,940	Unit of Measure Square Feet	
	Cost /SqFt \$2.25		
	% Included 100.00%	Total Cost/Study \$24,580	
Summary	Replacement Year 2020	Future Cost \$24,580	

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

2020- \$24,580 was expended.

2019- Per client 6/14/2019, decrease remaining life from 2021 to 2020. Per client 7/22/2019, maintain 2018 cost adjusted estimate (\$22,988 in 2018).

416 - Wrought Iron	Useful Life 4	Remaining Life 0	
160 lf Pool Perimeter Fence	Quantity 160	Unit of Measure Linear Feet	
	Cost /l.f. \$15.63		
	% Included 100.00%	Total Cost/Study \$2,500	
Summary	Replacement Year 2020	Future Cost \$2,500	

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

2020- \$2,500 was expended.

2019- Per client 7/22/2019, anticipate 2020 painting in conjunction with building painting.

03500 - Painting: Interior

130 - Building	Useful Life 10	Remaining Life 1	
22,750 sf All Interior Spaces	Quantity 22,750	Unit of Measure Square Feet	
	Cost /SqFt \$0.830		
	% Included 100.00%	Total Cost/Study \$18,888	
Summary	Replacement Year 2021	Future Cost \$19,360	

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

04000 - Structural Repairs

920 - Doors	Useful Life 10	Remaining Life 4	
47 Exterior & Interior Doors (25%)	Quantity 47	Unit of Measure Items	
	Cost /Itm \$1,640	Qty * \$/Itm \$77,080	
	% Included 25.00%	Total Cost/Study \$19,270	
Summary	Replacement Year 2024	Future Cost \$21,270	

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

17- exterior

30- interior

00060 - Canoa Hills (CH)

05000 - Roofing

328 - Low Slope: Vinyl 227 Squares- Building Roof	Useful Life 20 Quantity 227 Cost /Sqrs \$564 % Included 100.00%	Remaining Life 10 Unit of Measure Squares Total Cost/Study \$127,971
Summary	Replacement Year 2030	Future Cost \$163,814

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

950 - Coating 22,700 sf Low Slope Roof Recoating	Useful Life 5 Quantity 22,700 Cost /SqFt \$1.01 % Included 100.00%	Remaining Life 4 Unit of Measure Square Feet Total Cost/Study \$23,011
Summary	Replacement Year 2024	Future Cost \$25,400

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

2019- \$22,450 was expended per client 6/14/2019.

08000 - Rehab

224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	Useful Life 20 Quantity 2 Cost /Rm \$80,872 % Included 100.00%	Remaining Life 1 Unit of Measure Room Total Cost/Study \$161,745
Summary	Replacement Year 2021	Future Cost \$165,789

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

2020- No work indicated, moved to 2021.

2019- Per client 6/14/2019, increase remaining life from 2019 to 2020 and estimate from \$87,800 to \$157,800.

2017- Estimates per client.

330 - Restrooms 2 Restrooms	Useful Life 20 Quantity 2 Cost /Rm \$35,952 % Included 100.00%	Remaining Life 1 Unit of Measure Room Total Cost/Study \$71,904
Summary	Replacement Year 2021	Future Cost \$73,701

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

2020- No work indicated, moved to 2021.

2019- Per client 6/14/2019, increase remaining life from 2019 to 2020 and estimate from \$44,150 to \$70,150.

2017- Estimates per client.

00060 - Canoa Hills (CH)

08000 - Rehab

580 - Operable Wall/Partition	Useful Life 25	Remaining Life 19	
980 sf Saguaro & Palo Verde Divider	Quantity 980	Unit of Measure Square Feet	
	Cost /SqFt \$38.63		
	% Included 100.00%	Total Cost/Study \$37,861	
Summary	Replacement Year 2039	Future Cost \$60,526	

This is to replace the operable panel wall.

70'x14'

2017- Per client, operable wall installed in 2014 with a 2039 remaining life.

12000 - Pool

124 - Resurface	Useful Life 12	Remaining Life 4	
274 lf Pool	Quantity 274	Unit of Measure Linear Feet	
	Cost /l.f. \$177		
	% Included 100.00%	Total Cost/Study \$48,390	
Summary	Replacement Year 2024	Future Cost \$53,414	

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

2012- Pool resurfaced.

624 - Deck: Re-Surface	Useful Life 10	Remaining Life 6	
5,950 sf Pool/Spa Deck Coating	Quantity 5,950	Unit of Measure Square Feet	
	Cost /SqFt \$8.28		
	% Included 100.00%	Total Cost/Study \$49,278	
Summary	Replacement Year 2026	Future Cost \$57,147	

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

2020- \$20,276 was expended for unspecified scope of work.

2017- Client advised this was done in 2016 and should be done every five years. That may be a short life so BRG extended to 10 years pending clarification.

625 - Deck: Re-Surface	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2020 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$20,276		
	% Included 100.00%	Total Cost/Study \$20,276	
Summary	Replacement Year 2020	Future Cost \$20,276	

This is for the \$20,276 expended for unspecified scope of work.

00060 - Canoa Hills (CH)

12000 - Pool

746 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$54,744	Qty * \$/LS	\$54,744
	% Included 50.00%	Total Cost/Study	\$27,372
Summary	Replacement Year 2022	Future Cost	\$28,758

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

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- pool filter #3, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial
- 4- Pentair IntelliFlo variable speed pumps
- 2- additional spa pumps
- 1- Dolphin Pool Vacuum #10
- 1- pool heater #1, Raypak 408
- 1- pool heater #2, Raypak 408
- 1- pool heater #3, Raypak 408
- 1- pool heater #4, Raypak 408
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- automatic water level system (\$1,408)
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2020- Per client 6/16/2020, added automatic water system to equipment list, cost \$1,408, increased overall current cost.
 2019- \$20,282 total was expended for pool equipment per client 6/14/2019.
 2018- \$1,183 was expended for pool filter pump #1, misc.
 2017- \$875 was expended. \$3,400 was expended for pool vacuum original purchase.
 2016- \$31,220 total was expended to replace prior Xtherm with 4 Raypak 408 heaters.

936 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$11,590		
	% Included 100.00%	Total Cost/Study	\$11,590
Summary	Replacement Year 2025	Future Cost	\$13,113

This is to replace miscellaneous pool furniture.

2019- \$11,307 was expended per client 6/14/2019.
 2017- \$1,280 total was expended to replace 2 tables.

13000 - Spa

126 - Resurface	Useful Life 8	Remaining Life 6	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,407		
	% Included 100.00%	Total Cost/Study	\$5,407
Summary	Replacement Year 2026	Future Cost	\$6,270

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

2019- Per client 7/22/2019, spa resurfaced 6/2018. Per client 8/5/2019, increase useful life from 6 to 8 years.

00060 - Canoa Hills (CH)

14000 - Recreation

234 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 3	
16 Fitness Center Cardio Machines (25%)	Quantity 16	Unit of Measure Items	
	Cost /Itm \$6,571	Qty * \$/Itm \$105,140	
	% Included 25.00%	Total Cost/Study \$26,285	
Summary	Replacement Year 2023	Future Cost \$28,306	

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

- 1- Technogym recumbent bike (2020 Only)
- 1- Technogym recumbent bike
- 1- True recumbent bike
- 1- Assault Fitness fan bike
- 1- Assault Fitness fan bike
- 1- True elliptical
- 1- EFX elliptical
- 1- Excite elliptical
- 1- Cybex Arc trainer (replaced 2020)
- 1- Concept-2 rower
- 1- Sci Fit stepper
- 1- Woodway treadmill (replaced 2020)
- 1- Woodway treadmill
- 1- Technogym treadmill
- 1- True treadmill
- 1- True treadmill

2020- \$20,000 was expended to replace one Woodway treadmill, one Cybex Arc Trainer and one TechnoGym rec bike.
 2019- \$19,233 was expended per client 6/14/2019.
 2018- \$16,619 was expended, 2 recumbent bikes replaced.
 2017- \$25,982 was expended.

235 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Fitness Center Cardio (2020 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$20,000		
	% Included 100.00%	Total Cost/Study \$20,000	
Summary	Replacement Year 2020	Future Cost \$20,000	

This is for the \$20,000 expended to replace one Woodway treadmill, one Cybex Arc Trainer and one TechnoGym rec bike.

00060 - Canoa Hills (CH)

14000 - Recreation

330 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 3	
20 Fitness Center Strength Machines (50%)	Quantity 20	Unit of Measure Items	
	Cost /Itm \$4,415	Qty * \$/Itm \$88,305	
	% Included 50.00%	Total Cost/Study \$44,152	
Summary	Replacement Year 2023	Future Cost \$47,547	

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

- 1- Cybex arm extension
- 1- True rotary torso
- 1- Paramount pull-up/chin-up
- 1- Paramount lower back extension
- 1- Paramount abdominal
- 1- Paramount lat pull down
- 1- Paramount seated row
- 1- Paramount rotary chest
- 1- Paramount seated leg curl
- 1- Paramount leg extension
- 1- Paramount leg press
- 1- Paramount dip/leg lift
- 1- Paramount multi hip
- 1- Paramount chest press
- 1- Paramount pectoral fly/rear deltoid
- 1- Precor stretch trainer (2020 replaced)
- 1- Technogym hip abductor
- 1- Technogym hip adductor
- 1- Hoist Fitness shoulder press
- 1- Hoist Fitness biceps curl

2020- \$1,000 was expended to replace one Precor stretch trainer.
 2019- \$10,839 was expended per client 6/14/2019.
 2018- \$6,265 was expended to replace rotary torso machine.
 2017- \$10,673 was expended.

331 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Fitness Center Strength (2020 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,000		
	% Included 100.00%	Total Cost/Study \$1,000	
Summary	Replacement Year 2020	Future Cost \$1,000	

This is for the \$1,000 expended per client 6/14/2019.

730 - Bridge Dealing Machine	Useful Life 5	Remaining Life 2	
Duplimate Bridge Dealing Machine	Quantity 1	Unit of Measure Items	
	Cost /Itm \$5,673		
	% Included 100.00%	Total Cost/Study \$5,673	
Summary	Replacement Year 2022	Future Cost \$5,961	

This is for the Bridge dealing machine for the card game of same name.

Duplimate

2018- Added to study.

00060 - Canoa Hills (CH)

17000 - Tennis Court

140 - Reseal	Useful Life 4	Remaining Life 0	
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet	
	Cost /SqFt \$0.657		
	% Included 100.00%	Total Cost/Study \$9,200	
Summary	Replacement Year 2020	Future Cost \$9,200	

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

2020- \$9,200 was expended.
 2019- \$4,700/court every 4 years per client 7/22/2019 estimate.
 2017- Client advises done in 2016.

504 - Resurface	Useful Life 21	Remaining Life 12	
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet	
	Cost /SqFt \$3.03		
	% Included 100.00%	Total Cost/Study \$42,476	
Summary	Replacement Year 2032	Future Cost \$57,125	

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

19000 - Fencing

160 - Chain Link: 10'	Useful Life 30	Remaining Life 11	
580 lf Tennis Court Fence	Quantity 580	Unit of Measure Linear Feet	
	Cost /l.f. \$38.63		
	% Included 100.00%	Total Cost/Study \$22,407	
Summary	Replacement Year 2031	Future Cost \$29,400	

This is to replace the 10' chain link fencing.

2017- \$12,806 was expended.

250 - Wrought Iron: 5'	Useful Life 30	Remaining Life 6	
160 lf Pool Perimeter Fence	Quantity 160	Unit of Measure Linear Feet	
	Cost /l.f. \$37.53		
	% Included 100.00%	Total Cost/Study \$6,004	
Summary	Replacement Year 2026	Future Cost \$6,963	

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

20000 - Lighting

220 - Pole Lights	Useful Life 40	Remaining Life 16	
24 Parking Lot & Walkway Lights	Quantity 24	Unit of Measure Items	
	Cost /Itm \$2,760		
	% Included 100.00%	Total Cost/Study \$66,229	
Summary	Replacement Year 2036	Future Cost \$98,317	

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 2	
7 Rooftop Carrier Units- 2007	Quantity 7	Unit of Measure	Items
	Cost /Itm \$13,845		
	% Included 100.00%	Total Cost/Study	\$96,914
Summary	Replacement Year 2022	Future Cost	\$101,820

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

- Unit 1- Fitness- Carrier- 7.5T
- Unit 2- Locker Room-Carrier- 5T
- Unit 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 1	
Rooftop Carrier Unit #5- 2005	Quantity 1	Unit of Measure	Items
	Cost /Itm \$13,658		
	% Included 100.00%	Total Cost/Study	\$13,658
Summary	Replacement Year 2021	Future Cost	\$14,000

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

2020- Per client 6/16/2020, move remaining life from 2020 to 2023.

364 - HVAC	Useful Life 15	Remaining Life 1	
Rooftop Carrier Unit #10- 2006	Quantity 1	Unit of Measure	Items
	Cost /Itm \$13,658		
	% Included 100.00%	Total Cost/Study	\$13,658
Summary	Replacement Year 2021	Future Cost	\$14,000

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

- Unit 10- Mesquite Room- Carrier- 5T

00060 - Canoa Hills (CH)

23000 - Mechanical Equipment

600 - Water Heater	Useful Life 12	Remaining Life 5	
Pool Eq Room Heater & Tank	Quantity 1	Unit of Measure	Items
	Cost /Itm \$13,246		
	% Included 100.00%	Total Cost/Study	\$13,246
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

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

24000 - Furnishings

560 - Miscellaneous	Useful Life 10	Remaining Life 4	
Folding Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$13,222		
	% Included 100.00%	Total Cost/Study	\$13,222
Summary	Replacement Year 2024	Future Cost	\$14,595

This is to replace miscellaneous furnishings.

- 2019- \$5,000 was expended to replace card tables per client 6/14/2019.
- 2017- \$1,072 was expended for 2 poker tables.

620 - Miscellaneous	Useful Life 12	Remaining Life 2	
Lobby Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,830		
	% Included 100.00%	Total Cost/Study	\$8,830
Summary	Replacement Year 2022	Future Cost	\$9,278

This is to replace miscellaneous furnishings.

2017- \$959 was expended.

24500 - Audio / Visual

156 - Projector	Useful Life 10	Remaining Life 4	
Saguaro Room- Panasonic	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,281		
	% Included 100.00%	Total Cost/Study	\$1,281
Summary	Replacement Year 2024	Future Cost	\$1,414

This is to replace the video projector.

Panasonic PT-VX600 XGA

2019- Per client 7/22/2019, keep A/V components in study.

00060 - Canoa Hills (CH)

24500 - Audio / Visual

166 - Projection Screen	Useful Life 20	Remaining Life 19	
Saguaro Room- Electric Screen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$17,200		
	% Included 100.00%	Total Cost/Study	\$17,200
Summary	Replacement Year 2039	Future Cost	\$27,497

This is to replace the 16' x 16' electric screen.

2019- \$16,781 was expended per client 6/14/2019.

2017- Per client, \$8,000 was expended in 1989.

316 - PA System	Useful Life 10	Remaining Life 9	
Sound Rack- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys \$16,161		
	% Included 100.00%	Total Cost/Study	\$16,161
Summary	Replacement Year 2029	Future Cost	\$20,183

This is to replace the Tech-Unique sound system.

2019- \$15,767 was expended and useful life decreased from 20 to 10 years per client 6/14/2019.

2017- Per client, \$6,400 was expended in 2011.

330 - Miscellaneous	Useful Life 30	Remaining Life 16	
Sound Rack- Total Induction Loop	Quantity 1	Unit of Measure	System
	Cost /Sys \$16,956		
	% Included 100.00%	Total Cost/Study	\$16,956
Summary	Replacement Year 2036	Future Cost	\$25,171

This is to replace the total induction loop.

2017- Per client, \$12,000 was expended in 2011.

756 - Piano	Useful Life 25	Remaining Life 5	
Saguaro Room Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,193		
	% Included 100.00%	Total Cost/Study	\$8,193
Summary	Replacement Year 2025	Future Cost	\$9,270

This is to replace the piano and dolly.

Yamaha upright
 model- T121
 serial #- 5857859

2017- Per client, \$5,000 was expended in 2000.

00060 - Canoa Hills (CH)

24500 - Audio / Visual

812 - Stage Risers	Useful Life 30	Remaining Life 3	
288 sf [6] Saguaro Room Risers	Quantity 288	Unit of Measure Square Feet	
	Cost /SqFt \$13.53		
	% Included 100.00%	Total Cost/Study \$3,896	
Summary	Replacement Year 2023	Future Cost \$4,195	

This is to replace the Stage Right risers.

2019- Per client 7/22/2019, keep A/V components in study.
 2017- Per client, \$12,000 was expended to purchase in 1993.

828 - Stage Curtains	Useful Life 20	Remaining Life 12	
2 Saguaro Stage Curtains	Quantity 2	Unit of Measure Items	
	Cost /Itm \$7,310		
	% Included 100.00%	Total Cost/Study \$14,621	
Summary	Replacement Year 2032	Future Cost \$19,663	

This is to replace the black inherent fire retardant stage curtains.

2017- Per client, \$12,000 was expended in 2012.

24600 - Safety / Access

230 - Fire Control Misc	Useful Life 20	Remaining Life 6	
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$18,911		
	% Included 100.00%	Total Cost/Study \$18,911	
Summary	Replacement Year 2026	Future Cost \$21,931	

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

2019- \$6,150 was expended per client 6/14/2019.
 2018- \$6,000 will be expended to replace the alarm panel in 2019 because not done in 2017 as planned.

25000 - Flooring

250 - Carpeting	Useful Life 10	Remaining Life 0	
122 Sq. Yds. Mesquite Room	Quantity 122	Unit of Measure Square Yard	
	Cost /SqYd \$40.98		
	% Included 100.00%	Total Cost/Study \$5,000	
Summary	Replacement Year 2020	Future Cost \$5,000	

This is to replace the carpeting.

2020- \$5,000 was expended to replace Mesquite Room carpet, (approximately 1,097 sq ft/122 sq yards).

00060 - Canoa Hills (CH)

25000 - Flooring

254 - Carpeting	Useful Life 10	Remaining Life 3	
418 Sq. Yds. Clubhouse Carpeting	Quantity 418	Unit of Measure Square Yard	
	Cost /SqYd \$40.98		
	% Included 100.00%	Total Cost/Study \$17,131	
Summary	Replacement Year 2023	Future Cost \$18,448	

This is to replace the carpeting.

2020- Mesquite Room carpet was replaced, so moved that room from this component to another component and reduced this component's quantity from 540 to 418 square yards.
 2019- Per client 6/14/2019, decrease remaining life from 2021 to 2020.

450 - Tile	Useful Life 20	Remaining Life 1	
6,475 sf Clubhouse Walls & Floors	Quantity 6,475	Unit of Measure Square Feet	
	Cost /SqFt \$13.32		
	% Included 100.00%	Total Cost/Study \$86,279	
Summary	Replacement Year 2021	Future Cost \$88,436	

This is to replace the wall and floor tile.

2020- No work indicated, moved to 2021.
 2019- Per client 6/14/2019, decrease remaining life from 2021 to 2020.

720 - Hardwood Floors	Useful Life 40	Remaining Life 10	
6,150 sf Wood Floor- Replace	Quantity 6,150	Unit of Measure Square Feet	
	Cost /SqFt \$16.55		
	% Included 100.00%	Total Cost/Study \$101,806	
Summary	Replacement Year 2030	Future Cost \$130,320	

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

750 - Hardwood Floors	Useful Life 10	Remaining Life 0	
6,150 sf Wood Floor- Refinish	Quantity 6,150	Unit of Measure Square Feet	
	Cost /SqFt \$3.31		
	% Included 100.00%	Total Cost/Study \$20,336	
Summary	Replacement Year 2020	Future Cost \$20,336	

This is to refinish the hardwood flooring.

2020- \$20,336 was expended to sand floor to bare wood, apply 6 coats of Hillyard Pro200 Gym Finish.

26000 - Outdoor Equipment

302 - Bocce Ct. Resurface	Useful Life 10	Remaining Life 0	
4 Bocce Ball Courts	Quantity 4	Unit of Measure Items	
	Cost /Itm \$2,101		
	% Included 100.00%	Total Cost/Study \$8,405	
Summary	Replacement Year 2020	Future Cost \$8,405	

This is to replace the court surface and rehab the court rails as needed.

2020- \$8,405 was expended, courts replaced in 2020.

00060 - Canoa Hills (CH)

26000 - Outdoor Equipment

848 - Shade Structure	Useful Life 15	Remaining Life 2	
200 sf Tennis Court Shade Canopy	Quantity 200	Unit of Measure	Square Feet
	Cost /SqFt \$21.52		
	% Included 100.00%	Total Cost/Study	\$4,305
Summary	Replacement Year 2022	Future Cost	\$4,523

This is to replace the tennis court canvas canopy shade structure.

1- 10' x 20' 4-metal post, canvas topped structure, south of tennis courts.

852 - Shade Structure	Useful Life 15	Remaining Life 12	
800 sf [4] Bocce Court Shade Canopies	Quantity 800	Unit of Measure	Square Feet
	Cost /SqFt \$21.52		
	% Included 100.00%	Total Cost/Study	\$17,220
Summary	Replacement Year 2032	Future Cost	\$23,159

This is to replace the bocce court canvas canopy shade structures.

4- 10' x 20' canvas canopy T-bar shade structures.

2017- \$18,172 total was expended to install 4 T-bar shade structures.

856 - Shade Structure	Useful Life 30	Remaining Life 14	
144 sf Metal Roofed Shade Structure	Quantity 144	Unit of Measure	Square Feet
	Cost /SqFt \$25.62		
	% Included 100.00%	Total Cost/Study	\$3,690
Summary	Replacement Year 2034	Future Cost	\$5,214

This is to repair and replace the metal shade structure.

12' x 12' metal roofed structure west of pool area.

872 - Shade Structure	Useful Life 25	Remaining Life 22	
Pool Area Wood Gazebo Structure	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,737		
	% Included 100.00%	Total Cost/Study	\$9,737
Summary	Replacement Year 2042	Future Cost	\$16,764

This is to repair and replace the wood gazebo structure.

16' diameter gazebo structure east of pool.

2019- The structure appears to have been refurbished since the 2016 study.

00060 - Canoa Hills (CH)

27000 - Appliances

760 - Miscellaneous	Useful Life 5	Remaining Life 3	
18 Kitchen Appliances (33%)	Quantity 18	Unit of Measure Items	
	Cost /Itm \$3,889	Qty * \$/Itm \$70,007	
	% Included 33.33%	Total Cost/Study \$23,336	
Summary	Replacement Year 2023	Future Cost \$25,130	

This is to repair or replace miscellaneous appliances.

- 1- Frigidaire single door commercial freezer, MN FCFS201LFB3, mfg 5/2008
- 1- Traulsen double door commercial refer, MN GRI 2-32 LUT
- 1- Manitowoc ice maker,- MN IY0606W-261, SN 1101347634, mfg 8/2014, bin- MN B570, SN 1101349642
- 1- Captive-Aire Systems SS Hood, MN 4230 ND
- 1- Ansul fire suppression system
- 1- AM-14C Hobart single rack commercial dishwasher
- 1- Hobart disposer
- 1- commercial washer and dryer
- 1- Wolf 6-burner range
- 1- Alto-Sham 1000-TH-1 double cook & hold
- 1- Haier microwave
- 1- Bunn coffee
- 1- Cecilware CL75-n coffee
- 1- SS table
- 1- SS triple sink
- 1- SS sink
- 2- portable SS tables

28000 - Water System

154 - Backflow Valves	Useful Life 12	Remaining Life 3	
6" Backflow	Quantity 1	Unit of Measure Items	
	Cost /Itm \$9,934		
	% Included 100.00%	Total Cost/Study \$9,934	
Summary	Replacement Year 2023	Future Cost \$10,698	

This is to replace the backflow prevention valve.

2020- \$9,934, 12 year life, and 2023 remaining life estimates per client 6/15/2020.

00070 - Santa Rita Springs (SRS)

01000 - Paving

128 - Asphalt: Sealing	Useful Life 5	Remaining Life 2	
80,636 sf Parking Lots	Quantity 80,636	Unit of Measure Square Feet	
	Cost /SqFt \$0.154		
	% Included 100.00%	Total Cost/Study \$12,398	
Summary	Replacement Year 2022	Future Cost \$13,025	

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.

2017- \$9,600 was expended for follow-up seal after 2016 slurry.

00070 - Santa Rita Springs (SRS)

01000 - Paving

228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	Useful Life 5 Remaining Life 2 Quantity 80,636 Cost /SqFt \$3.59 % Included 2.50%	Unit of Measure Square Feet Qty * \$/SqFt \$289,282 Total Cost/Study \$7,232 Replacement Year 2022 Future Cost \$7,598
Summary		

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

2019- \$4,675 was expended for crack fill only per client 6/14/2019.
 2017- Extended to synch with next seal coat.

336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	Useful Life 25 Remaining Life 6 Quantity 58,386 Cost /SqFt \$1.76 % Included 100.00%	Unit of Measure Square Feet Total Cost/Study \$102,935 Replacement Year 2026 Future Cost \$119,372
Summary		

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

2019- Per client 6/14/2019, extend remaining life from 2021 to 2026.

340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	Useful Life 25 Remaining Life 6 Quantity 22,250 Cost /SqFt \$1.76 % Included 100.00%	Unit of Measure Square Feet Total Cost/Study \$39,227 Replacement Year 2026 Future Cost \$45,491
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 sf Pool/Spa Area Concrete Repair (6%)	Useful Life 2 Remaining Life 1 Quantity 5,975 Cost /SqFt \$28.11 % Included 6.00%	Unit of Measure Square Feet Qty * \$/SqFt \$167,963 Total Cost/Study \$10,078 Replacement Year 2021 Future Cost \$10,330
Summary		

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

2019- \$9,832 was expended per client 6/14/2019. Per client 7/22/2019, decrease useful life from 5 to 2 years.

00070 - Santa Rita Springs (SRS)

03000 - Painting: Exterior

136 - Stucco	Useful Life 10	Remaining Life 7
28,540 sf Building Exterior	Quantity 28,540	Unit of Measure Square Feet
	Cost /SqFt \$1.54	
	% Included 100.00%	Total Cost/Study \$43,880
Summary	Replacement Year 2027	Future Cost \$52,160

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

2019- Client reports that the exterior building surfaces were painted in 2018. The surfaces exhibit premature deterioration including wide spread efflorescence.

2016- The surface is faded and exhibits efflorescence and dark stains.

400 - Wrought Iron	Useful Life 4	Remaining Life 2
1,758 lf Pool Fence, Metal Railings	Quantity 1,758	Unit of Measure Linear Feet
	Cost /l.f. \$6.96	
	% Included 100.00%	Total Cost/Study \$12,235
Summary	Replacement Year 2022	Future Cost \$12,855

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

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

03500 - Painting: Interior

136 - Building	Useful Life 10	Remaining Life 1
35,500 sf All Interior Spaces	Quantity 35,500	Unit of Measure Square Feet
	Cost /SqFt \$0.830	
	% Included 100.00%	Total Cost/Study \$29,474
Summary	Replacement Year 2021	Future Cost \$30,211

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

04000 - Structural Repairs

600 - Metal Railings	Useful Life 10	Remaining Life 1
1,410 lf Deck, Stair & Bridge Railings (50%)	Quantity 1,410	Unit of Measure Linear Feet
	Cost /l.f. \$33.12	Qty * \$/l.f. \$46,696
	% Included 50.00%	Total Cost/Study \$23,348
Summary	Replacement Year 2021	Future Cost \$23,932

This is to replace the metal railings.

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

00070 - Santa Rita Springs (SRS)

04000 - Structural Repairs

924 - Doors	Useful Life 10	Remaining Life 4	
66 Exterior & Interior Doors (25%)	Quantity 66	Unit of Measure Items	
	Cost /Itm \$1,640	Qty * \$/Itm \$108,240	
	% Included 25.00%	Total Cost/Study \$27,060	
Summary	Replacement Year 2024	Future Cost \$29,869	

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

31- exterior
 35- interior

04500 - Decking/Balconies

206 - Resurface	Useful Life 20	Remaining Life 13	
12,664 sf Elastomeric Deck- Resurface	Quantity 12,664	Unit of Measure Square Feet	
	Cost /SqFt \$8.50		
	% Included 100.00%	Total Cost/Study \$107,609	
Summary	Replacement Year 2033	Future Cost \$148,340	

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

2019- Per client, conditions similar to 2016. Some repairs have been made. Per client 6/14/2019, extend remaining life from 2020 to 2033.

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

300 - Repairs	Useful Life 5	Remaining Life 3	
12,664 sf Elastomeric Deck- Seal/Repair	Quantity 12,664	Unit of Measure Square Feet	
	Cost /SqFt \$1.99		
	% Included 100.00%	Total Cost/Study \$25,182	
Summary	Replacement Year 2023	Future Cost \$27,119	

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

2019- Per client 6/14/2019, repairs completed in 2018 so extend remaining life from 2019 to 2023.

2018- \$18,376 was expended.

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

05000 - Roofing

336 - Low Slope: Vinyl	Useful Life 20	Remaining Life 4	
68 Squares- Building Roof	Quantity 68	Unit of Measure Squares	
	Cost /Sqrs \$564		
	% Included 100.00%	Total Cost/Study \$38,335	
Summary	Replacement Year 2024	Future Cost \$42,315	

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

00070 - Santa Rita Springs (SRS)

05000 - Roofing

604 - Pitched: Tile	Useful Life 30	Remaining Life 9
84 Squares- Building Roof	Quantity 84	Unit of Measure Squares
	Cost /Sqrs \$666	
	% Included 100.00%	Total Cost/Study \$55,965
Summary	Replacement Year 2029	Future Cost \$69,893

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

2019- The west side of the building has had some repair/replacement work done. \$38,500 was expended to remove tile, repair deck, and reuse tile per client 6/14/2019. Remaining life set to 2029 due to 2019 roofing project.

954 - Coating	Useful Life 5	Remaining Life 4
6,800 sf Low Slope Roof Recoating	Quantity 6,800	Unit of Measure Square Feet
	Cost /SqFt \$3.01	
	% Included 100.00%	Total Cost/Study \$20,500
Summary	Replacement Year 2024	Future Cost \$22,628

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

2019- \$20,000 was expended per client 6/14/2019.

08000 - Rehab

230 - Locker Rooms	Useful Life 20	Remaining Life 2
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room
	Cost /Rm \$61,500	
	% Included 100.00%	Total Cost/Study \$123,000
Summary	Replacement Year 2022	Future Cost \$129,227

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

2019- Increased estimate from \$40,000 to \$60,000 per room. Client input will further define this component.

336 - Restrooms	Useful Life 20	Remaining Life 2
5 Restrooms	Quantity 5	Unit of Measure Room
	Cost /Rm \$10,232	
	% Included 100.00%	Total Cost/Study \$51,162
Summary	Replacement Year 2022	Future Cost \$53,752

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc.

2019- \$12,775 was expended for partial rehab per client 6/14/2019. Client input will further define this component. Per client 7/22/2019, extend remaining life from 2020 to 2022.

2018- \$6,018 was expended for partial work at Fiesta restroom countertops.

00070 - Santa Rita Springs (SRS)

08000 - Rehab

412 - Kitchen	Useful Life 20	Remaining Life 2	
2 Art & Fiesta Kitchenettes	Quantity 2	Unit of Measure Room	
	Cost /Rm \$4,250		
	% Included 100.00%	Total Cost/Study \$8,499	
Summary	Replacement Year 2022	Future Cost \$8,930	

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.

2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.

472 - Cabinets	Useful Life 20	Remaining Life 3	
2 Art & Clay Counters & Cabinets	Quantity 2	Unit of Measure Room	
	Cost /Rm \$9,520		
	% Included 100.00%	Total Cost/Study \$19,041	
Summary	Replacement Year 2023	Future Cost \$20,505	

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

2019- Per client 6/14/2019, extend remaining life from 2019 to 2023.

2016- The countertops are very worn.

12000 - Pool

130 - Resurface	Useful Life 10	Remaining Life 3	
240 lf Pool	Quantity 240	Unit of Measure Linear Feet	
	Cost /l.f. \$127		
	% Included 100.00%	Total Cost/Study \$30,465	
Summary	Replacement Year 2023	Future Cost \$32,807	

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

2017- Life estimates per client.

408 - ADA Chair Lift	Useful Life 10	Remaining Life 9	
Pool Area ADA Lift	Quantity 1	Unit of Measure Items	
	Cost /Itm \$3,396		
	% Included 100.00%	Total Cost/Study \$3,396	
Summary	Replacement Year 2029	Future Cost \$4,241	

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

2019- \$3,313 was expended per client 6/14/2019.

2009- Lift installed.

00070 - Santa Rita Springs (SRS)

12000 - Pool

630 - Deck: Re-Surface	Useful Life 15	Remaining Life 5	
5,975 sf Pool/Spa Deck Coating	Quantity 5,975	Unit of Measure Square Feet	
	Cost /SqFt \$8.28		
	% Included 100.00%	Total Cost/Study \$49,465	
Summary	Replacement Year 2025	Future Cost \$55,965	

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

2019- Similar deck conditions as in 2016. Per client 6/14/2019, extend remaining life from 2019 to 2025.
 2016- The deck was stained and exhibited some chipped areas.

750 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$54,000	Qty * \$/LS \$54,000	
	% Included 50.00%	Total Cost/Study \$27,000	
Summary	Replacement Year 2023	Future Cost \$29,076	

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

- 1- pool filter #1, Pentair Triton II Commercial, MN TR-100C, SN 0116313120009V, mfg. 2012
- 1- pool filter #2, Pentair Triton II Commercial, MN TR-100C, SN 0116313120008U, mfg. 2012
- 1- spa filter, Pentair Triton II Commercial, MN TR-100C, SN 0116241110021B, mfg. 2011
- 3- Pentair IntelliFlo variable speed pumps
- 2- additional spa pumps
- 1- Dolphin C5 pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- pool heater #3, Raypak Professional, installed 2018
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- 1- Pool Clear Comfort Sanitation system (\$9,000 in 2020)
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2020- \$454 was expended. \$9,000 was expended for the pool Clear Comfort Sanitation system.
 2018- \$9,697 total was expended for pool heater #3, spa jet pump #1, misc. Aquasols.

751 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2020 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$454		
	% Included 100.00%	Total Cost/Study \$454	
Summary	Replacement Year 2020	Future Cost \$454	

This is for the \$454 expended.

00070 - Santa Rita Springs (SRS)

12000 - Pool

940 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,727	
	% Included	100.00%	Total Cost/Study \$7,727
Summary	Replacement Year	2025	Future Cost \$8,742

This is to replace miscellaneous pool furniture.

2019- \$7,538 was expended per client 6/14/2019.

13000 - Spa

130 - Resurface	Useful Life 8	Remaining Life 1	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$6,457	
	% Included	100.00%	Total Cost/Study \$6,457
Summary	Replacement Year	2021	Future Cost \$6,619

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

2019- Per client 7/22/2019, resurfaced 7/2013. Per client 8/5/2019, increase useful life from 6 to 8 years.

14000 - Recreation

240 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 3	
12 Fitness Center Cardio Machines (25%)	Quantity 12	Unit of Measure	Items
	Cost /Itm	\$6,115	Qty * \$/Itm \$73,386
	% Included	25.00%	Total Cost/Study \$18,346
Summary	Replacement Year	2023	Future Cost \$19,757

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

- 1- Assault Fitness fan bike
- 1- Technogym Excite recumbent bike (replaced 2020)
- 1- Technogym Excite recumbent bike
- 1- Technogym Excite elliptical
- 1- True elliptical
- 1- Precor elliptical
- 1- Concept-2 rower
- 1- Tetrix stepper
- 1- Technogym treadmill
- 1- True treadmill
- 1- Woodway treadmill
- 1- Cybex arc trainer

2020- \$25,000 was expended to replace one TechnoGym recumbent bike & upright bike and one Cybex Arc Trainer.

2019- \$17,899 was expended per client 6/14/2019.

2017- \$7,140 was expended.

00070 - Santa Rita Springs (SRS)

14000 - Recreation

241 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Cardio Machines (2020 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$25,000		
	% Included 100.00%	Total Cost/Study \$25,000	
Summary	Replacement Year 2020	Future Cost \$25,000	

This is for the \$25,000 expended to replace one TechnoGym recumbent bike & upright bike and one Cybex Arc Trainer.

340 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 3	
18 Fitness Center Strength Machines (50%)	Quantity 18	Unit of Measure Items	
	Cost /Itm \$3,502	Qty * \$/Itm \$63,038	
	% Included 50.00%	Total Cost/Study \$31,519	
Summary	Replacement Year 2023	Future Cost \$33,942	

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

- 1- Technogym hip abductor
- 1- Technogym hip adductor
- 1- Technogym multi hip
- 1- Technogym low row
- 1- Technogym lat pull down
- 1- Technogym arm curl
- 1- Technogym arm extension
- 1- Technogym abdominal crunch
- 1- Technogym lower back
- 1- Technogym leg extension
- 1- Technogym leg curl
- 1- Technogym leg press
- 1- Technogym pectoral
- 1- Technogym chest press
- 1- Technogym shoulder press
- 1- Technogym anterior flexibility
- 1- Technogym posterior flexibility
- 1- Technogym stretch trainer

19000 - Fencing

220 - Wrought Iron: 5'	Useful Life 30	Remaining Life 6	
348 lf Pool Perimeter Fence	Quantity 348	Unit of Measure Linear Feet	
	Cost /l.f. \$37.53		
	% Included 100.00%	Total Cost/Study \$13,059	
Summary	Replacement Year 2026	Future Cost \$15,144	

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

100 - Exterior: Misc. Fixtures	Useful Life 25	Remaining Life 8	
40 Wall & Wall Top Lantern Lights	Quantity 40	Unit of Measure	Items
	Cost /Itm \$564		
	% Included 100.00%	Total Cost/Study	\$22,550
Summary	Replacement Year 2028	Future Cost	\$27,475

This is to replace wall-top and wall common area lantern lighting fixtures.

- 19- wall-top
- 21- building and wall

230 - Pole Lights	Useful Life 25	Remaining Life 8	
10 Bridge Lights	Quantity 10	Unit of Measure	Items
	Cost /Itm \$1,628		
	% Included 100.00%	Total Cost/Study	\$16,281
Summary	Replacement Year 2028	Future Cost	\$19,837

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

280 - Pole Lights	Useful Life 25	Remaining Life 8	
5 2nd Level Deck- Pole Lights	Quantity 5	Unit of Measure	Items
	Cost /Itm \$1,281		
	% Included 100.00%	Total Cost/Study	\$6,406
Summary	Replacement Year 2028	Future Cost	\$7,805

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

23000 - Mechanical Equipment

232 - HVAC	Useful Life 15	Remaining Life 8	
6 Miscellaneous Units- 2013	Quantity 6	Unit of Measure	Items
	Cost /Itm \$4,843		
	% Included 100.00%	Total Cost/Study	\$29,059
Summary	Replacement Year 2028	Future Cost	\$35,405

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

- Unit 1- Pottery- Carrier- 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	Useful Life 15	Remaining Life 11	
Carrier Unit #8- 2016	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,637		
	% Included 100.00%	Total Cost/Study	\$6,637
Summary	Replacement Year 2031	Future Cost	\$8,708

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- Fitness- Carrier- 5T

2016- \$6,150 was expended for Unit 8 only, so BRG separated unit #3 to its own component.

316 - HVAC	Useful Life 15	Remaining Life 13	
Carrier Unit #3- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,637		
	% Included 100.00%	Total Cost/Study	\$6,637
Summary	Replacement Year 2033	Future Cost	\$9,149

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- Sculpture- Carrier- 3T (2006 unit replaced in 2018)

2018- \$6,150 was expended.

344 - HVAC	Useful Life 15	Remaining Life 14	
2 Carrier Units- 2019	Quantity 2	Unit of Measure	Items
	Cost /Itm \$6,623		
	% Included 100.00%	Total Cost/Study	\$13,246
Summary	Replacement Year 2034	Future Cost	\$18,716

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

2019- \$12,923 was expended per client 6/14/2019.

368 - HVAC	Useful Life 15	Remaining Life 7	
2 Carrier Units- 2012	Quantity 2	Unit of Measure	Items
	Cost /Itm \$7,687		
	% Included 100.00%	Total Cost/Study	\$15,375
Summary	Replacement Year 2027	Future Cost	\$18,276

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

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

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

392 - HVAC	Useful Life 15	Remaining Life 13	
2 Carrier Units- 2018	Quantity 2	Unit of Measure	Items
	Cost /Itm \$5,699		
	% Included 100.00%	Total Cost/Study	\$11,397
Summary	Replacement Year 2033	Future Cost	\$15,711

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

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

2019- Per client 6/14/2019, replaced in 2018 for \$5,424 of which half was paid in 2018 and 2019.

416 - HVAC	Useful Life 15	Remaining Life 11	
Carrier Unit #7- 2016	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,687		
	% Included 100.00%	Total Cost/Study	\$7,687
Summary	Replacement Year 2031	Future Cost	\$10,087

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

2016- Placed in service: Unit 7- Fitness- Carrier- 5T

436 - HVAC	Useful Life 15	Remaining Life 9	
Carrier Unit #11- 2014	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,687		
	% Included 100.00%	Total Cost/Study	\$7,687
Summary	Replacement Year 2029	Future Cost	\$9,601

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

Unit 11- Locker Room- Carrier- 5T

448 - HVAC	Useful Life 15	Remaining Life 13	
8 Rooftop Carrier Units- 2018	Quantity 8	Unit of Measure	Items
	Cost /Itm \$12,007		
	% Included 100.00%	Total Cost/Study	\$96,057
Summary	Replacement Year 2033	Future Cost	\$132,415

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

Unit 15- Comp Pecan Room- Carrier- 3T
 Unit 17- Comp Lobby- Carrier- 3T
 Unit 18- Comp Ed Hall- Carrier- 5T
 Unit 19- Comp Multi Room- Carrier- 5T
 Unit 20- Comp General- Carrier- 4T
 Unit 21- Comp Laptop Room- Carrier- 3T
 Unit 22- Anza Building- Carrier- 12.5T
 Unit 23- Anza Building- Carrier- 12.5T

2019- Per client 6/14/2019, replaced in 2018 for \$91,428 of which half was paid in 2018 and 2019.

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

452 - HVAC	Useful Life 15	Remaining Life 2	
2 Carrier Units- 2007	Quantity 2	Unit of Measure	Items
	Cost /Itm \$14,773		
	% Included 100.00%	Total Cost/Study	\$29,546
Summary	Replacement Year 2022	Future Cost	\$31,041

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

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

616 - Water Heater	Useful Life 12	Remaining Life 9	
Bradford White Water Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,737		
	% Included 100.00%	Total Cost/Study	\$9,737
Summary	Replacement Year 2029	Future Cost	\$12,161

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

1- Bradford White 100 gallon gas water heater and storage tank. Installed 10/27/2014.
 1- Laundry Bosch on-demand electric, ES 8.1M WIR

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

23500 - Elevator

200 - Modernize/Overhaul	Useful Life 25	Remaining Life 24	
Anza Building Elevator	Quantity 1	Unit of Measure	Items
	Cost /Itm \$125,050		
	% Included 100.00%	Total Cost/Study	\$125,050
Summary	Replacement Year 2044	Future Cost	\$226,181

This is to modernize or overhaul the elevator system.

2019- \$107,095 was expended per client 6/14/2019. Per client 7/22/2019, increase estimate from \$107,095 to \$122,000.

2018- The actual quote is higher than the initial projection of approximately \$48,000. \$88,000 is the updated quote.

300 - Cab Rehab	Useful Life 20	Remaining Life 19	
Anza Elevator Cab	Quantity 1	Unit of Measure	Items
	Cost /Itm \$18,358		
	% Included 100.00%	Total Cost/Study	\$18,358
Summary	Replacement Year 2039	Future Cost	\$29,348

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

2019- \$20,250 was expended per client 6/14/2019. Per client 7/22/2019, reduce estimate from \$20,250 to \$17,910.

2018- Accelerated the remaining life to 2019.

00070 - Santa Rita Springs (SRS)

24000 - Furnishings

600 - Miscellaneous	Useful Life 10	Remaining Life 1	
Anza Room Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$56,515	
	% Included	100.00%	Total Cost/Study \$56,515
Summary	Replacement Year	2021	Future Cost \$57,928

This is to replace miscellaneous furnishings.

2017- \$2,722 was expended to replace 3 poker tables and chairs in Kino room.

24500 - Audio / Visual

160 - Projector	Useful Life 4	Remaining Life 1	
3 Projectors (33%)	Quantity 3	Unit of Measure	Items
	Cost /Itm	\$1,281	Qty * \$/Itm \$3,844
	% Included	33.33%	Total Cost/Study \$1,281
Summary	Replacement Year	2021	Future Cost \$1,313

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

- 1- Ansel Adams Sanyo PROxrtraX
- 1- Kino Room Epson
- 1- Anza Room Optoma

170 - Projection Screen	Useful Life 20	Remaining Life 4	
Anza Room	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$8,815	
	% Included	100.00%	Total Cost/Study \$8,815
Summary	Replacement Year	2024	Future Cost \$9,730

This is to replace the projection screen.

324 - PA System	Useful Life 10	Remaining Life 0	
Anza Room- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys	\$16,400	
	% Included	100.00%	Total Cost/Study \$16,400
Summary	Replacement Year	2020	Future Cost \$16,400

This is to replace the Anza room Tech-Unique sound system.

- 2020- \$16,400 is anticipated.
- 2019- Per client, decrease useful life from 20 to 10 years, remaining life from 2031 to 2020 and increase estimate from \$6,823 to \$16,000.
- 2017- Per client, \$5,600 was expended in 2011.

00070 - Santa Rita Springs (SRS)

24500 - Audio / Visual

760 - Piano	Useful Life 25	Remaining Life 18	
Anza Room Kawai Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,132		
	% Included 100.00%	Total Cost/Study	\$7,132
Summary	Replacement Year 2038	Future Cost	\$11,124

This is to replace the piano, bench and dolly.

Kawai upright, 506N, SN F054134

2017- Per client, \$6,000 was expended in 2013.

24600 - Safety / Access

240 - Fire Control Misc	Useful Life 20	Remaining Life 1	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$31,519		
	% Included 100.00%	Total Cost/Study	\$31,519
Summary	Replacement Year 2021	Future Cost	\$32,307

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

25000 - Flooring

260 - Carpeting	Useful Life 10	Remaining Life 2	
1,400 Sq. Yds. Anza, Fiesta, Computer, Office	Quantity 1,400	Unit of Measure	Square Yard
	Cost /SqYd \$39.00		
	% Included 100.00%	Total Cost/Study	\$54,600
Summary	Replacement Year 2022	Future Cost	\$57,364

This is to replace the carpeting.

2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.

270 - Carpeting	Useful Life 10	Remaining Life 2	
400 Sq. Yds. Kino, Fitness, Office Areas	Quantity 400	Unit of Measure	Square Yard
	Cost /SqYd \$39.00		
	% Included 100.00%	Total Cost/Study	\$15,600
Summary	Replacement Year 2022	Future Cost	\$16,390

This is to replace the carpeting.

2017- These areas were added by client, and need to be verified.

460 - Tile	Useful Life 20	Remaining Life 2	
1,825 sf Clubhouse Walls & Floors	Quantity 1,825	Unit of Measure	Square Feet
	Cost /SqFt \$13.32		
	% Included 100.00%	Total Cost/Study	\$24,318
Summary	Replacement Year 2022	Future Cost	\$25,549

This is to replace the wall and floor tile.

2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.

00070 - Santa Rita Springs (SRS)

25000 - Flooring

730 - Hardwood Floors	Useful Life 40	Remaining Life 16	
2,150 sf Anza & Santa Cruz- Replace	Quantity 2,150	Unit of Measure Square Feet	
	Cost /SqFt \$12.15		
	% Included 100.00%	Total Cost/Study \$26,114	
Summary	Replacement Year 2036	Future Cost \$38,767	

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

760 - Hardwood Floors	Useful Life 10	Remaining Life 6	
2,150 sf Anza & Santa Cruz- Refinish	Quantity 2,150	Unit of Measure Square Feet	
	Cost /SqFt \$6.62		
	% Included 100.00%	Total Cost/Study \$14,236	
Summary	Replacement Year 2026	Future Cost \$16,510	

This is to refinish the hardwood flooring.

26000 - Outdoor Equipment

804 - Shade Structure	Useful Life 15	Remaining Life 10	
100 sf Small Shade Canopy	Quantity 100	Unit of Measure Square Feet	
	Cost /SqFt \$21.52		
	% Included 100.00%	Total Cost/Study \$2,152	
Summary	Replacement Year 2030	Future Cost \$2,755	

This is to repair, replace and maintain the canvas canopy shade structure.

1- metal frame and post with 10' x 10' canvas canopy southeast of pool.

2015- Canopy installed.

820 - Shade Structure	Useful Life 15	Remaining Life 6	
600 sf NW of Pool- Large Shade Canopy	Quantity 600	Unit of Measure Square Feet	
	Cost /SqFt \$21.52		
	% Included 100.00%	Total Cost/Study \$12,915	
Summary	Replacement Year 2026	Future Cost \$14,977	

This is to repair, replace and maintain the canvas canopy shade structure.

1- metal frame and post with 20' x 30' canvas canopy northwest side of pool.

2011- Canopy installed.

824 - Shade Structure	Useful Life 15	Remaining Life 8	
450 sf Pool Equip Encl Shade Canopy	Quantity 450	Unit of Measure Square Feet	
	Cost /SqFt \$21.52		
	% Included 100.00%	Total Cost/Study \$9,686	
Summary	Replacement Year 2028	Future Cost \$11,802	

This is to repair, replace and maintain the canvas canopy shade structure.

1- metal frame and 6 posts with 10' x 45' canvas canopy over pool equipment enclosure.

2013- Canopy installed.

00070 - Santa Rita Springs (SRS)

27000 - Appliances

780 - Miscellaneous	Useful Life 5	Remaining Life 1	
10 Kitchen Appliances (33%)	Quantity 10	Unit of Measure Items	
	Cost /Itm \$3,612	Qty * \$/Itm \$36,119	
	% Included 33.33%	Total Cost/Study \$12,040	
Summary	Replacement Year 2021	Future Cost \$12,341	

This is to repair or replace miscellaneous appliances.

- 1- True double door reach in refrigerator, MN T-43, SN 8138575
- 1- Manitowoc undercounter ice maker
- 1- Moyer Diebel undercounter commercial dishwasher, MN 401LTM2, SN W9186
- 1- clothes dryer & front load washer
- 1- True single door reach in freezer, MN T-19F-HC, SN 9276436
- 1- Vollrath warming station
- 1- GE Oven/Stove
- 1- GE Microwave
- 2- Duke Ovens

2018- \$1,937 was expended to replace prior McCall Freezer.

28000 - Water System

142 - Backflow Valves	Useful Life 12	Remaining Life 10	
4" Backflow #1	Quantity 1	Unit of Measure Items	
	Cost /Itm \$8,985	Total Cost/Study \$8,985	
	% Included 100.00%	Future Cost \$11,502	
Summary	Replacement Year 2030		

This is to replace the backflow prevention valve.

2020- \$8,553 was expended to replace in 2018 per client 6/15/2020.

146 - Backflow Valves	Useful Life 12	Remaining Life 0	
4" Backflow #2	Quantity 1	Unit of Measure Items	
	Cost /Itm \$6,629	Total Cost/Study \$6,629	
	% Included 100.00%	Future Cost \$6,629	
Summary	Replacement Year 2020		

This is to replace the backflow prevention valve.

2020- \$6,629 anticipated for replacement in 2021 per client 6/15/2020. Per client 8/6/2020, backflow failed testing so reduce remaining life from 2021 to 2020.

00080 - Canoa Ranch (CR)

01000 - Paving

132 - Asphalt: Sealing	Useful Life 5	Remaining Life 3	
64,068 sf Drives & Parking	Quantity 64,068	Unit of Measure Square Feet	
	Cost /SqFt \$0.171	Total Cost/Study \$10,953	
	% Included 100.00%	Future Cost \$11,795	
Summary	Replacement Year 2023		

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

2018- \$10,425 was expended.

00080 - Canoa Ranch (CR)

01000 - Paving

246 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3	
64,068 sf Drives & Parking (3%)	Quantity 64,068	Unit of Measure Square Feet	
	Cost /SqFt \$3.59	Qty * \$/SqFt \$229,844	
	% Included 2.50%	Total Cost/Study \$5,746	
Summary	Replacement Year 2023	Future Cost \$6,188	

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

2019- \$5,606 was expended per client 6/14/2019.

254 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4	
18,768 sf Seal, Crack Fill, Stripe	Quantity 18,768	Unit of Measure Square Feet	
	Cost /SqFt \$0.386		
	% Included 100.00%	Total Cost/Study \$7,251	
Summary	Replacement Year 2024	Future Cost \$8,004	

This is for miscellaneous repairs including emulsion sealing, crack fill, skin patching, minor dig out & fill, and restriping to match the existing layout. Cracks 1/4" or wider should be filled when observed.

2019- \$7,074 was expended per client 6/14/2019.

342 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 13	
64,068 sf Drives & Parking	Quantity 64,068	Unit of Measure Square Feet	
	Cost /SqFt \$1.76		
	% Included 100.00%	Total Cost/Study \$112,952	
Summary	Replacement Year 2033	Future Cost \$155,705	

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	Useful Life 5	Remaining Life 6	
2,650 sf Pool/Spa Area Concrete Repair (5%)	Quantity 2,650	Unit of Measure Square Feet	
	Cost /SqFt \$20.50	Qty * \$/SqFt \$54,325	
	% Included 5.00%	Total Cost/Study \$2,716	
Summary	Replacement Year 2026	Future Cost \$3,150	

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

2019- Delayed 5-year replacement cycle until 2026 due to recent replacement.

2018- Replacement deck is not coated, so deck recoating has been excluded.

2016- The deck coating was in very poor condition with many bubbled and chipped areas. The root cause for the surface's failure needs to be determined prior to removing and replacing the surface. It is possible that some concrete preparation may be required during the deck recoating process. Per client 4/21/2016, \$36,000 total is anticipated to replace in 2016. Tinted sweat finish deck replaced prior coated deck.

00080 - Canoa Ranch (CR)

03000 - Painting: Exterior

142 - Stucco	Useful Life 10	Remaining Life 8	
14,760 sf Building Exterior	Quantity 14,760	Unit of Measure Square Feet	
	Cost /SqFt \$0.902		
	% Included 100.00%	Total Cost/Study \$13,314	
Summary	Replacement Year 2028	Future Cost \$16,221	

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

2018- \$12,625 was expended.

406 - Wrought Iron	Useful Life 4	Remaining Life 1	
614 lf Metal Fencing & Railings	Quantity 614	Unit of Measure Linear Feet	
	Cost /l.f. \$9.93		
	% Included 100.00%	Total Cost/Study \$6,098	
Summary	Replacement Year 2021	Future Cost \$6,251	

This is to prepare, power wash, sand, scrape, spot prime and paint the metal fencing and railings.

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

03500 - Painting: Interior

142 - Building	Useful Life 10	Remaining Life 1	
26,200 sf All Interior Spaces	Quantity 26,200	Unit of Measure Square Feet	
	Cost /SqFt \$0.830		
	% Included 100.00%	Total Cost/Study \$21,753	
Summary	Replacement Year 2021	Future Cost \$22,296	

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

04000 - Structural Repairs

606 - Metal Railings	Useful Life 20	Remaining Life 8	
350 lf Parking & Pickleball	Quantity 350	Unit of Measure Linear Feet	
	Cost /l.f. \$27.59		
	% Included 100.00%	Total Cost/Study \$9,658	
Summary	Replacement Year 2028	Future Cost \$11,767	

This is to replace the metal railings. Painting is provided for within another component.

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

928 - Doors	Useful Life 10	Remaining Life 4	
40 Exterior & Interior Doors (25%)	Quantity 40	Unit of Measure Items	
	Cost /itm \$1,640	Qty * \$/itm \$65,600	
	% Included 25.00%	Total Cost/Study \$16,400	
Summary	Replacement Year 2024	Future Cost \$18,103	

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

17- exterior
 23- interior

00080 - Canoa Ranch (CR)

04000 - Structural Repairs

932 - Doors	Useful Life 20	Remaining Life 8	
3 Pool East Patio Doors	Quantity 3	Unit of Measure Items	
	Cost /Itm \$17,661		
	% Included 100.00%	Total Cost/Study \$52,983	
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' x 16.5' glass doors
- 3- LiftMaster operators

05000 - Roofing

200 - Low Slope: BUR	Useful Life 20	Remaining Life 8	
133 Squares- Building Roof	Quantity 133	Unit of Measure Squares	
	Cost /Sqrs \$410		
	% Included 100.00%	Total Cost/Study \$54,530	
Summary	Replacement Year 2028	Future Cost \$66,440	

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

608 - Pitched: Tile	Useful Life 30	Remaining Life 18	
45 Squares- Building Roof	Quantity 45	Unit of Measure Squares	
	Cost /Sqrs \$666		
	% Included 100.00%	Total Cost/Study \$29,981	
Summary	Replacement Year 2038	Future Cost \$46,761	

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

958 - Coating	Useful Life 5	Remaining Life 4	
13,300 sf Low Slope Roof Recoating	Quantity 13,300	Unit of Measure Square Feet	
	Cost /SqFt \$1.55		
	% Included 100.00%	Total Cost/Study \$20,596	
Summary	Replacement Year 2024	Future Cost \$22,735	

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

2019- \$11,506 was expended to partially recoat the roof. Per client 7/22/2019, anticipate \$20,094 to recoat entire roof in 2019.

00080 - Canoa Ranch (CR)

08000 - Rehab

226 - Locker Rooms	Useful Life 20	Remaining Life 8	
2 Men's, Women's & Pool Area Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$66,625		
	% Included 100.00%	Total Cost/Study \$133,250	
Summary	Replacement Year 2028	Future Cost \$162,352	

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

2019- Increased estimate from \$16,000 to \$65,000 per room. Client input will further define this component.
 2017- Client to provide scope of work and estimate.

234 - Restrooms	Useful Life 20	Remaining Life 3	
Companion Restroom Remodel	Quantity 1	Unit of Measure Room	
	Cost /Rm \$16,153		
	% Included 100.00%	Total Cost/Study \$16,153	
Summary	Replacement Year 2023	Future Cost \$17,395	

This is to rehab the companion restroom including items such as wall tile, flooring, stainless grab bars, mirror, lighting, ventilation, sink, toilet, dispensers, etc. Paint is provided for within another component.

2018- Added to study.

12000 - Pool

136 - Resurface	Useful Life 12	Remaining Life 8	
256 lf Pool	Quantity 256	Unit of Measure Linear Feet	
	Cost /l.f. \$155		
	% Included 100.00%	Total Cost/Study \$39,562	
Summary	Replacement Year 2028	Future Cost \$48,203	

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

2017- Per client, pool resurfaced in 2016.

412 - ADA Chair Lift	Useful Life 10	Remaining Life 9	
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure Items	
	Cost /Itm \$5,571		
	% Included 100.00%	Total Cost/Study \$11,142	
Summary	Replacement Year 2029	Future Cost \$13,915	

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

Spectrum Products Traveler II, MN SBC-24V-WR5, SN 1204956, mfg 10/2015
 Spectrum Products Traveler II, MN SBC-24V-WR5, SN 1204250, mfg 10/2015

2019- \$10,870 was expended per client 6/14/2019.

00080 - Canoa Ranch (CR)

12000 - Pool

754 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$42,676	Qty * \$/LS	\$42,676
	% Included 50.00%	Total Cost/Study	\$21,338
Summary	Replacement Year 2021	Future Cost	\$21,871

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

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- pool filter #3, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial
- 3- Pentair IntelliFlo variable speed pumps
- 2- additional spa pumps
- 1- Dolphin Wave 100 pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2019- \$2,388 was expended per client 6/14/2019.
 2017- \$1,531 was expended.
 2015- Equipment including filters were replaced.

13000 - Spa

134 - Resurface	Useful Life 8	Remaining Life 0	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,058		
	% Included 100.00%	Total Cost/Study	\$5,058
Summary	Replacement Year 2020	Future Cost	\$5,058

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

2020- \$5,058 was expended.
 2019- Per client 7/22/2019, resurfaced 8/2012. Per client 8/5/2019, increase useful life from 6 to 8 years.

00080 - Canoa Ranch (CR)

14000 - Recreation

250 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 3	
14 Fitness Center Cardio Machines (25%)	Quantity 14	Unit of Measure Items	
	Cost /Itm \$6,442	Qty * \$/Itm \$90,188	
	% Included 25.00%	Total Cost/Study \$22,547	
Summary	Replacement Year 2023	Future Cost \$24,281	

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

- 1- Cybex Arc trainer
- 1- Technogym Excite elliptical (replaced 2020)
- 1- Technogym Excite elliptical (replaced 2020)
- 1- Technogym Excite elliptical
- 1- Woodway treadmill
- 1- Woodway treadmill
- 1- Woodway treadmill
- 1- Woodway treadmill (added between 2016 & 2019)
- 1- Technogym Excite recumbent bike (replaced 2020)
- 1- Technogym Excite recumbent bike
- 1- Technogym recumbent bike
- 1- Technogym upright bike (replaced 2020)
- 1- Technogym upright bike
- 1- Concept-2 rower

2020- \$25,000 was expended to replace 1 TechnoGym recumbent bike & upright bike and two ellipticals.
 2019- \$21,997 was expended per client 6/14/2019.
 2018- \$15,000 was expended for fitness equipment.
 2017- \$8,513 was expended for fitness equipment.

251 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Cardio Machines (2020 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$25,000		
	% Included 100.00%	Total Cost/Study \$25,000	
Summary	Replacement Year 2020	Future Cost \$25,000	

This is for the \$25,000 expended to replace 1 TechnoGym recumbent bike & upright bike and two ellipticals.

00080 - Canoa Ranch (CR)

14000 - Recreation

350 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 3	
25 Fitness Center Strength Machines, Etc (50%)	Quantity 25	Unit of Measure Items	
	Cost /Itm \$4,589	Qty * \$/Itm \$114,723	
	% Included 50.00%	Total Cost/Study \$57,362	
Summary	Replacement Year 2023	Future Cost \$61,772	

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

- 1- Technogym anterior flexibility
- 1- Technogym posterior flexibility
- 1- Precor stretch trainer
- 1- Paramount vertical knee dip
- 1- Adjustable bench
- 1- Adjustable bench
- 1- Adjustable bench
- 1- Hampton 10-pair 5-50# dumbbell set w/ 2-teir horizontal rack
- 1- 4-pair dumbbell set w/ vertical rack
- 1- Cybex fly/rear deltoid
- 1- Cybex Prestige pull down
- 1- Technogym Radiant functional trainer, dual pulley
- 1- Technogym shoulder press
- 1- Technogym arm extension
- 1- Technogym arm curl
- 1- Technogym rotary torso
- 1- Technogym abdominal crunch
- 1- Technogym lower back
- 1- Technogym leg extension
- 1- Technogym leg curl
- 1- Technogym chest incline
- 1- Technogym hip abductor
- 1- Technogym hip adductor
- 1- Technogym assisted chin dip
- 1- Technogym leg press
- 0- Technogym low row (2019- not observed, so not included)

17500 - Basketball / Sport Court

220 - Seal & Striping	Useful Life 4	Remaining Life 0	
8,650 sf [4] Pickleball Courts	Quantity 8,650	Unit of Measure Square Feet	
	Cost /SqFt \$0.746		
	% Included 100.00%	Total Cost/Study \$6,452	
Summary	Replacement Year 2020	Future Cost \$6,452	

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

2020- \$6,450 was expended for unspecified scope of work. Per client 8/5/2020, reduce estimate from \$4,500 to \$1,613 per court.
 2019- Resurfaced in 2013, \$4,500/court every 4 years per client 7/22/2019 estimate.

00080 - Canoa Ranch (CR)

17500 - Basketball / Sport Court

224 - Seal & Striping	Useful Life 4	Remaining Life 3	
2,690 sf Basketball 1/2 Court	Quantity 2,690	Unit of Measure	Square Feet
	Cost /SqFt \$1.30		
	% Included 100.00%	Total Cost/Study	\$3,485
Summary	Replacement Year 2023	Future Cost	\$3,753

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

2019- \$3,400 was expended to seal basketball court only per client 6/14/2019.

19000 - Fencing

100 - Chain Link	Useful Life 30	Remaining Life 20	
788 lf Pickleball & Basketball Courts	Quantity 788	Unit of Measure	Linear Feet
	Cost /l.f. \$33.12		
	% Included 100.00%	Total Cost/Study	\$26,097
Summary	Replacement Year 2040	Future Cost	\$42,763

This is to replace the chain link fencing.

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

230 - Wrought Iron: 6'	Useful Life 30	Remaining Life 18	
264 lf Patio Perimeter	Quantity 264	Unit of Measure	Linear Feet
	Cost /l.f. \$39.74		
	% Included 100.00%	Total Cost/Study	\$10,491
Summary	Replacement Year 2038	Future Cost	\$16,363

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

23000 - Mechanical Equipment

100 - HVAC	Useful Life 18	Remaining Life 6	
435 lf [5] Pool Area Fabric Ducts	Quantity 435	Unit of Measure	Linear Feet
	Cost /l.f. \$38.63		
	% Included 100.00%	Total Cost/Study	\$16,805
Summary	Replacement Year 2026	Future Cost	\$19,489

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

00080 - Canoa Ranch (CR)

23000 - Mechanical Equipment

236 - HVAC	Useful Life 15	Remaining Life 3	
6 Rooftop HVAC Units- 2008	Quantity 6	Unit of Measure	Items
	Cost /Itm \$13,222		
	% Included 100.00%	Total Cost/Study	\$79,335
Summary	Replacement Year 2023	Future Cost	\$85,435

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

- Unit 1- Lobby- Trane- 5T
- Unit 2- Multi Room- Trane- 12T
- Unit 3- Women's- Aaon- 6T
- Unit 4- Men's- Aaon- 6T
- Unit 5- Fitness- Trane- 5T
- Unit 12- HPCU1- Carrier

508 - Swamp Cooler	Useful Life 15	Remaining Life 3	
5 Rooftop Evaporative Coolers- 2008	Quantity 5	Unit of Measure	Items
	Cost /Itm \$3,311		
	% Included 100.00%	Total Cost/Study	\$16,557
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

636 - Water Heater	Useful Life 15	Remaining Life 5	
2 Shop	Quantity 2	Unit of Measure	Items
	Cost /Itm \$5,637		
	% Included 100.00%	Total Cost/Study	\$11,275
Summary	Replacement Year 2025	Future Cost	\$12,757

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

- Heater #1, Bradford White, MN D100L1993N, SN HC14634088, mfg. 2011
- Heater #2, Bradford White, MN D100L1993N, SN EB10255184, mfg. 2008

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

24500 - Audio / Visual

164 - Projector	Useful Life 10	Remaining Life 4	
Amado Room- EIKI	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,281		
	% Included 100.00%	Total Cost/Study	\$1,281
Summary	Replacement Year 2024	Future Cost	\$1,414

This is to replace the video projector.

- EIKI LC-XB42N

00080 - Canoa Ranch (CR)

24600 - Safety / Access

250 - Fire Control Misc	Useful Life 20	Remaining Life 8	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$18,911	
	% Included	100.00%	Total Cost/Study \$18,911
Summary	Replacement Year	2028	Future Cost \$23,042

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

25000 - Flooring

280 - Carpeting	Useful Life 10	Remaining Life 8	
660 Sq. Yds. All Spaces	Quantity 660	Unit of Measure	Square Yard
	Cost /SqYd	\$29.23	
	% Included	100.00%	Total Cost/Study \$19,294
Summary	Replacement Year	2028	Future Cost \$23,508

This is to replace the carpeting.

2018- \$18,364 was expended.

470 - Tile	Useful Life 20	Remaining Life 1	
2,231 sf Clubhouse Walls & Floors	Quantity 2,231	Unit of Measure	Square Feet
	Cost /SqFt	\$12.61	
	% Included	100.00%	Total Cost/Study \$28,127
Summary	Replacement Year	2021	Future Cost \$28,831

This is to replace the wall and floor tile.

2018- 656 sf added, so quantity increased from 1,575 to 2,231 sf.

26000 - Outdoor Equipment

462 - Drinking Fountain	Useful Life 15	Remaining Life 4	
3 Drinking Fountains	Quantity 3	Unit of Measure	Items
	Cost /Itm	\$2,870	
	% Included	100.00%	Total Cost/Study \$8,610
Summary	Replacement Year	2024	Future Cost \$9,504

This is to periodically replace the drinking fountains on a percentage basis.

- 1- Hallway Hi-Lo
- 1- Fitness Elkay
- 1- Pool Elkay

2019- Per client 7/22/2019, keep this drinking fountain component in study.

00080 - Canoa Ranch (CR)

26000 - Outdoor Equipment

808 - Shade Structure	Useful Life 15	Remaining Life 6	
500 sf [3] Shade Canopies	Quantity 500	Unit of Measure Square Feet	
	Cost /SqFt \$21.52		
	% Included 100.00%	Total Cost/Study \$10,762	
Summary	Replacement Year 2026	Future Cost \$12,481	

This is to repair, replace and maintain the canvas canopy shade structures.

- 1- 10' x 10' metal frame, canvas top between building and basketball court.
- 2- 10' x 20' metal frame, canvas top at pickleball courts.

2011- Structures installed.

28000 - Water System

162 - Backflow Valves	Useful Life 12	Remaining Life 11	
8" Backflow	Quantity 1	Unit of Measure Items	
	Cost /Itm \$14,120		
	% Included 100.00%	Total Cost/Study \$14,120	
Summary	Replacement Year 2031	Future Cost \$18,527	

This is to replace the backflow prevention valve.

2020- \$13,777 was expended to replace in 2019 per client 6/15/2020.

00090 - Abrego South (ABS)

01000 - Paving

147 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	Treatment [nr:1]
15,000 sf 2020 Addition Area (2021 Only)	Quantity 15,000	Unit of Measure Square Feet	
	Cost /SqFt \$0.170		
	% Included 100.00%	Total Cost/Study \$2,550	
Summary	Replacement Year 2021	Future Cost \$2,614	

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

2020- Per client 6/15/2020, anticipate seal in 2021.

232 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4	
18,768 sf 2019 Replacement Area	Quantity 18,768	Unit of Measure Square Feet	
	Cost /SqFt \$0.389		
	% Included 100.00%	Total Cost/Study \$7,310	
Summary	Replacement Year 2024	Future Cost \$8,069	

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.

2019- Lot was removed and replaced.

00090 - Abrego South (ABS)

01000 - Paving

236 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 6	
15,000 sf 2020 Addition Area	Quantity 15,000	Unit of Measure Square Feet	
	Cost /SqFt \$0.389		
	% Included 100.00%	Total Cost/Study \$5,842	
Summary	Replacement Year 2026	Future Cost \$6,776	

This is for miscellaneous repairs including emulsion sealing, crack fill, skin patching, minor dig out & fill, and re-striping to match the existing layout. Cracks 1/4" or wider should be filled when observed.

2020- Per client 6/15/2020, 15,000 sf was added to the east side for \$28,910 in 2020.

348 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 24	
18,768 sf 2019 Replacement Area	Quantity 18,768	Unit of Measure Square Feet	
	Cost /SqFt \$1.97		
	% Included 100.00%	Total Cost/Study \$36,900	
Summary	Replacement Year 2044	Future Cost \$66,742	

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

2019- \$36,000 was expended to R&R the lot per client 6/14/2019. This component is reverted from current major repair to future overlay.

352 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 25	
15,000 sf 2020 Addition Area	Quantity 15,000	Unit of Measure Square Feet	
	Cost /SqFt \$1.97		
	% Included 100.00%	Total Cost/Study \$29,492	
Summary	Replacement Year 2045	Future Cost \$54,676	

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

2020- Per client 6/15/2020, 15,000 sf was added in 2020.

02000 - Concrete

442 - Pool Deck	Useful Life 2	Remaining Life 1	
5,565 sf Pool/Spa Area Concrete Repair (5%)	Quantity 5,565	Unit of Measure Square Feet	
	Cost /SqFt \$22.08	Qty * \$/SqFt \$122,867	
	% Included 5.00%	Total Cost/Study \$6,143	
Summary	Replacement Year 2021	Future Cost \$6,297	

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

2019- \$9,532 was expended per client 6/14/2019. Per client 7/22/2019, decrease useful life from 5 to 2 years.

00090 - Abrego South (ABS)

03000 - Painting: Exterior

200 - Surface Restoration	Useful Life 10	Remaining Life 8
7,191 sf Exterior Surfaces	Quantity 7,191	Unit of Measure Square Feet
	Cost /SqFt \$1.28	
	% Included 100.00%	Total Cost/Study \$9,213
Summary	Replacement Year 2028	Future Cost \$11,226

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

2019- Paint appears in excellent condition, per client recently painted.

04000 - Structural Repairs

936 - Doors	Useful Life 10	Remaining Life 4
16 Exterior & Interior Doors (25%)	Quantity 16	Unit of Measure Items
	Cost /Itm \$1,640	Qty * \$/Itm \$26,240
	% Included 25.00%	Total Cost/Study \$6,560
Summary	Replacement Year 2024	Future Cost \$7,241

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

3- interior
 13- exterior

05000 - Roofing

360 - Low Slope: Vinyl	Useful Life 20	Remaining Life 11
49 Squares- Pool Building Roofs	Quantity 49	Unit of Measure Squares
	Cost /Sqrs \$564	
	% Included 100.00%	Total Cost/Study \$27,624
Summary	Replacement Year 2031	Future Cost \$36,245

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

962 - Coating	Useful Life 5	Remaining Life 4
4,900 sf Low Slope Roof Recoating	Quantity 4,900	Unit of Measure Square Feet
	Cost /SqFt \$0.995	
	% Included 100.00%	Total Cost/Study \$4,874
Summary	Replacement Year 2024	Future Cost \$5,380

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

2019- Some chipping exhibited. Sealing and recoating needed. Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life. Per client 7/22/2019, Anticipate \$4,755 to recoat in 2019.

00090 - Abrego South (ABS)

08000 - Rehab

236 - Locker Rooms	Useful Life 20	Remaining Life 6	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$35,875		
	% Included 100.00%	Total Cost/Study \$71,750	
Summary	Replacement Year 2026	Future Cost \$83,208	

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

2019- Increased estimate from \$9,000 to \$35,000 per room. Client input will further define this component.

342 - Restrooms	Useful Life 20	Remaining Life 7	
2 Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$15,375		
	% Included 100.00%	Total Cost/Study \$30,750	
Summary	Replacement Year 2027	Future Cost \$36,552	

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

2019- Increased estimate from \$4,000 to \$15,000 per restroom.

12000 - Pool

140 - Resurface	Useful Life 12	Remaining Life 6	
170 lf Pool	Quantity 170	Unit of Measure Linear Feet	
	Cost /l.f. \$132		
	% Included 100.00%	Total Cost/Study \$22,518	
Summary	Replacement Year 2026	Future Cost \$26,114	

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

422 - ADA Chair Lift	Useful Life 10	Remaining Life 9	
Pool ADA Lift	Quantity 1	Unit of Measure Items	
	Cost /Itm \$3,958		
	% Included 100.00%	Total Cost/Study \$3,958	
Summary	Replacement Year 2029	Future Cost \$4,942	

This is to replace the pool ADA compliant chair lift.

2019- \$3,861 was expended per client 6/14/2019.

642 - Deck: Re-Surface	Useful Life 10	Remaining Life 4	
5,565 sf Pool/Spa Deck Coating	Quantity 5,565	Unit of Measure Square Feet	
	Cost /SqFt \$8.28		
	% Included 100.00%	Total Cost/Study \$46,089	
Summary	Replacement Year 2024	Future Cost \$50,874	

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

00090 - Abrego South (ABS)

12000 - Pool

758 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$34,400	Qty * \$/LS	\$34,400
	% Included 50.00%	Total Cost/Study	\$17,200
Summary	Replacement Year 2021	Future Cost	\$17,630

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

- 1- pool filter, Pentair Triton II commercial
- 1- spa filter, Pentair Triton II commercial
- 2- Pentair IntelliFlo variable speed pumps
- 1- spa air blower pump
- 1- 3 hp Pentair pump
- 1- Dolphin pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- automatic water level system
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2020- Per client 6/16/2020, added water level system to inventory, approximate cost \$1,564. Increased current cost by \$782, from \$16,418 to \$17,200.
 2019- \$629 was expended per client 6/14/2019.
 2018- \$1,200 was expended for spa jet pump.

944 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,175		
	% Included 100.00%	Total Cost/Study	\$7,175
Summary	Replacement Year 2025	Future Cost	\$8,118

This is to replace miscellaneous pool furniture.

2019- \$7,000 was expended per client 6/14/2019.

13000 - Spa

138 - Resurface	Useful Life 8	Remaining Life 2	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,920		
	% Included 100.00%	Total Cost/Study	\$4,920
Summary	Replacement Year 2022	Future Cost	\$5,169

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

2019- Per client 7/22/2019, resurfaced 6/2014. Per client 8/5/2019, increase useful life from 6 to 8 years.

00090 - Abrego South (ABS)

13000 - Spa

418 - ADA Chair Lift	Useful Life 10	Remaining Life 7	
Spa ADA Lift	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,674		
	% Included 100.00%	Total Cost/Study	\$4,674
Summary	Replacement Year 2027	Future Cost	\$5,556

This is to replace the spa ADA compliant chair lift.

2017- The spa lift was replaced for \$4,340.

19000 - Fencing

900 - Miscellaneous	Useful Life 20	Remaining Life 11	
258 If Pool Perimeter Wall/Fence	Quantity 258	Unit of Measure	Linear Feet
	Cost /l.f. \$27.59		
	% Included 100.00%	Total Cost/Study	\$7,119
Summary	Replacement Year 2031	Future Cost	\$9,341

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 6	
8 Shuffleboard Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm \$1,325		
	% Included 100.00%	Total Cost/Study	\$10,597
Summary	Replacement Year 2026	Future Cost	\$12,289

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

23000 - Mechanical Equipment

240 - HVAC	Useful Life 15	Remaining Life 6	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure	Items
	Cost /Itm \$10,506		
	% Included 100.00%	Total Cost/Study	\$21,012
Summary	Replacement Year 2026	Future Cost	\$24,368

This is to replace the Carrier 4T HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

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

26000 - Outdoor Equipment

480 - Drinking Fountain	Useful Life 20	Remaining Life 6	
Drinking Fountain	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,075		
	% Included 100.00%	Total Cost/Study	\$3,075
Summary	Replacement Year 2026	Future Cost	\$3,566

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, increase estimate from \$1,800 to \$3,000 and keep this drinking fountain component in study.

00090 - Abrego South (ABS)

26000 - Outdoor Equipment

812 - Shade Structure	Useful Life 15	Remaining Life 12	
564 [3] Volleyball Shade Canopies	Quantity 564	Unit of Measure	Items
	Cost /Itm \$21.52		
	% Included 100.00%	Total Cost/Study	\$12,140
Summary	Replacement Year 2032	Future Cost	\$16,327

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

- 1- 12'x12'
- 2- 14'x15' (2017)

2018- Verified \$11,890/each for 2 structures installed in 2017.

880 - Shade Structure	Useful Life 15	Remaining Life 9	
264 sf Pool Shade Canopy	Quantity 264	Unit of Measure	Square Feet
	Cost /SqFt \$21.52		
	% Included 100.00%	Total Cost/Study	\$5,683
Summary	Replacement Year 2029	Future Cost	\$7,097

This is to repair and replace the canvas canopy shade structure.

- 1- 10'x20'

2014- Structure installed.

900 - Shuffleboard Court	Useful Life 8	Remaining Life 5	
3,744 sf [12] Shuffleboard Courts	Quantity 3,744	Unit of Measure	Square Feet
	Cost /SqFt \$4.14		
	% Included 100.00%	Total Cost/Study	\$15,504
Summary	Replacement Year 2025	Future Cost	\$17,541

This is to resurface the shuffleboard courts.

2017- The surface was replaced.

910 - Miscellaneous	Useful Life 7	Remaining Life 5	
3,500 sf [2] Volleyball Court Sand	Quantity 3,500	Unit of Measure	Square Feet
	Cost /SqFt \$8.79		
	% Included 100.00%	Total Cost/Study	\$30,750
Summary	Replacement Year 2025	Future Cost	\$34,791

This is to replenish the volleyball court sand.

2019- \$30,000 total was expended to install 1 court in 2018 and 1 in 2019 with a 7 year life per client 6/14/2019.

00100 - Continental Vistas (CV)

01000 - Paving

404 - Asphalt: Overlay	Useful Life 20	Remaining Life 0	
6,726 sf Parking Lot	Quantity 6,726	Unit of Measure Square Feet	
	Cost /SqFt \$2.69		
	% Included 100.00%	Total Cost/Study \$18,100	
Summary	Replacement Year 2020	Future Cost \$18,100	

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

2020- \$18,100 was expended for pavement overlay.
 2017- Client advises this was sealed in 2015, but sealing has been excluded.

02000 - Concrete

448 - Pool Deck	Useful Life 2	Remaining Life 3	
4,748 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,748	Unit of Measure Square Feet	
	Cost /SqFt \$27.19	Qty * \$/SqFt \$129,117	
	% Included 6.00%	Total Cost/Study \$7,747	
Summary	Replacement Year 2023	Future Cost \$8,343	

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

2020- \$7,747 is anticipated in 2020. Per client 8/6/2020, the 2020 work has been cancelled and now anticipated during 2023.
 2019- Per client 7/22/2019, decrease useful life from 5 to 2 years.

03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 10	Remaining Life 7	
3,600 sf Recreation Building & Walls	Quantity 3,600	Unit of Measure Square Feet	
	Cost /SqFt \$1.58		
	% Included 100.00%	Total Cost/Study \$5,683	
Summary	Replacement Year 2027	Future Cost \$6,755	

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

2018- Added to study for first time. Scope and quantity estimated.

05000 - Roofing

340 - Low Slope: Vinyl	Useful Life 20	Remaining Life 6	
20 Squares- Pool Building Roof	Quantity 20	Unit of Measure Squares	
	Cost /Sqrs \$564		
	% Included 100.00%	Total Cost/Study \$11,275	
Summary	Replacement Year 2026	Future Cost \$13,076	

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.

00100 - Continental Vistas (CV)

05000 - Roofing

612 - Pitched: Tile	Useful Life 30	Remaining Life 1	
13 Squares- Pool Building Roof	Quantity 13	Unit of Measure Squares	
	Cost /Sqrs \$666		
	% Included 100.00%	Total Cost/Study \$8,661	
Summary	Replacement Year 2021	Future Cost \$8,878	

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

966 - Coating	Useful Life 5	Remaining Life 5	
2,000 sf Low Slope Roof Recoating	Quantity 2,000	Unit of Measure Square Feet	
	Cost /SqFt \$2.87		
	% Included 100.00%	Total Cost/Study \$5,740	
Summary	Replacement Year 2025	Future Cost \$6,494	

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

2020- \$2,500 was expended for roof coating done in-house by staff.
 2019- Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life.

967 - Coating	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Recoating (2020 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,500		
	% Included 100.00%	Total Cost/Study \$2,500	
Summary	Replacement Year 2020	Future Cost \$2,500	

This is for the \$2,500 expended for roof coating done in-house by staff.

08000 - Rehab

242 - Locker Rooms	Useful Life 20	Remaining Life 17	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$32,037		
	% Included 100.00%	Total Cost/Study \$64,075	
Summary	Replacement Year 2037	Future Cost \$97,498	

This is to rehab the locker rooms including items such as showers, fixtures, partitions, lighting, ventilation, etc. Client input will further define this component.

2017- \$59,500 was expended for rehab which was performed earlier and for more than previously estimated.

246 - Bathrooms	Useful Life 20	Remaining Life 17	
Companion Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$18,911		
	% Included 100.00%	Total Cost/Study \$18,911	
Summary	Replacement Year 2037	Future Cost \$28,776	

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

2018- Per client, work was performed for unknown cost in 2017.
 2017- Scope includes countertops, sink, toilets, wall & floor tile.

00100 - Continental Vistas (CV)

12000 - Pool

146 - Resurface	Useful Life 12	Remaining Life 10	
180 lf Pool	Quantity 180	Unit of Measure	Linear Feet
	Cost /l.f. \$150		
	% Included 100.00%	Total Cost/Study	\$27,038
Summary	Replacement Year 2030	Future Cost	\$34,612

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

2018- \$25,735 was expended to re-plaster in July.

648 - Deck: Re-Surface	Useful Life 15	Remaining Life 1	
4,748 sf Pool/Spa Deck Coating	Quantity 4,748	Unit of Measure	Square Feet
	Cost /SqFt \$8.28		
	% Included 100.00%	Total Cost/Study	\$39,323
Summary	Replacement Year 2021	Future Cost	\$40,306

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

762 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$35,757	Qty * \$/LS	\$35,757
	% Included 50.00%	Total Cost/Study	\$17,879
Summary	Replacement Year 2022	Future Cost	\$18,784

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

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial
- 3- Pentair IntelliFlo Variable Speed pumps- Spa & pool pumps (2) repl. 2018
- 1- additional spa pump
- 1- Dolphin C5 pool vacuum
- 1- pool heater, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller- replaced 2018
- 1- spa Aquasol chemical controller- replaced 2018
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2019- \$14,729 total was expended pool and spa equipment per client 6/14/2019.

2018- \$5,803 total was expended for #1 pump motor, spa filter pump, pool/spa Aquasol systems.

948 - Furniture: Misc	Useful Life 6	Remaining Life 2	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,175		
	% Included 100.00%	Total Cost/Study	\$7,175
Summary	Replacement Year 2022	Future Cost	\$7,538

This is to replace miscellaneous pool furniture.

2019- \$3,500 was expended to replace the slings only per client 6/14/2019.

2017- \$2,463 total was expended to replace 2 tables and 8 chairs.

00100 - Continental Vistas (CV)

13000 - Spa

142 - Resurface Spa	Useful Life 8	Remaining Life 1	
	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,175		
	% Included 100.00%	Total Cost/Study	\$7,175
Summary	Replacement Year 2021	Future Cost	\$7,354

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

2019- Per client 7/22/2019, resurfaced 9/2013. Per client 8/5/2019, increase useful life from 6 to 8 years.

23000 - Mechanical Equipment

244 - HVAC Rooftop Carrier Unit #3- 2004	Useful Life 15	Remaining Life 14	
	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,944		
	% Included 100.00%	Total Cost/Study	\$7,944
Summary	Replacement Year 2034	Future Cost	\$11,224

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

2019- \$7,750 was expended per client 6/14/2019.

248 - HVAC 2 Rooftop Carrier Units- 2013	Useful Life 15	Remaining Life 8	
	Quantity 2	Unit of Measure	Items
	Cost /Itm \$13,658		
	% Included 100.00%	Total Cost/Study	\$27,316
Summary	Replacement Year 2028	Future Cost	\$33,282

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

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

800 - Water Heater Building Water Heater	Useful Life 12	Remaining Life 5	
	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,125		
	% Included 100.00%	Total Cost/Study	\$5,125
Summary	Replacement Year 2025	Future Cost	\$5,798

This is to replace the Bradford White 100 gallon gas water heater.

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

00100 - Continental Vistas (CV)

25000 - Flooring

640 - Vinyl	Useful Life 10	Remaining Life 7	
125 Sq. Yds. Rec Room Sport Flooring	Quantity 125	Unit of Measure Square Yard	
	Cost /SqYd \$141		
	% Included 100.00%	Total Cost/Study \$17,586	
Summary	Replacement Year 2027	Future Cost \$20,905	

This is to replace the Rec Room Gerflor Taraflex Sport Flooring.

2018- \$16,739 was expended to install flooring in 2017 per client.

00110 - Madera Vista (MV)

01000 - Paving

408 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 12	
9,772 sf Parking Lot	Quantity 9,772	Unit of Measure Square Feet	
	Cost /SqFt \$5.51		
	% Included 100.00%	Total Cost/Study \$53,888	
Summary	Replacement Year 2032	Future Cost \$72,473	

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

2017- BRG had been asked to exclude the striping, crackfill and sealing. Client directed to show a 2017 expense of \$2,560 for same.

02000 - Concrete

454 - Pool Deck	Useful Life 2	Remaining Life 0	
4,008 sf Pool/Spa Area Concrete Repair (7.5%)	Quantity 4,008	Unit of Measure Square Feet	
	Cost /SqFt \$20.64	Qty * \$/SqFt \$82,720	
	% Included 7.50%	Total Cost/Study \$6,204	
Summary	Replacement Year 2020	Future Cost \$6,204	

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

2020- \$6,204 was expended.

2019- Per client 7/22/2019, decrease useful life from 5 to 2 years.

2018- Approximately \$5,000 was expended but not from reserves.

03000 - Painting: Exterior

206 - Surface Restoration	Useful Life 10	Remaining Life 8	
4,020 sf Exterior Surfaces	Quantity 4,020	Unit of Measure Square Feet	
	Cost /SqFt \$1.66		
	% Included 100.00%	Total Cost/Study \$6,675	
Summary	Replacement Year 2028	Future Cost \$8,133	

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

2019- Per client 7/22/2019, painted by staff in 2018.

00110 - Madera Vista (MV)

05000 - Roofing

616 - Pitched: Tile	Useful Life 30	Remaining Life 1	
39 Squares- Pool Building Roof	Quantity 39	Unit of Measure Squares	
	Cost /Sqrs \$666		
	% Included 100.00%	Total Cost/Study \$25,984	
Summary	Replacement Year 2021	Future Cost \$26,633	

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 - Restrooms	Useful Life 20	Remaining Life 19	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$7,687		
	% Included 100.00%	Total Cost/Study \$15,375	
Summary	Replacement Year 2039	Future Cost \$24,579	

This is to rehab the restrooms including items such as fixtures, partitions, benches, dispensers, lighting, shelves, ventilation, tile, design, etc.

2019- \$15,000 was expended per client 6/14/2019.

480 - Shower	Useful Life 15	Remaining Life 2	
Outdoor Pool Shower	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,405		
	% Included 100.00%	Total Cost/Study \$8,405	
Summary	Replacement Year 2022	Future Cost \$8,831	

This is to replace elements of the pool shower.

2018- Scope and cost pending in 2018.

12000 - Pool

154 - Resurface	Useful Life 12	Remaining Life 8	
156 lf Pool	Quantity 156	Unit of Measure Linear Feet	
	Cost /l.f. \$132		
	% Included 100.00%	Total Cost/Study \$20,664	
Summary	Replacement Year 2028	Future Cost \$25,177	

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

2017- Client advises done in 2016.

654 - Deck: Re-Surface	Useful Life 15	Remaining Life 4	
4,008 sf Pool/Spa Deck Coating	Quantity 4,008	Unit of Measure Square Feet	
	Cost /SqFt \$8.28		
	% Included 100.00%	Total Cost/Study \$33,194	
Summary	Replacement Year 2024	Future Cost \$36,640	

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

2018- \$5,000 was expended for deck repairs. See concrete.

00110 - Madera Vista (MV)

12000 - Pool

766 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$32,812	Qty * \$/LS	\$32,812
	% Included 50.00%	Total Cost/Study	\$16,406
Summary	Replacement Year 2023	Future Cost	\$17,667

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

- 1- pool filter, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial
- 2- Pentair IntelliFlo variable speed pumps
- 1- Dolphin pool vacuum #7- purchased 2018
- 1- pool heater, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- automatic water level system
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2020- Per client 6/16/2020, add automatic water level system, approximate cost \$1,564, added \$782 to current cost, (\$15,624 to \$16,406).

2019- \$25,126 total was expended for pool and spa equipment per client 6/14/2019.

2018- \$5,020 was expended for chlorinator Aquasol System.

952 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,175		
	% Included 100.00%	Total Cost/Study	\$7,175
Summary	Replacement Year 2025	Future Cost	\$8,118

This is to replace miscellaneous pool furniture.

2019- \$7,000 was expended per client 6/14/2019.

13000 - Spa

146 - Resurface	Useful Life 8	Remaining Life 4	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,612		
	% Included 100.00%	Total Cost/Study	\$4,612
Summary	Replacement Year 2024	Future Cost	\$5,091

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

2019- Per client 7/22/2019, resurfaced 9/2016. Per client 8/5/2019, increase useful life from 6 to 8 years.

00110 - Madera Vista (MV)

17000 - Tennis Court

540 - Reseal	Useful Life 4	Remaining Life 3	
7,200 sf Tennis Court	Quantity 7,200	Unit of Measure	Square Feet
	Cost /SqFt \$0.669		
	% Included 100.00%	Total Cost/Study	\$4,817
Summary	Replacement Year 2023	Future Cost	\$5,188

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

2019- \$21,322 was expended to pour new post-tension court in May per client 6/14/2019. \$4,700/court every 4 years per client 7/22/2019 estimate.
 2018- Per client, reduce life to 2019.

19000 - Fencing

170 - Chain Link: 10'	Useful Life 30	Remaining Life 11	
360 lf Tennis Court Fence	Quantity 360	Unit of Measure	Linear Feet
	Cost /l.f. \$38.44		
	% Included 100.00%	Total Cost/Study	\$13,837
Summary	Replacement Year 2031	Future Cost	\$18,156

This is to replace the 10' chain link fencing.

240 - Wrought Iron: 6'	Useful Life 30	Remaining Life 6	
380 lf Pool Perimeter Fence	Quantity 380	Unit of Measure	Linear Feet
	Cost /l.f. \$39.74		
	% Included 100.00%	Total Cost/Study	\$15,101
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 - Sports Field / Court	Useful Life 20	Remaining Life 19	
4 Tennis Court Lights	Quantity 4	Unit of Measure	Items
	Cost /Itm \$2,562		
	% Included 100.00%	Total Cost/Study	\$10,250
Summary	Replacement Year 2039	Future Cost	\$16,386

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

2019- \$10,000 was expended per client 6/14/2019.

25000 - Flooring

434 - Tile	Useful Life 20	Remaining Life 0	
Recreation Room & Storage	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,192		
	% Included 100.00%	Total Cost/Study	\$10,192
Summary	Replacement Year 2020	Future Cost	\$10,192

This is to replace the tile flooring.

2020- \$10,192 was expended to install porcelain tile in the recreation room and storage closet.

00110 - Madera Vista (MV)

26000 - Outdoor Equipment

816 - Shade Structure	Useful Life 15	Remaining Life 11	
264 sf Pool Shade Canopy	Quantity 264	Unit of Measure	Square Feet
	Cost /SqFt \$21.52		
	% Included 100.00%	Total Cost/Study	\$5,683
Summary	Replacement Year 2031	Future Cost	\$7,456

This is to repair and replace the canvas canopy shade structure.

1- 24'x11'

2016- Structure installed.

834 - Shade Structure	Useful Life 15	Remaining Life 11	
336 sf Pool Equip Shade Canopy	Quantity 336	Unit of Measure	Square Feet
	Cost /SqFt \$21.52		
	% Included 100.00%	Total Cost/Study	\$7,232
Summary	Replacement Year 2031	Future Cost	\$9,490

This is to repair and replace the canvas canopy shade structure.

1- 12'x28'

2016- Structure installed.

00120 - Casa Paloma I (CPI)

01000 - Paving

412 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 2	
7,128 sf Parking Areas	Quantity 7,128	Unit of Measure	Square Feet
	Cost /SqFt \$5.51		
	% Included 100.00%	Total Cost/Study	\$39,307
Summary	Replacement Year 2022	Future Cost	\$41,297

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

02000 - Concrete

460 - Pool Deck	Useful Life 2	Remaining Life 1	
6,128 sf Pool/Spa Area Concrete Repair (8%)	Quantity 6,128	Unit of Measure	Square Feet
	Cost /SqFt \$22.08	Qty * \$/SqFt	\$135,297
	% Included 8.27%	Total Cost/Study	\$11,192
Summary	Replacement Year 2021	Future Cost	\$11,472

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

2019- \$10,919 was expended per client 6/14/2019. Per client 7/22/2019, reduce useful life from 5 to 2 years.

00120 - Casa Paloma I (CPI)

03000 - Painting: Exterior

212 - Surface Restoration	Useful Life 10	Remaining Life 2
7,470 sf Exterior Surfaces	Quantity 7,470	Unit of Measure Square Feet
	Cost /SqFt \$1.28	
	% Included 100.00%	Total Cost/Study \$9,571
Summary	Replacement Year 2022	Future Cost \$10,055

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

2017- \$4,124 was expended for unknown scope.

05000 - Roofing

344 - Low Slope: Vinyl	Useful Life 20	Remaining Life 4
61 Squares- Pool Building Roofs	Quantity 61	Unit of Measure Squares
	Cost /Sqrs \$564	
	% Included 100.00%	Total Cost/Study \$34,389
Summary	Replacement Year 2024	Future Cost \$37,959

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.

970 - Coating	Useful Life 5	Remaining Life 4
6,100 sf Low Slope Roof Recoating	Quantity 6,100	Unit of Measure Square Feet
	Cost /SqFt \$2.32	
	% Included 100.00%	Total Cost/Study \$14,145
Summary	Replacement Year 2024	Future Cost \$15,613

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

2019- \$13,800 was expended per client 6/14/2019.

08000 - Rehab

254 - Locker Rooms	Useful Life 20	Remaining Life 0
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room
	Cost /Rm \$52,500	
	% Included 100.00%	Total Cost/Study \$105,000
Summary	Replacement Year 2020	Future Cost \$105,000

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

2020- \$105,000 was expended.

2019- Per client 6/14/2019, increase estimate from \$38,950 to \$108,950 and extend remaining life from 2019 to 2020.

2018- Estimate increased by \$20,000 per client.

00120 - Casa Paloma I (CPI)

08000 - Rehab

256 - Restrooms	Useful Life 20	Remaining Life 0	
Unisex Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$5,000		
	% Included 100.00%	Total Cost/Study \$5,000	
Summary	Replacement Year 2020	Future Cost \$5,000	

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

2020- \$5,000 was expended. Tile was also installed and is provided for within another component.
 2019- Increased estimate from \$9,000 to \$15,000.
 2018- Added to study.

418 - Kitchen	Useful Life 20	Remaining Life 11	
Clubhouse Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$7,175		
	% Included 100.00%	Total Cost/Study \$7,175	
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.

2020- Tile was installed and is provided for within another component.

12000 - Pool

160 - Resurface	Useful Life 12	Remaining Life 8	
200 lf Pool	Quantity 200	Unit of Measure Linear Feet	
	Cost /l.f. \$132		
	% Included 100.00%	Total Cost/Study \$26,492	
Summary	Replacement Year 2028	Future Cost \$32,278	

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

2017- Client advises done in 2016.

660 - Deck: Re-Surface	Useful Life 15	Remaining Life 1	
6,128 sf Pool/Spa Deck Coating	Quantity 6,128	Unit of Measure Square Feet	
	Cost /SqFt \$8.28		
	% Included 100.00%	Total Cost/Study \$50,752	
Summary	Replacement Year 2021	Future Cost \$52,021	

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

2020- Per client 8/6/2020, reduce remaining life from 2028 to 2021.

00120 - Casa Paloma I (CPI)

12000 - Pool

770 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$40,326	Qty * \$/LS	\$40,326
	% Included 50.00%	Total Cost/Study	\$20,163
Summary	Replacement Year 2023	Future Cost	\$21,713

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

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- spa, Pentair Triton II Commercial filter
- 3- Pentair IntelliFlo variable speed pumps
- 1- Dolphin C5 pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #1, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2020- Per client 6/16/2020, add automatic water system, approximate cost \$2,505, added \$1,252 to current cost (\$18,911 to \$20,163).
 2019- \$15,089 total was expended for pool and spa equipment per client 6/14/2019.
 2017- \$1,881 was expended.

956 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,175		
	% Included 100.00%	Total Cost/Study	\$7,175
Summary	Replacement Year 2025	Future Cost	\$8,118

This is to replace miscellaneous pool furniture.

2019- \$7,000 was expended per client 6/14/2019.

13000 - Spa

150 - Resurface	Useful Life 8	Remaining Life 0	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,580		
	% Included 100.00%	Total Cost/Study	\$5,580
Summary	Replacement Year 2020	Future Cost	\$5,580

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

2020- \$5,580 was expended.
 2019- Per client 7/22/2019, spa re-plastered 5/2011. Per client 8/5/2019, increase useful life from 6 to 8 years.

00120 - Casa Paloma I (CPI)

23000 - Mechanical Equipment

256 - HVAC	Useful Life 15	Remaining Life 6	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure Items	
	Cost /Itm \$8,610		
	% Included 100.00%	Total Cost/Study \$17,220	
Summary	Replacement Year 2026	Future Cost \$19,970	

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

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

25000 - Flooring

424 - Tile	Useful Life 20	Remaining Life 0	
Rec Rm, Unisex RR, Kitchen, Storage	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$11,000		
	% Included 100.00%	Total Cost/Study \$11,000	
Summary	Replacement Year 2020	Future Cost \$11,000	

This is to replace the tile flooring.

2020- \$11,000 was expended to install porcelain tile in the recreation room, unisex restroom, kitchenette, and storage closet.

26000 - Outdoor Equipment

316 - Shuffleboard Court	Useful Life 8	Remaining Life 7	
1,980 sf [6] Shuffleboard Courts	Quantity 1,980	Unit of Measure Square Feet	
	Cost /SqFt \$4.35		
	% Included 100.00%	Total Cost/Study \$8,610	
Summary	Replacement Year 2027	Future Cost \$10,235	

This is to resurface the shuffleboard courts.

2019- \$8,400 was expended per client 6/14/2018.

826 - Shade Structure	Useful Life 30	Remaining Life 25	
310 sf Pool Equip Shade Structure	Quantity 310	Unit of Measure Square Feet	
	Cost /SqFt \$25.62		
	% Included 100.00%	Total Cost/Study \$7,944	
Summary	Replacement Year 2045	Future Cost \$14,727	

This is to repair and replace the metal shade structure.

2015- Structure installed.

00130 - Casa Paloma II (CPII)

02000 - Concrete

466 - Pool Deck	Useful Life 2	Remaining Life 3	
4,933 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,933	Unit of Measure Square Feet	
	Cost /SqFt \$32.41	Qty * \$/SqFt \$159,867	
	% Included 6.00%	Total Cost/Study \$9,592	
Summary	Replacement Year 2023	Future Cost \$10,330	

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

2020- \$9,592 was expended. Per client 8/6/2020, extend remaining life from 2022 to 2023.
 2019- Per client 7/22/2019, reduce useful life from 5 to 2 years.
 2018- Estimate increased from \$6,219 to \$19,352.

467 - Pool Deck	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool/Spa Area Concrete Repair (2020 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$9,592		
	% Included 100.00%	Total Cost/Study \$9,592	
Summary	Replacement Year 2020	Future Cost \$9,592	

This is for the \$9,592 expended.

04000 - Structural Repairs

952 - Doors	Useful Life 10	Remaining Life 4	
14 Exterior & Interior Doors (25%)	Quantity 14	Unit of Measure Items	
	Cost /Itm \$1,640	Qty * \$/Itm \$22,960	
	% Included 25.00%	Total Cost/Study \$5,740	
Summary	Replacement Year 2024	Future Cost \$6,336	

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

6- interior
 8- exterior

05000 - Roofing

348 - Low Slope: Vinyl	Useful Life 20	Remaining Life 1	
53 Squares- Pool Building Roofs	Quantity 53	Unit of Measure Squares	
	Cost /Sqrs \$564		
	% Included 100.00%	Total Cost/Study \$29,879	
Summary	Replacement Year 2021	Future Cost \$30,626	

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.

00130 - Casa Paloma II (CPII)

05000 - Roofing

974 - Coating	Useful Life 5	Remaining Life 4	
5,300 sf Low Slope Roof Recoating	Quantity 5,300	Unit of Measure Square Feet	
	Cost /SqFt \$1.43		
	% Included 100.00%	Total Cost/Study \$7,580	
Summary	Replacement Year 2024	Future Cost \$8,367	

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

2019- \$7,395 was expended per client 6/14/2019.

08000 - Rehab

260 - Locker Rooms	Useful Life 20	Remaining Life 4	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$35,875		
	% Included 100.00%	Total Cost/Study \$71,750	
Summary	Replacement Year 2024	Future Cost \$79,199	

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

2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component.

2018- \$7,595 was expended for partial partitions. Also, per client, \$20,000 was added to scope of work estimate.

424 - Kitchen	Useful Life 20	Remaining Life 4	
Clubhouse Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$7,175		
	% Included 100.00%	Total Cost/Study \$7,175	
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.

12000 - Pool

166 - Resurface	Useful Life 10	Remaining Life 6	
180 lf Pool	Quantity 180	Unit of Measure Linear Feet	
	Cost /l.f. \$132		
	% Included 100.00%	Total Cost/Study \$23,843	
Summary	Replacement Year 2026	Future Cost \$27,650	

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

2017- Client advises done in 2016.

00130 - Casa Paloma II (CPII)

12000 - Pool

666 - Deck: Re-Surface	Useful Life 15	Remaining Life 1	
4,933 sf Pool/Spa Deck Coating	Quantity 4,933	Unit of Measure Square Feet	
	Cost /SqFt \$8.28		
	% Included 100.00%	Total Cost/Study \$40,855	
Summary	Replacement Year 2021	Future Cost \$41,876	

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

2020- Per client 8/6/2020, reduce remaining life from 2028 to 2021.

774 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$39,104	Qty * \$/LS \$39,104	
	% Included 50.00%	Total Cost/Study \$19,552	
Summary	Replacement Year 2021	Future Cost \$20,041	

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

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial- replaced 2018
- 3- Pentair IntelliFlo variable speed pumps
- 1- additional spa pump
- 1- Dolphin Wave pool vacuum
- 1- pool heater #1, Raypak Professional- replaced 2018
- 1- pool heater #2, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2019- \$8,319 total was expended for pool and spa equipment.
 2018- \$6,264 was expended for pool electronic feed controller, pool heater #1, spa sand filter.
 2017- \$1,613 was expended.

960 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,175		
	% Included 100.00%	Total Cost/Study \$7,175	
Summary	Replacement Year 2025	Future Cost \$8,118	

This is to replace miscellaneous pool furniture.

2019- \$7,000 was expended per client 6/14/2019.

00130 - Casa Paloma II (CPII)

13000 - Spa

154 - Resurface Spa	Useful Life 8	Remaining Life 6	
	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,094		
	% Included 100.00%	Total Cost/Study	\$5,094
Summary	Replacement Year 2026	Future Cost	\$5,908

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

2019- Per client 7/22/2019, spa re-plastered 5/2018 for \$4,850. Per client 8/5/2019, increase useful life from 6 to 8 years.

20000 - Lighting

260 - Pole Lights	Useful Life 30	Remaining Life 1	
8 Shuffleboard Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm \$1,325		
	% Included 100.00%	Total Cost/Study	\$10,597
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 6	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure	Items
	Cost /Itm \$8,610		
	% Included 100.00%	Total Cost/Study	\$17,220
Summary	Replacement Year 2026	Future Cost	\$19,970

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

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

26000 - Outdoor Equipment

304 - Shuffleboard Court	Useful Life 8	Remaining Life 5	
1,980 sf [6] Courts Resurface & Recoat	Quantity 1,980	Unit of Measure	Square Feet
	Cost /SqFt \$4.07		
	% Included 100.00%	Total Cost/Study	\$8,050
Summary	Replacement Year 2025	Future Cost	\$9,108

This is to resurface and recoat the shuffleboard courts.

2018- Per client, add component for \$7,475 expended in 2017.

00130 - Casa Paloma II (CPII)

26000 - Outdoor Equipment

860 - Shade Structure	Useful Life 15	Remaining Life 11	
294 sf Pool Equip Shade Canopy	Quantity 294	Unit of Measure	Square Feet
	Cost /SqFt \$21.52		
	% Included 100.00%	Total Cost/Study	\$6,328
Summary	Replacement Year 2031	Future Cost	\$8,303

This is to repair and replace the canvas canopy shade structure.

1- 21'x14'

2016- Structure installed.

00140 - Abrego North (ABN)

01000 - Paving

420 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 3	
14,105 sf Parking Area	Quantity 14,105	Unit of Measure	Square Feet
	Cost /SqFt \$5.51		
	% Included 100.00%	Total Cost/Study	\$77,782
Summary	Replacement Year 2023	Future Cost	\$83,763

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

2018- 7,650 sf added as a new parking lot at this location, so quantity increased from 6,455 sf to 14,105 sf.
 1997- Overlay work performed.

02000 - Concrete

472 - Pool Deck	Useful Life 5	Remaining Life 1	
4,523 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,523	Unit of Measure	Square Feet
	Cost /SqFt \$22.08	Qty * \$/SqFt	\$99,861
	% Included 6.00%	Total Cost/Study	\$5,992
Summary	Replacement Year 2021	Future Cost	\$6,141

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

2016- Total pool replacement was in progress at the time of the reserve site visit. This component provides for repairs and not the total replacement.

03000 - Painting: Exterior

218 - Surface Restoration	Useful Life 10	Remaining Life 6	
5,892 sf Exterior Surfaces	Quantity 5,892	Unit of Measure	Square Feet
	Cost /SqFt \$1.28		
	% Included 100.00%	Total Cost/Study	\$7,549
Summary	Replacement Year 2026	Future Cost	\$8,755

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

2017- Client advises this was done in 2016.

00140 - Abrego North (ABN)

04000 - Structural Repairs

820 - Shed	Useful Life 10	Remaining Life 10	
Shed	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,802		
	% Included 100.00%	Total Cost/Study	\$9,802
Summary	Replacement Year 2030	Future Cost	\$12,547

This is to repair, replace and maintain the shed.

2020- Per client 6/15/2020, 10 year life for shed purchased for \$9,802 in 2020.

05000 - Roofing

352 - Low Slope: Vinyl	Useful Life 20	Remaining Life 6	
21 Squares- Pool Building Roof	Quantity 21	Unit of Measure	Squares
	Cost /Sqrs \$564		
	% Included 100.00%	Total Cost/Study	\$11,839
Summary	Replacement Year 2026	Future Cost	\$13,729

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

978 - Coating	Useful Life 5	Remaining Life 4	
2,100 sf Low Slope Roof Recoating	Quantity 2,100	Unit of Measure	Square Feet
	Cost /SqFt \$1.11		
	% Included 100.00%	Total Cost/Study	\$2,337
Summary	Replacement Year 2024	Future Cost	\$2,580

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

2019- Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life. Per client 7/22/2019, Anticipate \$2,280 to recoat in 2019.

08000 - Rehab

238 - Restrooms	Useful Life 20	Remaining Life 3	
Companion Restroom Remodel	Quantity 1	Unit of Measure	Room
	Cost /Rm \$16,153		
	% Included 100.00%	Total Cost/Study	\$16,153
Summary	Replacement Year 2023	Future Cost	\$17,395

This is to rehab and redecorate the companion restroom.

2018- Added to study.

266 - Locker Rooms	Useful Life 20	Remaining Life 6	
2 Men's & Women's	Quantity 2	Unit of Measure	Room
	Cost /Rm \$35,875		
	% Included 100.00%	Total Cost/Study	\$71,750
Summary	Replacement Year 2026	Future Cost	\$83,208

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

2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component.
 2006- Remodeled.

00140 - Abrego North (ABN)

08000 - Rehab

270 - General	Useful Life 20	Remaining Life 17
795 sf Recreation Room Tile- 2017	Quantity 795	Unit of Measure Square Feet
	Cost /SqFt \$11.59	
	% Included 100.00%	Total Cost/Study \$9,216
Summary	Replacement Year 2037	Future Cost \$14,024

This is to replace the tile.

2017- \$8,771 was expended to install new recreation room tile per client.

12000 - Pool

172 - Resurface	Useful Life 10	Remaining Life 6
180 lf Pool	Quantity 180	Unit of Measure Linear Feet
	Cost /l.f. \$132	
	% Included 100.00%	Total Cost/Study \$23,843
Summary	Replacement Year 2026	Future Cost \$27,650

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

2016- Total pool replacement was in progress during the reserve site visit. This component provides for resurfacing and not the total replacement. Per client 4/21/2016, \$464,000 total is anticipated to replace the pool in 2016.

426 - ADA Chair Lift	Useful Life 10	Remaining Life 7
2 Pool & Spa	Quantity 2	Unit of Measure Items
	Cost /Itm \$6,304	
	% Included 100.00%	Total Cost/Study \$12,607
Summary	Replacement Year 2027	Future Cost \$14,986

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

2018- Added to study and installed in 2017.

00140 - Abrego North (ABN)

12000 - Pool

778 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$39,104	Qty * \$/LS	\$39,104
	% Included 50.00%	Total Cost/Study	\$19,552
Summary	Replacement Year 2022	Future Cost	\$20,542

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

- 1- pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 0116081120026Q, mfg. 2012
- 1- pool filter #2, Pentair Triton II Commercial, MN TR100C, SN 01162411100228, mfg. 2011
- 1- spa filter, Pentair Triton II Commercial, MN TR-140C, SN 1162801100273, mfg. 2011
- 3- Pentair IntelliFlo variable speed pumps
- 1- additional spa pump
- 1- Dolphin Wave pool vacuum
- 1- pool heater #1, Raypak Professional, MN B-R408-EN-X, SN 1210346541, mfg. 2012
- 1- pool heater #1, Raypak Professional, MN B-R408-EN-X, SN 1304355514, mfg. 2013
- 1- spa heater, Raypak Professional, MN C-R406C-EN-X, SN 1103321942, mfg. 2011- repaired 2018
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2020- \$4,002 was expended to replace sand filter1, sand filter 2, and spa sand filter.
 2018- \$4,120 total was expended for spa heater, pool & spa chlorine pump.
 2016- Per client 4/21/2016, \$364,000 total is anticipated to replace the pool in 2016.

779 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Equipment (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,002		
	% Included 100.00%	Total Cost/Study	\$4,002
Summary	Replacement Year 2020	Future Cost	\$4,002

This is for the \$4,002 expended to replace sand filter1, sand filter 2, and spa sand filter..

964 - Furniture: Misc	Useful Life 6	Remaining Life 2	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,175		
	% Included 100.00%	Total Cost/Study	\$7,175
Summary	Replacement Year 2022	Future Cost	\$7,538

This is to replace miscellaneous pool furniture.

2017- Client advises done in 2016.

13000 - Spa

158 - Resurface	Useful Life 8	Remaining Life 4	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,407		
	% Included 100.00%	Total Cost/Study	\$5,407
Summary	Replacement Year 2024	Future Cost	\$5,968

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

2019- Per client 7/22/2019, spa built in 2016. Per client 8/5/2019, increase useful life from 6 to 8 years.

00140 - Abrego North (ABN)

13000 - Spa

23000 - Mechanical Equipment

400 - HVAC	Useful Life 15	Remaining Life 0
2 Rooftop Rheem Units- 2005	Quantity 2	Unit of Measure Items
	Cost /Itm \$6,075	
	% Included 100.00%	Total Cost/Study \$12,150
Summary	Replacement Year 2020	Future Cost \$12,150

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

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

2020- \$12,150 was expended.
 2018- Per client, these were placed in service in 2005, despite the note below.
 2016- Client provided HVAC spreadsheet lists these units as 2005. Information seen onsite indicates a 2007 mfg. date.

26000 - Outdoor Equipment

864 - Shade Structure	Useful Life 30	Remaining Life 23
367 sf Pool Equip Shade Structure	Quantity 367	Unit of Measure Square Feet
	Cost /SqFt \$25.62	
	% Included 100.00%	Total Cost/Study \$9,404
Summary	Replacement Year 2043	Future Cost \$16,595

This is to repair and replace the metal shade structure.

2013- Structure installed.

868 - Shade Structure	Useful Life 15	Remaining Life 12
378 sf [3] Pool Shade Canopies	Quantity 378	Unit of Measure Square Feet
	Cost /SqFt \$21.52	
	% Included 100.00%	Total Cost/Study \$8,136
Summary	Replacement Year 2032	Future Cost \$10,943

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

1- 7'x14'
 2- 10'x14'

2017- 2 structures installed.
 2016- 1 structure installed.

00200 - Pickleball Center

01000 - Paving

170 - Asphalt: Sealing	Useful Life 5	Remaining Life 1
39,629 sf Parking Lot	Quantity 39,629	Unit of Measure Square Feet
	Cost /SqFt \$0.170	
	% Included 100.00%	Total Cost/Study \$6,737
Summary	Replacement Year 2021	Future Cost \$6,905

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

2020- 39,629 sf with 2021 remaining life estimates per client 6/15/2020.

270 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 6
39,629 sf Parking Lot (1%)	Quantity 39,629	Unit of Measure Square Feet
	Cost /SqFt \$3.59	Qty * \$/SqFt \$142,149
	% Included 1.00%	Total Cost/Study \$1,421
Summary	Replacement Year 2026	Future Cost \$1,648

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

2020- 39,629 sf estimate per client 6/15/2020. This component will be merged with the ongoing seal coat component after the 2021 seal coat.

370 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 25
39,629 sf Parking Lot	Quantity 39,629	Unit of Measure Square Feet
	Cost /SqFt \$1.76	
	% Included 100.00%	Total Cost/Study \$69,866
Summary	Replacement Year 2045	Future Cost \$129,528

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

2020- 39,629 sf estimate per client 6/15/2020.

04000 - Structural Repairs

912 - Doors	Useful Life 20	Remaining Life 20
7 Building Doors (50%)	Quantity 7	Unit of Measure Items
	Cost /Itm \$1,600	Qty * \$/Itm \$11,200
	% Included 50.00%	Total Cost/Study \$5,600
Summary	Replacement Year 2040	Future Cost \$9,176

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

- 1- double exterior door
- 6- single exterior doors

2020- Quantity per website drawing.

00200 - Pickleball Center

05000 - Roofing

370 - Low Slope: Single-Ply	Useful Life 15	Remaining Life 15	
12 Squares- Center Roof	Quantity 12	Unit of Measure	Squares
	Cost /Sqrs \$666		
	% Included 100.00%	Total Cost/Study	\$7,995
Summary	Replacement Year 2035	Future Cost	\$11,579

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

60 mil TPO (Carlisle Sure-Weld, 1 layer 1.5" poly iso Insulbase)

2020- 1,140 sf estimate per client 6/15/2020.

08000 - Rehab

100 - General	Useful Life 10	Remaining Life 10	
Office, Storage, Breezeway	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,000		
	% Included 100.00%	Total Cost/Study	\$5,000
Summary	Replacement Year 2030	Future Cost	\$6,400

This is for a general rehab.

226 - Restrooms	Useful Life 10	Remaining Life 10	
2 Restrooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$7,500		
	% Included 100.00%	Total Cost/Study	\$15,000
Summary	Replacement Year 2030	Future Cost	\$19,201

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

2020- 2 restrooms per client 6/15/2020.

17500 - Basketball / Sport Court

200 - Seal & Striping	Useful Life 2	Remaining Life 2	
54,600 sf [24] Pickleball Courts	Quantity 54,600	Unit of Measure	Square Feet
	Cost /SqFt \$0.709		
	% Included 100.00%	Total Cost/Study	\$38,712
Summary	Replacement Year 2022	Future Cost	\$40,672

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

2020- Seal/striping every 2 years at \$3,613/court based on East Center estimates per client in 2019. Per client 8/6/2020, reduce estimate from \$3,613 to \$1,613 per court.

00200 - Pickleball Center

19000 - Fencing

174 - Chain Link: 4'	Useful Life 25	Remaining Life 25	
1,414 lf Court Fences	Quantity 1,414	Unit of Measure	Linear Feet
	Cost /l.f. \$18.00		
	% Included 100.00%	Total Cost/Study	\$25,452
Summary	Replacement Year 2045	Future Cost	\$47,187

This is to replace the 4' chain link fencing.

2020- 1,414 lf per client 6/15/2020.

178 - Chain Link: 8'	Useful Life 25	Remaining Life 25	
1,871 lf Court Fences	Quantity 1,871	Unit of Measure	Linear Feet
	Cost /l.f. \$32.00		
	% Included 100.00%	Total Cost/Study	\$59,872
Summary	Replacement Year 2045	Future Cost	\$110,999

This is to replace the 8' chain link fencing.

2020- 1,871 lf per client 6/15/2020.

780 - Gates	Useful Life 20	Remaining Life 20	
53 Court Gates	Quantity 53	Unit of Measure	Items
	Cost /itm \$280		
	% Included 100.00%	Total Cost/Study	\$14,840
Summary	Replacement Year 2040	Future Cost	\$24,317

This is to maintain, repair and replace the chain link gates and gate hardware.

26- 7' gates
 27- 4' gates

2020- 53 gates per client 6/15/2020.

23000 - Mechanical Equipment

470 - HVAC	Useful Life 15	Remaining Life 15	
3 Mini-split Units	Quantity 3	Unit of Measure	Items
	Cost /itm \$2,850		
	% Included 100.00%	Total Cost/Study	\$8,550
Summary	Replacement Year 2035	Future Cost	\$12,383

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

3- Daiken

2020- 3 unit quantity estimate per client 6/15/2020.

870 - Septic System	Useful Life 20	Remaining Life 20	
Septic System	Quantity 1	Unit of Measure	System
	Cost /Sys \$7,500		
	% Included 100.00%	Total Cost/Study	\$7,500
Summary	Replacement Year 2040	Future Cost	\$12,290

This is to repair and replace the septic system.

00200 - Pickleball Center

23000 - Mechanical Equipment

24000 - Furnishings

570 - Miscellaneous	Useful Life 10	Remaining Life 10	
Interior/Exterior Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$20,000	
	% Included	100.00%	Total Cost/Study \$20,000
Summary	Replacement Year	2030	Future Cost \$25,602

This is to for miscellaneous interior/exterior furnishings.

2020- \$10,000 with 10 year useful life estimates per client 6/15/2020.

970 - Miscellaneous	Useful Life 10	Remaining Life 10	
900 sf Artificial Turf	Quantity 900	Unit of Measure	Square Feet
	Cost /SqFt	\$8.64	
	% Included	100.00%	Total Cost/Study \$7,775
Summary	Replacement Year	2030	Future Cost \$9,953

This is to for miscellaneous artificial turf.

2020- \$7,775 (per contract) with 10 year useful life estimates per client 6/15/2020.

974 - Miscellaneous	Useful Life 5	Remaining Life 5	
Entrance Gate	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,000	
	% Included	100.00%	Total Cost/Study \$5,000
Summary	Replacement Year	2025	Future Cost \$5,657

This is to for miscellaneous furnishings.

2020- \$5,000 with 5 year useful life estimates per client 6/15/2020.

26000 - Outdoor Equipment

884 - Shade Structure	Useful Life 7	Remaining Life 7	
3,510 sf [2] Shade Structures	Quantity 3,510	Unit of Measure	Square Feet
	Cost /SqFt	\$3.10	
	% Included	100.00%	Total Cost/Study \$10,880
Summary	Replacement Year	2027	Future Cost \$12,933

This is to replace the shade structures.

12' x 135'
 14' x' 135'

2020- \$10,880 with 7 year useful life estimates per client 6/15/2020.

00700 - Facility Maintenance Shop (FMS)

01000 - Paving

136 - Asphalt: Sealing	Useful Life 5	Remaining Life 5	
29,074 sf Parking Area	Quantity 29,074	Unit of Measure Square Feet	
	Cost /SqFt \$0.154		
	% Included 100.00%	Total Cost/Study \$4,470	
Summary	Replacement Year 2025	Future Cost \$5,058	

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

2020- \$2,888 was expended to seal coat approximately 15,024 sf of lot surface, included east, west and south lot.
 2019- 14,874 sf added 6/2019 which will be sealed in 2020 per client 6/14/2019. New total quantity 29,074 sf. \$1,930 was expended per client 6/14/2019.
 2018- Pavement rehabilitation complete.

137 - Asphalt: Sealing	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Parking (2020 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,888		
	% Included 100.00%	Total Cost/Study \$2,888	
Summary	Replacement Year 2020	Future Cost \$2,888	

This is for the \$2,888 expended to seal coat approximately 15,024 sf of lot surface, included east, west and south lot.

260 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 5	
29,074 sf Parking Area (2%)	Quantity 29,074	Unit of Measure Square Feet	
	Cost /SqFt \$3.59	Qty * \$/SqFt \$104,303	
	% Included 2.00%	Total Cost/Study \$2,086	
Summary	Replacement Year 2025	Future Cost \$2,360	

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

2019- 14,874 sf added 6/2019 per client 6/14/2019. New total quantity 29,074 sf.
 2018- Pavement rehabilitation complete.

424 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 24	
29,074 sf Parking Area	Quantity 29,074	Unit of Measure Square Feet	
	Cost /SqFt \$1.95		
	% Included 100.00%	Total Cost/Study \$56,622	
Summary	Replacement Year 2044	Future Cost \$102,413	

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

2019- \$22,910 was expended to add 14,874 sf in June 2019 per client 6/14/2019. New total quantity 29,074 sf. Reverted component from major repair to overlay.
 2018- Pavement rehabilitation complete.

00700 - Facility Maintenance Shop (FMS)

03000 - Painting: Exterior

128 - Surface Restoration	Useful Life 10	Remaining Life 8
5,000 sf Building Exterior	Quantity 5,000	Unit of Measure Square Feet
	Cost /SqFt \$1.28	
	% Included 100.00%	Total Cost/Study \$6,406
Summary	Replacement Year 2028	Future Cost \$7,805

This is to prepare, power wash, sand, scrape, caulk, paint stucco and wood trim with a 100% premium acrylic paint. Includes power washing and sealing of brick surfaces as needed.

412 - Wrought Iron	Useful Life 4	Remaining Life 2
835 lf Perimeter Fence	Quantity 835	Unit of Measure Linear Feet
	Cost /l.f. \$9.22	
	% Included 100.00%	Total Cost/Study \$7,703
Summary	Replacement Year 2022	Future Cost \$8,093

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron. Please see fence component for more details.

4' wrought iron fencing, westerly driveway to west perimeter- 65 lf
 west perimeter- 310 lf
 south and east perimeters- 460 lf

03500 - Painting: Interior

152 - Building	Useful Life 10	Remaining Life 8
10,000 sf All Interior Spaces	Quantity 10,000	Unit of Measure Square Feet
	Cost /SqFt \$1.02	
	% Included 100.00%	Total Cost/Study \$10,250
Summary	Replacement Year 2028	Future Cost \$12,489

This is to prepare and paint all building interior spaces.

04000 - Structural Repairs

800 - Shed	Useful Life 10	Remaining Life 10
Shed	Quantity 1	Unit of Measure Items
	Cost /itm \$5,400	
	% Included 100.00%	Total Cost/Study \$5,400
Summary	Replacement Year 2030	Future Cost \$6,912

This is to repair, replace and maintain the shed.

2020- Per client 6/15/2020, \$5,400 is anticipated to add a new shed.

804 - Shed	Useful Life 10	Remaining Life 8
3 Pre-Fab Sheds	Quantity 3	Unit of Measure Items
	Cost /itm \$5,253	
	% Included 100.00%	Total Cost/Study \$15,759
Summary	Replacement Year 2028	Future Cost \$19,201

This is to repair, replace and maintain the freestanding pre-fab sheds.

2019- Quantity increased from 1 to 3 and useful life reduced from 15 to 10 years per site visit and per client 6/14/2019.
 2018- Added to study.

00700 - Facility Maintenance Shop (FMS)

04000 - Structural Repairs

964 - Doors	Useful Life 10	Remaining Life 8
24 Exterior & Interior Doors (25%)	Quantity 24	Unit of Measure Items
	Cost /Itm \$1,640	Qty * \$/Itm \$39,360
	% Included 25.00%	Total Cost/Study \$9,840
Summary	Replacement Year 2028	Future Cost \$11,989

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

- 7- exterior
- 17- interior w/ 6 equipped with panic exit hardware

05000 - Roofing

332 - Low Slope: Vinyl	Useful Life 20	Remaining Life 18
14 Squares- Maintenance Shop Low Slope Roof	Quantity 14	Unit of Measure Squares
	Cost /Sqrs \$564	
	% Included 100.00%	Total Cost/Study \$7,892
Summary	Replacement Year 2038	Future Cost \$12,310

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

2018- Approximate installation date.

440 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 7
37 Squares- Maintenance Shop Pitched Roof	Quantity 37	Unit of Measure Squares
	Cost /Sqrs \$615	
	% Included 100.00%	Total Cost/Study \$22,755
Summary	Replacement Year 2027	Future Cost \$27,049

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

860 - Skylights	Useful Life 20	Remaining Life 18
10 Pitched & Low Slope Roof Skylights	Quantity 10	Unit of Measure Items
	Cost /Itm \$820	
	% Included 100.00%	Total Cost/Study \$8,200
Summary	Replacement Year 2038	Future Cost \$12,789

This is to replace the skylights.

- 5- pitched roof skylights
- 5- low slope roof skylights

00700 - Facility Maintenance Shop (FMS)

05000 - Roofing

982 - Coating	Useful Life 5	Remaining Life 3	
1,400 sf Low Slope Roof Recoating	Quantity 1,400	Unit of Measure Square Feet	
	Cost /SqFt \$2.87		
	% Included 100.00%	Total Cost/Study \$4,018	
Summary	Replacement Year 2023	Future Cost \$4,327	

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

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

08000 - Rehab

108 - General	Useful Life 20	Remaining Life 18	
Common Areas	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$16,153		
	% Included 100.00%	Total Cost/Study \$16,153	
Summary	Replacement Year 2038	Future Cost \$25,194	

This is for a general rehab of the interior other than the other areas listed separately. Items may include lighting, window coverings, décor, design, sign package, deep sink, Client input will further define this component. This component doesn't provide for repurposing. Paint, flooring, furnishings, and doors are provided for within other components.

278 - Restrooms	Useful Life 20	Remaining Life 18	
2 Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$15,375		
	% Included 100.00%	Total Cost/Study \$30,750	
Summary	Replacement Year 2038	Future Cost \$47,960	

This is to rehab and redecorate the restrooms including items such as fixtures, lighting, ventilation, design, etc. Client input will further define this component. Paint, tile and doors are provided for within other components.

- 2- toilets
- 2- sinks
- 2- mirrors
- 2- soap, paper towel, toilet paper dispenser sets
- 6- stainless grab bars

00700 - Facility Maintenance Shop (FMS)

08000 - Rehab

282 - General	Useful Life 20	Remaining Life 18
Break Room	Quantity 1	Unit of Measure Room
	Cost /Rm \$21,525	
	% Included 100.00%	Total Cost/Study \$21,525
Summary	Replacement Year 2038	Future Cost \$33,572

This is to rehab and redecorate the break room including items such as cabinets, countertops, fixtures, lighting, small appliances, design, décor, etc. Client input will further define this component. This component doesn't provide for repurposing. Tile, doors, chairs, and paint are provided for within other components.

- 1- sink w/ disposer
- 1- L-shape overhead/lower cabinet, 8 lf
- 1- L-shape kitchen counter, 8 lf
- 1- vertical cabinet, 2 lf
- 1- L-shape lunch counter, 30 lf
- 1- window covering
- 1- Bloomfield coffee brewer, MN 8572
- 2- Kenmore microwave ovens
- 1- Frigidaire refrigerator, MN LFHT1713LW3, SN BA23614208, mfg 9/2012
- 1- Waterlogic bottle-less cooler, Quench Q0238097

19000 - Fencing

224 - Wrought Iron: 5'	Useful Life 30	Remaining Life 28
835 lf Perimeter Fencing	Quantity 835	Unit of Measure Linear Feet
	Cost /l.f. \$34.85	
	% Included 100.00%	Total Cost/Study \$29,100
Summary	Replacement Year 2048	Future Cost \$58,098

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

- 4' wrought iron fencing, westerly driveway to west perimeter- 65 lf
- west perimeter- 310 lf
- south and east perimeters- 460 lf

2018- \$22,768 expended for 13 gauge metal fencing which was approximately \$10,000 less than planned.
 2017- Added as a placeholder. BRG has drawn a perimeter from an aerial view, but BRG is unsure of the new fence line location. Also this does not include gate motors, if any, or the install of new heavy duty slide gates.

540 - Metal	Useful Life 30	Remaining Life 28
165 lf Frontage Fencing	Quantity 165	Unit of Measure Linear Feet
	Cost /l.f. \$32.80	
	% Included 100.00%	Total Cost/Study \$5,412
Summary	Replacement Year 2048	Future Cost \$10,805

This is to replace the 6' metal fencing.

- between westerly and easterly driveways- 145 lf
- from easterly driveway to east perimeter- 20 lf

00700 - Facility Maintenance Shop (FMS)

23000 - Mechanical Equipment

208 - HVAC	Useful Life 15	Remaining Life 13	
4 Rooftop HVAC Units- 2018	Quantity 4	Unit of Measure	Items
	Cost /Itm \$5,637		
	% Included 100.00%	Total Cost/Study	\$22,550
Summary	Replacement Year 2033	Future Cost	\$31,085

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

- 1- Daikin Inverter: RXB09XVJV, 6/2018, KWDA5SLY10FR
- 1- Aerocool Trophy Series Evaporative Air Cooler: TD4801C, 2654384
- 1- Carrier 1-ton split system: 38MAQB12R--301--, 38MAQB12R--3, 1818V15141
- 1- Aerocool Trophy Series Evaporative Air Cooler: TD6801C, 2663517

224 - HVAC	Useful Life 15	Remaining Life 12	
2 Ground Level Bryant Units- 2017	Quantity 2	Unit of Measure	Items
	Cost /Itm \$12,966		
	% Included 100.00%	Total Cost/Study	\$25,932
Summary	Replacement Year 2032	Future Cost	\$34,876

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

- 1- Bryant Air Handler, 5 ton (CU1, North Office): 106ANA060-A, 3517E18989
- 1- Bryant Air Handler, 2.5 ton (CU2, South Office): 106ANA030-A, 2517E05957
- 2- Bryant Plus 80V gas furnaces, North Office 1 & South Office 2

2017- Per scope of work, the prior Mastercool units were replaced with Bryant Units.

24000 - Furnishings

200 - Miscellaneous	Useful Life 20	Remaining Life 18	
64 Chairs, Desks, Storage, Etc	Quantity 64	Unit of Measure	Items
	Cost /Itm \$785		
	% Included 100.00%	Total Cost/Study	\$50,225
Summary	Replacement Year 2038	Future Cost	\$78,334

This is to replace miscellaneous office furnishings.

- 1- conference table
- 10- miscellaneous book cases, file cabinets, and blueprint cabinets
- 13- office workstations including hutches & reception counter
- 40- office, task, miscellaneous chairs

25000 - Flooring

290 - Carpeting	Useful Life 10	Remaining Life 3	
195 Sq. Yds. Offices, Hallways, Misc	Quantity 195	Unit of Measure	Square Yard
	Cost /SqYd \$32.80		
	% Included 100.00%	Total Cost/Study	\$6,396
Summary	Replacement Year 2023	Future Cost	\$6,888

This is to replace the carpeting.

2019- Per client 7/22/2019, original installation was base carpet and not expected to last 10 years, so reduce remaining life from 2028 to 2023.

00700 - Facility Maintenance Shop (FMS)

25000 - Flooring

480 - Tile	Useful Life 20	Remaining Life 18
664 sf Floor & Wall Tile	Quantity 664	Unit of Measure Square Feet
	Cost /SqFt \$24.60	
	% Included 100.00%	Total Cost/Study \$16,334
Summary	Replacement Year 2038	Future Cost \$25,476

This is to replace the wall and floor tile.

- Restrooms
- Break room
- Hall/sink area

30000 - Miscellaneous

236 - Maintenance Equipment	Useful Life 20	Remaining Life 0
Genie Scissor Lift	Quantity 1	Unit of Measure Items
	Cost /Itm \$16,775	
	% Included 100.00%	Total Cost/Study \$16,775
Summary	Replacement Year 2020	Future Cost \$16,775

This is to repair and replace the electric scissor lift.

Genie Industries, GS-1530

2020- \$16,775 was expended per client 6/14/2020.

822 - Maintenance Equipment	Useful Life 10	Remaining Life 8
11 Shop Tools, Portacoolers, Misc (50%)	Quantity 11	Unit of Measure Items
	Cost /Itm \$3,550	Qty * \$/Itm \$39,052
	% Included 50.00%	Total Cost/Study \$19,526
Summary	Replacement Year 2028	Future Cost \$23,791

This is to periodically replace miscellaneous shop equipment on a percentage basis.

- 1- Jet drill press, MN J-2530, SN 18043036
- 1- Dayton band saw, MN 400H60, LN 17122812019
- 1- DeWalt chop saw
- 1- Miller Welder, Millermatic 211 auto-set
- 1- Powermatic table saw, MN 66-TA
- 1- Ingersoll Rand, 7.5-HP, 80-Gallon, MN 2475N7.5
- 1- Honda Generator, MN EM6500SX
- 2- Portacool portable evaporative cooling units, MN PACCY120GA1
- 2- Roll-around tool boxes

00800 - General

22000 - Office Equipment

100 - Miscellaneous	Useful Life 5	Remaining Life 4	
Facility Maintenance Shop Context Scanner	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,457		
	% Included 100.00%	Total Cost/Study	\$6,457
Summary	Replacement Year 2024	Future Cost	\$7,128

This is to replace large format scanner.

IQ Quattro

2020- Per client 8/12/2020, extend remaining life from 2021 to 2024.
 2019- Unit was previously located in the member services building.
 2016- Unit installed.

30000 - Miscellaneous

200 - Maintenance Equipment	Useful Life 20	Remaining Life 6	
Vermeer Chipper	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,279		
	% Included 100.00%	Total Cost/Study	\$8,279
Summary	Replacement Year 2026	Future Cost	\$9,601

This is to replace Vermeer chipper.

Model #- BC700XL
 VIN/PIN- 1VRC101V9F10 00862

700 - Trailer	Useful Life 15	Remaining Life 1	
Load Trail	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,519		
	% Included 100.00%	Total Cost/Study	\$5,519
Summary	Replacement Year 2021	Future Cost	\$5,657

This is to replace the utility trailer.

Load Trail
 License- Y66945

704 - Trailer	Useful Life 15	Remaining Life 14	
Top Hat- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,404		
	% Included 100.00%	Total Cost/Study	\$6,404
Summary	Replacement Year 2034	Future Cost	\$9,049

This is to replace the utility trailer.

Top Hat Trailer 2018
 License- 84217F

2019- Per client 6/14/2019, \$6,248 was expended to add a new 2018 Top Hat trailer in 2019.

00800 - General

30000 - Miscellaneous

710 - Trailer	Useful Life 15	Remaining Life 2	
Big Tex	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,519		
	% Included 100.00%	Total Cost/Study	\$5,519
Summary	Replacement Year 2022	Future Cost	\$5,798

This is to replace the landscaping trailer.

Big Tex
 License- K00575
 30SV

824 - Maintenance Truck	Useful Life 10	Remaining Life 1	
2011 Ford F150 Pickup- #18	Quantity 1	Unit of Measure	Items
	Cost /Itm \$33,114		
	% Included 100.00%	Total Cost/Study	\$33,114
Summary	Replacement Year 2021	Future Cost	\$33,942

This is to replace the pickup truck.

2011 Ford F150
 License Plate- CG84220
 VIN- 1FTMF1CM5BKD49232

832 - Vehicle	Useful Life 10	Remaining Life 3	
3 2013 Ford Transit Connects- #20, 21, 23	Quantity 3	Unit of Measure	Items
	Cost /Itm \$27,595		
	% Included 100.00%	Total Cost/Study	\$82,786
Summary	Replacement Year 2023	Future Cost	\$89,151

This is to replace the utility vans.

2013 Ford Transit Connect XLTs and XL's
 Vehicle 20- License- CH45316 / VIN- NM0LS7DN3DT133374
 Vehicle 21- License- CH45315 / VIN- unavailable
 Vehicle 22- License- BLM0931 / VIN- NM0LS7CNDT150137 **(Deleted in 2017)**
 Vehicle 23- License- BLM0930 / VIN- unavailable

844 - Vehicle	Useful Life 10	Remaining Life 6	
2016 Ford Fiesta- #26	Quantity 1	Unit of Measure	Items
	Cost /Itm \$19,317		
	% Included 100.00%	Total Cost/Study	\$19,317
Summary	Replacement Year 2026	Future Cost	\$22,401

This is to replace the compact vehicle.

2016 Ford Fiesta
 License- BRW9820
 VIN- 3FA0P4TJ6GX1336

00800 - General

30000 - Miscellaneous

848 - Maintenance Truck	Useful Life 10	Remaining Life 1	
2011 Ford Ranger- #27	Quantity 1	Unit of Measure	Items
	Cost /Itm \$35,875		
	% Included 100.00%	Total Cost/Study	\$35,875
Summary	Replacement Year 2021	Future Cost	\$36,772

This is to replace the truck.

2011 Ford Ranger
 License- BTB8339
 VIN- unavailable

2019- Per client 7/22/2019, 2011 Ford Ranger will be replaced with a full-size truck, so increase estimate from \$15,759 to \$35,000.

2016- Pickup purchased.

852 - Vehicle	Useful Life 10	Remaining Life 6	
2 2016 Ram Promaster City Vans- #29, 30	Quantity 2	Unit of Measure	Items
	Cost /Itm \$32,307		
	% Included 100.00%	Total Cost/Study	\$64,613
Summary	Replacement Year 2026	Future Cost	\$74,932

This is to replace the vans.

2016 Ram Promaster City vans
 License- CK49240 (#29), CK49241 (#30)
 VIN- unavailable

2016- Vans purchased.

856 - Maintenance Truck	Useful Life 10	Remaining Life 6	
3 2016 Ram 1500 Pickups- #31, 32, 33	Quantity 3	Unit of Measure	Items
	Cost /Itm \$36,615		
	% Included 100.00%	Total Cost/Study	\$109,844
Summary	Replacement Year 2026	Future Cost	\$127,385

This is to replace the pickup trucks.

2016 Ram 1500
 License- CK49249 (#31), CK49248 (#32), CK49242 (#33)
 VIN- unavailable (#31), 3C6JR6AG8GG382364 (#32), 3C6JR6AG9GG334341 (#33)

2016- 3 pickups purchased.

00800 - General

30000 - Miscellaneous

860 - Maintenance Truck	Useful Life 10	Remaining Life 7	
2017 Ram 1500 Pickup- #34	Quantity 1	Unit of Measure	Items
	Cost /Itm \$38,461		
	% Included 100.00%	Total Cost/Study	\$38,461
Summary	Replacement Year 2027	Future Cost	\$45,718

This is to replace the pickup truck.

2017 Ram 1500
 License- CK53480
 VIN- unavailable

2017- Truck purchased.

866 - Vehicle	Useful Life 3	Remaining Life 0	
2017 Ford Escape- #36	Quantity 1	Unit of Measure	Items
	Cost /Itm \$30,000		
	% Included 100.00%	Total Cost/Study	\$30,000
Summary	Replacement Year 2020	Future Cost	\$30,000

This is to replace the SUV.

2017 Ford Escape. This had been Vehicle #19 (2012 Ford Escape.)
 License- CK85866
 VIN- unavailable

2020- \$30,000 was expended for unspecified vehicle replacement.
 2019- Per client 7/22/2019, this is a high use vehicle, so reduce useful life from 10 to 3 years and increase estimate from \$13,642 to \$25,000.

868 - Maintenance Truck	Useful Life 10	Remaining Life 8	
2018 Ford F150 Supercrew- #37	Quantity 1	Unit of Measure	Items
	Cost /Itm \$35,740		
	% Included 100.00%	Total Cost/Study	\$35,740
Summary	Replacement Year 2028	Future Cost	\$43,546

This is to replace the pickup truck.

2018 Ford F150 Supercrew
 License- CK99967
 VIN- unavailable

2018- Purchased for \$34,018 and the association traded in vehicles 11 & 16 which have been deleted from the vehicle inventory.

00800 - General

30000 - Miscellaneous

872 - Maintenance Truck	Useful Life 10	Remaining Life 8	
2018 Ford F150- #38	Quantity 1	Unit of Measure	Items
	Cost /Itm \$38,148		
	% Included 100.00%	Total Cost/Study	\$38,148
Summary	Replacement Year 2028	Future Cost	\$46,480

This is to replace the pickup truck

2018 Ford F150
 License- CL39559
 VIN- unavailable

2018- Vehicle #35 was totaled by insurance company and replaced with a new truck #38.

874 - Maintenance Truck	Useful Life 10	Remaining Life 8	
Ford F250 PU- #39	Quantity 1	Unit of Measure	Items
	Cost /Itm \$36,603		
	% Included 100.00%	Total Cost/Study	\$36,603
Summary	Replacement Year 2028	Future Cost	\$44,597

This is to replace the pickup truck.

2018 Ford F250, #39 replaced prior 2006 Ford F250 pickup truck.
 License- CL39574
 VIN- unavailable

876 - Vehicle	Useful Life 10	Remaining Life 8	
Ford Transit Connect- #40	Quantity 1	Unit of Measure	Items
	Cost /Itm \$33,374		
	% Included 100.00%	Total Cost/Study	\$33,374
Summary	Replacement Year 2028	Future Cost	\$40,663

This is to replace the Ford Transit Connect cargo van.

Ford Transit Connect
 License Plate- CL58879
 VIN- unavailable

2019- Per client 6/14/2019, vehicle #24 was traded in for new vehicle #40 with \$32,560 value in 2018.

00800 - General

30000 - Miscellaneous

878 - Vehicle	Useful Life 10	Remaining Life 9	
2018 Ford Transit 150 Van- #41	Quantity 1	Unit of Measure	Items
	Cost /Itm \$33,375		
	% Included 100.00%	Total Cost/Study	\$33,375
Summary	Replacement Year 2029	Future Cost	\$41,681

This is to replace the Ford Transit 150 van.

Ford Transit 150 van
 License Plate- CL58880
 VIN- unavailable

2019- \$32,561 was expended per client 6/14/2019.

880 - Vehicle	Useful Life 10	Remaining Life 9	
2019 Ford F-250 Pickup Truck- #42	Quantity 1	Unit of Measure	Items
	Cost /Itm \$41,000		
	% Included 100.00%	Total Cost/Study	\$41,000
Summary	Replacement Year 2029	Future Cost	\$51,203

This is to replace the Ford F-250 pickup truck.

Ford F-250
 License- CL79162
 VIN- unavailable

2019- Per client 6/14/2019, vehicles #10 and #25 were traded in for new vehicle #42 with a \$40,000 value.

882 - Vehicle	Useful Life 10	Remaining Life 9	
2018 Ford Transit 250 Van- #43	Quantity 1	Unit of Measure	Items
	Cost /Itm \$34,850		
	% Included 100.00%	Total Cost/Study	\$34,850
Summary	Replacement Year 2029	Future Cost	\$43,523

This is to replace the Ford Transit 250 Van.

2018 Ford Transit 250
 License- B226028 (temp)
 VIN- 1FTYR1CMXKKA28585

2019- Van was un-numbered and lacked Arizona license plates at the time of the site inspection, client input may further define this component. Per client 6/14/2019, vehicle #17 was traded in for new vehicle #43 with \$34,000 value.

00800 - General

30000 - Miscellaneous

884 - Vehicle	Useful Life 10	Remaining Life 9	
2018 Ford F-150 Pickup Truck- #44	Quantity 1	Unit of Measure	Items
	Cost /Itm \$30,510		
	% Included 100.00%	Total Cost/Study	\$30,510
Summary	Replacement Year 2029	Future Cost	\$38,103

This is to replace the Ford F-150 pickup truck.

2018 Ford F-150
 License- B226029 (temp)
 VIN- unavailable

2019- Truck was un-numbered and lacked Arizona license plates at the time of the site inspection, client input may further define this component. \$29,766, was expended for 2018 Ford F-150 per client 6/14/2019.

00010 - Administrative Offices

22000 - Office Equipment

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

This is to replace miscellaneous office equipment.

2019- Per client 6/14/2019, printers and copiers are leased so remove component.

00020 - West Social Center (WC)

01000 - Paving

204 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 5	
43,543 sf Drives, North & South Parking (3%)	Quantity 43,543	Unit of Measure Square Feet	
	Cost /SqFt \$3.59	Qty * \$/SqFt \$156,211	
	% Included 2.50%	Total Cost/Study \$3,905	
Summary	Replacement Year N/A	Future Cost N/A	

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

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

12000 - Pool

560 - Cover	Useful Life 6	Remaining Life 1	
4,000 sf Pool Cover	Quantity 4,000	Unit of Measure Square Feet	
	Cost /SqFt \$1.82		
	% Included 100.00%	Total Cost/Study \$7,298	
Summary	Replacement Year N/A	Future Cost N/A	

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

2020- Per client 8/12/2020, delete all pool covers.

2019- Per client 6/14/2019, extend remaining life from 2019 to 2021.

600 - Deck: Re-Surface	Useful Life 15	Remaining Life 1	
5,313 sf Pool/Spa Deck Coating	Quantity 5,313	Unit of Measure Square Feet	
	Cost /SqFt \$8.28		
	% Included 100.00%	Total Cost/Study \$44,002	
Summary	Replacement Year N/A	Future Cost N/A	

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

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

00020 - West Social Center (WC)

12000 - Pool

728 - Equipment: Replacement	Useful Life 10	Remaining Life 9
Pool Digital Clocks	Quantity 1	Unit of Measure Pair
	Cost /Pair \$3,075	
	% Included 100.00%	Total Cost/Study \$3,075
Summary	Replacement Year N/A	Future Cost N/A

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

Colorado Time Systems
 MN PCW-PRO
 SN 20180202-M3

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

17000 - Tennis Court

500 - Resurface	Useful Life 21	Remaining Life 14
43,200 sf [6] Tennis Courts	Quantity 43,200	Unit of Measure Square Feet
	Cost /SqFt \$3.03	
	% Included 100.00%	Total Cost/Study \$131,069
Summary	Replacement Year N/A	Future Cost N/A

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

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

724 - Screen	Useful Life 5	Remaining Life 1
8,685 sf Tennis Court Fence Screens	Quantity 8,685	Unit of Measure Square Feet
	Cost /SqFt \$0.533	
	% Included 100.00%	Total Cost/Study \$4,629
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreen.

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

2019- Per client 6/14/2019, exclude this component.

23000 - Mechanical Equipment

628 - Water Heater	Useful Life 8	Remaining Life 2
4 Water Heaters (50%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,230	Qty * \$/Itm \$4,920
	% Included 50.00%	Total Cost/Study \$2,460
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the water heaters on a percentage basis including discarded unit disposal.

1- kitchen, A.O. Smith 75 gallon, SN GE01-6630279-230, mfg 5/2001
 1- janitor closet, Reliance 606 40 gallon, electric, MN 64020RS, SN A02102406
 1- pool, Rheem 50 gallon, electric, MN XE50T06ST45U1, SN M051615538
 1- shop/restroom, Vanguard 40 gallon, electric, MN 3WA68, SN VG 1208207194, mfg 12/2008

2019- Per client 7/22/2019, remove this component.

00020 - West Social Center (WC)

26000 - Outdoor Equipment

474 - Drinking Fountain	Useful Life 5	Remaining Life 1
7 Drinking Fountains (28.6%)	Quantity 7	Unit of Measure Items
	Cost /Itm \$1,845	Qty * \$/Itm \$12,915
	% Included 28.57%	Total Cost/Study \$3,690
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

- 1- shop atrium, Halsey Taylor, freestanding, chilled, MN HOF14AQ-1D, SN 101026316
- 1- dressing room, Symphony Plus, Ice & water dispenser, Quench Q0205281
- 1- lobby, chilled DF
- 1- pool, Halsey Taylor, chilled
- 1- shuffle, Halsey Taylor, chilled
- 2- lobby, Elkay EZH2O, MN EZWSR_1C

2019- Per client 7/22/2019, remove this component.

00030 - East Social Center (EC)

12000 - Pool

001 - Cover	Useful Life 6	Remaining Life 1
1,360 sf Pool Cover	Quantity 1,360	Unit of Measure Square Feet
	Cost /SqFt \$1.82	
	% Included 100.00%	Total Cost/Study \$2,481
Summary	Replacement Year N/A	Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

17000 - Tennis Court

700 - Screen	Useful Life 5	Remaining Life 2
4,835 sf Tennis & Pickleball Courts	Quantity 4,835	Unit of Measure Square Feet
	Cost /SqFt \$0.533	
	% Included 100.00%	Total Cost/Study \$2,577
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreens.

- tennis- 315 lf
- [4] north pickleball courts- 400 lf

2019- Per client 6/14/2019, exclude this component.

2015- Screens installed.

712 - Screen	Useful Life 5	Remaining Life 4
2,200 sf [4] South Pickleball Courts	Quantity 2,200	Unit of Measure Square Feet
	Cost /SqFt \$0.533	
	% Included 100.00%	Total Cost/Study \$1,173
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreens.

- [4] south pickleball courts- 440 lf

2019- Screens installed. Per client 6/14/2019, exclude this component.

00030 - East Social Center (EC)

23000 - Mechanical Equipment

608 - Water Heater	Useful Life 4	Remaining Life 2
4 Water Heaters (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,845	Qty * \$/Itm \$7,380
	% Included 25.00%	Total Cost/Study \$1,845
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the water heaters on a percentage basis including discarded unit disposal.

- 1- Utility Room Bradford White 40 gallon, gas, water heater
- 1- Bradford White 75 gallon, gas, MN MI75S6BN, SN LD34288432
- 1- Bradford White 100 gallon, electric, MN D100L1993N, SN KM33587258
- 1- Bradford White 40 gallon, electric, MN M240S6DS-1NCWW, SN LC34165428

2019- Per client 7/22/2019, remove this component.

26000 - Outdoor Equipment

450 - Drinking Fountain	Useful Life 5	Remaining Life 2
8 Drinking Fountains (25%)	Quantity 8	Unit of Measure Items
	Cost /Itm \$1,845	Qty * \$/Itm \$14,760
	% Included 25.00%	Total Cost/Study \$3,690
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

- 1- Hallway Halsey Taylor
- 1- Lapidary Halsey Taylor
- 1- Fitness room Elkay
- 1- Tennis court Halsey Taylor free standing
- 2- Pickleball area Elkay (1-water bottle fill)
- 2- Pool area Elkay

2019- Per client 7/22/2019, remove this component.

830 - Shade Structure	Useful Life 15	Remaining Life 7
144 sf Tennis Shade Canopy	Quantity 144	Unit of Measure Square Feet
	Cost /SqFt \$21.52	
	% Included 100.00%	Total Cost/Study \$3,100
Summary	Replacement Year N/A	Future Cost N/A

This is to repair, replace and maintain the 12' x 12' metal frame shade structure and canvas canopy. Aggressive paint maintenance may extend this component's life.

Continental Products

2019- Per client 7/22/2019, remove components with current value less than \$5,000.
 2009- Structure installed.

00040 - Las Campanas (LC)

12000 - Pool

564 - Cover	Useful Life 6	Remaining Life 1
4,400 sf Pool Cover	Quantity 4,400	Unit of Measure Square Feet
	Cost /SqFt \$1.82	
	% Included 100.00%	Total Cost/Study \$8,028
Summary	Replacement Year N/A	Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.
 2019- Per client 6/14/2019, extend remaining life from 2019 to 2021.

17000 - Tennis Court

716 - Screen	Useful Life 5	Remaining Life 3
5,400 sf Tennis Court Fence Screen	Quantity 5,400	Unit of Measure Square Feet
	Cost /SqFt \$0.533	
	% Included 100.00%	Total Cost/Study \$2,878
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreen.

2019- Per client 6/14/2019, exclude this component.

26000 - Outdoor Equipment

454 - Drinking Fountain	Useful Life 5	Remaining Life 2
4 Drinking Fountains (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,845	Qty * \$/Itm \$7,380
	% Included 25.00%	Total Cost/Study \$1,845
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

- 1- Racquetball Elkay
- 1- Pool Halsey Taylor
- 2- Hallway Elkay

2019- Per client 7/22/2019, remove this component.

00050 - Desert Hills (DH)

12000 - Pool

568 - Cover	Useful Life 6	Remaining Life 1
3,870 sf Pool Cover	Quantity 3,870	Unit of Measure Square Feet
	Cost /SqFt \$1.82	
	% Included 100.00%	Total Cost/Study \$7,061
Summary	Replacement Year N/A	Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.
 2019- Per client 6/14/2019, extend remaining life from 2020 to 2021.

00050 - Desert Hills (DH)

14000 - Recreation

100 - Sauna: Heaters	Useful Life 15	Remaining Life 3	
Sauna	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,891		
	% Included 100.00%	Total Cost/Study	\$1,891
Summary	Replacement Year N/A	Future Cost	N/A

This is to replace the sauna heater.

2019- Per client 7/22/2019, remove components with current value less than \$5,000.
 2018- Added to study.

17000 - Tennis Court

530 - Resurface	Useful Life 21	Remaining Life 10	
28,800 sf [4] Tennis Courts	Quantity 28,800	Unit of Measure	Square Feet
	Cost /SqFt \$3.03		
	% Included 100.00%	Total Cost/Study	\$87,379
Summary	Replacement Year N/A	Future Cost	N/A

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

2019- Per client 7/22/2019, remove this component.

720 - Screen	Useful Life 4	Remaining Life 3	
8,640 sf Tennis Wind Screens	Quantity 8,640	Unit of Measure	Square Feet
	Cost /SqFt \$0.533		
	% Included 100.00%	Total Cost/Study	\$4,605
Summary	Replacement Year N/A	Future Cost	N/A

This is to replace the court perimeter windscreen.

2019- Per client 6/14/2019, remove this component.
 2015- Screens installed.

17500 - Basketball / Sport Court

410 - Overlay	Useful Life 8	Remaining Life 2	
2,184 sf [7] Shuffleboard Courts- Resurfacing	Quantity 2,184	Unit of Measure	Square Feet
	Cost /SqFt \$2.76		
	% Included 100.00%	Total Cost/Study	\$6,022
Summary	Replacement Year N/A	Future Cost	N/A

This is to resurface the shuffleboard courts.

1- Outdoor
 6- Subterranean

2020- Per client 6/16/2020, remove from the study.
 2019- Per client 7/22/2019, extend remaining life from 2020 to 2022.

00050 - Desert Hills (DH)

23000 - Mechanical Equipment

450 - HVAC	Useful Life 15	Remaining Life 5
2 Ground Level- Bard Units #1 & #2	Quantity 2	Unit of Measure Items
	Cost /Itm \$5,519	
	% Included 100.00%	Total Cost/Study \$11,038
Summary	Replacement Year N/A	Future Cost N/A

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

BARD 5-ton, split, HAC601-A, SN 179H011645397-1, mfg 6/2001
 BARD 5-ton, split, HAC601-A, SN 179H011645401-1, mfg 6/2001

2020- Per client 6/16/2020, remove from study, units do not belong to GVR.

26000 - Outdoor Equipment

458 - Drinking Fountain	Useful Life 5	Remaining Life 1
3 Drinking Fountains (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,845	Qty * \$/Itm \$5,535
	% Included 33.33%	Total Cost/Study \$1,845
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

1- Tennis Halsey Taylor
 1- Stairwell
 1- Hallway Halsey Taylor

2019- Per client 7/22/2019, remove this component.

00060 - Canoa Hills (CH)

12000 - Pool

572 - Cover	Useful Life 6	Remaining Life 1
4,800 sf Pool Cover	Quantity 4,800	Unit of Measure Square Feet
	Cost /SqFt \$1.82	
	% Included 100.00%	Total Cost/Study \$8,758
Summary	Replacement Year N/A	Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.

2019- Pool cover is deteriorated and approaching the end of its useful life. Per client 6/14/2019, extend remaining life from 2019 to 2021.

17000 - Tennis Court

704 - Screen	Useful Life 5	Remaining Life 2
5,220 sf Tennis Court Windscreens	Quantity 5,220	Unit of Measure Square Feet
	Cost /SqFt \$0.533	
	% Included 100.00%	Total Cost/Study \$2,782
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreen.

2019- Per client 6/14/2019, remove this component.

2017- Per client, screens were installed in 2015.

00060 - Canoa Hills (CH)

23000 - Mechanical Equipment

500 - Swamp Cooler	Useful Life 20	Remaining Life 14
Evaporative Cooler- 2014	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,208	
	% Included 100.00%	Total Cost/Study \$2,208
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the evaporative cooler.

Kitchen- Aerocool

2019- Per client 7/22/2019, exclude this component.

26000 - Outdoor Equipment

466 - Drinking Fountain	Useful Life 5	Remaining Life 2
4 Drinking Fountains (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,845	Qty * \$/Itm \$7,380
	% Included 25.00%	Total Cost/Study \$1,845
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

- 1- Tennis
- 1- Hallway Elkay (bottle fill)
- 1- Hallway Halsey Taylor
- 1- Pool Halsey Taylor

2019- Per client 7/22/2019, remove this component.

00070 - Santa Rita Springs (SRS)

12000 - Pool

576 - Cover	Useful Life 6	Remaining Life 1
3,600 sf Pool Cover	Quantity 3,600	Unit of Measure Square Feet
	Cost /SqFt \$1.82	
	% Included 100.00%	Total Cost/Study \$6,568
Summary	Replacement Year N/A	Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.

2019- Per client 6/14/2019, extend remaining life from 2019 to 2021.

20000 - Lighting

540 - Parking Lot	Useful Life 30	Remaining Life 14
10 Parking Lot Lights	Quantity 10	Unit of Measure Items
	Cost /Itm \$2,255	
	% Included 100.00%	Total Cost/Study \$22,550
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the parking lot lights.

- 7- East parking lot
- 3- North parking lot

2019- Per client 7/22/2019, remove this component because lights are owned by Tucson Electric Power.

00070 - Santa Rita Springs (SRS)

24500 - Audio / Visual

336 - Miscellaneous	Useful Life 20	Remaining Life 6
Fiesta Room- Total Induction Loop	Quantity 1	Unit of Measure System
	Cost /Sys \$7,489	
	% Included 100.00%	Total Cost/Study \$7,489
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the total induction loop.

2020- Per client 6/16/2020, remove from study. Clay Studio to be expended into this room.
 2017- Per client, \$5,300 was expended in 2006.

26000 - Outdoor Equipment

470 - Drinking Fountain	Useful Life 5	Remaining Life 2
3 Drinking Fountains (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,845	Qty * \$/Itm \$5,535
	% Included 33.33%	Total Cost/Study \$1,845
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

- 1- Fitness
- 1- Upper walkway Halsey Taylor
- 1- Pool

2019- Per client 7/22/2019, remove this component.

00080 - Canoa Ranch (CR)

17000 - Tennis Court

708 - Screen	Useful Life 5	Remaining Life 0
4,140 sf Pickleball Court Windscreens	Quantity 4,140	Unit of Measure Square Feet
	Cost /SqFt \$0.533	
	% Included 100.00%	Total Cost/Study \$2,207
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreen.

2019- Per client 6/14/2019, remove this component.
 2013- Windscreens installed.

17500 - Basketball / Sport Court

420 - Overlay	Useful Life 21	Remaining Life 12
11,204 sf Pickleball & Basketball Courts	Quantity 11,204	Unit of Measure Square Feet
	Cost /SqFt \$3.03	
	% Included 100.00%	Total Cost/Study \$33,993
Summary	Replacement Year N/A	Future Cost N/A

This is to overlay the surface with new hot asphalt.

2019- Per client 7/22/2019, remove this component.

00080 - Canoa Ranch (CR)

27000 - Appliances

998 - Miscellaneous	Useful Life 15	Remaining Life 4	
2 Amado Rm Microwave, Refrigerator	Quantity 2	Unit of Measure	Items
	Cost /Itm \$820		
	% Included 100.00%	Total Cost/Study	\$1,640
Summary	Replacement Year N/A	Future Cost	N/A

This is to repair or replace miscellaneous appliances.

Kenmore microwave, MN 721.800397000, SN 907TAD1906, mfg. 2009
 Kenmore refrigerator, MN 253.68179800, SN 4A91407853, mfg. 2009

2019- Per client 7/22/2019, remove this component.

00090 - Abrego South (ABS)

03500 - Painting: Interior

148 - Building	Useful Life 10	Remaining Life 1	
5,884 sf All Interior Spaces	Quantity 5,884	Unit of Measure	Square Feet
	Cost /SqFt \$0.830		
	% Included 100.00%	Total Cost/Study	\$4,885
Summary	Replacement Year N/A	Future Cost	N/A

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

12000 - Pool

782 - Cover	Useful Life 6	Remaining Life 2	
1,575 Pool Cover	Quantity 1,575	Unit of Measure	Items
	Cost /Itm \$1.82		
	% Included 100.00%	Total Cost/Study	\$2,874
Summary	Replacement Year N/A	Future Cost	N/A

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

2020- Per client 8/12/2020, delete all pool covers.

00100 - Continental Vistas (CV)

01000 - Paving

240 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
6,726 sf Seal, Crack Fill, Stripe	Quantity 6,726	Unit of Measure	Square Feet
	Cost /SqFt \$0.389		
	% Included 100.00%	Total Cost/Study	\$2,620
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.

00100 - Continental Vistas (CV)

04000 - Structural Repairs

940 - Doors	Useful Life 10	Remaining Life 4
12 Exterior & Interior Doors (25%)	Quantity 12	Unit of Measure Items
	Cost /Itm \$1,640	Qty * \$/Itm \$19,680
	% Included 25.00%	Total Cost/Study \$4,920
Summary	Replacement Year N/A	Future Cost N/A

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

3- interior
 9- exterior

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

12000 - Pool

790 - Cover	Useful Life 6	Remaining Life 3
1,775 sf Pool Cover	Quantity 1,775	Unit of Measure Square Feet
	Cost /SqFt \$1.82	
	% Included 100.00%	Total Cost/Study \$3,238
Summary	Replacement Year N/A	Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.

26000 - Outdoor Equipment

484 - Drinking Fountain	Useful Life 20	Remaining Life 17
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,845	
	% Included 100.00%	Total Cost/Study \$1,845
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00110 - Madera Vista (MV)

01000 - Paving

244 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2
9,772 sf Seal, Crack Fill, Stripe	Quantity 9,772	Unit of Measure Square Feet
	Cost /SqFt \$0.389	
	% Included 100.00%	Total Cost/Study \$3,806
Summary	Replacement Year N/A	Future Cost N/A

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

2016- The sealing and striping of the parking lot is almost completely worn away. Little to no cracking was noted.

00110 - Madera Vista (MV)

04000 - Structural Repairs

944 - Doors	Useful Life 10	Remaining Life 4	
12 Exterior & Interior Doors (25%)	Quantity 12	Unit of Measure Items	
	Cost /Itm \$1,640	Qty * \$/Itm \$19,680	
	% Included 25.00%	Total Cost/Study \$4,920	
Summary	Replacement Year N/A	Future Cost N/A	

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

2- interior
 10- exterior

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

23000 - Mechanical Equipment

252 - HVAC	Useful Life 15	Remaining Life 6	
Rooftop Carrier Unit #1- 2011	Quantity 1	Unit of Measure Items	
	Cost /Itm \$8,610		
	% Included 100.00%	Total Cost/Study \$8,610	
Summary	Replacement Year N/A	Future Cost N/A	

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

Unit 1- Building- Carrier- 3.5T

620 - Water Heater	Useful Life 12	Remaining Life 5	
Building Water Heater	Quantity 1	Unit of Measure Items	
	Cost /Itm \$1,845		
	% Included 100.00%	Total Cost/Study \$1,845	
Summary	Replacement Year N/A	Future Cost N/A	

This is to replace the Bradford White 40 gallon gas water heater.

2019- Per client 7/22/2019, remove this component.

26000 - Outdoor Equipment

312 - Shuffleboard Court	Useful Life 10	Remaining Life 2	
660 sf [2] Shuffleboard Courts	Quantity 660	Unit of Measure Square Feet	
	Cost /SqFt \$4.35		
	% Included 100.00%	Total Cost/Study \$2,870	
Summary	Replacement Year N/A	Future Cost N/A	

This is to resurface the shuffleboard courts.

2019- Per client 7/22/2019, remove this component.

488 - Drinking Fountain	Useful Life 20	Remaining Life 6	
Drinking Fountain	Quantity 1	Unit of Measure Items	
	Cost /Itm \$1,845		
	% Included 100.00%	Total Cost/Study \$1,845	
Summary	Replacement Year N/A	Future Cost N/A	

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00120 - Casa Paloma I (CPI)

01000 - Paving

248 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3
7,128 sf Seal, Crack Fill, Stripe	Quantity 7,128	Unit of Measure Square Feet
	Cost /SqFt \$0.389	
	% Included 100.00%	Total Cost/Study \$2,776
Summary	Replacement Year N/A	Future Cost N/A

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

04000 - Structural Repairs

948 - Doors	Useful Life 10	Remaining Life 4
10 Exterior & Interior Doors (25%)	Quantity 10	Unit of Measure Items
	Cost /Itm \$1,640	Qty * \$/Itm \$16,400
	% Included 25.00%	Total Cost/Study \$4,100
Summary	Replacement Year N/A	Future Cost N/A

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

2- interior
 8- exterior

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

12000 - Pool

786 - Cover	Useful Life 6	Remaining Life 2
2,100 sf Pool Cover	Quantity 2,100	Unit of Measure Square Feet
	Cost /SqFt \$1.82	
	% Included 100.00%	Total Cost/Study \$3,831
Summary	Replacement Year N/A	Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.

23000 - Mechanical Equipment

516 - Swamp Cooler	Useful Life 20	Remaining Life 13
Rooftop Evaporative Cooler Unit #4- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,208	
	% Included 100.00%	Total Cost/Study \$2,208
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the swamp cooler.

Unit 4- Locker Room- Aerocool- Evaporative Cooler

710 - Furnace	Useful Life 15	Remaining Life 8
Rooftop Forced Air Furnace Unit #3- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,201	
	% Included 100.00%	Total Cost/Study \$3,201
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the furnace.

Unit 3- Locker Room- Forced Air- Furnace

00120 - Casa Paloma I (CPI)

26000 - Outdoor Equipment

492 - Drinking Fountain	Useful Life 20	Remaining Life 2	
Drinking Fountain	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,845		
	% Included 100.00%	Total Cost/Study	\$1,845
Summary	Replacement Year N/A	Future Cost	N/A

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00130 - Casa Paloma II (CPII)

01000 - Paving

252 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
4,536 sf Parking Areas	Quantity 4,536	Unit of Measure	Square Feet
	Cost /SqFt \$0.389		
	% Included 100.00%	Total Cost/Study	\$1,767
Summary	Replacement Year N/A	Future Cost	N/A

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

428 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 2	
4,536 sf Parking Areas	Quantity 4,536	Unit of Measure	Square Feet
	Cost /SqFt \$5.51		
	% Included 100.00%	Total Cost/Study	\$25,014
Summary	Replacement Year N/A	Future Cost	N/A

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

2019- Per client 6/14/2019, this component is not owned by GVR, so remove component.

2017- \$1,750 was expended to seal coat.

23000 - Mechanical Equipment

260 - HVAC	Useful Life 15	Remaining Life 3	
Rooftop Rheem Unit #3- 2005	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,670		
	% Included 100.00%	Total Cost/Study	\$3,670
Summary	Replacement Year N/A	Future Cost	N/A

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

Unit 3- Locker Room- Rheem- 2T

624 - Water Heater	Useful Life 12	Remaining Life 3	
Building Water Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,845		
	% Included 100.00%	Total Cost/Study	\$1,845
Summary	Replacement Year N/A	Future Cost	N/A

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

2019- Per client 7/22/2019, remove this component.

00130 - Casa Paloma II (CPII)

26000 - Outdoor Equipment

496 - Drinking Fountain	Useful Life 20	Remaining Life 4
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,845	
	% Included 100.00%	Total Cost/Study \$1,845
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00140 - Abrego North (ABN)

01000 - Paving

256 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2
6,455 sf Seal, Crack Fill, Stripe	Quantity 6,455	Unit of Measure Square Feet
	Cost /SqFt \$0.389	
	% Included 100.00%	Total Cost/Study \$2,514
Summary	Replacement Year N/A	Future Cost N/A

This is for miscellaneous repairs including emulsion sealing, crack fill, skin patching, minor dig out & fill, and re-striping to match the existing layout. Cracks 1/4" or wider should be filled when observed.

2016- The sealing and striping appears in fair condition. There is cracking throughout the paved surfaces.

04000 - Structural Repairs

956 - Doors	Useful Life 10	Remaining Life 4
10 Exterior & Interior Doors (25%)	Quantity 10	Unit of Measure Items
	Cost /Itm \$1,640	Qty * \$/Itm \$16,400
	% Included 25.00%	Total Cost/Study \$4,100
Summary	Replacement Year N/A	Future Cost N/A

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

2- interior
 8- exterior

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

12000 - Pool

672 - Deck: Re-Surface	Useful Life 25	Remaining Life 21
4,523 sf Pool/Spa Tinted Deck	Quantity 4,523	Unit of Measure Square Feet
	Cost /SqFt \$8.28	
	% Included 100.00%	Total Cost/Study \$37,459
Summary	Replacement Year N/A	Future Cost N/A

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

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

00140 - Abrego North (ABN)

23000 - Mechanical Equipment

276 - HVAC	Useful Life 15	Remaining Life 5
Rooftop Carrier Unit #1- 2010	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,029	
	% Included 100.00%	Total Cost/Study \$4,029
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

26000 - Outdoor Equipment

500 - Drinking Fountain	Useful Life 20	Remaining Life 16
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,460	
	% Included 100.00%	Total Cost/Study \$2,460
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00200 - Pickleball Center

02000 - Concrete

100 - Repair	Useful Life 5	Remaining Life 15
Walks	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,000	
	% Included 100.00%	Total Cost/Study \$2,000
Summary	Replacement Year N/A	Future Cost N/A

This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. This is for partial replacement only.

2020- Preliminary estimate pending site visit. Excluded due to total cost less than \$5,000 minimum.

20000 - Lighting

270 - Miscellaneous	Useful Life 30	Remaining Life 30
Placeholder Pending Additional Data	Quantity 1	Unit of Measure Items
	Cost /Itm \$1.00	
	% Included 100.00%	Total Cost/Study \$1
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the lighting.

2020- Per website plans, court lighting doesn't appear to be part of initial design. Client input will further define this and other lighting data such as parking lot, walkways, building, etc.

00200 - Pickleball Center

21000 - Signage

900 - Miscellaneous	Useful Life 12	Remaining Life 12	
Monument & Other	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,500	
	% Included	100.00%	Total Cost/Study \$2,500
Summary	Replacement Year	N/A	Future Cost N/A

This is to replace miscellaneous signage.

2020- Component to be further defined by client or site visit. Excluded due to total cost less than \$5,000 minimum.

26000 - Outdoor Equipment

440 - Drinking Fountain	Useful Life 20	Remaining Life 20	
2 Drinking Fountains	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$2,400	
	% Included	100.00%	Total Cost/Study \$4,800
Summary	Replacement Year	N/A	Future Cost N/A

This is to replace the drinking fountains. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2020- 2 units per website drawing. Excluded due to total cost less than \$5,000 minimum.

27000 - Appliances

248 - Ice Machine	Useful Life 10	Remaining Life 10	
Center Building	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,050	
	% Included	100.00%	Total Cost/Study \$2,050
Summary	Replacement Year	N/A	Future Cost N/A

This is to replace the commercial ice machine.

2020- Unit per website. Excluded due to total cost less than \$5,000 minimum.

00700 - Facility Maintenance Shop (FMS)

04000 - Structural Repairs

960 - Doors	Useful Life 30	Remaining Life 28	
2 Shop Rollup Doors	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$2,460	
	% Included	100.00%	Total Cost/Study \$4,920
Summary	Replacement Year	N/A	Future Cost N/A

This is to repair, replace and maintain the rollup doors including springs, tracks, rollers, latches, etc.

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

05000 - Roofing

700 - Gutters / Downspouts	Useful Life 30	Remaining Life 7	
145 lf Gutters & Downspouts	Quantity 145	Unit of Measure	Linear Feet
	Cost /l.f.	\$9.22	
	% Included	100.00%	Total Cost/Study \$1,338
Summary	Replacement Year	N/A	Future Cost N/A

This is to replace the gutters and downspouts in conjunction with reroof cycle.

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

00700 - Facility Maintenance Shop (FMS)

24500 - Audio / Visual

128 - Television	Useful Life 10	Remaining Life 8
Conference Room	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,537	
	% Included 100.00%	Total Cost/Study \$1,537
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the television and stand.

1- Insignia, E50141NKAPBMNNX, SN MRBJ9YA016256, mfg 9/2018

2019- Per client 7/22/2019, remove this component.

27000 - Appliances

278 - Ice Machine	Useful Life 10	Remaining Life 7
Hallway Manitowoc	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,050	
	% Included 100.00%	Total Cost/Study \$2,050
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the commercial icemaker.

Manitowoc undercounter, MN QM30A, SN 310282225

2019- Per client 7/22/2019, remove this component.

00800 - General

22000 - Office Equipment

110 - Miscellaneous	Useful Life 5	Remaining Life 1
Facility Maintenance Shop HP Plotter	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,229	
	% Included 100.00%	Total Cost/Study \$3,229
Summary	Replacement Year N/A	Future Cost N/A

This is to replace plotter.

HP DesignJet T520 ePrinter

2019- Unit was previously located in the member services building. Per client 7/22/2019, remove components with current value less than \$5,000.

2016- Plotter installed.

00800 - General

30000 - Miscellaneous

804 - Vehicle	Useful Life 10	Remaining Life 3	
2005 Ford E250 Van- #10	Quantity 1	Unit of Measure	Items
	Cost /Itm \$35,874		
	% Included 100.00%	Total Cost/Study	\$35,874
Summary	Replacement Year N/A	Future Cost	N/A

This is to replace the van.

2005 Ford E250

2019- Vehicle #10 2005 Ford E250 not seen during site inspection. Per client 6/14/2019, vehicles #10 and #25 were traded in for new vehicle #42.

2017- The following vehicles were deleted from the study in 2017 per client 2017 direction as they are no longer owned by GVR:

Vehicle 01- 2003 Ford Ranger

Vehicle 19- 2012 Ford Escape

Vehicle 22- Ford Transit Connect / License- BLM0931 / VIN- NM0LS7CNDT150137

820 - Vehicle	Useful Life 10	Remaining Life 4	
2009 Ford E150 Van- #17	Quantity 1	Unit of Measure	Items
	Cost /Itm \$30,355		
	% Included 100.00%	Total Cost/Study	\$30,355
Summary	Replacement Year N/A	Future Cost	N/A

This is to replace the van.

2009 Ford E150

License Plate- CF84204

VIN- 1FTNE14W79DA15953

2019- Vehicle #17 2009 Ford E150 not seen during site inspection. Per client 6/14/2019, vehicle #17 was traded in for new vehicle #43.

836 - Maintenance Truck	Useful Life 10	Remaining Life 3	
2005 Ford F250 Pickup- #24	Quantity 1	Unit of Measure	Items
	Cost /Itm \$38,633		
	% Included 100.00%	Total Cost/Study	\$38,633
Summary	Replacement Year N/A	Future Cost	N/A

This is to replace the utility bed pickup truck.

2005 Ford F250

License- CJ70272

VIN- 1FDNF20515EC97703

2019- Vehicle not seen during site inspection. Component excluded by BRG from reserve study pending client input. Per client 6/14/2019, vehicle #24 was traded in for new vehicle #40.

00800 - General

30000 - Miscellaneous

840 - Maintenance Truck	Useful Life 10	Remaining Life 3	
2005 Chevy Silverado 2500 HD- #25	Quantity 1	Unit of Measure	Items
	Cost /Itm \$38,633		
	% Included 100.00%	Total Cost/Study	\$38,633
Summary	Replacement Year N/A	Future Cost	N/A

This is to replace the utility bed pickup truck.

License- CJ76550
 VIN- 1GBHC24U75E270361

2019- Vehicle #25 2005 Chevy Silverado 2500 HD not seen during site inspection. Per client 6/14/2019, vehicles #10 and #25 were traded in for new vehicle #42.

<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>
22000 - Office Equipment							
270 - Network Equipment	\$6,000	1	1	1	\$6,000/LS		Routers & Switches
00010 - Administrative Offices							
01000 - Paving							
100 - Asphalt: Sealing	\$5,691	5	1	27,762	\$.20/SqFt		Parking Lots- Seal, Stripe
101 - Asphalt: Sealing	\$1,100	1	0	1	\$1,100/LS [nr:1]		Seal (2020 Only)
200 - Asphalt: Ongoing Repairs	\$5,577	5	5	27,762	\$3.59/SqFt (5.6%)		Parking Lots
300 - Asphalt: Overlay w/ Interlayer	\$19,506	25	0	14,965	\$1.30/SqFt		South Parking & Maintenance
330 - Asphalt: Overlay w/ Interlayer	\$16,764	25	0	12,797	\$2.62/SqFt (50%)		North Parking Lot
03000 - Painting: Exterior							
100 - Stucco	\$9,778	10	8	9,085	\$1.08/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
100 - Building	\$13,423	10	6	16,167	\$.83/SqFt		All Interior Spaces
04000 - Structural Repairs							
900 - Doors	\$16,810	10	4	41	\$1,640/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
304 - Low Slope: Vinyl	\$44,536	20	4	79	\$564/Sqrs		Building Roof- Replace
930 - Coating	\$7,093	5	3	7,900	\$.90/SqFt		Low Slope Roof Recoating
08000 - Rehab							
300 - Restrooms	\$46,125	20	16	3	\$15,375/Rm		Main Bldg & Maint Restrooms
400 - Kitchen	\$7,064	20	2	1	\$7,064/Rm		Kitchen
22000 - Office Equipment							
200 - Computers, Misc.	\$12,453	1	0	5	\$12,453/Itm (20%)		IT Servers
240 - Computers, Misc.	\$18,500	1	0	1	\$18,500/LS		Office Computer Work Stations
360 - Telephone Equipment	\$23,575	12	2	1	\$23,575/Sys		Telephone System
23000 - Mechanical Equipment							
200 - HVAC	\$40,974	15	5	3	\$13,658/Itm		Rooftop Carrier Units- 2010
280 - HVAC	\$10,506	15	12	1	\$10,506/Itm		Rooftop Rheem Unit #5- 2017

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
23000 - Mechanical Equipment							
314 - HVAC	\$9,122	15	13	1	\$9,122/Itm		Rooftop Carrier Unit #6- 2005
348 - HVAC	\$7,687	15	8	3	\$2,562/Itm		IT Room Trane & Gree Units- 2013
376 - HVAC	\$6,560	15	13	1	\$6,560/Itm		Marvair Unit- 2018
25000 - Flooring							
200 - Carpeting	\$14,235	10	6	365	\$39.00/SqYd		Hallways, Lobby, Offices
400 - Tile	\$12,099	20	1	1,096	\$11.04/SqFt		Floors
28000 - Water System							
134 - Backflow Valves	\$8,127	12	1	1	\$8,127/Itm		4" Backflow
00020 - West Social Center (WC)							
01000 - Paving							
104 - Asphalt: Sealing	\$7,402	5	0	43,543	\$.17/SqFt		Drives, North & South Parking
108 - Asphalt: Sealing	\$12,498	5	0	75,321	\$.17/SqFt		West Parking Lot
208 - Asphalt: Ongoing Repairs	\$6,755	5	5	75,321	\$3.59/SqFt (3%)		West Parking Lot
304 - Asphalt: Overlay w/ Interlayer	\$76,766	25	7	43,543	\$1.76/SqFt		Drives, North & South Parking
308 - Asphalt: Overlay w/ Interlayer	\$132,791	25	12	75,321	\$1.76/SqFt		West Parking Lot
02000 - Concrete							
400 - Pool Deck	\$7,038	5	4	5,313	\$22.08/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
106 - Stucco	\$60,050	10	0	53,060	\$1.13/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
106 - Building	\$19,926	10	1	24,000	\$.83/SqFt		All Interior Spaces
04000 - Structural Repairs							
904 - Doors	\$29,520	10	4	72	\$1,640/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
300 - Low Slope: Metal	\$7,687	30	27	3	\$2,562/Sqrs		Pool Eq Enclosure Shade Structure
308 - Low Slope: Vinyl	\$225,859	20	9	339	\$666/Sqrs		Building Flat Roofs
600 - Pitched: Tile	\$15,990	30	26	24	\$666/Sqrs		Tennis Ramada Roof
934 - Coating	\$38,463	5	4	33,900	\$1.13/SqFt		Low Slope Roof Recoating
08000 - Rehab							
100 - General	\$6,071	20	6	1	\$6,071/Bldg		Tennis Ramada
200 - Locker Rooms	\$92,250	20	6	2	\$46,125/Rm		Pool Men's, Women's & Outdoor Shower
306 - Restrooms	\$67,333	20	3	4	\$16,833/Rm		Shops & Auditorium Restrooms
460 - Cabinets	\$9,493	20	6	2	\$4,746/Rm		Woodshop & Lapidary

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
08000 - Rehab							
550 - Operable Wall/Partition	\$14,130	25	1	320	\$44.16/SqFt		Auditorium/Room 1
12000 - Pool							
100 - Resurface	\$44,152	12	2	250	\$177/l.f.		Pool
730 - Equipment: Replacement	\$26,181	5	1	1	\$52,362/LS	(50%)	Pool & Spa Equipment
920 - Furniture: Misc	\$9,067	6	5	1	\$9,067/LS		Pool Area Furniture
13000 - Spa							
110 - Resurface	\$7,561	8	0	1	\$7,561/Itm		Spa
14000 - Recreation							
700 - Billiard Table	\$28,738	25	23	4	\$7,184/Itm		Billiards Room Tables
17000 - Tennis Court							
100 - Reseal	\$28,905	4	1	43,200	\$.67/SqFt		[6] Tennis Courts
600 - Lighting	\$61,813	30	3	20	\$3,091/Itm		Court Lights
17500 - Basketball / Sport Court							
200 - Seal & Striping	\$17,220	8	7	3,744	\$4.60/SqFt		[12] Shuffleboard Courts
19000 - Fencing							
120 - Chain Link: 10'	\$66,061	30	7	1,710	\$38.63/l.f.		Tennis Court Fence
20000 - Lighting							
200 - Pole Lights	\$27,675	30	16	15	\$1,845/Itm		Walkway Lights
500 - Parking Lot	\$68,988	60	29	25	\$2,760/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
204 - HVAC	\$51,250	15	1	2	\$25,625/Itm		Rooftop Carrier Units- 2006
284 - HVAC	\$27,572	15	8	2	\$13,786/Itm		Rooftop Carrier Units- 2013
320 - HVAC	\$22,063	15	13	1	\$22,063/Itm		Rooftop Carrier Unit #4- 2018
324 - HVAC	\$13,658	15	14	1	\$13,658/Itm		Rooftop Carrier Unit #10- 2019
352 - HVAC	\$38,079	15	4	3	\$12,693/Itm		Rooftop Carrier/American Units- 2009
380 - HVAC	\$18,962	15	5	1	\$18,962/Itm		Rooftop Carrier Unit #7- 2010
404 - HVAC	\$56,375	15	3	4	\$14,094/Itm		Rooftop Carrier/American Units- 2008
420 - HVAC	\$5,535	15	2	1	\$5,535/Itm		Tennis Ramada Carrier Unit #15- 2007
440 - HVAC	\$14,000	15	7	5	\$2,800/Itm		Gree HVAC Units- 2012
900 - Miscellaneous	\$18,911	15	3	1	\$18,911/Itm		Woodshop Dust Collector
24000 - Furnishings							
500 - Miscellaneous	\$79,750	10	9	550	\$145/Itm		Auditorium Padded Chairs
504 - Miscellaneous	\$30,000	10	1	500	\$60.00/Itm		Auditorium Unpadded Chairs

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
24000 - Furnishings							
508 - Tables	\$54,570	10	5	175	\$312/Itm		Auditorium Tables
509 - Tables	\$19,200	1	0	64	\$300/Itm	[nr:1]	6' Tables (2020 Only)
24500 - Audio / Visual							
100 - Speakers	\$25,625	15	13	1	\$25,625/Sys		Auditorium
108 - Lighting Console	\$3,587	10	8	1	\$3,587/Sys		Auditorium Control Room
116 - Miscellaneous	\$16,400	30	19	1	\$16,400/Sys		Auditorium Total Induction Loop
220 - PA System	\$55,191	10	6	1	\$55,191/Sys		Auditorium Bldg
224 - Projector	\$10,901	10	8	3	\$10,901/Itm	(33%)	Auditorium Projectors
400 - Stage Lights	\$9,934	20	1	1	\$9,934/LS		Stage Lighting
600 - Stage Curtains	\$9,430	15	6	1	\$9,430/LS		Stage Curtains
740 - Piano	\$42,025	30	13	1	\$42,025/Itm		Auditorium Petrof Grand
764 - Piano	\$9,415	30	13	1	\$9,415/Itm		Auditorium Yamaha Upright
800 - Stage Risers	\$18,450	30	27	1	\$18,450/LS		Auditorium Stage
24600 - Safety / Access							
200 - Fire Control Misc	\$42,025	20	2	1	\$42,025/LS		Fire Alarm System
25000 - Flooring							
210 - Carpeting	\$17,472	10	1	448	\$39.00/SqYd		West Center Carpet
214 - Carpeting	\$4,148	10	8	117	\$35.45/SqYd		West Center Billiards Room
410 - Tile	\$22,273	20	3	1,618	\$13.77/SqFt		Clubhouse Walls & Floors
414 - Tile	\$9,388	20	17	682	\$13.77/SqFt		Green Room Dressing & Restrooms
600 - Vinyl	\$42,495	15	3	1,100	\$38.63/SqYd		West Center Vinyl
26000 - Outdoor Equipment							
400 - Bleachers	\$10,250	25	23	5	\$2,050/Itm		Courtyard & Tennis
800 - Shade Structure	\$10,719	15	13	498	\$21.52/SqFt		[2] Green Rm & Woodshop Shade Canopies
840 - Shade Structure	\$14,637	15	13	680	\$21.52/SqFt		Pool Deck Shade Canopy
844 - Shade Structure	\$25,938	15	12	1,205	\$21.52/SqFt		[4] Tennis Court Shade Canopies
876 - Shade Structure	\$5,919	30	28	231	\$25.62/SqFt		Shop Metal Shade Structure- 2018
27000 - Appliances							
700 - Miscellaneous	\$26,359	5	2	24	\$3,295/Itm	(33%)	Kitchen Appliances
702 - Stove	\$6,806	20	18	2	\$3,403/Itm		Vulcan 10-Burner & 6-Burner
28000 - Water System							
158 - Backflow Valves	\$7,021	12	1	1	\$7,021/Itm		4" Backflow
30000 - Miscellaneous							
240 - Maintenance Equipment	\$22,076	20	6	2	\$11,038/Itm		Portable Lifts

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
30000 - Miscellaneous							
00030 - East Social Center (EC)							
01000 - Paving							
112 - Asphalt: Sealing	\$8,610	5	4	79,662	\$.11/SqFt		Parking Lot
212 - Asphalt: Ongoing Repairs	\$5,716	5	4	79,662	\$3.59/SqFt (2%)		Parking Lot
312 - Asphalt: Overlay w/ Interlayer	\$49,188	25	11	27,900	\$1.76/SqFt		South Parking Lot
316 - Asphalt: Overlay w/ Interlayer	\$91,256	25	19	51,762	\$1.76/SqFt		West & North Parking Lots
02000 - Concrete							
406 - Pool Deck	\$5,148	2	2	5,661	\$22.08/SqFt (4%)		Pool/Spa Area Concrete Repair
407 - Pool Deck	\$2,574	1	0	1	\$2,574/LS [nr:1]		Repair (2020 Only)
03000 - Painting: Exterior							
112 - Stucco	\$17,722	10	8	13,905	\$1.27/SqFt		Building Exterior
03500 - Painting: Interior							
112 - Building	\$14,405	10	1	17,350	\$.83/SqFt		All Interior Spaces
04000 - Structural Repairs							
908 - Doors	\$23,780	10	4	58	\$1,640/Itm (25%)		Exterior/Interior Doors & Access Gates
05000 - Roofing							
312 - Low Slope: Vinyl	\$68,957	20	4	207	\$666/Sqrs (50%)		Building Roof
356 - Low Slope: Vinyl	\$68,957	20	9	207	\$666/Sqrs (50%)		Building Roof
938 - Coating	\$11,332	5	4	20,700	\$.55/SqFt		Low Slope Roof Recoating
08000 - Rehab							
206 - Locker Rooms	\$112,750	20	2	2	\$56,375/Rm		Men's, Women's & Outdoor Shower
214 - Restrooms	\$8,405	20	2	1	\$8,405/Rm		Pool Patio Companion Restroom
312 - Restrooms	\$30,750	20	2	2	\$15,375/Rm		Lobby Hallway Restrooms
12000 - Pool							
106 - Resurface	\$21,704	12	0	165	\$132/l.f.		Pool
400 - ADA Chair Lift	\$7,008	10	0	2	\$3,504/Itm		Pool & Spa ADA Chairs
606 - Deck: Re-Surface	\$43,759	15	0	5,661	\$7.73/SqFt		Pool/Spa Deck Coating
734 - Equipment: Replacement	\$20,262	5	0	1	\$40,524/LS (50%)		Pool & Spa Equipment
924 - Furniture: Misc	\$7,726	6	5	1	\$7,726/LS		Pool Area Furniture
13000 - Spa							
114 - Resurface	\$5,407	8	0	1	\$5,407/Itm		Spa
14000 - Recreation							
200 - Exercise: Cardio Equipment	\$26,497	3	3	17	\$6,235/Itm (25%)		Fitness Room Cardio Machines

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
14000 - Recreation							
201 - Exercise: Cardio Equipment	\$20,000	1	0	1	\$20,000/LS	[nr:1]	Fitness Room Cardio (2020 Only)
300 - Exercise: Strength Equipment	\$37,559	8	3	19	\$3,954/Itm	(50%)	Fitness Room Strength Machines, Etc
720 - Billiard Table	\$15,000	25	0	2	\$7,500/Itm		Billiards Room
17000 - Tennis Court							
110 - Reseal	\$10,045	4	3	14,400	\$.70/SqFt		[2] Tennis Courts
510 - Resurface	\$43,690	20	11	14,400	\$3.03/SqFt		[2] Tennis Courts
17500 - Basketball / Sport Court							
210 - Seal & Striping	\$12,904	2	1	18,200	\$.71/SqFt		[8] Pickleball Courts
19000 - Fencing							
110 - Chain Link: 6'	\$13,247	30	25	600	\$22.08/l.f.		North Pickleball Court Fencing- 2015
114 - Chain Link: 6'	\$13,247	30	28	600	\$22.08/l.f.		South Pickleball Court Fencing- 2018
130 - Chain Link: 10'	\$21,459	30	11	540	\$39.74/l.f.		Tennis Court Fence
200 - Wrought Iron: 5'	\$15,573	30	6	415	\$37.53/l.f.		Pool Perimeter Fence
20000 - Lighting							
510 - Parking Lot	\$19,317	30	2	7	\$2,760/Itm		Parking Lot Lights
604 - Sports Field / Court	\$25,420	10	9	8	\$3,177/Itm		Pickleball Court Lights
23000 - Mechanical Equipment							
288 - HVAC	\$40,191	15	13	4	\$10,048/Itm		Rooftop Carrier Units- 2018
326 - HVAC	\$18,962	15	4	1	\$18,962/Itm		Rooftop Carrier Unit #3- 2009
356 - HVAC	\$8,250	15	0	1	\$8,250/Itm		Rooftop Carrier Unit #4
384 - HVAC	\$18,962	15	3	1	\$18,962/Itm		Rooftop Carrier Unit #8- 2008
408 - HVAC	\$53,787	15	6	5	\$10,757/Itm		Rooftop Carrier Units- 2011
424 - HVAC	\$17,220	15	13	2	\$8,610/Itm		Rooftop Carrier Units- 2018
24000 - Furnishings							
520 - Miscellaneous	\$29,251	10	5	1	\$29,251/LS		Tables & Chairs
521 - Miscellaneous	\$21,300	1	0	64	\$333/LS	[nr:1]	Tables (2020 Only)
24500 - Audio / Visual							
300 - PA System	\$7,368	10	1	1	\$7,368/Sys		Sound Rack- Sound System
744 - Piano	\$9,415	25	10	1	\$9,415/Itm		East Auditorium Yamaha Upright
24600 - Safety / Access							
100 - Fire Equipment	\$18,911	20	1	1	\$18,911/LS		Alarm & Sprinkler System
25000 - Flooring							
220 - Carpeting	\$33,150	10	1	850	\$39.00/SqYd		East Center Carpet

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
25000 - Flooring							
420 - Tile	\$46,365	20	4	4,200	\$11.04/SqFt		Clubhouse Walls & Floors
610 - Vinyl	\$6,181	15	1	160	\$38.63/SqYd		Art Room, Lobby, Kitchen
27000 - Appliances							
720 - Miscellaneous	\$9,123	5	2	12	\$2,281/Itm	(33%)	Kitchen Appliances
28000 - Water System							
138 - Backflow Valves	\$8,127	12	3	1	\$8,127/Itm		4" Backflow
00040 - Las Campanas (LC)							
01000 - Paving							
116 - Asphalt: Sealing	\$10,834	5	2	70,468	\$.15/SqFt		Parking Lot
216 - Asphalt: Ongoing Repairs	\$6,320	5	2	70,468	\$3.59/SqFt	(3%)	Parking Lot
320 - Asphalt: Overlay w/ Interlayer	\$45,838	25	1	26,000	\$1.76/SqFt		North Parking Lot
324 - Asphalt: Overlay w/ Interlayer	\$78,397	25	15	44,468	\$1.76/SqFt		East Parking Lot
02000 - Concrete							
412 - Pool Deck	\$7,834	2	1	4,731	\$22.08/SqFt	(7.5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
118 - Stucco	\$24,436	10	9	18,180	\$1.34/SqFt		Building Exterior
03500 - Painting: Interior							
118 - Building	\$18,182	10	1	21,900	\$.83/SqFt		All Interior Spaces
04000 - Structural Repairs							
912 - Doors	\$31,160	10	4	76	\$1,640/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
316 - Low Slope: Vinyl	\$131,917	20	4	198	\$666/Sqrs		Clubhouse & Racquetball Roof
942 - Coating	\$20,071	5	4	19,800	\$1.01/SqFt		Low Slope Roof Recoating
08000 - Rehab							
212 - Locker Rooms	\$123,000	20	2	2	\$61,500/Rm		Men's, Women's & Outdoor Shower
216 - Restrooms	\$32,307	20	7	2	\$16,153/Rm		Hallway Restrooms
220 - Restrooms	\$16,153	20	7	1	\$16,153/Rm		Companion Restroom
318 - Restrooms	\$13,522	20	19	2	\$6,761/Rm		Racquetball Court Restrooms
406 - Kitchen	\$7,880	10	6	1	\$7,880/Rm		Clubhouse Kitchen
560 - Operable Wall/Partition	\$50,067	25	13	1,296	\$38.63/SqFt		[2] Agave
12000 - Pool							
112 - Resurface	\$40,797	12	2	264	\$155/l.f.		Pool
416 - ADA Chair Lift	\$9,714	10	1	2	\$4,857/Itm		Pool & Spa ADA Chairs

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
12000 - Pool							
612 - Deck: Re-Surface	\$39,138	15	0	4,731	\$8.27/SqFt		Pool/Spa Deck Coating
738 - Equipment: Replacement	\$23,849	5	1	1	\$47,698/LS	(50%)	Pool & Spa Equipment
928 - Furniture: Misc	\$8,372	6	5	1	\$8,372/LS		Pool Area Furniture
13000 - Spa							
118 - Resurface	\$6,304	8	5	1	\$6,304/Itm		Spa PebbleTec Resurface
14000 - Recreation							
210 - Exercise: Cardio Equipment	\$34,770	3	2	21	\$6,623/Itm	(25%)	Fitness Center Cardio Machines
211 - Exercise: Cardio Equipment	\$10,000	1	0	1	\$10,000/LS	[nr:1]	Cybex Arc Trainer (2020 Only)
310 - Exercise: Strength Equipment	\$37,507	8	3	17	\$4,413/Itm	(50%)	Fitness Center Strength Machines
17000 - Tennis Court							
120 - Reseal	\$9,635	4	2	14,000	\$.69/SqFt		[2] Tennis Courts
520 - Resurface	\$38,171	21	19	14,000	\$2.73/SqFt		[2] Tennis Courts
19000 - Fencing							
140 - Chain Link: 10'	\$23,179	30	11	600	\$38.63/l.f.		Tennis Court Fence
210 - Wrought Iron: 5'	\$11,820	30	7	315	\$37.53/l.f.		Pool Area Fencing
20000 - Lighting							
520 - Parking Lot	\$22,076	40	17	8	\$2,760/Itm		North Parking Lot Lights
560 - Parking Lot	\$35,874	40	30	13	\$2,760/Itm		East Parking Lot Lights
23000 - Mechanical Equipment							
212 - HVAC	\$153,827	15	3	11	\$13,984/Itm		Rooftop Trane Units- 2008
292 - HVAC	\$50,532	15	5	4	\$12,633/Itm		Rooftop Carrier Units- 2010
328 - HVAC	\$10,506	15	9	1	\$10,506/Itm		Rooftop Carrier Unit #16- 2014
612 - Water Heater	\$6,000	12	0	1	\$6,000/Itm		Domestic Solar Water Heater
24000 - Furnishings							
900 - Miscellaneous	\$48,171	10	7	1	\$48,171/LS		Tables, Chairs, Misc
24500 - Audio / Visual							
748 - Piano	\$11,134	25	9	1	\$11,134/Itm		Ocotillo Room Yamaha Upright
804 - Stage Risers	\$23,374	30	28	4	\$5,843/Itm		Ocotillo Room- New
808 - Stage Risers	\$788	30	19	2	\$394/Itm		Ocotillo Room- Older
832 - Stage Curtains	\$7,873	20	9	2	\$3,936/Itm		Ocotillo Room
900 - Miscellaneous	\$16,273	10	9	1	\$16,273/Sys		Ocotillo Room- Sound System & Induction Loop
24600 - Safety / Access							
210 - Fire Control Misc	\$18,911	20	1	1	\$18,911/LS		Fire Alarm System

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
25000 - Flooring							
230 - Carpeting	\$16,770	10	5	430	\$39.00/SqYd		Clubhouse Carpet
236 - Carpeting	\$5,132	10	7	150	\$34.21/SqYd		Juniper Room Only
430 - Tile	\$40,641	20	5	3,050	\$13.32/SqFt		Clubhouse Walls & Floors
620 - Vinyl	\$20,861	15	5	540	\$38.63/SqYd		Clubhouse
700 - Hardwood Floors	\$24,731	25	9	1,600	\$15.46/SqFt		[2] Racquetball Courts- Replace
740 - Hardwood Floors	\$67,788	40	1	2,925	\$23.18/SqFt		Agave & Ocotillo Floor- Replace
27000 - Appliances							
800 - Miscellaneous	\$18,618	5	2	13	\$4,296/Itm	(33%)	Kitchen Appliances
28000 - Water System							
130 - Backflow Valves	\$7,623	12	3	1	\$7,623/Itm		4" Backflow
00050 - Desert Hills (DH)							
01000 - Paving							
120 - Asphalt: Sealing	\$12,761	5	4	104,016	\$.12/SqFt		Drives & Parking
220 - Asphalt: Ongoing Repairs	\$9,329	5	4	104,016	\$3.59/SqFt	(3%)	Drives & Parking
328 - Asphalt: Overlay w/ Interlayer	\$183,380	25	19	104,016	\$1.76/SqFt		Drives & Parking
02000 - Concrete							
414 - Pool Deck	\$9,904	5	2	5,981	\$22.08/SqFt	(7.5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
124 - Stucco	\$47,568	10	7	30,135	\$1.58/SqFt		Building Exterior
03500 - Painting: Interior							
124 - Building	\$22,375	10	1	26,950	\$.83/SqFt		All Interior Spaces
04000 - Structural Repairs							
916 - Doors	\$22,140	10	4	54	\$1,640/Itm	(25%)	Exterior & Interior Doors
04500 - Decking/Balconies							
200 - Resurface	\$27,337	18	1	1,778	\$15.37/SqFt		Second Floor Deck
05000 - Roofing							
324 - Low Slope: Vinyl	\$91,276	20	4	137	\$666/Sqrs		Roof Replacement
946 - Coating	\$13,888	5	1	13,700	\$1.01/SqFt		Low Slope Roof Recoating
08000 - Rehab							
218 - Locker Rooms	\$125,767	28	2	2	\$62,884/Rm		Men's & Women's
222 - Bathrooms	\$16,153	20	2	1	\$16,153/Rm		Add Companion Bathroom
324 - Restrooms	\$30,750	20	1	2	\$15,375/Rm		Auditorium Lobby Restrooms
466 - Cabinets	\$28,258	20	6	40	\$706/l.f.		Countertops & Cabinets

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
08000 - Rehab							
570 - Operable Wall/Partition	\$33,997	21	14	770	\$44.15/SqFt		[4] Room Dividers
12000 - Pool							
118 - Resurface	\$40,180	12	3	260	\$155/l.f.		Pool
404 - ADA Chair Lift	\$12,607	10	7	2	\$6,304/itm		Pool & Spa Chair Lifts
618 - Deck: Re-Surface	\$188,452	25	22	5,981	\$31.51/SqFt		Pool/Spa Deck Coating
742 - Equipment: Replacement	\$26,668	5	1	1	\$53,336/LS	(50%)	Pool & Spa Equipment
932 - Furniture: Misc	\$11,590	6	5	1	\$11,590/LS		Pool Area Furniture
13000 - Spa							
122 - Resurface	\$8,492	8	2	1	\$8,492/itm		Spa
14000 - Recreation							
140 - Sauna: Wood Kit	\$6,304	25	1	1	\$6,304/Rm		Sauna
220 - Exercise: Cardio Equipment	\$17,989	3	2	13	\$5,535/itm	(25%)	Fitness Center Cardio Machines
221 - Exercise: Cardio Equipment	\$10,000	1	0	1	\$10,000/LS	[nr:1]	Treadmill (2020 Only)
320 - Exercise: Strength Equipment	\$24,402	8	4	11	\$4,437/itm	(50%)	Fitness Center Strength Machines
321 - Exercise: Strength Equipment	\$10,000	1	0	1	\$10,000/LS	[nr:1]	Fitness Center Strength (2020 Only)
740 - Billiard Table	\$43,076	25	1	5	\$8,615/itm		Billiards Room Tables
17000 - Tennis Court							
130 - Reseal	\$19,270	4	2	28,800	\$.67/SqFt		[4] Tennis Courts
19000 - Fencing							
150 - Chain Link: 10'	\$37,087	30	11	960	\$38.63/l.f.		Tennis Court Fence
20000 - Lighting							
210 - Pole Lights	\$7,534	20	6	7	\$1,076/itm		Walkway Lights
218 - Landscape	\$10,250	20	14	25	\$410/itm		Walkway Lights
264 - Bollard Lights	\$20,295	20	14	22	\$922/itm		Walkway Bollard Lights
530 - Parking Lot	\$27,319	40	16	11	\$2,484/itm		Parking Lot Lights
23000 - Mechanical Equipment							
216 - HVAC	\$54,632	15	2	4	\$13,658/itm		Rooftop Carrier Units- 2005
296 - HVAC	\$35,926	15	2	3	\$11,975/itm		Rooftop Carrier Units- 2007
332 - HVAC	\$36,900	15	4	3	\$12,300/itm		Rooftop Carrier Units- 2009
360 - HVAC	\$10,626	15	13	1	\$10,626/itm		Rooftop Carrier Unit #8- 2018
388 - HVAC	\$37,822	15	8	3	\$12,607/itm		Rooftop Carrier Units- 2013
412 - HVAC	\$10,367	15	14	1	\$10,367/itm		Rooftop Carrier Unit #11- 2019
428 - HVAC	\$10,626	15	13	1	\$10,626/itm		Rooftop Carrier Unit #16- 2018
444 - HVAC	\$4,856	15	14	1	\$4,856/itm		Ground Level Carrier Unit 17A/B- 2003

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
23000 - Mechanical Equipment							
446 - HVAC	\$4,622	15	14	1	\$4,622/Itm		Ground Level- Carrier 3-ton Unit
604 - Water Heater	\$7,380	12	5	2	\$3,690/Itm		Pool Equipment Area Water Heaters
632 - Water Heater	\$1,332	15	8	1	\$1,332/Itm		Men's Restroom's Janitor's Closet
24000 - Furnishings							
540 - Miscellaneous	\$24,725	10	5	1	\$24,725/LS		Folding Tables & Chairs
541 - Tables	\$5,400	1	0	1	\$5,400/LS [nr:1]		Poker Tables (2019 Only)
24500 - Audio / Visual							
152 - Projector	\$6,761	10	0	1	\$6,761/Itm		Stage- EIKI
174 - Projection Screen	\$8,823	20	19	1	\$8,823/Itm		Stage- Electric Screen
308 - PA System	\$12,033	10	0	1	\$12,033/Sys		Sound Rack- Sound System
752 - Piano	\$10,862	25	10	1	\$10,862/Itm		Stage Yamaha Upright
820 - Stage Curtains	\$15,164	20	7	2	\$7,582/Itm		Stage Curtains
24600 - Safety / Access							
220 - Fire Control Misc	\$18,911	20	2	1	\$18,911/LS		Fire Alarm System
25000 - Flooring							
240 - Carpeting	\$32,325	10	9	670	\$48.25/SqYd		Clubhouse Carpet
244 - Carpeting	\$9,946	10	1	300	\$33.15/SqYd		Clubhouse Carpet
440 - Tile	\$28,367	20	2	975	\$29.09/SqFt		Clubhouse Walls & Floors
630 - Vinyl	\$18,655	15	3	650	\$28.70/SqYd		Clubhouse Vinyl
710 - Hardwood Floors	\$8,277	50	11	500	\$16.55/SqFt		Stage- Replace
27000 - Appliances							
740 - Miscellaneous	\$17,256	5	3	13	\$3,982/Itm (33%)		Kitchen Appliances
28000 - Water System							
150 - Backflow Valves	\$9,934	12	3	1	\$9,934/Itm		6" Backflow
00060 - Canoa Hills (CH)							
01000 - Paving							
124 - Asphalt: Sealing	\$11,274	5	4	67,354	\$.17/SqFt		Parking Lot
224 - Asphalt: Ongoing Repairs	\$9,665	5	4	67,354	\$3.59/SqFt (4%)		Parking Lot
332 - Asphalt: Overlay w/ Interlayer	\$118,745	25	3	67,354	\$1.76/SqFt		Parking Lot
02000 - Concrete							
424 - Pool Deck	\$7,882	2	2	5,950	\$22.08/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
130 - Stucco	\$24,580	10	0	10,940	\$2.25/SqFt		Building Exterior

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
03000 - Painting: Exterior							
416 - Wrought Iron	\$2,500	4	0	160	\$15.63/l.f.		Pool Perimeter Fence
03500 - Painting: Interior							
130 - Building	\$18,888	10	1	22,750	\$.83/SqFt		All Interior Spaces
04000 - Structural Repairs							
920 - Doors	\$19,270	10	4	47	\$1,640/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
328 - Low Slope: Vinyl	\$127,971	20	10	227	\$564/Sqrs		Building Roof
950 - Coating	\$23,011	5	4	22,700	\$1.01/SqFt		Low Slope Roof Recoating
08000 - Rehab							
224 - Locker Rooms	\$161,745	20	1	2	\$80,872/Rm		Men's, Women's & Outdoor Shower
330 - Restrooms	\$71,904	20	1	2	\$35,952/Rm		Restrooms
580 - Operable Wall/Partition	\$37,861	25	19	980	\$38.63/SqFt		Saguaro & Palo Verde Divider
12000 - Pool							
124 - Resurface	\$48,390	12	4	274	\$177/l.f.		Pool
624 - Deck: Re-Surface	\$49,278	10	6	5,950	\$8.28/SqFt		Pool/Spa Deck Coating
625 - Deck: Re-Surface	\$20,276	1	0	1	\$20,276/LS [nr:1]		2020 Only
746 - Equipment: Replacement	\$27,372	5	2	1	\$54,744/LS (50%)		Pool & Spa Equipment
936 - Furniture: Misc	\$11,590	6	5	1	\$11,590/LS		Pool Area Furniture
13000 - Spa							
126 - Resurface	\$5,407	8	6	1	\$5,407/Itm		Spa
14000 - Recreation							
234 - Exercise: Cardio Equipment	\$26,285	3	3	16	\$6,571/Itm (25%)		Fitness Center Cardio Machines
235 - Exercise: Cardio Equipment	\$20,000	1	0	1	\$20,000/LS [nr:1]		Fitness Center Cardio (2020 Only)
330 - Exercise: Strength Equipment	\$44,152	8	3	20	\$4,415/Itm (50%)		Fitness Center Strength Machines
331 - Exercise: Strength Equipment	\$1,000	1	0	1	\$1,000/LS [nr:1]		Fitness Center Strength (2020 Only)
730 - Bridge Dealing Machine	\$5,673	5	2	1	\$5,673/Itm		Duplimate Bridge Dealing Machine
17000 - Tennis Court							
140 - Reseal	\$9,200	4	0	14,000	\$.66/SqFt		[2] Tennis Courts
504 - Resurface	\$42,476	21	12	14,000	\$3.03/SqFt		[2] Tennis Courts
19000 - Fencing							
160 - Chain Link: 10'	\$22,407	30	11	580	\$38.63/l.f.		Tennis Court Fence
250 - Wrought Iron: 5'	\$6,004	30	6	160	\$37.53/l.f.		Pool Perimeter Fence

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
20000 - Lighting							
220 - Pole Lights	\$66,229	40	16	24	\$2,760/Itm		Parking Lot & Walkway Lights
23000 - Mechanical Equipment							
220 - HVAC	\$96,914	15	2	7	\$13,845/Itm		Rooftop Carrier Units- 2007
340 - HVAC	\$13,658	15	1	1	\$13,658/Itm		Rooftop Carrier Unit #5- 2005
364 - HVAC	\$13,658	15	1	1	\$13,658/Itm		Rooftop Carrier Unit #10- 2006
600 - Water Heater	\$13,246	12	5	1	\$13,246/Itm		Pool Eq Room Heater & Tank
24000 - Furnishings							
560 - Miscellaneous	\$13,222	10	4	1	\$13,222/LS		Folding Tables & Chairs
620 - Miscellaneous	\$8,830	12	2	1	\$8,830/LS		Lobby Furniture
24500 - Audio / Visual							
156 - Projector	\$1,281	10	4	1	\$1,281/Itm		Saguaro Room- Panasonic
166 - Projection Screen	\$17,200	20	19	1	\$17,200/Itm		Saguaro Room- Electric Screen
316 - PA System	\$16,161	10	9	1	\$16,161/Sys		Sound Rack- Sound System
330 - Miscellaneous	\$16,956	30	16	1	\$16,956/Sys		Sound Rack- Total Induction Loop
756 - Piano	\$8,193	25	5	1	\$8,193/Itm		Saguaro Room Yamaha Upright
812 - Stage Risers	\$3,896	30	3	288	\$13.53/SqFt		[6] Saguaro Room Risers
828 - Stage Curtains	\$14,621	20	12	2	\$7,310/Itm		Saguaro Stage Curtains
24600 - Safety / Access							
230 - Fire Control Misc	\$18,911	20	6	1	\$18,911/LS		Fire Alarm System
25000 - Flooring							
250 - Carpeting	\$5,000	10	0	122	\$40.98/SqYd		Mesquite Room
254 - Carpeting	\$17,131	10	3	418	\$40.98/SqYd		Clubhouse Carpeting
450 - Tile	\$86,279	20	1	6,475	\$13.32/SqFt		Clubhouse Walls & Floors
720 - Hardwood Floors	\$101,806	40	10	6,150	\$16.55/SqFt		Wood Floor- Replace
750 - Hardwood Floors	\$20,336	10	0	6,150	\$3.31/SqFt		Wood Floor- Refinish
26000 - Outdoor Equipment							
302 - Bocce Ct. Resurface	\$8,405	10	0	4	\$2,101/Itm		Bocce Ball Courts
848 - Shade Structure	\$4,305	15	2	200	\$21.52/SqFt		Tennis Court Shade Canopy
852 - Shade Structure	\$17,220	15	12	800	\$21.52/SqFt		[4] Bocce Court Shade Canopies
856 - Shade Structure	\$3,690	30	14	144	\$25.62/SqFt		Metal Roofed Shade Structure
872 - Shade Structure	\$9,737	25	22	1	\$9,737/Itm		Pool Area Wood Gazebo Structure
27000 - Appliances							
760 - Miscellaneous	\$23,336	5	3	18	\$3,889/Itm (33%)		Kitchen Appliances

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
28000 - Water System							
154 - Backflow Valves	\$9,934	12	3	1	\$9,934/Itm		6" Backflow
00070 - Santa Rita Springs (SRS)							
01000 - Paving							
128 - Asphalt: Sealing	\$12,398	5	2	80,636	\$.15/SqFt		Parking Lots
228 - Asphalt: Ongoing Repairs	\$7,232	5	2	80,636	\$3.59/SqFt (3%)		Parking Lots
336 - Asphalt: Overlay w/ Interlayer	\$102,935	25	6	58,386	\$1.76/SqFt		North & East Parking Lots
340 - Asphalt: Overlay w/ Interlayer	\$39,227	25	6	22,250	\$1.76/SqFt		South Parking Lot
02000 - Concrete							
430 - Pool Deck	\$10,078	2	1	5,975	\$28.11/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
136 - Stucco	\$43,880	10	7	28,540	\$1.54/SqFt		Building Exterior
400 - Wrought Iron	\$12,235	4	2	1,758	\$6.96/l.f.		Pool Fence, Metal Railings
03500 - Painting: Interior							
136 - Building	\$29,474	10	1	35,500	\$.83/SqFt		All Interior Spaces
04000 - Structural Repairs							
600 - Metal Railings	\$23,348	10	1	1,410	\$33.12/l.f. (50%)		Deck, Stair & Bridge Railings
924 - Doors	\$27,060	10	4	66	\$1,640/Itm (25%)		Exterior & Interior Doors
04500 - Decking/Balconies							
206 - Resurface	\$107,609	20	13	12,664	\$8.50/SqFt		Elastomeric Deck- Resurface
300 - Repairs	\$25,182	5	3	12,664	\$1.99/SqFt		Elastomeric Deck- Seal/Repair
05000 - Roofing							
336 - Low Slope: Vinyl	\$38,335	20	4	68	\$564/Sqrs		Building Roof
604 - Pitched: Tile	\$55,965	30	9	84	\$666/Sqrs		Building Roof
954 - Coating	\$20,500	5	4	6,800	\$3.01/SqFt		Low Slope Roof Recoating
08000 - Rehab							
230 - Locker Rooms	\$123,000	20	2	2	\$61,500/Rm		Men's, Women's & Outdoor Shower
336 - Restrooms	\$51,162	20	2	5	\$10,232/Rm		Restrooms
412 - Kitchen	\$8,499	20	2	2	\$4,250/Rm		Art & Fiesta Kitchenettes
472 - Cabinets	\$19,041	20	3	2	\$9,520/Rm		Art & Clay Counters & Cabinets
12000 - Pool							
130 - Resurface	\$30,465	10	3	240	\$127/l.f.		Pool
408 - ADA Chair Lift	\$3,396	10	9	1	\$3,396/Itm		Pool Area ADA Lift
630 - Deck: Re-Surface	\$49,465	15	5	5,975	\$8.28/SqFt		Pool/Spa Deck Coating

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
12000 - Pool							
750 - Equipment: Replacement	\$27,000	5	3	1	\$54,000/LS	(50%)	Pool & Spa Equipment
751 - Equipment: Replacement	\$454	1	0	1	\$454/LS	[nr:1]	2020 Only
940 - Furniture: Misc	\$7,727	6	5	1	\$7,727/LS		Pool Area Furniture
13000 - Spa							
130 - Resurface	\$6,457	8	1	1	\$6,457/Itm		Spa
14000 - Recreation							
240 - Exercise: Cardio Equipment	\$18,346	3	3	12	\$6,115/Itm	(25%)	Fitness Center Cardio Machines
241 - Exercise: Cardio Equipment	\$25,000	1	0	1	\$25,000/LS	[nr:1]	Cardio Machines (2020 Only)
340 - Exercise: Strength Equipment	\$31,519	8	3	18	\$3,502/Itm	(50%)	Fitness Center Strength Machines
19000 - Fencing							
220 - Wrought Iron: 5'	\$13,059	30	6	348	\$37.53/l.f.		Pool Perimeter Fence
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$22,550	25	8	40	\$564/Itm		Wall & Wall Top Lantern Lights
230 - Pole Lights	\$16,281	25	8	10	\$1,628/Itm		Bridge Lights
280 - Pole Lights	\$6,406	25	8	5	\$1,281/Itm		2nd Level Deck- Pole Lights
23000 - Mechanical Equipment							
232 - HVAC	\$29,059	15	8	6	\$4,843/Itm		Miscellaneous Units- 2013
312 - HVAC	\$6,637	15	11	1	\$6,637/Itm		Carrier Unit #8- 2016
316 - HVAC	\$6,637	15	13	1	\$6,637/Itm		Carrier Unit #3- 2018
344 - HVAC	\$13,246	15	14	2	\$6,623/Itm		Carrier Units- 2019
368 - HVAC	\$15,375	15	7	2	\$7,687/Itm		Carrier Units- 2012
392 - HVAC	\$11,397	15	13	2	\$5,699/Itm		Carrier Units- 2018
416 - HVAC	\$7,687	15	11	1	\$7,687/Itm		Carrier Unit #7- 2016
436 - HVAC	\$7,687	15	9	1	\$7,687/Itm		Carrier Unit #11- 2014
448 - HVAC	\$96,057	15	13	8	\$12,007/Itm		Rooftop Carrier Units- 2018
452 - HVAC	\$29,546	15	2	2	\$14,773/Itm		Carrier Units- 2007
616 - Water Heater	\$9,737	12	9	1	\$9,737/Itm		Bradford White Water Heater
23500 - Elevator							
200 - Modernize/Overhaul	\$125,050	25	24	1	\$125,050/Itm		Anza Building Elevator
300 - Cab Rehab	\$18,358	20	19	1	\$18,358/Itm		Anza Elevator Cab
24000 - Furnishings							
600 - Miscellaneous	\$56,515	10	1	1	\$56,515/LS		Anza Room Furniture

<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>
24500 - Audio / Visual							
160 - Projector	\$1,281	4	1	3	\$1,281/Itm	(33%)	Projectors
170 - Projection Screen	\$8,815	20	4	1	\$8,815/Itm		Anza Room
324 - PA System	\$16,400	10	0	1	\$16,400/Sys		Anza Room- Sound System
760 - Piano	\$7,132	25	18	1	\$7,132/Itm		Anza Room Kawai Upright
24600 - Safety / Access							
240 - Fire Control Misc	\$31,519	20	1	1	\$31,519/LS		Fire Alarm System
25000 - Flooring							
260 - Carpeting	\$54,600	10	2	1,400	\$39.00/SqYd		Anza, Fiesta, Computer, Office
270 - Carpeting	\$15,600	10	2	400	\$39.00/SqYd		Kino, Fitness, Office Areas
460 - Tile	\$24,318	20	2	1,825	\$13.32/SqFt		Clubhouse Walls & Floors
730 - Hardwood Floors	\$26,114	40	16	2,150	\$12.15/SqFt		Anza & Santa Cruz- Replace
760 - Hardwood Floors	\$14,236	10	6	2,150	\$6.62/SqFt		Anza & Santa Cruz- Refinish
26000 - Outdoor Equipment							
804 - Shade Structure	\$2,152	15	10	100	\$21.52/SqFt		Small Shade Canopy
820 - Shade Structure	\$12,915	15	6	600	\$21.52/SqFt		NW of Pool- Large Shade Canopy
824 - Shade Structure	\$9,686	15	8	450	\$21.52/SqFt		Pool Equip Encl Shade Canopy
27000 - Appliances							
780 - Miscellaneous	\$12,040	5	1	10	\$3,612/Itm	(33%)	Kitchen Appliances
28000 - Water System							
142 - Backflow Valves	\$8,985	12	10	1	\$8,985/Itm		4" Backflow #1
146 - Backflow Valves	\$6,629	12	0	1	\$6,629/Itm		4" Backflow #2
00080 - Canoa Ranch (CR)							
01000 - Paving							
132 - Asphalt: Sealing	\$10,953	5	3	64,068	\$.17/SqFt		Drives & Parking
246 - Asphalt: Ongoing Repairs	\$5,746	5	3	64,068	\$3.59/SqFt	(3%)	Drives & Parking
254 - Asphalt: Ongoing Repairs	\$7,251	5	4	18,768	\$.39/SqFt		Seal, Crack Fill, Stripe
342 - Asphalt: Overlay w/ Interlayer	\$112,952	25	13	64,068	\$1.76/SqFt		Drives & Parking
02000 - Concrete							
418 - Pool Deck	\$2,716	5	6	2,650	\$20.50/SqFt	(5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
142 - Stucco	\$13,314	10	8	14,760	\$.90/SqFt		Building Exterior
406 - Wrought Iron	\$6,098	4	1	614	\$9.93/l.f.		Metal Fencing & Railings

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
03500 - Painting: Interior							
142 - Building	\$21,753	10	1	26,200	\$.83/SqFt		All Interior Spaces
04000 - Structural Repairs							
606 - Metal Railings	\$9,658	20	8	350	\$27.59/l.f.		Parking & Pickleball
928 - Doors	\$16,400	10	4	40	\$1,640/Itm	(25%)	Exterior & Interior Doors
932 - Doors	\$52,983	20	8	3	\$17,661/Itm		Pool East Patio Doors
05000 - Roofing							
200 - Low Slope: BUR	\$54,530	20	8	133	\$410/Sqrs		Building Roof
608 - Pitched: Tile	\$29,981	30	18	45	\$666/Sqrs		Building Roof
958 - Coating	\$20,596	5	4	13,300	\$1.55/SqFt		Low Slope Roof Recoating
08000 - Rehab							
226 - Locker Rooms	\$133,250	20	8	2	\$66,625/Rm		Men's, Women's & Pool Area Shower
234 - Restrooms	\$16,153	20	3	1	\$16,153/Rm		Companion Restroom Remodel
12000 - Pool							
136 - Resurface	\$39,562	12	8	256	\$155/l.f.		Pool
412 - ADA Chair Lift	\$11,142	10	9	2	\$5,571/Itm		Pool & Spa ADA Chairs
754 - Equipment: Replacement	\$21,338	5	1	1	\$42,676/LS	(50%)	Pool & Spa Equipment
13000 - Spa							
134 - Resurface	\$5,058	8	0	1	\$5,058/Itm		Spa
14000 - Recreation							
250 - Exercise: Cardio Equipment	\$22,547	3	3	14	\$6,442/Itm	(25%)	Fitness Center Cardio Machines
251 - Exercise: Cardio Equipment	\$25,000	1	0	1	\$25,000/LS	[nr:1]	Cardio Machines (2020 Only)
350 - Exercise: Strength Equipment	\$57,362	8	3	25	\$4,589/Itm	(50%)	Fitness Center Strength Machines, Etc
17500 - Basketball / Sport Court							
220 - Seal & Striping	\$6,452	4	0	8,650	\$.75/SqFt		[4] Pickleball Courts
224 - Seal & Striping	\$3,485	4	3	2,690	\$1.30/SqFt		Basketball 1/2 Court
19000 - Fencing							
100 - Chain Link	\$26,097	30	20	788	\$33.12/l.f.		Pickleball & Basketball Courts
230 - Wrought Iron: 6'	\$10,491	30	18	264	\$39.74/l.f.		Patio Perimeter
23000 - Mechanical Equipment							
100 - HVAC	\$16,805	18	6	435	\$38.63/l.f.		[5] Pool Area Fabric Ducts
236 - HVAC	\$79,335	15	3	6	\$13,222/Itm		Rooftop HVAC Units- 2008
508 - Swamp Cooler	\$16,557	15	3	5	\$3,311/Itm		Rooftop Evaporative Coolers- 2008
636 - Water Heater	\$11,275	15	5	2	\$5,637/Itm		Shop

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
24500 - Audio / Visual							
164 - Projector	\$1,281	10	4	1	\$1,281/Itm		Amado Room- EIKI
24600 - Safety / Access							
250 - Fire Control Misc	\$18,911	20	8	1	\$18,911/LS		Fire Alarm System
25000 - Flooring							
280 - Carpeting	\$19,294	10	8	660	\$29.23/SqYd		All Spaces
470 - Tile	\$28,127	20	1	2,231	\$12.61/SqFt		Clubhouse Walls & Floors
26000 - Outdoor Equipment							
462 - Drinking Fountain	\$8,610	15	4	3	\$2,870/Itm		Drinking Fountains
808 - Shade Structure	\$10,762	15	6	500	\$21.52/SqFt		[3] Shade Canopies
28000 - Water System							
162 - Backflow Valves	\$14,120	12	11	1	\$14,120/Itm		8" Backflow
00090 - Abrego South (ABS)							
01000 - Paving							
147 - Asphalt: Sealing	\$2,550	5	1	15,000	\$.17/SqFt [nr:1]		2020 Addition Area (2021 Only)
232 - Asphalt: Ongoing Repairs	\$7,310	5	4	18,768	\$.39/SqFt		2019 Replacement Area
236 - Asphalt: Ongoing Repairs	\$5,842	5	6	15,000	\$.39/SqFt		2020 Addition Area
348 - Asphalt: Overlay w/ Interlayer	\$36,900	25	24	18,768	\$1.97/SqFt		2019 Replacement Area
352 - Asphalt: Overlay w/ Interlayer	\$29,492	25	25	15,000	\$1.97/SqFt		2020 Addition Area
02000 - Concrete							
442 - Pool Deck	\$6,143	2	1	5,565	\$22.08/SqFt (5%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
200 - Surface Restoration	\$9,213	10	8	7,191	\$1.28/SqFt		Exterior Surfaces
04000 - Structural Repairs							
936 - Doors	\$6,560	10	4	16	\$1,640/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
360 - Low Slope: Vinyl	\$27,624	20	11	49	\$564/Sqrs		Pool Building Roofs
962 - Coating	\$4,874	5	4	4,900	\$.99/SqFt		Low Slope Roof Recoating
08000 - Rehab							
236 - Locker Rooms	\$71,750	20	6	2	\$35,875/Rm		Men's & Women's
342 - Restrooms	\$30,750	20	7	2	\$15,375/Rm		Restrooms
12000 - Pool							
140 - Resurface	\$22,518	12	6	170	\$132/l.f.		Pool
422 - ADA Chair Lift	\$3,958	10	9	1	\$3,958/Itm		Pool ADA Lift

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
12000 - Pool							
642 - Deck: Re-Surface	\$46,089	10	4	5,565	\$8.28/SqFt		Pool/Spa Deck Coating
758 - Equipment: Replacement	\$17,200	5	1	1	\$34,400/LS	(50%)	Pool & Spa Equipment
944 - Furniture: Misc	\$7,175	6	5	1	\$7,175/LS		Pool Area Furniture
13000 - Spa							
138 - Resurface	\$4,920	8	2	1	\$4,920/Itm		Spa
418 - ADA Chair Lift	\$4,674	10	7	1	\$4,674/Itm		Spa ADA Lift
19000 - Fencing							
900 - Miscellaneous	\$7,119	20	11	258	\$27.59/l.f.		Pool Perimeter Wall/Fence
20000 - Lighting							
240 - Pole Lights	\$10,597	20	6	8	\$1,325/Itm		Shuffleboard Lights
23000 - Mechanical Equipment							
240 - HVAC	\$21,012	15	6	2	\$10,506/Itm		Rooftop Carrier Units- 2011
26000 - Outdoor Equipment							
480 - Drinking Fountain	\$3,075	20	6	1	\$3,075/Itm		Drinking Fountain
812 - Shade Structure	\$12,140	15	12	564	\$21.52/Itm		[3] Volleyball Shade Canopies
880 - Shade Structure	\$5,683	15	9	264	\$21.52/SqFt		Pool Shade Canopy
900 - Shuffleboard Court	\$15,504	8	5	3,744	\$4.14/SqFt		[12] Shuffleboard Courts
910 - Miscellaneous	\$30,750	7	5	3,500	\$8.79/SqFt		[2] Volleyball Court Sand
00100 - Continental Vistas (CV)							
01000 - Paving							
404 - Asphalt: Overlay	\$18,100	20	0	6,726	\$2.69/SqFt		Parking Lot
02000 - Concrete							
448 - Pool Deck	\$7,747	2	3	4,748	\$27.19/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
120 - Surface Restoration	\$5,683	10	7	3,600	\$1.58/SqFt		Recreation Building & Walls
05000 - Roofing							
340 - Low Slope: Vinyl	\$11,275	20	6	20	\$564/Sqrs		Pool Building Roof
612 - Pitched: Tile	\$8,661	30	1	13	\$666/Sqrs		Pool Building Roof
966 - Coating	\$5,740	5	5	2,000	\$2.87/SqFt		Low Slope Roof Recoating
967 - Coating	\$2,500	1	0	1	\$2,500/LS	[nr:1]	Recoating (2020 Only)
08000 - Rehab							
242 - Locker Rooms	\$64,075	20	17	2	\$32,037/Rm		Men's & Women's
246 - Bathrooms	\$18,911	20	17	1	\$18,911/Rm		Companion Restroom

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
12000 - Pool							
146 - Resurface	\$27,038	12	10	180	\$150/l.f.		Pool
648 - Deck: Re-Surface	\$39,323	15	1	4,748	\$8.28/SqFt		Pool/Spa Deck Coating
762 - Equipment: Replacement	\$17,879	5	2	1	\$35,757/LS	(50%)	Pool & Spa Equipment
948 - Furniture: Misc	\$7,175	6	2	1	\$7,175/LS		Pool Area Furniture
13000 - Spa							
142 - Resurface	\$7,175	8	1	1	\$7,175/Itm		Spa
23000 - Mechanical Equipment							
244 - HVAC	\$7,944	15	14	1	\$7,944/Itm		Rooftop Carrier Unit #3- 2004
248 - HVAC	\$27,316	15	8	2	\$13,658/Itm		Rooftop Carrier Units- 2013
800 - Water Heater	\$5,125	12	5	1	\$5,125/Itm		Building Water Heater
25000 - Flooring							
640 - Vinyl	\$17,586	10	7	125	\$141/SqYd		Rec Room Sport Flooring
00110 - Madera Vista (MV)							
01000 - Paving							
408 - Asphalt: Major Repairs	\$53,888	25	12	9,772	\$5.51/SqFt		Parking Lot
02000 - Concrete							
454 - Pool Deck	\$6,204	2	0	4,008	\$20.64/SqFt	(7.5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
206 - Surface Restoration	\$6,675	10	8	4,020	\$1.66/SqFt		Exterior Surfaces
05000 - Roofing							
616 - Pitched: Tile	\$25,984	30	1	39	\$666/Sqrs		Pool Building Roof
08000 - Rehab							
248 - Restrooms	\$15,375	20	19	2	\$7,687/Rm		Men's & Women's
480 - Shower	\$8,405	15	2	1	\$8,405/LS		Outdoor Pool Shower
12000 - Pool							
154 - Resurface	\$20,664	12	8	156	\$132/l.f.		Pool
654 - Deck: Re-Surface	\$33,194	15	4	4,008	\$8.28/SqFt		Pool/Spa Deck Coating
766 - Equipment: Replacement	\$16,406	5	3	1	\$32,812/LS	(50%)	Pool & Spa Equipment
952 - Furniture: Misc	\$7,175	6	5	1	\$7,175/LS		Pool Area Furniture
13000 - Spa							
146 - Resurface	\$4,612	8	4	1	\$4,612/Itm		Spa
17000 - Tennis Court							
540 - Reseal	\$4,817	4	3	7,200	\$.67/SqFt		Tennis Court

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
19000 - Fencing							
170 - Chain Link: 10'	\$13,837	30	11	360	\$38.44/l.f.		Tennis Court Fence
240 - Wrought Iron: 6'	\$15,101	30	6	380	\$39.74/l.f.		Pool Perimeter Fence
20000 - Lighting							
250 - Sports Field / Court	\$10,250	20	19	4	\$2,562/Itm		Tennis Court Lights
25000 - Flooring							
434 - Tile	\$10,192	20	0	1	\$10,192/LS		Recreation Room & Storage
26000 - Outdoor Equipment							
816 - Shade Structure	\$5,683	15	11	264	\$21.52/SqFt		Pool Shade Canopy
834 - Shade Structure	\$7,232	15	11	336	\$21.52/SqFt		Pool Equip Shade Canopy
00120 - Casa Paloma I (CPI)							
01000 - Paving							
412 - Asphalt: Major Repairs	\$39,307	25	2	7,128	\$5.51/SqFt		Parking Areas
02000 - Concrete							
460 - Pool Deck	\$11,192	2	1	6,128	\$22.08/SqFt (8%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
212 - Surface Restoration	\$9,571	10	2	7,470	\$1.28/SqFt		Exterior Surfaces
05000 - Roofing							
344 - Low Slope: Vinyl	\$34,389	20	4	61	\$564/Sqrs		Pool Building Roofs
970 - Coating	\$14,145	5	4	6,100	\$2.32/SqFt		Low Slope Roof Recoating
08000 - Rehab							
254 - Locker Rooms	\$105,000	20	0	2	\$52,500/Rm		Men's, Women's & Outdoor Shower
256 - Restrooms	\$5,000	20	0	1	\$5,000/Rm		Unisex Restroom
418 - Kitchen	\$7,175	20	11	1	\$7,175/Rm		Clubhouse Kitchen
12000 - Pool							
160 - Resurface	\$26,492	12	8	200	\$132/l.f.		Pool
660 - Deck: Re-Surface	\$50,752	15	1	6,128	\$8.28/SqFt		Pool/Spa Deck Coating
770 - Equipment: Replacement	\$20,163	5	3	1	\$40,326/LS (50%)		Pool & Spa Equipment
956 - Furniture: Misc	\$7,175	6	5	1	\$7,175/LS		Pool Area Furniture
13000 - Spa							
150 - Resurface	\$5,580	8	0	1	\$5,580/Itm		Spa
23000 - Mechanical Equipment							
256 - HVAC	\$17,220	15	6	2	\$8,610/Itm		Rooftop Carrier Units- 2011

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
25000 - Flooring							
424 - Tile	\$11,000	20	0	1	\$11,000/LS		Rec Rm, Unisex RR, Kitchen, Storage
26000 - Outdoor Equipment							
316 - Shuffleboard Court	\$8,610	8	7	1,980	\$4.35/SqFt		[6] Shuffleboard Courts
826 - Shade Structure	\$7,944	30	25	310	\$25.62/SqFt		Pool Equip Shade Structure
00130 - Casa Paloma II (CPII)							
02000 - Concrete							
466 - Pool Deck	\$9,592	2	3	4,933	\$32.41/SqFt (6%)		Pool/Spa Area Concrete Repair
467 - Pool Deck	\$9,592	1	0	1	\$9,592/LS [nr:1]		Pool/Spa Area Concrete Repair (2020 Only)
04000 - Structural Repairs							
952 - Doors	\$5,740	10	4	14	\$1,640/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
348 - Low Slope: Vinyl	\$29,879	20	1	53	\$564/Sqrs		Pool Building Roofs
974 - Coating	\$7,580	5	4	5,300	\$1.43/SqFt		Low Slope Roof Recoating
08000 - Rehab							
260 - Locker Rooms	\$71,750	20	4	2	\$35,875/Rm		Men's & Women's
424 - Kitchen	\$7,175	20	4	1	\$7,175/Rm		Clubhouse Kitchen
12000 - Pool							
166 - Resurface	\$23,843	10	6	180	\$132/l.f.		Pool
666 - Deck: Re-Surface	\$40,855	15	1	4,933	\$8.28/SqFt		Pool/Spa Deck Coating
774 - Equipment: Replacement	\$19,552	5	1	1	\$39,104/LS (50%)		Pool & Spa Equipment
960 - Furniture: Misc	\$7,175	6	5	1	\$7,175/LS		Pool Area Furniture
13000 - Spa							
154 - Resurface	\$5,094	8	6	1	\$5,094/Itm		Spa
20000 - Lighting							
260 - Pole Lights	\$10,597	30	1	8	\$1,325/Itm		Shuffleboard Lights
23000 - Mechanical Equipment							
272 - HVAC	\$17,220	15	6	2	\$8,610/Itm		Rooftop Carrier Units- 2011
26000 - Outdoor Equipment							
304 - Shuffleboard Court	\$8,050	8	5	1,980	\$4.07/SqFt		[6] Courts Resurface & Recoat
860 - Shade Structure	\$6,328	15	11	294	\$21.52/SqFt		Pool Equip Shade Canopy
00140 - Abrego North (ABN)							
01000 - Paving							
420 - Asphalt: Major Repairs	\$77,782	25	3	14,105	\$5.51/SqFt		Parking Area

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
02000 - Concrete							
472 - Pool Deck	\$5,992	5	1	4,523	\$22.08/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
218 - Surface Restoration	\$7,549	10	6	5,892	\$1.28/SqFt		Exterior Surfaces
04000 - Structural Repairs							
820 - Shed	\$9,802	10	10	1	\$9,802/Itm		Shed
05000 - Roofing							
352 - Low Slope: Vinyl	\$11,839	20	6	21	\$564/Sqrs		Pool Building Roof
978 - Coating	\$2,337	5	4	2,100	\$1.11/SqFt		Low Slope Roof Recoating
08000 - Rehab							
238 - Restrooms	\$16,153	20	3	1	\$16,153/Rm		Companion Restroom Remodel
266 - Locker Rooms	\$71,750	20	6	2	\$35,875/Rm		Men's & Women's
270 - General	\$9,216	20	17	795	\$11.59/SqFt		Recreation Room Tile- 2017
12000 - Pool							
172 - Resurface	\$23,843	10	6	180	\$132/l.f.		Pool
426 - ADA Chair Lift	\$12,607	10	7	2	\$6,304/Itm		Pool & Spa
778 - Equipment: Replacement	\$19,552	5	2	1	\$39,104/LS	(50%)	Pool & Spa Equipment
779 - Equipment: Replacement	\$4,002	1	0	1	\$4,002/LS	[nr:1]	Equipment (2020 Only)
964 - Furniture: Misc	\$7,175	6	2	1	\$7,175/LS		Pool Area Furniture
13000 - Spa							
158 - Resurface	\$5,407	8	4	1	\$5,407/Itm		Spa
23000 - Mechanical Equipment							
400 - HVAC	\$12,150	15	0	2	\$6,075/Itm		Rooftop Rheem Units- 2005
26000 - Outdoor Equipment							
864 - Shade Structure	\$9,404	30	23	367	\$25.62/SqFt		Pool Equip Shade Structure
868 - Shade Structure	\$8,136	15	12	378	\$21.52/SqFt		[3] Pool Shade Canopies
00200 - Pickleball Center							
01000 - Paving							
170 - Asphalt: Sealing	\$6,737	5	1	39,629	\$.17/SqFt		Parking Lot
270 - Asphalt: Ongoing Repairs	\$1,421	5	6	39,629	\$3.59/SqFt	(1%)	Parking Lot
370 - Asphalt: Overlay w/ Interlayer	\$69,866	25	25	39,629	\$1.76/SqFt		Parking Lot
04000 - Structural Repairs							
912 - Doors	\$5,600	20	20	7	\$1,600/Itm	(50%)	Building Doors

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
05000 - Roofing							
370 - Low Slope: Single-Ply	\$7,995	15	15	12	\$666/Sqrs		Center Roof
08000 - Rehab							
100 - General	\$5,000	10	10	1	\$5,000/LS		Office, Storage, Breezeway
226 - Restrooms	\$15,000	10	10	2	\$7,500/Rm		Restrooms
17500 - Basketball / Sport Court							
200 - Seal & Striping	\$38,712	2	2	54,600	\$.71/SqFt		[24] Pickleball Courts
19000 - Fencing							
174 - Chain Link: 4'	\$25,452	25	25	1,414	\$18.00/l.f.		Court Fences
178 - Chain Link: 8'	\$59,872	25	25	1,871	\$32.00/l.f.		Court Fences
780 - Gates	\$14,840	20	20	53	\$280/Itm		Court Gates
23000 - Mechanical Equipment							
470 - HVAC	\$8,550	15	15	3	\$2,850/Itm		Mini-split Units
870 - Septic System	\$7,500	20	20	1	\$7,500/Sys		Septic System
24000 - Furnishings							
570 - Miscellaneous	\$20,000	10	10	1	\$20,000/LS		Interior/Exterior Furniture
970 - Miscellaneous	\$7,775	10	10	900	\$8.64/SqFt		Artificial Turf
974 - Miscellaneous	\$5,000	5	5	1	\$5,000/LS		Entrance Gate
26000 - Outdoor Equipment							
884 - Shade Structure	\$10,880	7	7	3,510	\$3.10/SqFt		[2] Shade Structures
00700 - Facility Maintenance Shop (FMS)							
01000 - Paving							
136 - Asphalt: Sealing	\$4,470	5	5	29,074	\$.15/SqFt		Parking Area
137 - Asphalt: Sealing	\$2,888	1	0	1	\$2,888/LS [nr:1]		Parking (2020 Only)
260 - Asphalt: Ongoing Repairs	\$2,086	5	5	29,074	\$3.59/SqFt (2%)		Parking Area
424 - Asphalt: Overlay w/ Interlayer	\$56,622	25	24	29,074	\$1.95/SqFt		Parking Area
03000 - Painting: Exterior							
128 - Surface Restoration	\$6,406	10	8	5,000	\$1.28/SqFt		Building Exterior
412 - Wrought Iron	\$7,703	4	2	835	\$9.22/l.f.		Perimeter Fence
03500 - Painting: Interior							
152 - Building	\$10,250	10	8	10,000	\$1.02/SqFt		All Interior Spaces
04000 - Structural Repairs							
800 - Shed	\$5,400	10	10	1	\$5,400/Itm		Shed
804 - Shed	\$15,759	10	8	3	\$5,253/Itm		Pre-Fab Sheds

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
04000 - Structural Repairs							
964 - Doors	\$9,840	10	8	24	\$1,640/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
332 - Low Slope: Vinyl	\$7,892	20	18	14	\$564/Sqrs		Maintenance Shop Low Slope Roof
440 - Pitched: Dimensional Composition	\$22,755	30	7	37	\$615/Sqrs		Maintenance Shop Pitched Roof
860 - Skylights	\$8,200	20	18	10	\$820/Itm		Pitched & Low Slope Roof Skylights
982 - Coating	\$4,018	5	3	1,400	\$2.87/SqFt		Low Slope Roof Recoating
08000 - Rehab							
108 - General	\$16,153	20	18	1	\$16,153/LS		Common Areas
278 - Restrooms	\$30,750	20	18	2	\$15,375/Rm		Restrooms
282 - General	\$21,525	20	18	1	\$21,525/Rm		Break Room
19000 - Fencing							
224 - Wrought Iron: 5'	\$29,100	30	28	835	\$34.85/l.f.		Perimeter Fencing
540 - Metal	\$5,412	30	28	165	\$32.80/l.f.		Frontage Fencing
23000 - Mechanical Equipment							
208 - HVAC	\$22,550	15	13	4	\$5,637/Itm		Rooftop HVAC Units- 2018
224 - HVAC	\$25,932	15	12	2	\$12,966/Itm		Ground Level Bryant Units- 2017
24000 - Furnishings							
200 - Miscellaneous	\$50,225	20	18	64	\$785/Itm		Chairs, Desks, Storage, Etc
25000 - Flooring							
290 - Carpeting	\$6,396	10	3	195	\$32.80/SqYd		Offices, Hallways, Misc
480 - Tile	\$16,334	20	18	664	\$24.60/SqFt		Floor & Wall Tile
30000 - Miscellaneous							
236 - Maintenance Equipment	\$16,775	20	0	1	\$16,775/Itm		Genie Scissor Lift
822 - Maintenance Equipment	\$19,526	10	8	11	\$3,550/Itm	(50%)	Shop Tools, Portacoolers, Misc
00800 - General							
22000 - Office Equipment							
100 - Miscellaneous	\$6,457	5	4	1	\$6,457/Itm		Facility Maintenance Shop Contex Scanner
30000 - Miscellaneous							
200 - Maintenance Equipment	\$8,279	20	6	1	\$8,279/Itm		Vermeer Chipper
700 - Trailer	\$5,519	15	1	1	\$5,519/Itm		Load Trail
704 - Trailer	\$6,404	15	14	1	\$6,404/Itm		Top Hat- 2018
710 - Trailer	\$5,519	15	2	1	\$5,519/Itm		Big Tex
824 - Maintenance Truck	\$33,114	10	1	1	\$33,114/Itm		2011 Ford F150 Pickup- #18

Included Components

<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>
30000 - Miscellaneous							
832 - Vehicle	\$82,786	10	3	3	\$27,595/Itm		2013 Ford Transit Connects- #20, 21, 23
844 - Vehicle	\$19,317	10	6	1	\$19,317/Itm		2016 Ford Fiesta- #26
848 - Maintenance Truck	\$35,875	10	1	1	\$35,875/Itm		2011 Ford Ranger- #27
852 - Vehicle	\$64,613	10	6	2	\$32,307/Itm		2016 Ram Promaster City Vans- #29, 30
856 - Maintenance Truck	\$109,844	10	6	3	\$36,615/Itm		2016 Ram 1500 Pickups- #31, 32, 33
860 - Maintenance Truck	\$38,461	10	7	1	\$38,461/Itm		2017 Ram 1500 Pickup- #34
866 - Vehicle	\$30,000	3	0	1	\$30,000/Itm		2017 Ford Escape- #36
868 - Maintenance Truck	\$35,740	10	8	1	\$35,740/Itm		2018 Ford F150 Supercrew- #37
872 - Maintenance Truck	\$38,148	10	8	1	\$38,148/Itm		2018 Ford F150- #38
874 - Maintenance Truck	\$36,603	10	8	1	\$36,603/Itm		Ford F250 PU- #39
876 - Vehicle	\$33,374	10	8	1	\$33,374/Itm		Ford Transit Connect- #40
878 - Vehicle	\$33,375	10	9	1	\$33,375/Itm		2018 Ford Transit 150 Van- #41
880 - Vehicle	\$41,000	10	9	1	\$41,000/Itm		2019 Ford F-250 Pickup Truck- #42
882 - Vehicle	\$34,850	10	9	1	\$34,850/Itm		2018 Ford Transit 250 Van- #43
884 - Vehicle	\$30,510	10	9	1	\$30,510/Itm		2018 Ford F-150 Pickup Truck- #44

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Administrative Offices							
22000 - Office Equipment							
190 - Miscellaneous	\$15,453	8	4	1	\$15,453/LS		Printers & Copiers
00020 - West Social Center (WC)							
01000 - Paving							
204 - Asphalt: Ongoing Repairs	\$3,905	5	5	43,543	\$3.59/SqFt (3%)		Drives, North & South Parking
12000 - Pool							
560 - Cover	\$7,298	6	1	4,000	\$1.82/SqFt		Pool Cover
600 - Deck: Re-Surface	\$44,002	15	1	5,313	\$8.28/SqFt		Pool/Spa Deck Coating
728 - Equipment: Replacement	\$3,075	10	9	1	\$3,075/Pair		Pool Digital Clocks
17000 - Tennis Court							
500 - Resurface	\$131,069	21	14	43,200	\$3.03/SqFt		[6] Tennis Courts
724 - Screen	\$4,629	5	1	8,685	\$.53/SqFt		Tennis Court Fence Screens
23000 - Mechanical Equipment							
628 - Water Heater	\$2,460	8	2	4	\$1,230/Itm (50%)		Water Heaters
26000 - Outdoor Equipment							
474 - Drinking Fountain	\$3,690	5	1	7	\$1,845/Itm (28.6%)		Drinking Fountains
00030 - East Social Center (EC)							
12000 - Pool							
001 - Cover	\$2,481	6	1	1,360	\$1.82/SqFt		Pool Cover
17000 - Tennis Court							
700 - Screen	\$2,577	5	2	4,835	\$.53/SqFt		Tennis & Pickleball Courts
712 - Screen	\$1,173	5	4	2,200	\$.53/SqFt		[4] South Pickleball Courts
23000 - Mechanical Equipment							
608 - Water Heater	\$1,845	4	2	4	\$1,845/Itm (25%)		Water Heaters
26000 - Outdoor Equipment							
450 - Drinking Fountain	\$3,690	5	2	8	\$1,845/Itm (25%)		Drinking Fountains
830 - Shade Structure	\$3,100	15	7	144	\$21.52/SqFt		Tennis Shade Canopy
00040 - Las Campanas (LC)							
12000 - Pool							
564 - Cover	\$8,028	6	1	4,400	\$1.82/SqFt		Pool Cover
17000 - Tennis Court							
716 - Screen	\$2,878	5	3	5,400	\$.53/SqFt		Tennis Court Fence Screen

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
26000 - Outdoor Equipment							
454 - Drinking Fountain	\$1,845	5	2	4	\$1,845/Itm	(25%)	Drinking Fountains
00050 - Desert Hills (DH)							
12000 - Pool							
568 - Cover	\$7,061	6	1	3,870	\$1.82/SqFt		Pool Cover
14000 - Recreation							
100 - Sauna: Heaters	\$1,891	15	3	1	\$1,891/Itm		Sauna
17000 - Tennis Court							
530 - Resurface	\$87,379	21	10	28,800	\$3.03/SqFt		[4] Tennis Courts
720 - Screen	\$4,605	4	3	8,640	\$.53/SqFt		Tennis Wind Screens
17500 - Basketball / Sport Court							
410 - Overlay	\$6,022	8	2	2,184	\$2.76/SqFt		[7] Shuffleboard Courts- Resurfacing
23000 - Mechanical Equipment							
450 - HVAC	\$11,038	15	5	2	\$5,519/Itm		Ground Level- Bard Units #1 & #2
26000 - Outdoor Equipment							
458 - Drinking Fountain	\$1,845	5	1	3	\$1,845/Itm	(33%)	Drinking Fountains
00060 - Canoa Hills (CH)							
12000 - Pool							
572 - Cover	\$8,758	6	1	4,800	\$1.82/SqFt		Pool Cover
17000 - Tennis Court							
704 - Screen	\$2,782	5	2	5,220	\$.53/SqFt		Tennis Court Windscreens
23000 - Mechanical Equipment							
500 - Swamp Cooler	\$2,208	20	14	1	\$2,208/Itm		Evaporative Cooler- 2014
26000 - Outdoor Equipment							
466 - Drinking Fountain	\$1,845	5	2	4	\$1,845/Itm	(25%)	Drinking Fountains
00070 - Santa Rita Springs (SRS)							
12000 - Pool							
576 - Cover	\$6,568	6	1	3,600	\$1.82/SqFt		Pool Cover
20000 - Lighting							
540 - Parking Lot	\$22,550	30	14	10	\$2,255/Itm		Parking Lot Lights
24500 - Audio / Visual							
336 - Miscellaneous	\$7,489	20	6	1	\$7,489/Sys		Fiesta Room- Total Induction Loop
26000 - Outdoor Equipment							
470 - Drinking Fountain	\$1,845	5	2	3	\$1,845/Itm	(33%)	Drinking Fountains

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
26000 - Outdoor Equipment							
00080 - Canoa Ranch (CR)							
17000 - Tennis Court							
708 - Screen	\$2,207	5	0	4,140	\$.53/SqFt		Pickleball Court Windscreens
17500 - Basketball / Sport Court							
420 - Overlay	\$33,993	21	12	11,204	\$3.03/SqFt		Pickleball & Basketball Courts
27000 - Appliances							
998 - Miscellaneous	\$1,640	15	4	2	\$820/Itm		Amado Rm Microwave, Refrigerator
00090 - Abrego South (ABS)							
03500 - Painting: Interior							
148 - Building	\$4,885	10	1	5,884	\$.83/SqFt		All Interior Spaces
12000 - Pool							
782 - Cover	\$2,874	6	2	1,575	\$1.82/Itm		Pool Cover
00100 - Continental Vistas (CV)							
01000 - Paving							
240 - Asphalt: Ongoing Repairs	\$2,620	5	2	6,726	\$.39/SqFt		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
940 - Doors	\$4,920	10	4	12	\$1,640/Itm (25%)		Exterior & Interior Doors
12000 - Pool							
790 - Cover	\$3,238	6	3	1,775	\$1.82/SqFt		Pool Cover
26000 - Outdoor Equipment							
484 - Drinking Fountain	\$1,845	20	17	1	\$1,845/Itm		Drinking Fountain
00110 - Madera Vista (MV)							
01000 - Paving							
244 - Asphalt: Ongoing Repairs	\$3,806	5	2	9,772	\$.39/SqFt		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
944 - Doors	\$4,920	10	4	12	\$1,640/Itm (25%)		Exterior & Interior Doors
23000 - Mechanical Equipment							
252 - HVAC	\$8,610	15	6	1	\$8,610/Itm		Rooftop Carrier Unit #1- 2011
620 - Water Heater	\$1,845	12	5	1	\$1,845/Itm		Building Water Heater
26000 - Outdoor Equipment							
312 - Shuffleboard Court	\$2,870	10	2	660	\$4.35/SqFt		[2] Shuffleboard Courts
488 - Drinking Fountain	\$1,845	20	6	1	\$1,845/Itm		Drinking Fountain

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00120 - Casa Paloma I (CPI)							
01000 - Paving							
248 - Asphalt: Ongoing Repairs	\$2,776	5	3	7,128	\$.39/SqFt		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
948 - Doors	\$4,100	10	4	10	\$1,640/Itm (25%)		Exterior & Interior Doors
12000 - Pool							
786 - Cover	\$3,831	6	2	2,100	\$1.82/SqFt		Pool Cover
23000 - Mechanical Equipment							
516 - Swamp Cooler	\$2,208	20	13	1	\$2,208/Itm		Rooftop Evaporative Cooler Unit #4- 2013
710 - Furnace	\$3,201	15	8	1	\$3,201/Itm		Rooftop Forced Air Furnace Unit #3- 2013
26000 - Outdoor Equipment							
492 - Drinking Fountain	\$1,845	20	2	1	\$1,845/Itm		Drinking Fountain
00130 - Casa Paloma II (CPII)							
01000 - Paving							
252 - Asphalt: Ongoing Repairs	\$1,767	5	2	4,536	\$.39/SqFt		Parking Areas
428 - Asphalt: Major Repairs	\$25,014	25	2	4,536	\$5.51/SqFt		Parking Areas
23000 - Mechanical Equipment							
260 - HVAC	\$3,670	15	3	1	\$3,670/Itm		Rooftop Rheem Unit #3- 2005
624 - Water Heater	\$1,845	12	3	1	\$1,845/Itm		Building Water Heater
26000 - Outdoor Equipment							
496 - Drinking Fountain	\$1,845	20	4	1	\$1,845/Itm		Drinking Fountain
00140 - Abrego North (ABN)							
01000 - Paving							
256 - Asphalt: Ongoing Repairs	\$2,514	5	2	6,455	\$.39/SqFt		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
956 - Doors	\$4,100	10	4	10	\$1,640/Itm (25%)		Exterior & Interior Doors
12000 - Pool							
672 - Deck: Re-Surface	\$37,459	25	21	4,523	\$8.28/SqFt		Pool/Spa Tinted Deck
23000 - Mechanical Equipment							
276 - HVAC	\$4,029	15	5	1	\$4,029/Itm		Rooftop Carrier Unit #1- 2010
26000 - Outdoor Equipment							
500 - Drinking Fountain	\$2,460	20	16	1	\$2,460/Itm		Drinking Fountain

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00200 - Pickleball Center							
02000 - Concrete							
100 - Repair	\$2,000	5	15	1	\$2,000/LS		Walks
20000 - Lighting							
270 - Miscellaneous	\$1	30	30	1	\$1.00/Itm		Placeholder Pending Additional Data
21000 - Signage							
900 - Miscellaneous	\$2,500	12	12	1	\$2,500/LS		Monument & Other
26000 - Outdoor Equipment							
440 - Drinking Fountain	\$4,800	20	20	2	\$2,400/Itm		Drinking Fountains
27000 - Appliances							
248 - Ice Machine	\$2,050	10	10	1	\$2,050/Itm		Center Building
00700 - Facility Maintenance Shop (FMS)							
04000 - Structural Repairs							
960 - Doors	\$4,920	30	28	2	\$2,460/Itm		Shop Rollup Doors
05000 - Roofing							
700 - Gutters / Downspouts	\$1,338	30	7	145	\$9.22/l.f.		Gutters & Downspouts
24500 - Audio / Visual							
128 - Television	\$1,537	10	8	1	\$1,537/Itm		Conference Room
27000 - Appliances							
278 - Ice Machine	\$2,050	10	7	1	\$2,050/Itm		Hallway Manitowoc
00800 - General							
22000 - Office Equipment							
110 - Miscellaneous	\$3,229	5	1	1	\$3,229/Itm		Facility Maintenance Shop HP Plotter
30000 - Miscellaneous							
804 - Vehicle	\$35,874	10	3	1	\$35,874/Itm		2005 Ford E250 Van- #10
820 - Vehicle	\$30,355	10	4	1	\$30,355/Itm		2009 Ford E150 Van- #17
836 - Maintenance Truck	\$38,633	10	3	1	\$38,633/Itm		2005 Ford F250 Pickup- #24
840 - Maintenance Truck	\$38,633	10	3	1	\$38,633/Itm		2005 Chevy Silverado 2500 HD- #25

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2020			
00010 - Administrative Offices			
01000 - Paving			
101 - Asphalt: Sealing Seal (2020 Only)[nr:1]	1	1,100	
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	25	19,506	
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	25	16,764	
Total 01000 - Paving:		37,370	37,370
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	12,453	
240 - Computers, Misc. Office Computer Work Stations	1	18,500	
Total 22000 - Office Equipment:		30,953	30,953
Total Administrative Offices:		68,323	68,323
00020 - West Social Center (WC)			
01000 - Paving			
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	5	7,402	
108 - Asphalt: Sealing 75,321 sf West Parking Lot	5	12,498	
Total 01000 - Paving:		19,900	19,900
03000 - Painting: Exterior			
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	10	60,050	
13000 - Spa			
110 - Resurface Spa	8	7,561	
24000 - Furnishings			
509 - Tables 64 6' Tables (2020 Only)[nr:1]	1	19,200	
Total West Social Center (WC):		106,711	106,711
00030 - East Social Center (EC)			
02000 - Concrete			
407 - Pool Deck Repair (2020 Only)[nr:1]	1	2,574	
12000 - Pool			
106 - Resurface 165 lf Pool	12	21,704	
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	10	7,008	
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	15	43,759	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2020			
12000 - Pool			
734 - Equipment: Replacement Pool & Spa Equipment (50%)	5	20,262	
Total 12000 - Pool:		92,733	92,733
13000 - Spa			
114 - Resurface Spa	8	5,407	
14000 - Recreation			
201 - Exercise: Cardio Equipment Fitness Room Cardio (2020 Only)[nr:1]	1	20,000	
720 - Billiard Table 2 Billiards Room	25	15,000	
Total 14000 - Recreation:		35,000	35,000
23000 - Mechanical Equipment			
356 - HVAC Rooftop Carrier Unit #4	15	8,250	
24000 - Furnishings			
521 - Miscellaneous 64 Tables (2020 Only)[nr:1]	1	21,300	
Total East Social Center (EC):		165,264	165,264
00040 - Las Campanas (LC)			
12000 - Pool			
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	15	39,138	
14000 - Recreation			
211 - Exercise: Cardio Equipment Cybex Arc Trainer (2020 Only)[nr:1]	1	10,000	
23000 - Mechanical Equipment			
612 - Water Heater Domestic Solar Water Heater	12	6,000	
Total Las Campanas (LC):		55,138	55,138
00050 - Desert Hills (DH)			
14000 - Recreation			
221 - Exercise: Cardio Equipment Treadmill (2020 Only)[nr:1]	1	10,000	
321 - Exercise: Strength Equipment Fitness Center Strength (2020 Only)[nr:1]	1	10,000	
Total 14000 - Recreation:		20,000	20,000
24000 - Furnishings			
541 - Tables Poker Tables (2019 Only)[nr:1]	1	5,400	
24500 - Audio / Visual			
152 - Projector Stage- EIKI	10	6,761	
308 - PA System Sound Rack- Sound System	10	12,033	
Total 24500 - Audio / Visual:		18,794	18,794
Total Desert Hills (DH):		44,194	44,194

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2020			
00060 - Canoa Hills (CH)			
03000 - Painting: Exterior			
130 - Stucco 10,940 sf Building Exterior	10	24,580	
416 - Wrought Iron 160 lf Pool Perimeter Fence	4	2,500	
Total 03000 - Painting: Exterior:		27,080	27,080
12000 - Pool			
625 - Deck: Re-Surface 2020 Only[nr:1]	1	20,276	
14000 - Recreation			
235 - Exercise: Cardio Equipment Fitness Center Cardio (2020 Only)[nr:1]	1	20,000	
331 - Exercise: Strength Equipment Fitness Center Strength (2020 Only)[nr:1]	1	1,000	
Total 14000 - Recreation:		21,000	21,000
17000 - Tennis Court			
140 - Reseal 14,000 sf [2] Tennis Courts	4	9,200	
25000 - Flooring			
250 - Carpeting 122 Sq. Yds. Mesquite Room	10	5,000	
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	10	20,336	
Total 25000 - Flooring:		25,336	25,336
26000 - Outdoor Equipment			
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	10	8,405	
Total Canoa Hills (CH):		111,297	111,297
00070 - Santa Rita Springs (SRS)			
12000 - Pool			
751 - Equipment: Replacement 2020 Only[nr:1]	1	454	
14000 - Recreation			
241 - Exercise: Cardio Equipment Cardio Machines (2020 Only)[nr:1]	1	25,000	
24500 - Audio / Visual			
324 - PA System Anza Room- Sound System	10	16,400	
28000 - Water System			
146 - Backflow Valves 4" Backflow #2	12	6,629	
Total Santa Rita Springs (SRS):		48,483	48,483
00080 - Canoa Ranch (CR)			
13000 - Spa			
134 - Resurface Spa	8	5,058	
14000 - Recreation			
251 - Exercise: Cardio Equipment Cardio Machines (2020 Only)[nr:1]	1	25,000	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2020			
17500 - Basketball / Sport Court			
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	4	6,452	
Total Canoa Ranch (CR):		36,510	36,510
00100 - Continental Vistas (CV)			
01000 - Paving			
404 - Asphalt: Overlay 6,726 sf Parking Lot	20	18,100	
05000 - Roofing			
967 - Coating Recoating (2020 Only)[nr:1]	1	2,500	
Total Continental Vistas (CV):		20,600	20,600
00110 - Madera Vista (MV)			
02000 - Concrete			
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	2	6,204	
25000 - Flooring			
434 - Tile Recreation Room & Storage	20	10,192	
Total Madera Vista (MV):		16,396	16,396
00120 - Casa Paloma I (CPI)			
08000 - Rehab			
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	105,000	
256 - Restrooms Unisex Restroom	20	5,000	
Total 08000 - Rehab:		110,000	110,000
13000 - Spa			
150 - Resurface Spa	8	5,580	
25000 - Flooring			
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	20	11,000	
Total Casa Paloma I (CPI):		126,580	126,580
00130 - Casa Paloma II (CPII)			
02000 - Concrete			
467 - Pool Deck Pool/Spa Area Concrete Repair (2020 Only)[nr:1]	1	9,592	
Total Casa Paloma II (CPII):		9,592	9,592
00140 - Abrego North (ABN)			
12000 - Pool			
779 - Equipment: Replacement Equipment (2020 Only)[nr:1]	1	4,002	
23000 - Mechanical Equipment			
400 - HVAC 2 Rooftop Rheem Units- 2005	15	12,150	
Total Abrego North (ABN):		16,152	16,152

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2020			
00700 - Facility Maintenance Shop (FMS)			
01000 - Paving			
137 - Asphalt: Sealing Parking (2020 Only)[nr:1]	1	2,888	
30000 - Miscellaneous			
236 - Maintenance Equipment Genie Scissor Lift	20	16,775	
Total Facility Maintenance Shop (FMS):		19,663	19,663
00800 - General			
30000 - Miscellaneous			
866 - Vehicle 2017 Ford Escape- #36	3	30,000	
Total General:		30,000	30,000
Total 2020:		874,903	
2021			
22000 - Office Equipment			
270 - Network Equipment Routers & Switches	1	6,000	6,150
Total Default No Levels:		6,000	6,150
00010 - Administrative Offices			
01000 - Paving			
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	5	5,691	5,833
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	12,453	12,764
240 - Computers, Misc. Office Computer Work Stations	1	18,500	18,963
Total 22000 - Office Equipment:		30,953	31,727
25000 - Flooring			
400 - Tile 1,096 sf Floors	20	12,099	12,401
28000 - Water System			
134 - Backflow Valves 4" Backflow	12	8,127	8,330
Total Administrative Offices:		56,870	58,291
00020 - West Social Center (WC)			
03500 - Painting: Interior			
106 - Building 24,000 sf All Interior Spaces	10	19,926	20,424
08000 - Rehab			
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	25	14,130	14,483
12000 - Pool			
730 - Equipment: Replacement Pool & Spa Equipment (50%)	5	26,181	26,836
17000 - Tennis Court			
100 - Reseal 43,200 sf [6] Tennis Courts	4	28,905	29,628

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2021			
23000 - Mechanical Equipment			
204 - HVAC 2 Rooftop Carrier Units- 2006	15	51,250	52,531
24000 - Furnishings			
504 - Miscellaneous 500 Auditorium Unpadded Chairs	10	30,000	30,750
24500 - Audio / Visual			
400 - Stage Lights Stage Lighting	20	9,934	10,183
25000 - Flooring			
210 - Carpeting 448 Sq. Yds. West Center Carpet	10	17,472	17,909
28000 - Water System			
158 - Backflow Valves 4" Backflow	12	7,021	7,197
Total West Social Center (WC):		204,819	209,941
00030 - East Social Center (EC)			
03500 - Painting: Interior			
112 - Building 17,350 sf All Interior Spaces	10	14,405	14,765
17500 - Basketball / Sport Court			
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	2	12,904	13,227
24500 - Audio / Visual			
300 - PA System Sound Rack- Sound System	10	7,368	7,553
24600 - Safety / Access			
100 - Fire Equipment Alarm & Sprinkler System	20	18,911	19,384
25000 - Flooring			
220 - Carpeting 850 Sq. Yds. East Center Carpet	10	33,150	33,979
610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen	15	6,181	6,336
Total 25000 - Flooring:		39,331	40,315
Total East Social Center (EC):		92,919	95,244
00040 - Las Campanas (LC)			
01000 - Paving			
320 - Asphalt: Overlay w/ Interlayer 26,000 sf North Parking Lot	25	45,838	46,984
02000 - Concrete			
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	2	7,834	8,030
03500 - Painting: Interior			
118 - Building 21,900 sf All Interior Spaces	10	18,182	18,637
12000 - Pool			
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	10	9,714	9,956
738 - Equipment: Replacement Pool & Spa Equipment (50%)	5	23,849	24,445

Reserve Component

Life
Useful *Current*
Replacement Cost *Forecast*
Inflated Cost @ 2.50%

2021

12000 - Pool

Total 12000 - Pool: 33,563 34,401

24600 - Safety / Access

210 - Fire Control Misc 20 18,911 19,384
 Fire Alarm System

25000 - Flooring

740 - Hardwood Floors 40 67,788 69,483
 2,925 sf Agave & Ocotillo Floor- Replace

Total Las Campanas (LC): 192,116 196,919

00050 - Desert Hills (DH)

03500 - Painting: Interior

124 - Building 10 22,375 22,935
 26,950 sf All Interior Spaces

04500 - Decking/Balconies

200 - Resurface 18 27,337 28,020
 1,778 sf Second Floor Deck

05000 - Roofing

946 - Coating 5 13,888 14,235
 13,700 sf Low Slope Roof Recoating

08000 - Rehab

324 - Restrooms 20 30,750 31,519
 2 Auditorium Lobby Restrooms

12000 - Pool

742 - Equipment: Replacement 5 26,668 27,335
 Pool & Spa Equipment (50%)

14000 - Recreation

140 - Sauna: Wood Kit 25 6,304 6,461
 Sauna

740 - Billiard Table 25 43,076 44,153
 5 Billiards Room Tables

Total 14000 - Recreation: 49,380 50,614

25000 - Flooring

244 - Carpeting 10 9,946 10,195
 300 Sq. Yds. Clubhouse Carpet

Total Desert Hills (DH): 180,344 184,853

00060 - Canoa Hills (CH)

03500 - Painting: Interior

130 - Building 10 18,888 19,360
 22,750 sf All Interior Spaces

08000 - Rehab

224 - Locker Rooms 20 161,745 165,789
 2 Men's, Women's & Outdoor Shower

330 - Restrooms 20 71,904 73,701
 2 Restrooms

Total 08000 - Rehab: 233,649 239,490

23000 - Mechanical Equipment

340 - HVAC 15 13,658 14,000
 Rooftop Carrier Unit #5- 2005

364 - HVAC 15 13,658 14,000
 Rooftop Carrier Unit #10- 2006

Reserve Component

2021

23000 - Mechanical Equipment

Total 23000 - Mechanical Equipment: 27,316 28,000

25000 - Flooring

450 - Tile 20 86,279 88,436
6,475 sf Clubhouse Walls & Floors

Total Canoa Hills (CH): 366,132 375,286

00070 - Santa Rita Springs (SRS)

02000 - Concrete

430 - Pool Deck 2 10,078 10,330
5,975 sf Pool/Spa Area Concrete Repair (6%)

03500 - Painting: Interior

136 - Building 10 29,474 30,211
35,500 sf All Interior Spaces

04000 - Structural Repairs

600 - Metal Railings 10 23,348 23,932
1,410 lf Deck, Stair & Bridge Railings (50%)

13000 - Spa

130 - Resurface 8 6,457 6,619
Spa

24000 - Furnishings

600 - Miscellaneous 10 56,515 57,928
Anza Room Furniture

24500 - Audio / Visual

160 - Projector 4 1,281 1,313
3 Projectors (33%)

24600 - Safety / Access

240 - Fire Control Misc 20 31,519 32,307
Fire Alarm System

27000 - Appliances

780 - Miscellaneous 5 12,040 12,341
10 Kitchen Appliances (33%)

Total Santa Rita Springs (SRS): 170,712 174,981

00080 - Canoa Ranch (CR)

03000 - Painting: Exterior

406 - Wrought Iron 4 6,098 6,251
614 lf Metal Fencing & Railings

03500 - Painting: Interior

142 - Building 10 21,753 22,296
26,200 sf All Interior Spaces

12000 - Pool

754 - Equipment: Replacement 5 21,338 21,871
Pool & Spa Equipment (50%)

25000 - Flooring

470 - Tile 20 28,127 28,831
2,231 sf Clubhouse Walls & Floors

Total Canoa Ranch (CR): 77,316 79,249

00090 - Abrego South (ABS)

01000 - Paving

147 - Asphalt: Sealing 5 2,550 2,614
15,000 sf 2020 Addition Area (2021 Only)[nr:1]

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2021			
02000 - Concrete			
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	2	6,143	6,297
12000 - Pool			
758 - Equipment: Replacement Pool & Spa Equipment (50%)	5	17,200	17,630
Total Abrego South (ABS):		25,893	26,541
00100 - Continental Vistas (CV)			
05000 - Roofing			
612 - Pitched: Tile 13 Squares- Pool Building Roof	30	8,661	8,878
12000 - Pool			
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	15	39,323	40,306
13000 - Spa			
142 - Resurface Spa	8	7,175	7,354
Total Continental Vistas (CV):		55,159	56,538
00110 - Madera Vista (MV)			
05000 - Roofing			
616 - Pitched: Tile 39 Squares- Pool Building Roof	30	25,984	26,633
Total Madera Vista (MV):		25,984	26,633
00120 - Casa Paloma I (CPI)			
02000 - Concrete			
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	2	11,192	11,472
12000 - Pool			
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	15	50,752	52,021
Total Casa Paloma I (CPI):		61,944	63,493
00130 - Casa Paloma II (CPII)			
05000 - Roofing			
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	20	29,879	30,626
12000 - Pool			
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	15	40,855	41,876
774 - Equipment: Replacement Pool & Spa Equipment (50%)	5	19,552	20,041
Total 12000 - Pool:		60,407	61,917
20000 - Lighting			
260 - Pole Lights 8 Shuffleboard Lights	30	10,597	10,862
Total Casa Paloma II (CPII):		100,883	103,405
00140 - Abrego North (ABN)			
02000 - Concrete			
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	5	5,992	6,141
Total Abrego North (ABN):		5,992	6,141

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2021			
00200 - Pickleball Center			
01000 - Paving			
170 - Asphalt: Sealing 39,629 sf Parking Lot	5	6,737	6,905
Total Pickleball Center:		6,737	6,905
00800 - General			
30000 - Miscellaneous			
700 - Trailer Load Trail	15	5,519	5,657
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	10	33,114	33,942
848 - Maintenance Truck 2011 Ford Ranger- #27	10	35,875	36,772
Total 30000 - Miscellaneous:		74,508	76,371
Total General:		74,508	76,371
Total 2021:		1,704,328	1,746,941
2022			
22000 - Office Equipment			
270 - Network Equipment Routers & Switches	1	6,000	6,304
Total Default No Levels:		6,000	6,304
00010 - Administrative Offices			
08000 - Rehab			
400 - Kitchen Kitchen	20	7,064	7,422
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	12,453	13,083
240 - Computers, Misc. Office Computer Work Stations	1	18,500	19,437
360 - Telephone Equipment Telephone System	12	23,575	24,768
Total 22000 - Office Equipment:		54,528	57,288
Total Administrative Offices:		61,592	64,710
00020 - West Social Center (WC)			
12000 - Pool			
100 - Resurface 250 lf Pool	12	44,152	46,387
23000 - Mechanical Equipment			
420 - HVAC Tennis Ramada Carrier Unit #15- 2007	15	5,535	5,815
24600 - Safety / Access			
200 - Fire Control Misc Fire Alarm System	20	42,025	44,153
27000 - Appliances			
700 - Miscellaneous 24 Kitchen Appliances (33%)	5	26,359	27,694
Total West Social Center (WC):		118,071	124,049

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
00030 - East Social Center (EC)			
02000 - Concrete			
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	2	5,148	5,408
08000 - Rehab			
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	112,750	118,458
214 - Restrooms Pool Patio Companion Restroom	20	8,405	8,831
312 - Restrooms 2 Lobby Hallway Restrooms	20	30,750	32,307
Total 08000 - Rehab:		151,905	159,596
20000 - Lighting			
510 - Parking Lot 7 Parking Lot Lights	30	19,317	20,295
27000 - Appliances			
720 - Miscellaneous 12 Kitchen Appliances (33%)	5	9,123	9,584
Total East Social Center (EC):		185,493	194,883
00040 - Las Campanas (LC)			
01000 - Paving			
116 - Asphalt: Sealing 70,468 sf Parking Lot	5	10,834	11,383
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	5	6,320	6,640
Total 01000 - Paving:		17,154	18,023
08000 - Rehab			
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	123,000	129,227
12000 - Pool			
112 - Resurface 264 lf Pool	12	40,797	42,862
14000 - Recreation			
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	3	34,770	36,530
17000 - Tennis Court			
120 - Reseal 14,000 sf [2] Tennis Courts	4	9,635	10,123
27000 - Appliances			
800 - Miscellaneous 13 Kitchen Appliances (33%)	5	18,618	19,561
Total Las Campanas (LC):		243,974	256,326
00050 - Desert Hills (DH)			
02000 - Concrete			
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	5	9,904	10,405
08000 - Rehab			
218 - Locker Rooms 2 Men's & Women's	28	125,767	132,134
222 - Bathrooms Add Companion Bathroom	20	16,153	16,971

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
08000 - Rehab			
Total 08000 - Rehab:		141,920	149,105
13000 - Spa			
122 - Resurface Spa	8	8,492	8,922
14000 - Recreation			
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	3	17,989	18,899
17000 - Tennis Court			
130 - Reseal 28,800 sf [4] Tennis Courts	4	19,270	20,246
23000 - Mechanical Equipment			
216 - HVAC 4 Rooftop Carrier Units- 2005	15	54,632	57,398
296 - HVAC 3 Rooftop Carrier Units- 2007	15	35,926	37,745
Total 23000 - Mechanical Equipment:		90,558	95,143
24600 - Safety / Access			
220 - Fire Control Misc Fire Alarm System	20	18,911	19,869
25000 - Flooring			
440 - Tile 975 sf Clubhouse Walls & Floors	20	28,367	29,803
Total Desert Hills (DH):		335,411	352,392
00060 - Canoa Hills (CH)			
02000 - Concrete			
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	2	7,882	8,281
12000 - Pool			
746 - Equipment: Replacement Pool & Spa Equipment (50%)	5	27,372	28,758
14000 - Recreation			
730 - Bridge Dealing Machine Duplimate Bridge Dealing Machine	5	5,673	5,961
23000 - Mechanical Equipment			
220 - HVAC 7 Rooftop Carrier Units- 2007	15	96,914	101,820
24000 - Furnishings			
620 - Miscellaneous Lobby Furniture	12	8,830	9,278
26000 - Outdoor Equipment			
848 - Shade Structure 200 sf Tennis Court Shade Canopy	15	4,305	4,523
Total Canoa Hills (CH):		150,976	158,621
00070 - Santa Rita Springs (SRS)			
01000 - Paving			
128 - Asphalt: Sealing 80,636 sf Parking Lots	5	12,398	13,025
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	5	7,232	7,598
Total 01000 - Paving:		19,630	20,623

Reserve Component

2022

03000 - Painting: Exterior

	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	4	12,235	12,855

08000 - Rehab

230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	123,000	129,227
336 - Restrooms 5 Restrooms	20	51,162	53,752
412 - Kitchen 2 Art & Fiesta Kitchenettes	20	8,499	8,930

Total 08000 - Rehab: 182,661 191,909

23000 - Mechanical Equipment

452 - HVAC 2 Carrier Units- 2007	15	29,546	31,041
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25000 - Flooring

260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	10	54,600	57,364
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	10	15,600	16,390
460 - Tile 1,825 sf Clubhouse Walls & Floors	20	24,318	25,549

Total 25000 - Flooring: 94,518 99,303

Total Santa Rita Springs (SRS): 338,590 355,731

00090 - Abrego South (ABS)

13000 - Spa

138 - Resurface Spa	8	4,920	5,169
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Total Abrego South (ABS): 4,920 5,169

00100 - Continental Vistas (CV)

12000 - Pool

762 - Equipment: Replacement Pool & Spa Equipment (50%)	5	17,879	18,784
948 - Furniture: Misc Pool Area Furniture	6	7,175	7,538

Total 12000 - Pool: 25,054 26,322

Total Continental Vistas (CV): 25,054 26,322

00110 - Madera Vista (MV)

02000 - Concrete

454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	2	6,204	6,518
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08000 - Rehab

480 - Shower Outdoor Pool Shower	15	8,405	8,831
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Total Madera Vista (MV): 14,609 15,349

00120 - Casa Paloma I (CPI)

01000 - Paving

412 - Asphalt: Major Repairs 7,128 sf Parking Areas	25	39,307	41,297
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Reserve Component

2022

03000 - Painting: Exterior

	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
212 - Surface Restoration 7,470 sf Exterior Surfaces	10	9,571	10,055

Total Casa Paloma I (CPI):	48,878	51,352
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00140 - Abrego North (ABN)

12000 - Pool

778 - Equipment: Replacement Pool & Spa Equipment (50%)	5	19,552	20,542
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964 - Furniture: Misc Pool Area Furniture	6	7,175	7,538
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Total 12000 - Pool:	26,727	28,080
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Total Abrego North (ABN):	26,727	28,080
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00200 - Pickleball Center

17500 - Basketball / Sport Court

200 - Seal & Striping 54,600 sf [24] Pickleball Courts	2	38,712	40,672
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Total Pickleball Center:	38,712	40,672
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00700 - Facility Maintenance Shop (FMS)

03000 - Painting: Exterior

412 - Wrought Iron 835 lf Perimeter Fence	4	7,703	8,093
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Total Facility Maintenance Shop (FMS):	7,703	8,093
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00800 - General

30000 - Miscellaneous

710 - Trailer Big Tex	15	5,519	5,798
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Total General:	5,519	5,798
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Total 2022:	1,612,229	1,693,851
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This report is intended to assist the auditor while preparing the audit, review or compilation of Green Valley Recreation Inc's (the "Project") financial documents.

This reserve study is an Update w/o Site Visit Review. An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

- life and valuation estimates;
- fund status;
- and a funding plan. Please note, as this study update did not require a site visit, and relied completely on the information provided, it is possible BRG has never visited Green Valley Recreation Inc.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2020 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, 2019. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$7,085,389 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 2020, and estimates an ending reserve fund balance. Again, see Section III and the 2020 ending reserve balance estimate of \$7,395,201.

"Re-building" the first year of the study as mentioned above simply means using the 2020 adopted budget for the 2020 reserve contribution. Finally, the 2020 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

85% Funded Minimum Threshold Goal

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
22000 - Office Equipment						
270 - Network Equipment Routers & Switches	6,000	1	1	3,000	6,150	2,419
Sub-total Default No Levels	6,000			3,000	6,150	2,419
00010 - Administrative Offices						
01000 - Paving						
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	5,691	5	1	4,553	5,833	918
101 - Asphalt: Sealing Seal (2020 Only)[nr:1]	1,100	1	0	1,100	0	0
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	5,577	5	5	930	1,143	827
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	19,506	25	0	19,506	800	614
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	16,764	25	0	16,764	687	528
03000 - Painting: Exterior						
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	9,778	10	8	1,956	3,007	937
03500 - Painting: Interior						
100 - Building 16,167 sf All Interior Spaces	13,423	10	6	5,369	6,879	1,225
04000 - Structural Repairs						
900 - Doors 41 Exterior & Interior Doors (25%)	16,810	10	4	10,086	12,061	1,460
05000 - Roofing						
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	44,536	20	4	35,629	38,802	1,934
930 - Coating 7,900 sf Low Slope Roof Recoating	7,093	5	3	2,837	4,362	1,202
08000 - Rehab						
300 - Restrooms 3 Main Bldg & Maint Restrooms	46,125	20	16	9,225	11,820	2,693
400 - Kitchen Kitchen	7,064	20	2	6,358	6,879	292
22000 - Office Equipment						
200 - Computers, Misc. 5 IT Servers (20%)	12,453	1	0	12,453	12,764	9,796
240 - Computers, Misc. Office Computer Work Stations	18,500	1	0	18,500	18,963	14,553
360 - Telephone Equipment Telephone System	23,575	12	2	19,646	22,151	1,624
23000 - Mechanical Equipment						
200 - HVAC 3 Rooftop Carrier Units- 2010	40,974	15	5	27,316	30,799	2,431
280 - HVAC Rooftop Rheem Unit #5- 2017	10,506	15	12	2,101	2,872	741
314 - HVAC Rooftop Carrier Unit #6- 2005	9,122	15	13	1,216	1,870	660
348 - HVAC 3 IT Room Trane & Gree Units- 2013	7,687	15	8	3,588	4,203	491
376 - HVAC Marvair Unit- 2018	6,560	15	13	875	1,345	474

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
25000 - Flooring						
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	14,235	10	6	5,694	7,295	1,299
400 - Tile 1,096 sf Floors	12,099	20	1	11,494	12,401	488
28000 - Water System						
134 - Backflow Valves 4" Backflow	8,127	12	1	7,450	8,330	546
Sub-total Administrative Offices	357,307			224,645	215,267	45,731
00020 - West Social Center (WC)						
01000 - Paving						
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	7,402	5	0	7,402	1,517	1,165
108 - Asphalt: Sealing 75,321 sf West Parking Lot	12,498	5	0	12,498	2,562	1,966
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	6,755	5	5	1,126	1,385	1,002
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	76,766	25	7	55,272	59,801	2,871
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	132,791	25	12	69,051	76,222	5,620
02000 - Concrete						
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	7,038	5	4	1,408	2,886	1,222
03000 - Painting: Exterior						
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	60,050	10	0	60,050	6,155	4,724
03500 - Painting: Interior						
106 - Building 24,000 sf All Interior Spaces	19,926	10	1	17,933	20,424	1,607
04000 - Structural Repairs						
904 - Doors 72 Exterior & Interior Doors (25%)	29,520	10	4	17,712	21,181	2,563
05000 - Roofing						
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	7,687	30	27	769	1,051	393
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	225,859	20	9	124,222	138,903	11,095
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	15,990	30	26	2,132	2,732	797
934 - Coating 33,900 sf Low Slope Roof Recoating	38,463	5	4	7,693	15,770	6,680
08000 - Rehab						
100 - General Tennis Ramada	6,071	20	6	4,250	4,667	277
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	92,250	20	6	64,575	70,917	4,208
306 - Restrooms 4 Shops & Auditorium Restrooms	67,333	20	3	57,233	62,114	2,852
460 - Cabinets 2 Woodshop & Lapidary	9,493	20	6	6,645	7,298	433
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	14,130	25	1	13,565	14,483	456
12000 - Pool						
100 - Resurface 250 lf Pool	44,152	12	2	36,793	41,484	3,041
730 - Equipment: Replacement Pool & Spa Equipment (50%)	26,181	5	1	20,945	26,836	4,222
920 - Furniture: Misc Pool Area Furniture	9,067	6	5	1,511	3,098	1,345

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
13000 - Spa						
110 - Resurface Spa	7,561	8	0	7,561	969	743
14000 - Recreation						
700 - Billiard Table 4 Billiards Room Tables	28,738	25	23	2,299	3,535	1,596
17000 - Tennis Court						
100 - Reseal 43,200 sf [6] Tennis Courts	28,905	4	1	21,679	29,628	5,827
600 - Lighting 20 Court Lights	61,813	30	3	55,632	59,135	1,745
17500 - Basketball / Sport Court						
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	17,220	8	7	2,153	4,413	2,013
19000 - Fencing						
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	66,061	30	7	50,647	54,170	2,059
20000 - Lighting						
200 - Pole Lights 15 Walkway Lights	27,675	30	16	12,915	14,183	1,077
500 - Parking Lot 25 Parking Lot Lights	68,988	60	29	35,644	37,714	1,851
23000 - Mechanical Equipment						
204 - HVAC 2 Rooftop Carrier Units- 2006	51,250	15	1	47,833	52,531	2,755
284 - HVAC 2 Rooftop Carrier Units- 2013	27,572	15	8	12,867	15,073	1,762
320 - HVAC Rooftop Carrier Unit #4- 2018	22,063	15	13	2,942	4,523	1,595
324 - HVAC Rooftop Carrier Unit #10- 2019	13,658	15	14	911	1,867	1,012
352 - HVAC 3 Rooftop Carrier/American Units- 2009	38,079	15	4	27,924	31,225	2,204
380 - HVAC Rooftop Carrier Unit #7- 2010	18,962	15	5	12,642	14,253	1,125
404 - HVAC 4 Rooftop Carrier/American Units- 2008	56,375	15	3	45,100	50,080	3,184
420 - HVAC Tennis Ramada Carrier Unit #15- 2007	5,535	15	2	4,797	5,295	305
440 - HVAC 5 Gree HVAC Units- 2012	14,000	15	7	7,467	8,610	873
900 - Miscellaneous Woodshop Dust Collector	18,911	15	3	15,129	16,799	1,068
24000 - Furnishings						
500 - Miscellaneous 550 Auditorium Padded Chairs	79,750	10	9	7,975	16,349	7,835
504 - Miscellaneous 500 Auditorium Unpadded Chairs	30,000	10	1	27,000	30,750	2,419
508 - Tables 175 Auditorium Tables	54,570	10	5	27,285	33,561	4,857
509 - Tables 64 6' Tables (2020 Only)[nr:1]	19,200	1	0	19,200	0	0
24500 - Audio / Visual						
100 - Speakers Auditorium	25,625	15	13	3,417	5,253	1,853
108 - Lighting Console Auditorium Control Room	3,587	10	8	718	1,103	344
116 - Miscellaneous Auditorium Total Induction Loop	16,400	30	19	6,013	6,724	687
220 - PA System Auditorium Bldg	55,191	10	6	22,076	28,285	5,035
224 - Projector 3 Auditorium Projectors (33%)	10,901	10	8	2,180	3,352	1,045

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
24500 - Audio / Visual						
400 - Stage Lights Stage Lighting	9,934	20	1	9,438	10,183	401
600 - Stage Curtains Stage Curtains	9,430	15	6	5,658	6,444	574
740 - Piano Auditorium Petrof Grand	42,025	30	13	23,814	25,845	1,519
764 - Piano Auditorium Yamaha Upright	9,415	30	13	5,335	5,790	340
800 - Stage Risers Auditorium Stage	18,450	30	27	1,845	2,522	942
24600 - Safety / Access						
200 - Fire Control Misc Fire Alarm System	42,025	20	2	37,823	40,922	1,737
25000 - Flooring						
210 - Carpeting 448 Sq. Yds. West Center Carpet	17,472	10	1	15,725	17,909	1,409
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,148	10	8	830	1,276	398
410 - Tile 1,618 sf Clubhouse Walls & Floors	22,273	20	3	18,932	20,547	943
414 - Tile 682 sf Green Room Dressing & Restrooms	9,388	20	17	1,408	1,925	562
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	42,495	15	3	33,996	37,750	2,400
26000 - Outdoor Equipment						
400 - Bleachers 5 Courtyard & Tennis	10,250	25	23	820	1,261	569
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	10,719	15	13	1,429	2,197	775
840 - Shade Structure 680 sf Pool Deck Shade Canopy	14,637	15	13	1,952	3,001	1,058
844 - Shade Structure 1,205 sf [4] Tennis Court Shade Canopies	25,938	15	12	5,188	7,090	1,829
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018	5,919	30	28	395	607	310
27000 - Appliances						
700 - Miscellaneous 24 Kitchen Appliances (33%)	26,359	5	2	15,816	21,615	4,357
702 - Stove 2 Vulcan 10-Burner & 6-Burner	6,806	20	18	681	1,046	418
28000 - Water System						
158 - Backflow Valves 4" Backflow	7,021	12	1	6,436	7,197	472
30000 - Miscellaneous						
240 - Maintenance Equipment 2 Portable Lifts	22,076	20	6	15,453	16,971	1,007
Sub-total West Social Center (WC)	2,134,797			1,267,761	1,342,959	137,425
00030 - East Social Center (EC)						
01000 - Paving						
112 - Asphalt: Sealing 79,662 sf Parking Lot	8,610	5	4	1,722	3,530	1,495
212 - Asphalt: Ongoing Repairs 79,662 sf Parking Lot (2%)	5,716	5	4	1,143	2,343	993
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	49,188	25	11	27,545	30,250	2,031
316 - Asphalt: Overlay w/ Interlayer 51,762 sf West & North Parking Lots	91,256	25	19	21,902	26,191	4,591
02000 - Concrete						
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,148	2	2	1,716	2,638	1,418
407 - Pool Deck	2,574	1	0	2,574	0	0

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
02000 - Concrete						
Repair (2020 Only)[nr:1]						
03000 - Painting: Exterior						
112 - Stucco 13,905 sf Building Exterior	17,722	10	8	3,544	5,450	1,699
03500 - Painting: Interior						
112 - Building 17,350 sf All Interior Spaces	14,405	10	1	12,964	14,765	1,161
04000 - Structural Repairs						
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	23,780	10	4	14,268	17,062	2,065
05000 - Roofing						
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	68,957	20	4	55,166	60,079	2,994
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	68,957	20	9	37,926	42,408	3,387
938 - Coating 20,700 sf Low Slope Roof Recoating	11,332	5	4	2,266	4,646	1,968
08000 - Rehab						
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	112,750	20	2	101,475	109,790	4,659
214 - Restrooms Pool Patio Companion Restroom	8,405	20	2	7,565	8,184	347
312 - Restrooms 2 Lobby Hallway Restrooms	30,750	20	2	27,675	29,943	1,271
12000 - Pool						
106 - Resurface 165 lf Pool	21,704	12	0	21,704	1,854	1,423
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	7,008	10	0	7,008	718	551
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	43,759	15	0	43,759	2,990	2,295
734 - Equipment: Replacement Pool & Spa Equipment (50%)	20,262	5	0	20,262	4,154	3,188
924 - Furniture: Misc Pool Area Furniture	7,726	6	5	1,288	2,640	1,146
13000 - Spa						
114 - Resurface Spa	5,407	8	0	5,407	693	532
14000 - Recreation						
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	26,497	3	3	6,624	9,053	5,612
201 - Exercise: Cardio Equipment Fitness Room Cardio (2020 Only)[nr:1]	20,000	1	0	20,000	0	0
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	37,559	8	3	23,474	28,873	3,977
720 - Billiard Table 2 Billiards Room	15,000	25	0	15,000	615	472
17000 - Tennis Court						
110 - Reseal 14,400 sf [2] Tennis Courts	10,045	4	3	2,511	5,148	2,127
510 - Resurface 14,400 sf [2] Tennis Courts	43,690	20	11	19,660	22,391	2,255
17500 - Basketball / Sport Court						
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	12,904	2	1	6,452	13,227	5,202
19000 - Fencing						
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	13,247	30	25	2,208	2,716	644
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	13,247	30	28	883	1,358	694
130 - Chain Link: 10'	21,459	30	11	13,591	14,664	738

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
19000 - Fencing						
540 If Tennis Court Fence						
200 - Wrought Iron: 5' 415 If Pool Perimeter Fence	15,573	30	6	12,458	13,302	474
20000 - Lighting						
510 - Parking Lot 7 Parking Lot Lights	19,317	30	2	18,029	19,140	532
604 - Sports Field / Court 8 Pickleball Court Lights	25,420	10	9	2,542	5,211	2,497
23000 - Mechanical Equipment						
288 - HVAC 4 Rooftop Carrier Units- 2018	40,191	15	13	5,359	8,239	2,906
326 - HVAC Rooftop Carrier Unit #3- 2009	18,962	15	4	13,906	15,549	1,098
356 - HVAC Rooftop Carrier Unit #4	8,250	15	0	8,250	564	433
384 - HVAC Rooftop Carrier Unit #8- 2008	18,962	15	3	15,170	16,845	1,071
408 - HVAC 5 Rooftop Carrier Units- 2011	53,787	15	6	32,272	36,754	3,271
424 - HVAC 2 Rooftop Carrier Units- 2018	17,220	15	13	2,296	3,530	1,245
24000 - Furnishings						
520 - Miscellaneous Tables & Chairs	29,251	10	5	14,626	17,989	2,603
521 - Miscellaneous 64 Tables (2020 Only)[nr:1]	21,300	1	0	21,300	0	0
24500 - Audio / Visual						
300 - PA System Sound Rack- Sound System	7,368	10	1	6,631	7,552	594
744 - Piano East Auditorium Yamaha Upright	9,415	25	10	5,649	6,176	379
24600 - Safety / Access						
100 - Fire Equipment Alarm & Sprinkler System	18,911	20	1	17,966	19,384	762
25000 - Flooring						
220 - Carpeting 850 Sq. Yds. East Center Carpet	33,150	10	1	29,835	33,979	2,673
420 - Tile 4,200 sf Clubhouse Walls & Floors	46,365	20	4	37,092	40,395	2,013
610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen	6,181	15	1	5,769	6,336	332
27000 - Appliances						
720 - Miscellaneous 12 Kitchen Appliances (33%)	9,123	5	2	5,474	7,480	1,508
28000 - Water System						
138 - Backflow Valves 4" Backflow	8,127	12	3	6,095	6,942	574
Sub-total East Social Center (EC)	1,245,937			790,001	733,742	85,900
00040 - Las Campanas (LC)						
01000 - Paving						
116 - Asphalt: Sealing 70,468 sf Parking Lot	10,834	5	2	6,501	8,884	1,791
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	6,320	5	2	3,792	5,182	1,045
320 - Asphalt: Overlay w/ Interlayer 26,000 sf North Parking Lot	45,838	25	1	44,004	46,984	1,478
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	78,397	25	15	31,359	35,357	3,573
02000 - Concrete						
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	7,834	2	1	3,917	8,030	3,158

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
03000 - Painting: Exterior						
118 - Stucco 18,180 sf Building Exterior	24,436	10	9	2,444	5,009	2,401
03500 - Painting: Interior						
118 - Building 21,900 sf All Interior Spaces	18,182	10	1	16,364	18,637	1,466
04000 - Structural Repairs						
912 - Doors 76 Exterior & Interior Doors (25%)	31,160	10	4	18,696	22,357	2,706
05000 - Roofing						
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	131,917	20	4	105,534	114,933	5,727
942 - Coating 19,800 sf Low Slope Roof Recoating	20,071	5	4	4,014	8,229	3,486
08000 - Rehab						
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	123,000	20	2	110,700	119,771	5,083
216 - Restrooms 2 Hallway Restrooms	32,307	20	7	20,999	23,180	1,510
220 - Restrooms Companion Restroom	16,153	20	7	10,500	11,590	755
318 - Restrooms 2 Racquetball Court Restrooms	13,522	20	19	676	1,386	850
406 - Kitchen Clubhouse Kitchen	7,880	10	6	3,152	4,038	719
560 - Operable Wall/Partition 1,296 sf [2] Agave	50,067	25	13	24,032	26,686	2,172
12000 - Pool						
112 - Resurface 264 lf Pool	40,797	12	2	33,997	38,332	2,810
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,714	10	1	8,742	9,956	783
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	39,138	15	0	39,138	2,674	2,053
738 - Equipment: Replacement Pool & Spa Equipment (50%)	23,849	5	1	19,079	24,445	3,846
928 - Furniture: Misc Pool Area Furniture	8,372	6	5	1,395	2,861	1,242
13000 - Spa						
118 - Resurface Spa PebbleTec Resurface	6,304	8	5	2,364	3,231	701
14000 - Recreation						
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	34,770	3	2	11,590	23,760	9,579
211 - Exercise: Cardio Equipment Cybex Arc Trainer (2020 Only)[nr:1]	10,000	1	0	10,000	0	0
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (50%)	37,507	8	3	23,442	28,834	3,972
17000 - Tennis Court						
120 - Reseal 14,000 sf [2] Tennis Courts	9,635	4	2	4,818	7,407	1,991
520 - Resurface 14,000 sf [2] Tennis Courts	38,171	21	19	3,635	5,589	2,286
19000 - Fencing						
140 - Chain Link: 10' 600 lf Tennis Court Fence	23,179	30	11	14,680	15,839	797
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	11,820	30	7	9,062	9,693	368
20000 - Lighting						
520 - Parking Lot 8 North Parking Lot Lights	22,076	40	17	12,694	13,577	661
560 - Parking Lot 13 East Parking Lot Lights	35,874	40	30	8,968	10,112	0

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
23000 - Mechanical Equipment						
212 - HVAC 11 Rooftop Trane Units- 2008	153,827	15	3	123,062	136,650	8,688
292 - HVAC 4 Rooftop Carrier Units- 2010	50,532	15	5	33,688	37,984	2,998
328 - HVAC Rooftop Carrier Unit #16- 2014	10,506	15	9	4,203	5,025	688
612 - Water Heater Domestic Solar Water Heater	6,000	12	0	6,000	513	393
24000 - Furnishings						
900 - Miscellaneous Tables, Chairs, Misc	48,171	10	7	14,451	19,750	4,504
24500 - Audio / Visual						
748 - Piano Ocotillo Room Yamaha Upright	11,134	25	9	7,126	7,760	438
804 - Stage Risers 4 Ocotillo Room- New	23,374	30	28	1,558	2,396	1,224
808 - Stage Risers 2 Ocotillo Room- Older	788	30	19	289	323	33
832 - Stage Curtains 2 Ocotillo Room	7,873	20	9	4,330	4,842	387
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	16,273	10	9	1,627	3,336	1,599
24600 - Safety / Access						
210 - Fire Control Misc Fire Alarm System	18,911	20	1	17,966	19,384	762
25000 - Flooring						
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	16,770	10	5	8,385	10,314	1,493
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,132	10	7	1,540	2,104	480
430 - Tile 3,050 sf Clubhouse Walls & Floors	40,641	20	5	30,481	33,326	1,809
620 - Vinyl 540 Sq. Yds. Clubhouse	20,861	15	5	13,908	15,681	1,238
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	24,731	25	9	15,828	17,238	972
740 - Hardwood Floors 2,925 sf Agave & Ocotillo Floor- Replace	67,788	40	1	66,093	69,483	1,366
27000 - Appliances						
800 - Miscellaneous 13 Kitchen Appliances (33%)	18,618	5	2	11,171	15,267	3,078
28000 - Water System						
130 - Backflow Valves 4" Backflow	7,623	12	3	5,717	6,511	538
Sub-total Las Campanas (LC)	1,518,681			977,713	1,064,450	101,696
00050 - Desert Hills (DH)						
01000 - Paving						
120 - Asphalt: Sealing 104,016 sf Drives & Parking	12,761	5	4	2,552	5,232	2,216
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	9,329	5	4	1,866	3,825	1,620
328 - Asphalt: Overlay w/ Interlayer 104,016 sf Drives & Parking	183,380	25	19	44,011	52,630	9,225
02000 - Concrete						
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	9,904	5	2	5,942	8,121	1,637
03000 - Painting: Exterior						
124 - Stucco 30,135 sf Building Exterior	47,568	10	7	14,270	19,503	4,448

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
03500 - Painting: Interior						
124 - Building 26,950 sf All Interior Spaces	22,375	10	1	20,138	22,935	1,804
04000 - Structural Repairs						
916 - Doors 54 Exterior & Interior Doors (25%)	22,140	10	4	13,284	15,885	1,922
04500 - Decking/Balconies						
200 - Resurface 1,778 sf Second Floor Deck	27,337	18	1	25,818	28,020	1,225
05000 - Roofing						
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	91,276	20	4	73,021	79,524	3,963
946 - Coating 13,700 sf Low Slope Roof Recoating	13,888	5	1	11,110	14,235	2,240
08000 - Rehab						
218 - Locker Rooms 2 Men's & Women's	125,767	28	2	116,784	124,308	3,712
222 - Bathrooms Add Companion Bathroom	16,153	20	2	14,538	15,729	668
324 - Restrooms 2 Auditorium Lobby Restrooms	30,750	20	1	29,213	31,519	1,240
466 - Cabinets 40 lf Countertops & Cabinets	28,258	20	6	19,780	21,723	1,289
570 - Operable Wall/Partition 770 sf [4] Room Dividers	33,997	21	14	11,332	13,275	1,799
12000 - Pool						
118 - Resurface 260 lf Pool	40,180	12	3	30,135	34,321	2,837
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	12,607	10	7	3,782	5,169	1,179
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	188,452	25	22	22,614	30,906	10,209
742 - Equipment: Replacement Pool & Spa Equipment (50%)	26,668	5	1	21,334	27,335	4,301
932 - Furniture: Misc Pool Area Furniture	11,590	6	5	1,932	3,960	1,719
13000 - Spa						
122 - Resurface Spa	8,492	8	2	6,369	7,616	877
14000 - Recreation						
140 - Sauna: Wood Kit Sauna	6,304	25	1	6,052	6,461	203
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	17,989	3	2	5,996	12,292	4,956
221 - Exercise: Cardio Equipment Treadmill (2020 Only)[nr:1]	10,000	1	0	10,000	0	0
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	24,402	8	4	12,201	15,633	2,649
321 - Exercise: Strength Equipment Fitness Center Strength (2020 Only)[nr:1]	10,000	1	0	10,000	0	0
740 - Billiard Table 5 Billiards Room Tables	43,076	25	1	41,353	44,153	1,389
17000 - Tennis Court						
130 - Reseal 28,800 sf [4] Tennis Courts	19,270	4	2	9,635	14,814	3,982
19000 - Fencing						
150 - Chain Link: 10' 960 lf Tennis Court Fence	37,087	30	11	23,488	25,343	1,276
20000 - Lighting						
210 - Pole Lights 7 Walkway Lights	7,534	20	6	5,274	5,792	344
218 - Landscape 25 Walkway Lights	10,250	20	14	3,075	3,677	570

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
20000 - Lighting						
264 - Bollard Lights	20,295	20	14	6,089	7,281	1,128
22 Walkway Bollard Lights						
530 - Parking Lot	27,319	40	16	16,392	17,501	798
11 Parking Lot Lights						
23000 - Mechanical Equipment						
216 - HVAC	54,632	15	2	47,348	52,265	3,010
4 Rooftop Carrier Units- 2005						
296 - HVAC	35,926	15	2	31,136	34,369	1,979
3 Rooftop Carrier Units- 2007						
332 - HVAC	36,900	15	4	27,060	30,258	2,136
3 Rooftop Carrier Units- 2009						
360 - HVAC	10,626	15	13	1,417	2,178	768
Rooftop Carrier Unit #8- 2018						
388 - HVAC	37,822	15	8	17,651	20,676	2,417
3 Rooftop Carrier Units- 2013						
412 - HVAC	10,367	15	14	691	1,417	768
Rooftop Carrier Unit #11- 2019						
428 - HVAC	10,626	15	13	1,417	2,178	768
Rooftop Carrier Unit #16- 2018						
444 - HVAC	4,856	15	14	324	664	360
Ground Level Carrier Unit 17A/B- 2003						
446 - HVAC	4,622	15	14	308	632	342
Ground Level- Carrier 3-ton Unit						
604 - Water Heater	7,380	12	5	4,305	5,043	547
2 Pool Equipment Area Water Heaters						
632 - Water Heater	1,333	15	8	622	728	85
Men's Restroom's Janitor's Closet						
24000 - Furnishings						
540 - Miscellaneous	24,725	10	5	12,363	15,206	2,201
Folding Tables & Chairs						
541 - Tables	5,400	1	0	5,400	0	0
Poker Tables (2019 Only)[nr:1]						
24500 - Audio / Visual						
152 - Projector	6,761	10	0	6,761	693	532
Stage- EIKI						
174 - Projection Screen	8,823	20	19	441	904	555
Stage- Electric Screen						
308 - PA System	12,033	10	0	12,033	1,233	947
Sound Rack- Sound System						
752 - Piano	10,862	25	10	6,517	7,126	438
Stage Yamaha Upright						
820 - Stage Curtains	15,164	20	7	9,856	10,880	709
2 Stage Curtains						
24600 - Safety / Access						
220 - Fire Control Misc	18,911	20	2	17,020	18,415	781
Fire Alarm System						
25000 - Flooring						
240 - Carpeting	32,325	10	9	3,233	6,627	3,176
670 Sq. Yds. Clubhouse Carpet						
244 - Carpeting	9,946	10	1	8,952	10,195	802
300 Sq. Yds. Clubhouse Carpet						
440 - Tile	28,367	20	2	25,530	27,622	1,172
975 sf Clubhouse Walls & Floors						
630 - Vinyl	18,655	15	3	14,924	16,572	1,054
650 Sq. Yds. Clubhouse Vinyl						
710 - Hardwood Floors	8,277	50	11	6,456	6,787	171
500 sf Stage- Replace						
27000 - Appliances						
740 - Miscellaneous	17,256	5	3	6,902	10,612	2,924
13 Kitchen Appliances (33%)						

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
28000 - Water System						
150 - Backflow Valves 6" Backflow	9,934	12	3	7,451	8,485	701
Sub-total Desert Hills (DH)	1,638,931			915,498	1,010,485	106,766
00060 - Canoa Hills (CH)						
01000 - Paving						
124 - Asphalt: Sealing 67,354 sf Parking Lot	11,274	5	4	2,255	4,622	1,958
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	9,665	5	4	1,933	3,963	1,679
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	118,745	25	3	104,496	111,977	4,024
02000 - Concrete						
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	7,882	2	2	2,627	4,040	2,171
03000 - Painting: Exterior						
130 - Stucco 10,940 sf Building Exterior	24,580	10	0	24,580	2,519	1,934
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,500	4	0	2,500	641	492
03500 - Painting: Interior						
130 - Building 22,750 sf All Interior Spaces	18,888	10	1	16,999	19,360	1,523
04000 - Structural Repairs						
920 - Doors 47 Exterior & Interior Doors (25%)	19,270	10	4	11,562	13,826	1,673
05000 - Roofing						
328 - Low Slope: Vinyl 227 Squares- Building Roof	127,971	20	10	63,986	72,144	6,443
950 - Coating 22,700 sf Low Slope Roof Recoating	23,011	5	4	4,602	9,435	3,996
08000 - Rehab						
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	161,745	20	1	153,658	165,789	6,521
330 - Restrooms 2 Restrooms	71,904	20	1	68,309	73,701	2,899
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	37,861	25	19	9,087	10,866	1,905
12000 - Pool						
124 - Resurface 274 lf Pool	48,390	12	4	32,260	37,200	3,502
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	49,278	10	6	19,711	25,255	4,496
625 - Deck: Re-Surface 2020 Only[nr:1]	20,276	1	0	20,276	0	0
746 - Equipment: Replacement Pool & Spa Equipment (50%)	27,372	5	2	16,423	22,445	4,524
936 - Furniture: Misc Pool Area Furniture	11,590	6	5	1,932	3,960	1,719
13000 - Spa						
126 - Resurface Spa	5,407	8	6	1,352	2,078	617
14000 - Recreation						
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	26,285	3	3	6,571	8,981	5,567
235 - Exercise: Cardio Equipment Fitness Center Cardio (2020 Only)[nr:1]	20,000	1	0	20,000	0	0
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	44,152	8	3	27,595	33,942	4,675
331 - Exercise: Strength Equipment Fitness Center Strength (2020 Only)[nr:1]	1,000	1	0	1,000	0	0
730 - Bridge Dealing Machine	5,673	5	2	3,404	4,652	938

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
14000 - Recreation						
Duplimate Bridge Dealing Machine						
17000 - Tennis Court						
140 - Reseal 14,000 sf [2] Tennis Courts	9,200	4	0	9,200	2,358	1,809
504 - Resurface 14,000 sf [2] Tennis Courts	42,476	21	12	18,204	20,732	2,140
19000 - Fencing						
160 - Chain Link: 10' 580 lf Tennis Court Fence	22,407	30	11	14,191	15,311	771
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,004	30	6	4,803	5,128	183
20000 - Lighting						
220 - Pole Lights 24 Parking Lot & Walkway Lights	66,229	40	16	39,737	42,428	1,934
23000 - Mechanical Equipment						
220 - HVAC 7 Rooftop Carrier Units- 2007	96,914	15	2	83,992	92,714	5,340
340 - HVAC Rooftop Carrier Unit #5- 2005	13,658	15	1	12,748	14,000	734
364 - HVAC Rooftop Carrier Unit #10- 2006	13,658	15	1	12,748	14,000	734
600 - Water Heater Pool Eq Room Heater & Tank	13,246	12	5	7,727	9,051	982
24000 - Furnishings						
560 - Miscellaneous Folding Tables & Chairs	13,222	10	4	7,934	9,487	1,148
620 - Miscellaneous Lobby Furniture	8,830	12	2	7,359	8,297	608
24500 - Audio / Visual						
156 - Projector Saguaro Room- Panasonic	1,281	10	4	769	919	111
166 - Projection Screen Saguaro Room- Electric Screen	17,200	20	19	860	1,763	1,082
316 - PA System Sound Rack- Sound System	16,161	10	9	1,616	3,313	1,588
330 - Miscellaneous Sound Rack- Total Induction Loop	16,956	30	16	7,913	8,690	660
756 - Piano Saguaro Room Yamaha Upright	8,193	25	5	6,554	7,054	292
812 - Stage Risers 288 sf [6] Saguaro Room Risers	3,896	30	3	3,506	3,727	110
828 - Stage Curtains 2 Saguaro Stage Curtains	14,621	20	12	5,848	6,744	773
24600 - Safety / Access						
230 - Fire Control Misc Fire Alarm System	18,911	20	6	13,238	14,538	863
25000 - Flooring						
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,000	10	0	5,000	513	393
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	17,131	10	3	11,992	14,048	1,451
450 - Tile 6,475 sf Clubhouse Walls & Floors	86,279	20	1	81,965	88,436	3,478
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	101,806	40	10	76,354	80,872	2,563
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	20,336	10	0	20,336	2,084	1,600
26000 - Outdoor Equipment						
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	8,405	10	0	8,405	862	661
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,305	15	2	3,731	4,118	237

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
26000 - Outdoor Equipment						
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	17,220	15	12	3,444	4,707	1,215
856 - Shade Structure 144 sf Metal Roofed Shade Structure	3,690	30	14	1,968	2,143	137
872 - Shade Structure Pool Area Wood Gazebo Structure	9,737	25	22	1,169	1,597	527
27000 - Appliances						
760 - Miscellaneous 18 Kitchen Appliances (33%)	23,336	5	3	9,334	14,352	3,954
28000 - Water System						
154 - Backflow Valves 6" Backflow	9,934	12	3	7,451	8,485	701
Sub-total Canoa Hills (CH)	1,604,963			1,107,212	1,133,866	102,034
00070 - Santa Rita Springs (SRS)						
01000 - Paving						
128 - Asphalt: Sealing 80,636 sf Parking Lots	12,398	5	2	7,439	10,166	2,049
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	7,232	5	2	4,339	5,930	1,195
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	102,935	25	6	78,230	84,406	3,756
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	39,227	25	6	29,812	32,166	1,431
02000 - Concrete						
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	10,078	2	1	5,039	10,330	4,063
03000 - Painting: Exterior						
136 - Stucco 28,540 sf Building Exterior	43,880	10	7	13,164	17,991	4,103
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	12,235	4	2	6,118	9,406	2,528
03500 - Painting: Interior						
136 - Building 35,500 sf All Interior Spaces	29,474	10	1	26,526	30,211	2,377
04000 - Structural Repairs						
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	23,348	10	1	21,013	23,932	1,883
924 - Doors 66 Exterior & Interior Doors (25%)	27,060	10	4	16,236	19,416	2,350
04500 - Decking/Balconies						
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	107,609	20	13	37,663	44,120	5,835
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	25,182	5	3	10,073	15,487	4,267
05000 - Roofing						
336 - Low Slope: Vinyl 68 Squares- Building Roof	38,335	20	4	30,668	33,399	1,664
604 - Pitched: Tile 84 Squares- Building Roof	55,965	30	9	39,176	42,067	1,833
954 - Coating 6,800 sf Low Slope Roof Recoating	20,500	5	4	4,100	8,405	3,560
08000 - Rehab						
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	123,000	20	2	110,700	119,771	5,083
336 - Restrooms 5 Restrooms	51,162	20	2	46,046	49,819	2,114
412 - Kitchen 2 Art & Fiesta Kitchenettes	8,499	20	2	7,649	8,276	351
472 - Cabinets 2 Art & Clay Counters & Cabinets	19,041	20	3	16,185	17,565	807

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
12000 - Pool						
130 - Resurface 240 lf Pool	30,465	10	3	21,325	24,981	2,581
408 - ADA Chair Lift Pool Area ADA Lift	3,396	10	9	340	696	334
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	49,465	15	5	32,976	37,181	2,935
750 - Equipment: Replacement Pool & Spa Equipment (50%)	27,000	5	3	10,800	16,605	4,575
751 - Equipment: Replacement 2020 Only[nr:1]	454	1	0	454	0	0
940 - Furniture: Misc Pool Area Furniture	7,727	6	5	1,288	2,640	1,146
13000 - Spa						
130 - Resurface Spa	6,457	8	1	5,650	6,619	651
14000 - Recreation						
240 - Exercise: Cardio Equipment 12 Fitness Center Cardio Machines (25%)	18,346	3	3	4,587	6,268	3,886
241 - Exercise: Cardio Equipment Cardio Machines (2020 Only)[nr:1]	25,000	1	0	25,000	0	0
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (50%)	31,519	8	3	19,699	24,230	3,338
19000 - Fencing						
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	13,059	30	6	10,447	11,154	397
20000 - Lighting						
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	22,550	25	8	15,334	16,642	865
230 - Pole Lights 10 Bridge Lights	16,281	25	8	11,071	12,016	624
280 - Pole Lights 5 2nd Level Deck- Pole Lights	6,406	25	8	4,356	4,728	246
23000 - Mechanical Equipment						
232 - HVAC 6 Miscellaneous Units- 2013	29,059	15	8	13,561	15,885	1,857
312 - HVAC Carrier Unit #8- 2016	6,637	15	11	1,770	2,268	457
316 - HVAC Carrier Unit #3- 2018	6,637	15	13	885	1,361	480
344 - HVAC 2 Carrier Units- 2019	13,246	15	14	883	1,810	982
368 - HVAC 2 Carrier Units- 2012	15,375	15	7	8,200	9,456	958
392 - HVAC 2 Carrier Units- 2018	11,397	15	13	1,520	2,336	824
416 - HVAC Carrier Unit #7- 2016	7,687	15	11	2,050	2,627	529
436 - HVAC Carrier Unit #11- 2014	7,687	15	9	3,075	3,677	503
448 - HVAC 8 Rooftop Carrier Units- 2018	96,057	15	13	12,808	19,692	6,944
452 - HVAC 2 Carrier Units- 2007	29,546	15	2	25,606	28,265	1,628
616 - Water Heater Bradford White Water Heater	9,737	12	9	2,434	3,327	797
23500 - Elevator						
200 - Modernize/Overhaul Anza Building Elevator	125,050	25	24	5,002	10,254	7,117
300 - Cab Rehab Anza Elevator Cab	18,358	20	19	918	1,882	1,154

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
24000 - Furnishings						
600 - Miscellaneous Anza Room Furniture	56,515	10	1	50,864	57,928	4,557
24500 - Audio / Visual						
160 - Projector 3 Projectors (33%)	1,281	4	1	961	1,313	258
170 - Projection Screen Anza Room	8,815	20	4	7,052	7,680	383
324 - PA System Anza Room- Sound System	16,400	10	0	16,400	1,681	1,290
760 - Piano Anza Room Kawai Upright	7,132	25	18	1,997	2,339	350
24600 - Safety / Access						
240 - Fire Control Misc Fire Alarm System	31,519	20	1	29,943	32,307	1,271
25000 - Flooring						
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	54,600	10	2	43,680	50,369	4,513
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	15,600	10	2	12,480	14,391	1,289
460 - Tile 1,825 sf Clubhouse Walls & Floors	24,318	20	2	21,886	23,680	1,005
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	26,114	40	16	15,669	16,730	762
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	14,236	10	6	5,694	7,296	1,299
26000 - Outdoor Equipment						
804 - Shade Structure 100 sf Small Shade Canopy	2,152	15	10	718	883	145
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	12,915	15	6	7,749	8,825	785
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	9,686	15	8	4,520	5,295	619
27000 - Appliances						
780 - Miscellaneous 10 Kitchen Appliances (33%)	12,040	5	1	9,632	12,341	1,942
28000 - Water System						
142 - Backflow Valves 4" Backflow #1	8,985	12	10	1,498	2,302	754
146 - Backflow Valves 4" Backflow #2	6,629	12	0	6,629	566	435
Sub-total Santa Rita Springs (SRS)	1,700,696			989,586	1,095,388	118,711
00080 - Canoa Ranch (CR)						
01000 - Paving						
132 - Asphalt: Sealing 64,068 sf Drives & Parking	10,953	5	3	4,381	6,736	1,856
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	5,746	5	3	2,298	3,534	974
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe	7,251	5	4	1,450	2,973	1,259
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	112,952	25	13	54,217	60,203	4,899
02000 - Concrete						
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	2,716	5	6	388	464	354
03000 - Painting: Exterior						
142 - Stucco 14,760 sf Building Exterior	13,314	10	8	2,663	4,094	1,276
406 - Wrought Iron 614 lf Metal Fencing & Railings	6,098	4	1	4,574	6,251	1,229

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
03500 - Painting: Interior						
142 - Building 26,200 sf All Interior Spaces	21,753	10	1	19,577	22,296	1,754
04000 - Structural Repairs						
606 - Metal Railings 350 lf Parking & Pickleball	9,658	20	8	5,795	6,434	463
928 - Doors 40 Exterior & Interior Doors (25%)	16,400	10	4	9,840	11,767	1,424
932 - Doors 3 Pool East Patio Doors	52,983	20	8	31,790	35,300	2,539
05000 - Roofing						
200 - Low Slope: BUR 133 Squares- Building Roof	54,530	20	8	32,718	36,331	2,613
608 - Pitched: Tile 45 Squares- Building Roof	29,981	30	18	11,993	13,317	1,226
958 - Coating 13,300 sf Low Slope Roof Recoating	20,596	5	4	4,119	8,445	3,577
08000 - Rehab						
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	133,250	20	8	79,950	88,778	6,386
234 - Restrooms Companion Restroom Remodel	16,153	20	3	13,730	14,901	684
12000 - Pool						
136 - Resurface 256 lf Pool	39,562	12	8	13,187	16,896	3,160
412 - ADA Chair Lift 2 Pool & Spa ADA Chairs	11,142	10	9	1,114	2,284	1,095
754 - Equipment: Replacement Pool & Spa Equipment (50%)	21,338	5	1	17,070	21,871	3,441
13000 - Spa						
134 - Resurface Spa	5,058	8	0	5,058	648	497
14000 - Recreation						
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	22,547	3	3	5,637	7,704	4,775
251 - Exercise: Cardio Equipment Cardio Machines (2020 Only)[nr:1]	25,000	1	0	25,000	0	0
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)	57,362	8	3	35,851	44,097	6,074
17500 - Basketball / Sport Court						
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	6,452	4	0	6,452	1,653	1,269
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	3,485	4	3	871	1,786	738
19000 - Fencing						
100 - Chain Link 788 lf Pickleball & Basketball Courts	26,097	30	20	8,699	9,808	1,121
230 - Wrought Iron: 6' 264 lf Patio Perimeter	10,491	30	18	4,196	4,660	429
23000 - Mechanical Equipment						
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	16,805	18	6	11,203	12,440	852
236 - HVAC 6 Rooftop HVAC Units- 2008	79,335	15	3	63,468	70,476	4,481
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	16,557	15	3	13,246	14,708	935
636 - Water Heater 2 Shop	11,275	15	5	7,517	8,475	669
24500 - Audio / Visual						
164 - Projector Amado Room- EIKI	1,281	10	4	769	919	111

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
24600 - Safety / Access						
250 - Fire Control Misc Fire Alarm System	18,911	20	8	11,347	12,600	906
25000 - Flooring						
280 - Carpeting 660 Sq. Yds. All Spaces	19,294	10	8	3,859	5,933	1,849
470 - Tile 2,231 sf Clubhouse Walls & Floors	28,127	20	1	26,721	28,831	1,134
26000 - Outdoor Equipment						
462 - Drinking Fountain 3 Drinking Fountains	8,610	15	4	6,314	7,060	498
808 - Shade Structure 500 sf [3] Shade Canopies	10,762	15	6	6,458	7,354	655
28000 - Water System						
162 - Backflow Valves 8" Backflow	14,120	12	11	1,177	2,412	1,215
Sub-total Canoa Ranch (CR)	967,945			554,696	604,439	68,418
00090 - Abrego South (ABS)						
01000 - Paving						
147 - Asphalt: Sealing 15,000 sf 2020 Addition Area (2021 Only)[nr:1]	2,550	5	1	2,040	2,614	411
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area	7,310	5	4	1,462	2,997	1,270
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area	5,842	5	6	835	998	761
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	36,900	25	24	1,476	3,026	2,100
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	29,492	25	25	1,134	1,209	1,654
02000 - Concrete						
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	6,143	2	1	3,072	6,297	2,477
03000 - Painting: Exterior						
200 - Surface Restoration 7,191 sf Exterior Surfaces	9,213	10	8	1,843	2,833	883
04000 - Structural Repairs						
936 - Doors 16 Exterior & Interior Doors (25%)	6,560	10	4	3,936	4,707	570
05000 - Roofing						
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	27,624	20	11	12,431	14,157	1,426
962 - Coating 4,900 sf Low Slope Roof Recoating	4,874	5	4	975	1,998	846
08000 - Rehab						
236 - Locker Rooms 2 Men's & Women's	71,750	20	6	50,225	55,158	3,273
342 - Restrooms 2 Restrooms	30,750	20	7	19,988	22,063	1,438
12000 - Pool						
140 - Resurface 170 lf Pool	22,518	12	6	11,259	13,464	1,712
422 - ADA Chair Lift Pool ADA Lift	3,958	10	9	396	811	389
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	46,089	10	4	27,654	33,069	4,002
758 - Equipment: Replacement Pool & Spa Equipment (50%)	17,200	5	1	13,760	17,630	2,774
944 - Furniture: Misc Pool Area Furniture	7,175	6	5	1,196	2,451	1,064
13000 - Spa						
138 - Resurface Spa	4,920	8	2	3,690	4,413	508

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
13000 - Spa						
418 - ADA Chair Lift Spa ADA Lift	4,674	10	7	1,402	1,916	437
19000 - Fencing						
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	7,119	20	11	3,204	3,648	367
20000 - Lighting						
240 - Pole Lights 8 Shuffleboard Lights	10,597	20	6	7,418	8,146	483
23000 - Mechanical Equipment						
240 - HVAC 2 Rooftop Carrier Units- 2011	21,012	15	6	12,608	14,359	1,278
26000 - Outdoor Equipment						
480 - Drinking Fountain Drinking Fountain	3,075	20	6	2,153	2,364	140
812 - Shade Structure 564 [3] Volleyball Shade Canopies	12,140	15	12	2,428	3,318	856
880 - Shade Structure 264 sf Pool Shade Canopy	5,683	15	9	2,273	2,718	372
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	15,504	8	5	5,814	7,946	1,725
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	30,750	7	5	8,786	13,508	3,910
Sub-total Abrego South (ABS)	451,422			203,454	247,819	37,127
00100 - Continental Vistas (CV)						
01000 - Paving						
404 - Asphalt: Overlay 6,726 sf Parking Lot	18,100	20	0	18,100	928	712
02000 - Concrete						
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	7,747	2	3	1,937	2,647	1,641
03000 - Painting: Exterior						
120 - Surface Restoration 3,600 sf Recreation Building & Walls	5,683	10	7	1,705	2,330	531
05000 - Roofing						
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	11,275	20	6	7,893	8,668	514
612 - Pitched: Tile 13 Squares- Pool Building Roof	8,661	30	1	8,373	8,878	233
966 - Coating 2,000 sf Low Slope Roof Recoating	5,740	5	5	957	1,177	851
967 - Coating Recoating (2020 Only)[nr:1]	2,500	1	0	2,500	0	0
08000 - Rehab						
242 - Locker Rooms 2 Men's & Women's	64,075	20	17	9,611	13,135	3,835
246 - Bathrooms Companion Restroom	18,911	20	17	2,837	3,877	1,132
12000 - Pool						
146 - Resurface 180 lf Pool	27,038	12	10	4,506	6,929	2,269
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	39,323	15	1	36,701	40,306	2,114
762 - Equipment: Replacement Pool & Spa Equipment (50%)	17,879	5	2	10,727	14,660	2,955
948 - Furniture: Misc Pool Area Furniture	7,175	6	2	4,783	6,129	988
13000 - Spa						
142 - Resurface Spa	7,175	8	1	6,278	7,354	723

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
23000 - Mechanical Equipment						
244 - HVAC Rooftop Carrier Unit #3- 2004	7,944	15	14	530	1,086	589
248 - HVAC 2 Rooftop Carrier Units- 2013	27,316	15	8	12,748	14,933	1,745
800 - Water Heater Building Water Heater	5,125	12	5	2,990	3,502	380
25000 - Flooring						
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	17,586	10	7	5,276	7,210	1,644
Sub-total Continental Vistas (CV)	299,253			138,450	143,748	22,857
00110 - Madera Vista (MV)						
01000 - Paving						
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	53,888	25	12	28,022	30,932	2,280
02000 - Concrete						
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	6,204	2	0	6,204	3,180	2,440
03000 - Painting: Exterior						
206 - Surface Restoration 4,020 sf Exterior Surfaces	6,675	10	8	1,335	2,053	640
05000 - Roofing						
616 - Pitched: Tile 39 Squares- Pool Building Roof	25,984	30	1	25,118	26,633	698
08000 - Rehab						
248 - Restrooms 2 Men's & Women's	15,375	20	19	769	1,576	967
480 - Shower Outdoor Pool Shower	8,405	15	2	7,284	8,041	463
12000 - Pool						
154 - Resurface 156 lf Pool	20,664	12	8	6,888	8,825	1,650
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	33,194	15	4	24,342	27,219	1,922
766 - Equipment: Replacement Pool & Spa Equipment (50%)	16,406	5	3	6,562	10,090	2,780
952 - Furniture: Misc Pool Area Furniture	7,175	6	5	1,196	2,451	1,064
13000 - Spa						
146 - Resurface Spa	4,612	8	4	2,306	2,955	501
17000 - Tennis Court						
540 - Reseal 7,200 sf Tennis Court	4,817	4	3	1,204	2,469	1,020
19000 - Fencing						
170 - Chain Link: 10' 360 lf Tennis Court Fence	13,837	30	11	8,764	9,456	476
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	15,101	30	6	12,081	12,899	459
20000 - Lighting						
250 - Sports Field / Court 4 Tennis Court Lights	10,250	20	19	513	1,051	645
25000 - Flooring						
434 - Tile Recreation Room & Storage	10,192	20	0	10,192	522	401
26000 - Outdoor Equipment						
816 - Shade Structure 264 sf Pool Shade Canopy	5,683	15	11	1,515	1,942	391
834 - Shade Structure 336 sf Pool Equip Shade Canopy	7,232	15	11	1,929	2,471	498
Sub-total Madera Vista (MV)	265,695			146,224	154,763	19,295

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
00120 - Casa Paloma I (CPI)						
01000 - Paving						
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	39,307	25	2	36,163	38,678	1,299
02000 - Concrete						
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	11,192	2	1	5,596	11,472	4,512
03000 - Painting: Exterior						
212 - Surface Restoration 7,470 sf Exterior Surfaces	9,571	10	2	7,657	8,829	791
05000 - Roofing						
344 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	34,389	20	4	27,511	29,961	1,493
970 - Coating 6,100 sf Low Slope Roof Recoating	14,145	5	4	2,829	5,799	2,456
08000 - Rehab						
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	105,000	20	0	105,000	5,381	4,130
256 - Restrooms Unisex Restroom	5,000	20	0	5,000	256	197
418 - Kitchen Clubhouse Kitchen	7,175	20	11	3,229	3,677	370
12000 - Pool						
160 - Resurface 200 lf Pool	26,492	12	8	8,831	11,314	2,116
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	50,752	15	1	47,369	52,021	2,728
770 - Equipment: Replacement Pool & Spa Equipment (50%)	20,163	5	3	8,065	12,400	3,416
956 - Furniture: Misc Pool Area Furniture	7,175	6	5	1,196	2,451	1,064
13000 - Spa						
150 - Resurface Spa	5,580	8	0	5,580	715	549
23000 - Mechanical Equipment						
256 - HVAC 2 Rooftop Carrier Units- 2011	17,220	15	6	10,332	11,767	1,047
25000 - Flooring						
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	11,000	20	0	11,000	564	433
26000 - Outdoor Equipment						
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	8,610	8	7	1,076	2,206	1,006
826 - Shade Structure 310 sf Pool Equip Shade Structure	7,944	30	25	1,324	1,628	386
Sub-total Casa Paloma I (CPI)	380,715			287,757	199,122	27,995
00130 - Casa Paloma II (CPII)						
02000 - Concrete						
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	9,592	2	3	2,398	3,277	2,031
467 - Pool Deck Pool/Spa Area Concrete Repair (2020 Only)[nr:1]	9,592	1	0	9,592	0	0
04000 - Structural Repairs						
952 - Doors 14 Exterior & Interior Doors (25%)	5,740	10	4	3,444	4,118	498
05000 - Roofing						
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	29,879	20	1	28,385	30,626	1,205
974 - Coating 5,300 sf Low Slope Roof Recoating	7,580	5	4	1,516	3,108	1,316

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
08000 - Rehab						
260 - Locker Rooms 2 Men's & Women's	71,750	20	4	57,400	62,512	3,115
424 - Kitchen Clubhouse Kitchen	7,175	20	4	5,740	6,251	312
12000 - Pool						
166 - Resurface 180 lf Pool	23,843	10	6	9,537	12,220	2,175
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	40,855	15	1	38,131	41,876	2,196
774 - Equipment: Replacement Pool & Spa Equipment (50%)	19,552	5	1	15,642	20,041	3,153
960 - Furniture: Misc Pool Area Furniture	7,175	6	5	1,196	2,451	1,064
13000 - Spa						
154 - Resurface Spa	5,094	8	6	1,274	1,958	581
20000 - Lighting						
260 - Pole Lights 8 Shuffleboard Lights	10,597	30	1	10,243	10,862	285
23000 - Mechanical Equipment						
272 - HVAC 2 Rooftop Carrier Units- 2011	17,220	15	6	10,332	11,767	1,047
26000 - Outdoor Equipment						
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	8,050	8	5	3,019	4,126	896
860 - Shade Structure 294 sf Pool Equip Shade Canopy	6,328	15	11	1,688	2,162	435
Sub-total Casa Paloma II (CPII)	280,022			199,536	217,355	20,310
00140 - Abrego North (ABN)						
01000 - Paving						
420 - Asphalt: Major Repairs 14,105 sf Parking Area	77,782	25	3	68,448	73,348	2,636
02000 - Concrete						
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	5,992	5	1	4,793	6,141	966
03000 - Painting: Exterior						
218 - Surface Restoration 5,892 sf Exterior Surfaces	7,549	10	6	3,020	3,869	689
04000 - Structural Repairs						
820 - Shed Shed	9,802	10	10	891	1,005	897
05000 - Roofing						
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	11,839	20	6	8,287	9,101	540
978 - Coating 2,100 sf Low Slope Roof Recoating	2,337	5	4	467	958	406
08000 - Rehab						
238 - Restrooms Companion Restroom Remodel	16,153	20	3	13,730	14,901	684
266 - Locker Rooms 2 Men's & Women's	71,750	20	6	50,225	55,158	3,273
270 - General 795 sf Recreation Room Tile- 2017	9,216	20	17	1,382	1,889	552
12000 - Pool						
172 - Resurface 180 lf Pool	23,843	10	6	9,537	12,220	2,175
426 - ADA Chair Lift 2 Pool & Spa	12,607	10	7	3,782	5,169	1,179
778 - Equipment: Replacement Pool & Spa Equipment (50%)	19,552	5	2	11,731	16,033	3,232

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
12000 - Pool						
779 - Equipment: Replacement Equipment (2020 Only)[nr:1]	4,002	1	0	4,002	0	0
964 - Furniture: Misc Pool Area Furniture	7,175	6	2	4,783	6,129	988
13000 - Spa						
158 - Resurface Spa	5,407	8	4	2,703	3,464	587
23000 - Mechanical Equipment						
400 - HVAC 2 Rooftop Rheem Units- 2005	12,150	15	0	12,150	830	637
26000 - Outdoor Equipment						
864 - Shade Structure 367 sf Pool Equip Shade Structure	9,404	30	23	2,194	2,571	435
868 - Shade Structure 378 sf [3] Pool Shade Canopies	8,136	15	12	1,627	2,224	574
Sub-total Abrego North (ABN)	314,697			203,756	215,010	20,450
00200 - Pickleball Center						
01000 - Paving						
170 - Asphalt: Sealing 39,629 sf Parking Lot	6,737	5	1	5,390	6,905	1,086
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (1%)	1,421	5	6	203	243	185
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	69,866	25	25	2,687	2,865	3,919
04000 - Structural Repairs						
912 - Doors 7 Building Doors (50%)	5,600	20	20	267	287	344
05000 - Roofing						
370 - Low Slope: Single-Ply 12 Squares- Center Roof	7,995	15	15	500	546	569
08000 - Rehab						
100 - General Office, Storage, Breezeway	5,000	10	10	455	513	458
226 - Restrooms 2 Restrooms	15,000	10	10	1,364	1,538	1,373
17500 - Basketball / Sport Court						
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	38,712	2	2	12,904	19,840	10,665
19000 - Fencing						
174 - Chain Link: 4' 1,414 lf Court Fences	25,452	25	25	979	1,044	1,428
178 - Chain Link: 8' 1,871 lf Court Fences	59,872	25	25	2,303	2,455	3,358
780 - Gates 53 Court Gates	14,840	20	20	707	761	911
23000 - Mechanical Equipment						
470 - HVAC 3 Mini-split Units	8,550	15	15	534	584	609
870 - Septic System Septic System	7,500	20	20	357	384	460
24000 - Furnishings						
570 - Miscellaneous Interior/Exterior Furniture	20,000	10	10	1,818	2,050	1,831
970 - Miscellaneous 900 sf Artificial Turf	7,775	10	10	707	797	712
974 - Miscellaneous Entrance Gate	5,000	5	5	833	1,025	742
26000 - Outdoor Equipment						
884 - Shade Structure 3,510 sf [2] Shade Structures	10,880	7	7	1,360	1,593	1,272

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
Sub-total Pickleball Center	310,200			33,367	43,428	29,922
00700 - Facility Maintenance Shop (FMS)						
01000 - Paving						
136 - Asphalt: Sealing 29,074 sf Parking Area	4,470	5	5	745	916	663
137 - Asphalt: Sealing Parking (2020 Only)[nr:1]	2,888	1	0	2,888	0	0
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (2%)	2,086	5	5	348	428	309
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	56,622	25	24	2,265	4,643	3,223
03000 - Painting: Exterior						
128 - Surface Restoration 5,000 sf Building Exterior	6,406	10	8	1,281	1,970	614
412 - Wrought Iron 835 lf Perimeter Fence	7,703	4	2	3,851	5,922	1,592
03500 - Painting: Interior						
152 - Building 10,000 sf All Interior Spaces	10,250	10	8	2,050	3,152	982
04000 - Structural Repairs						
800 - Shed Shed	5,400	10	10	491	554	494
804 - Shed 3 Pre-Fab Sheds	15,759	10	8	3,152	4,846	1,510
964 - Doors 24 Exterior & Interior Doors (25%)	9,840	10	8	1,968	3,026	943
05000 - Roofing						
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	7,892	20	18	789	1,213	484
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	22,755	30	7	17,446	18,659	709
860 - Skylights 10 Pitched & Low Slope Roof Skylights	8,200	20	18	820	1,261	503
982 - Coating 1,400 sf Low Slope Roof Recoating	4,018	5	3	1,607	2,471	681
08000 - Rehab						
108 - General Common Areas	16,153	20	18	1,615	2,484	991
278 - Restrooms 2 Restrooms	30,750	20	18	3,075	4,728	1,886
282 - General Break Room	21,525	20	18	2,153	3,309	1,320
19000 - Fencing						
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	29,100	30	28	1,940	2,983	1,523
540 - Metal 165 lf Frontage Fencing	5,412	30	28	361	555	283
23000 - Mechanical Equipment						
208 - HVAC 4 Rooftop HVAC Units- 2018	22,550	15	13	3,007	4,623	1,630
224 - HVAC 2 Ground Level Bryant Units- 2017	25,932	15	12	5,187	7,088	1,829
24000 - Furnishings						
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	50,225	20	18	5,023	7,722	3,081
25000 - Flooring						
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	6,396	10	3	4,477	5,245	542
480 - Tile 664 sf Floor & Wall Tile	16,334	20	18	1,633	2,511	1,002

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
30000 - Miscellaneous						
236 - Maintenance Equipment Genie Scissor Lift	16,775	20	0	16,775	860	660
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	19,526	10	8	3,905	6,004	1,872
Sub-total Facility Maintenance Shop (FMS)	424,969			88,851	97,172	29,328
00800 - General						
22000 - Office Equipment						
100 - Miscellaneous Facility Maintenance Shop Context Scanner	6,457	5	4	1,292	2,648	1,121
30000 - Miscellaneous						
200 - Maintenance Equipment Vermeer Chipper	8,279	20	6	5,795	6,364	378
700 - Trailer Load Trail	5,519	15	1	5,151	5,657	297
704 - Trailer Top Hat- 2018	6,404	15	14	427	875	475
710 - Trailer Big Tex	5,519	15	2	4,783	5,280	304
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	33,114	10	1	29,803	33,942	2,670
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	82,786	10	3	57,950	67,884	7,013
844 - Vehicle 2016 Ford Fiesta- #26	19,317	10	6	7,727	9,900	1,762
848 - Maintenance Truck 2011 Ford Ranger- #27	35,875	10	1	32,288	36,772	2,893
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	64,613	10	6	25,845	33,114	5,895
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	109,844	10	6	43,937	56,295	10,021
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	38,461	10	7	11,538	15,769	3,596
866 - Vehicle 2017 Ford Escape- #36	30,000	3	0	30,000	10,250	7,867
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	35,740	10	8	7,148	10,990	3,426
872 - Maintenance Truck 2018 Ford F150- #38	38,148	10	8	7,630	11,731	3,656
874 - Maintenance Truck Ford F250 PU- #39	36,603	10	8	7,321	11,255	3,508
876 - Vehicle Ford Transit Connect- #40	33,374	10	8	6,675	10,263	3,199
878 - Vehicle 2018 Ford Transit 150 Van- #41	33,375	10	9	3,338	6,842	3,279
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	41,000	10	9	4,100	8,405	4,028
882 - Vehicle 2018 Ford Transit 250 Van- #43	34,850	10	9	3,485	7,144	3,424
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	30,510	10	9	3,051	6,255	2,997
Sub-total General	729,788			299,283	357,635	71,808
				[A]	[B]	
Totals	14,632,019			8,430,787	8,882,798	1,048,192
				[EndBal]	[EndBal]	
				[A]	[B]	
Percent Funded				87.72%	84.96%	

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.

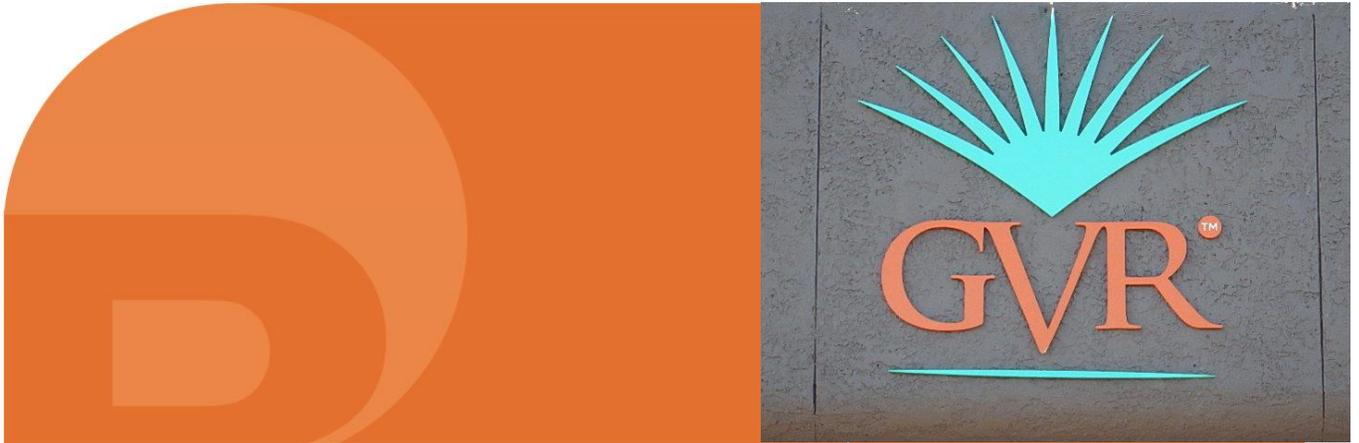
SE-2 (SPREAD EVENLY OVER 2 YEARS): This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component 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

Update w/o Site Visit Review

2020 Update- 6

Published - August 25, 2020

Prepared for the 2021 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

August 25, 2020

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 Update w/o Site Visit Review which entailed a number of onsite visits and inspections of all GVR's facilities to identify assets for inclusion in this study. This Update w/o Site Visit Review is for the January 1, 2021 - December 31, 2021 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.

The funding goal set by the CPM is a minimum threshold, 85% of full funding. This static goal over 30 years necessitates an uneven contribution stream and the amounts needed vary from \$140,000 to \$666,000 in 4 separate years in addition to the annual reserve contribution increases of 4.2% initially.

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
01000 - Paving	1,640,120	1-25	0-25	837,654	867,767	93,158
02000 - Concrete	109,635	1-5	0-6	57,203	69,522	28,092
03000 - Painting: Exterior	314,962	4-10	0-9	156,554	107,831	31,510
03500 - Painting: Interior	168,676	10-10	1-8	137,922	158,659	13,899
04000 - Structural Repairs	330,830	10-20	1-20	184,430	217,764	26,305
04500 - Decking/Balconies	160,128	5-20	1-13	73,554	87,627	11,326
05000 - Roofing	1,354,604	1-30	0-27	802,083	914,432	85,709
08000 - Rehab	2,085,755	10-28	0-19	1,506,666	1,535,215	93,803
12000 - Pool	1,457,662	1-25	0-22	838,351	854,108	132,866
13000 - Spa	82,148	8-10	0-7	56,994	44,629	8,504
14000 - Recreation	598,726	1-25	0-23	372,375	303,082	63,657
17000 - Tennis Court	268,023	4-30	0-19	146,179	169,670	25,182
17500 - Basketball / Sport Court	78,773	2-8	0-7	28,832	40,919	19,887
19000 - Fencing	450,465	20-30	6-28	199,692	216,945	18,758
20000 - Lighting	407,658	10-60	1-30	210,293	230,059	14,538
22000 - Office Equipment	66,985	1-12	0-4	54,890	62,675	29,514
23000 - Mechanical Equipment	1,601,619	12-20	0-20	945,403	1,050,897	98,591
23500 - Elevator	143,408	20-25	19-24	5,920	12,136	8,271
24000 - Furnishings	473,936	1-20	0-18	224,136	220,911	37,098
24500 - Audio / Visual	444,042	4-30	0-28	197,557	194,865	27,580
24600 - Safety / Access	168,100	20-20	1-8	145,301	157,549	7,083
25000 - Flooring	955,652	10-50	0-18	714,319	744,994	51,607
26000 - Outdoor Equipment	294,366	7-30	0-28	91,443	107,777	22,917
27000 - Appliances	113,537	5-20	1-18	59,009	82,713	18,179
28000 - Water System	80,500	12-12	0-11	49,902	51,231	5,935
30000 - Miscellaneous	781,708	3-20	0-14	334,125	378,822	74,225
Totals	\$14,632,019			\$8,430,787	\$8,882,798	\$1,048,192
Estimated Ending Balance				\$7,395,201	\$7,546,926	\$77.02
Percent Funded				87.7%	85.0%	Household/yr @ 13,610

85% Funded Minimum Threshold Goal

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Beginning Balance	7,085,389	7,395,201	7,546,926	7,268,195	7,057,160	6,887,797	7,396,264	7,340,559	7,828,172	7,931,017
Inflated Expenditures @ 2.5%	874,903	1,746,938	1,693,850	1,755,979	1,527,412	903,576	1,875,236	1,029,742	1,465,692	1,629,874
Reserve Contribution	1,005,942	1,048,192	1,092,216	1,138,089	1,185,889	1,235,696	1,287,595	1,330,086	1,373,979	1,419,320
<i>Household/yr @ 13,610</i>	73.91	77.02	80.25	83.62	87.13	90.79	94.61	97.73	100.95	104.29
<i>Percentage Increase</i>		4.2%	4.2%	4.2%	4.2%	4.2%	4.2%	3.3%	3.3%	3.3%
Special Assessments / Other ¹	0	666,000	140,000	230,000	0	0	350,000	0	0	0
Interest Pre Tax @ 2.50%	178,773	184,471	182,903	176,856	172,160	176,346	181,936	187,268	194,558	195,644
Ending Balance	7,395,201	7,546,926	7,268,195	7,057,160	6,887,797	7,396,264	7,340,559	7,828,172	7,931,017	7,916,107

1) The funding goal set by the CPM is a minimum threshold, 85% of full funding. This static goal over 30 years necessitates an uneven contribution stream and the amounts needed vary from \$140,000 to \$666,000 in 4 separate years in addition to the annual reserve contribution increases of 4.2% initially.

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Beginning Balance	7,916,107	8,641,045	8,576,133	9,106,988	9,430,447	9,943,732	10,854,141	11,112,006	11,577,294	11,625,858
Inflated Expenditures @ 2.5%	945,629	1,792,010	1,251,977	1,521,548	1,395,385	1,070,931	1,794,809	1,655,102	2,138,900	2,517,911
Reserve Contribution	1,466,158	1,514,541	1,564,521	1,616,150	1,669,483	1,724,576	1,781,487	1,840,276	1,901,005	1,963,738
<i>Household/yr @ 13,610</i>	107.73	111.28	114.95	118.75	122.67	126.71	130.90	135.21	139.68	144.29
<i>Percentage Increase</i>	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	204,409	212,558	218,310	228,857	239,187	256,764	271,187	280,115	286,459	283,719
Ending Balance	8,641,045	8,576,133	9,106,988	9,430,447	9,943,732	10,854,141	11,112,006	11,577,294	11,625,858	11,355,404

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Beginning Balance	11,355,404	12,022,782	11,816,097	12,101,195	13,020,392	12,743,379	14,234,184	14,205,768	14,780,827	14,758,762
Inflated Expenditures @ 2.5%	1,649,782	2,596,475	2,174,811	1,627,013	2,904,941	1,228,334	2,844,349	2,328,962	3,016,936	2,794,489
Reserve Contribution	2,028,541	2,095,483	2,164,634	2,236,067	2,309,857	2,386,082	2,464,823	2,546,162	2,630,185	2,716,981
<i>Household/yr @ 13,610</i>	149.05	153.97	159.05	164.30	169.72	175.32	181.10	187.08	193.25	199.63
<i>Percentage Increase</i>	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	288,620	294,307	295,275	310,143	318,071	333,056	351,111	357,859	364,686	368,000
Ending Balance	12,022,782	11,816,097	12,101,195	13,020,392	12,743,379	14,234,184	14,205,768	14,780,827	14,758,762	15,049,254