

Reserve Study Transmittal Letter

Date: August 12, 2021
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."* **\$1,132,047** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$83.18 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, 2022, the Project is **73.8%** 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.

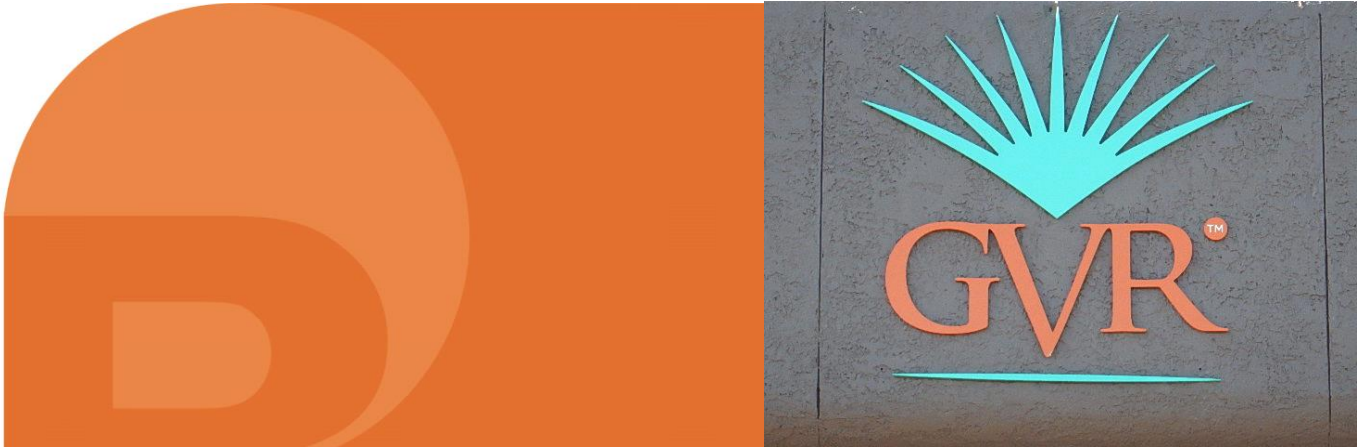
Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that GVR's reserves are inadequately funded.

The funding goal set by the CPM is a minimum threshold. 85% of full funding.

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 **2.25%** 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, (2021) the current fiscal year is dealt with in the study.



RESERVE STUDY

Update w/o Site Visit Review

Green Valley Recreation Inc

2021 Update- 7 REV

Published - August 12, 2021

Prepared for the 2022 Fiscal Year

Browning Reserve Group

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Green Valley Recreation Inc

2021 Update- 7 REV

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Green Valley Recreation Inc

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Member Distribution Materials

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

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Green Valley Recreation Inc

2021 Update- 7 REV

Published - August 12, 2021

Prepared for the 2022 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 first year of the Reserve Study, the reserve contribution is based upon the existing budget unless otherwise noted in "*Section III, Reserve Funding Plan.*" In addition BRG relied on the Project to provide an accurate Beginning Reserve Balance.

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

1. **The Expenditure Forecast of the following Reserve Study identifies the major components which the Project is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
 - a. **Its current estimated replacement cost;**
 - b. **Its estimated useful life; and**
 - c. **Its estimated remaining useful life.**
2. **It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$9,325,899.**
 - **[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, 2022 is estimated to be \$6,882,116, constituting 73.8% 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 \$1,132,047 [*\$83.18 Household per yr (average)*] for the fiscal year ending December 31, 2022 (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

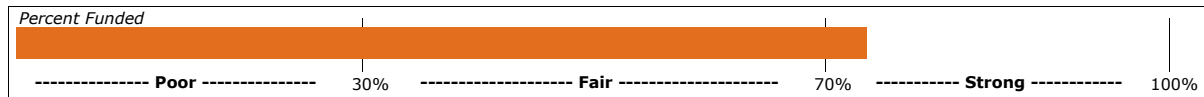
Based on the 30 year cash flow projection, GVR's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

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.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Project is 73.8% funded. The following scale can be used as a measure to determine the Project's financial picture whereas the lower the percentage, the higher the likelihood of the Project requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

The funding goal employed for Green Valley Recreation Inc is

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

Limitations

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

Supplemental Disclosures**General:**

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

Personnel Credentials:

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

Completeness:

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

Reliance on Client Data:

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

Scope:

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

Reserve Balance:

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

Reserve Projects:

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



Browning Reserve Group

See Section VI-b for Excluded Components

Reserve Component	Current	Life															
	Replacement	Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining															
00010 - Administrative Offices																	
01000 - Paving																	
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	5,833	5 5						6,600					7,467				
101 - Asphalt: Sealing Parking Lots- Seal, Stripe[nr:1]	2,642	1 0	2,642														
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	5,717	5 5						6,468					7,318				
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	19,994	25 24															
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	17,183	25 24															
Total 01000 - Paving	51,369		2,642					13,068					14,785				
03000 - Painting: Exterior																	
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	10,022	10 7								11,913							
Total 03000 - Painting: Exterior	10,022									11,913							
03500 - Painting: Interior																	
100 - Building 16,167 sf All Interior Spaces	13,758	10 5						15,566									
Total 03500 - Painting: Interior	13,758							15,566									
04000 - Structural Repairs																	
900 - Doors 41 Exterior & Interior Doors (25%)	17,230	10 3				18,555											23,752
Total 04000 - Structural Repairs	17,230					18,555											23,752
05000 - Roofing																	
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	76,621	20 2			80,500												
930 - Coating 7,900 sf Low Slope Roof Recoating	7,270	5 2			7,638					8,642							9,778
Total 05000 - Roofing	83,891				88,138					8,642							9,778
08000 - Rehab																	
300 - Restrooms 3 Main Bldg & Maint Restrooms	47,278	20 15															
400 - Kitchen Kitchen	7,241	20 3				7,798											
Total 08000 - Rehab	54,519					7,798											
22000 - Office Equipment																	
200 - Computers, Misc. 5 IT Servers (20%)	12,764	1 0	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	18,036

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																
240 - Computers, Misc. Office Computer Work Stations	18,395	1	0	18,395	18,855	19,326	19,809	20,305	20,812	21,333	21,866	22,413	22,973	23,547	24,136	24,739	25,358	25,992
270 - Network Equipment Routers & Switches	6,150	1	0	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	8,690
Total 22000 - Office Equipment	37,309			37,309	38,242	39,198	40,178	41,183	42,212	43,267	44,349	45,458	46,594	47,759	48,953	50,177	51,431	52,717
23000 - Mechanical Equipment																		
200 - HVAC 3 Rooftop Carrier Units- 2010	41,999	15	4					46,359										
280 - HVAC Rooftop Rheem Unit #5- 2017	10,769	15	11											14,130				
314 - HVAC Rooftop Carrier Unit #6- 2005	9,351	15	12													12,575		
348 - HVAC 3 IT Room Trane & Gree Units- 2013	7,880	15	7								9,366							
376 - HVAC Marvair Unit- 2018	6,724	15	12													9,043		
Total 23000 - Mechanical Equipment	76,722							46,359			9,366			14,130	21,618			
25000 - Flooring																		
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	14,591	10	5						16,508									
400 - Tile 1,096 sf Floors	8,688	20	4					9,590										
Total 25000 - Flooring	23,279							9,590	16,508									
28000 - Water System																		
134 - Backflow Valves 4" Backflow	5,440	12	0	5,440												7,316		
Total 28000 - Water System	5,440			5,440												7,316		
Total [Administrative Offices] Expenditures Inflated @ 2.50%				45,391	38,242	127,336	66,531	97,131	87,355	43,267	74,271	45,458	46,594	62,544	63,083	88,889	75,183	52,717
00020 - West Social Center (WC)																		
01000 - Paving																		
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	7,587	5	4					8,375				9,475						10,720
108 - Asphalt: Sealing 75,321 sf West Parking Lot	12,810	5	4					14,140				15,998						18,101
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	6,924	5	4					7,643				8,647						9,784
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	78,685	25	6							91,251								
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	136,111	25	11											178,589				
Total 01000 - Paving	242,118							30,158		91,251		34,121		178,589				38,605
02000 - Concrete																		
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	7,214	5	3				7,769					8,790					9,945	
Total 02000 - Concrete	7,214						7,769					8,790					9,945	
03000 - Painting: Exterior																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																	
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	61,551	10	9											76,869					
Total 03000 - Painting: Exterior	61,551													76,869					
03500 - Painting: Interior																			
106 - Building 24,000 sf All Interior Spaces	20,424	10	1		20,935													26,798	
Total 03500 - Painting: Interior	20,424				20,935													26,798	
04000 - Structural Repairs																			
904 - Doors 72 Exterior & Interior Doors (25%)	30,258	10	3				32,585												41,711
Total 04000 - Structural Repairs	30,258						32,585												41,711
05000 - Roofing																			
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	7,880	30	26																
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	231,505	20	8										282,067						
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	16,390	30	25																
934 - Coating 33,900 sf Low Slope Roof Recoating	39,425	5	3				42,456						48,035						54,347
935 - Coating Shuffleboard/Locker Room (2021 Only)[nr:1]	1,589	1	0	1,589															
Total 05000 - Roofing	296,788			1,589			42,456						330,102						54,347
08000 - Rehab																			
100 - General Tennis Ramada	6,223	20	5						7,040										
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	94,556	20	5						106,982										
306 - Restrooms 4 Shops & Auditorium Restrooms	69,016	20	2				72,510												
460 - Cabinets 2 Woodshop & Lapidary	9,730	20	5						11,009										
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	18,369	25	0	18,369															
Total 08000 - Rehab	197,894			18,369			72,510		125,031										
12000 - Pool																			
100 - Resurface 250 lf Pool	45,256	12	4				49,954												
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	45,102	15	5						51,029										
728 - Equipment: Replacement Pool Digital Clocks	3,152	10	8										3,840						
730 - Equipment: Replacement Pool & Spa Equipment (50%)	26,836	5	1		27,506					31,121								35,211	
Total 12000 - Pool	120,345				27,506		49,954		51,029	31,121			3,840					35,211	
14000 - Recreation																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																	
700 - Billiard Table	29,456	25	22																
4 Billiards Room Tables																			
Total 14000 - Recreation	29,456																		
17000 - Tennis Court																			
100 - Reseal	29,600	4	0	29,600				32,673					36,065				39,809		
43,200 sf [6] Tennis Courts																			
500 - Resurface	134,346	21	13															185,197	
43,200 sf [6] Tennis Courts																			
600 - Lighting	83,902	30	1	86,000															
20 Court Lights																			
724 - Screen	4,745	5	3				5,110						5,781					6,541	
8,685 sf Tennis Court Fence Screens																			
Total 17000 - Tennis Court	252,593			29,600	86,000		5,110	32,673					41,846				39,809	191,738	
17500 - Basketball / Sport Court																			
200 - Seal & Striping	17,650	8	6								20,469								24,940
3,744 sf [12] Shuffleboard Courts																			
Total 17500 - Basketball / Sport Court	17,650										20,469								24,940
19000 - Fencing																			
120 - Chain Link: 10'	67,713	30	6																
1,710 lf Tennis Court Fence																			
Total 19000 - Fencing	67,713																		
20000 - Lighting																			
200 - Pole Lights	28,367	30	15																
15 Walkway Lights																			
500 - Parking Lot	70,713	60	28																
25 Parking Lot Lights																			
Total 20000 - Lighting	99,080																		
23000 - Mechanical Equipment																			
204 - HVAC	67,300	15	0	67,300															
2 Rooftop Carrier Units- 2006																			
284 - HVAC	28,262	15	7									33,594							
2 Rooftop Carrier Units- 2013																			
320 - HVAC	22,615	15	12															30,414	
Rooftop Carrier Unit #4- 2018																			
324 - HVAC	14,000	15	13																19,299
Rooftop Carrier Unit #10- 2019																			
352 - HVAC	39,031	15	3				42,032												
3 Rooftop Carrier/American Units- 2009																			
380 - HVAC	19,437	15	4					21,454											
Rooftop Carrier Unit #7- 2010																			
404 - HVAC	57,784	15	2				60,710												
4 Rooftop Carrier/American Units- 2008																			
420 - HVAC	5,673	15	1	5,815															
Tennis Ramada Carrier Unit #15- 2007																			
440 - HVAC	14,350	15	6									16,642							
5 Gree HVAC Units- 2012																			
900 - Miscellaneous	19,384	15	2			20,365													
Woodshop Dust Collector																			
Total 23000 - Mechanical Equipment	287,835			67,300	5,815	81,075	42,032	21,454			16,642	33,594				30,414	19,299		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																	
24000 - Furnishings																			
500 - Miscellaneous 550 Auditorium Padded Chairs	81,744	10	8										99,597						
504 - Miscellaneous 500 Auditorium Unpadded Chairs	30,750	10	2			32,307											41,355		
508 - Tables 175 Auditorium Tables	55,934	10	4					61,741											79,034
Total 24000 - Furnishings	168,428					32,307		61,741					99,597				41,355		79,034
24500 - Audio / Visual																			
100 - Speakers Auditorium	26,266	15	12														35,324		
108 - Lighting Console Auditorium Control Room	3,677	10	7									4,371							
116 - Miscellaneous Auditorium Total Induction Loop	16,810	30	18																
220 - PA System Auditorium Bldg	56,570	10	5						64,004										
224 - Projector 3 Auditorium Projectors (33%)	11,173	10	7									13,282							
400 - Stage Lights Stage Lighting	10,183	20	1		10,437														
600 - Stage Curtains Stage Curtains	9,666	15	5						10,936										
740 - Piano Auditorium Petrof Grand	43,076	30	12														57,932		
764 - Piano Auditorium Yamaha Upright	9,650	30	12														12,978		
800 - Stage Risers Auditorium Stage	18,911	30	26																
Total 24500 - Audio / Visual	205,982				10,437				74,940			17,653					106,234		
24600 - Safety / Access																			
200 - Fire Control Misc Fire Alarm System	43,076	20	1		44,153														
Total 24600 - Safety / Access	43,076				44,153														
25000 - Flooring																			
210 - Carpeting 448 Sq. Yds. West Center Carpet	18,471	10	0	18,471													23,644		
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,252	10	7									5,054							
410 - Tile 1,618 sf Clubhouse Walls & Floors	22,830	20	2				23,986												
414 - Tile 682 sf Green Room Dressing & Restrooms	9,623	20	16																
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	78,871	15	2				82,864												
Total 25000 - Flooring	134,047			18,471		106,850						5,054					23,644		
26000 - Outdoor Equipment																			
400 - Bleachers 5 Courtyard & Tennis	10,506	25	22																

See Section VI-b for Excluded Components

Reserve Component	Current	Life															
	Replacement Cost	Useful / Remaining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	10,987	15 12													14,777		
840 - Shade Structure 680 sf Pool Deck Shade Canopy	15,003	15 12													20,177		
844 - Shade Structure 1,205 sf [4] Tennis Court Shade Canopies	26,586	15 11												34,883			
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018	6,067	30 27															
Total 26000 - Outdoor Equipment	69,150													34,883	34,954		
27000 - Appliances																	
700 - Miscellaneous 24 Kitchen Appliances (33%)	27,018	5 3				29,096						32,919					37,245
701 - Miscellaneous Appliances (2021 Only)[nr:1]	11,808	1 0	11,808														
702 - Stove 2 Vulcan 10-Burner & 6-Burner	6,976	20 17															
Total 27000 - Appliances	45,802		11,808			29,096						32,919					37,245
28000 - Water System																	
158 - Backflow Valves 4" Backflow	5,631	12 0	5,631													7,573	
Total 28000 - Water System	5,631		5,631													7,573	
30000 - Miscellaneous																	
240 - Maintenance Equipment 2 Portable Lifts	22,628	20 5						25,602									
Total 30000 - Miscellaneous	22,628							25,602									
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%			152,768	194,846	292,741	159,047	195,980	276,602	238,009	56,301	517,094	110,990	23,644	275,481	260,340	354,284	142,578
00030 - East Social Center (EC)																	
01000 - Paving																	
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	9,712	5 3				10,458						11,833					13,387
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	6,447	5 3				6,943						7,855					8,887
213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)[nr:1]	19,665	2 1		20,157													
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	50,417	25 10											64,539				
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	102,573	25 18															
Total 01000 - Paving	188,814			20,157		17,401						19,688	64,539				22,275
02000 - Concrete																	
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,276	2 1		5,408		5,682		5,970		6,272		6,589		6,923			7,273
Total 02000 - Concrete	5,276			5,408		5,682		5,970		6,272		6,589		6,923			7,273

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful / Remaining		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost																		
03000 - Painting: Exterior																			
112 - Stucco 13,905 sf Building Exterior	18,165	10	7									21,593							
Total 03000 - Painting: Exterior	18,165											21,593							
03500 - Painting: Interior																			
112 - Building 17,350 sf All Interior Spaces	13,445	10	0	13,445											17,211				
Total 03500 - Painting: Interior	13,445			13,445											17,211				
04000 - Structural Repairs																			
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	24,374	10	3				26,249												33,601
Total 04000 - Structural Repairs	24,374						26,249												33,601
05000 - Roofing																			
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	70,681	20	3				76,115												
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	70,681	20	8										86,118						
938 - Coating 20,700 sf Low Slope Roof Recoating	11,616	5	3				12,509						14,153						16,012
Total 05000 - Roofing	152,977						88,624						100,270						16,012
08000 - Rehab																			
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	115,569	20	1	118,458															
214 - Restrooms Pool Patio Companion Restroom	8,615	20	5						9,747										
312 - Restrooms 2 Lobby Hallway Restrooms	31,519	20	5						35,661										
Total 08000 - Rehab	155,703			118,458					45,408										
12000 - Pool																			
106 - Resurface 165 lf Pool	21,704	12	1	22,247															29,919
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	7,008	10	9										8,752						
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	43,759	15	1	44,853															
734 - Equipment: Replacement Pool & Spa Equipment (50%)	20,262	5	1	20,769						23,498						26,585			
924 - Furniture: Misc Pool Area Furniture	7,920	6	4				8,742								10,138				
Total 12000 - Pool	100,653			87,868			8,742		23,498				8,752	10,138	26,585				29,919
13000 - Spa																			
114 - Resurface Spa	5,407	8	1	5,542									6,753						
Total 13000 - Spa	5,407			5,542									6,753						
14000 - Recreation																			
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	27,160	3	2			28,535			30,729				33,092		35,636				38,376

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost																		
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	38,498	8	2				40,446								49,280				
720 - Billiard Table 2 Billiards Room	18,153	25	0	18,153															
Total 14000 - Recreation	83,810			18,153		68,981				30,729			33,092		49,280	35,636			38,376
17000 - Tennis Court																			
110 - Reseal 14,400 sf [2] Tennis Courts	10,296	4	2			10,817				11,940					13,180				14,548
510 - Resurface 14,400 sf [2] Tennis Courts	44,782	20	10												57,325				
Total 17000 - Tennis Court	55,078					10,817				11,940					70,504				14,548
17500 - Basketball / Sport Court																			
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	19,400	2	0	19,400		20,382		21,414		22,498			23,637		24,834		26,091		27,412
Total 17500 - Basketball / Sport Court	19,400			19,400		20,382		21,414		22,498			23,637		24,834		26,091		27,412
19000 - Fencing																			
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	13,578	30	24																
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	13,578	30	27																
130 - Chain Link: 10' 540 lf Tennis Court Fence	21,996	30	10												28,156				
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	15,962	30	5						18,060										
Total 19000 - Fencing	65,115								18,060						28,156				
20000 - Lighting																			
510 - Parking Lot 7 Parking Lot Lights	19,800	30	1	20,295															
604 - Sports Field / Court 8 Pickleball Court Lights	26,055	10	8										31,746						
Total 20000 - Lighting	45,855			20,295									31,746						
23000 - Mechanical Equipment																			
288 - HVAC 4 Rooftop Carrier Units- 2018	41,195	15	12														55,403		
326 - HVAC Rooftop Carrier Unit #3- 2009	19,437	15	3				20,931												
356 - HVAC Rooftop Carrier Unit #4	8,456	15	14																11,948
384 - HVAC Rooftop Carrier Unit #8- 2008	19,437	15	2			20,421													
408 - HVAC 5 Rooftop Carrier Units- 2011	55,132	15	5						62,376										
424 - HVAC 2 Rooftop Carrier Units- 2018	17,650	15	12														23,738		
Total 23000 - Mechanical Equipment	161,307					20,421	20,931		62,376								79,141		11,948
24000 - Furnishings																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
	Cost	Remaining																		
520 - Miscellaneous Tables & Chairs	29,982	10	4						33,095											42,364
Total 24000 - Furnishings	29,982								33,095											42,364
24500 - Audio / Visual																				
300 - PA System Sound Rack- Sound System	10,000	10	0	10,000											12,801					
744 - Piano East Auditorium Yamaha Upright	9,650	25	9										12,052							
Total 24500 - Audio / Visual	19,650			10,000									12,052		12,801					
24600 - Safety / Access																				
100 - Fire Equipment Alarm & Sprinkler System	19,384	20	4						21,396											
101 - Fire Equipment Pendants (2021 Only)[nr:1]	7,225	1	0	7,225																
Total 24600 - Safety / Access	26,609			7,225					21,396											
25000 - Flooring																				
220 - Carpeting 850 Sq. Yds. East Center Carpet	23,979	10	0	23,979											30,695					
420 - Tile 4,200 sf Clubhouse Walls & Floors	47,524	20	5						53,769											
421 - Tile Kitchen Tile (2021 Only)[nr:1]	6,507	1	0	6,507																
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	9,849	15	0	9,849																
Total 25000 - Flooring	87,859			40,335					53,769						30,695					
27000 - Appliances																				
720 - Miscellaneous 12 Kitchen Appliances (33%)	9,351	5	1		9,584						10,844					12,269				
Total 27000 - Appliances	9,351				9,584						10,844					12,269				
28000 - Water System																				
138 - Backflow Valves 4" Backflow	8,330	12	2				8,752													11,770
Total 28000 - Water System	8,330						8,752													11,770
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%					108,558	267,312	129,353	158,887	84,647	216,311	68,780	27,865	208,433	34,145	308,158	81,413	105,232	109,080	146,419	
00040 - Las Campanas (LC)																				
01000 - Paving																				
116 - Asphalt: Sealing 70,468 sf Parking Lot	11,105	5	5						12,565						14,216					
117 - Asphalt: Sealing 48,452 sf East & South Lots (2021 Only)[nr:1]	7,720	1	0	7,720																
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	6,478	5	5						7,329						8,293					
320 - Asphalt: Overlay 27,246 sf North Parking Lot	28,875	25	0	28,875																
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	80,357	25	14																	113,542
Total 01000 - Paving	134,535			36,595					19,894						22,508					113,542

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																
02000 - Concrete																		
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	8,030	2	1		8,231		8,647		9,085		9,545		10,028		10,536		11,069	
Total 02000 - Concrete	8,030				8,231		8,647		9,085		9,545		10,028		10,536		11,069	
03000 - Painting: Exterior																		
118 - Stucco 18,180 sf Building Exterior	25,047	10	8									30,517						
Total 03000 - Painting: Exterior	25,047											30,517						
03500 - Painting: Interior																		
118 - Building 21,900 sf All Interior Spaces	18,637	10	1		19,103										24,453			
Total 03500 - Painting: Interior	18,637				19,103										24,453			
04000 - Structural Repairs																		
912 - Doors 76 Exterior & Interior Doors (25%)	31,939	10	3				34,395											44,028
Total 04000 - Structural Repairs	31,939						34,395											44,028
05000 - Roofing																		
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	135,215	20	3				145,612											
942 - Coating 19,800 sf Low Slope Roof Recoating	20,573	5	3				22,155					25,067						28,360
Total 05000 - Roofing	155,789						167,767					25,067						28,360
08000 - Rehab																		
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	126,075	20	4					139,163										
216 - Restrooms 2 Hallway Restrooms	33,114	20	6								38,403							
220 - Restrooms Companion Restroom	16,557	20	6								19,201							
318 - Restrooms 2 Racquetball Court Restrooms	13,860	20	18															
406 - Kitchen Clubhouse Kitchen	8,077	10	5						9,138									
560 - Operable Wall/Partition 1,296 sf [2] Agave	51,319	25	12															69,018
Total 08000 - Rehab	249,002							139,163	9,138	57,604								69,018
12000 - Pool																		
112 - Resurface 264 lf Pool	41,817	12	1		42,862													57,645
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,789	10	0	8,789										11,251				
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	40,116	15	14															56,683
738 - Equipment: Replacement Pool & Spa Equipment (50%)	24,445	5	1		25,057					28,349					32,075			
928 - Furniture: Misc Pool Area Furniture	8,582	6	4					9,473					10,985					

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																
Total 12000 - Pool	123,749			8,789	67,919			9,473		28,349				22,236	32,075		57,645	56,683
13000 - Spa																		
118 - Resurface Spa PebbleTec Resurface	6,461	8	4					7,132								8,690		
Total 13000 - Spa	6,461							7,132								8,690		
14000 - Recreation																		
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	35,639	3	2			37,444			40,323			43,423			46,762			50,357
211 - Exercise: Cardio Equipment Cybex Arc Trainer (2021 Only)[nr:1]	8,000	1	0	8,000														
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (50%)	38,445	8	2			40,391							49,213					
Total 14000 - Recreation	82,084			8,000		77,835			40,323			43,423		49,213	46,762			50,357
17000 - Tennis Court																		
120 - Reseal 14,000 sf [2] Tennis Courts	9,876	4	1		10,123				11,174				12,334					13,614
520 - Resurface 14,000 sf [2] Tennis Courts	39,125	21	18															
Total 17000 - Tennis Court	49,001				10,123				11,174				12,334					13,614
19000 - Fencing																		
140 - Chain Link: 10' 600 lf Tennis Court Fence	23,759	30	10											30,413				
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	12,116	30	6							14,051								
Total 19000 - Fencing	35,875									14,051				30,413				
20000 - Lighting																		
520 - Parking Lot 8 North Parking Lot Lights	22,628	40	16															
560 - Parking Lot 13 East Parking Lot Lights	36,771	40	29															
Total 20000 - Lighting	59,399																	
23000 - Mechanical Equipment																		
212 - HVAC 11 Rooftop Trane Units- 2008	157,673	15	2			165,655												
292 - HVAC 4 Rooftop Carrier Units- 2010	51,796	15	4					57,173										
328 - HVAC Rooftop Carrier Unit #16- 2014	10,769	15	8									13,121						
612 - Water Heater 2 Rennai Tankless Heaters	11,144	12	0	11,144												14,987		
Total 23000 - Mechanical Equipment	231,381			11,144		165,655		57,173				13,121				14,987		
24000 - Furnishings																		
900 - Miscellaneous Tables, Chairs, Misc	49,375	10	6							57,260								
Total 24000 - Furnishings	49,375									57,260								
24500 - Audio / Visual																		

See Section VI-b for Excluded Components

Reserve Component	Current	Life															
	Replacement Cost	Useful / Remaining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
748 - Piano Ocotillo Room Yamaha Upright	11,412	25 8									13,905						
804 - Stage Risers 4 Ocotillo Room- New	23,958	30 27															
808 - Stage Risers 2 Ocotillo Room- Older	807	30 18															
832 - Stage Curtains 2 Ocotillo Room	8,069	20 8									9,832						
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	16,680	10 8									20,323						
Total 24500 - Audio / Visual	60,927										44,059						
24600 - Safety / Access																	
210 - Fire Control Misc Fire Alarm System	19,384	20 9										24,208					
211 - Fire Control Misc Fire Panel (2021 Only)[nr:1]	8,833	1 0	8,833														
Total 24600 - Safety / Access	28,217		8,833									24,208					
25000 - Flooring																	
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	17,189	10 4				18,974											24,288
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,260	10 6							6,101								
430 - Tile 3,050 sf Clubhouse Walls & Floors	41,657	20 4				45,982											
620 - Vinyl 540 Sq. Yds. Clubhouse	83,794	15 1		85,889													
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	25,349	25 8									30,886						
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	34,918	40 39															
Total 25000 - Flooring	208,169			85,889		64,956		6,101			30,886						24,288
27000 - Appliances																	
800 - Miscellaneous 13 Kitchen Appliances (33%)	19,084	5 3				20,551					23,251						26,307
801 - Miscellaneous Dishwasher/Refrig (2021 Only)[nr:1]	6,850	1 0	6,850														
Total 27000 - Appliances	25,934		6,850			20,551					23,251						26,307
28000 - Water System																	
130 - Backflow Valves 4" Backflow	7,814	12 2			8,209												11,040
Total 28000 - Water System	7,814				8,209												11,040
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%			80,211	191,264	251,699	231,360	277,896	89,613	163,365	9,545	210,324	46,570	124,370	113,826	92,696	181,024	255,912
00050 - Desert Hills (DH)																	
01000 - Paving																	
120 - Asphalt: Sealing 104,016 sf Drives & Parking	13,080	5 3				14,086					15,937						18,031
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	9,562	5 3				10,297					11,651						13,182

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost		Remaining																
328 - Asphalt: Overlay w/ Interlayer 104,016 sf Drives & Parking	187,965	25	18																
329 - Asphalt: Overlay w/ Interlayer Lower Parking Lot (2021 Only)[nr:1]	68,777	1	0	68,777															
Total 01000 - Paving	279,384			68,777			24,383						27,588						31,213
02000 - Concrete																			
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	10,151	5	1		10,405						11,773							13,320	
Total 02000 - Concrete	10,151				10,405						11,773							13,320	
03000 - Painting: Exterior																			
124 - Stucco 30,135 sf Building Exterior	48,757	10	6								56,544								
Total 03000 - Painting: Exterior	48,757										56,544								
03500 - Painting: Interior																			
124 - Building 26,950 sf All Interior Spaces (50%)	13,885	5	0	13,885					15,710						17,774				
Total 03500 - Painting: Interior	13,885			13,885					15,710						17,774				
04000 - Structural Repairs																			
916 - Doors 54 Exterior & Interior Doors (25%)	22,693	10	3				24,438												31,283
Total 04000 - Structural Repairs	22,693						24,438												31,283
04500 - Decking/Balconies																			
200 - Resurface 1,778 sf Second Floor Deck	28,020	18	2			29,439													
Total 04500 - Decking/Balconies	28,020					29,439													
05000 - Roofing																			
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	93,558	20	3				100,752												
325 - Low Slope: Vinyl Roof Repairs (2021 Only)[nr:1]	5,860	1	0	5,860															
946 - Coating 13,700 sf Low Slope Roof Recoating	14,235	5	1		14,591						16,508							18,678	
Total 05000 - Roofing	113,653			5,860	14,591		100,752				16,508							18,678	
08000 - Rehab																			
218 - Locker Rooms 2 Men's & Women's	128,912	28	1		132,134														
222 - Bathrooms Add Companion Bathroom	16,557	20	1		16,971														
324 - Restrooms 2 Auditorium Lobby Restrooms	31,519	20	2			33,114													
466 - Cabinets 40 If Countertops & Cabinets	28,964	20	5						32,770										
570 - Operable Wall/Partition 770 sf [4] Room Dividers	34,847	21	13																48,037
Total 08000 - Rehab	240,799				149,106	33,114			32,770										48,037
12000 - Pool																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost																		
118 - Resurface 260 lf Pool	41,185	12	17																
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	12,923	10	6							14,986									
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	193,164	25	21																
742 - Equipment: Replacement Pool & Spa Equipment (50%)	27,335	5	1		28,018						31,700					35,865			
932 - Furniture: Misc Pool Area Furniture	11,880	6	4					13,113							15,207				
Total 12000 - Pool	286,485				28,018			13,113		46,686					15,207	35,865			
13000 - Spa																			
122 - Resurface Spa	8,704	8	1		8,922									10,871					
Total 13000 - Spa	8,704				8,922									10,871					
14000 - Recreation																			
140 - Sauna: Wood Kit Sauna	6,461	25	1		6,623														
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	18,438	3	1		18,899			20,353			21,918			23,603					25,418
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	25,012	8	3				26,936									32,818			
740 - Billiard Table 3 Billiards Room Tables	26,492	25	3				28,528												
744 - Billiard Table 2 Diamond Tables	18,153	25	0	18,153															
Total 14000 - Recreation	94,557			18,153	25,522		55,464	20,353			21,918			23,603	32,818			25,418	
17000 - Tennis Court																			
130 - Reseal 28,800 sf [4] Tennis Courts	19,752	4	1		20,246				22,347					24,667					27,228
Total 17000 - Tennis Court	19,752				20,246				22,347					24,667				27,228	
19000 - Fencing																			
150 - Chain Link: 10' 960 lf Tennis Court Fence	38,014	30	10												48,661				
Total 19000 - Fencing	38,014														48,661				
20000 - Lighting																			
210 - Pole Lights 7 Walkway Lights	7,722	20	5						8,737										
218 - Landscape 25 Walkway Lights	10,506	20	13																14,483
264 - Bollard Lights 22 Walkway Bollard Lights	20,802	20	13																28,676
530 - Parking Lot 11 Parking Lot Lights	28,002	40	15																
Total 20000 - Lighting	67,033								8,737										43,159
23000 - Mechanical Equipment																			
216 - HVAC 4 Rooftop Carrier Units- 2005	55,998	15	1		57,398														

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																	
296 - HVAC 3 Rooftop Carrier Units- 2007	36,824	15	1			37,745													
332 - HVAC 3 Rooftop Carrier Units- 2009	37,822	15	3				40,731												
360 - HVAC Rooftop Carrier Unit #8- 2018	10,892	15	12														14,648		
388 - HVAC 3 Rooftop Carrier Units- 2013	38,768	15	7									46,083							
412 - HVAC Rooftop Carrier Unit #11- 2019	10,626	15	13															14,648	
428 - HVAC Rooftop Carrier Unit #16- 2018	10,892	15	12														14,648		
444 - HVAC Ground Level Carrier Unit 17A/B- 2003	4,978	15	13															6,862	
446 - HVAC Ground Level- Carrier 3-ton Unit	4,738	15	13															6,531	
604 - Water Heater 2 Pool Equipment Area Water Heaters	7,564	12	4					8,350											
632 - Water Heater Men's Restroom's Janitor's Closet	1,366	15	7									1,624							
Total 23000 - Mechanical Equipment	220,468					95,143	40,731	8,350				47,707					29,296	28,041	
24000 - Furnishings																			
540 - Miscellaneous Folding Tables & Chairs	25,344	10	4					27,975											35,810
Total 24000 - Furnishings	25,344							27,975											35,810
24500 - Audio / Visual																			
152 - Projector Stage- EIKI	6,930	10	9										8,655						
174 - Projection Screen Stage- Electric Screen	9,044	20	18																
308 - PA System Sound Rack- Sound System	17,380	10	0	17,380												22,248			
752 - Piano Stage Yamaha Upright	11,134	25	9										13,905						
820 - Stage Curtains 2 Stage Curtains	15,543	20	6							18,025									
Total 24500 - Audio / Visual	60,030					17,380				18,025			22,559	22,248					
24600 - Safety / Access																			
220 - Fire Control Misc Fire Alarm System	19,384	20	1			19,869													
Total 24600 - Safety / Access	19,384					19,869													
25000 - Flooring																			
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	33,134	10	8									40,370							
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	7,259	10	0	7,259											9,292				
440 - Tile 975 sf Clubhouse Walls & Floors	29,076	20	1		29,803														
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	16,650	15	2			17,493													

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost																		
710 - Hardwood Floors 500 sf Stage- Replace	8,484	50	10												10,860				
Total 25000 - Flooring	94,603				7,259	29,803	17,493						40,370		20,152				
27000 - Appliances																			
160 - Ice Machine Tennis Courts	6,220	10	0		6,220										7,962				
740 - Miscellaneous 13 Kitchen Appliances (33%)	17,687	5	2				18,583					21,025					23,787		
Total 27000 - Appliances	23,907				6,220		18,583					21,025			7,962		23,787		
28000 - Water System																			
150 - Backflow Valves 6" Backflow	10,182	12	2				10,698												14,387
Total 28000 - Water System	10,182						10,698												14,387
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%					137,534	401,625	109,327	245,769	69,790	79,564	149,535	90,649	67,958	58,097	155,607	100,681	53,084	234,379	50,197
00060 - Canoa Hills (CH)																			
01000 - Paving																			
124 - Asphalt: Sealing 67,354 sf Parking Lot	11,556	5	5							13,074					14,792				
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	9,907	5	5							11,209					12,682				
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	125,784	25	0	125,784															
Total 01000 - Paving	147,247			125,784						24,283					27,474				
02000 - Concrete																			
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	8,079	2	3				8,700		9,141		9,603		10,090		10,600			11,137	
Total 02000 - Concrete	8,079						8,700		9,141		9,603		10,090		10,600			11,137	
03000 - Painting: Exterior																			
130 - Stucco 10,940 sf Building Exterior	25,194	10	9											31,464					
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,562	4	3				2,760				3,046				3,362				
Total 03000 - Painting: Exterior	27,757						2,760				3,046			31,464		3,362			
03500 - Painting: Interior																			
130 - Building 22,750 sf All Interior Spaces	19,360	10	1	19,844											25,403				
Total 03500 - Painting: Interior	19,360			19,844											25,403				
04000 - Structural Repairs																			
920 - Doors 47 Exterior & Interior Doors (25%)	19,752	10	3				21,270												27,228
Total 04000 - Structural Repairs	19,752						21,270												27,228
05000 - Roofing																			
328 - Low Slope: Vinyl 227 Squares- Building Roof	131,171	20	9											163,814					
950 - Coating 22,700 sf Low Slope Roof Recoating	18,420	5	0	18,420				20,841							23,579				

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total 05000 - Roofing	149,591				18,420					20,841				163,814	23,579				
08000 - Rehab																			
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	165,789	20	1		169,933														
330 - Restrooms 2 Restrooms	73,701	20	1		75,544														
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	38,807	25	18																
Total 08000 - Rehab	278,297				245,477														
12000 - Pool																			
124 - Resurface 274 lf Pool	49,600	12	3				53,414												
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	50,510	10	5						57,147										
746 - Equipment: Replacement Pool & Spa Equipment (50%)	28,056	5	2			29,477					33,350							37,733	
747 - Equipment: Replacement Equipment (2021 Only)[nr:1]	6,109	1	0	6,109															
936 - Furniture: Misc Pool Area Furniture	11,879	6	4				13,113							15,207					
Total 12000 - Pool	146,155				6,109	29,477	53,414	13,113	57,147		33,350			15,207				37,733	
13000 - Spa																			
126 - Resurface Spa	5,542	8	5						6,270										7,640
Total 13000 - Spa	5,542								6,270										7,640
14000 - Recreation																			
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	26,942	3	2			28,306			30,483			32,826				35,351			38,069
235 - Exercise: Cardio Equipment Arc Trainer (2021 Only)[nr:1]	8,000	1	0	8,000															
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	45,256	8	2			47,547								57,932					
Total 14000 - Recreation	80,199				8,000	75,854			30,483			32,826		57,932	35,351				38,069
17000 - Tennis Court																			
140 - Reseal 14,000 sf [2] Tennis Courts	9,430	4	3				10,155				11,209					12,373			
504 - Resurface 14,000 sf [2] Tennis Courts	43,538	21	11													57,125			
Total 17000 - Tennis Court	52,968						10,155				11,209					69,498			
19000 - Fencing																			
160 - Chain Link: 10' 580 lf Tennis Court Fence	22,967	30	10												29,400				
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,154	30	5						6,963										
Total 19000 - Fencing	29,121								6,963						29,400				
20000 - Lighting																			

See Section VI-b for Excluded Components

Reserve Component	Current	Life																
	Replacement Cost	Useful / Remaining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
220 - Pole Lights	67,885	40 15																
24 Parking Lot & Walkway Lights																		
Total 20000 - Lighting	67,885																	
23000 - Mechanical Equipment																		
220 - HVAC	51,300	15 2				53,897												
6 Rooftop Carrier Units- 2007																		
230 - HVAC	8,550	15 0	8,550															
Rooftop Carrier Unit #4- 2021																		
340 - HVAC	8,550	15 0	8,550															
Rooftop Carrier Unit #5- 2005																		
364 - HVAC	8,740	15 0	8,740															
Rooftop Carrier Unit #10- 2006																		
600 - Water Heater	13,577	12 4						14,986										
Pool Eq Room Heater & Tank																		
Total 23000 - Mechanical Equipment	90,717		25,840		53,897		14,986											
24000 - Furnishings																		
560 - Miscellaneous	13,553	10 3				14,595											18,683	
Folding Tables & Chairs																		
620 - Miscellaneous	9,051	12 1		9,278													12,477	
Lobby Furniture																		
Total 24000 - Furnishings	22,604			9,278		14,595											31,160	
24500 - Audio / Visual																		
156 - Projector	1,313	10 3				1,414											1,810	
Saguaro Room- Panasonic																		
166 - Projection Screen	17,630	20 18																
Saguaro Room- Electric Screen																		
316 - PA System	16,565	10 8									20,183							
Sound Rack- Sound System																		
330 - Miscellaneous	17,380	30 15																
Sound Rack- Total Induction Loop																		
756 - Piano	8,398	25 4					9,270											
Saguaro Room Yamaha Upright																		
812 - Stage Risers	3,993	30 2			4,195													
288 sf [6] Saguaro Room Risers																		
828 - Stage Curtains	14,986	20 11												19,663				
2 Saguaro Stage Curtains																		
Total 24500 - Audio / Visual	80,265				4,195	1,414	9,270				20,183		19,663			1,810		
24600 - Safety / Access																		
230 - Fire Control Misc	19,384	20 5							21,931									
Fire Alarm System																		
Total 24600 - Safety / Access	19,384								21,931									
25000 - Flooring																		
250 - Carpeting	5,125	10 9									6,400							
122 Sq. Yds. Mesquite Room																		
254 - Carpeting	17,559	10 2			18,448									23,615				
418 Sq. Yds. Clubhouse Carpeting																		
450 - Tile	88,436	20 1		90,647														
6,475 sf Clubhouse Walls & Floors																		
720 - Hardwood Floors	104,351	40 9									130,320							
6,150 sf Wood Floor- Replace																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																	
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	20,844	10	9											26,032					
Total 25000 - Flooring	236,316					90,647	18,448							162,752			23,615		
26000 - Outdoor Equipment																			
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	8,615	10	9											10,759					
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,413	15	1			4,523													
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	17,650	15	11													23,159			
856 - Shade Structure 144 sf Metal Roofed Shade Structure	3,782	30	13															5,214	
872 - Shade Structure Pool Area Wood Gazebo Structure	9,981	25	21																
Total 26000 - Outdoor Equipment	44,441					4,523								10,759		23,159		5,214	
27000 - Appliances																			
760 - Miscellaneous 18 Kitchen Appliances (33%)	23,919	5	2			25,130						28,432					32,169		
Total 27000 - Appliances	23,919					25,130						28,432					32,169		
28000 - Water System																			
154 - Backflow Valves 6" Backflow	10,182	12	2			10,698													14,387
Total 28000 - Water System	10,182					10,698													14,387
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%					184,153	369,769	217,699	112,309	37,369	177,059		85,641	53,010	378,879	153,591	187,037	93,517	84,189	52,456
00070 - Santa Rita Springs (SRS)																			
01000 - Paving																			
128 - Asphalt: Sealing 80,636 sf Parking Lots	9,980	5	0	9,980						11,291					12,775				
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	7,413	5	1		7,598						8,597					9,726			
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	105,508	25	1		108,146														
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	40,207	25	1		41,213														
Total 01000 - Paving	163,108			9,980	156,956					11,291	8,597				12,775	9,726			
02000 - Concrete																			
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	10,330	2	2			10,853		11,402		11,979		12,586		13,223		13,892			14,596
Total 02000 - Concrete	10,330					10,853		11,402		11,979		12,586		13,223		13,892			14,596
03000 - Painting: Exterior																			
136 - Stucco 28,540 sf Building Exterior	44,977	10	6								52,160								
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	12,541	4	1		12,855					14,189			15,662						17,288
Total 03000 - Painting: Exterior	57,518				12,855					14,189	52,160		15,662						17,288
03500 - Painting: Interior																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost																		
136 - Building 35,500 sf All Interior Spaces	30,211	10	1			30,966										39,639			
Total 03500 - Painting: Interior	30,211					30,966										39,639			
04000 - Structural Repairs																			
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	23,932	10	1			24,530										31,400			
924 - Doors 66 Exterior & Interior Doors (25%)	27,736	10	3				29,869											38,235	
Total 04000 - Structural Repairs	51,668					24,530	29,869									31,400		38,235	
04500 - Decking/Balconies																			
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	110,299	20	12															148,340	
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	25,812	5	2			27,119						30,682						34,714	
Total 04500 - Decking/Balconies	136,111					27,119						30,682						183,055	
05000 - Roofing																			
336 - Low Slope: Vinyl 68 Squares- Building Roof	39,293	20	3				42,315												
604 - Pitched: Tile 84 Squares- Building Roof	57,364	30	8										69,893						
954 - Coating 6,800 sf Low Slope Roof Recoating	21,012	5	3				22,628						25,602					28,966	
Total 05000 - Roofing	117,670						64,943						95,494					28,966	
08000 - Rehab																			
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	126,075	20	2			132,458													
336 - Restrooms 5 Restrooms	52,441	20	4					57,885											
412 - Kitchen Art Kitchenette	4,356	20	4					4,808											
472 - Cabinets 2 Art & Clay Counters & Cabinets	19,517	20	2			20,505													
Total 08000 - Rehab	202,388					152,962		62,693											
12000 - Pool																			
130 - Resurface 240 lf Pool	31,226	10	2			32,807												41,996	
408 - ADA Chair Lift Pool Area ADA Lift	3,481	10	8										4,241						
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	37,315	15	0	37,315															
750 - Equipment: Replacement Pool & Spa Equipment (50%)	27,675	5	2			29,076						32,897						37,220	
940 - Furniture: Misc Pool Area Furniture	7,920	6	4					8,742							10,138				
Total 12000 - Pool	107,617			37,315		61,883		8,742				32,897	4,241		10,138			79,216	
13000 - Spa																			
130 - Resurface Spa	7,905	8	0	7,905									9,631						

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost																	
Total 13000 - Spa	7,905			7,905								9,631						
14000 - Recreation																		
240 - Exercise: Cardio Equipment 12 Fitness Center Cardio Machines (25%)	18,805	3	3				20,251			21,808			23,485				25,291	
241 - Exercise: Cardio Equipment Equipment (2021 Only)[nr:1]	11,200	1	0	11,200														
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (50%)	32,307	8	2			33,942								41,355				
Total 14000 - Recreation	62,312			11,200		33,942	20,251			21,808			23,485	41,355			25,291	
19000 - Fencing																		
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	11,154	30	0	11,154														
Total 19000 - Fencing	11,154			11,154														
20000 - Lighting																		
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	23,114	25	7								27,475							
230 - Pole Lights 10 Bridge Lights	16,688	25	7								19,837							
280 - Pole Lights 5 2nd Level Deck- Pole Lights	6,566	25	7								7,805							
Total 20000 - Lighting	46,368										55,117							
23000 - Mechanical Equipment																		
232 - HVAC 6 Miscellaneous Units- 2013	29,785	15	7								35,405							
312 - HVAC Carrier Unit #8- 2016	6,803	15	10											8,708				
316 - HVAC Carrier Unit #3- 2018	6,803	15	12														9,149	
344 - HVAC 2 Carrier Units- 2019	13,577	15	13															18,716
368 - HVAC 2 Carrier Units- 2012	15,759	15	6							18,276								
392 - HVAC 2 Carrier Units- 2018	11,682	15	12														15,711	
416 - HVAC Carrier Unit #7- 2016	7,880	15	10											10,087				
436 - HVAC Carrier Unit #11- 2014	7,880	15	8									9,601						
448 - HVAC 8 Rooftop Carrier Units- 2018	98,458	15	12														132,415	
452 - HVAC 2 Carrier Units- 2007	30,284	15	1		31,041													
616 - Water Heater Bradford White Water Heater	9,981	12	8									12,161						
Total 23000 - Mechanical Equipment	238,892				31,041					18,276	35,405	21,761		18,795		157,275	18,716	
23500 - Elevator																		
200 - Modernize/Overhaul Anza Building Elevator	128,176	25	23															

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																	
300 - Cab Rehab	18,817	20	18																
Anza Elevator Cab																			
Total 23500 - Elevator	146,993																		
24000 - Furnishings																			
600 - Miscellaneous	57,928	10	0	57,928											74,153				
Anza Room Furniture																			
Total 24000 - Furnishings	57,928			57,928											74,153				
24500 - Audio / Visual																			
160 - Projector	1,313	4	1		1,346					1,486				1,640					1,810
3 Projectors (33%)																			
170 - Projection Screen	9,035	20	3				9,730												
Anza Room																			
324 - PA System	17,380	10	0	17,380											22,248				
Anza Room- Sound System																			
760 - Piano	7,310	25	17																
Anza Room Kawai Upright																			
Total 24500 - Audio / Visual	35,039			17,380	1,346		9,730		1,486				1,640	22,248					1,810
24600 - Safety / Access																			
240 - Fire Control Misc	32,307	20	4						35,661										
Fire Alarm System																			
241 - Fire Control Misc	9,400	1	0	9,400															
Sprinkler Pendants (2021 Only)[nr:1]																			
Total 24600 - Safety / Access	41,707			9,400					35,661										
25000 - Flooring																			
260 - Carpeting	55,965	10	1		57,364														73,431
1,400 Sq. Yds. Anza, Fiesta, Computer, Office																			
270 - Carpeting	15,990	10	1		16,390														20,980
400 Sq. Yds. Kino, Fitness, Office Areas																			
460 - Tile	24,926	20	1		25,549														
1,825 sf Clubhouse Walls & Floors																			
730 - Hardwood Floors	26,767	40	15																
2,150 sf Anza & Santa Cruz- Replace																			
760 - Hardwood Floors	14,592	10	5							16,510									
2,150 sf Anza & Santa Cruz- Refinish																			
Total 25000 - Flooring	138,241				99,303					16,510									94,411
26000 - Outdoor Equipment																			
804 - Shade Structure	2,206	15	9											2,755					
100 sf Small Shade Canopy																			
820 - Shade Structure	13,238	15	5							14,977									
600 sf NW of Pool- Large Shade Canopy																			
824 - Shade Structure	9,928	15	7									11,802							
450 sf Pool Equip Encl Shade Canopy																			
Total 26000 - Outdoor Equipment	25,373									14,977		11,802		2,755					
27000 - Appliances																			
780 - Miscellaneous	12,341	5	2			12,965						14,669						16,597	
10 Kitchen Appliances (33%)																			
781 - Miscellaneous	2,000	1	0	2,000															
Range (2021 Only)[nr:1]																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost																	
Total 27000 - Appliances	14,341			2,000		12,965					14,669					16,597		
28000 - Water System																		
142 - Backflow Valves 4" Backflow #1	9,210	12	9										11,502					
146 - Backflow Valves 4" Backflow #2	6,795	12	11												8,915			
Total 28000 - Water System	16,004												11,502		8,915			
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%				164,262	356,998	299,724	124,793	118,498	58,454	112,820	180,573	143,714	55,044	192,687	184,092	475,325	105,015	14,596
00080 - Canoa Ranch (CR)																		
01000 - Paving																		
132 - Asphalt: Sealing 64,068 sf Drives & Parking	11,227	5	2			11,795					13,345					15,099		
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	5,890	5	2			6,188					7,001					7,921		
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe	7,432	5	3				8,004					9,055					10,245	
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	115,776	25	12													155,705		
343 - Asphalt: Overlay w/ Interlayer 2021 Only[nr:1]	49,930	1	0	49,930														
Total 01000 - Paving	190,254			49,930		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%)	2,784	5	5						3,150						3,564			
Total 02000 - Concrete	2,784								3,150						3,564			
03000 - Painting: Exterior																		
142 - Stucco 14,760 sf Building Exterior	13,646	10	7								16,221							
406 - Wrought Iron 614 lf Metal Fencing & Railings	6,251	4	2			6,567				7,249				8,002				8,832
Total 03000 - Painting: Exterior	19,897					6,567				7,249	16,221			8,002				8,832
03500 - Painting: Interior																		
142 - Building 26,200 sf All Interior Spaces	16,685	10	1		17,102										21,892			
Total 03500 - Painting: Interior	16,685				17,102										21,892			
04000 - Structural Repairs																		
606 - Metal Railings 350 lf Parking & Pickleball	9,899	20	7								11,767							
928 - Doors 40 Exterior & Interior Doors (25%)	16,810	10	3				18,103										23,173	
932 - Doors 3 Pool East Patio Doors	54,308	20	7								64,555							
Total 04000 - Structural Repairs	81,017						18,103				76,321						23,173	
05000 - Roofing																		
200 - Low Slope: BUR 133 Squares- Building Roof	55,893	20	7								66,440							

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																	
608 - Pitched: Tile 45 Squares- Building Roof	30,731	30	17																
958 - Coating 13,300 sf Low Slope Roof Recoating	21,111	5	3				22,735						25,722						29,102
Total 05000 - Roofing	107,735						22,735					66,440	25,722						29,102
08000 - Rehab																			
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	136,581	20	7									162,352							
234 - Restrooms Companion Restroom Remodel	16,557	20	2				17,395												
Total 08000 - Rehab	153,138						17,395					162,352							
12000 - Pool																			
136 - Resurface 256 lf Pool	40,551	12	7									48,203							
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	11,390	10	8										13,878						
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	10,173	10	0	10,173											13,022				
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	40,731	15	1		41,749														
754 - Equipment: Replacement Pool & Spa Equipment (50%)	21,871	5	1		22,418					25,364						28,697			
Total 12000 - Pool	124,716			10,173	64,167					25,364	48,203	13,878		13,022	28,697				
13000 - Spa																			
134 - Resurface Spa	5,184	8	7									6,163							
Total 13000 - Spa	5,184											6,163							
14000 - Recreation																			
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	23,111	3	3				24,888			26,801			28,862						31,081
251 - Exercise: Cardio Equipment Cardio Machines (2021 Only)[nr:1]	15,000	1	0	15,000															
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)	58,796	8	2				61,772								75,263				
Total 14000 - Recreation	96,906			15,000		61,772	24,888		26,801			28,862		75,263					31,081
17500 - Basketball / Sport Court																			
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	6,613	4	3				7,122					7,861				8,677			
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	3,572	4	2			3,753				4,143					4,573				5,047
Total 17500 - Basketball / Sport Court	10,185					3,753	7,122		4,143	7,861				4,573	8,677				5,047
19000 - Fencing																			
100 - Chain Link 788 lf Pickleball & Basketball Courts	26,749	30	19																
230 - Wrought Iron: 6' 264 lf Patio Perimeter	10,753	30	17																
Total 19000 - Fencing	37,503																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																
23000 - Mechanical Equipment																		
100 - HVAC 435 IF [5] Pool Area Fabric Ducts	17,225	18	5						19,489									
236 - HVAC 6 Rooftop HVAC Units- 2008	81,318	15	2			85,435												
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	16,971	15	2			17,830												
636 - Water Heater 2 Shop	11,557	15	4					12,757										
Total 23000 - Mechanical Equipment	127,072					103,265		12,757	19,489									
24000 - Furnishings																		
540 - Miscellaneous Tables & Chairs	8,800	10	0	8,800										11,265				
Total 24000 - Furnishings	8,800			8,800										11,265				
24500 - Audio / Visual																		
164 - Projector Amado Room- EIKI	1,313	10	3				1,414											1,810
Total 24500 - Audio / Visual	1,313						1,414											1,810
24600 - Safety / Access																		
250 - Fire Control Misc Fire Alarm System	19,384	20	7										23,042					
Total 24600 - Safety / Access	19,384												23,042					
25000 - Flooring																		
280 - Carpeting 660 Sq. Yds. All Spaces	19,776	10	7										23,508					
470 - Tile 2,231 sf Clubhouse Walls & Floors	63,110	20	0	63,110														
Total 25000 - Flooring	82,886			63,110									23,508					
26000 - Outdoor Equipment																		
462 - Drinking Fountain 3 Drinking Fountains	8,825	15	3				9,504											
808 - Shade Structure 500 sf [3] Shade Canopies	11,032	15	5						12,481									
Total 26000 - Outdoor Equipment	19,857						9,504		12,481									
27000 - Appliances																		
248 - Ice Machine Pickleball Courts	6,220	10	0	6,220										7,962				
Total 27000 - Appliances	6,220			6,220										7,962				
28000 - Water System																		
162 - Backflow Valves 8" Backflow	14,473	12	10											18,527				
Total 28000 - Water System	14,473													18,527				
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%				153,233	81,269	210,736	91,768	12,757	35,120	63,557	450,456	48,655	28,862	142,177	59,267	209,806	64,331	13,880

00090 - Abrego South (AS)

01000 - Paving

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																	
147 - Asphalt: Sealing 14,200 sf 2020 Addition Area (2021 Only)[nr:1]	2,335	5	0		2,335														
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area	7,493	5	3				8,069						9,129						10,329
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area	5,989	5	5						6,776						7,666				
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	37,822	25	23																
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	30,229	25	24																
Total 01000 - Paving	83,868				2,335		8,069		6,776				9,129		7,666				10,329
02000 - Concrete																			
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	6,297	2	3				6,781		7,124		7,485		7,864		8,262				8,680
Total 02000 - Concrete	6,297						6,781		7,124		7,485		7,864		8,262				8,680
03000 - Painting: Exterior																			
200 - Surface Restoration 7,191 sf Exterior Surfaces	9,444	10	7									11,226							
Total 03000 - Painting: Exterior	9,444											11,226							
04000 - Structural Repairs																			
936 - Doors 16 Exterior & Interior Doors (25%)	6,724	10	3				7,241												9,269
Total 04000 - Structural Repairs	6,724						7,241												9,269
05000 - Roofing																			
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	28,314	20	10												36,245				
962 - Coating 4,900 sf Low Slope Roof Recoating	4,996	5	3				5,380						6,087						6,887
Total 05000 - Roofing	33,310						5,380						6,087		36,245				6,887
08000 - Rehab																			
236 - Locker Rooms 2 Men's & Women's	73,544	20	5						83,208										
342 - Restrooms 2 Restrooms	31,519	20	6								36,552								
Total 08000 - Rehab	105,062								83,208		36,552								
12000 - Pool																			
140 - Resurface 170 lf Pool	23,081	12	5						26,114										
422 - ADA Chair Lift Pool ADA Lift	4,056	10	8										4,942						
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	47,242	10	0	47,242											60,473				
758 - Equipment: Replacement Pool & Spa Equipment (50%)	17,630	5	1		18,071						20,445					23,132			
944 - Furniture: Misc Pool Area Furniture	7,354	6	4					8,118							9,414				
Total 12000 - Pool	99,364			47,242	18,071			8,118	26,114	20,445			4,942		69,887	23,132			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
	Cost	Remaining																	
13000 - Spa																			
138 - Resurface Spa	5,043	8	1		5,169								6,298						
418 - ADA Chair Lift Spa ADA Lift	4,791	10	6							5,556									
Total 13000 - Spa	9,834				5,169					5,556			6,298						
19000 - Fencing																			
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	7,297	20	10											9,341					
Total 19000 - Fencing	7,297													9,341					
20000 - Lighting																			
240 - Pole Lights 8 Shuffleboard Lights	10,862	20	5						12,289										
Total 20000 - Lighting	10,862								12,289										
23000 - Mechanical Equipment																			
240 - HVAC 2 Rooftop Carrier Units- 2011	21,538	15	5						24,368										
Total 23000 - Mechanical Equipment	21,538								24,368										
26000 - Outdoor Equipment																			
480 - Drinking Fountain Drinking Fountain	3,152	20	5						3,566										
812 - Shade Structure 564 [3] Volleyball Shade Canopies	12,444	15	11											16,327					
880 - Shade Structure 264 sf Pool Shade Canopy	5,825	15	8									7,097							
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	15,892	8	4					17,541								21,372			
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	31,519	7	4					34,791							41,355				
Total 26000 - Outdoor Equipment	68,830							52,332	3,566			7,097		57,682	21,372				
Total [Abrego South (AS)] Expenditures Inflated @ 2.50%				49,577	23,240		27,471	60,450	163,445	62,553	18,711	27,255	14,162	123,139	89,077	21,372	35,165		
00100 - Continental Vistas (CV)																			
01000 - Paving																			
404 - Asphalt: Overlay 6,726 sf Parking Lot	18,552	20	19																
Total 01000 - Paving	18,552																		
02000 - Concrete																			
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	7,941	2	2			8,343		8,765		9,209		9,675		10,165		10,679		11,220	
Total 02000 - Concrete	7,941					8,343		8,765		9,209		9,675		10,165		10,679		11,220	
03000 - Painting: Exterior																			
120 - Surface Restoration 3,600 sf Recreation Building & Walls	5,825	10	6							6,755									
Total 03000 - Painting: Exterior	5,825									6,755									
05000 - Roofing																			

See Section VI-b for Excluded Components

Reserve Component	Current		Life	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Replacement	Useful /																
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	22,000	20	0	22,000														
612 - Pitched: Tile 13 Squares- Pool Building Roof	14,000	30	0	14,000														
966 - Coating 2,000 sf Low Slope Roof Recoating	5,883	5	4					6,494					7,348					8,313
Total 05000 - Roofing	41,883			36,000				6,494					7,348					8,313
08000 - Rehab																		
242 - Locker Rooms 2 Men's & Women's	65,677	20	16															
246 - Bathrooms Companion Restroom	19,384	20	16															
Total 08000 - Rehab	85,061																	
12000 - Pool																		
146 - Resurface 180 lf Pool	27,714	12	9										34,612					
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	26,323	15	0	26,323														
762 - Equipment: Replacement Pool & Spa Equipment (50%)	18,326	5	1		18,784					21,252					24,045			
948 - Furniture: Misc Pool Area Furniture	7,354	6	1		7,538						8,742						10,138	
Total 12000 - Pool	79,717			26,323	26,322					21,252	8,742		34,612		24,045		10,138	
13000 - Spa																		
142 - Resurface Spa	7,561	8	0	7,561								9,212						
Total 13000 - Spa	7,561			7,561								9,212						
23000 - Mechanical Equipment																		
244 - HVAC Rooftop Carrier Unit #3- 2004	8,142	15	13															11,224
248 - HVAC 2 Rooftop Carrier Units- 2013	27,999	15	7								33,282							
800 - Water Heater Building Water Heater	5,253	12	4					5,798										
Total 23000 - Mechanical Equipment	41,395							5,798			33,282							11,224
25000 - Flooring																		
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	18,026	10	6							20,905								
Total 25000 - Flooring	18,026									20,905								
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%				69,884	26,322	8,343		21,058		58,120	42,024	18,887	41,959	10,165	24,045	10,679	21,362	19,533
00110 - Madera Vista (MV)																		
01000 - Paving																		
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	55,235	25	11												72,473			
Total 01000 - Paving	55,235														72,473			
02000 - Concrete																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost		Remaining																
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	6,359	2	1			6,518	6,848		7,195		7,559		7,942		8,344		8,766		
Total 02000 - Concrete	6,359					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	6,842	10	7									8,133							
Total 03000 - Painting: Exterior	6,842											8,133							
05000 - Roofing																			
616 - Pitched: Tile 39 Squares- Pool Building Roof	29,200	30	0	29,200															
Total 05000 - Roofing	29,200			29,200															
08000 - Rehab																			
248 - Restrooms 2 Men's & Women's	15,759	20	18																
480 - Shower Outdoor Pool Shower	8,615	15	1		8,831														
Total 08000 - Rehab	24,374				8,831														
12000 - Pool																			
154 - Resurface 156 lf Pool	21,180	12	7									25,177							
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	34,024	15	3				36,640												
766 - Equipment: Replacement Pool & Spa Equipment (50%)	16,816	5	2			17,667						19,989					22,616		
952 - Furniture: Misc Pool Area Furniture	7,354	6	4					8,118						9,414					
Total 12000 - Pool	79,375					17,667	36,640	8,118				45,166		9,414			22,616		
13000 - Spa																			
146 - Resurface Spa	4,728	8	3				5,091									6,203			
Total 13000 - Spa	4,728						5,091									6,203			
17000 - Tennis Court																			
540 - Reseal 7,200 sf Tennis Court	4,938	4	2			5,188				5,726				6,321					6,977
Total 17000 - Tennis Court	4,938					5,188				5,726				6,321					6,977
19000 - Fencing																			
170 - Chain Link: 10' 360 lf Tennis Court Fence	14,183	30	10											18,156					
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	15,478	30	5						17,512										
Total 19000 - Fencing	29,662								17,512					18,156					
20000 - Lighting																			
250 - Sports Field / Court 4 Tennis Court Lights	10,506	20	18																
Total 20000 - Lighting	10,506																		
25000 - Flooring																			

See Section VI-b for Excluded Components

Reserve Component	Current		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Replacement Cost	Life Useful /															
434 - Tile Recreation Room & Storage	10,447	20 19															
Total 25000 - Flooring	10,447																
26000 - Outdoor Equipment																	
816 - Shade Structure 264 sf Pool Shade Canopy	5,825	15 10											7,456				
834 - Shade Structure 336 sf Pool Equip Shade Canopy	7,413	15 10											9,490				
Total 26000 - Outdoor Equipment	13,238												16,946				
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%			29,200	15,349	22,855	48,580	8,118	24,707	5,726	60,858		7,942	50,837	87,020	22,616	8,766	6,977
00120 - Casa Paloma I (CPI)																	
01000 - Paving																	
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	40,290	25 2			42,330												
Total 01000 - Paving	40,290				42,330												
02000 - Concrete																	
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	11,472	2 3				12,354		12,979		13,636		14,326		15,052		15,814	
Total 02000 - Concrete	11,472					12,354		12,979		13,636		14,326		15,052		15,814	
03000 - Painting: Exterior																	
212 - Surface Restoration 7,470 sf Exterior Surfaces	9,810	10 5						11,099									
Total 03000 - Painting: Exterior	9,810							11,099									
05000 - Roofing																	
344 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	35,248	20 3				37,959											
970 - Coating 6,100 sf Low Slope Roof Recoating	14,499	5 3				15,613					17,665					19,987	
Total 05000 - Roofing	49,747					53,572					17,665					19,987	
08000 - Rehab																	
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	107,625	20 19															
256 - Restrooms Unisex Restroom	5,125	20 19															
418 - Kitchen Clubhouse Kitchen	7,354	20 10											9,414				
Total 08000 - Rehab	120,104												9,414				
12000 - Pool																	
160 - Resurface 200 lf Pool	27,154	12 7										32,278					
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	52,021	15 1		53,321													
770 - Equipment: Replacement Pool & Spa Equipment (50%)	20,667	5 2			21,713					24,567				27,795			
956 - Furniture: Misc Pool Area Furniture	7,354	6 4				8,118						9,414					

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																
Total 12000 - Pool	107,197			53,321	21,713			8,118			56,845			9,414		27,795		
13000 - Spa																		
150 - Resurface Spa	5,719	8	7								6,799							
Total 13000 - Spa	5,719										6,799							
23000 - Mechanical Equipment																		
256 - HVAC 2 Rooftop Carrier Units- 2011	17,650	15	5						19,970									
Total 23000 - Mechanical Equipment	17,650								19,970									
25000 - Flooring																		
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	11,275	20	19															
Total 25000 - Flooring	11,275																	
26000 - Outdoor Equipment																		
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	8,825	8	6							10,235								12,470
826 - Shade Structure 310 sf Pool Equip Shade Structure	8,142	30	24															
Total 26000 - Outdoor Equipment	16,968									10,235								12,470
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%				53,321	64,043	65,926		8,118	44,048	10,235	77,280	17,665	14,326	18,828	15,052	27,795	35,800	12,470
00130 - Casa Paloma II (CPII)																		
02000 - Concrete																		
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	9,832	2	2		10,330			10,852		11,402		11,979		12,586		13,223		13,892
Total 02000 - Concrete	9,832				10,330			10,852		11,402		11,979		12,586		13,223		13,892
04000 - Structural Repairs																		
952 - Doors 14 Exterior & Interior Doors (25%)	5,883	10	3				6,336											8,110
Total 04000 - Structural Repairs	5,883						6,336											8,110
05000 - Roofing																		
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	33,500	20	0	33,500														
974 - Coating 5,300 sf Low Slope Roof Recoating	7,769	5	3				8,367					9,466						10,710
Total 05000 - Roofing	41,269			33,500			8,367					9,466						10,710
08000 - Rehab																		
260 - Locker Rooms 2 Men's & Women's	73,544	20	1	75,382														
424 - Kitchen Clubhouse Kitchen	7,354	20	3				7,920											
Total 08000 - Rehab	80,898			75,382			7,920											
12000 - Pool																		
166 - Resurface 180 If Pool	24,439	10	5						27,650									

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																	
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	41,876	15	1			42,923													
774 - Equipment: Replacement Pool & Spa Equipment (50%)	20,041	5	1			20,542					23,241						26,295		
960 - Furniture: Misc Pool Area Furniture	7,354	6	4					8,118							9,414				
Total 12000 - Pool	93,711					63,465		8,118	27,650	23,241				9,414	26,295				
13000 - Spa																			
154 - Resurface Spa	5,222	8	5						5,908										7,198
Total 13000 - Spa	5,222								5,908										7,198
20000 - Lighting																			
260 - Pole Lights 8 Shuffleboard Lights	10,862	30	0		10,862														
Total 20000 - Lighting	10,862				10,862														
23000 - Mechanical Equipment																			
272 - HVAC 2 Rooftop Carrier Units- 2011	17,650	15	5						19,970										
Total 23000 - Mechanical Equipment	17,650								19,970										
25000 - Flooring																			
200 - Carpeting 1,284 sf Recreation Room	3,615	10	9											4,515					
400 - Tile 281 sf Kitchenette & Storage Closet	3,772	20	19																
Total 25000 - Flooring	7,387													4,515					
26000 - Outdoor Equipment																			
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	8,251	8	4					9,108											11,097
860 - Shade Structure 294 sf Pool Equip Shade Canopy	6,487	15	10											8,303					
Total 26000 - Outdoor Equipment	14,738							9,108						8,303					11,097
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%				44,362	138,847	10,330	22,623	28,078	53,528	34,643			21,445	4,515	30,303	26,295	24,319	26,019	13,892
00140 - Abrego North (AN)																			
01000 - Paving																			
420 - Asphalt: Major Repairs 14,105 sf Parking Area	79,727	25	2			83,763													
Total 01000 - Paving	79,727					83,763													
02000 - Concrete																			
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	6,141	5	2			6,452					7,300								8,260
Total 02000 - Concrete	6,141					6,452					7,300								8,260
03000 - Painting: Exterior																			
218 - Surface Restoration 5,892 sf Exterior Surfaces	7,738	10	5						8,755										
Total 03000 - Painting: Exterior	7,738								8,755										

See Section VI-b for Excluded Components

Reserve Component	Current Replacement			Life Useful /			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost																				
04000 - Structural Repairs																					
820 - Shed Shed	10,047	10	9													12,547					
Total 04000 - Structural Repairs	10,047															12,547					
05000 - Roofing																					
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	12,135	20	5								13,729										
978 - Coating 2,100 sf Low Slope Roof Recoating	2,395	5	3				2,580								2,919					3,302	
Total 05000 - Roofing	14,530						2,580				13,729				2,919					3,302	
08000 - Rehab																					
238 - Restrooms Companion Restroom Remodel	16,557	20	2				17,395														
266 - Locker Rooms 2 Men's & Women's	73,544	20	5								83,208										
270 - General 795 sf Recreation Room Tile- 2017	9,447	20	16																		
Total 08000 - Rehab	99,548						17,395				83,208										
12000 - Pool																					
172 - Resurface 230 lf Pool	31,228	10	5								35,331										
426 - ADA Chair Lift 2 Pool & Spa	12,923	10	6										14,986								
778 - Equipment: Replacement Pool & Spa Equipment (50%)	20,041	5	1			20,542							23,241							26,295	
964 - Furniture: Misc Pool Area Furniture	7,354	6	1			7,538								8,742						10,138	
Total 12000 - Pool	71,545					28,080					35,331		38,227	8,742						26,295	10,138
13000 - Spa																					
158 - Resurface Spa	5,542	8	3				5,968													7,272	
Total 13000 - Spa	5,542						5,968													7,272	
23000 - Mechanical Equipment																					
200 - HVAC HVAC	6,250	15	14																		8,831
400 - HVAC 2 Rooftop Rheem Units- 2005	12,454	15	14																		17,597
Total 23000 - Mechanical Equipment	18,704																				26,428
26000 - Outdoor Equipment																					
864 - Shade Structure 367 sf Pool Equip Shade Structure	9,639	30	22																		
868 - Shade Structure 378 sf [3] Pool Shade Canopies	8,340	15	11																		10,943
Total 26000 - Outdoor Equipment	17,979																				10,943
Total [Abrego North (AN)] Expenditures Inflated @ 2.50%						28,080	107,610	8,548		141,023	38,227	16,042	2,919	12,547		44,509	8,260	13,440		26,428	
00200 - Pickleball Center																					
01000 - Paving																					

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost		Remaining																
170 - Asphalt: Sealing 39,629 sf Parking Lot	6,885	5	0		6,885					7,790					8,813				
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (1%)	1,457	5	5							1,648					1,865				
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	71,613	25	24																
Total 01000 - Paving	79,955				6,885					9,438					10,679				
04000 - Structural Repairs																			
912 - Doors 7 Building Doors (50%)	5,740	20	19																
Total 04000 - Structural Repairs	5,740																		
05000 - Roofing																			
370 - Low Slope: Single-Ply 12 Squares- Center Roof	8,195	15	14																11,579
Total 05000 - Roofing	8,195																		11,579
08000 - Rehab																			
100 - General Office, Storage, Breezeway	5,125	10	9											6,400					
226 - Restrooms 2 Restrooms	15,375	10	9											19,201					
Total 08000 - Rehab	20,500													25,602					
17500 - Basketball / Sport Court																			
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	39,680	2	1		40,672		42,731		44,894		47,167		49,555		52,063				54,699
Total 17500 - Basketball / Sport Court	39,680				40,672		42,731		44,894		47,167		49,555		52,063				54,699
19000 - Fencing																			
174 - Chain Link: 4' 1,414 lf Court Fences	26,088	25	24																
178 - Chain Link: 8' 1,871 lf Court Fences	61,369	25	24																
780 - Gates 53 Court Gates	15,211	20	19																
Total 19000 - Fencing	102,668																		
23000 - Mechanical Equipment																			
470 - HVAC 3 Mini-split Units	8,764	15	14																12,383
870 - Septic System Septic System	7,687	20	19																
Total 23000 - Mechanical Equipment	16,451																		12,383
24000 - Furnishings																			
570 - Miscellaneous Interior/Exterior Furniture	20,500	10	9										25,602						
970 - Miscellaneous 900 sf Artificial Turf	7,969	10	9										9,953						
974 - Miscellaneous Entrance Gate	5,125	5	4					5,657					6,400						7,241
Total 24000 - Furnishings	33,594							5,657					41,955						7,241

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																	
26000 - Outdoor Equipment																			
884 - Shade Structure 3,510 sf [2] Shade Structures	11,152	7	6								12,933							15,373	
Total 26000 - Outdoor Equipment	11,152										12,933							15,373	
Total [Pickleball Center] Expenditures Inflated @ 2.50%					6,885	40,672		42,731	5,657	54,332	12,933	47,167		117,111	10,679	52,063		70,072	31,204
00700 - Facility Maintenance Shop (FMS)																			
01000 - Paving																			
136 - Asphalt: Sealing 29,074 sf Parking Area	4,582	5	4					5,058						5,722					6,474
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (2%)	2,138	5	4					2,360						2,670					3,021
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	58,037	25	23																
Total 01000 - Paving	64,757							7,418						8,392					9,495
03000 - Painting: Exterior																			
128 - Surface Restoration 5,000 sf Building Exterior	6,566	10	7									7,805							
412 - Wrought Iron 835 lf Perimeter Fence	7,895	4	1		8,093				8,933					9,860				10,884	
Total 03000 - Painting: Exterior	14,462				8,093				8,933			7,805		9,860				10,884	
03500 - Painting: Interior																			
152 - Building 10,000 sf All Interior Spaces	10,506	10	7									12,489							
Total 03500 - Painting: Interior	10,506											12,489							
04000 - Structural Repairs																			
800 - Shed Shed	5,535	10	9											6,912					
804 - Shed 3 Pre-Fab Sheds	16,153	10	7											19,201					
964 - Doors 24 Exterior & Interior Doors (25%)	10,086	10	7											11,989					
Total 04000 - Structural Repairs	31,774													31,190				6,912	
05000 - Roofing																			
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	8,090	20	17																
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	23,324	30	6								27,049								
860 - Skylights 10 Pitched & Low Slope Roof Skylights	8,405	20	17																
982 - Coating 1,400 sf Low Slope Roof Recoating	4,118	5	2			4,327						4,896						5,539	
Total 05000 - Roofing	43,937					4,327					27,049	4,896						5,539	
08000 - Rehab																			
108 - General Common Areas	16,557	20	17																
278 - Restrooms 2 Restrooms	31,519	20	17																

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																	
282 - General Break Room	22,063	20	17																
Total 08000 - Rehab	70,139																		
19000 - Fencing																			
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	29,827	30	27																
540 - Metal 165 lf Frontage Fencing	5,547	30	27																
Total 19000 - Fencing	35,375																		
23000 - Mechanical Equipment																			
208 - HVAC 4 Rooftop HVAC Units- 2018	23,114	15	12																31,085
224 - HVAC 2 Ground Level Bryant Units- 2017	26,581	15	11													34,876			
Total 23000 - Mechanical Equipment	49,695															34,876	31,085		
24000 - Furnishings																			
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	51,481	20	17																
Total 24000 - Furnishings	51,481																		
25000 - Flooring																			
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	6,556	10	2			6,888													8,817
480 - Tile 664 sf Floor & Wall Tile	16,743	20	17																
Total 25000 - Flooring	23,299					6,888													8,817
30000 - Miscellaneous																			
236 - Maintenance Equipment Genie Scissor Lift	17,194	20	19																
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	20,014	10	7									23,791							
Total 30000 - Miscellaneous	37,209											23,791							
Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50%					8,093	11,215		7,418	8,933	27,049	80,171		25,165		34,876	45,441	10,884	9,495	
08000 - General																			
22000 - Office Equipment																			
100 - Miscellaneous Facility Maintenance Shop Context Scanner	6,619	5	3				7,128						8,065						9,124
Total 22000 - Office Equipment	6,619						7,128						8,065						9,124
30000 - Miscellaneous																			
200 - Maintenance Equipment Vermeer Chipper	8,486	20	5						9,601										
700 - Trailer Load Trail	5,657	15	0	5,657															
704 - Trailer Top Hat- 2018	6,564	15	13																9,049
710 - Trailer Big Tex	5,657	15	1		5,798														

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Replacement Cost	Useful / Remaining															
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	33,942	10 0	33,942										43,449				
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	84,856	10 2			89,151										114,121		
844 - Vehicle 2016 Ford Fiesta- #26	19,800	10 5						22,401									
848 - Maintenance Truck 2011 Ford Ranger- #27	36,772	10 0	36,772										47,071				
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	66,229	10 5						74,932									
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	112,590	10 5						127,385									
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	39,422	10 6							45,718								
866 - Vehicle 2017 Ford Escape- #36	30,750	3 2			32,307			34,791			37,466			40,347			43,449
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	36,634	10 7								43,546							
872 - Maintenance Truck 2018 Ford F150- #38	39,102	10 7								46,480							
874 - Maintenance Truck Ford F250 PU- #39	37,518	10 7								44,597							
876 - Vehicle Ford Transit Connect- #40	34,208	10 7								40,663							
878 - Vehicle 2018 Ford Transit 150 Van- #41	34,209	10 8									41,681						
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	42,025	10 8									51,203						
882 - Vehicle 2018 Ford Transit 250 Van- #43	35,721	10 8									43,523						
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	31,273	10 8									38,103						
Total 30000 - Miscellaneous	741,414		76,371	5,798	121,458			269,110	45,718	175,286	211,976		90,520	40,347	114,121	9,049	43,449
Total [General] Expenditures Inflated @ 2.50%			76,371	5,798	121,458	7,128		269,110	45,718	175,286	220,040		90,520	40,347	114,121	18,173	43,449
Total Expenditures Inflated @ 2.50%			1,302,389	2,241,047	1,984,470	1,413,469	1,032,964	1,779,204	1,134,537	1,492,839	1,602,856	996,910	1,497,251	1,478,163	1,653,493	1,447,168	892,203
Total Current Replacement Cost	15,349,289																

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
00010 - Administrative Offices															
01000 - Paving															
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	8,449					9,559					10,815				
101 - Asphalt: Sealing Parking Lots- Seal, Stripe[nr:1]															
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	8,280					9,368					10,599				
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	16,728					18,927				67,243	21,414				
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								131,909							
930 - Coating 7,900 sf Low Slope Roof Recoating			11,063					12,516					14,161		
Total 05000 - Roofing			11,063					144,425					14,161		
08000 - Rehab															
300 - Restrooms 3 Main Bldg & Maint Restrooms	68,473														
400 - Kitchen Kitchen										12,778					
Total 08000 - Rehab	68,473									12,778					
22000 - Office Equipment															
200 - Computers, Misc. 5 IT Servers (20%)	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	26,121
240 - Computers, Misc. Office Computer Work Stations	26,641	27,307	27,990	28,690	29,407	30,142	30,896	31,668	32,460	33,272	34,103	34,956	35,830	36,726	37,644
270 - Network Equipment Routers & Switches	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	12,585
Total 22000 - Office Equipment	54,035	55,386	56,771	58,190	59,645	61,136	62,664	64,231	65,836	67,482	69,169	70,899	72,671	74,488	76,350
23000 - Mechanical Equipment															
200 - HVAC 3 Rooftop Carrier Units- 2010					67,141										

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
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									15,714						
Total 25000 - Flooring	21,132								15,714	27,051					
28000 - Water System															
134 - Backflow Valves 4" Backflow										9,839					
Total 28000 - Water System										9,839					
Total [Administrative Offices] Expenditures Inflated @ 2.50%	180,294	55,386	83,083	58,190	126,786	80,062	62,664	222,221	109,019	160,279	143,141	91,363	137,663	74,488	76,350
00020 - West Social Center (WC)															
01000 - Paving															
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking					12,129					13,723					15,526
108 - Asphalt: Sealing 75,321 sf West Parking Lot					20,479					23,171					26,215
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)					11,069					12,524					14,170
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					43,678					49,418					55,911
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										125,959
Total 03000 - Painting: Exterior					98,399										125,959
03500 - Painting: Interior															
106 - Building 24,000 sf All Interior Spaces								34,304							
Total 03500 - Painting: Interior								34,304							
04000 - Structural Repairs															

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
904 - Doors									53,394						
72 Exterior & Interior Doors (25%)									53,394						
Total 04000 - Structural Repairs									53,394						
05000 - Roofing															
300 - Low Slope: Metal											14,974				
3 Squares- Pool Eq Enclosure Shade Structure											14,974				
308 - Low Slope: Vinyl														462,199	
339 Squares- Building Flat Roofs														462,199	
600 - Pitched: Tile											30,386				
24 Squares- Tennis Ramada Roof											30,386				
934 - Coating				61,489					69,569					78,711	
33,900 sf Low Slope Roof Recoating				61,489					69,569					78,711	
935 - Coating															
Shuffleboard/Locker Room (2021 Only)[nr:1]															
Total 05000 - Roofing				61,489					69,569		30,386	14,974		540,910	
08000 - Rehab															
100 - General											11,537				
Tennis Ramada											11,537				
200 - Locker Rooms											175,302				
2 Pool Men's, Women's & Outdoor Shower											175,302				
306 - Restrooms								118,816							
4 Shops & Auditorium Restrooms								118,816							
460 - Cabinets											18,039				
2 Woodshop & Lapidary											18,039				
550 - Operable Wall/Partition											34,055				
320 sf Auditorium/Room 1											34,055				
Total 08000 - Rehab								118,816			238,933				
12000 - Pool															
100 - Resurface		67,182												90,353	
250 lf Pool		67,182												90,353	
600 - Deck: Re-Surface								73,905							
5,313 sf Pool/Spa Deck Coating								73,905							
728 - Equipment: Replacement				4,916										6,293	
Pool Digital Clocks				4,916										6,293	
730 - Equipment: Replacement								45,073				50,995			
Pool & Spa Equipment (50%)								45,073				50,995			
Total 12000 - Pool		107,020		4,916				73,905	45,073			50,995		96,645	
14000 - Recreation															
700 - Billiard Table								50,711							
4 Billiards Room Tables								50,711							
Total 14000 - Recreation								50,711							
17000 - Tennis Court															
100 - Reseal			43,941					48,503			53,538			59,096	
43,200 sf [6] Tennis Courts			43,941					48,503			53,538			59,096	
500 - Resurface															
43,200 sf [6] Tennis Courts															
600 - Lighting															
20 Court Lights															

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
724 - Screen 8,685 sf Tennis Court Fence Screens				7,400					8,373					9,473	
Total 17000 - Tennis Court		43,941		7,400		48,503			8,373	53,538				68,569	
17500 - Basketball / Sport Court															
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts								30,387							
Total 17500 - Basketball / Sport Court								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	97,470														
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	97,470	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								52,938							
508 - Tables 175 Auditorium Tables										101,170					
Total 24000 - Furnishings				127,492				52,938		101,170				163,201	
24500 - Audio / Visual															

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
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							17,103								
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		15,838	17,103				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						30,267									
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			120,012												
Total 25000 - Flooring		14,285	126,482			30,267		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			
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018													11,818		

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 26000 - Outdoor Equipment								18,087				50,521	62,442		
27000 - Appliances															
700 - Miscellaneous 24 Kitchen Appliances (33%)				42,139					47,677					53,942	
701 - Miscellaneous Appliances (2021 Only)[nr:1]															
702 - Stove 2 Vulcan 10-Burner & 6-Burner			10,615												
Total 27000 - Appliances			10,615	42,139					47,677					53,942	
28000 - Water System															
158 - Backflow Valves 4" Backflow										10,185					
Total 28000 - Water System										10,185					
30000 - Miscellaneous															
240 - Maintenance Equipment 2 Portable Lifts											41,951				
Total 30000 - Miscellaneous											41,951				
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%	220,485	173,669	277,114	341,781	173,149	168,514	192,930	358,897	191,742	214,310	416,148	152,427	194,859	1,106,799	181,870
00030 - East Social Center (EC)															
01000 - Paving															
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway				15,147					17,137					19,389	
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)				10,055					11,376					12,871	
213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)[nr:1]															
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot															
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway					159,979										
Total 01000 - Paving				185,181					28,513					32,260	
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		10,797
Total 02000 - Concrete	7,642		8,028		8,435		8,862		9,311		9,782		10,277		10,797
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						22,031									
Total 03500 - Painting: Interior						22,031									

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
04000 - Structural Repairs															
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											15,972				
312 - Restrooms 2 Lobby Hallway Restrooms											58,434				
Total 08000 - Rehab							194,107				74,406				
12000 - Pool															
106 - Resurface 165 lf Pool											40,238				
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs					11,203										14,341
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating		64,960													
734 - Equipment: Replacement Pool & Spa Equipment (50%)		30,079					34,032				38,504				
924 - Furniture: Misc Pool Area Furniture		11,757						13,634						15,811	
Total 12000 - Pool		106,796			11,203		34,032	13,634			40,238	38,504		15,811	14,341
13000 - Spa															
114 - Resurface Spa			8,227								10,024				
Total 13000 - Spa			8,227								10,024				
14000 - Recreation															
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)			41,327			44,505		47,927			51,612				55,580
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)				60,043							73,157				
720 - Billiard Table 2 Billiards Room											33,655				
Total 14000 - Recreation			41,327	60,043		44,505		47,927			33,655	124,768			55,580
17000 - Tennis Court															
110 - Reseal 14,400 sf [2] Tennis Courts				16,058				17,726			19,566				

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
510 - Resurface 14,400 sf [2] Tennis Courts															
Total 17000 - Tennis Court				16,058				17,726				19,566			
17500 - Basketball / Sport Court															
210 - Seal & Striping 18,200 sf [8] Pickleball Courts		28,799		30,257		31,789		33,398		35,089		36,866		38,732	
Total 17500 - Basketball / Sport Court		28,799		30,257		31,789		33,398		35,089		36,866		38,732	
19000 - Fencing															
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015										24,559					
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018													26,448		
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 8 Pickleball Court Lights				40,638										52,020	
Total 20000 - Lighting				40,638										52,020	
23000 - Mechanical Equipment															
288 - HVAC 4 Rooftop Carrier Units- 2018													80,240		
326 - HVAC Rooftop Carrier Unit #3- 2009				30,314											
356 - HVAC Rooftop Carrier Unit #4															17,305
384 - HVAC Rooftop Carrier Unit #8- 2008			29,575												
408 - HVAC 5 Rooftop Carrier Units- 2011						90,339									
424 - HVAC 2 Rooftop Carrier Units- 2018													34,380		
Total 23000 - Mechanical Equipment			29,575	30,314		90,339							114,620		17,305
24000 - Furnishings															
520 - Miscellaneous Tables & Chairs										54,230					
Total 24000 - Furnishings										54,230					
24500 - Audio / Visual															
300 - PA System Sound Rack- Sound System						16,386									
744 - Piano East Auditorium Yamaha Upright															

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 24500 - Audio / Visual						16,386									
24600 - Safety / Access															
100 - Fire Equipment Alarm & Sprinkler System										35,060					
101 - Fire Equipment Pendants (2021 Only)[nr:1]															
Total 24600 - Safety / Access										35,060					
25000 - Flooring															
220 - Carpeting 850 Sq. Yds. East Center Carpet						39,292									
420 - Tile 4,200 sf Clubhouse Walls & Floors											88,107				
421 - Tile Kitchen Tile (2021 Only)[nr:1]															
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	14,264														
Total 25000 - Flooring	14,264					39,292					88,107				
27000 - Appliances															
720 - Miscellaneous 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 4" Backflow													15,830		
Total 28000 - Water System													15,830		
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%	21,906	149,477	114,799	380,608	19,638	244,343	252,706	64,758	273,983	148,939	256,212	253,302	186,727	303,128	98,024
00040 - Las Campanas (LC)															
01000 - Paving															
116 - Asphalt: Sealing 70,468 sf Parking Lot	16,084					18,197					20,589				
117 - Asphalt: Sealing 48,452 sf East & South Lots (2021 Only)[nr:1]															
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	9,382					10,615					12,010				
320 - Asphalt: Overlay 27,246 sf North Parking Lot											53,533				
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot															
Total 01000 - Paving	25,466					28,812					86,131				
02000 - Concrete															
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	11,630		12,218		12,837		13,487		14,170		14,887		15,641		16,432
Total 02000 - Concrete	11,630		12,218		12,837		13,487		14,170		14,887		15,641		16,432
03000 - Painting: Exterior															
118 - Stucco 18,180 sf Building Exterior				39,065										50,006	

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 03000 - Painting: Exterior				39,065											50,006
03500 - Painting: Interior															
118 - Building 21,900 sf All Interior Spaces							31,302								
Total 03500 - Painting: Interior							31,302								
04000 - Structural Repairs															
912 - Doors 76 Exterior & Interior Doors (25%)										56,360					
Total 04000 - Structural Repairs										56,360					
05000 - Roofing															
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof									238,603						
942 - Coating 19,800 sf Low Slope Roof Recoating				32,087					36,304					41,074	
Total 05000 - Roofing				32,087					274,906					41,074	
08000 - Rehab															
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower										228,035					
216 - Restrooms 2 Hallway Restrooms												62,927			
220 - Restrooms Companion Restroom												31,464			
318 - Restrooms 2 Racquetball Court Restrooms				21,617											
406 - Kitchen Clubhouse Kitchen	11,697										14,974				
560 - Operable Wall/Partition 1,296 sf [2] Agave															
Total 08000 - Rehab	11,697			21,617						228,035	14,974	94,391			
12000 - Pool															
112 - Resurface 264 lf Pool											77,526				
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs							14,402								
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating															82,095
738 - Equipment: Replacement Pool & Spa Equipment (50%)		36,289					41,058					46,453			
928 - Furniture: Misc Pool Area Furniture		12,740						14,774						17,133	
Total 12000 - Pool		49,029					14,402	41,058	14,774		77,526	46,453		17,133	82,095
13000 - Spa															
118 - Resurface Spa PebbleTec Resurface								10,588						12,900	
Total 13000 - Spa								10,588						12,900	
14000 - Recreation															

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)			54,229			58,399			62,890			67,725			72,933
211 - Exercise: Cardio Equipment Cybex Arc Trainer (2021 Only)[nr:1]															
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (50%)				59,961								73,057			
Total 14000 - Recreation			54,229	59,961		58,399			62,890			140,782			72,933
17000 - Tennis Court															
120 - Reseal 14,000 sf [2] Tennis Courts			15,027				16,587				18,309				20,210
520 - Resurface 14,000 sf [2] Tennis Courts				61,022											
Total 17000 - Tennis Court			15,027	61,022			16,587				18,309				20,210
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															75,248
Total 20000 - Lighting		33,592													75,248
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 2 Rinnai Tankless Heaters											20,156				
Total 23000 - Mechanical Equipment			239,917		82,803				19,003		20,156				
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	

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop				26,015										33,301	
Total 24500 - Audio / Visual				27,274									46,665	49,411	
24600 - Safety / Access															
210 - Fire Control Misc Fire Alarm System															39,668
211 - Fire Control Misc Fire Panel (2021 Only)[nr:1]															39,668
Total 24600 - Safety / Access															79,336
25000 - Flooring															
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet										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		124,393													
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace															
740 - Vinyl 2,925 sf Agave & Ocotillo Floor															
Total 25000 - Flooring		132,202								106,437		9,996			
27000 - Appliances															
800 - Miscellaneous 13 Kitchen Appliances (33%)				29,764					33,675					38,100	
801 - Miscellaneous Dishwasher/Refrig (2021 Only)[nr:1]															
Total 27000 - Appliances				29,764					33,675					38,100	
28000 - Water System															
130 - Backflow Valves 4" Backflow													14,848		
Total 28000 - Water System													14,848		
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%	48,793	288,121	321,393	270,789	95,640	112,201	102,435	14,774	461,003	354,629	211,827	400,298	62,306	208,625	306,585
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											
329 - Asphalt: Overlay w/ Interlayer Lower Parking Lot (2021 Only)[nr:1]															
Total 01000 - Paving				328,475					39,955					45,206	
02000 - Concrete															

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
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 (50%)	20,110					22,752					25,742				
Total 03500 - Painting: Interior	20,110					22,752					25,742				
04000 - Structural Repairs															
916 - Doors 54 Exterior & Interior Doors (25%)									40,045						
Total 04000 - Structural Repairs									40,045						
04500 - Decking/Balconies															
200 - Resurface 1,778 sf Second Floor Deck						45,914									
Total 04500 - Decking/Balconies						45,914									
05000 - Roofing															
324 - Low Slope: Vinyl 137 Squares- Roof Replacement									165,094						
325 - Low Slope: Vinyl Roof Repairs (2021 Only)[nr:1]															
946 - Coating 13,700 sf Low Slope Roof Recoating		21,132				23,909						27,051			
Total 05000 - Roofing		21,132				23,909			165,094			27,051			
08000 - Rehab															
218 - Locker Rooms 2 Men's & Women's															263,806
222 - Bathrooms Add Companion Bathroom							27,809								
324 - Restrooms 2 Auditorium Lobby Restrooms								54,262							
466 - Cabinets 40 If Countertops & Cabinets											53,698				
570 - Operable Wall/Partition 770 sf [4] Room Dividers															
Total 08000 - Rehab							27,809	54,262			53,698				263,806
12000 - Pool															
118 - Resurface 260 If Pool			62,667												84,281
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts		19,184										24,557			
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating							324,434								
742 - Equipment: Replacement Pool & Spa Equipment (50%)		40,578					45,911					51,944			

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
932 - Furniture: Misc Pool Area Furniture		17,636						20,452						23,718	
Total 12000 - Pool		77,398	62,667				370,345	20,452				76,501		23,718	84,281
13000 - Spa															
122 - Resurface Spa			13,245								16,138				
Total 13000 - Spa			13,245								16,138				
14000 - Recreation															
140 - Sauna: Wood Kit Sauna												12,278			
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)		27,372			29,477			31,743			34,184			36,812	
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)					39,986								48,719		
740 - Billiard Table 3 Billiards Room Tables														52,890	
744 - Billiard Table 2 Diamond Tables											33,655				
Total 14000 - Recreation		27,372			69,463			31,743			67,839	12,278	48,719	89,702	
17000 - Tennis Court															
130 - Reseal 28,800 sf [4] Tennis Courts			30,055					33,175			36,619				40,420
Total 17000 - Tennis Court			30,055					33,175			36,619				40,420
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							

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
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							
Total 23000 - Mechanical Equipment		149,025		58,990				69,093					42,430	55,714	
24000 - Furnishings															
540 - Miscellaneous Folding Tables & Chairs										45,840					
Total 24000 - Furnishings										45,840					
24500 - Audio / Visual															
152 - Projector Stage- EIKI					11,079										14,182
174 - Projection Screen Stage- Electric Screen			14,105												
308 - PA System Sound Rack- Sound System						28,479									
752 - Piano Stage Yamaha Upright															
820 - Stage Curtains 2 Stage Curtains											29,536				
Total 24500 - Audio / Visual			14,105		11,079	28,479					29,536				14,182
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 384 Sq. Yds. Clubhouse Carpet						11,895									
440 - Tile 975 sf Clubhouse Walls & Floors								48,836							
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl			25,335												
710 - Hardwood Floors 500 sf Stage- Replace															
Total 25000 - Flooring			25,335	51,677		11,895	48,836							66,151	
27000 - Appliances															
160 - Ice Machine Tennis Courts						10,192									
740 - Miscellaneous 13 Kitchen Appliances (33%)			26,913					30,450					34,451		

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 27000 - Appliances			26,913			10,192		30,450					34,451		
28000 - Water System															
150 - Backflow Valves 6" Backflow												19,349			
Total 28000 - Water System												19,349			
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%	60,665	362,378	158,216	453,248	80,541	119,233	553,681	206,000	245,094	45,840	214,351	276,659	125,600	280,491	402,688
00060 - Canoa Hills (CH)															
01000 - Paving															
124 - Asphalt: Sealing 67,354 sf Parking Lot	16,736					18,936					21,424				
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	14,348					16,234					18,367				
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot											233,197				
Total 01000 - Paving	31,084					35,169					272,987				
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		16,533
Total 02000 - Concrete	11,701		12,293		12,916		13,569		14,256		14,978		15,736		16,533
03000 - Painting: Exterior															
130 - Stucco 10,940 sf Building Exterior					40,277										51,558
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		51,558
03500 - Painting: Interior															
130 - Building 22,750 sf All Interior Spaces								32,517							
Total 03500 - Painting: Interior								32,517							
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															268,428
950 - Coating 22,700 sf Low Slope Roof Recoating	26,678					30,183					34,150				
Total 05000 - Roofing	26,678					30,183					34,150				268,428
08000 - Rehab															
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower								278,456							
330 - Restrooms 2 Restrooms								123,787							
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider				60,526											

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 08000 - Rehab				60,526			402,243								
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				
746 - Equipment: Replacement Pool & Spa Equipment (50%)			42,691					48,301					54,648		
747 - Equipment: Replacement Equipment (2021 Only)[nr:1]															
936 - Furniture: Misc Pool Area Furniture		17,635						20,451						23,717	
Total 12000 - Pool	144,989	17,635	42,691					68,752			93,642		151,259	23,717	
13000 - Spa															
126 - Resurface Spa							9,308								11,341
Total 13000 - Spa							9,308								11,341
14000 - Recreation															
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)			40,996			44,148		47,543				51,198			55,135
235 - Exercise: Cardio Equipment Arc Trainer (2021 Only)[nr:1]															
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)				70,584								86,000			
Total 14000 - Recreation			40,996	70,584		44,148		47,543				137,198			55,135
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 6 Rooftop Carrier Units- 2007			78,059												
230 - HVAC Rooftop Carrier Unit #4- 2021	12,383														

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
340 - HVAC Rooftop Carrier Unit #5- 2005	12,383														
364 - HVAC Rooftop Carrier Unit #10- 2006	12,658														
600 - Water Heater Pool Eq Room Heater & Tank		20,155												27,106	
Total 23000 - Mechanical Equipment	37,424	20,155	78,059											27,106	
24000 - Furnishings															
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															17,186
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	17,186
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										10,488
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting								30,230							
450 - Tile 6,475 sf Clubhouse Walls & Floors							148,536								
720 - Hardwood Floors 6,150 sf Wood Floor- Replace															
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish				33,323											42,656
Total 25000 - Flooring				41,516		148,536	30,230								53,144
26000 - Outdoor Equipment															
302 - Bocce Ct. Resurface 4 Bocce Ball Courts				13,773											17,630
848 - Shade Structure 200 sf Tennis Court Shade Canopy		6,551													

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
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			17,630
27000 - Appliances															
760 - Miscellaneous 18 Kitchen Appliances (33%)			36,396					41,179					46,590		
Total 27000 - Appliances			36,396					41,179					46,590		
28000 - Water System															
154 - Backflow Valves 6" Backflow												19,349			
Total 28000 - Water System												19,349			
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%	392,733	44,341	210,435	184,443	127,653	109,501	622,938	140,161	144,049		468,475	190,089	236,945	83,896	490,955
00070 - Santa Rita Springs (SRS)															
01000 - Paving															
128 - Asphalt: Sealing 80,636 sf Parking Lots	14,454					16,353					18,502				
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)		11,004					12,450					14,087			
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots												200,496			
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot												76,406			
Total 01000 - Paving	14,454	11,004				16,353	12,450				18,502	290,988			
02000 - Concrete															
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)		15,335		16,111		16,926		17,783		18,684		19,630		20,623	
Total 02000 - Concrete		15,335		16,111		16,926		17,783		18,684		19,630		20,623	
03000 - Painting: Exterior															
136 - Stucco 28,540 sf Building Exterior		66,769										85,470			
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings			19,083				21,064				23,251			25,664	
Total 03000 - Painting: Exterior		66,769	19,083				21,064				23,251	85,470		25,664	
03500 - Painting: Interior															
136 - Building 35,500 sf All Interior Spaces							50,741								
Total 03500 - Painting: Interior							50,741								
04000 - Structural Repairs															
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)							40,195								
924 - Doors 66 Exterior & Interior Doors (25%)									48,944						

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 04000 - Structural Repairs							40,195		48,944						
04500 - Decking/Balconies															
206 - Resurface 12,664 sf Elastomeric Deck- Resurface															
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair			39,276					44,437					50,276		
Total 04500 - Decking/Balconies			39,276					44,437					50,276		
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							217,047								
336 - Restrooms 5 Restrooms										94,851					
412 - Kitchen Art Kitchenette										7,879					
472 - Cabinets 2 Art & Clay Counters & Cabinets								33,600							
Total 08000 - Rehab								250,647		102,730					
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	54,043														
750 - Equipment: Replacement Pool & Spa Equipment (50%)			42,111					47,644					53,905		
940 - Furniture: Misc Pool Area Furniture		11,757						13,635						15,812	
Total 12000 - Pool	54,043	11,757	42,111	5,429				115,037					53,905	22,761	
13000 - Spa															
130 - Resurface Spa		11,735								14,298					
Total 13000 - Spa		11,735								14,298					
14000 - Recreation															
240 - Exercise: Cardio Equipment 12 Fitness Center Cardio Machines (25%)	27,235			29,330				31,585		34,013				36,629	
241 - Exercise: Cardio Equipment Equipment (2021 Only)[nr:1]															
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (50%)				50,388								61,392			

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 14000 - Recreation	27,235			79,717			31,585			34,013		61,392	36,629		
19000 - Fencing															
220 - Wrought Iron: 5' 348 If Pool Perimeter Fence															
Total 19000 - Fencing															
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															

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
160 - Projector 3 Projectors (33%)			1,998				2,206				2,435				2,688
170 - Projection Screen Anza Room									15,944						
324 - PA System Anza Room- Sound System						28,479									
760 - Piano Anza Room Kawai Upright			11,124												
Total 24500 - Audio / Visual			13,122			28,479	2,206		15,944		2,435				2,688
24600 - Safety / Access															
240 - Fire Control Misc Fire Alarm System											58,434				
241 - Fire Control Misc Sprinkler Pendants (2021 Only)[nr:1]															
Total 24600 - Safety / Access											58,434				
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%)			18,778					21,245						24,037	
781 - Miscellaneous Range (2021 Only)[nr:1]															
Total 27000 - Appliances			18,778					21,245						24,037	
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%	155,633	161,557	132,369	163,377		194,728	362,899	517,520	423,380	232,149	98,461	457,480	392,629	112,442	28,352

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
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															
343 - Asphalt: Overlay w/ Interlayer 2021 Only[nr:1]															
Total 01000 - Paving			26,045	11,592				29,467	13,115				33,339	14,838	
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				9,749				10,761				11,878			
Total 03000 - Painting: Exterior			20,765	9,749				10,761				11,878	26,580		
03500 - Painting: Interior															
142 - Building 26,200 sf All Interior Spaces							28,024								
Total 03500 - Painting: Interior							28,024								
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								

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 08000 - Rehab								28,504					266,033		
12000 - Pool															
136 - Resurface 256 lf Pool					64,827										
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019				17,765										22,740	
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021						16,670									
636 - Deck: Re-Surface 2,650 sf Pool Area Decking		60,465													
754 - Equipment: Replacement Pool & Spa Equipment (50%)		32,468					36,735					41,562			
Total 12000 - Pool		92,933		17,765	64,827	16,670	36,735					41,562		22,740	
13000 - Spa															
134 - Resurface Spa	7,509								9,149						
Total 13000 - Spa	7,509								9,149						
14000 - Recreation															
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	33,471			36,045			38,816			41,801				45,015	
251 - Exercise: Cardio Equipment Cardio Machines (2021 Only)[nr:1]															
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)				91,701								111,729			
Total 14000 - Recreation	33,471			127,746			38,816			41,801		111,729		45,015	
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				5,571				6,150				6,788			
Total 17500 - Basketball / Sport Court	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	

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 23000 - Mechanical Equipment			149,559		18,475				30,396						
24000 - Furnishings															
540 - Miscellaneous Tables & Chairs						14,420									
Total 24000 - Furnishings						14,420									
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						103,413									
Total 25000 - Flooring			30,092			103,413								38,520	
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									
27000 - Appliances															
248 - Ice Machine Pickleball Courts						10,192									
Total 27000 - Appliances						10,192									
28000 - Water System															
162 - Backflow Valves 8" Backflow								24,916							
Total 28000 - Water System								24,916							
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%	54,590	92,933	289,583	219,113	136,637	167,333	103,575	99,799	133,563	41,801	5,162	171,957	694,055	79,727	
00090 - Abrego South (AS)															
01000 - Paving															
147 - Asphalt: Sealing 14,200 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					

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
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%)	9,120		9,582		10,067		10,576		11,112		11,674		12,265		12,886
Total 02000 - Concrete	9,120		9,582		10,067		10,576		11,112		11,674		12,265		12,886
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				
342 - Restrooms 2 Restrooms												59,895			
Total 08000 - Rehab											136,346	59,895			
12000 - Pool															
140 - Resurface 170 lf Pool				35,121											47,234
422 - ADA Chair Lift Pool ADA Lift				6,327										8,099	
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating							77,411								
758 - Equipment: Replacement Pool & Spa Equipment (50%)		26,172					29,611					33,502			
944 - Furniture: Misc Pool Area Furniture		10,918						12,661						14,683	
Total 12000 - Pool		37,089	35,121	6,327		77,411	29,611	12,661				33,502		22,782	47,234
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															

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 19000 - Fencing															
20000 - Lighting															
240 - Pole Lights											20,137				
8 Shuffleboard Lights															
Total 20000 - Lighting											20,137				
23000 - Mechanical Equipment															
240 - HVAC						35,292									
2 Rooftop Carrier Units- 2011															
Total 23000 - Mechanical Equipment						35,292									
26000 - Outdoor Equipment															
480 - Drinking Fountain											5,843				
Drinking Fountain															
812 - Shade Structure												23,646			
564 [3] Volleyball Shade Canopies															
880 - Shade Structure									10,278						
264 sf Pool Shade Canopy															
900 - Shuffleboard Court						26,040									31,727
3,744 sf [12] Shuffleboard Courts															
910 - Miscellaneous				49,158							58,434				
3,500 sf [2] Volleyball Court Sand															
Total 26000 - Outdoor Equipment				49,158		26,040			10,278		64,277	23,646		31,727	
Total [Abrego South (AS)] Expenditures Inflated @ 2.50%	17,793	44,201	66,746	74,963	10,067	148,556	40,187	12,661	122,035	54,676	252,886	126,147	30,660	79,442	60,120
00100 - Continental Vistas (CV)															
01000 - Paving															
404 - Asphalt: Overlay					29,659										
6,726 sf Parking Lot															
Total 01000 - Paving					29,659										
02000 - Concrete															
448 - Pool Deck		11,788		12,385		13,012		13,670		14,363		15,090		15,854	
4,748 sf Pool/Spa Area Concrete Repair (6%)															
Total 02000 - Concrete		11,788		12,385		13,012		13,670		14,363		15,090		15,854	
03000 - Painting: Exterior															
120 - Surface Restoration		8,647										11,069			
3,600 sf Recreation Building & Walls															
Total 03000 - Painting: Exterior		8,647										11,069			
05000 - Roofing															
340 - Low Slope: Vinyl						36,050									
20 Squares- Pool Building Roof															
612 - Pitched: Tile															
13 Squares- Pool Building Roof															
966 - Coating				9,406						10,642					12,040
2,000 sf Low Slope Roof Recoating															
Total 05000 - Roofing				9,406		36,050				10,642					12,040
08000 - Rehab															
242 - Locker Rooms		97,498													
2 Men's & Women's															

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
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	38,124														
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	38,124	27,204			11,757		77,328				13,635	34,824			
13000 - Spa															
142 - Resurface Spa		11,224								13,676					
Total 13000 - Spa		11,224								13,676					
23000 - Mechanical Equipment															
244 - HVAC Rooftop Carrier Unit #3- 2004															16,256
248 - HVAC 2 Rooftop Carrier Units- 2013								48,203							
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%	38,124	219,695		12,385	50,822	49,061	77,328	61,873		38,680	13,635	95,237		42,598	12,040
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		13,013
Total 02000 - Concrete	9,210		9,676		10,166		10,681		11,221		11,789		12,386		13,013
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															

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
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		
17000 - Tennis Court															
540 - Reseal 7,200 sf Tennis Court				7,701				8,501					9,384		
Total 17000 - Tennis Court				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											24,542				
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%	9,210	23,707	45,675	101,733	68,285		10,681	50,112	11,221		36,332	9,384	67,677	14,683	13,013

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
00120 - Casa Paloma I (CPI)															
01000 - Paving															
412 - Asphalt: Major Repairs 7,128 sf Parking Areas															78,477
Total 01000 - Paving															78,477
02000 - Concrete															
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	16,614		17,455		18,339		19,267		20,243		21,268		22,344		23,475
Total 02000 - Concrete	16,614		17,455		18,339		19,267		20,243		21,268		22,344		23,475
03000 - Painting: Exterior															
212 - Surface Restoration 7,470 sf Exterior Surfaces	14,208										18,188				
Total 03000 - Painting: Exterior	14,208										18,188				
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				87,784							28,946
08000 - Rehab															
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 lf Pool					43,410										
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating		77,225													
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		88,143	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															

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
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								15,193							
826 - Shade Structure 310 sf Pool Equip Shade Structure										14,727					
Total 26000 - Outdoor Equipment								15,193		14,727					
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%	39,106	88,143	48,903	22,613	260,022	28,922	19,267	63,434	118,120	14,727	39,455		141,077	43,629	23,475
00130 - Casa Paloma II (CPII)															
02000 - Concrete															
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)		14,595		15,334		16,111		16,926		17,783		18,683		19,629	
Total 02000 - Concrete		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			
Total 04000 - Structural Repairs												10,382			
05000 - Roofing															
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs						54,894									
974 - Coating 5,300 sf Low Slope Roof Recoating				12,118					13,710					15,512	
Total 05000 - Roofing				12,118		54,894			13,710					15,512	
08000 - Rehab															
260 - Locker Rooms 2 Men's & Women's							123,523								
424 - Kitchen Clubhouse Kitchen													12,978		
Total 08000 - Rehab							123,523						12,978		
12000 - Pool															
166 - Resurface 180 lf Pool	35,395										45,309				
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating		62,166													
774 - Equipment: Replacement Pool & Spa Equipment (50%)		29,750					33,660					38,083			
960 - Furniture: Misc Pool Area Furniture		10,918						12,661						14,683	
Total 12000 - Pool	35,395	102,834					33,660	12,661			45,309	38,083		14,683	
13000 - Spa															
154 - Resurface Spa							8,770								10,686
Total 13000 - Spa							8,770								10,686
20000 - Lighting															

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
260 - Pole Lights 8 Shuffleboard Lights Total 20000 - Lighting															
23000 - Mechanical Equipment															
272 - HVAC 2 Rooftop Carrier Units- 2011 Total 23000 - Mechanical Equipment						28,922									
25000 - Flooring															
200 - Carpeting 1,284 sf Recreation Room					5,779										7,398
400 - Tile 281 sf Kitchenette & Storage Closet Total 25000 - Flooring					6,030										7,398
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 Total 26000 - Outdoor Equipment										12,026				16,473	
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%	35,395	117,429		27,452	11,809	113,447	165,953	29,587	37,070	17,783	57,334	56,766		66,297	18,083
00140 - Abrego North (AN)															
01000 - Paving															
420 - Asphalt: Major Repairs 14,105 sf Parking Area Total 01000 - Paving													155,291		
02000 - Concrete															
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%) Total 02000 - Concrete			9,345					10,573					11,962		
03000 - Painting: Exterior															
218 - Surface Restoration 5,892 sf Exterior Surfaces Total 03000 - Painting: Exterior		11,207									14,346				
04000 - Structural Repairs															
820 - Shed Shed Total 04000 - Structural Repairs					16,062										20,560
05000 - Roofing															
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof											22,497				
978 - Coating 2,100 sf Low Slope Roof Recoating Total 05000 - Roofing				3,736				4,227					4,782		
08000 - Rehab															

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
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 230 If Pool	45,227										57,894				
426 - ADA Chair Lift 2 Pool & Spa		19,184											24,557		
778 - Equipment: Replacement Pool & Spa Equipment (50%)		29,750					33,660						38,083		
964 - Furniture: Misc Pool Area Furniture					11,757						13,635				
Total 12000 - Pool	45,227	48,934			11,757		33,660				71,529		62,640		
13000 - Spa															
158 - Resurface Spa					8,860								10,795		
Total 13000 - Spa					8,860								10,795		
23000 - Mechanical Equipment															
200 - HVAC HVAC															12,790
400 - HVAC 2 Rooftop Rheem Units- 2005															25,485
Total 23000 - Mechanical Equipment															38,275
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 (AN)] Expenditures Inflated @ 2.50%	56,434	62,958	9,345	3,736	36,679		33,660	55,672	4,227		244,717	78,488	178,049	4,782	58,836
00200 - Pickleball Center															
01000 - Paving															
170 - Asphalt: Sealing 39,629 sf Parking Lot	9,972					11,282					12,764				
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	12,082					13,669				129,528	15,466				
04000 - Structural Repairs															
912 - Doors 7 Building Doors (50%)					9,176										
Total 04000 - Structural Repairs					9,176										

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
05000 - Roofing															
370 - Low Slope: Single-Ply 12 Squares- Center Roof															16,770
Total 05000 - Roofing															16,770
08000 - Rehab															
100 - General Office, Storage, Breezeway					8,193										10,488
226 - Restrooms 2 Restrooms					24,579										31,464
Total 08000 - Rehab					32,772										41,951
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		81,201
Total 17500 - Basketball / Sport Court	57,468		60,378		63,434		66,645		70,019		73,564		77,288		81,201
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															17,934
870 - Septic System Septic System					12,290										
Total 23000 - Mechanical Equipment					12,290										17,934
24000 - Furnishings															
570 - Miscellaneous Interior/Exterior Furniture					32,772										41,951
970 - Miscellaneous 900 sf Artificial Turf					12,740										16,309
974 - Miscellaneous Entrance Gate					8,193					9,270					10,488
Total 24000 - Furnishings					53,706					9,270					68,748
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%	69,550		60,378		195,695	31,943	66,645		70,019	296,983	89,030		99,010		226,604
00700 - Facility Maintenance Shop (FMS)															
01000 - Paving															
136 - Asphalt: Sealing 29,074 sf Parking Area					7,325					8,287					9,376
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (2%)					3,418					3,867					4,376

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area									102,413						
Total 01000 - Paving					10,743				102,413	12,155					13,752
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				16,157
Total 03000 - Painting: Exterior			22,005				13,261				14,638		12,790		16,157
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										11,327
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		11,327
05000 - Roofing															
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															

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
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%			350,273		47,079		13,261	18,377	102,413	12,155	14,638	50,511	245,293		41,236
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				

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
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			46,790			50,387			54,262			58,434			62,927
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	295,851	66,920	271,170	223,388		166,261		146,085	54,262		383,959	133,347	287,226	299,061	62,927
Total [General] Expenditures Inflated @ 2.50%	295,851	66,920	271,170	233,711		166,261		146,085	65,942		383,959	133,347	287,226	312,275	62,927
Total Expenditures Inflated @ 2.50%	1,696,562	1,950,914	2,439,480	2,548,142	1,440,503	1,734,105	2,680,809	2,061,931	2,512,880	1,632,950	2,945,762	2,543,456	3,079,775	2,813,303	2,101,160

Eighty-Five Percent Funded Minimum Threshold

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Beginning Balance	7,906,632	7,827,475	6,882,116	6,266,534	6,313,436	6,853,001	6,765,438	7,452,421	7,927,095	8,301,192
Inflated Expenditures @ 2.5%	1,302,389	2,241,047	1,984,470	1,413,469	1,032,964	1,779,204	1,134,537	1,492,839	1,602,856	996,910
Reserve Contribution ¹	1,048,192	1,132,047	1,222,611	1,320,420	1,426,054	1,540,138	1,663,349	1,796,417	1,796,417	1,796,417
<i>Household/yr @ 13,610</i>	77.02	83.18	89.83	97.02	104.78	113.16	122.22	131.99	131.99	131.99
<i>Percentage Increase</i>		8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	0.0%	0.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.25%	175,040	163,642	146,277	139,950	146,475	151,503	158,171	171,095	180,537	195,771
Ending Balance	7,827,475	6,882,116	6,266,534	6,313,436	6,853,001	6,765,438	7,452,421	7,927,095	8,301,192	9,296,471

1) The GVR CPM goal of a funding threshold of 85% is the goal used in this funding plan.

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Beginning Balance	9,296,471	9,808,174	10,350,692	10,728,114	11,322,675	12,491,822	12,873,866	13,007,293	12,649,660	12,174,095
Inflated Expenditures @ 2.5%	1,497,251	1,478,163	1,653,493	1,447,168	892,203	1,696,562	1,950,914	2,439,480	2,548,142	1,440,503
Reserve Contribution	1,796,417	1,796,417	1,796,417	1,796,417	1,796,417	1,796,417	1,796,417	1,796,417	1,796,417	1,796,417
<i>Household/yr @ 13,610</i>	131.99	131.99	131.99	131.99	131.99	131.99	131.99	131.99	131.99	131.99
<i>Percentage Increase</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.25%	212,536	224,264	234,498	245,312	264,933	282,189	287,924	285,430	276,160	277,921
Ending Balance	9,808,174	10,350,692	10,728,114	11,322,675	12,491,822	12,873,866	13,007,293	12,649,660	12,174,095	12,807,930

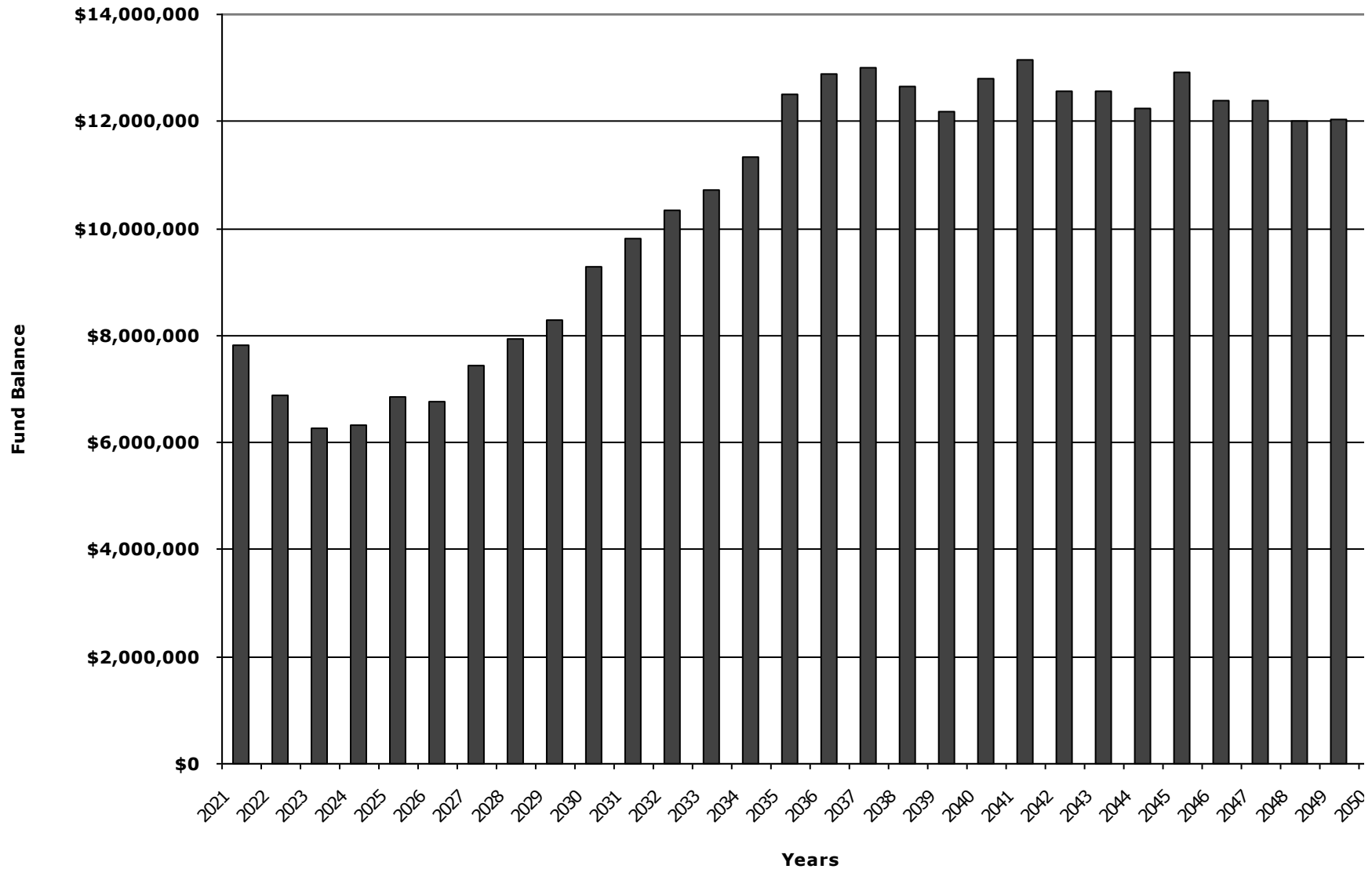
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Beginning Balance	12,807,930	13,159,122	12,560,861	12,574,979	12,244,207	12,913,395	12,394,805	12,403,734	12,010,940	12,027,775
Inflated Expenditures @ 2.5%	1,734,105	2,680,809	2,061,931	2,512,880	1,632,950	2,945,762	2,543,456	3,079,775	2,813,303	2,101,160
Reserve Contribution	1,796,417	1,796,417	1,796,417	1,905,998	2,022,264	2,145,622	2,276,505	2,415,372	2,562,710	2,719,035
<i>Household/yr @ 13,610</i>	131.99	131.99	131.99	140.04	148.59	157.65	167.27	177.47	188.30	199.78
<i>Percentage Increase</i>	0.0%	0.0%	0.0%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.25%	288,879	286,131	279,632	276,110	279,874	281,550	275,880	271,609	267,427	277,576
Ending Balance	13,159,122	12,560,861	12,574,979	12,244,207	12,913,395	12,394,805	12,403,734	12,010,940	12,027,775	12,923,225

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold

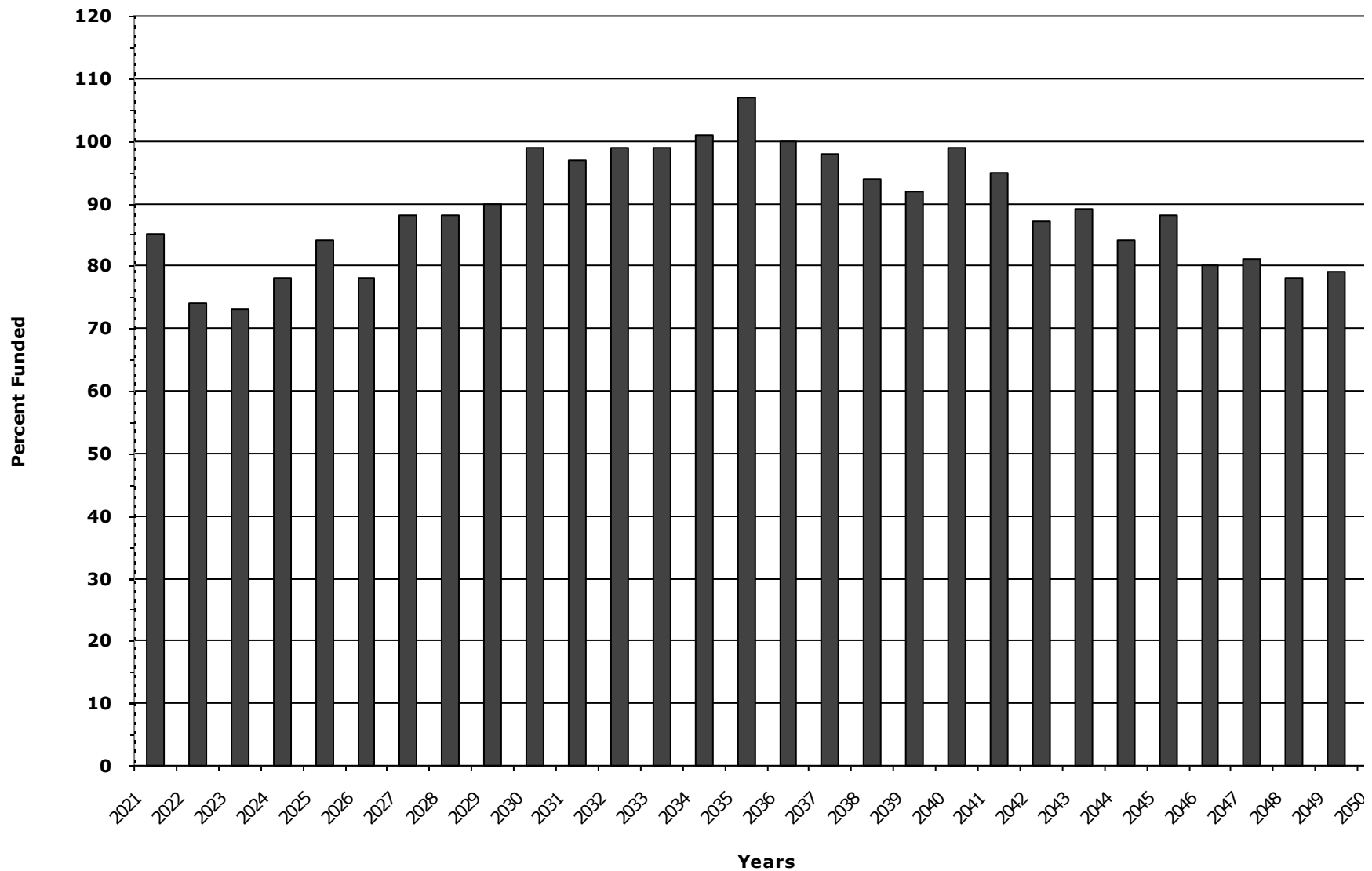


30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2021	7,906,632	9,202,629	85.1%	1,302,389	1,048,192	0	175,040	7,827,475
2022	7,827,475	9,325,899	73.8%	2,241,047	1,132,047	0	163,642	6,882,116
2023	6,882,116	8,544,282	73.3%	1,984,470	1,222,611	0	146,277	6,266,534
2024	6,266,534	8,047,475	78.5%	1,413,469	1,320,420	0	139,950	6,313,436
2025	6,313,436	8,156,641	84.0%	1,032,964	1,426,054	0	146,475	6,853,001
2026	6,853,001	8,692,509	77.8%	1,779,204	1,540,138	0	151,503	6,765,438
2027	6,765,438	8,511,689	87.6%	1,134,537	1,663,349	0	158,171	7,452,421
2028	7,452,421	9,026,538	87.8%	1,492,839	1,796,417	0	171,095	7,927,095
2029	7,927,095	9,223,622	90.0%	1,602,856	1,796,417	0	180,537	8,301,192
2030	8,301,192	9,350,404	99.4%	996,910	1,796,417	0	195,771	9,296,471
2031	9,296,471	10,139,929	96.7%	1,497,251	1,796,417	0	212,536	9,808,174
2032	9,808,174	10,475,783	98.8%	1,478,163	1,796,417	0	224,264	10,350,692
2033	10,350,692	10,880,024	98.6%	1,653,493	1,796,417	0	234,498	10,728,114
2034	10,728,114	11,156,095	101.5%	1,447,168	1,796,417	0	245,312	11,322,675
2035	11,322,675	11,693,022	106.8%	892,203	1,796,417	0	264,933	12,491,822
2036	12,491,822	12,855,747	100.1%	1,696,562	1,796,417	0	282,189	12,873,866
2037	12,873,866	13,267,695	98.0%	1,950,914	1,796,417	0	287,924	13,007,293
2038	13,007,293	13,474,968	93.9%	2,439,480	1,796,417	0	285,430	12,649,660
2039	12,649,660	13,233,525	92.0%	2,548,142	1,796,417	0	276,160	12,174,095
2040	12,174,095	12,922,721	99.1%	1,440,503	1,796,417	0	277,921	12,807,930
2041	12,807,930	13,788,731	95.4%	1,734,105	1,796,417	0	288,879	13,159,122
2042	13,159,122	14,425,937	87.1%	2,680,809	1,796,417	0	286,131	12,560,861
2043	12,560,861	14,160,449	88.8%	2,061,931	1,796,417	0	279,632	12,574,979
2044	12,574,979	14,575,717	84.0%	2,512,880	1,905,998	0	276,110	12,244,207
2045	12,244,207	14,593,513	88.5%	1,632,950	2,022,264	0	279,874	12,913,395
2046	12,913,395	15,569,408	79.6%	2,945,762	2,145,622	0	281,550	12,394,805
2047	12,394,805	15,281,190	81.2%	2,543,456	2,276,505	0	275,880	12,403,734
2048	12,403,734	15,456,679	77.7%	3,079,775	2,415,372	0	271,609	12,010,940
2049	12,010,940	15,146,840	79.4%	2,813,303	2,562,710	0	267,427	12,027,775
2050	12,027,775	15,163,903	85.2%	2,101,160	2,719,035	0	277,576	12,923,225

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

Eighty-Five Percent Funded Minimum Threshold



Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices									
01000 - Paving									
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	5,833	5	5	6,600	1,100	972	1,196	0.08%	891
101 - Asphalt: Sealing Parking Lots- Seal, Stripe[nr:1]	2,642	1	0	0	0	2,642	0	0.00%	0
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	5,717	5	5	6,468	1,078	953	1,172	0.08%	873
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	19,994	25	24	36,163	1,447	800	1,639	0.10%	1,172
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	17,183	25	24	31,080	1,243	687	1,409	0.09%	1,007
Sub-total [01000 - Paving]	51,369			80,311	4,868	6,054	5,416	0.35%	3,943
03000 - Painting: Exterior									
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	10,022	10	7	11,913	1,191	3,007	4,109	0.09%	965
03500 - Painting: Interior									
100 - Building 16,167 sf All Interior Spaces	13,758	10	5	15,566	1,557	6,879	8,461	0.11%	1,261
04000 - Structural Repairs									
900 - Doors 41 Exterior & Interior Doors (25%)	17,230	10	3	18,555	1,856	12,061	14,129	0.13%	1,503
05000 - Roofing									
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	76,621	20	2	80,500	4,025	68,959	74,610	0.29%	3,260
930 - Coating 7,900 sf Low Slope Roof Recoating	7,270	5	2	7,638	1,528	4,362	5,962	0.11%	1,237
Sub-total [05000 - Roofing]	83,891			88,138	5,553	73,321	80,571	0.40%	4,498

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices									
08000 - Rehab									
300 - Restrooms 3 Main Bldg & Maint Restrooms	47,278	20	15	68,473	3,424	11,820	14,538	0.24%	2,773
400 - Kitchen Kitchen	7,241	20	3	7,798	390	6,155	6,680	0.03%	316
Sub-total [08000 - Rehab]	54,519			76,271	3,814	17,974	21,218	0.27%	3,089
22000 - Office Equipment									
200 - Computers, Misc. 5 IT Servers (20%)	12,764	1	0	12,764	12,764	12,764	13,083	0.91%	10,340
240 - Computers, Misc. Office Computer Work Stations	18,395	1	0	18,395	18,395	18,395	18,855	1.32%	14,901
270 - Network Equipment Routers & Switches	6,150	1	0	6,150	6,150	6,150	6,304	0.44%	4,982
Sub-total [22000 - Office Equipment]	37,309			37,309	37,309	37,309	38,242	2.67%	30,222
23000 - Mechanical Equipment									
200 - HVAC 3 Rooftop Carrier Units- 2010	41,999	15	4	46,359	3,091	30,799	34,439	0.22%	2,503
280 - HVAC Rooftop Rheem Unit #5- 2017	10,769	15	11	14,130	942	2,872	3,679	0.07%	763
314 - HVAC Rooftop Carrier Unit #6- 2005	9,351	15	12	12,575	838	1,870	2,556	0.06%	679
348 - HVAC 3 IT Room Trane & Gree Units- 2013	7,880	15	7	9,366	624	4,203	4,846	0.04%	506
376 - HVAC Marvair Unit- 2018	6,724	15	12	9,043	603	1,345	1,838	0.04%	488
Sub-total [23000 - Mechanical Equipment]	76,722			91,473	6,098	41,088	47,358	0.44%	4,940
25000 - Flooring									
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	14,591	10	5	16,508	1,651	7,295	8,973	0.12%	1,337
400 - Tile 1,096 sf Floors	8,688	20	4	9,590	479	6,950	7,569	0.03%	388
Sub-total [25000 - Flooring]	23,279			26,098	2,130	14,246	16,543	0.15%	1,726
28000 - Water System									
134 - Backflow Valves 4" Backflow	5,440	12	0	5,440	453	5,440	465	0.03%	367
Sub-total Administrative Offices	373,540			451,075	64,829	217,380	236,512	4.64%	52,514

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 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	7,587	5	4	8,375	1,675	1,517	3,111	0.12%	1,357
108 - Asphalt: Sealing 75,321 sf West Parking Lot	12,810	5	4	14,140	2,828	2,562	5,252	0.20%	2,291
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	6,924	5	4	7,643	1,529	1,385	2,839	0.11%	1,238
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	78,685	25	6	91,251	3,650	59,801	64,522	0.26%	2,957
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	136,111	25	11	178,589	7,144	76,222	83,708	0.51%	5,787
Sub-total [01000 - Paving]	242,118			299,998	16,825	141,487	159,432	1.20%	13,629
02000 - Concrete									
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	7,214	5	3	7,769	1,554	2,886	4,437	0.11%	1,259
03000 - Painting: Exterior									
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	61,551	10	9	76,869	7,687	6,155	12,618	0.55%	6,227
03500 - Painting: Interior									
106 - Building 24,000 sf All Interior Spaces	20,424	10	1	20,935	2,093	18,382	20,935	0.15%	1,696
04000 - Structural Repairs									
904 - Doors 72 Exterior & Interior Doors (25%)	30,258	10	3	32,585	3,258	21,181	24,812	0.23%	2,639
05000 - Roofing									
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	7,880	30	26	14,974	499	1,051	1,346	0.04%	404
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	231,505	20	8	282,067	14,103	138,903	154,240	1.01%	11,424
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	16,390	30	25	30,386	1,013	2,732	3,360	0.07%	820
934 - Coating 33,900 sf Low Slope Roof Recoating	39,425	5	3	42,456	8,491	15,770	24,246	0.61%	6,878
935 - Coating Shuffleboard/Locker Room (2021 Only)[nr:1]	1,589	1	0	0	0	1,589	0	0.00%	0
Sub-total [05000 - Roofing]	296,788			369,882	24,107	160,044	183,193	1.72%	19,527

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
08000 - Rehab									
100 - General Tennis Ramada	6,223	20	5	7,040	352	4,667	5,103	0.03%	285
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	94,556	20	5	106,982	5,349	70,917	77,536	0.38%	4,333
306 - Restrooms 4 Shops & Auditorium Restrooms	69,016	20	2	72,510	3,625	62,114	67,204	0.26%	2,937
460 - Cabinets 2 Woodshop & Lapidary	9,730	20	5	11,009	550	7,298	7,979	0.04%	446
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	18,369	25	0	18,369	735	18,369	753	0.05%	595
Sub-total [08000 - Rehab]	197,894			215,910	10,612	163,365	158,575	0.76%	8,596
12000 - Pool									
100 - Resurface 250 lf Pool	45,256	12	4	49,954	4,163	30,170	34,790	0.30%	3,372
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	45,102	15	5	51,029	3,402	30,068	33,902	0.24%	2,756
728 - Equipment: Replacement Pool Digital Clocks	3,152	10	8	3,840	384	630	969	0.03%	311
730 - Equipment: Replacement Pool & Spa Equipment (50%)	26,836	5	1	27,506	5,501	21,468	27,506	0.39%	4,456
Sub-total [12000 - Pool]	120,345			132,330	13,450	82,338	97,168	0.96%	10,895
14000 - Recreation									
700 - Billiard Table 4 Billiards Room Tables	29,456	25	22	50,711	2,028	3,535	4,831	0.15%	1,643
17000 - Tennis Court									
100 - Reseal 43,200 sf [6] Tennis Courts	29,600	4	0	29,600	7,400	29,600	7,585	0.53%	5,994
500 - Resurface 43,200 sf [6] Tennis Courts	134,346	21	13	185,197	8,819	51,179	59,016	0.63%	7,144
600 - Lighting 20 Court Lights	83,902	30	1	86,000	2,867	81,106	86,000	0.21%	2,322
724 - Screen 8,685 sf Tennis Court Fence Screens	4,745	5	3	5,110	1,022	1,898	2,918	0.07%	828
Sub-total [17000 - Tennis Court]	252,593			305,906	20,107	163,783	155,519	1.44%	16,288
17500 - Basketball / Sport Court									
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	17,650	8	6	20,469	2,559	4,413	6,784	0.18%	2,073

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
19000 - Fencing									
120 - Chain Link: 10' 1,710 If Tennis Court Fence	67,713	30	6	78,526	2,618	54,170	57,838	0.19%	2,120
20000 - Lighting									
200 - Pole Lights 15 Walkway Lights	28,367	30	15	41,084	1,369	14,183	15,507	0.10%	1,109
500 - Parking Lot 25 Parking Lot Lights	70,713	60	28	141,178	2,353	37,714	39,865	0.17%	1,906
Sub-total [20000 - Lighting]	99,080			182,262	3,722	51,897	55,372	0.27%	3,015
23000 - Mechanical Equipment									
204 - HVAC 2 Rooftop Carrier Units- 2006	67,300	15	0	67,300	4,487	67,300	4,599	0.32%	3,634
284 - HVAC 2 Rooftop Carrier Units- 2013	28,262	15	7	33,594	2,240	15,073	17,381	0.16%	1,814
320 - HVAC Rooftop Carrier Unit #4- 2018	22,615	15	12	30,414	2,028	4,523	6,181	0.15%	1,642
324 - HVAC Rooftop Carrier Unit #10- 2019	14,000	15	13	19,299	1,287	1,867	2,870	0.09%	1,042
352 - HVAC 3 Rooftop Carrier/American Units- 2009	39,031	15	3	42,032	2,802	31,225	34,672	0.20%	2,270
380 - HVAC Rooftop Carrier Unit #7- 2010	19,437	15	4	21,454	1,430	14,253	15,938	0.10%	1,159
404 - HVAC 4 Rooftop Carrier/American Units- 2008	57,784	15	2	60,710	4,047	50,080	55,280	0.29%	3,278
420 - HVAC Tennis Ramada Carrier Unit #15- 2007	5,673	15	1	5,815	388	5,295	5,815	0.03%	314
440 - HVAC 5 Gree HVAC Units- 2012	14,350	15	6	16,642	1,109	8,610	9,806	0.08%	899
900 - Miscellaneous Woodshop Dust Collector	19,384	15	2	20,365	1,358	16,799	18,544	0.10%	1,100
Sub-total [23000 - Mechanical Equipment]	287,835			317,625	21,175	215,025	171,087	1.52%	17,153
24000 - Furnishings									
500 - Miscellaneous 550 Auditorium Padded Chairs	81,744	10	8	99,597	9,960	16,349	25,136	0.71%	8,068
504 - Miscellaneous 500 Auditorium Unpadded Chairs	30,750	10	2	32,307	3,231	24,600	28,367	0.23%	2,617
508 - Tables 175 Auditorium Tables	55,934	10	4	61,741	6,174	33,561	40,133	0.44%	5,001
Sub-total [24000 - Furnishings]	168,428			193,644	19,364	74,509	93,636	1.39%	15,686

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
24500 - Audio / Visual									
100 - Speakers Auditorium	26,266	15	12	35,324	2,355	5,253	7,179	0.17%	1,908
108 - Lighting Console Auditorium Control Room	3,677	10	7	4,371	437	1,103	1,508	0.03%	354
116 - Miscellaneous Auditorium Total Induction Loop	16,810	30	18	26,218	874	6,724	7,466	0.06%	708
220 - PA System Auditorium Bldg	56,570	10	5	64,004	6,400	28,285	34,791	0.46%	5,185
224 - Projector 3 Auditorium Projectors (33%)	11,173	10	7	13,282	1,328	3,352	4,581	0.10%	1,076
400 - Stage Lights Stage Lighting	10,183	20	1	10,437	522	9,674	10,437	0.04%	423
600 - Stage Curtains Stage Curtains	9,666	15	5	10,936	729	6,444	7,265	0.05%	591
740 - Piano Auditorium Petrof Grand	43,076	30	12	57,932	1,931	25,845	27,963	0.14%	1,564
764 - Piano Auditorium Yamaha Upright	9,650	30	12	12,978	433	5,790	6,264	0.03%	350
800 - Stage Risers Auditorium Stage	18,911	30	26	35,937	1,198	2,522	3,231	0.09%	970
Sub-total [24500 - Audio / Visual]	205,982			271,419	16,207	94,992	110,686	1.16%	13,128
24600 - Safety / Access									
200 - Fire Control Misc Fire Alarm System	43,076	20	1	44,153	2,208	40,922	44,153	0.16%	1,788
25000 - Flooring									
210 - Carpeting 448 Sq. Yds. West Center Carpet	18,471	10	0	18,471	1,847	18,471	1,893	0.13%	1,496
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,252	10	7	5,054	505	1,276	1,743	0.04%	409
410 - Tile 1,618 sf Clubhouse Walls & Floors	22,830	20	2	23,986	1,199	20,547	22,231	0.09%	971
414 - Tile 682 sf Green Room Dressing & Restrooms	9,623	20	16	14,285	714	1,925	2,466	0.05%	579
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	78,871	15	2	82,864	5,524	68,355	75,453	0.40%	4,475
Sub-total [25000 - Flooring]	134,047			144,660	9,790	110,573	103,786	0.70%	7,931

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
26000 - Outdoor Equipment									
400 - Bleachers 5 Courtyard & Tennis	10,506	25	22	18,087	723	1,261	1,723	0.05%	586
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	10,987	15	12	14,777	985	2,197	3,003	0.07%	798
840 - Shade Structure 680 sf Pool Deck Shade Canopy	15,003	15	12	20,177	1,345	3,001	4,101	0.10%	1,090
844 - Shade Structure 1,205 sf [4] Tennis Court Shade Canopies	26,586	15	11	34,883	2,326	7,090	9,084	0.17%	1,884
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018 Sub-total [26000 - Outdoor Equipment]	6,067	30	27	11,818	394	607	829	0.03%	319
	69,150			99,743	5,773	14,155	18,740	0.41%	4,677
27000 - Appliances									
700 - Miscellaneous 24 Kitchen Appliances (33%)	27,018	5	3	29,096	5,819	10,807	16,616	0.42%	4,714
701 - Miscellaneous Appliances (2021 Only)[nr:1]	11,808	1	0	0	0	11,808	0	0.00%	0
702 - Stove 2 Vulcan 10-Burner & 6-Burner Sub-total [27000 - Appliances]	6,976	20	17	10,615	531	1,046	1,430	0.04%	430
	45,802			39,711	6,350	23,662	18,046	0.45%	5,144
28000 - Water System									
158 - Backflow Valves 4" Backflow	5,631	12	0	5,631	469	5,631	481	0.03%	380
30000 - Miscellaneous									
240 - Maintenance Equipment 2 Portable Lifts Sub-total West Social Center (WC)	22,628	20	5	25,602	1,280	16,971	18,555	0.09%	1,037
	2,425,664			2,936,339	193,238	1,470,075	1,520,683	13.83%	156,530

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)									
01000 - Paving									
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	9,712	5	3	10,458	2,092	3,885	5,973	0.15%	1,694
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	6,447	5	3	6,943	1,389	2,579	3,965	0.10%	1,125
213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)[nr:1]	19,665	2	1	20,157	10,078	9,833	20,157	0.72%	8,164
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	50,417	25	10	64,539	2,582	30,250	33,074	0.18%	2,091
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	102,573	25	18	159,979	6,399	28,720	33,644	0.46%	5,184
Sub-total [01000 - Paving]	188,814			262,075	22,539	75,267	96,812	1.61%	18,258
02000 - Concrete									
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,276	2	1	5,408	2,704	2,638	5,408	0.19%	2,190
03000 - Painting: Exterior									
112 - Stucco 13,905 sf Building Exterior	18,165	10	7	21,593	2,159	5,450	7,448	0.15%	1,749
03500 - Painting: Interior									
112 - Building 17,350 sf All Interior Spaces	13,445	10	0	13,445	1,345	13,445	1,378	0.10%	1,089
04000 - Structural Repairs									
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	24,374	10	3	26,249	2,625	17,062	19,987	0.19%	2,126
05000 - Roofing									
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	70,681	20	3	76,115	3,806	60,079	65,203	0.27%	3,083
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	70,681	20	8	86,118	4,306	42,408	47,091	0.31%	3,488
938 - Coating 20,700 sf Low Slope Roof Recoating	11,616	5	3	12,509	2,502	4,646	7,144	0.18%	2,027
Sub-total [05000 - Roofing]	152,977			174,742	10,613	107,133	119,438	0.76%	8,597

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)									
08000 - Rehab									
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	115,569	20	1	118,458	5,923	109,790	118,458	0.42%	4,798
214 - Restrooms Pool Patio Companion Restroom	8,615	20	5	9,747	487	6,461	7,064	0.03%	395
312 - Restrooms 2 Lobby Hallway Restrooms	31,519	20	5	35,661	1,783	23,639	25,845	0.13%	1,444
Sub-total [08000 - Rehab]	155,703			163,866	8,193	139,891	151,368	0.59%	6,637
12000 - Pool									
106 - Resurface 165 lf Pool	21,704	12	1	22,247	1,854	19,895	22,247	0.13%	1,502
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	7,008	10	9	8,752	875	701	1,437	0.06%	709
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	43,759	15	1	44,853	2,990	40,842	44,853	0.21%	2,422
734 - Equipment: Replacement Pool & Spa Equipment (50%)	20,262	5	1	20,769	4,154	16,210	20,769	0.30%	3,365
924 - Furniture: Misc Pool Area Furniture	7,920	6	4	8,742	1,457	2,640	4,059	0.10%	1,180
Sub-total [12000 - Pool]	100,653			105,362	11,330	80,287	93,364	0.81%	9,178
13000 - Spa									
114 - Resurface Spa	5,407	8	1	5,542	693	4,731	5,542	0.05%	561
14000 - Recreation									
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	27,160	3	2	28,535	9,512	9,053	18,559	0.68%	7,705
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	38,498	8	2	40,446	5,056	28,873	34,527	0.36%	4,095
720 - Billiard Table 2 Billiards Room	18,153	25	0	18,153	726	18,153	744	0.05%	588
Sub-total [14000 - Recreation]	83,810			87,134	15,294	56,079	53,831	1.09%	12,388
17000 - Tennis Court									
110 - Reseal 14,400 sf [2] Tennis Courts	10,296	4	2	10,817	2,704	5,148	7,915	0.19%	2,191
510 - Resurface 14,400 sf [2] Tennis Courts	44,782	20	10	57,325	2,866	22,391	25,246	0.21%	2,322
Sub-total [17000 - Tennis Court]	55,078			68,142	5,571	27,539	33,161	0.40%	4,512

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)									
17500 - Basketball / Sport Court									
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	19,400	2	0	19,400	9,700	19,400	9,943	0.69%	7,857
19000 - Fencing									
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	13,578	30	24	24,559	819	2,716	3,247	0.06%	663
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	13,578	30	27	26,448	882	1,358	1,856	0.06%	714
130 - Chain Link: 10' 540 lf Tennis Court Fence	21,996	30	10	28,156	939	14,664	15,782	0.07%	760
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	15,962	30	5	18,060	602	13,302	14,180	0.04%	488
Sub-total [19000 - Fencing]	65,115			97,223	3,241	32,039	35,065	0.23%	2,625
20000 - Lighting									
510 - Parking Lot 7 Parking Lot Lights	19,800	30	1	20,295	676	19,140	20,295	0.05%	548
604 - Sports Field / Court 8 Pickleball Court Lights	26,055	10	8	31,746	3,175	5,211	8,012	0.23%	2,572
Sub-total [20000 - Lighting]	45,855			52,041	3,851	24,351	28,307	0.28%	3,120
23000 - Mechanical Equipment									
288 - HVAC 4 Rooftop Carrier Units- 2018	41,195	15	12	55,403	3,694	8,239	11,260	0.26%	2,992
326 - HVAC Rooftop Carrier Unit #3- 2009	19,437	15	3	20,931	1,395	15,549	17,266	0.10%	1,130
356 - HVAC Rooftop Carrier Unit #4	8,456	15	14	11,948	797	564	1,156	0.06%	645
384 - HVAC Rooftop Carrier Unit #8- 2008	19,437	15	2	20,421	1,361	16,845	18,594	0.10%	1,103
408 - HVAC 5 Rooftop Carrier Units- 2011	55,132	15	5	62,376	4,158	36,754	41,441	0.30%	3,368
424 - HVAC 2 Rooftop Carrier Units- 2018	17,650	15	12	23,738	1,583	3,530	4,824	0.11%	1,282
Sub-total [23000 - Mechanical Equipment]	161,307			194,817	12,988	81,482	94,541	0.93%	10,521
24000 - Furnishings									
520 - Miscellaneous Tables & Chairs	29,982	10	4	33,095	3,309	17,989	21,512	0.24%	2,681

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)									
24500 - Audio / Visual									
300 - PA System Sound Rack- Sound System	10,000	10	0	10,000	1,000	10,000	1,025	0.07%	810
744 - Piano East Auditorium Yamaha Upright	9,650	25	9	12,052	482	6,176	6,726	0.03%	390
Sub-total [24500 - Audio / Visual]	19,650			22,052	1,482	16,176	7,751	0.11%	1,201
24600 - Safety / Access									
100 - Fire Equipment Alarm & Sprinkler System	19,384	20	4	21,396	1,070	15,507	16,888	0.08%	867
101 - Fire Equipment Pendants (2021 Only)[nr:1]	7,225	1	0	0	0	7,225	0	0.00%	0
Sub-total [24600 - Safety / Access]	26,609			21,396	1,070	22,732	16,888	0.08%	867
25000 - Flooring									
220 - Carpeting 850 Sq. Yds. East Center Carpet	23,979	10	0	23,979	2,398	23,979	2,458	0.17%	1,942
420 - Tile 4,200 sf Clubhouse Walls & Floors	47,524	20	5	53,769	2,688	35,643	38,970	0.19%	2,178
421 - Tile Kitchen Tile (2021 Only)[nr:1]	6,507	1	0	0	0	6,507	0	0.00%	0
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	9,849	15	0	9,849	657	9,849	673	0.05%	532
Sub-total [25000 - Flooring]	87,859			87,597	5,743	75,978	42,101	0.41%	4,652
27000 - Appliances									
720 - Miscellaneous 12 Kitchen Appliances (33%)	9,351	5	1	9,584	1,917	7,480	9,584	0.14%	1,553
28000 - Water System									
138 - Backflow Valves 4" Backflow	8,330	12	2	8,752	729	6,942	7,827	0.05%	591
Sub-total East Social Center (EC)	1,277,161			1,479,516	127,096	834,092	861,255	9.09%	102,952

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
01000 - Paving									
116 - Asphalt: Sealing 70,468 sf Parking Lot	11,105	5	5	12,565	2,094	1,851	2,277	0.15%	1,696
117 - Asphalt: Sealing 48,452 sf East & South Lots (2021 Only)[nr:1]	7,720	1	0	0	0	7,720	0	0.00%	0
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	6,478	5	5	7,329	1,222	1,080	1,328	0.09%	990
320 - Asphalt: Overlay 27,246 sf North Parking Lot	28,875	25	0	28,875	1,155	28,875	1,184	0.08%	936
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	80,357	25	14	113,542	4,542	35,357	39,536	0.32%	3,679
Sub-total [01000 - Paving]	134,535			162,311	9,012	74,883	44,324	0.64%	7,300
02000 - Concrete									
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	8,030	2	1	8,231	4,115	4,015	8,231	0.29%	3,334
03000 - Painting: Exterior									
118 - Stucco 18,180 sf Building Exterior	25,047	10	8	30,517	3,052	5,009	7,702	0.22%	2,472
03500 - Painting: Interior									
118 - Building 21,900 sf All Interior Spaces	18,637	10	1	19,103	1,910	16,773	19,103	0.14%	1,547
04000 - Structural Repairs									
912 - Doors 76 Exterior & Interior Doors (25%)	31,939	10	3	34,395	3,439	22,357	26,190	0.25%	2,786
05000 - Roofing									
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	135,215	20	3	145,612	7,281	114,933	124,736	0.52%	5,898
942 - Coating 19,800 sf Low Slope Roof Recoating	20,573	5	3	22,155	4,431	8,229	12,653	0.32%	3,589
Sub-total [05000 - Roofing]	155,789			167,767	11,712	123,162	137,389	0.84%	9,487

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
08000 - Rehab									
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	126,075	20	4	139,163	6,958	100,860	109,843	0.50%	5,636
216 - Restrooms 2 Hallway Restrooms	33,114	20	6	38,403	1,920	23,180	25,457	0.14%	1,555
220 - Restrooms Companion Restroom	16,557	20	6	19,201	960	11,590	12,728	0.07%	778
318 - Restrooms 2 Racquetball Court Restrooms	13,860	20	18	21,617	1,081	1,386	2,131	0.08%	876
406 - Kitchen Clubhouse Kitchen	8,077	10	5	9,138	914	4,038	4,967	0.07%	740
560 - Operable Wall/Partition 1,296 sf [2] Agave	51,319	25	12	69,018	2,761	26,686	29,457	0.20%	2,236
Sub-total [08000 - Rehab]	249,002			296,540	14,594	167,740	184,583	1.04%	11,821
12000 - Pool									
112 - Resurface 264 lf Pool	41,817	12	1	42,862	3,572	38,332	42,862	0.26%	2,893
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,789	10	0	8,789	879	8,789	901	0.06%	712
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	40,116	15	14	56,683	3,779	2,674	5,483	0.27%	3,061
738 - Equipment: Replacement Pool & Spa Equipment (50%)	24,445	5	1	25,057	5,011	19,556	25,057	0.36%	4,059
928 - Furniture: Misc Pool Area Furniture	8,582	6	4	9,473	1,579	2,861	4,398	0.11%	1,279
Sub-total [12000 - Pool]	123,749			142,864	14,820	72,212	78,700	1.06%	12,005
13000 - Spa									
118 - Resurface Spa PebbleTec Resurface	6,461	8	4	7,132	892	3,231	4,139	0.06%	722
14000 - Recreation									
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	35,639	3	2	37,444	12,481	11,880	24,354	0.89%	10,110
211 - Exercise: Cardio Equipment Cybex Arc Trainer (2021 Only)[nr:1]	8,000	1	0	0	0	8,000	0	0.00%	0
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (50%)	38,445	8	2	40,391	5,049	28,834	34,480	0.36%	4,090
Sub-total [14000 - Recreation]	82,084			77,835	17,530	48,714	58,834	1.25%	14,200

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
17000 - Tennis Court									
120 - Reseal 14,000 sf [2] Tennis Courts	9,876	4	1	10,123	2,531	7,407	10,123	0.18%	2,050
520 - Resurface 14,000 sf [2] Tennis Courts	39,125	21	18	61,022	2,906	5,589	7,639	0.21%	2,354
Sub-total [17000 - Tennis Court]	49,001			71,145	5,437	12,996	17,762	0.39%	4,404
19000 - Fencing									
140 - Chain Link: 10' 600 lf Tennis Court Fence	23,759	30	10	30,413	1,014	15,839	17,047	0.07%	821
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	12,116	30	6	14,051	468	9,693	10,349	0.03%	379
Sub-total [19000 - Fencing]	35,875			44,464	1,482	25,532	27,396	0.11%	1,201
20000 - Lighting									
520 - Parking Lot 8 North Parking Lot Lights	22,628	40	16	33,592	840	13,577	14,496	0.06%	680
560 - Parking Lot 13 East Parking Lot Lights	36,771	40	29	75,248	1,881	10,112	11,307	0.13%	1,524
Sub-total [20000 - Lighting]	59,399			108,840	2,721	23,689	25,803	0.19%	2,204
23000 - Mechanical Equipment									
212 - HVAC 11 Rooftop Trane Units- 2008	157,673	15	2	165,655	11,044	136,650	150,840	0.79%	8,946
292 - HVAC 4 Rooftop Carrier Units- 2010	51,796	15	4	57,173	3,812	37,984	42,473	0.27%	3,087
328 - HVAC Rooftop Carrier Unit #16- 2014	10,769	15	8	13,121	875	5,025	5,887	0.06%	709
612 - Water Heater 2 Rinnai Tankless Heaters	11,144	12	0	11,144	929	11,144	952	0.07%	752
Sub-total [23000 - Mechanical Equipment]	231,381			247,092	16,659	190,803	200,152	1.19%	13,494
24000 - Furnishings									
900 - Miscellaneous Tables, Chairs, Misc	49,375	10	6	57,260	5,726	19,750	25,305	0.41%	4,638

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
24500 - Audio / Visual									
748 - Piano Ocotillo Room Yamaha Upright	11,412	25	8	13,905	556	7,760	8,422	0.04%	451
804 - Stage Risers 4 Ocotillo Room- New	23,958	30	27	46,665	1,556	2,396	3,274	0.11%	1,260
808 - Stage Risers 2 Ocotillo Room- Older	807	30	18	1,259	42	323	359	0.00%	34
832 - Stage Curtains 2 Ocotillo Room	8,069	20	8	9,832	492	4,842	5,376	0.04%	398
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	16,680	10	8	20,323	2,032	3,336	5,129	0.15%	1,646
Sub-total [24500 - Audio / Visual]	60,927			91,984	4,678	18,657	22,560	0.33%	3,789
24600 - Safety / Access									
210 - Fire Control Misc Fire Alarm System	19,384	20	9	24,208	1,210	10,661	11,921	0.09%	980
211 - Fire Control Misc Fire Panel (2021 Only)[nr:1]	8,833	1	0	0	0	8,833	0	0.00%	0
Sub-total [24600 - Safety / Access]	28,217			24,208	1,210	19,494	11,921	0.09%	980
25000 - Flooring									
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	17,189	10	4	18,974	1,897	10,314	12,333	0.14%	1,537
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,260	10	6	6,101	610	2,104	2,696	0.04%	494
430 - Tile 3,050 sf Clubhouse Walls & Floors	41,657	20	4	45,982	2,299	33,326	36,294	0.16%	1,862
620 - Vinyl 540 Sq. Yds. Clubhouse	83,794	15	1	85,889	5,726	78,208	85,889	0.41%	4,638
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	25,349	25	8	30,886	1,235	17,238	18,708	0.09%	1,001
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	34,918	40	39	0	0	873	1,790	0.00%	0
Sub-total [25000 - Flooring]	208,169			187,831	11,768	142,062	157,710	0.84%	9,532
27000 - Appliances									
800 - Miscellaneous 13 Kitchen Appliances (33%)	19,084	5	3	20,551	4,110	7,633	11,736	0.29%	3,329
801 - Miscellaneous Dishwasher/Refrig (2021 Only)[nr:1]	6,850	1	0	0	0	6,850	0	0.00%	0
Sub-total [27000 - Appliances]	25,934			20,551	4,110	14,483	11,736	0.29%	3,329

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
28000 - Water System									
130 - Backflow Valves 4" Backflow	7,814	12	2	8,209	684	6,511	7,342	0.05%	554
Sub-total Las Campanas (LC)	1,591,365			1,808,279	135,550	1,012,074	1,076,881	9.70%	109,801
00050 - Desert Hills (DH)									
01000 - Paving									
120 - Asphalt: Sealing 104,016 sf Drives & Parking	13,080	5	3	14,086	2,817	5,232	8,044	0.20%	2,282
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	9,562	5	3	10,297	2,059	3,825	5,881	0.15%	1,668
328 - Asphalt: Overlay w/ Interlayer 104,016 sf Drives & Parking	187,965	25	18	293,161	11,726	52,630	61,652	0.84%	9,499
329 - Asphalt: Overlay w/ Interlayer Lower Parking Lot (2021 Only)[nr:1]	68,777	1	0	0	0	68,777	0	0.00%	0
Sub-total [01000 - Paving]	279,384			317,544	16,603	130,464	75,578	1.19%	13,449
02000 - Concrete									
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	10,151	5	1	10,405	2,081	8,121	10,405	0.15%	1,686
03000 - Painting: Exterior									
124 - Stucco 30,135 sf Building Exterior	48,757	10	6	56,544	5,654	19,503	24,988	0.40%	4,580
03500 - Painting: Interior									
124 - Building 26,950 sf All Interior Spaces (50%)	13,885	5	0	13,885	2,777	13,885	2,846	0.20%	2,249
04000 - Structural Repairs									
916 - Doors 54 Exterior & Interior Doors (25%)	22,693	10	3	24,438	2,444	15,885	18,609	0.17%	1,980
04500 - Decking/Balconies									
200 - Resurface 1,778 sf Second Floor Deck	28,020	18	2	29,439	1,635	24,907	27,125	0.12%	1,325
05000 - Roofing									
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	93,558	20	3	100,752	5,038	79,524	86,307	0.36%	4,081
325 - Low Slope: Vinyl Roof Repairs (2021 Only)[nr:1]	5,860	1	0	0	0	5,860	0	0.00%	0
946 - Coating 13,700 sf Low Slope Roof Recoating	14,235	5	1	14,591	2,918	11,388	14,591	0.21%	2,364
Sub-total [05000 - Roofing]	113,653			115,343	7,956	96,772	100,898	0.57%	6,444

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
08000 - Rehab									
218 - Locker Rooms 2 Men's & Women's	128,912	28	1	132,134	4,719	124,308	132,134	0.34%	3,823
222 - Bathrooms Add Companion Bathroom	16,557	20	1	16,971	849	15,729	16,971	0.06%	687
324 - Restrooms 2 Auditorium Lobby Restrooms	31,519	20	2	33,114	1,656	28,367	30,691	0.12%	1,341
466 - Cabinets 40 lf Countertops & Cabinets	28,964	20	5	32,770	1,639	21,723	23,751	0.12%	1,327
570 - Operable Wall/Partition 770 sf [4] Room Dividers	34,847	21	13	48,037	2,287	13,275	15,308	0.16%	1,853
Sub-total [08000 - Rehab]	240,799			263,028	11,149	203,402	218,855	0.80%	9,031
12000 - Pool									
118 - Resurface 260 lf Pool	41,185	12	17	62,667	3,482	2,288	2,483	0.25%	2,820
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	12,923	10	6	14,986	1,499	5,169	6,623	0.11%	1,214
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	193,164	25	21	324,434	12,977	30,906	39,599	0.93%	10,512
742 - Equipment: Replacement Pool & Spa Equipment (50%)	27,335	5	1	28,018	5,604	21,868	28,018	0.40%	4,539
932 - Furniture: Misc Pool Area Furniture	11,880	6	4	13,113	2,186	3,960	6,088	0.16%	1,770
Sub-total [12000 - Pool]	286,485			443,219	25,747	64,191	82,811	1.84%	20,856
13000 - Spa									
122 - Resurface Spa	8,704	8	1	8,922	1,115	7,616	8,922	0.08%	903
14000 - Recreation									
140 - Sauna: Wood Kit Sauna	6,461	25	1	6,623	265	6,203	6,623	0.02%	215
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	18,438	3	1	18,899	6,300	12,292	18,899	0.45%	5,103
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	25,012	8	3	26,936	3,367	15,633	19,228	0.24%	2,727
740 - Billiard Table 3 Billiards Room Tables	26,492	25	3	28,528	1,141	23,313	24,981	0.08%	924
744 - Billiard Table 2 Diamond Tables	18,153	25	0	18,153	726	18,153	744	0.05%	588
Sub-total [14000 - Recreation]	94,557			99,139	11,799	75,594	70,476	0.84%	9,558

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
17000 - Tennis Court									
130 - Reseal 28,800 sf [4] Tennis Courts	19,752	4	1	20,246	5,061	14,814	20,246	0.36%	4,100
19000 - Fencing									
150 - Chain Link: 10' 960 lf Tennis Court Fence	38,014	30	10	48,661	1,622	25,343	27,275	0.12%	1,314
20000 - Lighting									
210 - Pole Lights 7 Walkway Lights	7,722	20	5	8,737	437	5,792	6,332	0.03%	354
218 - Landscape 25 Walkway Lights	10,506	20	13	14,483	724	3,677	4,308	0.05%	587
264 - Bollard Lights 22 Walkway Bollard Lights	20,802	20	13	28,676	1,434	7,281	8,529	0.10%	1,161
530 - Parking Lot 11 Parking Lot Lights	28,002	40	15	40,556	1,014	17,501	18,657	0.07%	821
Sub-total [20000 - Lighting]	67,033			92,452	3,609	34,251	37,825	0.26%	2,923
23000 - Mechanical Equipment									
216 - HVAC 4 Rooftop Carrier Units- 2005	55,998	15	1	57,398	3,827	52,265	57,398	0.27%	3,100
296 - HVAC 3 Rooftop Carrier Units- 2007	36,824	15	1	37,745	2,516	34,369	37,745	0.18%	2,038
332 - HVAC 3 Rooftop Carrier Units- 2009	37,822	15	3	40,731	2,715	30,258	33,599	0.19%	2,200
360 - HVAC Rooftop Carrier Unit #8- 2018	10,892	15	12	14,648	977	2,178	2,977	0.07%	791
388 - HVAC 3 Rooftop Carrier Units- 2013	38,768	15	7	46,083	3,072	20,676	23,842	0.22%	2,489
412 - HVAC Rooftop Carrier Unit #11- 2019	10,626	15	13	14,648	977	1,417	2,178	0.07%	791
428 - HVAC Rooftop Carrier Unit #16- 2018	10,892	15	12	14,648	977	2,178	2,977	0.07%	791
444 - HVAC Ground Level Carrier Unit 17A/B- 2003	4,978	15	13	6,862	457	664	1,020	0.03%	371
446 - HVAC Ground Level- Carrier 3-ton Unit	4,738	15	13	6,531	435	632	971	0.03%	353
604 - Water Heater 2 Pool Equipment Area Water Heaters	7,564	12	4	8,350	696	5,043	5,815	0.05%	564
632 - Water Heater Men's Restroom's Janitor's Closet	1,366	15	7	1,624	108	728	840	0.01%	88
Sub-total [23000 - Mechanical Equipment]	220,468			249,267	16,757	150,409	169,364	1.20%	13,574

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
24000 - Furnishings									
540 - Miscellaneous Folding Tables & Chairs	25,344	10	4	27,975	2,797	15,206	18,184	0.20%	2,266
24500 - Audio / Visual									
152 - Projector Stage- EIKI	6,930	10	9	8,655	865	693	1,421	0.06%	701
174 - Projection Screen Stage- Electric Screen	9,044	20	18	14,105	705	904	1,390	0.05%	571
308 - PA System Sound Rack- Sound System	17,380	10	0	17,380	1,738	17,380	1,781	0.12%	1,408
752 - Piano Stage Yamaha Upright	11,134	25	9	13,905	556	7,126	7,760	0.04%	451
820 - Stage Curtains 2 Stage Curtains	15,543	20	6	18,025	901	10,880	11,948	0.06%	730
Sub-total [24500 - Audio / Visual]	60,030			72,069	4,766	36,983	24,301	0.34%	3,861
24600 - Safety / Access									
220 - Fire Control Misc Fire Alarm System	19,384	20	1	19,869	993	18,415	19,869	0.07%	805
25000 - Flooring									
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	33,134	10	8	40,370	4,037	6,627	10,189	0.29%	3,270
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	7,259	10	0	7,259	726	7,259	744	0.05%	588
440 - Tile 975 sf Clubhouse Walls & Floors	29,076	20	1	29,803	1,490	27,622	29,803	0.11%	1,207
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	16,650	15	2	17,493	1,166	14,430	15,929	0.08%	945
710 - Hardwood Floors 500 sf Stage- Replace	8,484	50	10	10,860	217	6,787	7,131	0.02%	176
Sub-total [25000 - Flooring]	94,603			105,785	7,636	62,725	63,795	0.55%	6,186
27000 - Appliances									
160 - Ice Machine Tennis Courts	6,220	10	0	6,220	622	6,220	638	0.04%	504
740 - Miscellaneous 13 Kitchen Appliances (33%)	17,687	5	2	18,583	3,717	10,612	14,504	0.27%	3,011
Sub-total [27000 - Appliances]	23,907			24,803	4,339	16,832	15,141	0.31%	3,514
28000 - Water System									
150 - Backflow Valves 6" Backflow	10,182	12	2	10,698	891	8,485	9,567	0.06%	722

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
Sub-total Desert Hills (DH)	1,725,808			2,053,730	137,433	1,043,804	1,047,081	9.83%	111,326
00060 - Canoa Hills (CH)									
01000 - Paving									
124 - Asphalt: Sealing 67,354 sf Parking Lot	11,556	5	5	13,074	2,179	1,926	2,369	0.16%	1,765
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	9,907	5	5	11,209	1,868	1,651	2,031	0.13%	1,513
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	125,784	25	0	125,784	5,031	125,784	5,157	0.36%	4,076
Sub-total [01000 - Paving]	147,247			150,067	9,079	129,361	9,557	0.65%	7,354
02000 - Concrete									
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	8,079	2	3	8,700	2,175	2,020	2,760	0.16%	1,762
03000 - Painting: Exterior									
130 - Stucco 10,940 sf Building Exterior	25,194	10	9	31,464	3,146	2,519	5,165	0.23%	2,549
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,562	4	3	2,760	690	641	1,313	0.05%	559
Sub-total [03000 - Painting: Exterior]	27,757			34,224	3,836	3,160	6,478	0.27%	3,108
03500 - Painting: Interior									
130 - Building 22,750 sf All Interior Spaces	19,360	10	1	19,844	1,984	17,424	19,844	0.14%	1,607
04000 - Structural Repairs									
920 - Doors 47 Exterior & Interior Doors (25%)	19,752	10	3	21,270	2,127	13,826	16,196	0.15%	1,723
05000 - Roofing									
328 - Low Slope: Vinyl 227 Squares- Building Roof	131,171	20	9	163,814	8,191	72,144	80,670	0.59%	6,635
950 - Coating 22,700 sf Low Slope Roof Recoating	18,420	5	0	18,420	3,684	18,420	3,776	0.26%	2,984
Sub-total [05000 - Roofing]	149,591			182,234	11,875	90,564	84,446	0.85%	9,619

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
08000 - Rehab									
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	165,789	20	1	169,933	8,497	157,499	169,933	0.61%	6,883
330 - Restrooms 2 Restrooms	73,701	20	1	75,544	3,777	70,016	75,544	0.27%	3,060
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	38,807	25	18	60,526	2,421	10,866	12,729	0.17%	1,961
Sub-total [08000 - Rehab]	278,297			306,003	14,695	238,382	258,206	1.05%	11,903
12000 - Pool									
124 - Resurface 274 lf Pool	49,600	12	3	53,414	4,451	37,200	42,367	0.32%	3,606
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	50,510	10	5	57,147	5,715	25,255	31,064	0.41%	4,629
746 - Equipment: Replacement Pool & Spa Equipment (50%)	28,056	5	2	29,477	5,895	16,834	23,006	0.42%	4,775
747 - Equipment: Replacement Equipment (2021 Only)[nr:1]	6,109	1	0	0	0	6,109	0	0.00%	0
936 - Furniture: Misc Pool Area Furniture	11,879	6	4	13,113	2,185	3,960	6,088	0.16%	1,770
Sub-total [12000 - Pool]	146,155			153,151	18,247	89,358	102,525	1.31%	14,781
13000 - Spa									
126 - Resurface Spa	5,542	8	5	6,270	784	2,078	2,840	0.06%	635
14000 - Recreation									
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	26,942	3	2	28,306	9,435	8,981	18,411	0.68%	7,643
235 - Exercise: Cardio Equipment Arc Trainer (2021 Only)[nr:1]	8,000	1	0	0	0	8,000	0	0.00%	0
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	45,256	8	2	47,547	5,943	33,942	40,589	0.43%	4,814
Sub-total [14000 - Recreation]	80,199			75,854	15,379	50,923	59,000	1.10%	12,457
17000 - Tennis Court									
140 - Reseal 14,000 sf [2] Tennis Courts	9,430	4	3	10,155	2,539	2,358	4,833	0.18%	2,057
504 - Resurface 14,000 sf [2] Tennis Courts	43,538	21	11	57,125	2,720	20,732	23,376	0.19%	2,204
Sub-total [17000 - Tennis Court]	52,968			67,281	5,259	23,090	28,209	0.38%	4,260

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
19000 - Fencing									
160 - Chain Link: 10' 580 lf Tennis Court Fence	22,967	30	10	29,400	980	15,311	16,479	0.07%	794
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,154	30	5	6,963	232	5,128	5,467	0.02%	188
Sub-total [19000 - Fencing]	29,121			36,362	1,212	20,440	21,946	0.09%	982
20000 - Lighting									
220 - Pole Lights 24 Parking Lot & Walkway Lights	67,885	40	15	98,317	2,458	42,428	45,228	0.18%	1,991
23000 - Mechanical Equipment									
220 - HVAC 6 Rooftop Carrier Units- 2007	51,300	15	2	53,897	3,593	44,460	49,077	0.26%	2,911
230 - HVAC Rooftop Carrier Unit #4- 2021	8,550	15	0	8,550	570	8,550	584	0.04%	462
340 - HVAC Rooftop Carrier Unit #5- 2005	8,550	15	0	8,550	570	8,550	584	0.04%	462
364 - HVAC Rooftop Carrier Unit #10- 2006	8,740	15	0	8,740	583	8,740	597	0.04%	472
600 - Water Heater Pool Eq Room Heater & Tank	13,577	12	4	14,986	1,249	9,051	10,437	0.09%	1,012
Sub-total [23000 - Mechanical Equipment]	90,717			94,723	6,565	79,351	61,280	0.47%	5,318
24000 - Furnishings									
560 - Miscellaneous Folding Tables & Chairs	13,553	10	3	14,595	1,460	9,487	11,114	0.10%	1,182
620 - Miscellaneous Lobby Furniture	9,051	12	1	9,278	773	8,297	9,278	0.06%	626
Sub-total [24000 - Furnishings]	22,604			23,873	2,233	17,784	20,391	0.16%	1,809

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
24500 - Audio / Visual									
156 - Projector Saguaro Room- Panasonic	1,313	10	3	1,414	141	919	1,077	0.01%	115
166 - Projection Screen Saguaro Room- Electric Screen	17,630	20	18	27,497	1,375	1,763	2,711	0.10%	1,114
316 - PA System Sound Rack- Sound System	16,565	10	8	20,183	2,018	3,313	5,094	0.14%	1,635
330 - Miscellaneous Sound Rack- Total Induction Loop	17,380	30	15	25,171	839	8,690	9,501	0.06%	680
756 - Piano Saguaro Room Yamaha Upright	8,398	25	4	9,270	371	7,054	7,575	0.03%	300
812 - Stage Risers 288 sf [6] Saguaro Room Risers	3,993	30	2	4,195	140	3,727	3,956	0.01%	113
828 - Stage Curtains 2 Saguaro Stage Curtains	14,986	20	11	19,663	983	6,744	7,681	0.07%	796
Sub-total [24500 - Audio / Visual]	80,265			107,393	5,867	32,210	37,594	0.42%	4,753
24600 - Safety / Access									
230 - Fire Control Misc Fire Alarm System	19,384	20	5	21,931	1,097	14,538	15,895	0.08%	888
25000 - Flooring									
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,125	10	9	6,400	640	513	1,051	0.05%	518
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	17,559	10	2	18,448	1,845	14,048	16,199	0.13%	1,494
450 - Tile 6,475 sf Clubhouse Walls & Floors	88,436	20	1	90,647	4,532	84,015	90,647	0.32%	3,671
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	104,351	40	9	130,320	3,258	80,872	85,568	0.23%	2,639
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	20,844	10	9	26,032	2,603	2,084	4,273	0.19%	2,109
Sub-total [25000 - Flooring]	236,316			271,848	12,878	181,531	197,737	0.92%	10,432

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
26000 - Outdoor Equipment									
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	8,615	10	9	10,759	1,076	862	1,766	0.08%	872
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,413	15	1	4,523	302	4,118	4,523	0.02%	244
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	17,650	15	11	23,159	1,544	4,707	6,031	0.11%	1,251
856 - Shade Structure 144 sf Metal Roofed Shade Structure	3,782	30	13	5,214	174	2,143	2,326	0.01%	141
872 - Shade Structure Pool Area Wood Gazebo Structure	9,981	25	21	16,764	671	1,597	2,046	0.05%	543
Sub-total [26000 - Outdoor Equipment]	44,441			60,419	3,766	13,427	16,692	0.27%	3,050
27000 - Appliances									
760 - Miscellaneous 18 Kitchen Appliances (33%)	23,919	5	2	25,130	5,026	14,352	19,614	0.36%	4,071
28000 - Water System									
154 - Backflow Valves 6" Backflow	10,182	12	2	10,698	891	8,485	9,567	0.06%	722
Sub-total Canoa Hills (CH)	1,559,781			1,775,593	127,432	1,084,731	1,036,005	9.12%	103,225
00070 - Santa Rita Springs (SRS)									
01000 - Paving									
128 - Asphalt: Sealing 80,636 sf Parking Lots	9,980	5	0	9,980	1,996	9,980	2,046	0.14%	1,617
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	7,413	5	1	7,598	1,520	5,930	7,598	0.11%	1,231
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	105,508	25	1	108,146	4,326	101,288	108,146	0.31%	3,504
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	40,207	25	1	41,213	1,649	38,599	41,213	0.12%	1,335
Sub-total [01000 - Paving]	163,108			166,936	9,490	155,797	159,002	0.68%	7,687
02000 - Concrete									
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	10,330	2	2	10,853	3,618	3,443	5,294	0.26%	2,930

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
03000 - Painting: Exterior									
136 - Stucco 28,540 sf Building Exterior	44,977	10	6	52,160	5,216	17,991	23,051	0.37%	4,225
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	12,541	4	1	12,855	3,214	9,406	12,855	0.23%	2,603
Sub-total [03000 - Painting: Exterior]	57,518			65,014	8,430	27,397	35,905	0.60%	6,828
03500 - Painting: Interior									
136 - Building 35,500 sf All Interior Spaces	30,211	10	1	30,966	3,097	27,190	30,966	0.22%	2,508
04000 - Structural Repairs									
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	23,932	10	1	24,530	2,453	21,539	24,530	0.18%	1,987
924 - Doors 66 Exterior & Interior Doors (25%)	27,736	10	3	29,869	2,987	19,416	22,744	0.21%	2,420
Sub-total [04000 - Structural Repairs]	51,668			54,399	5,440	40,954	47,274	0.39%	4,407
04500 - Decking/Balconies									
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	110,299	20	12	148,340	7,417	44,120	50,876	0.53%	6,008
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	25,812	5	2	27,119	5,424	15,487	21,166	0.39%	4,393
Sub-total [04500 - Decking/Balconies]	136,111			175,459	12,841	59,607	72,041	0.92%	10,402
05000 - Roofing									
336 - Low Slope: Vinyl 68 Squares- Building Roof	39,293	20	3	42,315	2,116	33,399	36,248	0.15%	1,714
604 - Pitched: Tile 84 Squares- Building Roof	57,364	30	8	69,893	2,330	42,067	45,079	0.17%	1,887
954 - Coating 6,800 sf Low Slope Roof Recoating	21,012	5	3	22,628	4,526	8,405	12,923	0.32%	3,666
Sub-total [05000 - Roofing]	117,670			134,835	8,971	83,871	94,249	0.64%	7,267

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
08000 - Rehab									
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	126,075	20	2	132,458	6,623	113,467	122,766	0.47%	5,365
336 - Restrooms 5 Restrooms	52,441	20	4	57,885	2,894	41,953	45,689	0.21%	2,344
412 - Kitchen Art Kitchenette	4,356	20	4	4,808	240	3,485	3,795	0.02%	195
472 - Cabinets 2 Art & Clay Counters & Cabinets	19,517	20	2	20,505	1,025	17,565	19,004	0.07%	830
Sub-total [08000 - Rehab]	202,388			215,655	10,783	176,470	191,254	0.77%	8,734
12000 - Pool									
130 - Resurface 240 lf Pool	31,226	10	2	32,807	3,281	24,981	28,806	0.23%	2,657
408 - ADA Chair Lift Pool Area ADA Lift	3,481	10	8	4,241	424	696	1,070	0.03%	344
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	37,315	15	0	37,315	2,488	37,315	2,550	0.18%	2,015
750 - Equipment: Replacement Pool & Spa Equipment (50%)	27,675	5	2	29,076	5,815	16,605	22,694	0.42%	4,711
940 - Furniture: Misc Pool Area Furniture	7,920	6	4	8,742	1,457	2,640	4,059	0.10%	1,180
Sub-total [12000 - Pool]	107,617			112,181	13,465	82,237	59,179	0.96%	10,907
13000 - Spa									
130 - Resurface Spa	7,905	8	0	7,905	988	7,905	1,013	0.07%	800
14000 - Recreation									
240 - Exercise: Cardio Equipment 12 Fitness Center Cardio Machines (25%)	18,805	3	3	20,251	5,063	4,701	6,425	0.36%	4,101
241 - Exercise: Cardio Equipment Equipment (2021 Only)[nr:1]	11,200	1	0	0	0	11,200	0	0.00%	0
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (50%)	32,307	8	2	33,942	4,243	24,230	28,975	0.30%	3,437
Sub-total [14000 - Recreation]	62,312			54,193	9,306	40,131	35,400	0.67%	7,538
19000 - Fencing									
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	11,154	30	0	11,154	372	11,154	381	0.03%	301

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
20000 - Lighting									
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	23,114	25	7	27,475	1,099	16,642	18,006	0.08%	890
230 - Pole Lights 10 Bridge Lights	16,688	25	7	19,837	793	12,016	13,000	0.06%	643
280 - Pole Lights 5 2nd Level Deck- Pole Lights	6,566	25	7	7,805	312	4,728	5,115	0.02%	253
Sub-total [20000 - Lighting]	46,368			55,117	2,205	33,385	36,121	0.16%	1,786
23000 - Mechanical Equipment									
232 - HVAC 6 Miscellaneous Units- 2013	29,785	15	7	35,405	2,360	15,885	18,318	0.17%	1,912
312 - HVAC Carrier Unit #8- 2016	6,803	15	10	8,708	581	2,268	2,789	0.04%	470
316 - HVAC Carrier Unit #3- 2018	6,803	15	12	9,149	610	1,361	1,859	0.04%	494
344 - HVAC 2 Carrier Units- 2019	13,577	15	13	18,716	1,248	1,810	2,783	0.09%	1,011
368 - HVAC 2 Carrier Units- 2012	15,759	15	6	18,276	1,218	9,456	10,769	0.09%	987
392 - HVAC 2 Carrier Units- 2018	11,682	15	12	15,711	1,047	2,336	3,193	0.07%	848
416 - HVAC Carrier Unit #7- 2016	7,880	15	10	10,087	672	2,627	3,231	0.05%	545
436 - HVAC Carrier Unit #11- 2014	7,880	15	8	9,601	640	3,677	4,308	0.05%	518
448 - HVAC 8 Rooftop Carrier Units- 2018	98,458	15	12	132,415	8,828	19,692	26,912	0.63%	7,151
452 - HVAC 2 Carrier Units- 2007	30,284	15	1	31,041	2,069	28,265	31,041	0.15%	1,676
616 - Water Heater Bradford White Water Heater	9,981	12	8	12,161	1,013	3,327	4,263	0.07%	821
Sub-total [23000 - Mechanical Equipment]	238,892			301,270	20,287	90,704	109,466	1.45%	16,434
23500 - Elevator									
200 - Modernize/Overhaul Anza Building Elevator	128,176	25	23	226,181	9,047	10,254	15,766	0.65%	7,329
300 - Cab Rehab Anza Elevator Cab	18,817	20	18	29,348	1,467	1,882	2,893	0.10%	1,189
Sub-total [23500 - Elevator]	146,993			255,529	10,515	12,136	18,659	0.75%	8,517

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
24000 - Furnishings									
600 - Miscellaneous Anza Room Furniture	57,928	10	0	57,928	5,793	57,928	5,938	0.41%	4,692
24500 - Audio / Visual									
160 - Projector 3 Projectors (33%)	1,313	4	1	1,346	337	985	1,346	0.02%	273
170 - Projection Screen Anza Room	9,035	20	3	9,730	487	7,680	8,335	0.03%	394
324 - PA System Anza Room- Sound System	17,380	10	0	17,380	1,738	17,380	1,781	0.12%	1,408
760 - Piano Anza Room Kawai Upright	7,310	25	17	11,124	445	2,339	2,698	0.03%	360
Sub-total [24500 - Audio / Visual]	35,039			39,580	3,006	28,384	14,160	0.22%	2,435
24600 - Safety / Access									
240 - Fire Control Misc Fire Alarm System	32,307	20	4	35,661	1,783	25,845	28,147	0.13%	1,444
241 - Fire Control Misc Sprinkler Pendants (2021 Only)[nr:1]	9,400	1	0	0	0	9,400	0	0.00%	0
Sub-total [24600 - Safety / Access]	41,707			35,661	1,783	35,245	28,147	0.13%	1,444
25000 - Flooring									
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	55,965	10	1	57,364	5,736	50,369	57,364	0.41%	4,647
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	15,990	10	1	16,390	1,639	14,391	16,390	0.12%	1,328
460 - Tile 1,825 sf Clubhouse Walls & Floors	24,926	20	1	25,549	1,277	23,680	25,549	0.09%	1,035
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	26,767	40	15	38,767	969	16,730	17,834	0.07%	785
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	14,592	10	5	16,510	1,651	7,296	8,974	0.12%	1,337
Sub-total [25000 - Flooring]	138,241			154,580	11,273	112,465	126,111	0.81%	9,132

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
26000 - Outdoor Equipment									
804 - Shade Structure 100 sf Small Shade Canopy	2,206	15	9	2,755	184	883	1,055	0.01%	149
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	13,238	15	5	14,977	998	8,825	9,950	0.07%	809
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	9,928	15	7	11,802	787	5,295	6,106	0.06%	637
Sub-total [26000 - Outdoor Equipment]	25,373			29,535	1,969	15,003	17,112	0.14%	1,595
27000 - Appliances									
780 - Miscellaneous 10 Kitchen Appliances (33%)	12,341	5	2	12,965	2,593	7,404	10,119	0.19%	2,100
781 - Miscellaneous Range (2021 Only)[nr:1]	2,000	1	0	0	0	2,000	0	0.00%	0
Sub-total [27000 - Appliances]	14,341			12,965	2,593	9,404	10,119	0.19%	2,100
28000 - Water System									
142 - Backflow Valves 4" Backflow #1	9,210	12	9	11,502	958	2,302	3,147	0.07%	776
146 - Backflow Valves 4" Backflow #2	6,795	12	11	8,915	743	566	1,161	0.05%	602
Sub-total [28000 - Water System]	16,004			20,417	1,701	2,869	4,307	0.12%	1,378
Sub-total Santa Rita Springs (SRS)	1,718,878			2,002,133	147,923	1,113,680	1,102,100	10.58%	119,824
00080 - Canoa Ranch (CR)									
01000 - Paving									
132 - Asphalt: Sealing 64,068 sf Drives & Parking	11,227	5	2	11,795	2,359	6,736	9,206	0.17%	1,911
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	5,890	5	2	6,188	1,238	3,534	4,830	0.09%	1,002
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe	7,432	5	3	8,004	1,601	2,973	4,571	0.11%	1,297
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	115,776	25	12	155,705	6,228	60,203	66,455	0.45%	5,045
343 - Asphalt: Overlay w/ Interlayer 2021 Only[nr:1]	49,930	1	0	0	0	49,930	0	0.00%	0
Sub-total [01000 - Paving]	190,254			181,692	11,426	123,376	85,061	0.82%	9,255
02000 - Concrete									
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	2,784	5	5	3,150	525	464	571	0.04%	425

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
03000 - Painting: Exterior									
142 - Stucco 14,760 sf Building Exterior	13,646	10	7	16,221	1,622	4,094	5,595	0.12%	1,314
406 - Wrought Iron 614 lf Metal Fencing & Railings	6,251	4	2	6,567	1,642	3,125	4,805	0.12%	1,330
Sub-total [03000 - Painting: Exterior]	19,897			22,789	3,264	7,219	10,400	0.23%	2,644
03500 - Painting: Interior									
142 - Building 26,200 sf All Interior Spaces	16,685	10	1	17,102	1,710	15,017	17,102	0.12%	1,385
04000 - Structural Repairs									
606 - Metal Railings 350 lf Parking & Pickleball	9,899	20	7	11,767	588	6,434	7,103	0.04%	477
928 - Doors 40 Exterior & Interior Doors (25%)	16,810	10	3	18,103	1,810	11,767	13,784	0.13%	1,466
932 - Doors 3 Pool East Patio Doors	54,308	20	7	64,555	3,228	35,300	38,966	0.23%	2,615
Sub-total [04000 - Structural Repairs]	81,017			94,424	5,626	53,501	59,852	0.40%	4,558
05000 - Roofing									
200 - Low Slope: BUR 133 Squares- Building Roof	55,893	20	7	66,440	3,322	36,331	40,103	0.24%	2,691
608 - Pitched: Tile 45 Squares- Building Roof	30,731	30	17	46,761	1,559	13,317	14,700	0.11%	1,263
958 - Coating 13,300 sf Low Slope Roof Recoating	21,111	5	3	22,735	4,547	8,445	12,983	0.33%	3,683
Sub-total [05000 - Roofing]	107,735			135,935	9,428	58,092	67,786	0.67%	7,637
08000 - Rehab									
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	136,581	20	7	162,352	8,118	88,778	97,997	0.58%	6,576
234 - Restrooms Companion Restroom Remodel	16,557	20	2	17,395	870	14,901	16,123	0.06%	705
Sub-total [08000 - Rehab]	153,138			179,748	8,987	103,679	114,120	0.64%	7,280

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
12000 - Pool									
136 - Resurface 256 lf Pool	40,551	12	7	48,203	4,017	16,896	20,782	0.29%	3,254
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	11,390	10	8	13,878	1,388	2,278	3,502	0.10%	1,124
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	10,173	10	0	10,173	1,017	10,173	1,043	0.07%	824
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	40,731	15	1	41,749	2,783	38,015	41,749	0.20%	2,255
754 - Equipment: Replacement Pool & Spa Equipment (50%)	21,871	5	1	22,418	4,484	17,497	22,418	0.32%	3,632
Sub-total [12000 - Pool]	124,716			136,420	13,689	84,860	89,495	0.98%	11,088
13000 - Spa									
134 - Resurface Spa	5,184	8	7	6,163	770	648	1,329	0.06%	624
14000 - Recreation									
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	23,111	3	3	24,888	6,222	5,778	7,896	0.45%	5,040
251 - Exercise: Cardio Equipment Cardio Machines (2021 Only)[nr:1]	15,000	1	0	0	0	15,000	0	0.00%	0
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)	58,796	8	2	61,772	7,722	44,097	52,732	0.55%	6,255
Sub-total [14000 - Recreation]	96,906			86,660	13,943	64,874	60,628	1.00%	11,295
17500 - Basketball / Sport Court									
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	6,613	4	3	7,122	1,780	1,653	3,389	0.13%	1,442
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	3,572	4	2	3,753	938	1,786	2,746	0.07%	760
Sub-total [17500 - Basketball / Sport Court]	10,185			10,875	2,719	3,439	6,135	0.19%	2,202
19000 - Fencing									
100 - Chain Link 788 lf Pickleball & Basketball Courts	26,749	30	19	42,763	1,425	9,808	10,967	0.10%	1,155
230 - Wrought Iron: 6' 264 lf Patio Perimeter	10,753	30	17	16,363	545	4,660	5,144	0.04%	442
Sub-total [19000 - Fencing]	37,503			59,125	1,971	14,468	16,111	0.14%	1,596

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
23000 - Mechanical Equipment									
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	17,225	18	5	19,489	1,083	12,440	13,732	0.08%	877
236 - HVAC 6 Rooftop HVAC Units- 2008	81,318	15	2	85,435	5,696	70,476	77,795	0.41%	4,614
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	16,971	15	2	17,830	1,189	14,708	16,236	0.09%	963
636 - Water Heater 2 Shop	11,557	15	4	12,757	850	8,475	9,477	0.06%	689
Sub-total [23000 - Mechanical Equipment]	127,072			135,511	8,818	106,100	117,239	0.63%	7,143
24000 - Furnishings									
540 - Miscellaneous Tables & Chairs	8,800	10	0	8,800	880	8,800	902	0.06%	713
24500 - Audio / Visual									
164 - Projector Amado Room- EIKI	1,313	10	3	1,414	141	919	1,077	0.01%	115
24600 - Safety / Access									
250 - Fire Control Misc Fire Alarm System	19,384	20	7	23,042	1,152	12,600	13,908	0.08%	933
25000 - Flooring									
280 - Carpeting 660 Sq. Yds. All Spaces	19,776	10	7	23,508	2,351	5,933	8,108	0.17%	1,904
470 - Tile 2,231 sf Clubhouse Walls & Floors	63,110	20	0	63,110	3,156	63,110	3,234	0.23%	2,556
Sub-total [25000 - Flooring]	82,886			86,618	5,506	69,043	11,343	0.39%	4,460
26000 - Outdoor Equipment									
462 - Drinking Fountain 3 Drinking Fountains	8,825	15	3	9,504	634	7,060	7,840	0.05%	513
808 - Shade Structure 500 sf [3] Shade Canopies	11,032	15	5	12,481	832	7,354	8,292	0.06%	674
Sub-total [26000 - Outdoor Equipment]	19,857			21,985	1,466	14,415	16,132	0.10%	1,187
27000 - Appliances									
248 - Ice Machine Pickleball Courts	6,220	10	0	6,220	622	6,220	638	0.04%	504
28000 - Water System									
162 - Backflow Valves 8" Backflow	14,473	12	10	18,527	1,544	2,412	3,709	0.11%	1,251

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
Sub-total Canoa Ranch (CR)	1,126,010			1,236,197	94,187	750,146	693,538	6.74%	76,295
00090 - Abrego South (AS)									
01000 - Paving									
147 - Asphalt: Sealing 14,200 sf 2020 Addition Area (2021 Only)[nr:1]	2,335	5	0	0	0	2,335	0	0.00%	0
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area	7,493	5	3	8,069	1,614	2,997	4,608	0.12%	1,307
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area	5,989	5	5	6,776	1,129	998	1,228	0.08%	915
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	37,822	25	23	66,742	2,670	3,026	4,652	0.19%	2,163
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	30,229	25	24	54,676	2,187	1,209	2,479	0.16%	1,772
Sub-total [01000 - Paving]	83,868			136,262	7,600	10,565	12,967	0.54%	6,156
02000 - Concrete									
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	6,297	2	3	6,781	1,695	1,574	2,151	0.12%	1,373
03000 - Painting: Exterior									
200 - Surface Restoration 7,191 sf Exterior Surfaces	9,444	10	7	11,226	1,123	2,833	3,872	0.08%	909
04000 - Structural Repairs									
936 - Doors 16 Exterior & Interior Doors (25%)	6,724	10	3	7,241	724	4,707	5,514	0.05%	587
05000 - Roofing									
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	28,314	20	10	36,245	1,812	14,157	15,962	0.13%	1,468
962 - Coating 4,900 sf Low Slope Roof Recoating	4,996	5	3	5,380	1,076	1,998	3,072	0.08%	872
Sub-total [05000 - Roofing]	33,310			41,625	2,888	16,155	19,035	0.21%	2,340
08000 - Rehab									
236 - Locker Rooms 2 Men's & Women's	73,544	20	5	83,208	4,160	55,158	60,306	0.30%	3,370
342 - Restrooms 2 Restrooms	31,519	20	6	36,552	1,828	22,063	24,230	0.13%	1,480
Sub-total [08000 - Rehab]	105,062			119,760	5,988	77,221	84,536	0.43%	4,851

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (AS)									
12000 - Pool									
140 - Resurface 170 lf Pool	23,081	12	5	26,114	2,176	13,464	15,772	0.16%	1,763
422 - ADA Chair Lift Pool ADA Lift	4,056	10	8	4,942	494	811	1,247	0.04%	400
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	47,242	10	0	47,242	4,724	47,242	4,842	0.34%	3,827
758 - Equipment: Replacement Pool & Spa Equipment (50%)	17,630	5	1	18,071	3,614	14,104	18,071	0.26%	2,928
944 - Furniture: Misc Pool Area Furniture	7,354	6	4	8,118	1,353	2,451	3,769	0.10%	1,096
Sub-total [12000 - Pool]	99,364			104,487	12,362	78,072	43,702	0.88%	10,013
13000 - Spa									
138 - Resurface Spa	5,043	8	1	5,169	646	4,413	5,169	0.05%	523
418 - ADA Chair Lift Spa ADA Lift	4,791	10	6	5,556	556	1,916	2,455	0.04%	450
Sub-total [13000 - Spa]	9,834			10,725	1,202	6,329	7,624	0.09%	973
19000 - Fencing									
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	7,297	20	10	9,341	467	3,648	4,114	0.03%	378
20000 - Lighting									
240 - Pole Lights 8 Shuffleboard Lights	10,862	20	5	12,289	614	8,146	8,906	0.04%	498
23000 - Mechanical Equipment									
240 - HVAC 2 Rooftop Carrier Units- 2011	21,538	15	5	24,368	1,625	14,359	16,189	0.12%	1,316
26000 - Outdoor Equipment									
480 - Drinking Fountain Drinking Fountain	3,152	20	5	3,566	178	2,364	2,585	0.01%	144
812 - Shade Structure 564 [3] Volleyball Shade Canopies	12,444	15	11	16,327	1,088	3,318	4,252	0.08%	882
880 - Shade Structure 264 sf Pool Shade Canopy	5,825	15	8	7,097	473	2,718	3,184	0.03%	383
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	15,892	8	4	17,541	2,193	7,946	10,180	0.16%	1,776
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	31,519	7	4	34,791	4,970	13,508	18,461	0.36%	4,026
Sub-total [26000 - Outdoor Equipment]	68,830			79,322	8,903	29,854	38,662	0.64%	7,212

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (AS)									
Sub-total Abrego South (AS)	462,429			563,426	45,190	253,464	247,271	3.23%	36,606
00100 - Continental Vistas (CV)									
01000 - Paving									
404 - Asphalt: Overlay 6,726 sf Parking Lot	18,552	20	19	29,659	1,483	928	1,902	0.11%	1,201
02000 - Concrete									
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	7,941	2	2	8,343	2,781	2,647	4,070	0.20%	2,253
03000 - Painting: Exterior									
120 - Surface Restoration 3,600 sf Recreation Building & Walls	5,825	10	6	6,755	675	2,330	2,985	0.05%	547
05000 - Roofing									
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	22,000	20	0	22,000	1,100	22,000	1,128	0.08%	891
612 - Pitched: Tile 13 Squares- Pool Building Roof	14,000	30	0	14,000	467	14,000	478	0.03%	378
966 - Coating 2,000 sf Low Slope Roof Recoating	5,883	5	4	6,494	1,299	1,177	2,412	0.09%	1,052
Sub-total [05000 - Roofing]	41,883			42,494	2,866	37,177	4,018	0.21%	2,321
08000 - Rehab									
242 - Locker Rooms 2 Men's & Women's	65,677	20	16	97,498	4,875	13,135	16,830	0.35%	3,949
246 - Bathrooms Companion Restroom	19,384	20	16	28,776	1,439	3,877	4,967	0.10%	1,165
Sub-total [08000 - Rehab]	85,061			126,273	6,314	17,012	21,797	0.45%	5,114
12000 - Pool									
146 - Resurface 180 lf Pool	27,714	12	9	34,612	2,884	6,929	9,469	0.21%	2,336
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	26,323	15	0	26,323	1,755	26,323	1,799	0.13%	1,422
762 - Equipment: Replacement Pool & Spa Equipment (50%)	18,326	5	1	18,784	3,757	14,660	18,784	0.27%	3,043
948 - Furniture: Misc Pool Area Furniture	7,354	6	1	7,538	1,256	6,129	7,538	0.09%	1,018
Sub-total [12000 - Pool]	79,717			87,256	9,652	54,041	37,590	0.69%	7,819

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00100 - Continental Vistas (CV)									
13000 - Spa									
142 - Resurface Spa	7,561	8	0	7,561	945	7,561	969	0.07%	766
23000 - Mechanical Equipment									
244 - HVAC Rooftop Carrier Unit #3- 2004	8,142	15	13	11,224	748	1,086	1,669	0.05%	606
248 - HVAC 2 Rooftop Carrier Units- 2013	27,999	15	7	33,282	2,219	14,933	17,219	0.16%	1,797
800 - Water Heater Building Water Heater	5,253	12	4	5,798	483	3,502	4,038	0.03%	391
Sub-total [23000 - Mechanical Equipment]	41,395			50,305	3,450	19,521	22,927	0.25%	2,795
25000 - Flooring									
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	18,026	10	6	20,905	2,090	7,210	9,238	0.15%	1,693
Sub-total Continental Vistas (CV)	305,961			379,551	30,257	148,426	105,495	2.17%	24,509
00110 - Madera Vista (MV)									
01000 - Paving									
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	55,235	25	11	72,473	2,899	30,932	33,969	0.21%	2,348
02000 - Concrete									
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	6,359	2	1	6,518	3,259	3,180	6,518	0.23%	2,640
03000 - Painting: Exterior									
206 - Surface Restoration 4,020 sf Exterior Surfaces	6,842	10	7	8,133	813	2,053	2,805	0.06%	659
05000 - Roofing									
616 - Pitched: Tile 39 Squares- Pool Building Roof	29,200	30	0	29,200	973	29,200	998	0.07%	788
08000 - Rehab									
248 - Restrooms 2 Men's & Women's	15,759	20	18	24,579	1,229	1,576	2,423	0.09%	996
480 - Shower Outdoor Pool Shower	8,615	15	1	8,831	589	8,041	8,830	0.04%	477
Sub-total [08000 - Rehab]	24,374			33,410	1,818	9,617	11,254	0.13%	1,472

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00110 - Madera Vista (MV)									
12000 - Pool									
154 - Resurface 156 lf Pool	21,180	12	7	25,177	2,098	8,825	10,855	0.15%	1,700
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	34,024	15	3	36,640	2,443	27,219	30,225	0.17%	1,979
766 - Equipment: Replacement Pool & Spa Equipment (50%)	16,816	5	2	17,667	3,533	10,090	13,789	0.25%	2,862
952 - Furniture: Misc Pool Area Furniture	7,354	6	4	8,118	1,353	2,451	3,769	0.10%	1,096
Sub-total [12000 - Pool]	79,375			87,602	9,427	48,586	58,638	0.67%	7,636
13000 - Spa									
146 - Resurface Spa	4,728	8	3	5,091	636	2,955	3,635	0.05%	516
17000 - Tennis Court									
540 - Reseal 7,200 sf Tennis Court	4,938	4	2	5,188	1,297	2,469	3,796	0.09%	1,051
19000 - Fencing									
170 - Chain Link: 10' 360 lf Tennis Court Fence	14,183	30	10	18,156	605	9,456	10,177	0.04%	490
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	15,478	30	5	17,512	584	12,899	13,750	0.04%	473
Sub-total [19000 - Fencing]	29,662			35,668	1,189	22,354	23,927	0.09%	963
20000 - Lighting									
250 - Sports Field / Court 4 Tennis Court Lights	10,506	20	18	16,386	819	1,051	1,615	0.06%	664
25000 - Flooring									
434 - Tile Recreation Room & Storage	10,447	20	19	16,701	835	522	1,071	0.06%	676
26000 - Outdoor Equipment									
816 - Shade Structure 264 sf Pool Shade Canopy	5,825	15	10	7,456	497	1,942	2,388	0.04%	403
834 - Shade Structure 336 sf Pool Equip Shade Canopy	7,413	15	10	9,490	633	2,471	3,039	0.05%	512
Sub-total [26000 - Outdoor Equipment]	13,238			16,946	1,130	4,413	5,428	0.08%	915
Sub-total Madera Vista (MV)	274,904			333,317	25,096	157,330	153,653	1.80%	20,329

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00120 - Casa Paloma I (CPI)									
01000 - Paving									
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	40,290	25	2	42,330	1,693	37,067	39,645	0.12%	1,372
02000 - Concrete									
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	11,472	2	3	12,354	3,088	2,868	3,919	0.22%	2,502
03000 - Painting: Exterior									
212 - Surface Restoration 7,470 sf Exterior Surfaces	9,810	10	5	11,099	1,110	4,905	6,033	0.08%	899
05000 - Roofing									
344 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	35,248	20	3	37,959	1,898	29,961	32,517	0.14%	1,537
970 - Coating 6,100 sf Low Slope Roof Recoating Sub-total [05000 - Roofing]	14,499	5	3	15,613	3,123	5,799	8,917	0.22%	2,529
	49,747			53,572	5,021	35,761	41,433	0.36%	4,067
08000 - Rehab									
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	107,625	20	19	172,055	8,603	5,381	11,032	0.62%	6,969
256 - Restrooms Unisex Restroom	5,125	20	19	8,193	410	256	525	0.03%	332
418 - Kitchen Clubhouse Kitchen Sub-total [08000 - Rehab]	7,354	20	10	9,414	471	3,677	4,146	0.03%	381
	120,104			189,662	9,483	9,315	15,703	0.68%	7,682
12000 - Pool									
160 - Resurface 200 lf Pool	27,154	12	7	32,278	2,690	11,314	13,917	0.19%	2,179
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	52,021	15	1	53,321	3,555	48,553	53,321	0.25%	2,879
770 - Equipment: Replacement Pool & Spa Equipment (50%)	20,667	5	2	21,713	4,343	12,400	16,947	0.31%	3,518
956 - Furniture: Misc Pool Area Furniture Sub-total [12000 - Pool]	7,354	6	4	8,118	1,353	2,451	3,769	0.10%	1,096
	107,197			115,431	11,940	74,719	87,954	0.85%	9,672
13000 - Spa									
150 - Resurface Spa	5,719	8	7	6,799	850	715	1,466	0.06%	688

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00120 - Casa Paloma I (CPI)									
23000 - Mechanical Equipment									
256 - HVAC 2 Rooftop Carrier Units- 2011	17,650	15	5	19,970	1,331	11,767	13,267	0.10%	1,078
25000 - Flooring									
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	11,275	20	19	18,025	901	564	1,156	0.06%	730
26000 - Outdoor Equipment									
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	8,825	8	6	10,235	1,279	2,206	3,392	0.09%	1,036
826 - Shade Structure 310 sf Pool Equip Shade Structure	8,142	30	24	14,727	491	1,628	1,947	0.04%	398
Sub-total [26000 - Outdoor Equipment]	16,968			24,962	1,770	3,835	5,340	0.13%	1,434
Sub-total Casa Paloma I (CPI)	390,233			494,203	37,188	181,515	215,917	2.66%	30,124
00130 - Casa Paloma II (CPII)									
02000 - Concrete									
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	9,832	2	2	10,330	3,443	3,277	5,039	0.25%	2,789
04000 - Structural Repairs									
952 - Doors 14 Exterior & Interior Doors (25%)	5,883	10	3	6,336	634	4,118	4,824	0.05%	513
05000 - Roofing									
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	33,500	20	0	33,500	1,675	33,500	1,717	0.12%	1,357
974 - Coating 5,300 sf Low Slope Roof Recoating	7,769	5	3	8,367	1,673	3,108	4,778	0.12%	1,355
Sub-total [05000 - Roofing]	41,269			41,867	3,348	36,608	6,495	0.24%	2,712
08000 - Rehab									
260 - Locker Rooms 2 Men's & Women's	73,544	20	1	75,382	3,769	69,867	75,382	0.27%	3,053
424 - Kitchen Clubhouse Kitchen	7,354	20	3	7,920	396	6,251	6,784	0.03%	321
Sub-total [08000 - Rehab]	80,898			83,302	4,165	76,118	82,167	0.30%	3,374

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00130 - Casa Paloma II (CPII)									
12000 - Pool									
166 - Resurface 180 lf Pool	24,439	10	5	27,650	2,765	12,220	15,030	0.20%	2,240
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	41,876	15	1	42,923	2,862	39,085	42,923	0.20%	2,318
774 - Equipment: Replacement Pool & Spa Equipment (50%)	20,041	5	1	20,542	4,108	16,033	20,542	0.29%	3,328
960 - Furniture: Misc Pool Area Furniture	7,354	6	4	8,118	1,353	2,451	3,769	0.10%	1,096
Sub-total [12000 - Pool]	93,711			99,233	11,088	69,788	82,264	0.79%	8,982
13000 - Spa									
154 - Resurface Spa	5,222	8	5	5,908	738	1,958	2,676	0.05%	598
20000 - Lighting									
260 - Pole Lights 8 Shuffleboard Lights	10,862	30	0	10,862	362	10,862	371	0.03%	293
23000 - Mechanical Equipment									
272 - HVAC 2 Rooftop Carrier Units- 2011	17,650	15	5	19,970	1,331	11,767	13,267	0.10%	1,078
25000 - Flooring									
200 - Carpeting 1,284 sf Recreation Room	3,615	10	9	4,515	451	362	741	0.03%	366
400 - Tile 281 sf Kitchenette & Storage Closet	3,772	20	19	6,030	302	189	387	0.02%	244
Sub-total [25000 - Flooring]	7,387			10,545	753	550	1,128	0.05%	610
26000 - Outdoor Equipment									
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	8,251	8	4	9,108	1,138	4,126	5,286	0.08%	922
860 - Shade Structure 294 sf Pool Equip Shade Canopy	6,487	15	10	8,303	554	2,162	2,659	0.04%	448
Sub-total [26000 - Outdoor Equipment]	14,738			17,411	1,692	6,288	7,945	0.12%	1,371
Sub-total Casa Paloma II (CPII)	287,452			305,763	27,555	221,334	206,177	1.97%	22,321
00140 - Abrego North (AN)									
01000 - Paving									
420 - Asphalt: Major Repairs 14,105 sf Parking Area	79,727	25	2	83,763	3,351	73,348	78,451	0.24%	2,714

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00140 - Abrego North (AN)									
02000 - Concrete									
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	6,141	5	2	6,452	1,290	3,685	5,036	0.09%	1,045
03000 - Painting: Exterior									
218 - Surface Restoration 5,892 sf Exterior Surfaces	7,738	10	5	8,755	875	3,869	4,759	0.06%	709
04000 - Structural Repairs									
820 - Shed Shed	10,047	10	9	12,547	1,255	1,005	2,060	0.09%	1,016
05000 - Roofing									
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	12,135	20	5	13,729	686	9,101	9,950	0.05%	556
978 - Coating 2,100 sf Low Slope Roof Recoating	2,395	5	3	2,580	516	958	1,473	0.04%	418
Sub-total [05000 - Roofing]	14,530			16,309	1,202	10,059	11,424	0.09%	974
08000 - Rehab									
238 - Restrooms Companion Restroom Remodel	16,557	20	2	17,395	870	14,901	16,123	0.06%	705
266 - Locker Rooms 2 Men's & Women's	73,544	20	5	83,208	4,160	55,158	60,306	0.30%	3,370
270 - General 795 sf Recreation Room Tile- 2017	9,447	20	16	14,024	701	1,889	2,421	0.05%	568
Sub-total [08000 - Rehab]	99,548			114,627	5,731	71,949	78,849	0.41%	4,643
12000 - Pool									
172 - Resurface 230 lf Pool	31,228	10	5	35,331	3,533	15,614	19,205	0.25%	2,862
426 - ADA Chair Lift 2 Pool & Spa	12,923	10	6	14,986	1,499	5,169	6,623	0.11%	1,214
778 - Equipment: Replacement Pool & Spa Equipment (50%)	20,041	5	1	20,542	4,108	16,033	20,542	0.29%	3,328
964 - Furniture: Misc Pool Area Furniture	7,354	6	1	7,538	1,256	6,129	7,538	0.09%	1,018
Sub-total [12000 - Pool]	71,545			78,397	10,396	42,944	53,908	0.74%	8,422
13000 - Spa									
158 - Resurface Spa	5,542	8	3	5,968	746	3,464	4,260	0.05%	604

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00140 - Abrego North (AN)									
23000 - Mechanical Equipment									
200 - HVAC HVAC	6,250	15	14	8,831	589	417	854	0.04%	477
400 - HVAC 2 Rooftop Rheem Units- 2005	12,454	15	14	17,597	1,173	830	1,702	0.08%	950
Sub-total [23000 - Mechanical Equipment]	18,704			26,428	1,762	1,247	2,556	0.13%	1,427
26000 - Outdoor Equipment									
864 - Shade Structure 367 sf Pool Equip Shade Structure	9,639	30	22	16,595	553	2,571	2,964	0.04%	448
868 - Shade Structure 378 sf [3] Pool Shade Canopies	8,340	15	11	10,943	730	2,224	2,849	0.05%	591
Sub-total [26000 - Outdoor Equipment]	17,979			27,538	1,283	4,794	5,814	0.09%	1,039
Sub-total Abrego North (AN)	331,501			380,784	27,892	216,364	247,116	2.00%	22,594
00200 - Pickleball Center									
01000 - Paving									
170 - Asphalt: Sealing 39,629 sf Parking Lot	6,885	5	0	6,885	1,377	6,885	1,411	0.10%	1,115
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (1%)	1,457	5	5	1,648	275	243	299	0.02%	223
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	71,613	25	24	129,528	5,181	2,865	5,872	0.37%	4,197
Sub-total [01000 - Paving]	79,955			138,061	6,833	9,992	7,582	0.49%	5,535
04000 - Structural Repairs									
912 - Doors 7 Building Doors (50%)	5,740	20	19	9,176	459	287	588	0.03%	372
05000 - Roofing									
370 - Low Slope: Single-Ply 12 Squares- Center Roof	8,195	15	14	11,579	772	546	1,120	0.06%	625
08000 - Rehab									
100 - General Office, Storage, Breezeway	5,125	10	9	6,400	640	513	1,051	0.05%	518
226 - Restrooms 2 Restrooms	15,375	10	9	19,201	1,920	1,538	3,152	0.14%	1,555
Sub-total [08000 - Rehab]	20,500			25,602	2,560	2,050	4,203	0.18%	2,074

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00200 - Pickleball Center									
17500 - Basketball / Sport Court									
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	39,680	2	1	40,672	20,336	19,840	40,672	1.46%	16,473
19000 - Fencing									
174 - Chain Link: 4' 1,414 lf Court Fences	26,088	25	24	47,187	1,887	1,044	2,139	0.14%	1,529
178 - Chain Link: 8' 1,871 lf Court Fences	61,369	25	24	110,999	4,440	2,455	5,032	0.32%	3,597
780 - Gates 53 Court Gates	15,211	20	19	24,317	1,216	761	1,559	0.09%	985
Sub-total [19000 - Fencing]	102,668			182,503	7,543	4,259	8,731	0.54%	6,110
23000 - Mechanical Equipment									
470 - HVAC 3 Mini-split Units	8,764	15	14	12,383	826	584	1,198	0.06%	669
870 - Septic System Septic System	7,687	20	19	12,290	614	384	788	0.04%	498
Sub-total [23000 - Mechanical Equipment]	16,451			24,673	1,440	969	1,986	0.10%	1,166
24000 - Furnishings									
570 - Miscellaneous Interior/Exterior Furniture	20,500	10	9	25,602	2,560	2,050	4,203	0.18%	2,074
970 - Miscellaneous 900 sf Artificial Turf	7,969	10	9	9,953	995	797	1,634	0.07%	806
974 - Miscellaneous Entrance Gate	5,125	5	4	5,657	1,131	1,025	2,101	0.08%	916
Sub-total [24000 - Furnishings]	33,594			41,211	4,687	3,872	7,937	0.34%	3,797
26000 - Outdoor Equipment									
884 - Shade Structure 3,510 sf [2] Shade Structures	11,152	7	6	12,933	1,848	1,593	3,266	0.13%	1,497
Sub-total Pickleball Center	317,935			486,410	46,477	43,408	76,085	3.33%	37,648

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00700 - Facility Maintenance Shop (FMS)									
01000 - Paving									
136 - Asphalt: Sealing 29,074 sf Parking Area	4,582	5	4	5,058	1,012	916	1,879	0.07%	819
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (2%)	2,138	5	4	2,360	472	428	877	0.03%	382
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	58,037	25	23	102,413	4,097	4,643	7,139	0.29%	3,318
Sub-total [01000 - Paving]	64,757			109,831	5,580	5,987	9,894	0.40%	4,520
03000 - Painting: Exterior									
128 - Surface Restoration 5,000 sf Building Exterior	6,566	10	7	7,805	781	1,970	2,692	0.06%	632
412 - Wrought Iron 835 lf Perimeter Fence	7,895	4	1	8,093	2,023	5,922	8,093	0.14%	1,639
Sub-total [03000 - Painting: Exterior]	14,462			15,898	2,804	7,892	10,785	0.20%	2,271
03500 - Painting: Interior									
152 - Building 10,000 sf All Interior Spaces	10,506	10	7	12,489	1,249	3,152	4,308	0.09%	1,012
04000 - Structural Repairs									
800 - Shed Shed	5,535	10	9	6,912	691	554	1,135	0.05%	560
804 - Shed 3 Pre-Fab Sheds	16,153	10	7	19,201	1,920	4,846	6,623	0.14%	1,555
964 - Doors 24 Exterior & Interior Doors (25%)	10,086	10	7	11,989	1,199	3,026	4,135	0.09%	971
Sub-total [04000 - Structural Repairs]	31,774			38,103	3,810	8,425	11,893	0.27%	3,086
05000 - Roofing									
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	8,090	20	17	12,310	615	1,213	1,658	0.04%	499
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	23,324	30	6	27,049	902	18,659	19,922	0.06%	730
860 - Skylights 10 Pitched & Low Slope Roof Skylights	8,405	20	17	12,789	639	1,261	1,723	0.05%	518
982 - Coating 1,400 sf Low Slope Roof Recoating	4,118	5	2	4,327	865	2,471	3,377	0.06%	701
Sub-total [05000 - Roofing]	43,937			56,474	3,022	23,604	26,681	0.22%	2,448

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00700 - Facility Maintenance Shop (FMS)									
08000 - Rehab									
108 - General Common Areas	16,557	20	17	25,194	1,260	2,484	3,394	0.09%	1,020
278 - Restrooms 2 Restrooms	31,519	20	17	47,960	2,398	4,728	6,461	0.17%	1,942
282 - General Break Room	22,063	20	17	33,572	1,679	3,309	4,523	0.12%	1,360
Sub-total [08000 - Rehab]	70,139			106,725	5,336	10,521	14,379	0.38%	4,323
19000 - Fencing									
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	29,827	30	27	58,098	1,937	2,983	4,076	0.14%	1,569
540 - Metal 165 lf Frontage Fencing	5,547	30	27	10,805	360	555	758	0.03%	292
Sub-total [19000 - Fencing]	35,375			68,903	2,297	3,537	4,835	0.16%	1,860
23000 - Mechanical Equipment									
208 - HVAC 4 Rooftop HVAC Units- 2018	23,114	15	12	31,085	2,072	4,623	6,318	0.15%	1,679
224 - HVAC 2 Ground Level Bryant Units- 2017	26,581	15	11	34,876	2,325	7,088	9,082	0.17%	1,883
Sub-total [23000 - Mechanical Equipment]	49,695			65,962	4,397	11,711	15,400	0.31%	3,562
24000 - Furnishings									
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	51,481	20	17	78,334	3,917	7,722	10,554	0.28%	3,173
25000 - Flooring									
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	6,556	10	2	6,888	689	5,245	6,048	0.05%	558
480 - Tile 664 sf Floor & Wall Tile	16,743	20	17	25,476	1,274	2,511	3,432	0.09%	1,032
Sub-total [25000 - Flooring]	23,299			32,364	1,963	7,756	9,480	0.14%	1,590
30000 - Miscellaneous									
236 - Maintenance Equipment Genie Scissor Lift	17,194	20	19	27,488	1,374	860	1,762	0.10%	1,113
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	20,014	10	7	23,791	2,379	6,004	8,206	0.17%	1,927
Sub-total [30000 - Miscellaneous]	37,209			51,279	3,753	6,864	9,968	0.27%	3,040
Sub-total Facility Maintenance Shop (FMS)	432,633			636,360	38,128	97,172	128,175	2.73%	30,885

Eighty-Five Percent Funded Minimum Threshold

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2021 Fully Funded Balance</i>	<i>2022 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2022 Line Item Contribution based on Cash Flow Method</i>
00800 - General									
22000 - Office Equipment									
100 - Miscellaneous Facility Maintenance Shop Context Scanner	6,619	5	3	7,128	1,426	2,648	4,071	0.10%	1,155

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00800 - General									
30000 - Miscellaneous									
200 - Maintenance Equipment Vermeer Chipper	8,486	20	5	9,601	480	6,364	6,958	0.03%	389
700 - Trailer Load Trail	5,657	15	0	5,657	377	5,657	387	0.03%	305
704 - Trailer Top Hat- 2018	6,564	15	13	9,049	603	875	1,346	0.04%	489
710 - Trailer Big Tex	5,657	15	1	5,798	387	5,280	5,798	0.03%	313
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	33,942	10	0	33,942	3,394	33,942	3,479	0.24%	2,749
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	84,856	10	2	89,151	8,915	67,884	78,279	0.64%	7,222
844 - Vehicle 2016 Ford Fiesta- #26	19,800	10	5	22,401	2,240	9,900	12,177	0.16%	1,815
848 - Maintenance Truck 2011 Ford Ranger- #27	36,772	10	0	36,772	3,677	36,772	3,769	0.26%	2,979
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	66,229	10	5	74,932	7,493	33,114	40,731	0.54%	6,070
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	112,590	10	5	127,385	12,738	56,295	69,243	0.91%	10,319
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	39,422	10	6	45,718	4,572	15,769	20,204	0.33%	3,703
866 - Vehicle 2017 Ford Escape- #36	30,750	3	2	32,307	10,769	10,250	21,013	0.77%	8,723
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	36,634	10	7	43,546	4,355	10,990	15,020	0.31%	3,527
872 - Maintenance Truck 2018 Ford F150- #38	39,102	10	7	46,480	4,648	11,731	16,032	0.33%	3,765
874 - Maintenance Truck Ford F250 PU- #39	37,518	10	7	44,597	4,460	11,255	15,382	0.32%	3,613
876 - Vehicle Ford Transit Connect- #40	34,208	10	7	40,663	4,066	10,263	14,025	0.29%	3,294
878 - Vehicle 2018 Ford Transit 150 Van- #41	34,209	10	8	41,681	4,168	6,842	10,519	0.30%	3,376
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	42,025	10	8	51,203	5,120	8,405	12,923	0.37%	4,148
882 - Vehicle 2018 Ford Transit 250 Van- #43	35,721	10	8	43,523	4,352	7,144	10,984	0.31%	3,526
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	31,273	10	8	38,103	3,810	6,255	9,616	0.27%	3,086
Sub-total [30000 - Miscellaneous]	741,414			842,509	90,626	354,987	367,885	6.48%	73,410

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00800 - General									
Sub-total General	748,033			849,637	92,051	357,635	371,955	6.59%	74,565
Totals	15,349,289			18,172,313	1,397,523	9,202,629	9,325,899	100.00%	1,132,047
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
Percent Funded						85.06%	73.80%		

00010 - Administrative Offices

01000 - Paving

100 - Asphalt: Sealing	Useful Life 5	Remaining Life 5	
27,762 sf Parking Lots- Seal, Stripe	Quantity 27,762	Unit of Measure Square Feet	
	Cost /SqFt \$0.210		
	% Included 100.00%	Total Cost/Study \$5,833	
Summary	Replacement Year 2026	Future Cost \$6,600	

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

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

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

101 - Asphalt: Sealing	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Parking Lots- Seal, Stripe	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,642		
	% Included 100.00%	Total Cost/Study \$2,642	
Summary	Replacement Year 2021	Future Cost \$2,642	

This is for the \$2,642 expended for both North and South lots. Per client, Contractor did the North lot at no charge, was missed in their proposal.

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 \$3.68	Qty * \$/SqFt \$102,086	
	% Included 5.60%	Total Cost/Study \$5,717	
Summary	Replacement Year 2026	Future Cost \$6,468	

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.

00010 - Administrative Offices

01000 - Paving

300 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 24
14,965 sf South Parking & Maintenance	Quantity 14,965	Unit of Measure Square Feet
	Cost /SqFt \$1.34	
	% Included 100.00%	Total Cost/Study \$19,994
Summary	Replacement Year 2045	Future Cost \$36,163

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 24
12,797 sf North Parking Lot (50%)	Quantity 12,797	Unit of Measure Square Feet
	Cost /SqFt \$2.69	Qty * \$/SqFt \$34,366
	% Included 50.00%	Total Cost/Study \$17,183
Summary	Replacement Year 2045	Future Cost \$31,080

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 7
9,085 sf Building Exterior & Wall Surfaces	Quantity 9,085	Unit of Measure Square Feet
	Cost /SqFt \$1.10	
	% Included 100.00%	Total Cost/Study \$10,022
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.

03500 - Painting: Interior

100 - Building	Useful Life 10	Remaining Life 5
16,167 sf All Interior Spaces	Quantity 16,167	Unit of Measure Square Feet
	Cost /SqFt \$0.851	
	% Included 100.00%	Total Cost/Study \$13,758
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.

00010 - Administrative Offices

04000 - Structural Repairs

900 - Doors	Useful Life 10	Remaining Life 3	
41 Exterior & Interior Doors (25%)	Quantity 41	Unit of Measure Items	
	Cost /Itm \$1,681	Qty * \$/Itm \$68,921	
	% Included 25.00%	Total Cost/Study \$17,230	
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 2	
79 Squares- Building Roof- Replace	Quantity 79	Unit of Measure Squares	
	Cost /Sqrs \$970		
	% Included 100.00%	Total Cost/Study \$76,621	
Summary	Replacement Year 2023	Future Cost \$80,500	

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

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

930 - Coating	Useful Life 5	Remaining Life 2	
7,900 sf Low Slope Roof Recoating	Quantity 7,900	Unit of Measure Square Feet	
	Cost /SqFt \$0.920		
	% Included 100.00%	Total Cost/Study \$7,270	
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.

08000 - Rehab

300 - Restrooms	Useful Life 20	Remaining Life 15	
3 Main Bldg & Maint Restrooms	Quantity 3	Unit of Measure Room	
	Cost /Rm \$15,759		
	% Included 100.00%	Total Cost/Study \$47,278	
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.

00010 - Administrative Offices

08000 - Rehab

400 - Kitchen	Useful Life 20	Remaining Life 3	
Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$7,241		
	% Included 100.00%	Total Cost/Study \$7,241	
Summary	Replacement Year 2024	Future Cost \$7,798	

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.

2021- Remaining life extended to 2025. Per client 6/30/2021, reduce remaining life from 2025 to 2024.
 2017- BRG had this as a 2016 expense. The remaining life has been set to 5, instead of 19, as would be needed if this was done in 2016.

22000 - Office Equipment

200 - Computers, Misc.	Useful Life 1	Remaining Life 0	
5 IT Servers (20%)	Quantity 5	Unit of Measure Items	
	Cost /Itm \$12,764	Qty * \$/Itm \$63,822	
	% Included 20.00%	Total Cost/Study \$12,764	
Summary	Replacement Year 2021	Future Cost \$12,764	

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

2021- \$12,764 is anticipated
 2020- \$12,453 was expended.
 2019- \$12,000 was expended per client 6/14/2019.
 2018- Quantity revised per actual to 5 with 1 server being replaced every year.
 2017- Estimate revised upward from \$9,200 to \$12,000 based on 2017 costing.

240 - Computers, Misc.	Useful Life 1	Remaining Life 0	
Office Computer Work Stations	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$18,395		
	% Included 100.00%	Total Cost/Study \$18,395	
Summary	Replacement Year 2021	Future Cost \$18,395	

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

2021- \$18,395 was expended.
 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.

270 - Network Equipment	Useful Life 1	Remaining Life 0	
Routers & Switches	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,150		
	% Included 100.00%	Total Cost/Study \$6,150	
Summary	Replacement Year 2021	Future Cost \$6,150	

This is to replace routers and switch equipment.

2021- 6,150 is anticipated.
 2020- Per client, add new component at \$6,000/year beginning in 2021.

00010 - Administrative Offices

23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 4	
3 Rooftop Carrier Units- 2010	Quantity 3	Unit of Measure	Items
	Cost /Itm \$14,000		
	% Included 100.00%	Total Cost/Study	\$41,999
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 11	
Rooftop Rheem Unit #5- 2017	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,769		
	% Included 100.00%	Total Cost/Study	\$10,769
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 12	
Rooftop Carrier Unit #6- 2005	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,351		
	% Included 100.00%	Total Cost/Study	\$9,351
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.

348 - HVAC	Useful Life 15	Remaining Life 7	
3 IT Room Trane & Gree Units- 2013	Quantity 3	Unit of Measure	Items
	Cost /Itm \$2,627		
	% Included 100.00%	Total Cost/Study	\$7,880
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

00010 - Administrative Offices

23000 - Mechanical Equipment

376 - HVAC	Useful Life 15	Remaining Life 12	
Marvair Unit- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,724		
	% Included 100.00%	Total Cost/Study	\$6,724
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 5	
365 Sq. Yds. Hallways, Lobby, Offices	Quantity 365	Unit of Measure	Square Yard
	Cost /SqYd \$39.97		
	% Included 100.00%	Total Cost/Study	\$14,591
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 4	
1,096 sf Floors	Quantity 1,096	Unit of Measure	Square Feet
	Cost /SqFt \$7.93		
	% Included 100.00%	Total Cost/Study	\$8,688
Summary	Replacement Year 2025	Future Cost	\$9,590

This is to replace the wall and floor tile.

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

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

28000 - Water System

134 - Backflow Valves	Useful Life 12	Remaining Life 0	
4" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,440		
	% Included 100.00%	Total Cost/Study	\$5,440
Summary	Replacement Year 2021	Future Cost	\$5,440

This is to replace the backflow prevention valve.

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

00020 - West Social Center (WC)

01000 - Paving

104 - Asphalt: Sealing	Useful Life 5	Remaining Life 4	
43,543 sf Drives, North & South Parking	Quantity 43,543	Unit of Measure	Square Feet
	Cost /SqFt \$0.174		
	% Included 100.00%	Total Cost/Study	\$7,587
Summary	Replacement Year 2025	Future Cost	\$8,375

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 4	
75,321 sf West Parking Lot	Quantity 75,321	Unit of Measure	Square Feet
	Cost /SqFt \$0.170		
	% Included 100.00%	Total Cost/Study	\$12,810
Summary	Replacement Year 2025	Future Cost	\$14,140

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.

208 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4	
75,321 sf West Parking Lot (3%)	Quantity 75,321	Unit of Measure	Square Feet
	Cost /SqFt \$3.68	Qty * \$/SqFt	\$276,969
	% Included 2.50%	Total Cost/Study	\$6,924
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.

00020 - West Social Center (WC)

01000 - Paving

304 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 6	
43,543 sf Drives, North & South Parking	Quantity 43,543	Unit of Measure	Square Feet
	Cost /SqFt \$1.81		
	% Included 100.00%	Total Cost/Study	\$78,685
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 11	
75,321 sf West Parking Lot	Quantity 75,321	Unit of Measure	Square Feet
	Cost /SqFt \$1.81		
	% Included 100.00%	Total Cost/Study	\$136,111
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 3	
5,313 sf Pool/Spa Area Concrete Repair (6%)	Quantity 5,313	Unit of Measure	Square Feet
	Cost /SqFt \$22.63	Qty * \$/SqFt	\$120,236
	% Included 6.00%	Total Cost/Study	\$7,214
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.

03000 - Painting: Exterior

106 - Stucco	Useful Life 10	Remaining Life 9	
53,060 sf Building Exterior & Wall Surfaces	Quantity 53,060	Unit of Measure	Square Feet
	Cost /SqFt \$1.16		
	% Included 100.00%	Total Cost/Study	\$61,551
Summary	Replacement Year 2030	Future Cost	\$76,869

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.

00020 - West Social Center (WC)

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 \$0.851		
	% Included 100.00%	Total Cost/Study \$20,424	
Summary	Replacement Year 2022	Future Cost \$20,935	

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

22021- Per client 6/1/2021, defer.

04000 - Structural Repairs

904 - Doors	Useful Life 10	Remaining Life 3	
72 Exterior & Interior Doors (25%)	Quantity 72	Unit of Measure Items	
	Cost /Itm \$1,681	Qty * \$/Itm \$121,032	
	% Included 25.00%	Total Cost/Study \$30,258	
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/jambes, posts, locks/latches, etc.

25- exterior
 47- interior

05000 - Roofing

300 - Low Slope: Metal	Useful Life 30	Remaining Life 26	
3 Squares- Pool Eq Enclosure Shade Structure	Quantity 3	Unit of Measure Squares	
	Cost /Sqrs \$2,627		
	% Included 100.00%	Total Cost/Study \$7,880	
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.

308 - Low Slope: Vinyl	Useful Life 20	Remaining Life 8	
339 Squares- Building Flat Roofs	Quantity 339	Unit of Measure Squares	
	Cost /Sqrs \$683		
	% Included 100.00%	Total Cost/Study \$231,505	
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.

00020 - West Social Center (WC)

05000 - Roofing

600 - Pitched: Tile	Useful Life 30	Remaining Life 25	
24 Squares- Tennis Ramada Roof	Quantity 24	Unit of Measure Squares	
	Cost /Sqrs \$683		
	% Included 100.00%	Total Cost/Study \$16,390	
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 3	
33,900 sf Low Slope Roof Recoating	Quantity 33,900	Unit of Measure Square Feet	
	Cost /SqFt \$1.16		
	% Included 100.00%	Total Cost/Study \$39,425	
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.

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

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

935 - Coating	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Shuffleboard/Locker Room (2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,589		
	% Included 100.00%	Total Cost/Study \$1,589	
Summary	Replacement Year 2021	Future Cost \$1,589	

This is for the \$1,589 expended for roof coating shuffleboard and locker room building.

08000 - Rehab

100 - General	Useful Life 20	Remaining Life 5	
Tennis Ramada	Quantity 1	Unit of Measure Building	
	Cost /Bldg \$6,223		
	% Included 100.00%	Total Cost/Study \$6,223	
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 5	
2 Pool Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$47,278		
	% Included 100.00%	Total Cost/Study \$94,556	
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	Useful Life 20	Remaining Life 2
4 Shops & Auditorium Restrooms	Quantity 4	Unit of Measure Room
	Cost /Rm \$17,254	
	% Included 100.00%	Total Cost/Study \$69,016
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	Useful Life 20	Remaining Life 5
2 Woodshop & Lapidary	Quantity 2	Unit of Measure Room
	Cost /Rm \$4,865	
	% Included 100.00%	Total Cost/Study \$9,730
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	Useful Life 25	Remaining Life 0
320 sf Auditorium/Room 1	Quantity 320	Unit of Measure Square Feet
	Cost /SqFt \$57.40	
	% Included 100.00%	Total Cost/Study \$18,369
Summary	Replacement Year 2021	Future Cost \$18,369

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

Modernfold
10' x 32'

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

12000 - Pool

100 - Resurface	Useful Life 12	Remaining Life 4
250 lf Pool	Quantity 250	Unit of Measure Linear Feet
	Cost /l.f. \$181	
	% Included 100.00%	Total Cost/Study \$45,256
Summary	Replacement Year 2025	Future Cost \$49,954

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

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

600 - Deck: Re-Surface	Useful Life 15	Remaining Life 5
5,313 sf Pool/Spa Deck Coating	Quantity 5,313	Unit of Measure Square Feet
	Cost /SqFt \$8.49	
	% Included 100.00%	Total Cost/Study \$45,102
Summary	Replacement Year 2026	Future Cost \$51,029

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 8
Pool Digital Clocks	Quantity 1	Unit of Measure Pair
	Cost /Pair \$3,152	
	% Included 100.00%	Total Cost/Study \$3,152
Summary	Replacement Year 2029	Future Cost \$3,840

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.

730 - Equipment: Replacement	Useful Life 5	Remaining Life 1
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$53,671	Qty * \$/LS \$53,671
	% Included 50.00%	Total Cost/Study \$26,836
Summary	Replacement Year 2022	Future Cost \$27,506

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.

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

14000 - Recreation

700 - Billiard Table	Useful Life 25	Remaining Life 22
4 Billiards Room Tables	Quantity 4	Unit of Measure Items
	Cost /Itm \$7,364	
	% Included 100.00%	Total Cost/Study \$29,456
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.

00020 - West Social Center (WC)

17000 - Tennis Court

100 - Reseal	Useful Life 4	Remaining Life 0	
43,200 sf [6] Tennis Courts	Quantity 43,200	Unit of Measure Square Feet	
	Cost /SqFt \$0.685		
	% Included 100.00%	Total Cost/Study \$29,600	
Summary	Replacement Year 2021	Future Cost \$29,600	

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

2021- \$29,600 was expended.

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

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

500 - Resurface	Useful Life 21	Remaining Life 13	
43,200 sf [6] Tennis Courts	Quantity 43,200	Unit of Measure Square Feet	
	Cost /SqFt \$3.11		
	% Included 100.00%	Total Cost/Study \$134,346	
Summary	Replacement Year 2034	Future Cost \$185,197	

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

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

600 - Lighting	Useful Life 30	Remaining Life 1	
20 Court Lights	Quantity 20	Unit of Measure Items	
	Cost /Itm \$4,195		
	% Included 100.00%	Total Cost/Study \$83,902	
Summary	Replacement Year 2022	Future Cost \$86,000	

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

2021- Per client 6/1/2021, \$86,000 anticipated in 2022, move remaining life from 2023 to 2022.

724 - Screen	Useful Life 5	Remaining Life 3	
8,685 sf Tennis Court Fence Screens	Quantity 8,685	Unit of Measure Square Feet	
	Cost /SqFt \$0.546		
	% Included 100.00%	Total Cost/Study \$4,745	
Summary	Replacement Year 2024	Future Cost \$5,110	

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.

00020 - West Social Center (WC)

17500 - Basketball / Sport Court

200 - Seal & Striping	Useful Life 8	Remaining Life 6	
3,744 sf [12] Shuffleboard Courts	Quantity 3,744	Unit of Measure	Square Feet
	Cost /SqFt \$4.71		
	% Included 100.00%	Total Cost/Study	\$17,650
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 6	
1,710 lf Tennis Court Fence	Quantity 1,710	Unit of Measure	Linear Feet
	Cost /l.f. \$39.60		
	% Included 100.00%	Total Cost/Study	\$67,713
Summary	Replacement Year 2027	Future Cost	\$78,526

This is to replace the 10' chain link fencing.

20000 - Lighting

200 - Pole Lights	Useful Life 30	Remaining Life 15	
15 Walkway Lights	Quantity 15	Unit of Measure	Items
	Cost /Itm \$1,891		
	% Included 100.00%	Total Cost/Study	\$28,367
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 28	
25 Parking Lot Lights	Quantity 25	Unit of Measure	Items
	Cost /Itm \$2,829		
	% Included 100.00%	Total Cost/Study	\$70,713
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.

00020 - West Social Center (WC)

23000 - Mechanical Equipment

204 - HVAC	Useful Life 15	Remaining Life 0	
2 Rooftop Carrier Units- 2006	Quantity 2	Unit of Measure	Items
	Cost /Itm \$33,650		
	% Included 100.00%	Total Cost/Study	\$67,300
Summary	Replacement Year 2021	Future Cost	\$67,300

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

2021- \$67,300 was expended.

284 - HVAC	Useful Life 15	Remaining Life 7	
2 Rooftop Carrier Units- 2013	Quantity 2	Unit of Measure	Items
	Cost /Itm \$14,131		
	% Included 100.00%	Total Cost/Study	\$28,262
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

320 - HVAC	Useful Life 15	Remaining Life 12	
Rooftop Carrier Unit #4- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$22,615		
	% Included 100.00%	Total Cost/Study	\$22,615
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 13	
Rooftop Carrier Unit #10- 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$14,000		
	% Included 100.00%	Total Cost/Study	\$14,000
Summary	Replacement Year 2034	Future Cost	\$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.

00020 - West Social Center (WC)

23000 - Mechanical Equipment

352 - HVAC	Useful Life 15	Remaining Life 3	
3 Rooftop Carrier/American Units- 2009	Quantity 3	Unit of Measure	Items
	Cost /Itm \$13,010		
	% Included 100.00%	Total Cost/Study	\$39,031
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 4	
Rooftop Carrier Unit #7- 2010	Quantity 1	Unit of Measure	Items
	Cost /Itm \$19,437		
	% Included 100.00%	Total Cost/Study	\$19,437
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

404 - HVAC	Useful Life 15	Remaining Life 2	
4 Rooftop Carrier/American Units- 2008	Quantity 4	Unit of Measure	Items
	Cost /Itm \$14,446		
	% Included 100.00%	Total Cost/Study	\$57,784
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 1	
Tennis Ramada Carrier Unit #15- 2007	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,673		
	% Included 100.00%	Total Cost/Study	\$5,673
Summary	Replacement Year 2022	Future Cost	\$5,815

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

00020 - West Social Center (WC)

23000 - Mechanical Equipment

440 - HVAC	Useful Life 15	Remaining Life 6
5 Gree HVAC Units- 2012	Quantity 5	Unit of Measure Items
	Cost /Itm \$2,870	
	% Included 100.00%	Total Cost/Study \$14,350
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 2
Woodshop Dust Collector	Quantity 1	Unit of Measure Items
	Cost /Itm \$19,384	
	% Included 100.00%	Total Cost/Study \$19,384
Summary	Replacement Year 2023	Future Cost \$20,365

This is to replace the dust collector.

- Camfil Farr, Gold Series
- SN 886171

2008- Unit installed.

24000 - Furnishings

500 - Miscellaneous	Useful Life 10	Remaining Life 8
550 Auditorium Padded Chairs	Quantity 550	Unit of Measure Items
	Cost /Itm \$149	
	% Included 100.00%	Total Cost/Study \$81,744
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.

00020 - West Social Center (WC)

24000 - Furnishings

504 - Miscellaneous	Useful Life 10	Remaining Life 2	
500 Auditorium Unpadded Chairs	Quantity 500	Unit of Measure	Items
	Cost /Itm \$61.50		
	% Included 100.00%	Total Cost/Study	\$30,750
Summary	Replacement Year 2023	Future Cost	\$32,307

This is to replace the unpadded chairs.

500 unpadded chairs- \$60 each

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

508 - Tables	Useful Life 10	Remaining Life 4	
175 Auditorium Tables	Quantity 175	Unit of Measure	Items
	Cost /Itm \$320		
	% Included 100.00%	Total Cost/Study	\$55,934
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.

24500 - Audio / Visual

100 - Speakers	Useful Life 15	Remaining Life 12	
Auditorium	Quantity 1	Unit of Measure	System
	Cost /Sys \$26,266		
	% Included 100.00%	Total Cost/Study	\$26,266
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.

00020 - West Social Center (WC)

24500 - Audio / Visual

108 - Lighting Console	Useful Life 10	Remaining Life 7	
Auditorium Control Room	Quantity 1	Unit of Measure	System
	Cost /Sys	\$3,677	
	% Included	100.00%	Total Cost/Study \$3,677
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 18	
Auditorium Total Induction Loop	Quantity 1	Unit of Measure	System
	Cost /Sys	\$16,810	
	% Included	100.00%	Total Cost/Study \$16,810
Summary	Replacement Year	2039	Future Cost \$26,218

This is to replace the total induction loop.

220 - PA System	Useful Life 10	Remaining Life 5	
Auditorium Bldg	Quantity 1	Unit of Measure	System
	Cost /Sys	\$56,570	
	% Included	100.00%	Total Cost/Study \$56,570
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.

00020 - West Social Center (WC)

24500 - Audio / Visual

224 - Projector	Useful Life 10	Remaining Life 7	
3 Auditorium Projectors (33%)	Quantity 3	Unit of Measure Items	
	Cost /Itm \$11,173	Qty * \$/Itm \$33,520	
	% Included 33.33%	Total Cost/Study \$11,173	
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 \$10,183		
	% Included 100.00%	Total Cost/Study \$10,183	
Summary	Replacement Year 2022	Future Cost \$10,437	

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

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

600 - Stage Curtains	Useful Life 15	Remaining Life 5	
Stage Curtains	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$9,666		
	% Included 100.00%	Total Cost/Study \$9,666	
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.

00020 - West Social Center (WC)

24500 - Audio / Visual

740 - Piano	Useful Life 30	Remaining Life 12	
Auditorium Petrof Grand	Quantity 1	Unit of Measure	Items
	Cost /Itm \$43,076		
	% Included 100.00%	Total Cost/Study	\$43,076
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 12	
Auditorium Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,650		
	% Included 100.00%	Total Cost/Study	\$9,650
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 26	
Auditorium Stage	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$18,911		
	% Included 100.00%	Total Cost/Study	\$18,911
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.

24600 - Safety / Access

200 - Fire Control Misc	Useful Life 20	Remaining Life 1	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$43,076		
	% Included 100.00%	Total Cost/Study	\$43,076
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.

00020 - West Social Center (WC)

25000 - Flooring

210 - Carpeting	Useful Life 10	Remaining Life 0	
448 Sq. Yds. West Center Carpet	Quantity 448	Unit of Measure Square Yard	
	Cost /SqYd \$41.23		
	% Included 100.00%	Total Cost/Study \$18,471	
Summary	Replacement Year 2021	Future Cost \$18,471	

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

2021- \$18,471 was expended.

214 - Carpeting	Useful Life 10	Remaining Life 7	
117 Sq. Yds. West Center Billiards Room	Quantity 117	Unit of Measure Square Yard	
	Cost /SqYd \$36.34		
	% Included 100.00%	Total Cost/Study \$4,252	
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 2	
1,618 sf Clubhouse Walls & Floors	Quantity 1,618	Unit of Measure Square Feet	
	Cost /SqFt \$14.11		
	% Included 100.00%	Total Cost/Study \$22,830	
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 16	
682 sf Green Room Dressing & Restrooms	Quantity 682	Unit of Measure Square Feet	
	Cost /SqFt \$14.11		
	% Included 100.00%	Total Cost/Study \$9,623	
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.

600 - Vinyl	Useful Life 15	Remaining Life 2	
1,100 Sq. Yds. West Center Vinyl	Quantity 1,100	Unit of Measure Square Yard	
	Cost /SqYd \$71.70		
	% Included 100.00%	Total Cost/Study \$78,871	
Summary	Replacement Year 2023	Future Cost \$82,864	

This is to replace the vinyl flooring.

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

00020 - West Social Center (WC)

26000 - Outdoor Equipment

400 - Bleachers	Useful Life 25	Remaining Life 22	
5 Courtyard & Tennis	Quantity 5	Unit of Measure Items	
	Cost /Itm \$2,101		
	% Included 100.00%	Total Cost/Study \$10,506	
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 12	
498 sf [2] Green Rm & Woodshop Shade Canopies	Quantity 498	Unit of Measure Square Feet	
	Cost /SqFt \$22.06		
	% Included 100.00%	Total Cost/Study \$10,987	
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 12	
680 sf Pool Deck Shade Canopy	Quantity 680	Unit of Measure Square Feet	
	Cost /SqFt \$22.06		
	% Included 100.00%	Total Cost/Study \$15,003	
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.

844 - Shade Structure	Useful Life 15	Remaining Life 11	
1,205 sf [4] Tennis Court Shade Canopies	Quantity 1,205	Unit of Measure Square Feet	
	Cost /SqFt \$22.06		
	% Included 100.00%	Total Cost/Study \$26,586	
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.

00020 - West Social Center (WC)

26000 - Outdoor Equipment

876 - Shade Structure	Useful Life 30	Remaining Life 27	
231 sf Shop Metal Shade Structure- 2018	Quantity 231	Unit of Measure Square Feet	
	Cost /SqFt \$26.27		
	% Included 100.00%	Total Cost/Study \$6,067	
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.

27000 - Appliances

700 - Miscellaneous	Useful Life 5	Remaining Life 3	
24 Kitchen Appliances (33%)	Quantity 24	Unit of Measure Items	
	Cost /Itm \$3,377	Qty * \$/Itm \$81,055	
	% Included 33.33%	Total Cost/Study \$27,018	
Summary	Replacement Year 2024	Future Cost \$29,096	

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)

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

701 - Miscellaneous	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Appliances (2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$11,808		
	% Included 100.00%	Total Cost/Study \$11,808	
Summary	Replacement Year 2021	Future Cost \$11,808	

This is for the \$11,808 expended to replace dishwasher and ice machine at Tennis Ramada.

00020 - West Social Center (WC)

27000 - Appliances

702 - Stove	Useful Life 20	Remaining Life 17
2 Vulcan 10-Burner & 6-Burner	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,488	
	% Included 100.00%	Total Cost/Study \$6,976
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 0
4" Backflow	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,631	
	% Included 100.00%	Total Cost/Study \$5,631
Summary	Replacement Year 2021	Future Cost \$5,631

This is to replace the backflow prevention valve.

2021- \$5,631 was expended.
 2020- \$7,031, 12 year life, and 2021 remaining life estimates per client 6/15/2020.

30000 - Miscellaneous

240 - Maintenance Equipment	Useful Life 20	Remaining Life 5
2 Portable Lifts	Quantity 2	Unit of Measure Items
	Cost /Itm \$11,314	
	% Included 100.00%	Total Cost/Study \$22,628
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 3
87,662 sf Parking Lot & N Driveway	Quantity 87,662	Unit of Measure Square Feet
	Cost /SqFt \$0.111	
	% Included 100.00%	Total Cost/Study \$9,712
Summary	Replacement Year 2024	Future Cost \$10,458

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.

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

00030 - East Social Center (EC)

01000 - Paving

212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	Useful Life 5 Remaining Life 3 Quantity 87,662 Cost /SqFt \$3.68 % Included 2.00%	Unit of Measure Square Feet Qty * \$/SqFt \$322,350 Total Cost/Study \$6,447 Replacement Year 2024 Future Cost \$6,943
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.

2021- Quantity increased by 8,000 sf due to the north driveway is GVR responsibility. Per client 6/30/2021, \$19,665 is anticipated to repair and apply micro surface (type II) to the north driveway in 2022.

213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)	Useful Life 2 Remaining Life 1 Treatment [nr:1] Quantity 8,000 Cost /SqFt \$2.46 % Included 100.00%	Unit of Measure Square Feet Total Cost/Study \$19,665 Replacement Year 2022 Future Cost \$20,157
Summary		

This is to repair and apply micro surface (type II).

2021- Per client 6/30/2021, \$19,665 is anticipated in 2022.

312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	Useful Life 25 Remaining Life 10 Quantity 27,900 Cost /SqFt \$1.81 % Included 100.00%	Unit of Measure Square Feet Total Cost/Study \$50,417 Replacement Year 2031 Future Cost \$64,539
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.

2006- Parking lot reconstructed.

316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	Useful Life 25 Remaining Life 18 Quantity 56,762 Cost /SqFt \$1.81 % Included 100.00%	Unit of Measure Square Feet Total Cost/Study \$102,573 Replacement Year 2039 Future Cost \$159,979
Summary		

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

2021- Quantity increased by 8,000 sf due to the north driveway is GVR responsibility.

2014- West and north lots overlaid.

00030 - East Social Center (EC)

02000 - Concrete

406 - Pool Deck	Useful Life 2	Remaining Life 1	
5,661 sf Pool/Spa Area Concrete Repair (4%)	Quantity 5,661	Unit of Measure Square Feet	
	Cost /SqFt \$22.63	Qty * \$/SqFt \$128,111	
	% Included 4.12%	Total Cost/Study \$5,276	
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.

03000 - Painting: Exterior

112 - Stucco	Useful Life 10	Remaining Life 7	
13,905 sf Building Exterior	Quantity 13,905	Unit of Measure Square Feet	
	Cost /SqFt \$1.31		
	% Included 100.00%	Total Cost/Study \$18,165	
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.

03500 - Painting: Interior

112 - Building	Useful Life 10	Remaining Life 0	
17,350 sf All Interior Spaces	Quantity 17,350	Unit of Measure Square Feet	
	Cost /SqFt \$0.775		
	% Included 100.00%	Total Cost/Study \$13,445	
Summary	Replacement Year 2021	Future Cost \$13,445	

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

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

04000 - Structural Repairs

908 - Doors	Useful Life 10	Remaining Life 3	
58 Exterior/Interior Doors & Access Gates (25%)	Quantity 58	Unit of Measure Items	
	Cost /Itm \$1,681	Qty * \$/Itm \$97,498	
	% Included 25.00%	Total Cost/Study \$24,374	
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/jambes, posts, locks/latches, etc.

27- interior
 31- exterior

00030 - East Social Center (EC)

05000 - Roofing

312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	Useful Life 20 Quantity 207 Cost /Sqrs \$683 % Included 50.00%	Remaining Life 3 Unit of Measure Squares Qty * \$/Sqrs \$141,362 Total Cost/Study \$70,681
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 207 Squares- Building Roof (50%)	Useful Life 20 Quantity 207 Cost /Sqrs \$683 % Included 50.00%	Remaining Life 8 Unit of Measure Squares Qty * \$/Sqrs \$141,362 Total Cost/Study \$70,681
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.

938 - Coating 20,700 sf Low Slope Roof Recoating	Useful Life 5 Quantity 20,700 Cost /SqFt \$0.561 % Included 100.00%	Remaining Life 3 Unit of Measure Square Feet Total Cost/Study \$11,616
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 2 Men's, Women's & Outdoor Shower	Useful Life 20 Quantity 2 Cost /Rm \$57,784 % Included 100.00%	Remaining Life 1 Unit of Measure Room Total Cost/Study \$115,569
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.

00030 - East Social Center (EC)

08000 - Rehab

214 - Restrooms	Useful Life 20	Remaining Life 5	
Pool Patio Companion Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$8,615		
	% Included 100.00%	Total Cost/Study \$8,615	
Summary	Replacement Year 2026	Future Cost \$9,747	

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.

312 - Restrooms	Useful Life 20	Remaining Life 5	
2 Lobby Hallway Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$15,759		
	% Included 100.00%	Total Cost/Study \$31,519	
Summary	Replacement Year 2026	Future Cost \$35,661	

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.

00030 - East Social Center (EC)

12000 - Pool

106 - Resurface	Useful Life 12	Remaining Life 1	
165 lf Pool	Quantity 165	Unit of Measure	Linear Feet
	Cost /lf. \$132		
	% Included 100.00%	Total Cost/Study	\$21,704
Summary	Replacement Year 2022	Future Cost	\$22,247

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

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

2020- \$21,704 was expended.

2019- Stains, patches and minor spall were observed.

400 - ADA Chair Lift	Useful Life 10	Remaining Life 9	
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 2030	Future Cost	\$8,752

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.

606 - Deck: Re-Surface	Useful Life 15	Remaining Life 1	
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 2022	Future Cost	\$44,853

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

2021- Per client 6/1/2021, work was not completed in 2020, now anticipated in 2022.

2020- \$43,759 was expended.

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

00030 - East Social Center (EC)

12000 - Pool

734 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
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 2022	Future Cost	\$20,769

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.

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

924 - Furniture: Misc	Useful Life 6	Remaining Life 4	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,920		
	% Included 100.00%	Total Cost/Study	\$7,920
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

114 - Resurface	Useful Life 8	Remaining Life 1	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,407		
	% Included 100.00%	Total Cost/Study	\$5,407
Summary	Replacement Year 2022	Future Cost	\$5,542

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

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

00030 - East Social Center (EC)

14000 - Recreation

200 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 2
17 Fitness Room Cardio Machines (25%)	Quantity 17	Unit of Measure Items
	Cost /Itm \$6,391	Qty * \$/Itm \$108,640
	% Included 25.00%	Total Cost/Study \$27,160
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.

300 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 2
19 Fitness Room Strength Machines, Etc (50%)	Quantity 19	Unit of Measure Items
	Cost /Itm \$4,052	Qty * \$/Itm \$76,995
	% Included 50.00%	Total Cost/Study \$38,498
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

00030 - East Social Center (EC)

14000 - Recreation

720 - Billiard Table	Useful Life 25	Remaining Life 0	
2 Billiards Room	Quantity 2	Unit of Measure	Items
	Cost /Itm \$9,077		
	% Included 100.00%	Total Cost/Study	\$18,153
Summary	Replacement Year 2021	Future Cost	\$18,153

This is to replace the billiard tables.

- 1- Olhausen
- 1- unknown manufacturer

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

17000 - Tennis Court

110 - Reseal	Useful Life 4	Remaining Life 2	
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure	Square Feet
	Cost /SqFt \$0.715		
	% Included 100.00%	Total Cost/Study	\$10,296
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.

510 - Resurface	Useful Life 20	Remaining Life 10	
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure	Square Feet
	Cost /SqFt \$3.11		
	% Included 100.00%	Total Cost/Study	\$44,782
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 0	
18,200 sf [8] Pickleball Courts	Quantity 18,200	Unit of Measure	Square Feet
	Cost /SqFt \$1.07		
	% Included 100.00%	Total Cost/Study	\$19,400
Summary	Replacement Year 2021	Future Cost	\$19,400

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

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

00030 - East Social Center (EC)
17500 - Basketball / Sport Court
19000 - Fencing

110 - Chain Link: 6'	Useful Life 30	Remaining Life 24
600 lf North Pickleball Court Fencing- 2015	Quantity 600	Unit of Measure Linear Feet
	Cost /l.f. \$22.63	
	% Included 100.00%	Total Cost/Study \$13,578
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 27
600 lf South Pickleball Court Fencing- 2018	Quantity 600	Unit of Measure Linear Feet
	Cost /l.f. \$22.63	
	% Included 100.00%	Total Cost/Study \$13,578
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.

130 - Chain Link: 10'	Useful Life 30	Remaining Life 10
540 lf Tennis Court Fence	Quantity 540	Unit of Measure Linear Feet
	Cost /l.f. \$40.73	
	% Included 100.00%	Total Cost/Study \$21,996
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 5
415 lf Pool Perimeter Fence	Quantity 415	Unit of Measure Linear Feet
	Cost /l.f. \$38.46	
	% Included 100.00%	Total Cost/Study \$15,962
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 1
7 Parking Lot Lights	Quantity 7	Unit of Measure Items
	Cost /Itm \$2,829	
	% Included 100.00%	Total Cost/Study \$19,800
Summary	Replacement Year 2022	Future Cost \$20,295

This is to replace the parking lot lights.

2019- Light standards need paint.

00030 - East Social Center (EC)

20000 - Lighting

604 - Sports Field / Court	Useful Life 10	Remaining Life 8	
8 Pickleball Court Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm \$3,257		
	% Included 100.00%	Total Cost/Study	\$26,055
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 12	
4 Rooftop Carrier Units- 2018	Quantity 4	Unit of Measure	Items
	Cost /Itm \$10,299		
	% Included 100.00%	Total Cost/Study	\$41,195
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.

326 - HVAC	Useful Life 15	Remaining Life 3	
Rooftop Carrier Unit #3- 2009	Quantity 1	Unit of Measure	Items
	Cost /Itm \$19,437		
	% Included 100.00%	Total Cost/Study	\$19,437
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	Useful Life 15	Remaining Life 14	
Rooftop Carrier Unit #4	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,456		
	% Included 100.00%	Total Cost/Study	\$8,456
Summary	Replacement Year 2035	Future Cost	\$11,948

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.

00030 - East Social Center (EC)

23000 - Mechanical Equipment

384 - HVAC	Useful Life 15	Remaining Life 2	
Rooftop Carrier Unit #8- 2008	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$19,437	
	% Included	100.00%	Total Cost/Study \$19,437
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	Useful Life 15	Remaining Life 5	
5 Rooftop Carrier Units- 2011	Quantity 5	Unit of Measure	Items
	Cost /Itm	\$11,026	
	% Included	100.00%	Total Cost/Study \$55,132
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

424 - HVAC	Useful Life 15	Remaining Life 12	
2 Rooftop Carrier Units- 2018	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$8,825	
	% Included	100.00%	Total Cost/Study \$17,650
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 4	
Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$29,982	
	% Included	100.00%	Total Cost/Study \$29,982
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.

00030 - East Social Center (EC)

24500 - Audio / Visual

300 - PA System	Useful Life 10	Remaining Life 0	
Sound Rack- Sound System	Quantity 1	Unit of Measure System	
	Cost /Sys \$10,000		
	% Included 100.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2021	Future Cost \$10,000	

This is to replace the sound system.

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

744 - Piano	Useful Life 25	Remaining Life 9	
East Auditorium Yamaha Upright	Quantity 1	Unit of Measure Items	
	Cost /Itm \$9,650		
	% Included 100.00%	Total Cost/Study \$9,650	
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 4	
Alarm & Sprinkler System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$19,384		
	% Included 100.00%	Total Cost/Study \$19,384	
Summary	Replacement Year 2025	Future Cost \$21,396	

This is to repair and replace firefighting mechanical equipment.

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

101 - Fire Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pendants (2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,225		
	% Included 100.00%	Total Cost/Study \$7,225	
Summary	Replacement Year 2021	Future Cost \$7,225	

This is for the \$7,225 expended to replace fire sprinkler pendants.

00030 - East Social Center (EC)

25000 - Flooring

220 - Carpeting	Useful Life 10	Remaining Life 0	
850 Sq. Yds. East Center Carpet	Quantity 850	Unit of Measure Square Yard	
	Cost /SqYd \$28.21		
	% Included 100.00%	Total Cost/Study \$23,979	
Summary	Replacement Year 2021	Future Cost \$23,979	

This is to replace the carpeting.

2021- \$23,979 was expended.

420 - Tile	Useful Life 20	Remaining Life 5	
4,200 sf Clubhouse Walls & Floors	Quantity 4,200	Unit of Measure Square Feet	
	Cost /SqFt \$11.32		
	% Included 100.00%	Total Cost/Study \$47,524	
Summary	Replacement Year 2026	Future Cost \$53,769	

This is to replace the wall and floor tile.

2021- \$6,507 was expended to replace kitchen vct tile with porcelain tile.

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

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

421 - Tile	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Kitchen Tile (2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,507		
	% Included 100.00%	Total Cost/Study \$6,507	
Summary	Replacement Year 2021	Future Cost \$6,507	

This is for the \$6,507 expended to replace kitchen vct tile with porcelain tile.

610 - Tile	Useful Life 15	Remaining Life 0	
160 Sq. Yds. Art Room, Lobby, Kitchen	Quantity 160	Unit of Measure Square Yard	
	Cost /SqYd \$61.56		
	% Included 100.00%	Total Cost/Study \$9,849	
Summary	Replacement Year 2021	Future Cost \$9,849	

This is to replace the porcelain tile.

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

00030 - East Social Center (EC)

27000 - Appliances

720 - Miscellaneous	Useful Life 5	Remaining Life 1	
12 Kitchen Appliances (33%)	Quantity 12	Unit of Measure Items	
	Cost /Itm \$2,338	Qty * \$/Itm \$28,052	
	% Included 33.33%	Total Cost/Study \$9,351	
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 2	
4" Backflow	Quantity 1	Unit of Measure Items	
	Cost /Itm \$8,330	Total Cost/Study \$8,330	
	% Included 100.00%	Future Cost \$8,752	
Summary	Replacement Year 2023		

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 5	
70,468 sf Parking Lot	Quantity 70,468	Unit of Measure Square Feet	
	Cost /SqFt \$0.158	Total Cost/Study \$11,105	
	% Included 100.00%	Future Cost \$12,565	
Summary	Replacement Year 2026		

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

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

117 - Asphalt: Sealing	Useful Life 1	Remaining Life 0	Treatment [nr:1]
48,452 sf East & South Lots (2021 Only)	Quantity 48,452	Unit of Measure Square Feet	
	Cost /SqFt \$0.159	Total Cost/Study \$7,720	
	% Included 100.00%	Future Cost \$7,720	
Summary	Replacement Year 2021		

This is for the \$7,720 expended to seal coat East and South lots only, approximately 48,452 sq ft.

00040 - Las Campanas (LC)

01000 - Paving

216 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 5	
70,468 sf Parking Lot (3%)	Quantity 70,468	Unit of Measure Square Feet	
	Cost /SqFt \$3.68	Qty * \$/SqFt \$259,124	
	% Included 2.50%	Total Cost/Study \$6,478	
Summary	Replacement Year 2026	Future Cost \$7,329	

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

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

320 - Asphalt: Overlay	Useful Life 25	Remaining Life 0	
27,246 sf North Parking Lot	Quantity 27,246	Unit of Measure Square Feet	
	Cost /SqFt \$1.06		
	% Included 100.00%	Total Cost/Study \$28,875	
Summary	Replacement Year 2021	Future Cost \$28,875	

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

2021- \$28,875 was expended.

324 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 14	
44,468 sf East Parking Lot	Quantity 44,468	Unit of Measure Square Feet	
	Cost /SqFt \$1.81		
	% Included 100.00%	Total Cost/Study \$80,357	
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 \$22.63	Qty * \$/SqFt \$107,065	
	% Included 7.50%	Total Cost/Study \$8,030	
Summary	Replacement Year 2022	Future Cost \$8,231	

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 8	
18,180 sf Building Exterior	Quantity 18,180	Unit of Measure Square Feet	
	Cost /SqFt \$1.38		
	% Included 100.00%	Total Cost/Study \$25,047	
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 \$0.851		
	% Included 100.00%	Total Cost/Study \$18,637	
Summary	Replacement Year 2022	Future Cost \$19,103	

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 3	
76 Exterior & Interior Doors (25%)	Quantity 76	Unit of Measure Items	
	Cost /Itm \$1,681	Qty * \$/Itm \$127,756	
	% Included 25.00%	Total Cost/Study \$31,939	
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/jambes, posts, locks/latches, etc.

17- exterior
 59- interior

05000 - Roofing

316 - Low Slope: Vinyl	Useful Life 20	Remaining Life 3	
198 Squares- Clubhouse & Racquetball Roof	Quantity 198	Unit of Measure Squares	
	Cost /Sqrs \$683		
	% Included 100.00%	Total Cost/Study \$135,215	
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 3	
19,800 sf Low Slope Roof Recoating	Quantity 19,800	Unit of Measure Square Feet	
	Cost /SqFt \$1.04		
	% Included 100.00%	Total Cost/Study \$20,573	
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 4	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$63,037		
	% Included 100.00%	Total Cost/Study \$126,075	
Summary	Replacement Year 2025	Future Cost \$139,163	

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.

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

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

216 - Restrooms	Useful Life 20	Remaining Life 6	
2 Hallway Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$16,557		
	% Included 100.00%	Total Cost/Study \$33,114	
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 6	
Companion Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$16,557		
	% Included 100.00%	Total Cost/Study \$16,557	
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 18
2 Racquetball Court Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$6,930	
	% Included 100.00%	Total Cost/Study \$13,860
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 5
Clubhouse Kitchen	Quantity 1	Unit of Measure Room
	Cost /Rm \$8,077	
	% Included 100.00%	Total Cost/Study \$8,077
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 12
1,296 sf [2] Agave	Quantity 1,296	Unit of Measure Square Feet
	Cost /SqFt \$39.60	
	% Included 100.00%	Total Cost/Study \$51,319
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 1
264 lf Pool	Quantity 264	Unit of Measure Linear Feet
	Cost /l.f. \$158	
	% Included 100.00%	Total Cost/Study \$41,817
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 0
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure Items
	Cost /Itm \$4,395	
	% Included 100.00%	Total Cost/Study \$8,789
Summary	Replacement Year 2021	Future Cost \$8,789

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

2021- \$8,789 was expended.

00040 - Las Campanas (LC)

12000 - Pool

612 - Deck: Re-Surface	Useful Life 15	Remaining Life 14	
4,731 sf Pool/Spa Deck Coating	Quantity 4,731	Unit of Measure Square Feet	
	Cost /SqFt \$8.48		
	% Included 100.00%	Total Cost/Study \$40,116	
Summary	Replacement Year 2035	Future Cost \$56,683	

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 \$48,891	Qty * \$/LS \$48,891	
	% Included 50.00%	Total Cost/Study \$24,445	
Summary	Replacement Year 2022	Future Cost \$25,057	

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.

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

928 - Furniture: Misc	Useful Life 6	Remaining Life 4	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,582		
	% Included 100.00%	Total Cost/Study \$8,582	
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 4	
Spa PebbleTec Resurface	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,461		
	% Included 100.00%	Total Cost/Study	\$6,461
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 \$6,788	Qty * \$/Itm	\$142,557
	% Included 25.00%	Total Cost/Study	\$35,639
Summary	Replacement Year 2023	Future Cost	\$37,444

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

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

211 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Cybex Arc Trainer (2021 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,000		
	% Included 100.00%	Total Cost/Study	\$8,000
Summary	Replacement Year 2021	Future Cost	\$8,000

This is for the \$8,000 was expended to replace 1 Cybex Arc Trainer.

00040 - Las Campanas (LC)

14000 - Recreation

310 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 2
17 Fitness Center Strength Machines (50%)	Quantity 17	Unit of Measure Items
	Cost /Itm \$4,523	Qty * \$/Itm \$76,890
	% Included 50.00%	Total Cost/Study \$38,445
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 was expended per client 6/14/2019.
 2018- \$6,000 to be expended.
 2017- \$4,727 was expended.

17000 - Tennis Court

120 - Reseal	Useful Life 4	Remaining Life 1
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet
	Cost /SqFt \$0.705	
	% Included 100.00%	Total Cost/Study \$9,876
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 18
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet
	Cost /SqFt \$2.79	
	% Included 100.00%	Total Cost/Study \$39,125
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 10	
600 lf Tennis Court Fence	Quantity 600	Unit of Measure Linear Feet	
	Cost /l.f. \$39.60		
	% Included 100.00%	Total Cost/Study \$23,759	
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 6	
315 lf Pool Area Fencing	Quantity 315	Unit of Measure Linear Feet	
	Cost /l.f. \$38.46		
	% Included 100.00%	Total Cost/Study \$12,116	
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 16	
8 North Parking Lot Lights	Quantity 8	Unit of Measure Items	
	Cost /Itm \$2,829		
	% Included 100.00%	Total Cost/Study \$22,628	
Summary	Replacement Year 2037	Future Cost \$33,592	

This is to replace the parking lot lights.

560 - Parking Lot	Useful Life 40	Remaining Life 29	
13 East Parking Lot Lights	Quantity 13	Unit of Measure Items	
	Cost /Itm \$2,829		
	% Included 100.00%	Total Cost/Study \$36,771	
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 2	
11 Rooftop Trane Units- 2008	Quantity 11	Unit of Measure	Items
	Cost /Itm \$14,334		
	% Included 100.00%	Total Cost/Study	\$157,673
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 4	
4 Rooftop Carrier Units- 2010	Quantity 4	Unit of Measure	Items
	Cost /Itm \$12,949		
	% Included 100.00%	Total Cost/Study	\$51,796
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 8	
Rooftop Carrier Unit #16- 2014	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,769		
	% Included 100.00%	Total Cost/Study	\$10,769
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	
2 Rennai Tankless Heaters	Quantity 2	Unit of Measure	Items
	Cost /Itm \$5,572		
	% Included 100.00%	Total Cost/Study	\$11,144
Summary	Replacement Year 2021	Future Cost	\$11,144

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

2021- \$11,144 was expended to replace solar water heater with two Rennai tankless heaters.

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 6	
Tables, Chairs, Misc	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$49,375		
	% Included 100.00%	Total Cost/Study	\$49,375
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 8	
Ocotillo Room Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,412		
	% Included 100.00%	Total Cost/Study	\$11,412
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 27	
4 Ocotillo Room- New	Quantity 4	Unit of Measure	Items
	Cost /Itm \$5,989		
	% Included 100.00%	Total Cost/Study	\$23,958
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 18	
2 Ocotillo Room- Older	Quantity 2	Unit of Measure	Items
	Cost /Itm \$404		
	% Included 100.00%	Total Cost/Study	\$807
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 8	
2 Ocotillo Room	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,035		
	% Included 100.00%	Total Cost/Study	\$8,069
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 8	
Ocotillo Room- Sound System & Induction Loop	Quantity 1	Unit of Measure	System
	Cost /Sys \$16,680		
	% Included 100.00%	Total Cost/Study	\$16,680
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 9	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$19,384		
	% Included 100.00%	Total Cost/Study	\$19,384
Summary	Replacement Year 2030	Future Cost	\$24,208

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

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

211 - Fire Control Misc	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Fire Panel (2021 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,833		
	% Included 100.00%	Total Cost/Study	\$8,833
Summary	Replacement Year 2021	Future Cost	\$8,833

This is for the \$8,833 expended to replace fire alarm panel only.

00040 - Las Campanas (LC)

25000 - Flooring

230 - Carpeting	Useful Life 10	Remaining Life 4
430 Sq. Yds. Clubhouse Carpet	Quantity 430	Unit of Measure Square Yard
	Cost /SqYd \$39.97	
	% Included 100.00%	Total Cost/Study \$17,189
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 6
150 Sq. Yds. Juniper Room Only	Quantity 150	Unit of Measure Square Yard
	Cost /SqYd \$35.07	
	% Included 100.00%	Total Cost/Study \$5,260
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 4
3,050 sf Clubhouse Walls & Floors	Quantity 3,050	Unit of Measure Square Feet
	Cost /SqFt \$13.66	
	% Included 100.00%	Total Cost/Study \$41,657
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 1
540 Sq. Yds. Clubhouse	Quantity 540	Unit of Measure Square Yard
	Cost /SqYd \$155	
	% Included 100.00%	Total Cost/Study \$83,794
Summary	Replacement Year 2022	Future Cost \$85,889

This is to replace the vinyl flooring.

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

700 - Hardwood Floors	Useful Life 25	Remaining Life 8
1,600 sf [2] Racquetball Courts- Replace	Quantity 1,600	Unit of Measure Square Feet
	Cost /SqFt \$15.84	
	% Included 100.00%	Total Cost/Study \$25,349
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 - Vinyl	Useful Life 40	Remaining Life 39	
2,925 sf Agave & Ocotillo Floor	Quantity 2,925	Unit of Measure Square Feet	
	Cost /SqFt \$11.94		
	% Included 100.00%	Total Cost/Study \$34,918	
Summary	Replacement Year 2060	Future Cost \$91,470	

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

2021- \$34,918 was expended. The 2021 cost was much less than previously estimated due to switch from engineered hardwood to Luxury Vinyl Plank.
 2020- Per client 8/6/2020, this flooring can't be refinished so move refinish funds to this component thereby increasing the replacement estimate from \$48,420 to \$67,788 and accelerate replacement from 2048 to 2021.
 2008- Approximate new installation year.

27000 - Appliances

800 - Miscellaneous	Useful Life 5	Remaining Life 3	
13 Kitchen Appliances (33%)	Quantity 13	Unit of Measure Items	
	Cost /Itm \$4,404	Qty * \$/Itm \$57,251	
	% Included 33.33%	Total Cost/Study \$19,084	
Summary	Replacement Year 2024	Future Cost \$20,551	

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

2021- \$6,850 was expended to replace dishwasher and refrigerator.

801 - Miscellaneous	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Dishwasher/Refrig (2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,850		
	% Included 100.00%	Total Cost/Study \$6,850	
Summary	Replacement Year 2021	Future Cost \$6,850	

This is for the \$6,850 expended to replace dishwasher and refrigerator.

00040 - Las Campanas (LC)

28000 - Water System

130 - Backflow Valves	Useful Life 12	Remaining Life 2	
4" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,814		
	% Included 100.00%	Total Cost/Study	\$7,814
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 3	
104,016 sf Drives & Parking	Quantity 104,016	Unit of Measure	Square Feet
	Cost /SqFt \$0.126		
	% Included 100.00%	Total Cost/Study	\$13,080
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 3	
104,016 sf Drives & Parking (3%)	Quantity 104,016	Unit of Measure	Square Feet
	Cost /SqFt \$3.68	Qty * \$/SqFt	\$382,486
	% Included 2.50%	Total Cost/Study	\$9,562
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 18	
104,016 sf Drives & Parking	Quantity 104,016	Unit of Measure	Square Feet
	Cost /SqFt \$1.81		
	% Included 100.00%	Total Cost/Study	\$187,965
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.

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

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.

00050 - Desert Hills (DH)

01000 - Paving

329 - Asphalt: Overlay w/ Interlayer Lower Parking Lot (2021 Only)	Useful Life 1	Remaining Life 0	Treatment [nr:1]
	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$68,777	
	% Included	100.00%	Total Cost/Study \$68,777
Summary	Replacement Year	2021	Future Cost \$68,777

This is for the \$68,777 expended to replace approximately 32,730 sq ft, lower parking lot.

02000 - Concrete

414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	Useful Life 5	Remaining Life 1	
	Quantity 5,981	Unit of Measure	Square Feet
	Cost /SqFt	\$22.63	Qty * \$/SqFt \$135,353
	% Included	7.50%	Total Cost/Study \$10,151
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.

03000 - Painting: Exterior

124 - Stucco 30,135 sf Building Exterior	Useful Life 10	Remaining Life 6	
	Quantity 30,135	Unit of Measure	Square Feet
	Cost /SqFt	\$1.62	
	% Included	100.00%	Total Cost/Study \$48,757
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 26,950 sf All Interior Spaces (50%)	Useful Life 5	Remaining Life 0	
	Quantity 26,950	Unit of Measure	Square Feet
	Cost /SqFt	\$1.03	Qty * \$/SqFt \$27,770
	% Included	50.00%	Total Cost/Study \$13,885
Summary	Replacement Year	2021	Future Cost \$13,885

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

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

00050 - Desert Hills (DH)

04000 - Structural Repairs

916 - Doors	Useful Life 10	Remaining Life 3	
54 Exterior & Interior Doors (25%)	Quantity 54	Unit of Measure Items	
	Cost /Itm \$1,681	Qty * \$/Itm \$90,774	
	% Included 25.00%	Total Cost/Study \$22,693	
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/jambes, posts, locks/latches, etc.

24- interior
 30- exterior

04500 - Decking/Balconies

200 - Resurface	Useful Life 18	Remaining Life 2	
1,778 sf Second Floor Deck	Quantity 1,778	Unit of Measure Square Feet	
	Cost /SqFt \$15.76		
	% Included 100.00%	Total Cost/Study \$28,020	
Summary	Replacement Year 2023	Future Cost \$29,439	

This is to resurface the 2nd floor deck.

2021- Per client 6/1/2021, move remaining life from 2021 to 2023, per Facility Director.
 2019- Per client 6/14/2019, current estimate is \$15/sf and extend remaining life from 2019 to 2021.
 2017- 18 year useful life and 2019 remaining life estimates per client.

05000 - Roofing

324 - Low Slope: Vinyl	Useful Life 20	Remaining Life 3	
137 Squares- Roof Replacement	Quantity 137	Unit of Measure Squares	
	Cost /Sqrs \$683		
	% Included 100.00%	Total Cost/Study \$93,558	
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.

2021- Per client 6/30/2021, \$5,860 was expended for repairs.
 2019- Water filled blister on roof noted. Client reports roof leaks over the stage.

325 - Low Slope: Vinyl	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Roof Repairs (2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,860		
	% Included 100.00%	Total Cost/Study \$5,860	
Summary	Replacement Year 2021	Future Cost \$5,860	

This is for the 2021 work only.

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

00050 - Desert Hills (DH)

05000 - Roofing

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 \$1.04		
	% Included 100.00%	Total Cost/Study \$14,235	
Summary	Replacement Year 2022	Future Cost \$14,591	

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 1	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$64,456		
	% Included 100.00%	Total Cost/Study \$128,912	
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 1	
Add Companion Bathroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$16,557		
	% Included 100.00%	Total Cost/Study \$16,557	
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.

324 - Restrooms	Useful Life 20	Remaining Life 2	
2 Auditorium Lobby Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$15,759		
	% Included 100.00%	Total Cost/Study \$31,519	
Summary	Replacement Year 2023	Future Cost \$33,114	

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

2021- Per client 6/1/2021, move remaining life from 2021 to 2023, per Facility Director.
 2019- Increased estimate from \$7,000 to \$15,000 per restroom.

00050 - Desert Hills (DH)

08000 - Rehab

466 - Cabinets	Useful Life	20	Remaining Life	5
40 If Countertops & Cabinets	Quantity	40	Unit of Measure	Linear Feet
	Cost /l.f.	\$724		
	% Included	100.00%	Total Cost/Study	\$28,964
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	13
770 sf [4] Room Dividers	Quantity	770	Unit of Measure	Square Feet
	Cost /SqFt	\$45.26		
	% Included	100.00%	Total Cost/Study	\$34,847
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	17
260 lf Pool	Quantity	260	Unit of Measure	Linear Feet
	Cost /l.f.	\$158		
	% Included	100.00%	Total Cost/Study	\$41,185
Summary	Replacement Year	2038	Future Cost	\$62,667

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

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

404 - ADA Chair Lift	Useful Life	10	Remaining Life	6
2 Pool & Spa Chair Lifts	Quantity	2	Unit of Measure	Items
	Cost /Itm	\$6,461		
	% Included	100.00%	Total Cost/Study	\$12,923
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 21	
5,981 sf Pool/Spa Deck Coating	Quantity 5,981	Unit of Measure Square Feet	
	Cost /SqFt \$32.30		
	% Included 100.00%	Total Cost/Study \$193,164	
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 \$54,669	Qty * \$/LS \$54,669	
	% Included 50.00%	Total Cost/Study \$27,335	
Summary	Replacement Year 2022	Future Cost \$28,018	

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.

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

932 - Furniture: Misc	Useful Life 6	Remaining Life 4	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$11,880		
	% Included 100.00%	Total Cost/Study \$11,880	
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 1	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,704		
	% Included 100.00%	Total Cost/Study	\$8,704
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 \$6,461		
	% Included 100.00%	Total Cost/Study	\$6,461
Summary	Replacement Year 2022	Future Cost	\$6,623

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

2021- Per client 6/1/2021, move remaining life from 2021 to 2023, per Facility Director. Per client 6/30/2021, reduce remaining life from 2023 to 2022.

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

2018- Added to study.

220 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 1	
13 Fitness Center Cardio Machines (25%)	Quantity 13	Unit of Measure	Items
	Cost /Itm \$5,673	Qty * \$/Itm	\$73,754
	% Included 25.00%	Total Cost/Study	\$18,438
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

320 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 3	
11 Fitness Center Strength Machines (50%)	Quantity 11	Unit of Measure	Items
	Cost /Itm \$4,548	Qty * \$/Itm	\$50,025
	% Included 50.00%	Total Cost/Study	\$25,012
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 20200)
- 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.

740 - Billiard Table	Useful Life 25	Remaining Life 3	
3 Billiards Room Tables	Quantity 3	Unit of Measure	Items
	Cost /Itm \$8,831		
	% Included 100.00%	Total Cost/Study	\$26,492
Summary	Replacement Year 2024	Future Cost	\$28,528

This is to replace the billiard tables.

- 1- Snooker Table (green felt)
- 2- 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.

744 - Billiard Table	Useful Life 25	Remaining Life 0	
2 Diamond Tables	Quantity 2	Unit of Measure	Items
	Cost /Itm \$9,077		
	% Included 100.00%	Total Cost/Study	\$18,153
Summary	Replacement Year 2021	Future Cost	\$18,153

This is to replace the two Diamond tables.

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

00050 - Desert Hills (DH)

17000 - Tennis Court

130 - Reseal	Useful Life 4	Remaining Life 1
28,800 sf [4] Tennis Courts	Quantity 28,800	Unit of Measure Square Feet
	Cost /SqFt \$0.686	
	% Included 100.00%	Total Cost/Study \$19,752
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 10
960 lf Tennis Court Fence	Quantity 960	Unit of Measure Linear Feet
	Cost /l.f. \$39.60	
	% Included 100.00%	Total Cost/Study \$38,014
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 5
7 Walkway Lights	Quantity 7	Unit of Measure Items
	Cost /Itm \$1,103	
	% Included 100.00%	Total Cost/Study \$7,722
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 13
25 Walkway Lights	Quantity 25	Unit of Measure Items
	Cost /Itm \$420	
	% Included 100.00%	Total Cost/Study \$10,506
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 13
22 Walkway Bollard Lights	Quantity 22	Unit of Measure Items
	Cost /Itm \$946	
	% Included 100.00%	Total Cost/Study \$20,802
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 15	
11 Parking Lot Lights	Quantity 11	Unit of Measure	Items
	Cost /Itm \$2,546		
	% Included 100.00%	Total Cost/Study	\$28,002
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 1	
4 Rooftop Carrier Units- 2005	Quantity 4	Unit of Measure	Items
	Cost /Itm \$14,000		
	% Included 100.00%	Total Cost/Study	\$55,998
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 1	
3 Rooftop Carrier Units- 2007	Quantity 3	Unit of Measure	Items
	Cost /Itm \$12,275		
	% Included 100.00%	Total Cost/Study	\$36,824
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 3	
3 Rooftop Carrier Units- 2009	Quantity 3	Unit of Measure	Items
	Cost /Itm \$12,607		
	% Included 100.00%	Total Cost/Study	\$37,822
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 12	
Rooftop Carrier Unit #8- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,892		
	% Included 100.00%	Total Cost/Study	\$10,892
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 7	
3 Rooftop Carrier Units- 2013	Quantity 3	Unit of Measure	Items
	Cost /Itm \$12,923		
	% Included 100.00%	Total Cost/Study	\$38,768
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 13	
Rooftop Carrier Unit #11- 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,626		
	% Included 100.00%	Total Cost/Study	\$10,626
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 12	
Rooftop Carrier Unit #16- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,892		
	% Included 100.00%	Total Cost/Study	\$10,892
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 13	
Ground Level Carrier Unit 17A/B- 2003	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,978		
	% Included 100.00%	Total Cost/Study	\$4,978
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 13	
Ground Level- Carrier 3-ton Unit	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,738		
	% Included 100.00%	Total Cost/Study	\$4,738
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 4	
2 Pool Equipment Area Water Heaters	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,782		
	% Included 100.00%	Total Cost/Study	\$7,564
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 7	
Men's Restroom's Janitor's Closet	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,366		
	% Included 100.00%	Total Cost/Study	\$1,366
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 4	
Folding Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$25,344	
	% Included	100.00%	Total Cost/Study \$25,344
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.

24500 - Audio / Visual

152 - Projector	Useful Life 10	Remaining Life 9	
Stage- EIKI	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$6,930	
	% Included	100.00%	Total Cost/Study \$6,930
Summary	Replacement Year	2030	Future Cost \$8,655

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 18	
Stage- Electric Screen	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$9,044	
	% Included	100.00%	Total Cost/Study \$9,044
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.

308 - PA System	Useful Life 10	Remaining Life 0	
Sound Rack- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys	\$17,380	
	% Included	100.00%	Total Cost/Study \$17,380
Summary	Replacement Year	2021	Future Cost \$17,380

This is to replace the sound system.

2021- \$17,380 was expended, was not replaced in 2020 as anticipated, per client.
 2020- \$12,033 is anticipated.
 2019- Per client 6/14/2019, reduce useful life from 20 to 10 years and remaining life from 2030 to 2020.
 2017- Per client, \$9,400 was expended in 2010.

00050 - Desert Hills (DH)

24500 - Audio / Visual

752 - Piano	Useful Life 25	Remaining Life 9	
Stage Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,134		
	% Included 100.00%	Total Cost/Study	\$11,134
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 6	
2 Stage Curtains	Quantity 2	Unit of Measure	Items
	Cost /Itm \$7,771		
	% Included 100.00%	Total Cost/Study	\$15,543
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 1	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$19,384		
	% Included 100.00%	Total Cost/Study	\$19,384
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.

25000 - Flooring

240 - Carpeting	Useful Life 10	Remaining Life 8	
670 Sq. Yds. Clubhouse Carpet	Quantity 670	Unit of Measure	Square Yard
	Cost /SqYd \$49.45		
	% Included 100.00%	Total Cost/Study	\$33,134
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.

00050 - Desert Hills (DH)

25000 - Flooring

244 - Carpeting	Useful Life 10	Remaining Life 0	
384 Sq. Yds. Clubhouse Carpet	Quantity 384	Unit of Measure	Square Yard
	Cost /SqYd \$18.90		
	% Included 100.00%	Total Cost/Study	\$7,259
Summary	Replacement Year 2021	Future Cost	\$7,259

This is to replace the carpeting.

2021- \$7,259 total was expended, including 83.33 sq yds of clubhouse vinyl tile now carpeting. Changed quantity from 300 to 384 sq yds, per client direction.
 2020- Per client 6/16/2020, move remaining life from 2020 to 2021, fitness room.
 2019- \$21,672 was expended to replace 670 yards in 2019 with remaining anticipated in 2020 per client 6/14/2019.
 2017- Client advises the auditorium carpet will be replaced in 2019.
 2009- Carpet installed.

440 - Tile	Useful Life 20	Remaining Life 1	
975 sf Clubhouse Walls & Floors	Quantity 975	Unit of Measure	Square Feet
	Cost /SqFt \$29.82		
	% Included 100.00%	Total Cost/Study	\$29,076
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 2	
566 Sq. Yds. Clubhouse Vinyl	Quantity 566	Unit of Measure	Square Yard
	Cost /SqYd \$29.42		
	% Included 100.00%	Total Cost/Study	\$16,650
Summary	Replacement Year 2023	Future Cost	\$17,493

This is to replace the vinyl flooring.

2021- Per client 6/1/2021, change quantity from 650 to 566 sq yds, remove 83.33 sq yd of VCT and replaced with carpet, see component 50/25000/244.

710 - Hardwood Floors	Useful Life 50	Remaining Life 10	
500 sf Stage- Replace	Quantity 500	Unit of Measure	Square Feet
	Cost /SqFt \$16.97		
	% Included 100.00%	Total Cost/Study	\$8,484
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.

00050 - Desert Hills (DH)

27000 - Appliances

160 - Ice Machine	Useful Life	10	Remaining Life	0
Tennis Courts	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$6,220		
	% Included	100.00%	Total Cost/Study	\$6,220
Summary	Replacement Year	2021	Future Cost	\$6,220

This is for the ice machine with water dispenser and stand.

2021- \$6,220 was expended for the ice machine. Added as a reserve study component per client direction.

740 - Miscellaneous	Useful Life	5	Remaining Life	2
13 Kitchen Appliances (33%)	Quantity	13	Unit of Measure	Items
	Cost /Itm	\$4,082	Qty * \$/Itm	\$53,062
	% Included	33.33%	Total Cost/Study	\$17,687
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	2
6" Backflow	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$10,182		
	% Included	100.00%	Total Cost/Study	\$10,182
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 5	
67,354 sf Parking Lot	Quantity 67,354	Unit of Measure Square Feet	
	Cost /SqFt \$0.172		
	% Included 100.00%	Total Cost/Study \$11,556	
Summary	Replacement Year 2026	Future Cost \$13,074	

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

2021- \$125,784 was expended for overlay.
 2019- \$10,999 was expended to seal and crackfill per client 6/14/2019.

224 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 5	
67,354 sf Parking Lot (4%)	Quantity 67,354	Unit of Measure Square Feet	
	Cost /SqFt \$3.68	Qty * \$/SqFt \$247,673	
	% Included 4.00%	Total Cost/Study \$9,907	
Summary	Replacement Year 2026	Future Cost \$11,209	

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

2021- \$125,784 was expended for overlay.
 2018- \$9,135 was expended.
 2017- \$4,400 was expended repairing asphalt near dumpster pad.

332 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 0	
67,354 sf Parking Lot	Quantity 67,354	Unit of Measure Square Feet	
	Cost /SqFt \$1.87		
	% Included 100.00%	Total Cost/Study \$125,784	
Summary	Replacement Year 2021	Future Cost \$125,784	

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

2021- \$125,784 was expended for overlay.
 2019- Sealing and crack fill completed, BRG extended remaining life to 2023.
 2018- Per client, defer from 2018 to 2020.

02000 - Concrete

424 - Pool Deck	Useful Life 2	Remaining Life 3	
5,950 sf Pool/Spa Area Concrete Repair (6%)	Quantity 5,950	Unit of Measure Square Feet	
	Cost /SqFt \$22.63	Qty * \$/SqFt \$134,651	
	% Included 6.00%	Total Cost/Study \$8,079	
Summary	Replacement Year 2024	Future Cost \$8,700	

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

2021- Per client 6/30/2021, extend remaining life from 2022 to 2024.
 2020- \$20,724 was expended for deck resurface. Per client 8/6/2020, reduce remaining life from 2024 to 2022.
 2017- \$2,073 was expended to repair deck at spa. Per client 7/22/2019, decrease useful life from 5 to 2 years.

00060 - Canoa Hills (CH)

03000 - Painting: Exterior

130 - Stucco	Useful Life 10	Remaining Life 9	
10,940 sf Building Exterior	Quantity 10,940	Unit of Measure Square Feet	
	Cost /SqFt \$2.30		
	% Included 100.00%	Total Cost/Study \$25,194	
Summary	Replacement Year 2030	Future Cost \$31,464	

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

2020- \$24,580 was expended.

2019- Per client 6/14/2019, decrease remaining life from 2021 to 2020. Per client 7/22/2019, maintain 2018 cost adjusted estimate (\$22,988 in 2018).

416 - Wrought Iron	Useful Life 4	Remaining Life 3	
160 lf Pool Perimeter Fence	Quantity 160	Unit of Measure Linear Feet	
	Cost /l.f. \$16.02		
	% Included 100.00%	Total Cost/Study \$2,562	
Summary	Replacement Year 2024	Future Cost \$2,760	

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 \$0.851		
	% Included 100.00%	Total Cost/Study \$19,360	
Summary	Replacement Year 2022	Future Cost \$19,844	

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

2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per CEO.

04000 - Structural Repairs

920 - Doors	Useful Life 10	Remaining Life 3	
47 Exterior & Interior Doors (25%)	Quantity 47	Unit of Measure Items	
	Cost /Itm \$1,681	Qty * \$/Itm \$79,007	
	% Included 25.00%	Total Cost/Study \$19,752	
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	Useful Life 20	Remaining Life 9	
227 Squares- Building Roof	Quantity 227	Unit of Measure Squares	
	Cost /Sqrs \$578		
	% Included 100.00%	Total Cost/Study \$131,171	
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	Useful Life 5	Remaining Life 0	
22,700 sf Low Slope Roof Recoating	Quantity 22,700	Unit of Measure Square Feet	
	Cost /SqFt \$0.811		
	% Included 100.00%	Total Cost/Study \$18,420	
Summary	Replacement Year 2021	Future Cost \$18,420	

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

2021- \$18,420 was expended for repairs and coating.
 2019- \$22,450 was expended per client 6/14/2019.

08000 - Rehab

224 - Locker Rooms	Useful Life 20	Remaining Life 1	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$82,894		
	% Included 100.00%	Total Cost/Study \$165,789	
Summary	Replacement Year 2022	Future Cost \$169,933	

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.

2021- Per client 6/30/2021, move back from 2022 to 2021. Later moved to 2022.
 2020- No work indicated, moved to 2021.
 2019- Per client 6/14/2019, increase remaining life from 2019 to 2020 and estimate from \$87,800 to \$157,800.
 2017- Estimates per client.

330 - Restrooms	Useful Life 20	Remaining Life 1	
2 Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$36,851		
	% Included 100.00%	Total Cost/Study \$73,701	
Summary	Replacement Year 2022	Future Cost \$75,544	

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

2021- Per client 6/30/2021, move back from 2022 to 2021. Later moved to 2022.
 2020- No work indicated, moved to 2021.
 2019- Per client 6/14/2019, increase remaining life from 2019 to 2020 and estimate from \$44,150 to \$70,150.
 2017- Estimates per client.

00060 - Canoa Hills (CH)

08000 - Rehab

580 - Operable Wall/Partition	Useful Life 25	Remaining Life 18
980 sf Saguaro & Palo Verde Divider	Quantity 980	Unit of Measure Square Feet
	Cost /SqFt \$39.60	
	% Included 100.00%	Total Cost/Study \$38,807
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 3
274 lf Pool	Quantity 274	Unit of Measure Linear Feet
	Cost /l.f. \$181	
	% Included 100.00%	Total Cost/Study \$49,600
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 5
5,950 sf Pool/Spa Deck Coating	Quantity 5,950	Unit of Measure Square Feet
	Cost /SqFt \$8.49	
	% Included 100.00%	Total Cost/Study \$50,510
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.

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 \$56,113	Qty * \$/LS	\$56,113
	% Included 50.00%	Total Cost/Study	\$28,056
Summary	Replacement Year 2023	Future Cost	\$29,477

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.

2021- \$6,109 was expended for unspecified equipment.
 2020- Per client 6/16/2020, added automatic water system to equipment list, cost \$1,408, increased overall current cost.
 2019- \$20,282 total was expended for pool equipment per client 6/14/2019.
 2018- \$1,183 was expended for pool filter pump #1, misc.
 2017- \$875 was expended. \$3,400 was expended for pool vacuum original purchase.
 2016- \$31,220 total was expended to replace prior Xtherm with 4 Raypak 408 heaters.

747 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Equipment (2021 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,109		
	% Included 100.00%	Total Cost/Study	\$6,109
Summary	Replacement Year 2021	Future Cost	\$6,109

This is for the \$6,109 expended for unspecified equipment.

936 - Furniture: Misc	Useful Life 6	Remaining Life 4	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$11,879		
	% Included 100.00%	Total Cost/Study	\$11,879
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.

00060 - Canoa Hills (CH)

13000 - Spa

126 - Resurface	Useful Life 8	Remaining Life 5	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,542		
	% Included 100.00%	Total Cost/Study	\$5,542
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.

14000 - Recreation

234 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 2	
16 Fitness Center Cardio Machines (25%)	Quantity 16	Unit of Measure	Items
	Cost /Itm \$6,736	Qty * \$/Itm	\$107,769
	% Included 25.00%	Total Cost/Study	\$26,942
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

2021- \$8,000 was expended to replace 1 Cybex Arc Trainer, per Fitness Supervisor.

2020- \$20,000 was expended to replace one Woodway treadmill, one Cybex Arc Trainer and one TechnoGym rec bike.

2019- \$19,233 was expended per client 6/14/2019.

2018- \$16,619 was expended, 2 recumbent bikes replaced.

2017- \$25,982 was expended.

235 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Arc Trainer (2021 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,000		
	% Included 100.00%	Total Cost/Study	\$8,000
Summary	Replacement Year 2021	Future Cost	\$8,000

This is for the \$8,000 was expended to replace 1 Cybex Arc Trainer.

00060 - Canoa Hills (CH)

14000 - Recreation

330 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 2
20 Fitness Center Strength Machines (50%)	Quantity 20	Unit of Measure Items
	Cost /Itm \$4,526	Qty * \$/Itm \$90,513
	% Included 50.00%	Total Cost/Study \$45,256
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.

17000 - Tennis Court

140 - Reseal	Useful Life 4	Remaining Life 3
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet
	Cost /SqFt \$0.674	
	% Included 100.00%	Total Cost/Study \$9,430
Summary	Replacement Year 2024	Future Cost \$10,155

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 11
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet
	Cost /SqFt \$3.11	
	% Included 100.00%	Total Cost/Study \$43,538
Summary	Replacement Year 2032	Future Cost \$57,125

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

00060 - Canoa Hills (CH)

19000 - Fencing

160 - Chain Link: 10'	Useful Life 30	Remaining Life 10	
580 lf Tennis Court Fence	Quantity 580	Unit of Measure Linear Feet	
	Cost /l.f. \$39.60		
	% Included 100.00%	Total Cost/Study \$22,967	
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 5	
160 lf Pool Perimeter Fence	Quantity 160	Unit of Measure Linear Feet	
	Cost /l.f. \$38.46		
	% Included 100.00%	Total Cost/Study \$6,154	
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 15	
24 Parking Lot & Walkway Lights	Quantity 24	Unit of Measure Items	
	Cost /itm \$2,829		
	% Included 100.00%	Total Cost/Study \$67,885	
Summary	Replacement Year 2036	Future Cost \$98,317	

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

23000 - Mechanical Equipment

220 - HVAC	Useful Life 15	Remaining Life 2	
6 Rooftop Carrier Units- 2007	Quantity 6	Unit of Measure Items	
	Cost /itm \$8,550		
	% Included 100.00%	Total Cost/Study \$51,300	
Summary	Replacement Year 2023	Future Cost \$53,897	

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

- Unit 1- Fitness- Carrier- 7.5T
- Unit 2- Locker Room-Carrier- 5T
- Unit 6- Saguaro Room- Carrier- 5T
- Unit 7- Saguaro Room- Carrier- 7.5T
- Unit 8- Palo Verde Room- Carrier- 4T
- Unit 9- Palo Verde Room- Carrier- 5T

2021- Changed quantity from 7 to 6, Unit #4 was replaced, see 23000/230.

00060 - Canoa Hills (CH)

23000 - Mechanical Equipment

230 - HVAC	Useful Life 15	Remaining Life 0	
Rooftop Carrier Unit #4- 2021	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,550		
	% Included 100.00%	Total Cost/Study	\$8,550
Summary	Replacement Year 2021	Future Cost	\$8,550

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- Bath- Carrier- 5T

2021- \$8,550 was expended to replace Unit #4.

340 - HVAC	Useful Life 15	Remaining Life 0	
Rooftop Carrier Unit #5- 2005	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,550		
	% Included 100.00%	Total Cost/Study	\$8,550
Summary	Replacement Year 2021	Future Cost	\$8,550

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

Unit 5- Kitchen- Carrier- 5T

2021- \$8,550 was expended.

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

364 - HVAC	Useful Life 15	Remaining Life 0	
Rooftop Carrier Unit #10- 2006	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,740		
	% Included 100.00%	Total Cost/Study	\$8,740
Summary	Replacement Year 2021	Future Cost	\$8,740

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

Unit 10- Mesquite Room- Carrier- 5T

2021- \$8,740 was expended.

00060 - Canoa Hills (CH)

23000 - Mechanical Equipment

600 - Water Heater	Useful Life 12	Remaining Life 4	
Pool Eq Room Heater & Tank	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$13,577	
	% Included	100.00%	Total Cost/Study \$13,577
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 3	
Folding Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$13,553	
	% Included	100.00%	Total Cost/Study \$13,553
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 1	
Lobby Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$9,051	
	% Included	100.00%	Total Cost/Study \$9,051
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 3	
Saguaro Room- Panasonic	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,313	
	% Included	100.00%	Total Cost/Study \$1,313
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 18	
Saguaro Room- Electric Screen	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$17,630	
	% Included	100.00%	Total Cost/Study \$17,630
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 8	
Sound Rack- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys	\$16,565	
	% Included	100.00%	Total Cost/Study \$16,565
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 15	
Sound Rack- Total Induction Loop	Quantity 1	Unit of Measure	System
	Cost /Sys	\$17,380	
	% Included	100.00%	Total Cost/Study \$17,380
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 4	
Saguaro Room Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$8,398	
	% Included	100.00%	Total Cost/Study \$8,398
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 2	
288 sf [6] Saguaro Room Risers	Quantity 288	Unit of Measure Square Feet	
	Cost /SqFt \$13.86		
	% Included 100.00%	Total Cost/Study \$3,993	
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 11	
2 Saguaro Stage Curtains	Quantity 2	Unit of Measure Items	
	Cost /Itm \$7,493		
	% Included 100.00%	Total Cost/Study \$14,986	
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 5	
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$19,384		
	% Included 100.00%	Total Cost/Study \$19,384	
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 9	
122 Sq. Yds. Mesquite Room	Quantity 122	Unit of Measure Square Yard	
	Cost /SqYd \$42.01		
	% Included 100.00%	Total Cost/Study \$5,125	
Summary	Replacement Year 2030	Future Cost \$6,400	

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 2	
418 Sq. Yds. Clubhouse Carpeting	Quantity 418	Unit of Measure Square Yard	
	Cost /SqYd \$42.01		
	% Included 100.00%	Total Cost/Study \$17,559	
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 \$13.66		
	% Included 100.00%	Total Cost/Study \$88,436	
Summary	Replacement Year 2022	Future Cost \$90,647	

This is to replace the wall and floor tile.

2021- Per client 6/30/2021, move back from 2022 to 2021. Later moved to 2022.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per CEO.
 2020- No work indicated, moved to 2021.
 2019- Per client 6/14/2019, decrease remaining life from 2021 to 2020.

720 - Hardwood Floors	Useful Life 40	Remaining Life 9	
6,150 sf Wood Floor- Replace	Quantity 6,150	Unit of Measure Square Feet	
	Cost /SqFt \$16.97		
	% Included 100.00%	Total Cost/Study \$104,351	
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 9	
6,150 sf Wood Floor- Refinish	Quantity 6,150	Unit of Measure Square Feet	
	Cost /SqFt \$3.39		
	% Included 100.00%	Total Cost/Study \$20,844	
Summary	Replacement Year 2030	Future Cost \$26,032	

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 9	
4 Bocce Ball Courts	Quantity 4	Unit of Measure Items	
	Cost /Itm \$2,154		
	% Included 100.00%	Total Cost/Study \$8,615	
Summary	Replacement Year 2030	Future Cost \$10,759	

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 1	
200 sf Tennis Court Shade Canopy	Quantity 200	Unit of Measure Square Feet	
	Cost /SqFt \$22.06		
	% Included 100.00%	Total Cost/Study \$4,413	
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 11	
800 sf [4] Bocce Court Shade Canopies	Quantity 800	Unit of Measure Square Feet	
	Cost /SqFt \$22.06		
	% Included 100.00%	Total Cost/Study \$17,650	
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 13	
144 sf Metal Roofed Shade Structure	Quantity 144	Unit of Measure Square Feet	
	Cost /SqFt \$26.27		
	% Included 100.00%	Total Cost/Study \$3,782	
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 21	
Pool Area Wood Gazebo Structure	Quantity 1	Unit of Measure Items	
	Cost /Itm \$9,981		
	% Included 100.00%	Total Cost/Study \$9,981	
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 2	
18 Kitchen Appliances (33%)	Quantity 18	Unit of Measure	Items
	Cost /Itm \$3,987	Qty * \$/Itm	\$71,758
	% Included 33.33%	Total Cost/Study	\$23,919
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 2	
6" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,182		
	% Included 100.00%	Total Cost/Study	\$10,182
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 0	
80,636 sf Parking Lots	Quantity 80,636	Unit of Measure	Square Feet
	Cost /SqFt \$0.124		
	% Included 100.00%	Total Cost/Study	\$9,980
Summary	Replacement Year 2021	Future Cost	\$9,980

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

2021- \$9,980 was expended.
 2017- \$9,600 was expended for follow-up seal after 2016 slurry.

00070 - Santa Rita Springs (SRS)

01000 - Paving

228 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
80,636 sf Parking Lots (3%)	Quantity 80,636	Unit of Measure Square Feet	
	Cost /SqFt \$3.68	Qty * \$/SqFt \$296,514	
	% Included 2.50%	Total Cost/Study \$7,413	
Summary	Replacement Year 2022	Future Cost \$7,598	

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	Useful Life 25	Remaining Life 1	
58,386 sf North & East Parking Lots	Quantity 58,386	Unit of Measure Square Feet	
	Cost /SqFt \$1.81		
	% Included 100.00%	Total Cost/Study \$105,508	
Summary	Replacement Year 2022	Future Cost \$108,146	

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.

2021- Per client 6/1/2021, move remaining life from 2026 to 2022, per Facility Director.
 2019- Per client 6/14/2019, extend remaining life from 2021 to 2026.

340 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 1	
22,250 sf South Parking Lot	Quantity 22,250	Unit of Measure Square Feet	
	Cost /SqFt \$1.81		
	% Included 100.00%	Total Cost/Study \$40,207	
Summary	Replacement Year 2022	Future Cost \$41,213	

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

2021- Per client 6/1/2021, move remaining life from 2026 to 2022, per Facility Director.

02000 - Concrete

430 - Pool Deck	Useful Life 2	Remaining Life 2	
5,975 sf Pool/Spa Area Concrete Repair (6%)	Quantity 5,975	Unit of Measure Square Feet	
	Cost /SqFt \$28.81	Qty * \$/SqFt \$172,162	
	% Included 6.00%	Total Cost/Study \$10,330	
Summary	Replacement Year 2023	Future Cost \$10,853	

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

2021- Per client 6/1/2021, move remaining life from 2021 to 2023.
 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 6
28,540 sf Building Exterior	Quantity 28,540	Unit of Measure Square Feet
	Cost /SqFt \$1.58	
	% Included 100.00%	Total Cost/Study \$44,977
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 1
1,758 lf Pool Fence, Metal Railings	Quantity 1,758	Unit of Measure Linear Feet
	Cost /l.f. \$7.13	
	% Included 100.00%	Total Cost/Study \$12,541
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 \$0.851	
	% Included 100.00%	Total Cost/Study \$30,211
Summary	Replacement Year 2022	Future Cost \$30,966

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. \$33.95	Qty * \$/l.f. \$47,863
	% Included 50.00%	Total Cost/Study \$23,932
Summary	Replacement Year 2022	Future Cost \$24,530

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 3
66 Exterior & Interior Doors (25%)	Quantity 66	Unit of Measure Items
	Cost /Itm \$1,681	Qty * \$/Itm \$110,946
	% Included 25.00%	Total Cost/Study \$27,736
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/jambes, posts, locks/latches, etc.

31- exterior
 35- interior

04500 - Decking/Balconies

206 - Resurface	Useful Life 20	Remaining Life 12
12,664 sf Elastomeric Deck- Resurface	Quantity 12,664	Unit of Measure Square Feet
	Cost /SqFt \$8.71	
	% Included 100.00%	Total Cost/Study \$110,299
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 2
12,664 sf Elastomeric Deck- Seal/Repair	Quantity 12,664	Unit of Measure Square Feet
	Cost /SqFt \$2.04	
	% Included 100.00%	Total Cost/Study \$25,812
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 3
68 Squares- Building Roof	Quantity 68	Unit of Measure Squares
	Cost /Sqrs \$578	
	% Included 100.00%	Total Cost/Study \$39,293
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 8	
84 Squares- Building Roof	Quantity 84	Unit of Measure	Squares
	Cost /Sqrs \$683		
	% Included 100.00%	Total Cost/Study	\$57,364
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 3	
6,800 sf Low Slope Roof Recoating	Quantity 6,800	Unit of Measure	Square Feet
	Cost /SqFt \$3.09		
	% Included 100.00%	Total Cost/Study	\$21,012
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 \$63,037		
	% Included 100.00%	Total Cost/Study	\$126,075
Summary	Replacement Year 2023	Future Cost	\$132,458

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.

2021- Per client 6/30/2021, extend remaining life from 2022 to 2023.

2019- Increased estimate from \$40,000 to \$60,000 per room. Client input will further define this component.

336 - Restrooms	Useful Life 20	Remaining Life 4	
5 Restrooms	Quantity 5	Unit of Measure	Room
	Cost /Rm \$10,488		
	% Included 100.00%	Total Cost/Study	\$52,441
Summary	Replacement Year 2025	Future Cost	\$57,885

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc.

2021- Per client extend to 2025.

2019- \$12,775 was expended for partial rehab per client 6/14/2019. Client input will further define this component. Per client 7/22/2019, extend remaining life from 2020 to 2022.

2018- \$6,018 was expended for partial work at Fiesta restroom countertops.

00070 - Santa Rita Springs (SRS)

08000 - Rehab

412 - Kitchen	Useful Life 20	Remaining Life 4
Art Kitchenette	Quantity 1	Unit of Measure Room
	Cost /Rm \$4,356	
	% Included 100.00%	Total Cost/Study \$4,356
Summary	Replacement Year 2025	Future Cost \$4,808

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.

2021- Per client 6/30/2021, the Fiesta kitchenette was removed, so reduced quantity from 2 to 1 room. 2021- Per client extend to 2025.
 2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.

472 - Cabinets	Useful Life 20	Remaining Life 2
2 Art & Clay Counters & Cabinets	Quantity 2	Unit of Measure Room
	Cost /Rm \$9,758	
	% Included 100.00%	Total Cost/Study \$19,517
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 2
240 lf Pool	Quantity 240	Unit of Measure Linear Feet
	Cost /l.f. \$130	
	% Included 100.00%	Total Cost/Study \$31,226
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 8
Pool Area ADA Lift	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,481	
	% Included 100.00%	Total Cost/Study \$3,481
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 0	
5,975 sf Pool/Spa Deck Coating	Quantity 5,975	Unit of Measure Square Feet	
	Cost /SqFt \$6.25		
	% Included 100.00%	Total Cost/Study \$37,315	
Summary	Replacement Year 2021	Future Cost \$37,315	

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

2021- \$37,315 was expended.

2019- Similar deck conditions as in 2016. Per client 6/14/2019, extend remaining life from 2019 to 2025.

2016- The deck was stained and exhibited some chipped areas.

750 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$55,350	Qty * \$/LS \$55,350	
	% Included 50.00%	Total Cost/Study \$27,675	
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.

940 - Furniture: Misc	Useful Life 6	Remaining Life 4	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,920		
	% Included 100.00%	Total Cost/Study \$7,920	
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.

00070 - Santa Rita Springs (SRS)

13000 - Spa

130 - Resurface	Useful Life 8	Remaining Life 0	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,905		
	% Included 100.00%	Total Cost/Study	\$7,905
Summary	Replacement Year 2021	Future Cost	\$7,905

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

2021- \$7,905 was expended
 2019- Per client 7/22/2019, resurfaced 7/2013. Per client 8/5/2019, increase useful life from 6 to 8 years.

14000 - Recreation

240 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 3	
12 Fitness Center Cardio Machines (25%)	Quantity 12	Unit of Measure	Items
	Cost /Itm \$6,268	Qty * \$/Itm	\$75,221
	% Included 25.00%	Total Cost/Study	\$18,805
Summary	Replacement Year 2024	Future Cost	\$20,251

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- Tetrax stepper
- 1- Technogym treadmill
- 1- True treadmill
- 1- Woodway treadmill
- 1- Cybex arc trainer

2021- \$11,200 was expended to replace 1 rower, 1 cross-trainer, 1 recumbent bike.
 2020- \$25,000 was expended to replace one TechnoGym recumbent bike & upright bike and one Cybex Arc Trainer.
 2019- \$17,899 was expended per client 6/14/2019.
 2017- \$7,140 was expended.

241 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Equipment (2021 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$11,200		
	% Included 100.00%	Total Cost/Study	\$11,200
Summary	Replacement Year 2021	Future Cost	\$11,200

This is for the \$11,200 was expended to replace 1 rower, 1 cross-trainer, 1 recumbent bike.

00070 - Santa Rita Springs (SRS)

14000 - Recreation

340 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 2
18 Fitness Center Strength Machines (50%)	Quantity 18	Unit of Measure Items
	Cost /Itm \$3,590	Qty * \$/Itm \$64,613
	% Included 50.00%	Total Cost/Study \$32,307
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 0
348 lf Pool Perimeter Fence	Quantity 348	Unit of Measure Linear Feet
	Cost /l.f. \$32.05	
	% Included 100.00%	Total Cost/Study \$11,154
Summary	Replacement Year 2021	Future Cost \$11,154

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

2021- \$11,154 was expended.

20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 25	Remaining Life 7
40 Wall & Wall Top Lantern Lights	Quantity 40	Unit of Measure Items
	Cost /Itm \$578	
	% Included 100.00%	Total Cost/Study \$23,114
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

00070 - Santa Rita Springs (SRS)

20000 - Lighting

230 - Pole Lights	Useful Life 25	Remaining Life 7	
10 Bridge Lights	Quantity 10	Unit of Measure	Items
	Cost /Itm \$1,669		
	% Included 100.00%	Total Cost/Study	\$16,688
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 7	
5 2nd Level Deck- Pole Lights	Quantity 5	Unit of Measure	Items
	Cost /Itm \$1,313		
	% Included 100.00%	Total Cost/Study	\$6,566
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 7	
6 Miscellaneous Units- 2013	Quantity 6	Unit of Measure	Items
	Cost /Itm \$4,964		
	% Included 100.00%	Total Cost/Study	\$29,785
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

312 - HVAC	Useful Life 15	Remaining Life 10	
Carrier Unit #8- 2016	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,803		
	% Included 100.00%	Total Cost/Study	\$6,803
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.

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

316 - HVAC	Useful Life 15	Remaining Life 12	
Carrier Unit #3- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,803		
	% Included 100.00%	Total Cost/Study	\$6,803
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 13	
2 Carrier Units- 2019	Quantity 2	Unit of Measure	Items
	Cost /Itm \$6,788		
	% Included 100.00%	Total Cost/Study	\$13,577
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 6	
2 Carrier Units- 2012	Quantity 2	Unit of Measure	Items
	Cost /Itm \$7,880		
	% Included 100.00%	Total Cost/Study	\$15,759
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

392 - HVAC	Useful Life 15	Remaining Life 12	
2 Carrier Units- 2018	Quantity 2	Unit of Measure	Items
	Cost /Itm \$5,841		
	% Included 100.00%	Total Cost/Study	\$11,682
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.

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

416 - HVAC	Useful Life 15	Remaining Life 10
Carrier Unit #7- 2016	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,880	
	% Included 100.00%	Total Cost/Study \$7,880
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 8
Carrier Unit #11- 2014	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,880	
	% Included 100.00%	Total Cost/Study \$7,880
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 12
8 Rooftop Carrier Units- 2018	Quantity 8	Unit of Measure Items
	Cost /Itm \$12,307	
	% Included 100.00%	Total Cost/Study \$98,458
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.

452 - HVAC	Useful Life 15	Remaining Life 1
2 Carrier Units- 2007	Quantity 2	Unit of Measure Items
	Cost /Itm \$15,142	
	% Included 100.00%	Total Cost/Study \$30,284
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

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

616 - Water Heater	Useful Life 12	Remaining Life 8
Bradford White Water Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,981	
	% Included 100.00%	Total Cost/Study \$9,981
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 23
Anza Building Elevator	Quantity 1	Unit of Measure Items
	Cost /Itm \$128,176	
	% Included 100.00%	Total Cost/Study \$128,176
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 18
Anza Elevator Cab	Quantity 1	Unit of Measure Items
	Cost /Itm \$18,817	
	% Included 100.00%	Total Cost/Study \$18,817
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.

24000 - Furnishings

600 - Miscellaneous	Useful Life 10	Remaining Life 0
Anza Room Furniture	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$57,928	
	% Included 100.00%	Total Cost/Study \$57,928
Summary	Replacement Year 2021	Future Cost \$57,928

This is to replace miscellaneous furnishings.

- 2021- \$57,928 is anticipated.
- 2017- \$2,722 was expended to replace 3 poker tables and chairs in Kino room.

00070 - Santa Rita Springs (SRS)

24500 - Audio / Visual

160 - Projector	Useful Life 4	Remaining Life 1
3 Projectors (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,313	Qty * \$/Itm \$3,940
	% Included 33.33%	Total Cost/Study \$1,313
Summary	Replacement Year 2022	Future Cost \$1,346

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 3
Anza Room	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,035	
	% Included 100.00%	Total Cost/Study \$9,035
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 \$17,380	
	% Included 100.00%	Total Cost/Study \$17,380
Summary	Replacement Year 2021	Future Cost \$17,380

This is to replace the Anza room Tech-Unique sound system.

- 2021- \$17,380 was expended, did not get replaced in 2020 as anticipated.
- 2020- \$16,400 is anticipated.
- 2019- Per client, decrease useful life from 20 to 10 years, remaining life from 2031 to 2020 and increase estimate from \$6,823 to \$16,000.
- 2017- Per client, \$5,600 was expended in 2011.

760 - Piano	Useful Life 25	Remaining Life 17
Anza Room Kawai Upright	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,310	
	% Included 100.00%	Total Cost/Study \$7,310
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.

00070 - Santa Rita Springs (SRS)

24600 - Safety / Access

240 - Fire Control Misc	Useful Life 20	Remaining Life 4	
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$32,307		
	% Included 100.00%	Total Cost/Study \$32,307	
Summary	Replacement Year 2025	Future Cost \$35,661	

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

2021- \$9,400 was expended to replace fire sprinkler pendants only.

241 - Fire Control Misc	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Sprinkler Pendants (2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$9,400		
	% Included 100.00%	Total Cost/Study \$9,400	
Summary	Replacement Year 2021	Future Cost \$9,400	

This is for the \$9,400 expended to replace fire sprinkler pendants only.

25000 - Flooring

260 - Carpeting	Useful Life 10	Remaining Life 1	
1,400 Sq. Yds. Anza, Fiesta, Computer, Office	Quantity 1,400	Unit of Measure Square Yard	
	Cost /SqYd \$39.97		
	% Included 100.00%	Total Cost/Study \$55,965	
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 1	
400 Sq. Yds. Kino, Fitness, Office Areas	Quantity 400	Unit of Measure Square Yard	
	Cost /SqYd \$39.97		
	% Included 100.00%	Total Cost/Study \$15,990	
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 1	
1,825 sf Clubhouse Walls & Floors	Quantity 1,825	Unit of Measure Square Feet	
	Cost /SqFt \$13.66		
	% Included 100.00%	Total Cost/Study \$24,926	
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 15	
2,150 sf Anza & Santa Cruz- Replace	Quantity 2,150	Unit of Measure	Square Feet
	Cost /SqFt \$12.45		
	% Included 100.00%	Total Cost/Study	\$26,767
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 5	
2,150 sf Anza & Santa Cruz- Refinish	Quantity 2,150	Unit of Measure	Square Feet
	Cost /SqFt \$6.79		
	% Included 100.00%	Total Cost/Study	\$14,592
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 9	
100 sf Small Shade Canopy	Quantity 100	Unit of Measure	Square Feet
	Cost /SqFt \$22.06		
	% Included 100.00%	Total Cost/Study	\$2,206
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 5	
600 sf NW of Pool- Large Shade Canopy	Quantity 600	Unit of Measure	Square Feet
	Cost /SqFt \$22.06		
	% Included 100.00%	Total Cost/Study	\$13,238
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 7	
450 sf Pool Equip Encl Shade Canopy	Quantity 450	Unit of Measure	Square Feet
	Cost /SqFt \$22.06		
	% Included 100.00%	Total Cost/Study	\$9,928
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 2	
10 Kitchen Appliances (33%)	Quantity 10	Unit of Measure Items	
	Cost /Itm \$3,702	Qty * \$/Itm \$37,022	
	% Included 33.33%	Total Cost/Study \$12,341	
Summary	Replacement Year 2023	Future Cost \$12,965	

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

2021- \$2,000 was expended to replace range.
 2018- \$1,937 was expended to replace prior McCall Freezer.

781 - Miscellaneous	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Range (2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,000		
	% Included 100.00%	Total Cost/Study \$2,000	
Summary	Replacement Year 2021	Future Cost \$2,000	

This is for the \$2,000 expended to replace range.

28000 - Water System

142 - Backflow Valves	Useful Life 12	Remaining Life 9	
4" Backflow #1	Quantity 1	Unit of Measure Items	
	Cost /Itm \$9,210		
	% Included 100.00%	Total Cost/Study \$9,210	
Summary	Replacement Year 2030	Future Cost \$11,502	

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 11	
4" Backflow #2	Quantity 1	Unit of Measure Items	
	Cost /Itm \$6,795		
	% Included 100.00%	Total Cost/Study \$6,795	
Summary	Replacement Year 2032	Future Cost \$8,915	

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 2	
64,068 sf Drives & Parking	Quantity 64,068	Unit of Measure Square Feet	
	Cost /SqFt \$0.175		
	% Included 100.00%	Total Cost/Study \$11,227	
Summary	Replacement Year 2023	Future Cost \$11,795	

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

2018- \$10,425 was expended.

246 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
64,068 sf Drives & Parking (3%)	Quantity 64,068	Unit of Measure Square Feet	
	Cost /SqFt \$3.68	Qty * \$/SqFt \$235,590	
	% Included 2.50%	Total Cost/Study \$5,890	
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 3	
18,768 sf Seal, Crack Fill, Stripe	Quantity 18,768	Unit of Measure Square Feet	
	Cost /SqFt \$0.396		
	% Included 100.00%	Total Cost/Study \$7,432	
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 12	
64,068 sf Drives & Parking	Quantity 64,068	Unit of Measure Square Feet	
	Cost /SqFt \$1.81		
	% Included 100.00%	Total Cost/Study \$115,776	
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.

2021- \$49,930 was expended to replace 17,412 sf of asphalt entrance from Turquoise Cyn Dr to dumpster.

343 - Asphalt: Overlay w/ Interlayer	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2021 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$49,930		
	% Included 100.00%	Total Cost/Study \$49,930	
Summary	Replacement Year 2021	Future Cost \$49,930	

This is for the \$49,930 expended to replace 17,412 sf of asphalt entrance from Turquoise Cyn Dr to dumpster.

00080 - Canoa Ranch (CR)

02000 - Concrete

418 - Pool Deck	Useful Life 5	Remaining Life 5	
2,650 sf Pool/Spa Area Concrete Repair (5%)	Quantity 2,650	Unit of Measure Square Feet	
	Cost /SqFt \$21.01	Qty * \$/SqFt \$55,683	
	% Included 5.00%	Total Cost/Study \$2,784	
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.

03000 - Painting: Exterior

142 - Stucco	Useful Life 10	Remaining Life 7	
14,760 sf Building Exterior	Quantity 14,760	Unit of Measure Square Feet	
	Cost /SqFt \$0.925		
	% Included 100.00%	Total Cost/Study \$13,646	
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 2	
614 lf Metal Fencing & Railings	Quantity 614	Unit of Measure Linear Feet	
	Cost /l.f. \$10.18		
	% Included 100.00%	Total Cost/Study \$6,251	
Summary	Replacement Year 2023	Future Cost \$6,567	

This is to prepare, power wash, sand, scrape, spot prime and paint the metal fencing and railings.

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

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

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 \$0.637		
	% Included 100.00%	Total Cost/Study \$16,685	
Summary	Replacement Year 2022	Future Cost \$17,102	

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

2021- \$16,685 was expended to paint lobby, fitness, locker rooms, unisex restroom, hallways, and Amado room. This cost has been reduced per 2021 work. Per client 7/28/2021, work was cancelled, so extend remaining life from 2021 to 2022.

00080 - Canoa Ranch (CR)

03500 - Painting: Interior

04000 - Structural Repairs

606 - Metal Railings	Useful Life 20	Remaining Life 7	
350 lf Parking & Pickleball	Quantity 350	Unit of Measure	Linear Feet
	Cost /l.f. \$28.28		
	% Included 100.00%	Total Cost/Study	\$9,899
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 3	
40 Exterior & Interior Doors (25%)	Quantity 40	Unit of Measure	Items
	Cost /Itm \$1,681	Qty * \$/Itm	\$67,240
	% Included 25.00%	Total Cost/Study	\$16,810
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/jambes, posts, locks/latches, etc.

17- exterior
 23- interior

932 - Doors	Useful Life 20	Remaining Life 7	
3 Pool East Patio Doors	Quantity 3	Unit of Measure	Items
	Cost /Itm \$18,103		
	% Included 100.00%	Total Cost/Study	\$54,308
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 7	
133 Squares- Building Roof	Quantity 133	Unit of Measure	Squares
	Cost /Sqrs \$420		
	% Included 100.00%	Total Cost/Study	\$55,893
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 17	
45 Squares- Building Roof	Quantity 45	Unit of Measure	Squares
	Cost /Sqrs \$683		
	% Included 100.00%	Total Cost/Study	\$30,731
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.

00080 - Canoa Ranch (CR)

05000 - Roofing

958 - Coating	Useful Life 5	Remaining Life 3
13,300 sf Low Slope Roof Recoating	Quantity 13,300	Unit of Measure Square Feet
	Cost /SqFt \$1.59	
	% Included 100.00%	Total Cost/Study \$21,111
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.

08000 - Rehab

226 - Locker Rooms	Useful Life 20	Remaining Life 7
2 Men's, Women's & Pool Area Shower	Quantity 2	Unit of Measure Room
	Cost /Rm \$68,291	
	% Included 100.00%	Total Cost/Study \$136,581
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 2
Companion Restroom Remodel	Quantity 1	Unit of Measure Room
	Cost /Rm \$16,557	
	% Included 100.00%	Total Cost/Study \$16,557
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 7
256 lf Pool	Quantity 256	Unit of Measure Linear Feet
	Cost /l.f. \$158	
	% Included 100.00%	Total Cost/Study \$40,551
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.

00080 - Canoa Ranch (CR)

12000 - Pool

412 - ADA Chair Lift	Useful Life 10	Remaining Life 8	
Spa ADA Chair- Repl in 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,390		
	% Included 100.00%	Total Cost/Study	\$11,390
Summary	Replacement Year 2029	Future Cost	\$13,878

This is to replace the spa ADA compliant chair lift.

2021- This spa and pool lifts were been broken out into two separate components as the lifts were replaced in separate years.

2019- \$10,870 was expended to replace the **spa**, Spectrum Products Traveler II, MN SBC-24V-WR5, SN 1204250, mfg 10/2015, ADA chair lift.

416 - ADA Chair Lift	Useful Life 10	Remaining Life 0	
Pool ADA Chair- Repl in 2021	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,173		
	% Included 100.00%	Total Cost/Study	\$10,173
Summary	Replacement Year 2021	Future Cost	\$10,173

This is to replace the pool ADA compliant chair lift.

2021- \$10,173 was expended to replace the **pool**, Spectrum Products Traveler II, MN SBC-24V-WR5, SN 1204956, mfg 10/2015, ADA chair lift.

636 - Deck: Re-Surface	Useful Life 15	Remaining Life 1	
2,650 sf Pool Area Decking	Quantity 2,650	Unit of Measure	Square Feet
	Cost /SqFt \$15.37		
	% Included 100.00%	Total Cost/Study	\$40,731
Summary	Replacement Year 2022	Future Cost	\$41,749

This is to prepare and resurface the deck.

2021- Per client 6/30/2021, reinclude component with 2022 remaining life.

2019- Deleted since replacement deck isn't coated.

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

2016- Per client 4/21/2016, \$36,000 total is anticipated to replace in 2016. The deck coating was in very poor condition with many bubbled and chipped areas. The root cause for the surface's failure needs to be determined prior to removing and replacing the surface. Deck replaced with colored concrete and a sweat finish.

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 \$43,743	Qty * \$/LS	\$43,743
	% Included 50.00%	Total Cost/Study	\$21,871
Summary	Replacement Year 2022	Future Cost	\$22,418

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.

2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
 2019- \$2,388 was expended per client 6/14/2019.
 2017- \$1,531 was expended.
 2015- Equipment including filters were replaced.

13000 - Spa

134 - Resurface	Useful Life 8	Remaining Life 7	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,184		
	% Included 100.00%	Total Cost/Study	\$5,184
Summary	Replacement Year 2028	Future Cost	\$6,163

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 \$6,603	Qty * \$/Itm \$92,442	
	% Included 25.00%	Total Cost/Study \$23,111	
Summary	Replacement Year 2024	Future Cost \$24,888	

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

2021- \$15,000 was expended to replace 1 upright bike and 1 treadmill.
 2020- \$25,000 was expended to replace 1 TechnoGym recumbent bike & upright bike and two ellipticals.
 2019- \$21,997 was expended per client 6/14/2019.
 2018- \$15,000 was expended for fitness equipment.
 2017- \$8,513 was expended for fitness equipment.

251 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Cardio Machines (2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$15,000		
	% Included 100.00%	Total Cost/Study \$15,000	
Summary	Replacement Year 2021	Future Cost \$15,000	

This is for the \$15,000 expended to replace 1 upright bike and 1 treadmill.

00080 - Canoa Ranch (CR)

14000 - Recreation

350 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 2
25 Fitness Center Strength Machines, Etc (50%)	Quantity 25	Unit of Measure Items
	Cost /Itm \$4,704	Qty * \$/Itm \$117,591
	% Included 50.00%	Total Cost/Study \$58,796
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 3
8,650 sf [4] Pickleball Courts	Quantity 8,650	Unit of Measure Square Feet
	Cost /SqFt \$0.765	
	% Included 100.00%	Total Cost/Study \$6,613
Summary	Replacement Year 2024	Future Cost \$7,122

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 2	
2,690 sf Basketball 1/2 Court	Quantity 2,690	Unit of Measure Square Feet	
	Cost /SqFt \$1.33		
	% Included 100.00%	Total Cost/Study \$3,572	
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 19	
788 lf Pickleball & Basketball Courts	Quantity 788	Unit of Measure Linear Feet	
	Cost /l.f. \$33.95		
	% Included 100.00%	Total Cost/Study \$26,749	
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 17	
264 lf Patio Perimeter	Quantity 264	Unit of Measure Linear Feet	
	Cost /l.f. \$40.73		
	% Included 100.00%	Total Cost/Study \$10,753	
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 5	
435 lf [5] Pool Area Fabric Ducts	Quantity 435	Unit of Measure Linear Feet	
	Cost /l.f. \$39.60		
	% Included 100.00%	Total Cost/Study \$17,225	
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 6 Rooftop HVAC Units- 2008	Useful Life 15 Quantity 6 Cost /Itm \$13,553 % Included 100.00%	Remaining Life 2 Unit of Measure Items Total Cost/Study \$81,318
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 5 Rooftop Evaporative Coolers- 2008	Useful Life 15 Quantity 5 Cost /Itm \$3,394 % Included 100.00%	Remaining Life 2 Unit of Measure Items Total Cost/Study \$16,971
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 2 Shop	Useful Life 15 Quantity 2 Cost /Itm \$5,778 % Included 100.00%	Remaining Life 4 Unit of Measure Items Total Cost/Study \$11,557
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.

00080 - Canoa Ranch (CR)

24000 - Furnishings

540 - Miscellaneous	Useful Life	10	Remaining Life	0
Tables & Chairs	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$8,800		
	% Included	100.00%	Total Cost/Study	\$8,800
Summary	Replacement Year	2021	Future Cost	\$8,800

This is for the tables and chairs.

- 49- chairs
- 12- card tables
- 11- 6' tables

2021- \$6,220 was expended for 49 chairs, 12 card tables and 11 6' tables. Added as a reserve study per client.

24500 - Audio / Visual

164 - Projector	Useful Life	10	Remaining Life	3
Amado Room- EIKI	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$1,313		
	% Included	100.00%	Total Cost/Study	\$1,313
Summary	Replacement Year	2024	Future Cost	\$1,414

This is to replace the video projector.

EIKI LC-XB42N

24600 - Safety / Access

250 - Fire Control Misc	Useful Life	20	Remaining Life	7
Fire Alarm System	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$19,384		
	% Included	100.00%	Total Cost/Study	\$19,384
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	7
660 Sq. Yds. All Spaces	Quantity	660	Unit of Measure	Square Yard
	Cost /SqYd	\$29.96		
	% Included	100.00%	Total Cost/Study	\$19,776
Summary	Replacement Year	2028	Future Cost	\$23,508

This is to replace the carpeting.

2018- \$18,364 was expended.

00080 - Canoa Ranch (CR)

25000 - Flooring

470 - Tile	Useful Life 20	Remaining Life 0	
2,231 sf Clubhouse Walls & Floors	Quantity 2,231	Unit of Measure Square Feet	
	Cost /SqFt \$28.29		
	% Included 100.00%	Total Cost/Study \$63,110	
Summary	Replacement Year 2021	Future Cost \$63,110	

This is to replace the wall and floor tile.

2021- \$63,110 was expended.
 2018- 656 sf added, so quantity increased from 1,575 to 2,231 sf.

26000 - Outdoor Equipment

462 - Drinking Fountain	Useful Life 15	Remaining Life 3	
3 Drinking Fountains	Quantity 3	Unit of Measure Items	
	Cost /Itm \$2,942		
	% Included 100.00%	Total Cost/Study \$8,825	
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.

808 - Shade Structure	Useful Life 15	Remaining Life 5	
500 sf [3] Shade Canopies	Quantity 500	Unit of Measure Square Feet	
	Cost /SqFt \$22.06		
	% Included 100.00%	Total Cost/Study \$11,032	
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.

27000 - Appliances

248 - Ice Machine	Useful Life 10	Remaining Life 0	
Pickleball Courts	Quantity 1	Unit of Measure Items	
	Cost /Itm \$6,220		
	% Included 100.00%	Total Cost/Study \$6,220	
Summary	Replacement Year 2021	Future Cost \$6,220	

This is for the ice machine with water dispenser and stand.

2021- \$6,220 was expended for the ice machine. Added as a reserve study component per client direction.

00080 - Canoa Ranch (CR)

28000 - Water System

162 - Backflow Valves	Useful Life 12	Remaining Life 10	
8" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$14,473		
	% Included 100.00%	Total Cost/Study	\$14,473
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 (AS)

01000 - Paving

147 - Asphalt: Sealing	Useful Life 5	Remaining Life 0	Treatment [nr:1]
14,200 sf 2020 Addition Area (2021 Only)	Quantity 14,200	Unit of Measure	Square Feet
	Cost /SqFt \$0.164		
	% Included 100.00%	Total Cost/Study	\$2,335
Summary	Replacement Year 2021	Future Cost	\$2,335

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.

2021- \$2,335 was expended to sealcoat East lot, approximately 14,200 sf
 2020- Per client 6/15/2020, anticipate seal in 2021.

232 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3	
18,768 sf 2019 Replacement Area	Quantity 18,768	Unit of Measure	Square Feet
	Cost /SqFt \$0.399		
	% Included 100.00%	Total Cost/Study	\$7,493
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.

236 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 5	
15,000 sf 2020 Addition Area	Quantity 15,000	Unit of Measure	Square Feet
	Cost /SqFt \$0.399		
	% Included 100.00%	Total Cost/Study	\$5,989
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.

00090 - Abrego South (AS)

01000 - Paving

348 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 23	
18,768 sf 2019 Replacement Area	Quantity 18,768	Unit of Measure	Square Feet
	Cost /SqFt \$2.02		
	% Included 100.00%	Total Cost/Study	\$37,822
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 24	
15,000 sf 2020 Addition Area	Quantity 15,000	Unit of Measure	Square Feet
	Cost /SqFt \$2.02		
	% Included 100.00%	Total Cost/Study	\$30,229
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 3	
5,565 sf Pool/Spa Area Concrete Repair (5%)	Quantity 5,565	Unit of Measure	Square Feet
	Cost /SqFt \$22.63	Qty * \$/SqFt	\$125,939
	% Included 5.00%	Total Cost/Study	\$6,297
Summary	Replacement Year 2024	Future Cost	\$6,781

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

2021- Per client 6/1/2021, move remaining life from 2021 to 2024.

2019- \$9,532 was expended per client 6/14/2019. Per client 7/22/2019, decrease useful life from 5 to 2 years.

03000 - Painting: Exterior

200 - Surface Restoration	Useful Life 10	Remaining Life 7	
7,191 sf Exterior Surfaces	Quantity 7,191	Unit of Measure	Square Feet
	Cost /SqFt \$1.31		
	% Included 100.00%	Total Cost/Study	\$9,444
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.

00090 - Abrego South (AS)

04000 - Structural Repairs

936 - Doors	Useful Life 10	Remaining Life 3
16 Exterior & Interior Doors (25%)	Quantity 16	Unit of Measure Items
	Cost /Itm \$1,681	Qty * \$/Itm \$26,896
	% Included 25.00%	Total Cost/Study \$6,724
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/jambes, posts, locks/latches, etc.

3- interior
 13- exterior

05000 - Roofing

360 - Low Slope: Vinyl	Useful Life 20	Remaining Life 10
49 Squares- Pool Building Roofs	Quantity 49	Unit of Measure Squares
	Cost /Sqrs \$578	
	% Included 100.00%	Total Cost/Study \$28,314
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 3
4,900 sf Low Slope Roof Recoating	Quantity 4,900	Unit of Measure Square Feet
	Cost /SqFt \$1.02	
	% Included 100.00%	Total Cost/Study \$4,996
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.

08000 - Rehab

236 - Locker Rooms	Useful Life 20	Remaining Life 5
2 Men's & Women's	Quantity 2	Unit of Measure Room
	Cost /Rm \$36,772	
	% Included 100.00%	Total Cost/Study \$73,544
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.

00090 - Abrego South (AS)

08000 - Rehab

342 - Restrooms	Useful Life 20	Remaining Life 6
2 Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$15,759	
	% Included 100.00%	Total Cost/Study \$31,519
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 5
170 lf Pool	Quantity 170	Unit of Measure Linear Feet
	Cost /l.f. \$136	
	% Included 100.00%	Total Cost/Study \$23,081
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 8
Pool ADA Lift	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,056	
	% Included 100.00%	Total Cost/Study \$4,056
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 0
5,565 sf Pool/Spa Deck Coating	Quantity 5,565	Unit of Measure Square Feet
	Cost /SqFt \$8.49	
	% Included 100.00%	Total Cost/Study \$47,242
Summary	Replacement Year 2021	Future Cost \$47,242

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

2021- Per client 6/1/2021, move remaining life from 2024 to 2022, per Aquatics Supervisor. Per client 7/28/2021, reduce remaining life from 2022 to 2021.

00090 - Abrego South (AS)

12000 - Pool

758 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$35,260	Qty * \$/LS	\$35,260
	% Included 50.00%	Total Cost/Study	\$17,630
Summary	Replacement Year 2022	Future Cost	\$18,071

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

- 1- pool filter, 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.

2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
 2020- Per client 6/16/2020, added water level system to inventory, approximate cost \$1,564. Increased current cost by \$782, from \$16,418 to \$17,200.
 2019- \$629 was expended per client 6/14/2019.
 2018- \$1,200 was expended for spa jet pump.

944 - Furniture: Misc	Useful Life 6	Remaining Life 4	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,354		
	% Included 100.00%	Total Cost/Study	\$7,354
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 1	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,043		
	% Included 100.00%	Total Cost/Study	\$5,043
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 (AS)

13000 - Spa

418 - ADA Chair Lift	Useful Life 10	Remaining Life 6	
Spa ADA Lift	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,791		
	% Included 100.00%	Total Cost/Study	\$4,791
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 10	
258 lf Pool Perimeter Wall/Fence	Quantity 258	Unit of Measure	Linear Feet
	Cost /l.f. \$28.28		
	% Included 100.00%	Total Cost/Study	\$7,297
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 5	
8 Shuffleboard Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm \$1,358		
	% Included 100.00%	Total Cost/Study	\$10,862
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 5	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure	Items
	Cost /Itm \$10,769		
	% Included 100.00%	Total Cost/Study	\$21,538
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 5	
Drinking Fountain	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,152		
	% Included 100.00%	Total Cost/Study	\$3,152
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 (AS)

26000 - Outdoor Equipment

812 - Shade Structure	Useful Life 15	Remaining Life 11
564 [3] Volleyball Shade Canopies	Quantity 564	Unit of Measure Items
	Cost /Itm \$22.06	
	% Included 100.00%	Total Cost/Study \$12,444
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 8
264 sf Pool Shade Canopy	Quantity 264	Unit of Measure Square Feet
	Cost /SqFt \$22.06	
	% Included 100.00%	Total Cost/Study \$5,825
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 4
3,744 sf [12] Shuffleboard Courts	Quantity 3,744	Unit of Measure Square Feet
	Cost /SqFt \$4.24	
	% Included 100.00%	Total Cost/Study \$15,892
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 4
3,500 sf [2] Volleyball Court Sand	Quantity 3,500	Unit of Measure Square Feet
	Cost /SqFt \$9.01	
	% Included 100.00%	Total Cost/Study \$31,519
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 19	
6,726 sf Parking Lot	Quantity 6,726	Unit of Measure Square Feet	
	Cost /SqFt \$2.76		
	% Included 100.00%	Total Cost/Study \$18,552	
Summary	Replacement Year 2040	Future Cost \$29,659	

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 2	
4,748 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,748	Unit of Measure Square Feet	
	Cost /SqFt \$27.87	Qty * \$/SqFt \$132,345	
	% Included 6.00%	Total Cost/Study \$7,941	
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 6	
3,600 sf Recreation Building & Walls	Quantity 3,600	Unit of Measure Square Feet	
	Cost /SqFt \$1.62		
	% Included 100.00%	Total Cost/Study \$5,825	
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 0	
20 Squares- Pool Building Roof	Quantity 20	Unit of Measure Squares	
	Cost /Sqrs \$1,100		
	% Included 100.00%	Total Cost/Study \$22,000	
Summary	Replacement Year 2021	Future Cost \$22,000	

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

2021- \$22,000 was expended.

00100 - Continental Vistas (CV)

05000 - Roofing

612 - Pitched: Tile	Useful Life 30	Remaining Life 0	
13 Squares- Pool Building Roof	Quantity 13	Unit of Measure	Squares
	Cost /Sqrs \$1,077		
	% Included 100.00%	Total Cost/Study	\$14,000
Summary	Replacement Year 2021	Future Cost	\$14,000

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

2021- \$14,000 was expended.

966 - Coating	Useful Life 5	Remaining Life 4	
2,000 sf Low Slope Roof Recoating	Quantity 2,000	Unit of Measure	Square Feet
	Cost /SqFt \$2.94		
	% Included 100.00%	Total Cost/Study	\$5,883
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.

08000 - Rehab

242 - Locker Rooms	Useful Life 20	Remaining Life 16	
2 Men's & Women's	Quantity 2	Unit of Measure	Room
	Cost /Rm \$32,838		
	% Included 100.00%	Total Cost/Study	\$65,677
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 16	
Companion Restroom	Quantity 1	Unit of Measure	Room
	Cost /Rm \$19,384		
	% Included 100.00%	Total Cost/Study	\$19,384
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	9
180 lf Pool	Quantity	180	Unit of Measure	Linear Feet
	Cost /l.f.	\$154		
	% Included	100.00%	Total Cost/Study	\$27,714
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	0
4,748 sf Pool/Spa Deck Coating	Quantity	4,748	Unit of Measure	Square Feet
	Cost /SqFt	\$5.54		
	% Included	100.00%	Total Cost/Study	\$26,323
Summary	Replacement Year	2021	Future Cost	\$26,323

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

2021- \$26,323 was expended.

762 - Equipment: Replacement	Useful Life	5	Remaining Life	1
Pool & Spa Equipment (50%)	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$36,651	Qty * \$/LS	\$36,651
	% Included	50.00%	Total Cost/Study	\$18,326
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.

00100 - Continental Vistas (CV)

12000 - Pool

948 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,354	
	% Included	100.00%	Total Cost/Study \$7,354
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.

13000 - Spa

142 - 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	2021	Future Cost \$7,561

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

2021- \$7,561 was expended.
 2019- Per client 7/22/2019, resurfaced 9/2013. Per client 8/5/2019, increase useful life from 6 to 8 years.

23000 - Mechanical Equipment

244 - HVAC	Useful Life 15	Remaining Life 13	
Rooftop Carrier Unit #3- 2004	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$8,142	
	% Included	100.00%	Total Cost/Study \$8,142
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	Useful Life 15	Remaining Life 7	
2 Rooftop Carrier Units- 2013	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$14,000	
	% Included	100.00%	Total Cost/Study \$27,999
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

00100 - Continental Vistas (CV)

23000 - Mechanical Equipment

800 - Water Heater	Useful Life 12	Remaining Life 4	
Building Water Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,253		
	% Included 100.00%	Total Cost/Study	\$5,253
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.

25000 - Flooring

640 - Vinyl	Useful Life 10	Remaining Life 6	
125 Sq. Yds. Rec Room Sport Flooring	Quantity 125	Unit of Measure	Square Yard
	Cost /SqYd \$144		
	% Included 100.00%	Total Cost/Study	\$18,026
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 11	
9,772 sf Parking Lot	Quantity 9,772	Unit of Measure	Square Feet
	Cost /SqFt \$5.65		
	% Included 100.00%	Total Cost/Study	\$55,235
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 1	
4,008 sf Pool/Spa Area Concrete Repair (7.5%)	Quantity 4,008	Unit of Measure	Square Feet
	Cost /SqFt \$21.15	Qty * \$/SqFt	\$84,788
	% Included 7.50%	Total Cost/Study	\$6,359
Summary	Replacement Year 2022	Future Cost	\$6,518

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.

00110 - Madera Vista (MV)

03000 - Painting: Exterior

206 - Surface Restoration	Useful Life 10	Remaining Life 7
4,020 sf Exterior Surfaces	Quantity 4,020	Unit of Measure Square Feet
	Cost /SqFt \$1.70	
	% Included 100.00%	Total Cost/Study \$6,842
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.

05000 - Roofing

616 - Pitched: Tile	Useful Life 30	Remaining Life 0
39 Squares- Pool Building Roof	Quantity 39	Unit of Measure Squares
	Cost /Sqrs \$749	
	% Included 100.00%	Total Cost/Study \$29,200
Summary	Replacement Year 2021	Future Cost \$29,200

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

2021- \$29,200 was expended.

08000 - Rehab

248 - Restrooms	Useful Life 20	Remaining Life 18
2 Men's & Women's	Quantity 2	Unit of Measure Room
	Cost /Rm \$7,880	
	% Included 100.00%	Total Cost/Study \$15,759
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 1
Outdoor Pool Shower	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$8,615	
	% Included 100.00%	Total Cost/Study \$8,615
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 7
156 lf Pool	Quantity 156	Unit of Measure Linear Feet
	Cost /l.f. \$136	
	% Included 100.00%	Total Cost/Study \$21,180
Summary	Replacement Year 2028	Future Cost \$25,177

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

2017- Client advises done in 2016.

00110 - Madera Vista (MV)

12000 - Pool

654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	Useful Life 15 Quantity 4,008 Cost /SqFt \$8.49 % Included 100.00%	Remaining Life 3 Unit of Measure Square Feet Total Cost/Study \$34,024
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.

766 - Equipment: Replacement Pool & Spa Equipment (50%)	Useful Life 5 Quantity 1 Cost /LS \$33,632 % Included 50.00%	Remaining Life 2 Unit of Measure Lump Sum Qty * \$/LS \$33,632 Total Cost/Study \$16,816
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 Pool Area Furniture	Useful Life 6 Quantity 1 Cost /LS \$7,354 % Included 100.00%	Remaining Life 4 Unit of Measure Lump Sum Total Cost/Study \$7,354
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.

00110 - Madera Vista (MV)

13000 - Spa

146 - Resurface Spa	Useful Life 8	Remaining Life 3
	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,728	
	% Included 100.00%	Total Cost/Study \$4,728
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.

17000 - Tennis Court

540 - Reseal 7,200 sf Tennis Court	Useful Life 4	Remaining Life 2
	Quantity 7,200	Unit of Measure Square Feet
	Cost /SqFt \$0.686	
	% Included 100.00%	Total Cost/Study \$4,938
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' 360 lf Tennis Court Fence	Useful Life 30	Remaining Life 10
	Quantity 360	Unit of Measure Linear Feet
	Cost /l.f. \$39.40	
	% Included 100.00%	Total Cost/Study \$14,183
Summary	Replacement Year 2031	Future Cost \$18,156

This is to replace the 10' chain link fencing.

240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	Useful Life 30	Remaining Life 5
	Quantity 380	Unit of Measure Linear Feet
	Cost /l.f. \$40.73	
	% Included 100.00%	Total Cost/Study \$15,478
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 4 Tennis Court Lights	Useful Life 20	Remaining Life 18
	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,627	
	% Included 100.00%	Total Cost/Study \$10,506
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.

00110 - Madera Vista (MV)

25000 - Flooring

434 - Tile	Useful Life 20	Remaining Life 19	
Recreation Room & Storage	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,447		
	% Included 100.00%	Total Cost/Study	\$10,447
Summary	Replacement Year 2040	Future Cost	\$16,701

This is to replace the tile flooring.

2020- \$10,192 was expended to install porcelain tile in the recreation room and storage closet.

26000 - Outdoor Equipment

816 - Shade Structure	Useful Life 15	Remaining Life 10	
264 sf Pool Shade Canopy	Quantity 264	Unit of Measure	Square Feet
	Cost /SqFt \$22.06		
	% Included 100.00%	Total Cost/Study	\$5,825
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 10	
336 sf Pool Equip Shade Canopy	Quantity 336	Unit of Measure	Square Feet
	Cost /SqFt \$22.06		
	% Included 100.00%	Total Cost/Study	\$7,413
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 \$5.65		
	% Included 100.00%	Total Cost/Study	\$40,290
Summary	Replacement Year 2023	Future Cost	\$42,330

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

2021- Per client 6/30/2021, extend remaining life from 2022 to 2023.

00120 - Casa Paloma I (CPI)

02000 - Concrete

460 - Pool Deck	Useful Life 2	Remaining Life 3	
6,128 sf Pool/Spa Area Concrete Repair (8%)	Quantity 6,128	Unit of Measure Square Feet	
	Cost /SqFt \$22.63	Qty * \$/SqFt \$138,679	
	% Included 8.27%	Total Cost/Study \$11,472	
Summary	Replacement Year 2024	Future Cost \$12,354	

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

2021- Per client 6/1/2021, move remaining life from 2021 to 2024.
 2019- \$10,919 was expended per client 6/14/2019. Per client 7/22/2019, reduce useful life from 5 to 2 years.

03000 - Painting: Exterior

212 - Surface Restoration	Useful Life 10	Remaining Life 5	
7,470 sf Exterior Surfaces	Quantity 7,470	Unit of Measure Square Feet	
	Cost /SqFt \$1.31		
	% Included 100.00%	Total Cost/Study \$9,810	
Summary	Replacement Year 2026	Future Cost \$11,099	

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 3	
61 Squares- Pool Building Roofs	Quantity 61	Unit of Measure Squares	
	Cost /Sqrs \$578		
	% Included 100.00%	Total Cost/Study \$35,248	
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 3	
6,100 sf Low Slope Roof Recoating	Quantity 6,100	Unit of Measure Square Feet	
	Cost /SqFt \$2.38		
	% Included 100.00%	Total Cost/Study \$14,499	
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.

00120 - Casa Paloma I (CPI)

08000 - Rehab

254 - Locker Rooms	Useful Life 20	Remaining Life 19	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$53,812		
	% Included 100.00%	Total Cost/Study \$107,625	
Summary	Replacement Year 2040	Future Cost \$172,055	

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.

256 - Restrooms	Useful Life 20	Remaining Life 19	
Unisex Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$5,125		
	% Included 100.00%	Total Cost/Study \$5,125	
Summary	Replacement Year 2040	Future Cost \$8,193	

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 10	
Clubhouse Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$7,354		
	% Included 100.00%	Total Cost/Study \$7,354	
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 7	
200 lf Pool	Quantity 200	Unit of Measure Linear Feet	
	Cost /l.f. \$136		
	% Included 100.00%	Total Cost/Study \$27,154	
Summary	Replacement Year 2028	Future Cost \$32,278	

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

2017- Client advises done in 2016.

00120 - Casa Paloma I (CPI)

12000 - Pool

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 \$8.49		
	% Included 100.00%	Total Cost/Study \$52,021	
Summary	Replacement Year 2022	Future Cost \$53,321	

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

2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per Aquatic Supervisor.
 2020- Per client 8/6/2020, reduce remaining life from 2028 to 2021.

770 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$41,334	Qty * \$/LS \$41,334	
	% Included 50.00%	Total Cost/Study \$20,667	
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 4	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,354		
	% Included 100.00%	Total Cost/Study \$7,354	
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.

00120 - Casa Paloma I (CPI)

13000 - Spa

150 - Resurface Spa	Useful Life 8	Remaining Life 7	
	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$5,719	
	% Included	100.00%	Total Cost/Study \$5,719
Summary	Replacement Year	2028	Future Cost \$6,799

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

2020- \$5,580 was expended.

2019- Per client 7/22/2019, spa re-plastered 5/2011. Per client 8/5/2019, increase useful life from 6 to 8 years.

23000 - Mechanical Equipment

256 - HVAC	Useful Life 15	Remaining Life 5	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$8,825	
	% Included	100.00%	Total Cost/Study \$17,650
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 19	
Rec Rm, Unisex RR, Kitchen, Storage	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$11,275	
	% Included	100.00%	Total Cost/Study \$11,275
Summary	Replacement Year	2040	Future Cost \$18,025

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 6	
1,980 sf [6] Shuffleboard Courts	Quantity 1,980	Unit of Measure	Square Feet
	Cost /SqFt	\$4.46	
	% Included	100.00%	Total Cost/Study \$8,825
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.

00120 - Casa Paloma I (CPI)

26000 - Outdoor Equipment

826 - Shade Structure	Useful Life 30	Remaining Life 24	
310 sf Pool Equip Shade Structure	Quantity 310	Unit of Measure Square Feet	
	Cost /SqFt \$26.27		
	% Included 100.00%	Total Cost/Study \$8,142	
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 2	
4,933 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,933	Unit of Measure Square Feet	
	Cost /SqFt \$33.22	Qty * \$/SqFt \$163,863	
	% Included 6.00%	Total Cost/Study \$9,832	
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.

04000 - Structural Repairs

952 - Doors	Useful Life 10	Remaining Life 3	
14 Exterior & Interior Doors (25%)	Quantity 14	Unit of Measure Items	
	Cost /Itm \$1,681	Qty * \$/Itm \$23,534	
	% Included 25.00%	Total Cost/Study \$5,883	
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/jambes, posts, locks/latches, etc.

6- interior
 8- exterior

05000 - Roofing

348 - Low Slope: Vinyl	Useful Life 20	Remaining Life 0	
53 Squares- Pool Building Roofs	Quantity 53	Unit of Measure Squares	
	Cost /Sqrs \$632		
	% Included 100.00%	Total Cost/Study \$33,500	
Summary	Replacement Year 2021	Future Cost \$33,500	

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

2021- \$33,500 was expended.

00130 - Casa Paloma II (CPII)

05000 - Roofing

974 - Coating	Useful Life 5	Remaining Life 3	
5,300 sf Low Slope Roof Recoating	Quantity 5,300	Unit of Measure Square Feet	
	Cost /SqFt \$1.47		
	% Included 100.00%	Total Cost/Study \$7,769	
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 1	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$36,772		
	% Included 100.00%	Total Cost/Study \$73,544	
Summary	Replacement Year 2022	Future Cost \$75,382	

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

2021- Per client 6/30/2021, decrease remaining life from 2024 to 2022.

2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component.

2018- \$7,595 was expended for partial partitions. Also, per client, \$20,000 was added to scope of work estimate.

424 - Kitchen	Useful Life 20	Remaining Life 3	
Clubhouse Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$7,354		
	% Included 100.00%	Total Cost/Study \$7,354	
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 5	
180 lf Pool	Quantity 180	Unit of Measure Linear Feet	
	Cost /l.f. \$136		
	% Included 100.00%	Total Cost/Study \$24,439	
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 \$8.49		
	% Included 100.00%	Total Cost/Study	\$41,876
Summary	Replacement Year 2022	Future Cost	\$42,923

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

2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per Aquatics Supervisor.
 2020- Per client 8/6/2020, reduce remaining life from 2028 to 2021.

774 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$40,081	Qty * \$/LS	\$40,081
	% Included 50.00%	Total Cost/Study	\$20,041
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
- 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.

2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
 2019- \$8,319 total was expended for pool and spa equipment.
 2018- \$6,264 was expended for pool electronic feed controller, pool heater #1, spa sand filter.
 2017- \$1,613 was expended.

960 - Furniture: Misc	Useful Life 6	Remaining Life 4	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,354		
	% Included 100.00%	Total Cost/Study	\$7,354
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 5	
	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$5,222	
	% Included	100.00%	Total Cost/Study \$5,222
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 0	
8 Shuffleboard Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm	\$1,358	
	% Included	100.00%	Total Cost/Study \$10,862
Summary	Replacement Year	2021	Future Cost \$10,862

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

2021- \$10,862 is anticipated.

23000 - Mechanical Equipment

272 - HVAC	Useful Life 15	Remaining Life 5	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$8,825	
	% Included	100.00%	Total Cost/Study \$17,650
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

25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 9	
1,284 sf Recreation Room	Quantity 1,284	Unit of Measure	Square Feet
	Cost /SqFt	\$2.82	
	% Included	100.00%	Total Cost/Study \$3,615
Summary	Replacement Year	2030	Future Cost \$4,515

This is to replace the carpeting.

2021- \$3,615 was expended to replace the prior vinyl composition tile (VCT) with carpeting. Added as a reserve study component per client. Per client 7/28/2021, this replacement was performed in 2020.

00130 - Casa Paloma II (CPII)

25000 - Flooring

400 - Tile	Useful Life 20	Remaining Life 19	
281 sf Kitchenette & Storage Closet	Quantity 281	Unit of Measure Square Feet	
	Cost /SqFt \$13.42		
	% Included 100.00%	Total Cost/Study \$3,772	
Summary	Replacement Year 2040	Future Cost \$6,030	

This is to replace the porcelain tile flooring.

2021- \$3,772 was expended to replace the prior vinyl composition tile (VCT) at kitchenette, storage closet and door openings with porcelain tile. Added as a reserve study component per client. Per client 7/28/2021, this replacement was performed in 2020.

26000 - Outdoor Equipment

304 - Shuffleboard Court	Useful Life 8	Remaining Life 4	
1,980 sf [6] Courts Resurface & Recoat	Quantity 1,980	Unit of Measure Square Feet	
	Cost /SqFt \$4.17		
	% Included 100.00%	Total Cost/Study \$8,251	
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.

860 - Shade Structure	Useful Life 15	Remaining Life 10	
294 sf Pool Equip Shade Canopy	Quantity 294	Unit of Measure Square Feet	
	Cost /SqFt \$22.06		
	% Included 100.00%	Total Cost/Study \$6,487	
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 (AN)

01000 - Paving

420 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 2	
14,105 sf Parking Area	Quantity 14,105	Unit of Measure Square Feet	
	Cost /SqFt \$5.65		
	% Included 100.00%	Total Cost/Study \$79,727	
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.

00140 - Abrego North (AN)

02000 - Concrete

472 - Pool Deck	Useful Life 5	Remaining Life 2	
4,523 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,523	Unit of Measure Square Feet	
	Cost /SqFt \$22.63	Qty * \$/SqFt \$102,358	
	% Included 6.00%	Total Cost/Study \$6,141	
Summary	Replacement Year 2023	Future Cost \$6,452	

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

2021- Per client 6/1/2021, move remaining life from 2021 to 2023.
 2016- Total pool replacement was in progress at the time of the reserve site visit. This component provides for repairs and not the total replacement.

03000 - Painting: Exterior

218 - Surface Restoration	Useful Life 10	Remaining Life 5	
5,892 sf Exterior Surfaces	Quantity 5,892	Unit of Measure Square Feet	
	Cost /SqFt \$1.31		
	% Included 100.00%	Total Cost/Study \$7,738	
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.

04000 - Structural Repairs

820 - Shed	Useful Life 10	Remaining Life 9	
Shed	Quantity 1	Unit of Measure Items	
	Cost /Itm \$10,047		
	% Included 100.00%	Total Cost/Study \$10,047	
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 5	
21 Squares- Pool Building Roof	Quantity 21	Unit of Measure Squares	
	Cost /Sqrs \$578		
	% Included 100.00%	Total Cost/Study \$12,135	
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.

00140 - Abrego North (AN)

05000 - Roofing

978 - Coating	Useful Life 5	Remaining Life 3	
2,100 sf Low Slope Roof Recoating	Quantity 2,100	Unit of Measure Square Feet	
	Cost /SqFt \$1.14		
	% Included 100.00%	Total Cost/Study \$2,395	
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 2	
Companion Restroom Remodel	Quantity 1	Unit of Measure Room	
	Cost /Rm \$16,557		
	% Included 100.00%	Total Cost/Study \$16,557	
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 5	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$36,772		
	% Included 100.00%	Total Cost/Study \$73,544	
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.

270 - General	Useful Life 20	Remaining Life 16	
795 sf Recreation Room Tile- 2017	Quantity 795	Unit of Measure Square Feet	
	Cost /SqFt \$11.88		
	% Included 100.00%	Total Cost/Study \$9,447	
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.

00140 - Abrego North (AN)

12000 - Pool

172 - Resurface	Useful Life 10	Remaining Life 5	
230 lf Pool	Quantity 230	Unit of Measure	Linear Feet
	Cost /l.f. \$136		
	% Included 100.00%	Total Cost/Study	\$31,228
Summary	Replacement Year 2026	Future Cost	\$35,331

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

2016- Total pool replacement was in progress during the reserve site visit. This component provides for resurfacing and not the total replacement. Per client 4/21/2016, \$464,000 total to replace the pool in 2016.

230

426 - ADA Chair Lift	Useful Life 10	Remaining Life 6	
2 Pool & Spa	Quantity 2	Unit of Measure	Items
	Cost /itm \$6,461		
	% Included 100.00%	Total Cost/Study	\$12,923
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.

778 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$40,081	Qty * \$/LS	\$40,081
	% Included 50.00%	Total Cost/Study	\$20,041
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.

00140 - Abrego North (AN)

12000 - Pool

964 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,354	
	% Included	100.00%	Total Cost/Study \$7,354
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 3	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$5,542	
	% Included	100.00%	Total Cost/Study \$5,542
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.

23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 14	
HVAC	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$6,250	
	% Included	100.00%	Total Cost/Study \$6,250
Summary	Replacement Year	2035	Future Cost \$8,831

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.

2021- Per client 6/1/2021, \$6,250 was expended to replace HVAC unit at unspecified location. Added as a reserve study component per client direction.

400 - HVAC	Useful Life 15	Remaining Life 14	
2 Rooftop Rheem Units- 2005	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$6,227	
	% Included	100.00%	Total Cost/Study \$12,454
Summary	Replacement Year	2035	Future Cost \$17,597

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.

00140 - Abrego North (AN)

26000 - Outdoor Equipment

864 - Shade Structure	Useful Life 30	Remaining Life 22
367 sf Pool Equip Shade Structure	Quantity 367	Unit of Measure Square Feet
	Cost /SqFt \$26.27	
	% Included 100.00%	Total Cost/Study \$9,639
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 11
378 sf [3] Pool Shade Canopies	Quantity 378	Unit of Measure Square Feet
	Cost /SqFt \$22.06	
	% Included 100.00%	Total Cost/Study \$8,340
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 0
39,629 sf Parking Lot	Quantity 39,629	Unit of Measure Square Feet
	Cost /SqFt \$0.174	
	% Included 100.00%	Total Cost/Study \$6,885
Summary	Replacement Year 2021	Future Cost \$6,885

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

2021- \$6,885 was expended.
 2020- 39,629 sf with 2021 remaining life estimates per client 6/15/2020.

270 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 5
39,629 sf Parking Lot (1%)	Quantity 39,629	Unit of Measure Square Feet
	Cost /SqFt \$3.68	Qty * \$/SqFt \$145,703
	% Included 1.00%	Total Cost/Study \$1,457
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.

00200 - Pickleball Center

01000 - Paving

370 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 24
39,629 sf Parking Lot	Quantity 39,629	Unit of Measure Square Feet
	Cost /SqFt \$1.81	
	% Included 100.00%	Total Cost/Study \$71,613
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 19
7 Building Doors (50%)	Quantity 7	Unit of Measure Items
	Cost /Itm \$1,640	Qty * \$/Itm \$11,480
	% Included 50.00%	Total Cost/Study \$5,740
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.

05000 - Roofing

370 - Low Slope: Single-Ply	Useful Life 15	Remaining Life 14
12 Squares- Center Roof	Quantity 12	Unit of Measure Squares
	Cost /Sqrs \$683	
	% Included 100.00%	Total Cost/Study \$8,195
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 9
Office, Storage, Breezeway	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,125	
	% Included 100.00%	Total Cost/Study \$5,125
Summary	Replacement Year 2030	Future Cost \$6,400

This is for a general rehab.

00200 - Pickleball Center

08000 - Rehab

226 - Restrooms	Useful Life 10	Remaining Life 9
2 Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$7,687	
	% Included 100.00%	Total Cost/Study \$15,375
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 1
54,600 sf [24] Pickleball Courts	Quantity 54,600	Unit of Measure Square Feet
	Cost /SqFt \$0.727	
	% Included 100.00%	Total Cost/Study \$39,680
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.

19000 - Fencing

174 - Chain Link: 4'	Useful Life 25	Remaining Life 24
1,414 lf Court Fences	Quantity 1,414	Unit of Measure Linear Feet
	Cost /l.f. \$18.45	
	% Included 100.00%	Total Cost/Study \$26,088
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 24
1,871 lf Court Fences	Quantity 1,871	Unit of Measure Linear Feet
	Cost /l.f. \$32.80	
	% Included 100.00%	Total Cost/Study \$61,369
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.

00200 - Pickleball Center

19000 - Fencing

780 - Gates	Useful Life 20	Remaining Life 19	
53 Court Gates	Quantity 53	Unit of Measure	Items
	Cost /Itm \$287		
	% Included 100.00%	Total Cost/Study	\$15,211
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 14	
3 Mini-split Units	Quantity 3	Unit of Measure	Items
	Cost /Itm \$2,921		
	% Included 100.00%	Total Cost/Study	\$8,764
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 19	
Septic System	Quantity 1	Unit of Measure	System
	Cost /Sys \$7,687		
	% Included 100.00%	Total Cost/Study	\$7,687
Summary	Replacement Year 2040	Future Cost	\$12,290

This is to repair and replace the septic system.

24000 - Furnishings

570 - Miscellaneous	Useful Life 10	Remaining Life 9	
Interior/Exterior Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$20,500		
	% Included 100.00%	Total Cost/Study	\$20,500
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.

00200 - Pickleball Center

24000 - Furnishings

970 - Miscellaneous	Useful Life 10	Remaining Life 9	
900 sf Artificial Turf	Quantity 900	Unit of Measure Square Feet	
	Cost /SqFt \$8.85		
	% Included 100.00%	Total Cost/Study \$7,969	
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 4	
Entrance Gate	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,125		
	% Included 100.00%	Total Cost/Study \$5,125	
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 6	
3,510 sf [2] Shade Structures	Quantity 3,510	Unit of Measure Square Feet	
	Cost /SqFt \$3.18		
	% Included 100.00%	Total Cost/Study \$11,152	
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 4	
29,074 sf Parking Area	Quantity 29,074	Unit of Measure Square Feet	
	Cost /SqFt \$0.158		
	% Included 100.00%	Total Cost/Study \$4,582	
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.

00700 - Facility Maintenance Shop (FMS)

01000 - Paving

260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (2%)	Useful Life 5 Remaining Life 4 Quantity 29,074 Cost /SqFt \$3.68 % Included 2.00%	Unit of Measure Square Feet Qty * \$/SqFt \$106,911 Total Cost/Study \$2,138 Replacement Year 2025 Future Cost \$2,360
Summary		

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 29,074 sf Parking Area	Useful Life 25 Remaining Life 23 Quantity 29,074 Cost /SqFt \$2.00 % Included 100.00%	Unit of Measure Square Feet Total Cost/Study \$58,037 Replacement Year 2044 Future Cost \$102,413
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- \$22,910 was expended to add 14,874 sf in June 2019 per client 6/14/2019. New total quantity 29,074 sf.
 Reverted component from major repair to overlay.
 2018- Pavement rehabilitation complete.

03000 - Painting: Exterior

128 - Surface Restoration 5,000 sf Building Exterior	Useful Life 10 Remaining Life 7 Quantity 5,000 Cost /SqFt \$1.31 % Included 100.00%	Unit of Measure Square Feet Total Cost/Study \$6,566 Replacement Year 2028 Future Cost \$7,805
Summary		

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 835 lf Perimeter Fence	Useful Life 4 Remaining Life 1 Quantity 835 Cost /l.f. \$9.46 % Included 100.00%	Unit of Measure Linear Feet Total Cost/Study \$7,895 Replacement Year 2022 Future Cost \$8,093
Summary		

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

00700 - Facility Maintenance Shop (FMS)

03500 - Painting: Interior

152 - Building	Useful Life 10	Remaining Life 7	
10,000 sf All Interior Spaces	Quantity 10,000	Unit of Measure Square Feet	
	Cost /SqFt \$1.05		
	% Included 100.00%	Total Cost/Study \$10,506	
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 9	
Shed	Quantity 1	Unit of Measure Items	
	Cost /Itm \$5,535		
	% Included 100.00%	Total Cost/Study \$5,535	
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 7	
3 Pre-Fab Sheds	Quantity 3	Unit of Measure Items	
	Cost /Itm \$5,384		
	% Included 100.00%	Total Cost/Study \$16,153	
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.

964 - Doors	Useful Life 10	Remaining Life 7	
24 Exterior & Interior Doors (25%)	Quantity 24	Unit of Measure Items	
	Cost /Itm \$1,681	Qty * \$/Itm \$40,344	
	% Included 25.00%	Total Cost/Study \$10,086	
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/jambes, 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 17	
14 Squares- Maintenance Shop Low Slope Roof	Quantity 14	Unit of Measure Squares	
	Cost /Sqrs \$578		
	% Included 100.00%	Total Cost/Study \$8,090	
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.

00700 - Facility Maintenance Shop (FMS)

05000 - Roofing

440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	Useful Life 30 Quantity 37 Cost /Sqrs \$630 % Included 100.00%	Remaining Life 6 Unit of Measure Squares Total Cost/Study \$23,324
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 10 Pitched & Low Slope Roof Skylights	Useful Life 20 Quantity 10 Cost /Itm \$840 % Included 100.00%	Remaining Life 17 Unit of Measure Items Total Cost/Study \$8,405
Summary	Replacement Year 2038	Future Cost \$12,789

This is to replace the skylights.

- 5- pitched roof skylights
- 5- low slope roof skylights

982 - Coating 1,400 sf Low Slope Roof Recoating	Useful Life 5 Quantity 1,400 Cost /SqFt \$2.94 % Included 100.00%	Remaining Life 2 Unit of Measure Square Feet Total Cost/Study \$4,118
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 Common Areas	Useful Life 20 Quantity 1 Cost /LS \$16,557 % Included 100.00%	Remaining Life 17 Unit of Measure Lump Sum Total Cost/Study \$16,557
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.

00700 - Facility Maintenance Shop (FMS)

08000 - Rehab

278 - Restrooms	Useful Life 20	Remaining Life 17
2 Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$15,759	
	% Included 100.00%	Total Cost/Study \$31,519
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

282 - General	Useful Life 20	Remaining Life 17
Break Room	Quantity 1	Unit of Measure Room
	Cost /Rm \$22,063	
	% Included 100.00%	Total Cost/Study \$22,063
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 27
835 lf Perimeter Fencing	Quantity 835	Unit of Measure Linear Feet
	Cost /l.f. \$35.72	
	% Included 100.00%	Total Cost/Study \$29,827
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.

00700 - Facility Maintenance Shop (FMS)

19000 - Fencing

540 - Metal	Useful Life 30	Remaining Life 27
165 lf Frontage Fencing	Quantity 165	Unit of Measure Linear Feet
	Cost /l.f. \$33.62	
	% Included 100.00%	Total Cost/Study \$5,547
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

23000 - Mechanical Equipment

208 - HVAC	Useful Life 15	Remaining Life 12
4 Rooftop HVAC Units- 2018	Quantity 4	Unit of Measure Items
	Cost /Itm \$5,778	
	% Included 100.00%	Total Cost/Study \$23,114
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 11
2 Ground Level Bryant Units- 2017	Quantity 2	Unit of Measure Items
	Cost /Itm \$13,290	
	% Included 100.00%	Total Cost/Study \$26,581
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 17
64 Chairs, Desks, Storage, Etc	Quantity 64	Unit of Measure Items
	Cost /Itm \$804	
	% Included 100.00%	Total Cost/Study \$51,481
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

00700 - Facility Maintenance Shop (FMS)

25000 - Flooring

290 - Carpeting	Useful Life 10	Remaining Life 2	
195 Sq. Yds. Offices, Hallways, Misc	Quantity 195	Unit of Measure Square Yard	
	Cost /SqYd \$33.62		
	% Included 100.00%	Total Cost/Study \$6,556	
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.

480 - Tile	Useful Life 20	Remaining Life 17	
664 sf Floor & Wall Tile	Quantity 664	Unit of Measure Square Feet	
	Cost /SqFt \$25.21		
	% Included 100.00%	Total Cost/Study \$16,743	
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 19	
Genie Scissor Lift	Quantity 1	Unit of Measure Items	
	Cost /Itm \$17,194		
	% Included 100.00%	Total Cost/Study \$17,194	
Summary	Replacement Year 2040	Future Cost \$27,488	

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 7	
11 Shop Tools, Portacoolers, Misc (50%)	Quantity 11	Unit of Measure Items	
	Cost /Itm \$3,639	Qty * \$/Itm \$40,029	
	% Included 50.00%	Total Cost/Study \$20,014	
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 3	
Facility Maintenance Shop Context Scanner	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$6,619	
	% Included	100.00%	Total Cost/Study \$6,619
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 5	
Vermeer Chipper	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$8,486	
	% Included	100.00%	Total Cost/Study \$8,486
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 0	
Load Trail	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$5,657	
	% Included	100.00%	Total Cost/Study \$5,657
Summary	Replacement Year	2021	Future Cost \$5,657

This is to replace the utility trailer.

Load Trail
 License- Y66945

2021- \$5,657 is anticipated.

704 - Trailer	Useful Life 15	Remaining Life 13	
Top Hat- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$6,564	
	% Included	100.00%	Total Cost/Study \$6,564
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 1	
Big Tex	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,657		
	% Included 100.00%	Total Cost/Study	\$5,657
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 0	
2011 Ford F150 Pickup- #18	Quantity 1	Unit of Measure	Items
	Cost /Itm \$33,942		
	% Included 100.00%	Total Cost/Study	\$33,942
Summary	Replacement Year 2021	Future Cost	\$33,942

This is to replace the pickup truck.

2011 Ford F150
 License Plate- CG84220
 VIN- 1FTMF1CM5BKD49232

2021- \$33,942 was expended.

832 - Vehicle	Useful Life 10	Remaining Life 2	
3 2013 Ford Transit Connects- #20, 21, 23	Quantity 3	Unit of Measure	Items
	Cost /Itm \$28,285		
	% Included 100.00%	Total Cost/Study	\$84,856
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 5	
2016 Ford Fiesta- #26	Quantity 1	Unit of Measure	Items
	Cost /Itm \$19,800		
	% Included 100.00%	Total Cost/Study	\$19,800
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	0
2011 Ford Ranger- #27	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$36,772		
	% Included	100.00%	Total Cost/Study	\$36,772
Summary	Replacement Year	2021	Future Cost	\$36,772

This is to replace the truck.

2011 Ford Ranger
 License- BTB8339
 VIN- unavailable

2021- \$36,772 is anticipated.
 2019- Per client 7/22/2019, 2011 Ford Ranger will be replaced with a full-size truck, so increase estimate from \$15,759 to \$35,000.
 2016- Pickup purchased.

852 - Vehicle	Useful Life	10	Remaining Life	5
2 2016 Ram Promaster City Vans- #29, 30	Quantity	2	Unit of Measure	Items
	Cost /Itm	\$33,114		
	% Included	100.00%	Total Cost/Study	\$66,229
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	5
3 2016 Ram 1500 Pickups- #31, 32, 33	Quantity	3	Unit of Measure	Items
	Cost /Itm	\$37,530		
	% Included	100.00%	Total Cost/Study	\$112,590
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 6	
2017 Ram 1500 Pickup- #34	Quantity 1	Unit of Measure	Items
	Cost /Itm \$39,422		
	% Included 100.00%	Total Cost/Study	\$39,422
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 2	
2017 Ford Escape- #36	Quantity 1	Unit of Measure	Items
	Cost /Itm \$30,750		
	% Included 100.00%	Total Cost/Study	\$30,750
Summary	Replacement Year 2023	Future Cost	\$32,307

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 7	
2018 Ford F150 Supercrew- #37	Quantity 1	Unit of Measure	Items
	Cost /Itm \$36,634		
	% Included 100.00%	Total Cost/Study	\$36,634
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 7	
2018 Ford F150- #38	Quantity 1	Unit of Measure	Items
	Cost /Itm \$39,102		
	% Included 100.00%	Total Cost/Study	\$39,102
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 7	
Ford F250 PU- #39	Quantity 1	Unit of Measure	Items
	Cost /Itm \$37,518		
	% Included 100.00%	Total Cost/Study	\$37,518
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 7	
Ford Transit Connect- #40	Quantity 1	Unit of Measure	Items
	Cost /Itm \$34,208		
	% Included 100.00%	Total Cost/Study	\$34,208
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	8
2018 Ford Transit 150 Van- #41	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$34,209		
	% Included	100.00%	Total Cost/Study	\$34,209
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	8
2019 Ford F-250 Pickup Truck- #42	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$42,025		
	% Included	100.00%	Total Cost/Study	\$42,025
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	8
2018 Ford Transit 250 Van- #43	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$35,721		
	% Included	100.00%	Total Cost/Study	\$35,721
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	8
2018 Ford F-150 Pickup Truck- #44	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$31,273		
	% Included	100.00%	Total Cost/Study	\$31,273
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 3
Printers & Copiers	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$15,840	
	% Included 100.00%	Total Cost/Study \$15,840
Summary	Replacement Year N/A	Future Cost N/A

This is to replace miscellaneous office equipment.

2019- Per client 6/14/2019, printers and copiers are leased so remove component.

360 - Telephone Equipment	Useful Life 12	Remaining Life 1
Telephone System	Quantity 1	Unit of Measure System
	Cost /Sys \$24,164	
	% Included 100.00%	Total Cost/Study \$24,164
Summary	Replacement Year N/A	Future Cost N/A

This is to replace phone equipment.

2021- EXCLUDED.

00020 - West Social Center (WC)

01000 - Paving

204 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4
43,543 sf Drives, North & South Parking (3%)	Quantity 43,543	Unit of Measure Square Feet
	Cost /SqFt \$3.68	Qty * \$/SqFt \$160,116
	% Included 2.50%	Total Cost/Study \$4,003
Summary	Replacement Year N/A	Future Cost N/A

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

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

12000 - Pool

144 - Structural Replacement of Pool	Useful Life 60	Remaining Life 15
250 lf WC Pool & Spa Area	Quantity 250	Unit of Measure Linear Feet
	Cost /l.f. \$5,000	
	% Included 100.00%	Total Cost/Study \$1,250,000
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1976.

2021- Per the client's schedule of replacing the entire pool, spa & deck areas every 40 years, this is set to 2036.

00020 - West Social Center (WC)

12000 - Pool

560 - Cover	Useful Life 6	Remaining Life 3	
4,000 sf Pool Cover	Quantity 4,000	Unit of Measure Square Feet	
	Cost /SqFt \$1.87		
	% Included 100.00%	Total Cost/Study \$7,480	
Summary	Replacement Year N/A	Future Cost N/A	

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

2020- Per client 8/12/2020, delete all pool covers.
 2019- Per client 6/14/2019, extend remaining life from 2019 to 2021.

920 - Furniture: Misc	Useful Life 6	Remaining Life 4	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$9,294		
	% Included 100.00%	Total Cost/Study \$9,294	
Summary	Replacement Year N/A	Future Cost N/A	

This is to replace miscellaneous pool furniture.

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

13000 - Spa

110 - Resurface	Useful Life 8	Remaining Life 7	
Spa	Quantity 1	Unit of Measure Items	
	Cost /Itm \$7,750		
	% Included 100.00%	Total Cost/Study \$7,750	
Summary	Replacement Year N/A	Future Cost N/A	

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

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

23000 - Mechanical Equipment

628 - Water Heater	Useful Life 8	Remaining Life 4	
4 Water Heaters (50%)	Quantity 4	Unit of Measure Items	
	Cost /Itm \$1,261	Qty * \$/Itm \$5,043	
	% Included 50.00%	Total Cost/Study \$2,521	
Summary	Replacement Year N/A	Future Cost N/A	

This is to periodically replace the water heaters on a percentage basis including discarded unit disposal.

- 1- kitchen, A.O. Smith 75 gallon, SN GE01-6630279-230, mfg 5/2001
- 1- janitor closet, Reliance 606 40 gallon, electric, MN 64020RS, SN A02102406
- 1- pool, Rheem 50 gallon, electric, MN XE50T06ST45U1, SN M051615538
- 1- shop/restroom, Vanguard 40 gallon, electric, MN 3WA68, SN VG 1208207194, mfg 12/2008

2019- Per client 7/22/2019, remove this component.

00020 - West Social Center (WC)

26000 - Outdoor Equipment

474 - Drinking Fountain	Useful Life 5	Remaining Life 2	
7 Drinking Fountains (28.6%)	Quantity 7	Unit of Measure	Items
	Cost /Itm \$1,891	Qty * \$/Itm	\$13,238
	% Included 28.57%	Total Cost/Study	\$3,782
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 3	
1,360 sf Pool Cover	Quantity 1,360	Unit of Measure	Square Feet
	Cost /SqFt \$1.87		
	% Included 100.00%	Total Cost/Study	\$2,543
Summary	Replacement Year N/A	Future Cost	N/A

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

2020- Per client 8/12/2020, delete all pool covers.

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

142 - Structural Replacement of Pool	Useful Life 60	Remaining Life 1	
165 lf EC Pool Re-build	Quantity 165	Unit of Measure	Linear Feet
	Cost /l.f. \$4,545		
	% Included 100.00%	Total Cost/Study	\$750,000
Summary	Replacement Year N/A	Future Cost	N/A

This is to completely demo the pool and re-build the structure. May include decking.

2021- Placed in service in 1965. This estimate is preliminary.

17000 - Tennis Court

700 - Screen	Useful Life 5	Remaining Life 2	
4,835 sf Tennis & Pickleball Courts	Quantity 4,835	Unit of Measure	Square Feet
	Cost /SqFt \$0.546		
	% Included 100.00%	Total Cost/Study	\$2,641
Summary	Replacement Year N/A	Future Cost	N/A

This is to replace the court perimeter windscreens.

- tennis- 315 lf
- [4] north pickleball courts- 400 lf

2019- Per client 6/14/2019, exclude this component.

2015- Screens installed.

00030 - East Social Center (EC)

17000 - Tennis Court

712 - Screen	Useful Life 5	Remaining Life 3
2,200 sf [4] South Pickleball Courts	Quantity 2,200	Unit of Measure Square Feet
	Cost /SqFt \$0.546	
	% Included 100.00%	Total Cost/Study \$1,202
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreens.

[4] south pickleball courts- 440 lf

2019- Screens installed. Per client 6/14/2019, exclude this component.

23000 - Mechanical Equipment

608 - Water Heater	Useful Life 4	Remaining Life 2
4 Water Heaters (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,891	Qty * \$/Itm \$7,564
	% Included 25.00%	Total Cost/Study \$1,891
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 \$1,891	Qty * \$/Itm \$15,129
	% Included 25.00%	Total Cost/Study \$3,782
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

- 1- Hallway Halsey Taylor
- 1- Lapidary Halsey Taylor
- 1- Fitness room Elkay
- 1- Tennis court Halsey Taylor free standing
- 2- Pickleball area Elkay (1-water bottle fill)
- 2- Pool area Elkay

2019- Per client 7/22/2019, remove this component.

00030 - East Social Center (EC)

26000 - Outdoor Equipment

830 - Shade Structure	Useful Life 15	Remaining Life 6	
144 sf Tennis Shade Canopy	Quantity 144	Unit of Measure	Square Feet
	Cost /SqFt \$22.06		
	% Included 100.00%	Total Cost/Study	\$3,177
Summary	Replacement Year N/A	Future Cost	N/A

This is to repair, replace and maintain the 12' x 12' metal frame shade structure and canvas canopy. Aggressive paint maintenance may extend this component's life.

Continental Products

2019- Per client 7/22/2019, remove components with current value less than \$5,000.
 2009- Structure installed.

00040 - Las Campanas (LC)

12000 - Pool

144 - Structural Replacement of Pool	Useful Life 60	Remaining Life 36	
264 LC Pool & Spa Area	Quantity 264	Unit of Measure	Lump Sum
	Cost /LS \$4,000		
	% Included 100.00%	Total Cost/Study	\$1,056,000
Summary	Replacement Year N/A	Future Cost	N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1997.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

564 - Cover	Useful Life 6	Remaining Life 3	
4,400 sf Pool Cover	Quantity 4,400	Unit of Measure	Square Feet
	Cost /SqFt \$1.87		
	% Included 100.00%	Total Cost/Study	\$8,228
Summary	Replacement Year N/A	Future Cost	N/A

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

2020- Per client 8/12/2020, delete all pool covers.
 2019- Per client 6/14/2019, extend remaining life from 2019 to 2021.

17000 - Tennis Court

716 - Screen	Useful Life 5	Remaining Life 2	
5,400 sf Tennis Court Fence Screen	Quantity 5,400	Unit of Measure	Square Feet
	Cost /SqFt \$0.546		
	% Included 100.00%	Total Cost/Study	\$2,950
Summary	Replacement Year N/A	Future Cost	N/A

This is to replace the court perimeter windscreen.

2019- Per client 6/14/2019, exclude this component.

00040 - Las Campanas (LC)

26000 - Outdoor Equipment

454 - Drinking Fountain	Useful Life 5	Remaining Life 1
4 Drinking Fountains (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,891	Qty * \$/Itm \$7,564
	% Included 25.00%	Total Cost/Study \$1,891
Summary	Replacement Year N/A	Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

- 1- Racquetball Elkay
- 1- Pool Halsey Taylor
- 2- Hallway Elkay

2019- Per client 7/22/2019, remove this component.

00050 - Desert Hills (DH)

12000 - Pool

146 - Structural Replacement of Pool	Useful Life 60	Remaining Life 20
260 lf DH Pool & Spa Area	Quantity 260	Unit of Measure Linear Feet
	Cost /l.f. \$4,000	
	% Included 100.00%	Total Cost/Study \$1,040,000
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1981.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

568 - Cover	Useful Life 6	Remaining Life 3
3,870 sf Pool Cover	Quantity 3,870	Unit of Measure Square Feet
	Cost /SqFt \$1.87	
	% Included 100.00%	Total Cost/Study \$7,237
Summary	Replacement Year N/A	Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.

2019- Per client 6/14/2019, extend remaining life from 2020 to 2021.

14000 - Recreation

100 - Sauna: Heaters	Useful Life 15	Remaining Life 2
Sauna	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,938	
	% Included 100.00%	Total Cost/Study \$1,938
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the sauna heater.

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

2018- Added to study.

00050 - Desert Hills (DH)

17000 - Tennis Court

530 - Resurface	Useful Life 21	Remaining Life 9
28,800 sf [4] Tennis Courts	Quantity 28,800	Unit of Measure Square Feet
	Cost /SqFt \$3.11	
	% Included 100.00%	Total Cost/Study \$89,564
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 2
8,640 sf Tennis Wind Screens	Quantity 8,640	Unit of Measure Square Feet
	Cost /SqFt \$0.546	
	% Included 100.00%	Total Cost/Study \$4,720
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 1
2,184 sf [7] Shuffleboard Courts- Resurfacing	Quantity 2,184	Unit of Measure Square Feet
	Cost /SqFt \$2.83	
	% Included 100.00%	Total Cost/Study \$6,172
Summary	Replacement Year N/A	Future Cost N/A

This is to resurface the shuffleboard courts.

- 1- Outdoor
- 6- Subterranean

2020- Per client 6/16/2020, remove from the study.

2019- Per client 7/22/2019, extend remaining life from 2020 to 2022.

23000 - Mechanical Equipment

450 - HVAC	Useful Life 15	Remaining Life 4
2 Ground Level- Bard Units #1 & #2	Quantity 2	Unit of Measure Items
	Cost /Itm \$5,657	
	% Included 100.00%	Total Cost/Study \$11,314
Summary	Replacement Year N/A	Future Cost N/A

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

- BARD 5-ton, split, HAC601-A, SN 179H011645397-1, mfg 6/2001
- BARD 5-ton, split, HAC601-A, SN 179H011645401-1, mfg 6/2001

2020- Per client 6/16/2020, remove from study, units do not belong to GVR.

00050 - Desert Hills (DH)

26000 - Outdoor Equipment

458 - Drinking Fountain	Useful Life 5	Remaining Life 4	
3 Drinking Fountains (33%)	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,891	Qty * \$/Itm	\$5,673
	% Included 33.33%	Total Cost/Study	\$1,891
Summary	Replacement Year N/A	Future Cost	N/A

This is to periodically replace the drinking fountains on a percentage basis.

- 1- Tennis Halsey Taylor
- 1- Stairwell
- 1- Hallway Halsey Taylor

2019- Per client 7/22/2019, remove this component.

00060 - Canoa Hills (CH)

12000 - Pool

148 - Structural Replacement of Pool	Useful Life 60	Remaining Life 29	
274 CH Pool & Spa Area	Quantity 274	Unit of Measure	Lump Sum
	Cost /LS \$4,000		
	% Included 100.00%	Total Cost/Study	\$1,096,000
Summary	Replacement Year N/A	Future Cost	N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1990.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

572 - Cover	Useful Life 6	Remaining Life 3	
4,800 sf Pool Cover	Quantity 4,800	Unit of Measure	Square Feet
	Cost /SqFt \$1.87		
	% Included 100.00%	Total Cost/Study	\$8,977
Summary	Replacement Year N/A	Future Cost	N/A

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

2020- Per client 8/12/2020, delete all pool covers.

2019- Pool cover is deteriorated and approaching the end of its useful life. Per client 6/14/2019, extend remaining life from 2019 to 2021.

14000 - Recreation

730 - Bridge Dealing Machine	Useful Life 5	Remaining Life 1	
Duplimate Bridge Dealing Machine	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,815		
	% Included 100.00%	Total Cost/Study	\$5,815
Summary	Replacement Year N/A	Future Cost	N/A

This is for the Bridge dealing machine for the card game of same name.

Duplimate

2018- Added to study.

2021- EXCLUDED

00060 - Canoa Hills (CH)

17000 - Tennis Court

704 - Screen	Useful Life 5	Remaining Life 3
5,220 sf Tennis Court Windscreens	Quantity 5,220	Unit of Measure Square Feet
	Cost /SqFt \$0.546	
	% Included 100.00%	Total Cost/Study \$2,852
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreen.

2019- Per client 6/14/2019, remove this component.
 2017- Per client, screens were installed in 2015.

23000 - Mechanical Equipment

500 - Swamp Cooler	Useful Life 20	Remaining Life 13
Evaporative Cooler- 2014	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,263	
	% Included 100.00%	Total Cost/Study \$2,263
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 \$1,891	Qty * \$/Itm \$7,564
	% Included 25.00%	Total Cost/Study \$1,891
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

150 - Structural Replacement of Pool	Useful Life 60	Remaining Life 35
240 SR Pool & Spa Area	Quantity 240	Unit of Measure Lump Sum
	Cost /LS \$4,000	
	% Included 100.00%	Total Cost/Study \$960,000
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1996.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

00070 - Santa Rita Springs (SRS)

12000 - Pool

576 - Cover	Useful Life 6	Remaining Life 6	
3,600 sf Pool Cover	Quantity 3,600	Unit of Measure Square Feet	
	Cost /SqFt \$1.87		
	% Included 100.00%	Total Cost/Study \$6,732	
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 13	
10 Parking Lot Lights	Quantity 10	Unit of Measure Items	
	Cost /Itm \$2,311		
	% Included 100.00%	Total Cost/Study \$23,114	
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.

24500 - Audio / Visual

336 - Miscellaneous	Useful Life 20	Remaining Life 5	
Fiesta Room- Total Induction Loop	Quantity 1	Unit of Measure System	
	Cost /Sys \$7,676		
	% Included 100.00%	Total Cost/Study \$7,676	
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 3	
3 Drinking Fountains (33%)	Quantity 3	Unit of Measure Items	
	Cost /Itm \$1,891	Qty * \$/Itm \$5,673	
	% Included 33.33%	Total Cost/Study \$1,891	
Summary	Replacement Year N/A	Future Cost N/A	

This is to periodically replace the drinking fountains on a percentage basis.

1- Fitness
 1- Upper walkway Halsey Taylor
 1- Pool

2019- Per client 7/22/2019, remove this component.

00080 - Canoa Ranch (CR)

12000 - Pool

152 - Structural Replacement of Pool	Useful Life 60	Remaining Life 47
256 CR Pool & Spa Area	Quantity 256	Unit of Measure Lump Sum
	Cost /LS \$4,000	
	% Included 100.00%	Total Cost/Study \$1,024,000
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 2008.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

17000 - Tennis Court

708 - Screen	Useful Life 5	Remaining Life 3
4,140 sf Pickleball Court Windscreens	Quantity 4,140	Unit of Measure Square Feet
	Cost /SqFt \$0.546	
	% Included 100.00%	Total Cost/Study \$2,262
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 11
11,204 sf Pickleball & Basketball Courts	Quantity 11,204	Unit of Measure Square Feet
	Cost /SqFt \$3.11	
	% Included 100.00%	Total Cost/Study \$34,843
Summary	Replacement Year N/A	Future Cost N/A

This is to overlay the surface with new hot asphalt.

2019- Per client 7/22/2019, remove this component.

27000 - Appliances

998 - Miscellaneous	Useful Life 15	Remaining Life 3
2 Amado Rm Microwave, Refrigerator	Quantity 2	Unit of Measure Items
	Cost /Itm \$840	
	% Included 100.00%	Total Cost/Study \$1,681
Summary	Replacement Year N/A	Future Cost N/A

This is to repair or replace miscellaneous appliances.

Kenmore microwave, MN 721.800397000, SN 907TAD1906, mfg. 2009

Kenmore refrigerator, MN 253.68179800, SN 4A91407853, mfg. 2009

2019- Per client 7/22/2019, remove this component.

00090 - Abrego South (AS)

03500 - Painting: Interior

148 - Building	Useful Life 10	Remaining Life 3
5,884 sf All Interior Spaces	Quantity 5,884	Unit of Measure Square Feet
	Cost /SqFt \$0.851	
	% Included 100.00%	Total Cost/Study \$5,007
Summary	Replacement Year N/A	Future Cost N/A

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

12000 - Pool

154 - Structural Replacement of Pool	Useful Life 60	Remaining Life 13
170 AS Pool & Spa Area	Quantity 170	Unit of Measure Lump Sum
	Cost /LS \$4,000	
	% Included 100.00%	Total Cost/Study \$680,000
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1974.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

782 - Cover	Useful Life 6	Remaining Life 3
1,575 Pool Cover	Quantity 1,575	Unit of Measure Items
	Cost /Itm \$1.87	
	% Included 100.00%	Total Cost/Study \$2,945
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 3
6,726 sf Seal, Crack Fill, Stripe	Quantity 6,726	Unit of Measure Square Feet
	Cost /SqFt \$0.399	
	% Included 100.00%	Total Cost/Study \$2,685
Summary	Replacement Year N/A	Future Cost N/A

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

04000 - Structural Repairs

940 - Doors	Useful Life 10	Remaining Life 3
12 Exterior & Interior Doors (25%)	Quantity 12	Unit of Measure Items
	Cost /Itm \$1,681	Qty * \$/Itm \$20,172
	% Included 25.00%	Total Cost/Study \$5,043
Summary	Replacement Year N/A	Future Cost N/A

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

3- interior
 9- exterior

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

00100 - Continental Vistas (CV)

12000 - Pool

156 - Structural Replacement of Pool	Useful Life 60	Remaining Life 18
180 CV Pool & Spa Area	Quantity 180	Unit of Measure Lump Sum
	Cost /LS \$4,000	
	% Included 100.00%	Total Cost/Study \$720,000
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1979.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

790 - Cover	Useful Life 6	Remaining Life 2
1,775 sf Pool Cover	Quantity 1,775	Unit of Measure Square Feet
	Cost /SqFt \$1.87	
	% Included 100.00%	Total Cost/Study \$3,319
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 16
Drinking Fountain	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 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 3
9,772 sf Seal, Crack Fill, Stripe	Quantity 9,772	Unit of Measure Square Feet
	Cost /SqFt \$0.399	
	% Included 100.00%	Total Cost/Study \$3,901
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 3
12 Exterior & Interior Doors (25%)	Quantity 12	Unit of Measure Items
	Cost /Itm \$1,681	Qty * \$/Itm \$20,172
	% Included 25.00%	Total Cost/Study \$5,043
Summary	Replacement Year N/A	Future Cost N/A

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

2- interior
 10- exterior

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

12000 - Pool

160 - Structural Replacement of Pool	Useful Life 60	Remaining Life 23
156 MV Pool & Spa Area	Quantity 156	Unit of Measure Lump Sum
	Cost /LS \$4,000	
	% Included 100.00%	Total Cost/Study \$624,000
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1984.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

23000 - Mechanical Equipment

252 - HVAC	Useful Life 15	Remaining Life 5
Rooftop Carrier Unit #1- 2011	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,825	
	% Included 100.00%	Total Cost/Study \$8,825
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 4
Building Water Heater	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 Bradford White 40 gallon gas water heater.

2019- Per client 7/22/2019, remove this component.

00110 - Madera Vista (MV)

26000 - Outdoor Equipment

312 - Shuffleboard Court	Useful Life 10	Remaining Life 1	
660 sf [2] Shuffleboard Courts	Quantity 660	Unit of Measure Square Feet	
	Cost /SqFt \$4.46		
	% Included 100.00%	Total Cost/Study \$2,942	
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 5	
Drinking Fountain	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 drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00120 - Casa Paloma I (CPI)

01000 - Paving

248 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
7,128 sf Seal, Crack Fill, Stripe	Quantity 7,128	Unit of Measure Square Feet	
	Cost /SqFt \$0.399		
	% Included 100.00%	Total Cost/Study \$2,846	
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 3	
10 Exterior & Interior Doors (25%)	Quantity 10	Unit of Measure Items	
	Cost /Itm \$1,681	Qty * \$/Itm \$16,810	
	% Included 25.00%	Total Cost/Study \$4,202	
Summary	Replacement Year N/A	Future Cost N/A	

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

2- interior
 8- exterior

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

00120 - Casa Paloma I (CPI)

12000 - Pool

162 - Structural Replacement of Pool	Useful Life 40	Remaining Life 12
200 CPI Pool & Spa Area	Quantity 200	Unit of Measure Lump Sum
	Cost /LS \$4,000	
	% Included 100.00%	Total Cost/Study \$800,000
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1973.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

786 - Cover	Useful Life 6	Remaining Life 1
2,100 sf Pool Cover	Quantity 2,100	Unit of Measure Square Feet
	Cost /SqFt \$1.87	
	% Included 100.00%	Total Cost/Study \$3,927
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 12
Rooftop Evaporative Cooler Unit #4- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,263	
	% Included 100.00%	Total Cost/Study \$2,263
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 7
Rooftop Forced Air Furnace Unit #3- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,281	
	% Included 100.00%	Total Cost/Study \$3,281
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the furnace.

Unit 3- Locker Room- Forced Air- Furnace

26000 - Outdoor Equipment

492 - Drinking Fountain	Useful Life 20	Remaining Life 3
Drinking Fountain	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 drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00130 - Casa Paloma II (CPII)

01000 - Paving

252 - Asphalt: Ongoing Repairs 4,536 sf Parking Areas	Useful Life 5 Remaining Life 2 Quantity 4,536 Unit of Measure Square Feet Cost /SqFt \$0.399 % Included 100.00% Total Cost/Study \$1,811
Summary	Replacement Year N/A Future Cost N/A

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

428 - Asphalt: Major Repairs 4,536 sf Parking Areas	Useful Life 25 Remaining Life 3 Quantity 4,536 Unit of Measure Square Feet Cost /SqFt \$5.65 % Included 100.00% Total Cost/Study \$25,639
Summary	Replacement Year N/A Future Cost N/A

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

2019- Per client 6/14/2019, this component is not owned by GVR, so remove component.
 2017- \$1,750 was expended to seal coat.

12000 - Pool

166 - Structural Replacement of Pool 180 CPII Pool & Spa Area	Useful Life 60 Remaining Life 15 Quantity 180 Unit of Measure Lump Sum Cost /LS \$4,000 % Included 100.00% Total Cost/Study \$720,000
Summary	Replacement Year N/A Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1976.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope. The 40 year useful life has put this replacement in the past. This has been synced with the next resurface.

23000 - Mechanical Equipment

260 - HVAC Rooftop Rheem Unit #3- 2005	Useful Life 15 Remaining Life 4 Quantity 1 Unit of Measure Items Cost /Itm \$3,762 % Included 100.00% Total Cost/Study \$3,762
Summary	Replacement Year N/A Future Cost N/A

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

Unit 3- Locker Room- Rheem- 2T

624 - Water Heater Building Water Heater	Useful Life 12 Remaining Life 2 Quantity 1 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 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 3
Drinking Fountain	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 drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00140 - Abrego North (AN)

01000 - Paving

256 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
6,455 sf Seal, Crack Fill, Stripe	Quantity 6,455	Unit of Measure Square Feet
	Cost /SqFt \$0.399	
	% Included 100.00%	Total Cost/Study \$2,577
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 3
10 Exterior & Interior Doors (25%)	Quantity 10	Unit of Measure Items
	Cost /Itm \$1,681	Qty * \$/Itm \$16,810
	% Included 25.00%	Total Cost/Study \$4,202
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

140 - Structural Replacement of Pool	Useful Life 60	Remaining Life 17
230 lf Albrego N	Quantity 230	Unit of Measure Linear Feet
	Cost /l.f. \$2,200	
	% Included 100.00%	Total Cost/Study \$506,000
Summary	Replacement Year N/A	Future Cost N/A

This is to completely demo the pool/spa and re-build the structure. May include decking.

Placed in service in 1978 and structure re-built in 2016 for \$464,000. This also included reconfiguring the area, enlarging the pool from 180 lf to 230 lf, and also increasing the pool deck. This estimate is preliminary, and was not based on a complete analysis of the project's scope.

00140 - Abrego North (AN)

12000 - Pool

672 - Deck: Re-Surface	Useful Life 25	Remaining Life 20
4,523 sf Pool/Spa Tinted Deck	Quantity 4,523	Unit of Measure Square Feet
	Cost /SqFt \$8.49	
	% Included 100.00%	Total Cost/Study \$38,396
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.

23000 - Mechanical Equipment

276 - HVAC	Useful Life 15	Remaining Life 4
Rooftop Carrier Unit #1- 2010	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,130	
	% Included 100.00%	Total Cost/Study \$4,130
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 15
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,521	
	% Included 100.00%	Total Cost/Study \$2,521
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 14
Walks	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,050	
	% Included 100.00%	Total Cost/Study \$2,050
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.

00200 - Pickleball Center

20000 - Lighting

270 - Miscellaneous	Useful Life 30	Remaining Life 29
Placeholder Pending Additional Data	Quantity 1	Unit of Measure Items
	Cost /Itm \$1.02	
	% Included 100.00%	Total Cost/Study \$1
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the lighting.

2020- Per website plans, court lighting doesn't appear to be part of initial design. Client input will further define this and other lighting data such as parking lot, walkways, building, etc.

21000 - Signage

900 - Miscellaneous	Useful Life 12	Remaining Life 11
Monument & Other	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,562	
	% Included 100.00%	Total Cost/Study \$2,562
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 19
2 Drinking Fountains	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 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 9
Center Building	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,101	
	% Included 100.00%	Total Cost/Study \$2,101
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 27
2 Shop Rollup Doors	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,521	
	% Included 100.00%	Total Cost/Study \$5,043
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.

00700 - Facility Maintenance Shop (FMS)

04000 - Structural Repairs

05000 - Roofing

700 - Gutters / Downspouts	Useful Life 30	Remaining Life 6
145 lf Gutters & Downspouts	Quantity 145	Unit of Measure Linear Feet
	Cost /l.f. \$9.46	
	% Included 100.00%	Total Cost/Study \$1,371
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the gutters and downspouts in conjunction with reroof cycle.

2019- Per client 7/22/2019, remove components with current value less than \$5,000.

24500 - Audio / Visual

128 - Television	Useful Life 10	Remaining Life 7
Conference Room	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,576	
	% Included 100.00%	Total Cost/Study \$1,576
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 6
Hallway Manitowoc	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,101	
	% Included 100.00%	Total Cost/Study \$2,101
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 3
Facility Maintenance Shop HP Plotter	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,309	
	% Included 100.00%	Total Cost/Study \$3,309
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 2	
2005 Ford E250 Van- #10	Quantity 1	Unit of Measure	Items
	Cost /Itm \$36,771		
	% Included 100.00%	Total Cost/Study	\$36,771
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 3	
2009 Ford E150 Van- #17	Quantity 1	Unit of Measure	Items
	Cost /Itm \$31,114		
	% Included 100.00%	Total Cost/Study	\$31,114
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 2	
2005 Ford F250 Pickup- #24	Quantity 1	Unit of Measure	Items
	Cost /Itm \$39,599		
	% Included 100.00%	Total Cost/Study	\$39,599
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	2
2005 Chevy Silverado 2500 HD- #25	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$39,599		
	% Included	100.00%	Total Cost/Study	\$39,599
Summary	Replacement Year	N/A	Future Cost	N/A

This is to replace the utility bed pickup truck.

License- CJ76550
 VIN- 1GBHC24U75E270361

2019- Vehicle #25 2005 Chevy Silverado 2500 HD not seen during site inspection. Per client 6/14/2019, vehicles #10 and #25 were traded in for new vehicle #42.

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Administrative Offices							
01000 - Paving							
100 - Asphalt: Sealing	\$5,833	5	5	27,762	\$.21/SqFt		Parking Lots- Seal, Stripe
101 - Asphalt: Sealing	\$2,642	1	0	1	\$2,642/LS [nr:1]		Parking Lots- Seal, Stripe
200 - Asphalt: Ongoing Repairs	\$5,717	5	5	27,762	\$3.68/SqFt (5.6%)		Parking Lots
300 - Asphalt: Overlay w/ Interlayer	\$19,994	25	24	14,965	\$1.34/SqFt		South Parking & Maintenance
330 - Asphalt: Overlay w/ Interlayer	\$17,183	25	24	12,797	\$2.69/SqFt (50%)		North Parking Lot
03000 - Painting: Exterior							
100 - Stucco	\$10,022	10	7	9,085	\$1.10/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
100 - Building	\$13,758	10	5	16,167	\$.85/SqFt		All Interior Spaces
04000 - Structural Repairs							
900 - Doors	\$17,230	10	3	41	\$1,681/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
304 - Low Slope: Vinyl	\$76,621	20	2	79	\$970/Sqrs		Building Roof- Replace
930 - Coating	\$7,270	5	2	7,900	\$.92/SqFt		Low Slope Roof Recoating
08000 - Rehab							
300 - Restrooms	\$47,278	20	15	3	\$15,759/Rm		Main Bldg & Maint Restrooms
400 - Kitchen	\$7,241	20	3	1	\$7,241/Rm		Kitchen
22000 - Office Equipment							
200 - Computers, Misc.	\$12,764	1	0	5	\$12,764/Itm (20%)		IT Servers
240 - Computers, Misc.	\$18,395	1	0	1	\$18,395/LS		Office Computer Work Stations
270 - Network Equipment	\$6,150	1	0	1	\$6,150/LS		Routers & Switches
23000 - Mechanical Equipment							
200 - HVAC	\$41,999	15	4	3	\$14,000/Itm		Rooftop Carrier Units- 2010
280 - HVAC	\$10,769	15	11	1	\$10,769/Itm		Rooftop Rheem Unit #5- 2017
314 - HVAC	\$9,351	15	12	1	\$9,351/Itm		Rooftop Carrier Unit #6- 2005
348 - HVAC	\$7,880	15	7	3	\$2,627/Itm		IT Room Trane & Gree Units- 2013

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Administrative Offices							
23000 - Mechanical Equipment							
376 - HVAC	\$6,724	15	12	1	\$6,724/Itm		Marvair Unit- 2018
25000 - Flooring							
200 - Carpeting	\$14,591	10	5	365	\$39.97/SqYd		Hallways, Lobby, Offices
400 - Tile	\$8,688	20	4	1,096	\$7.93/SqFt		Floors
28000 - Water System							
134 - Backflow Valves	\$5,440	12	0	1	\$5,440/Itm		4" Backflow
00020 - West Social Center (WC)							
01000 - Paving							
104 - Asphalt: Sealing	\$7,587	5	4	43,543	\$.17/SqFt		Drives, North & South Parking
108 - Asphalt: Sealing	\$12,810	5	4	75,321	\$.17/SqFt		West Parking Lot
208 - Asphalt: Ongoing Repairs	\$6,924	5	4	75,321	\$3.68/SqFt (3%)		West Parking Lot
304 - Asphalt: Overlay w/ Interlayer	\$78,685	25	6	43,543	\$1.81/SqFt		Drives, North & South Parking
308 - Asphalt: Overlay w/ Interlayer	\$136,111	25	11	75,321	\$1.81/SqFt		West Parking Lot
02000 - Concrete							
400 - Pool Deck	\$7,214	5	3	5,313	\$22.63/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
106 - Stucco	\$61,551	10	9	53,060	\$1.16/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
106 - Building	\$20,424	10	1	24,000	\$.85/SqFt		All Interior Spaces
04000 - Structural Repairs							
904 - Doors	\$30,258	10	3	72	\$1,681/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
300 - Low Slope: Metal	\$7,880	30	26	3	\$2,627/Sqrs		Pool Eq Enclosure Shade Structure
308 - Low Slope: Vinyl	\$231,505	20	8	339	\$683/Sqrs		Building Flat Roofs
600 - Pitched: Tile	\$16,390	30	25	24	\$683/Sqrs		Tennis Ramada Roof
934 - Coating	\$39,425	5	3	33,900	\$1.16/SqFt		Low Slope Roof Recoating
935 - Coating	\$1,589	1	0	1	\$1,589/LS [nr:1]		Shuffleboard/Locker Room (2021 Only)
08000 - Rehab							
100 - General	\$6,223	20	5	1	\$6,223/Bldg		Tennis Ramada
200 - Locker Rooms	\$94,556	20	5	2	\$47,278/Rm		Pool Men's, Women's & Outdoor Shower
306 - Restrooms	\$69,016	20	2	4	\$17,254/Rm		Shops & Auditorium Restrooms
460 - Cabinets	\$9,730	20	5	2	\$4,865/Rm		Woodshop & Lapidary

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
08000 - Rehab							
550 - Operable Wall/Partition	\$18,369	25	0	320	\$57.40/SqFt		Auditorium/Room 1
12000 - Pool							
100 - Resurface	\$45,256	12	4	250	\$181/l.f.		Pool
600 - Deck: Re-Surface	\$45,102	15	5	5,313	\$8.49/SqFt		Pool/Spa Deck Coating
728 - Equipment: Replacement	\$3,152	10	8	1	\$3,152/Pair		Pool Digital Clocks
730 - Equipment: Replacement	\$26,836	5	1	1	\$53,671/LS	(50%)	Pool & Spa Equipment
14000 - Recreation							
700 - Billiard Table	\$29,456	25	22	4	\$7,364/Itm		Billiards Room Tables
17000 - Tennis Court							
100 - Reseal	\$29,600	4	0	43,200	\$.69/SqFt		[6] Tennis Courts
500 - Resurface	\$134,346	21	13	43,200	\$3.11/SqFt		[6] Tennis Courts
600 - Lighting	\$83,902	30	1	20	\$4,195/Itm		Court Lights
724 - Screen	\$4,745	5	3	8,685	\$.55/SqFt		Tennis Court Fence Screens
17500 - Basketball / Sport Court							
200 - Seal & Striping	\$17,650	8	6	3,744	\$4.71/SqFt		[12] Shuffleboard Courts
19000 - Fencing							
120 - Chain Link: 10'	\$67,713	30	6	1,710	\$39.60/l.f.		Tennis Court Fence
20000 - Lighting							
200 - Pole Lights	\$28,367	30	15	15	\$1,891/Itm		Walkway Lights
500 - Parking Lot	\$70,713	60	28	25	\$2,829/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
204 - HVAC	\$67,300	15	0	2	\$33,650/Itm		Rooftop Carrier Units- 2006
284 - HVAC	\$28,262	15	7	2	\$14,131/Itm		Rooftop Carrier Units- 2013
320 - HVAC	\$22,615	15	12	1	\$22,615/Itm		Rooftop Carrier Unit #4- 2018
324 - HVAC	\$14,000	15	13	1	\$14,000/Itm		Rooftop Carrier Unit #10- 2019
352 - HVAC	\$39,031	15	3	3	\$13,010/Itm		Rooftop Carrier/American Units- 2009
380 - HVAC	\$19,437	15	4	1	\$19,437/Itm		Rooftop Carrier Unit #7- 2010
404 - HVAC	\$57,784	15	2	4	\$14,446/Itm		Rooftop Carrier/American Units- 2008
420 - HVAC	\$5,673	15	1	1	\$5,673/Itm		Tennis Ramada Carrier Unit #15- 2007
440 - HVAC	\$14,350	15	6	5	\$2,870/Itm		Gree HVAC Units- 2012
900 - Miscellaneous	\$19,384	15	2	1	\$19,384/Itm		Woodshop Dust Collector
24000 - Furnishings							
500 - Miscellaneous	\$81,744	10	8	550	\$149/Itm		Auditorium Padded Chairs

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
24000 - Furnishings							
504 - Miscellaneous	\$30,750	10	2	500	\$61.50/Itm		Auditorium Unpadded Chairs
508 - Tables	\$55,934	10	4	175	\$320/Itm		Auditorium Tables
24500 - Audio / Visual							
100 - Speakers	\$26,266	15	12	1	\$26,266/Sys		Auditorium
108 - Lighting Console	\$3,677	10	7	1	\$3,677/Sys		Auditorium Control Room
116 - Miscellaneous	\$16,810	30	18	1	\$16,810/Sys		Auditorium Total Induction Loop
220 - PA System	\$56,570	10	5	1	\$56,570/Sys		Auditorium Bldg
224 - Projector	\$11,173	10	7	3	\$11,173/Itm	(33%)	Auditorium Projectors
400 - Stage Lights	\$10,183	20	1	1	\$10,183/LS		Stage Lighting
600 - Stage Curtains	\$9,666	15	5	1	\$9,666/LS		Stage Curtains
740 - Piano	\$43,076	30	12	1	\$43,076/Itm		Auditorium Petrof Grand
764 - Piano	\$9,650	30	12	1	\$9,650/Itm		Auditorium Yamaha Upright
800 - Stage Risers	\$18,911	30	26	1	\$18,911/LS		Auditorium Stage
24600 - Safety / Access							
200 - Fire Control Misc	\$43,076	20	1	1	\$43,076/LS		Fire Alarm System
25000 - Flooring							
210 - Carpeting	\$18,471	10	0	448	\$41.23/SqYd		West Center Carpet
214 - Carpeting	\$4,252	10	7	117	\$36.34/SqYd		West Center Billiards Room
410 - Tile	\$22,830	20	2	1,618	\$14.11/SqFt		Clubhouse Walls & Floors
414 - Tile	\$9,623	20	16	682	\$14.11/SqFt		Green Room Dressing & Restrooms
600 - Vinyl	\$78,871	15	2	1,100	\$71.70/SqYd		West Center Vinyl
26000 - Outdoor Equipment							
400 - Bleachers	\$10,506	25	22	5	\$2,101/Itm		Courtyard & Tennis
800 - Shade Structure	\$10,987	15	12	498	\$22.06/SqFt		[2] Green Rm & Woodshop Shade Canopies
840 - Shade Structure	\$15,003	15	12	680	\$22.06/SqFt		Pool Deck Shade Canopy
844 - Shade Structure	\$26,586	15	11	1,205	\$22.06/SqFt		[4] Tennis Court Shade Canopies
876 - Shade Structure	\$6,067	30	27	231	\$26.27/SqFt		Shop Metal Shade Structure- 2018
27000 - Appliances							
700 - Miscellaneous	\$27,018	5	3	24	\$3,377/Itm	(33%)	Kitchen Appliances
701 - Miscellaneous	\$11,808	1	0	1	\$11,808/LS	[nr:1]	Appliances (2021 Only)
702 - Stove	\$6,976	20	17	2	\$3,488/Itm		Vulcan 10-Burner & 6-Burner
28000 - Water System							
158 - Backflow Valves	\$5,631	12	0	1	\$5,631/Itm		4" Backflow

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
30000 - Miscellaneous							
240 - Maintenance Equipment	\$22,628	20	5	2	\$11,314/Itm		Portable Lifts
00030 - East Social Center (EC)							
01000 - Paving							
112 - Asphalt: Sealing	\$9,712	5	3	87,662	\$.11/SqFt		Parking Lot & N Driveway
212 - Asphalt: Ongoing Repairs	\$6,447	5	3	87,662	\$3.68/SqFt (2%)		Parking Lot & N Driveway
213 - Asphalt: Ongoing Repairs	\$19,665	2	1	8,000	\$2.46/SqFt [nr:1]		North Driveway (2022 Only)
312 - Asphalt: Overlay w/ Interlayer	\$50,417	25	10	27,900	\$1.81/SqFt		South Parking Lot
316 - Asphalt: Overlay w/ Interlayer	\$102,573	25	18	56,762	\$1.81/SqFt		West & North Parking Lots & N Driveway
02000 - Concrete							
406 - Pool Deck	\$5,276	2	1	5,661	\$22.63/SqFt (4%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
112 - Stucco	\$18,165	10	7	13,905	\$1.31/SqFt		Building Exterior
03500 - Painting: Interior							
112 - Building	\$13,445	10	0	17,350	\$.77/SqFt		All Interior Spaces
04000 - Structural Repairs							
908 - Doors	\$24,374	10	3	58	\$1,681/Itm (25%)		Exterior/Interior Doors & Access Gates
05000 - Roofing							
312 - Low Slope: Vinyl	\$70,681	20	3	207	\$683/Sqrs (50%)		Building Roof
356 - Low Slope: Vinyl	\$70,681	20	8	207	\$683/Sqrs (50%)		Building Roof
938 - Coating	\$11,616	5	3	20,700	\$.56/SqFt		Low Slope Roof Recoating
08000 - Rehab							
206 - Locker Rooms	\$115,569	20	1	2	\$57,784/Rm		Men's, Women's & Outdoor Shower
214 - Restrooms	\$8,615	20	5	1	\$8,615/Rm		Pool Patio Companion Restroom
312 - Restrooms	\$31,519	20	5	2	\$15,759/Rm		Lobby Hallway Restrooms
12000 - Pool							
106 - Resurface	\$21,704	12	1	165	\$132/l.f.		Pool
400 - ADA Chair Lift	\$7,008	10	9	2	\$3,504/Itm		Pool & Spa ADA Chairs
606 - Deck: Re-Surface	\$43,759	15	1	5,661	\$7.73/SqFt		Pool/Spa Deck Coating
734 - Equipment: Replacement	\$20,262	5	1	1	\$40,524/LS (50%)		Pool & Spa Equipment
924 - Furniture: Misc	\$7,920	6	4	1	\$7,920/LS		Pool Area Furniture
13000 - Spa							
114 - Resurface	\$5,407	8	1	1	\$5,407/Itm		Spa

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - East Social Center (EC)							
14000 - Recreation							
200 - Exercise: Cardio Equipment	\$27,160	3	2	17	\$6,391/Itm	(25%)	Fitness Room Cardio Machines
300 - Exercise: Strength Equipment	\$38,498	8	2	19	\$4,052/Itm	(50%)	Fitness Room Strength Machines, Etc
720 - Billiard Table	\$18,153	25	0	2	\$9,077/Itm		Billiards Room
17000 - Tennis Court							
110 - Reseal	\$10,296	4	2	14,400	\$.72/SqFt		[2] Tennis Courts
510 - Resurface	\$44,782	20	10	14,400	\$3.11/SqFt		[2] Tennis Courts
17500 - Basketball / Sport Court							
210 - Seal & Striping	\$19,400	2	0	18,200	\$1.07/SqFt		[8] Pickleball Courts
19000 - Fencing							
110 - Chain Link: 6'	\$13,578	30	24	600	\$22.63/l.f.		North Pickleball Court Fencing- 2015
114 - Chain Link: 6'	\$13,578	30	27	600	\$22.63/l.f.		South Pickleball Court Fencing- 2018
130 - Chain Link: 10'	\$21,996	30	10	540	\$40.73/l.f.		Tennis Court Fence
200 - Wrought Iron: 5'	\$15,962	30	5	415	\$38.46/l.f.		Pool Perimeter Fence
20000 - Lighting							
510 - Parking Lot	\$19,800	30	1	7	\$2,829/Itm		Parking Lot Lights
604 - Sports Field / Court	\$26,055	10	8	8	\$3,257/Itm		Pickleball Court Lights
23000 - Mechanical Equipment							
288 - HVAC	\$41,195	15	12	4	\$10,299/Itm		Rooftop Carrier Units- 2018
326 - HVAC	\$19,437	15	3	1	\$19,437/Itm		Rooftop Carrier Unit #3- 2009
356 - HVAC	\$8,456	15	14	1	\$8,456/Itm		Rooftop Carrier Unit #4
384 - HVAC	\$19,437	15	2	1	\$19,437/Itm		Rooftop Carrier Unit #8- 2008
408 - HVAC	\$55,132	15	5	5	\$11,026/Itm		Rooftop Carrier Units- 2011
424 - HVAC	\$17,650	15	12	2	\$8,825/Itm		Rooftop Carrier Units- 2018
24000 - Furnishings							
520 - Miscellaneous	\$29,982	10	4	1	\$29,982/LS		Tables & Chairs
24500 - Audio / Visual							
300 - PA System	\$10,000	10	0	1	\$10,000/Sys		Sound Rack- Sound System
744 - Piano	\$9,650	25	9	1	\$9,650/Itm		East Auditorium Yamaha Upright
24600 - Safety / Access							
100 - Fire Equipment	\$19,384	20	4	1	\$19,384/LS		Alarm & Sprinkler System
101 - Fire Equipment	\$7,225	1	0	1	\$7,225/LS	[nr:1]	Pendants (2021 Only)

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - East Social Center (EC)							
25000 - Flooring							
220 - Carpeting	\$23,979	10	0	850	\$28.21/SqYd		East Center Carpet
420 - Tile	\$47,524	20	5	4,200	\$11.32/SqFt		Clubhouse Walls & Floors
421 - Tile	\$6,507	1	0	1	\$6,507/LS [nr:1]		Kitchen Tile (2021 Only)
610 - Tile	\$9,849	15	0	160	\$61.56/SqYd		Art Room, Lobby, Kitchen
27000 - Appliances							
720 - Miscellaneous	\$9,351	5	1	12	\$2,338/Itm (33%)		Kitchen Appliances
28000 - Water System							
138 - Backflow Valves	\$8,330	12	2	1	\$8,330/Itm		4" Backflow
00040 - Las Campanas (LC)							
01000 - Paving							
116 - Asphalt: Sealing	\$11,105	5	5	70,468	\$.16/SqFt		Parking Lot
117 - Asphalt: Sealing	\$7,720	1	0	48,452	\$.16/SqFt [nr:1]		East & South Lots (2021 Only)
216 - Asphalt: Ongoing Repairs	\$6,478	5	5	70,468	\$3.68/SqFt (3%)		Parking Lot
320 - Asphalt: Overlay	\$28,875	25	0	27,246	\$1.06/SqFt		North Parking Lot
324 - Asphalt: Overlay w/ Interlayer	\$80,357	25	14	44,468	\$1.81/SqFt		East Parking Lot
02000 - Concrete							
412 - Pool Deck	\$8,030	2	1	4,731	\$22.63/SqFt (7.5%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
118 - Stucco	\$25,047	10	8	18,180	\$1.38/SqFt		Building Exterior
03500 - Painting: Interior							
118 - Building	\$18,637	10	1	21,900	\$.85/SqFt		All Interior Spaces
04000 - Structural Repairs							
912 - Doors	\$31,939	10	3	76	\$1,681/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
316 - Low Slope: Vinyl	\$135,215	20	3	198	\$683/Sqrs		Clubhouse & Racquetball Roof
942 - Coating	\$20,573	5	3	19,800	\$1.04/SqFt		Low Slope Roof Recoating
08000 - Rehab							
212 - Locker Rooms	\$126,075	20	4	2	\$63,037/Rm		Men's, Women's & Outdoor Shower
216 - Restrooms	\$33,114	20	6	2	\$16,557/Rm		Hallway Restrooms
220 - Restrooms	\$16,557	20	6	1	\$16,557/Rm		Companion Restroom
318 - Restrooms	\$13,860	20	18	2	\$6,930/Rm		Racquetball Court Restrooms
406 - Kitchen	\$8,077	10	5	1	\$8,077/Rm		Clubhouse Kitchen

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
08000 - Rehab							
560 - Operable Wall/Partition	\$51,319	25	12	1,296	\$39.60/SqFt		[2] Agave
12000 - Pool							
112 - Resurface	\$41,817	12	1	264	\$158/l.f.		Pool
416 - ADA Chair Lift	\$8,789	10	0	2	\$4,395/Itm		Pool & Spa ADA Chairs
612 - Deck: Re-Surface	\$40,116	15	14	4,731	\$8.48/SqFt		Pool/Spa Deck Coating
738 - Equipment: Replacement	\$24,445	5	1	1	\$48,891/LS	(50%)	Pool & Spa Equipment
928 - Furniture: Misc	\$8,582	6	4	1	\$8,582/LS		Pool Area Furniture
13000 - Spa							
118 - Resurface	\$6,461	8	4	1	\$6,461/Itm		Spa PebbleTec Resurface
14000 - Recreation							
210 - Exercise: Cardio Equipment	\$35,639	3	2	21	\$6,788/Itm	(25%)	Fitness Center Cardio Machines
211 - Exercise: Cardio Equipment	\$8,000	1	0	1	\$8,000/LS	[nr:1]	Cybox Arc Trainer (2021 Only)
310 - Exercise: Strength Equipment	\$38,445	8	2	17	\$4,523/Itm	(50%)	Fitness Center Strength Machines
17000 - Tennis Court							
120 - Reseal	\$9,876	4	1	14,000	\$.71/SqFt		[2] Tennis Courts
520 - Resurface	\$39,125	21	18	14,000	\$2.79/SqFt		[2] Tennis Courts
19000 - Fencing							
140 - Chain Link: 10'	\$23,759	30	10	600	\$39.60/l.f.		Tennis Court Fence
210 - Wrought Iron: 5'	\$12,116	30	6	315	\$38.46/l.f.		Pool Area Fencing
20000 - Lighting							
520 - Parking Lot	\$22,628	40	16	8	\$2,829/Itm		North Parking Lot Lights
560 - Parking Lot	\$36,771	40	29	13	\$2,829/Itm		East Parking Lot Lights
23000 - Mechanical Equipment							
212 - HVAC	\$157,673	15	2	11	\$14,334/Itm		Rooftop Trane Units- 2008
292 - HVAC	\$51,796	15	4	4	\$12,949/Itm		Rooftop Carrier Units- 2010
328 - HVAC	\$10,769	15	8	1	\$10,769/Itm		Rooftop Carrier Unit #16- 2014
612 - Water Heater	\$11,144	12	0	2	\$5,572/Itm		Rennai Tankless Heaters
24000 - Furnishings							
900 - Miscellaneous	\$49,375	10	6	1	\$49,375/LS		Tables, Chairs, Misc
24500 - Audio / Visual							
748 - Piano	\$11,412	25	8	1	\$11,412/Itm		Ocotillo Room Yamaha Upright
804 - Stage Risers	\$23,958	30	27	4	\$5,989/Itm		Ocotillo Room- New

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
24500 - Audio / Visual							
808 - Stage Risers	\$807	30	18	2	\$404/Itm		Ocotillo Room- Older
832 - Stage Curtains	\$8,069	20	8	2	\$4,035/Itm		Ocotillo Room
900 - Miscellaneous	\$16,680	10	8	1	\$16,680/Sys		Ocotillo Room- Sound System & Induction Loop
24600 - Safety / Access							
210 - Fire Control Misc	\$19,384	20	9	1	\$19,384/LS		Fire Alarm System
211 - Fire Control Misc	\$8,833	1	0	1	\$8,833/LS	[nr:1]	Fire Panel (2021 Only)
25000 - Flooring							
230 - Carpeting	\$17,189	10	4	430	\$39.97/SqYd		Clubhouse Carpet
236 - Carpeting	\$5,260	10	6	150	\$35.07/SqYd		Juniper Room Only
430 - Tile	\$41,657	20	4	3,050	\$13.66/SqFt		Clubhouse Walls & Floors
620 - Vinyl	\$83,794	15	1	540	\$155/SqYd		Clubhouse
700 - Hardwood Floors	\$25,349	25	8	1,600	\$15.84/SqFt		[2] Racquetball Courts- Replace
740 - Vinyl	\$34,918	40	39	2,925	\$11.94/SqFt		Agave & Ocotillo Floor
27000 - Appliances							
800 - Miscellaneous	\$19,084	5	3	13	\$4,404/Itm	(33%)	Kitchen Appliances
801 - Miscellaneous	\$6,850	1	0	1	\$6,850/LS	[nr:1]	Dishwasher/Refrig (2021 Only)
28000 - Water System							
130 - Backflow Valves	\$7,814	12	2	1	\$7,814/Itm		4" Backflow
00050 - Desert Hills (DH)							
01000 - Paving							
120 - Asphalt: Sealing	\$13,080	5	3	104,016	\$.13/SqFt		Drives & Parking
220 - Asphalt: Ongoing Repairs	\$9,562	5	3	104,016	\$3.68/SqFt	(3%)	Drives & Parking
328 - Asphalt: Overlay w/ Interlayer	\$187,965	25	18	104,016	\$1.81/SqFt		Drives & Parking
329 - Asphalt: Overlay w/ Interlayer	\$68,777	1	0	1	\$68,777/LS	[nr:1]	Lower Parking Lot (2021 Only)
02000 - Concrete							
414 - Pool Deck	\$10,151	5	1	5,981	\$22.63/SqFt	(7.5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
124 - Stucco	\$48,757	10	6	30,135	\$1.62/SqFt		Building Exterior
03500 - Painting: Interior							
124 - Building	\$13,885	5	0	26,950	\$1.03/SqFt	(50%)	All Interior Spaces
04000 - Structural Repairs							
916 - Doors	\$22,693	10	3	54	\$1,681/Itm	(25%)	Exterior & Interior Doors

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
04500 - Decking/Balconies							
200 - Resurface	\$28,020	18	2	1,778	\$15.76/SqFt		Second Floor Deck
05000 - Roofing							
324 - Low Slope: Vinyl	\$93,558	20	3	137	\$683/Sqrs		Roof Replacement
325 - Low Slope: Vinyl	\$5,860	1	0	1	\$5,860/LS	[nr:1]	Roof Repairs (2021 Only)
946 - Coating	\$14,235	5	1	13,700	\$1.04/SqFt		Low Slope Roof Recoating
08000 - Rehab							
218 - Locker Rooms	\$128,912	28	1	2	\$64,456/Rm		Men's & Women's
222 - Bathrooms	\$16,557	20	1	1	\$16,557/Rm		Add Companion Bathroom
324 - Restrooms	\$31,519	20	2	2	\$15,759/Rm		Auditorium Lobby Restrooms
466 - Cabinets	\$28,964	20	5	40	\$724/l.f.		Countertops & Cabinets
570 - Operable Wall/Partition	\$34,847	21	13	770	\$45.26/SqFt		[4] Room Dividers
12000 - Pool							
118 - Resurface	\$41,185	12	17	260	\$158/l.f.		Pool
404 - ADA Chair Lift	\$12,923	10	6	2	\$6,461/Itm		Pool & Spa Chair Lifts
618 - Deck: Re-Surface	\$193,164	25	21	5,981	\$32.30/SqFt		Pool/Spa Deck Coating
742 - Equipment: Replacement	\$27,335	5	1	1	\$54,669/LS	(50%)	Pool & Spa Equipment
932 - Furniture: Misc	\$11,880	6	4	1	\$11,880/LS		Pool Area Furniture
13000 - Spa							
122 - Resurface	\$8,704	8	1	1	\$8,704/Itm		Spa
14000 - Recreation							
140 - Sauna: Wood Kit	\$6,461	25	1	1	\$6,461/Rm		Sauna
220 - Exercise: Cardio Equipment	\$18,438	3	1	13	\$5,673/Itm	(25%)	Fitness Center Cardio Machines
320 - Exercise: Strength Equipment	\$25,012	8	3	11	\$4,548/Itm	(50%)	Fitness Center Strength Machines
740 - Billiard Table	\$26,492	25	3	3	\$8,831/Itm		Billiards Room Tables
744 - Billiard Table	\$18,153	25	0	2	\$9,077/Itm		Diamond Tables
17000 - Tennis Court							
130 - Reseal	\$19,752	4	1	28,800	\$.69/SqFt		[4] Tennis Courts
19000 - Fencing							
150 - Chain Link: 10'	\$38,014	30	10	960	\$39.60/l.f.		Tennis Court Fence
20000 - Lighting							
210 - Pole Lights	\$7,722	20	5	7	\$1,103/Itm		Walkway Lights
218 - Landscape	\$10,506	20	13	25	\$420/Itm		Walkway Lights
264 - Bollard Lights	\$20,802	20	13	22	\$946/Itm		Walkway Bollard Lights

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
20000 - Lighting							
530 - Parking Lot	\$28,002	40	15	11	\$2,546/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
216 - HVAC	\$55,998	15	1	4	\$14,000/Itm		Rooftop Carrier Units- 2005
296 - HVAC	\$36,824	15	1	3	\$12,275/Itm		Rooftop Carrier Units- 2007
332 - HVAC	\$37,822	15	3	3	\$12,607/Itm		Rooftop Carrier Units- 2009
360 - HVAC	\$10,892	15	12	1	\$10,892/Itm		Rooftop Carrier Unit #8- 2018
388 - HVAC	\$38,768	15	7	3	\$12,923/Itm		Rooftop Carrier Units- 2013
412 - HVAC	\$10,626	15	13	1	\$10,626/Itm		Rooftop Carrier Unit #11- 2019
428 - HVAC	\$10,892	15	12	1	\$10,892/Itm		Rooftop Carrier Unit #16- 2018
444 - HVAC	\$4,978	15	13	1	\$4,978/Itm		Ground Level Carrier Unit 17A/B- 2003
446 - HVAC	\$4,738	15	13	1	\$4,738/Itm		Ground Level- Carrier 3-ton Unit
604 - Water Heater	\$7,564	12	4	2	\$3,782/Itm		Pool Equipment Area Water Heaters
632 - Water Heater	\$1,366	15	7	1	\$1,366/Itm		Men's Restroom's Janitor's Closet
24000 - Furnishings							
540 - Miscellaneous	\$25,344	10	4	1	\$25,344/LS		Folding Tables & Chairs
24500 - Audio / Visual							
152 - Projector	\$6,930	10	9	1	\$6,930/Itm		Stage- EIKI
174 - Projection Screen	\$9,044	20	18	1	\$9,044/Itm		Stage- Electric Screen
308 - PA System	\$17,380	10	0	1	\$17,380/Sys		Sound Rack- Sound System
752 - Piano	\$11,134	25	9	1	\$11,134/Itm		Stage Yamaha Upright
820 - Stage Curtains	\$15,543	20	6	2	\$7,771/Itm		Stage Curtains
24600 - Safety / Access							
220 - Fire Control Misc	\$19,384	20	1	1	\$19,384/LS		Fire Alarm System
25000 - Flooring							
240 - Carpeting	\$33,134	10	8	670	\$49.45/SqYd		Clubhouse Carpet
244 - Carpeting	\$7,259	10	0	384	\$18.90/SqYd		Clubhouse Carpet
440 - Tile	\$29,076	20	1	975	\$29.82/SqFt		Clubhouse Walls & Floors
630 - Vinyl	\$16,650	15	2	566	\$29.42/SqYd		Clubhouse Vinyl
710 - Hardwood Floors	\$8,484	50	10	500	\$16.97/SqFt		Stage- Replace
27000 - Appliances							
160 - Ice Machine	\$6,220	10	0	1	\$6,220/Itm		Tennis Courts
740 - Miscellaneous	\$17,687	5	2	13	\$4,082/Itm (33%)		Kitchen Appliances

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
28000 - Water System							
150 - Backflow Valves	\$10,182	12	2	1	\$10,182/Itm		6" Backflow
00060 - Canoa Hills (CH)							
01000 - Paving							
124 - Asphalt: Sealing	\$11,556	5	5	67,354	\$.17/SqFt		Parking Lot
224 - Asphalt: Ongoing Repairs	\$9,907	5	5	67,354	\$3.68/SqFt (4%)		Parking Lot
332 - Asphalt: Overlay w/ Interlayer	\$125,784	25	0	67,354	\$1.87/SqFt		Parking Lot
02000 - Concrete							
424 - Pool Deck	\$8,079	2	3	5,950	\$22.63/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
130 - Stucco	\$25,194	10	9	10,940	\$2.30/SqFt		Building Exterior
416 - Wrought Iron	\$2,562	4	3	160	\$16.02/l.f.		Pool Perimeter Fence
03500 - Painting: Interior							
130 - Building	\$19,360	10	1	22,750	\$.85/SqFt		All Interior Spaces
04000 - Structural Repairs							
920 - Doors	\$19,752	10	3	47	\$1,681/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
328 - Low Slope: Vinyl	\$131,171	20	9	227	\$578/Sqrs		Building Roof
950 - Coating	\$18,420	5	0	22,700	\$.81/SqFt		Low Slope Roof Recoating
08000 - Rehab							
224 - Locker Rooms	\$165,789	20	1	2	\$82,894/Rm		Men's, Women's & Outdoor Shower
330 - Restrooms	\$73,701	20	1	2	\$36,851/Rm		Restrooms
580 - Operable Wall/Partition	\$38,807	25	18	980	\$39.60/SqFt		Saguaro & Palo Verde Divider
12000 - Pool							
124 - Resurface	\$49,600	12	3	274	\$181/l.f.		Pool
624 - Deck: Re-Surface	\$50,510	10	5	5,950	\$8.49/SqFt		Pool/Spa Deck Coating
746 - Equipment: Replacement	\$28,056	5	2	1	\$56,113/LS (50%)		Pool & Spa Equipment
747 - Equipment: Replacement	\$6,109	1	0	1	\$6,109/LS [nr:1]		Equipment (2021 Only)
936 - Furniture: Misc	\$11,879	6	4	1	\$11,879/LS		Pool Area Furniture
13000 - Spa							
126 - Resurface	\$5,542	8	5	1	\$5,542/Itm		Spa
14000 - Recreation							
234 - Exercise: Cardio Equipment	\$26,942	3	2	16	\$6,736/Itm (25%)		Fitness Center Cardio Machines

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00060 - Canoa Hills (CH)							
14000 - Recreation							
235 - Exercise: Cardio Equipment	\$8,000	1	0	1	\$8,000/LS	[nr:1]	Arc Trainer (2021 Only)
330 - Exercise: Strength Equipment	\$45,256	8	2	20	\$4,526/Itm	(50%)	Fitness Center Strength Machines
17000 - Tennis Court							
140 - Reseal	\$9,430	4	3	14,000	\$.67/SqFt		[2] Tennis Courts
504 - Resurface	\$43,538	21	11	14,000	\$3.11/SqFt		[2] Tennis Courts
19000 - Fencing							
160 - Chain Link: 10'	\$22,967	30	10	580	\$39.60/l.f.		Tennis Court Fence
250 - Wrought Iron: 5'	\$6,154	30	5	160	\$38.46/l.f.		Pool Perimeter Fence
20000 - Lighting							
220 - Pole Lights	\$67,885	40	15	24	\$2,829/Itm		Parking Lot & Walkway Lights
23000 - Mechanical Equipment							
220 - HVAC	\$51,300	15	2	6	\$8,550/Itm		Rooftop Carrier Units- 2007
230 - HVAC	\$8,550	15	0	1	\$8,550/Itm		Rooftop Carrier Unit #4- 2021
340 - HVAC	\$8,550	15	0	1	\$8,550/Itm		Rooftop Carrier Unit #5- 2005
364 - HVAC	\$8,740	15	0	1	\$8,740/Itm		Rooftop Carrier Unit #10- 2006
600 - Water Heater	\$13,577	12	4	1	\$13,577/Itm		Pool Eq Room Heater & Tank
24000 - Furnishings							
560 - Miscellaneous	\$13,553	10	3	1	\$13,553/LS		Folding Tables & Chairs
620 - Miscellaneous	\$9,051	12	1	1	\$9,051/LS		Lobby Furniture
24500 - Audio / Visual							
156 - Projector	\$1,313	10	3	1	\$1,313/Itm		Saguaro Room- Panasonic
166 - Projection Screen	\$17,630	20	18	1	\$17,630/Itm		Saguaro Room- Electric Screen
316 - PA System	\$16,565	10	8	1	\$16,565/Sys		Sound Rack- Sound System
330 - Miscellaneous	\$17,380	30	15	1	\$17,380/Sys		Sound Rack- Total Induction Loop
756 - Piano	\$8,398	25	4	1	\$8,398/Itm		Saguaro Room Yamaha Upright
812 - Stage Risers	\$3,993	30	2	288	\$13.86/SqFt		[6] Saguaro Room Risers
828 - Stage Curtains	\$14,986	20	11	2	\$7,493/Itm		Saguaro Stage Curtains
24600 - Safety / Access							
230 - Fire Control Misc	\$19,384	20	5	1	\$19,384/LS		Fire Alarm System
25000 - Flooring							
250 - Carpeting	\$5,125	10	9	122	\$42.01/SqYd		Mesquite Room
254 - Carpeting	\$17,559	10	2	418	\$42.01/SqYd		Clubhouse Carpeting
450 - Tile	\$88,436	20	1	6,475	\$13.66/SqFt		Clubhouse Walls & Floors

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00060 - Canoa Hills (CH)							
25000 - Flooring							
720 - Hardwood Floors	\$104,351	40	9	6,150	\$16.97/SqFt		Wood Floor- Replace
750 - Hardwood Floors	\$20,844	10	9	6,150	\$3.39/SqFt		Wood Floor- Refinish
26000 - Outdoor Equipment							
302 - Bocce Ct. Resurface	\$8,615	10	9	4	\$2,154/Itm		Bocce Ball Courts
848 - Shade Structure	\$4,413	15	1	200	\$22.06/SqFt		Tennis Court Shade Canopy
852 - Shade Structure	\$17,650	15	11	800	\$22.06/SqFt		[4] Bocce Court Shade Canopies
856 - Shade Structure	\$3,782	30	13	144	\$26.27/SqFt		Metal Roofed Shade Structure
872 - Shade Structure	\$9,981	25	21	1	\$9,981/Itm		Pool Area Wood Gazebo Structure
27000 - Appliances							
760 - Miscellaneous	\$23,919	5	2	18	\$3,987/Itm	(33%)	Kitchen Appliances
28000 - Water System							
154 - Backflow Valves	\$10,182	12	2	1	\$10,182/Itm		6" Backflow
00070 - Santa Rita Springs (SRS)							
01000 - Paving							
128 - Asphalt: Sealing	\$9,980	5	0	80,636	\$.12/SqFt		Parking Lots
228 - Asphalt: Ongoing Repairs	\$7,413	5	1	80,636	\$3.68/SqFt	(3%)	Parking Lots
336 - Asphalt: Overlay w/ Interlayer	\$105,508	25	1	58,386	\$1.81/SqFt		North & East Parking Lots
340 - Asphalt: Overlay w/ Interlayer	\$40,207	25	1	22,250	\$1.81/SqFt		South Parking Lot
02000 - Concrete							
430 - Pool Deck	\$10,330	2	2	5,975	\$28.81/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
136 - Stucco	\$44,977	10	6	28,540	\$1.58/SqFt		Building Exterior
400 - Wrought Iron	\$12,541	4	1	1,758	\$7.13/l.f.		Pool Fence, Metal Railings
03500 - Painting: Interior							
136 - Building	\$30,211	10	1	35,500	\$.85/SqFt		All Interior Spaces
04000 - Structural Repairs							
600 - Metal Railings	\$23,932	10	1	1,410	\$33.95/l.f.	(50%)	Deck, Stair & Bridge Railings
924 - Doors	\$27,736	10	3	66	\$1,681/Itm	(25%)	Exterior & Interior Doors
04500 - Decking/Balconies							
206 - Resurface	\$110,299	20	12	12,664	\$8.71/SqFt		Elastomeric Deck- Resurface
300 - Repairs	\$25,812	5	2	12,664	\$2.04/SqFt		Elastomeric Deck- Seal/Repair

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
05000 - Roofing							
336 - Low Slope: Vinyl	\$39,293	20	3	68	\$578/Sqrs		Building Roof
604 - Pitched: Tile	\$57,364	30	8	84	\$683/Sqrs		Building Roof
954 - Coating	\$21,012	5	3	6,800	\$3.09/SqFt		Low Slope Roof Recoating
08000 - Rehab							
230 - Locker Rooms	\$126,075	20	2	2	\$63,037/Rm		Men's, Women's & Outdoor Shower
336 - Restrooms	\$52,441	20	4	5	\$10,488/Rm		Restrooms
412 - Kitchen	\$4,356	20	4	1	\$4,356/Rm		Art Kitchenette
472 - Cabinets	\$19,517	20	2	2	\$9,758/Rm		Art & Clay Counters & Cabinets
12000 - Pool							
130 - Resurface	\$31,226	10	2	240	\$130/l.f.		Pool
408 - ADA Chair Lift	\$3,481	10	8	1	\$3,481/Itm		Pool Area ADA Lift
630 - Deck: Re-Surface	\$37,315	15	0	5,975	\$6.25/SqFt		Pool/Spa Deck Coating
750 - Equipment: Replacement	\$27,675	5	2	1	\$55,350/LS (50%)		Pool & Spa Equipment
940 - Furniture: Misc	\$7,920	6	4	1	\$7,920/LS		Pool Area Furniture
13000 - Spa							
130 - Resurface	\$7,905	8	0	1	\$7,905/Itm		Spa
14000 - Recreation							
240 - Exercise: Cardio Equipment	\$18,805	3	3	12	\$6,268/Itm (25%)		Fitness Center Cardio Machines
241 - Exercise: Cardio Equipment	\$11,200	1	0	1	\$11,200/LS [nr:1]		Equipment (2021 Only)
340 - Exercise: Strength Equipment	\$32,307	8	2	18	\$3,590/Itm (50%)		Fitness Center Strength Machines
19000 - Fencing							
220 - Wrought Iron: 5'	\$11,154	30	0	348	\$32.05/l.f.		Pool Perimeter Fence
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$23,114	25	7	40	\$578/Itm		Wall & Wall Top Lantern Lights
230 - Pole Lights	\$16,688	25	7	10	\$1,669/Itm		Bridge Lights
280 - Pole Lights	\$6,566	25	7	5	\$1,313/Itm		2nd Level Deck- Pole Lights
23000 - Mechanical Equipment							
232 - HVAC	\$29,785	15	7	6	\$4,964/Itm		Miscellaneous Units- 2013
312 - HVAC	\$6,803	15	10	1	\$6,803/Itm		Carrier Unit #8- 2016
316 - HVAC	\$6,803	15	12	1	\$6,803/Itm		Carrier Unit #3- 2018
344 - HVAC	\$13,577	15	13	2	\$6,788/Itm		Carrier Units- 2019
368 - HVAC	\$15,759	15	6	2	\$7,880/Itm		Carrier Units- 2012
392 - HVAC	\$11,682	15	12	2	\$5,841/Itm		Carrier Units- 2018

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
23000 - Mechanical Equipment							
416 - HVAC	\$7,880	15	10	1	\$7,880/Itm		Carrier Unit #7- 2016
436 - HVAC	\$7,880	15	8	1	\$7,880/Itm		Carrier Unit #11- 2014
448 - HVAC	\$98,458	15	12	8	\$12,307/Itm		Rooftop Carrier Units- 2018
452 - HVAC	\$30,284	15	1	2	\$15,142/Itm		Carrier Units- 2007
616 - Water Heater	\$9,981	12	8	1	\$9,981/Itm		Bradford White Water Heater
23500 - Elevator							
200 - Modernize/Overhaul	\$128,176	25	23	1	\$128,176/Itm		Anza Building Elevator
300 - Cab Rehab	\$18,817	20	18	1	\$18,817/Itm		Anza Elevator Cab
24000 - Furnishings							
600 - Miscellaneous	\$57,928	10	0	1	\$57,928/LS		Anza Room Furniture
24500 - Audio / Visual							
160 - Projector	\$1,313	4	1	3	\$1,313/Itm (33%)		Projectors
170 - Projection Screen	\$9,035	20	3	1	\$9,035/Itm		Anza Room
324 - PA System	\$17,380	10	0	1	\$17,380/Sys		Anza Room- Sound System
760 - Piano	\$7,310	25	17	1	\$7,310/Itm		Anza Room Kawai Upright
24600 - Safety / Access							
240 - Fire Control Misc	\$32,307	20	4	1	\$32,307/LS		Fire Alarm System
241 - Fire Control Misc	\$9,400	1	0	1	\$9,400/LS [nr:1]		Sprinkler Pendants (2021 Only)
25000 - Flooring							
260 - Carpeting	\$55,965	10	1	1,400	\$39.97/SqYd		Anza, Fiesta, Computer, Office
270 - Carpeting	\$15,990	10	1	400	\$39.97/SqYd		Kino, Fitness, Office Areas
460 - Tile	\$24,926	20	1	1,825	\$13.66/SqFt		Clubhouse Walls & Floors
730 - Hardwood Floors	\$26,767	40	15	2,150	\$12.45/SqFt		Anza & Santa Cruz- Replace
760 - Hardwood Floors	\$14,592	10	5	2,150	\$6.79/SqFt		Anza & Santa Cruz- Refinish
26000 - Outdoor Equipment							
804 - Shade Structure	\$2,206	15	9	100	\$22.06/SqFt		Small Shade Canopy
820 - Shade Structure	\$13,238	15	5	600	\$22.06/SqFt		NW of Pool- Large Shade Canopy
824 - Shade Structure	\$9,928	15	7	450	\$22.06/SqFt		Pool Equip Encl Shade Canopy
27000 - Appliances							
780 - Miscellaneous	\$12,341	5	2	10	\$3,702/Itm (33%)		Kitchen Appliances
781 - Miscellaneous	\$2,000	1	0	1	\$2,000/LS [nr:1]		Range (2021 Only)
28000 - Water System							
142 - Backflow Valves	\$9,210	12	9	1	\$9,210/Itm		4" Backflow #1

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
28000 - Water System							
146 - Backflow Valves	\$6,795	12	11	1	\$6,795/Itm		4" Backflow #2
00080 - Canoa Ranch (CR)							
01000 - Paving							
132 - Asphalt: Sealing	\$11,227	5	2	64,068	\$.18/SqFt		Drives & Parking
246 - Asphalt: Ongoing Repairs	\$5,890	5	2	64,068	\$3.68/SqFt (3%)		Drives & Parking
254 - Asphalt: Ongoing Repairs	\$7,432	5	3	18,768	\$.40/SqFt		Seal, Crack Fill, Stripe
342 - Asphalt: Overlay w/ Interlayer	\$115,776	25	12	64,068	\$1.81/SqFt		Drives & Parking
343 - Asphalt: Overlay w/ Interlayer	\$49,930	1	0	1	\$49,930/LS [nr:1]		2021 Only
02000 - Concrete							
418 - Pool Deck	\$2,784	5	5	2,650	\$21.01/SqFt (5%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
142 - Stucco	\$13,646	10	7	14,760	\$.92/SqFt		Building Exterior
406 - Wrought Iron	\$6,251	4	2	614	\$10.18/l.f.		Metal Fencing & Railings
03500 - Painting: Interior							
142 - Building	\$16,685	10	1	26,200	\$.64/SqFt		All Interior Spaces
04000 - Structural Repairs							
606 - Metal Railings	\$9,899	20	7	350	\$28.28/l.f.		Parking & Pickleball
928 - Doors	\$16,810	10	3	40	\$1,681/Itm (25%)		Exterior & Interior Doors
932 - Doors	\$54,308	20	7	3	\$18,103/Itm		Pool East Patio Doors
05000 - Roofing							
200 - Low Slope: BUR	\$55,893	20	7	133	\$420/Sqrs		Building Roof
608 - Pitched: Tile	\$30,731	30	17	45	\$683/Sqrs		Building Roof
958 - Coating	\$21,111	5	3	13,300	\$1.59/SqFt		Low Slope Roof Recoating
08000 - Rehab							
226 - Locker Rooms	\$136,581	20	7	2	\$68,291/Rm		Men's, Women's & Pool Area Shower
234 - Restrooms	\$16,557	20	2	1	\$16,557/Rm		Companion Restroom Remodel
12000 - Pool							
136 - Resurface	\$40,551	12	7	256	\$158/l.f.		Pool
412 - ADA Chair Lift	\$11,390	10	8	1	\$11,390/Itm		Spa ADA Chair- Repl in 2019
416 - ADA Chair Lift	\$10,173	10	0	1	\$10,173/Itm		Pool ADA Chair- Repl in 2021
636 - Deck: Re-Surface	\$40,731	15	1	2,650	\$15.37/SqFt		Pool Area Decking
754 - Equipment: Replacement	\$21,871	5	1	1	\$43,743/LS (50%)		Pool & Spa Equipment

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00080 - Canoa Ranch (CR)							
13000 - Spa							
134 - Resurface	\$5,184	8	7	1	\$5,184/Itm		Spa
14000 - Recreation							
250 - Exercise: Cardio Equipment	\$23,111	3	3	14	\$6,603/Itm (25%)		Fitness Center Cardio Machines
251 - Exercise: Cardio Equipment	\$15,000	1	0	1	\$15,000/LS [nr:1]		Cardio Machines (2021 Only)
350 - Exercise: Strength Equipment	\$58,796	8	2	25	\$4,704/Itm (50%)		Fitness Center Strength Machines, Etc
17500 - Basketball / Sport Court							
220 - Seal & Striping	\$6,613	4	3	8,650	\$.76/SqFt		[4] Pickleball Courts
224 - Seal & Striping	\$3,572	4	2	2,690	\$1.33/SqFt		Basketball 1/2 Court
19000 - Fencing							
100 - Chain Link	\$26,749	30	19	788	\$33.95/l.f.		Pickleball & Basketball Courts
230 - Wrought Iron: 6'	\$10,753	30	17	264	\$40.73/l.f.		Patio Perimeter
23000 - Mechanical Equipment							
100 - HVAC	\$17,225	18	5	435	\$39.60/l.f.		[5] Pool Area Fabric Ducts
236 - HVAC	\$81,318	15	2	6	\$13,553/Itm		Rooftop HVAC Units- 2008
508 - Swamp Cooler	\$16,971	15	2	5	\$3,394/Itm		Rooftop Evaporative Coolers- 2008
636 - Water Heater	\$11,557	15	4	2	\$5,778/Itm		Shop
24000 - Furnishings							
540 - Miscellaneous	\$8,800	10	0	1	\$8,800/LS		Tables & Chairs
24500 - Audio / Visual							
164 - Projector	\$1,313	10	3	1	\$1,313/Itm		Amado Room- EIKI
24600 - Safety / Access							
250 - Fire Control Misc	\$19,384	20	7	1	\$19,384/LS		Fire Alarm System
25000 - Flooring							
280 - Carpeting	\$19,776	10	7	660	\$29.96/SqYd		All Spaces
470 - Tile	\$63,110	20	0	2,231	\$28.29/SqFt		Clubhouse Walls & Floors
26000 - Outdoor Equipment							
462 - Drinking Fountain	\$8,825	15	3	3	\$2,942/Itm		Drinking Fountains
808 - Shade Structure	\$11,032	15	5	500	\$22.06/SqFt		[3] Shade Canopies
27000 - Appliances							
248 - Ice Machine	\$6,220	10	0	1	\$6,220/Itm		Pickleball Courts
28000 - Water System							
162 - Backflow Valves	\$14,473	12	10	1	\$14,473/Itm		8" Backflow

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00090 - Abrego South (AS)							
01000 - Paving							
147 - Asphalt: Sealing	\$2,335	5	0	14,200	\$.16/SqFt [nr:1]		2020 Addition Area (2021 Only)
232 - Asphalt: Ongoing Repairs	\$7,493	5	3	18,768	\$.40/SqFt		2019 Replacement Area
236 - Asphalt: Ongoing Repairs	\$5,989	5	5	15,000	\$.40/SqFt		2020 Addition Area
348 - Asphalt: Overlay w/ Interlayer	\$37,822	25	23	18,768	\$2.02/SqFt		2019 Replacement Area
352 - Asphalt: Overlay w/ Interlayer	\$30,229	25	24	15,000	\$2.02/SqFt		2020 Addition Area
02000 - Concrete							
442 - Pool Deck	\$6,297	2	3	5,565	\$22.63/SqFt (5%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
200 - Surface Restoration	\$9,444	10	7	7,191	\$1.31/SqFt		Exterior Surfaces
04000 - Structural Repairs							
936 - Doors	\$6,724	10	3	16	\$1,681/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
360 - Low Slope: Vinyl	\$28,314	20	10	49	\$578/Sqrs		Pool Building Roofs
962 - Coating	\$4,996	5	3	4,900	\$1.02/SqFt		Low Slope Roof Recoating
08000 - Rehab							
236 - Locker Rooms	\$73,544	20	5	2	\$36,772/Rm		Men's & Women's
342 - Restrooms	\$31,519	20	6	2	\$15,759/Rm		Restrooms
12000 - Pool							
140 - Resurface	\$23,081	12	5	170	\$136/l.f.		Pool
422 - ADA Chair Lift	\$4,056	10	8	1	\$4,056/Itm		Pool ADA Lift
642 - Deck: Re-Surface	\$47,242	10	0	5,565	\$8.49/SqFt		Pool/Spa Deck Coating
758 - Equipment: Replacement	\$17,630	5	1	1	\$35,260/LS (50%)		Pool & Spa Equipment
944 - Furniture: Misc	\$7,354	6	4	1	\$7,354/LS		Pool Area Furniture
13000 - Spa							
138 - Resurface	\$5,043	8	1	1	\$5,043/Itm		Spa
418 - ADA Chair Lift	\$4,791	10	6	1	\$4,791/Itm		Spa ADA Lift
19000 - Fencing							
900 - Miscellaneous	\$7,297	20	10	258	\$28.28/l.f.		Pool Perimeter Wall/Fence
20000 - Lighting							
240 - Pole Lights	\$10,862	20	5	8	\$1,358/Itm		Shuffleboard Lights
23000 - Mechanical Equipment							
240 - HVAC	\$21,538	15	5	2	\$10,769/Itm		Rooftop Carrier Units- 2011

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00090 - Abrego South (AS)							
26000 - Outdoor Equipment							
480 - Drinking Fountain	\$3,152	20	5	1	\$3,152/Itm		Drinking Fountain
812 - Shade Structure	\$12,444	15	11	564	\$22.06/Itm		[3] Volleyball Shade Canopies
880 - Shade Structure	\$5,825	15	8	264	\$22.06/SqFt		Pool Shade Canopy
900 - Shuffleboard Court	\$15,892	8	4	3,744	\$4.24/SqFt		[12] Shuffleboard Courts
910 - Miscellaneous	\$31,519	7	4	3,500	\$9.01/SqFt		[2] Volleyball Court Sand
00100 - Continental Vistas (CV)							
01000 - Paving							
404 - Asphalt: Overlay	\$18,552	20	19	6,726	\$2.76/SqFt		Parking Lot
02000 - Concrete							
448 - Pool Deck	\$7,941	2	2	4,748	\$27.87/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
120 - Surface Restoration	\$5,825	10	6	3,600	\$1.62/SqFt		Recreation Building & Walls
05000 - Roofing							
340 - Low Slope: Vinyl	\$22,000	20	0	20	\$1,100/Sqrs		Pool Building Roof
612 - Pitched: Tile	\$14,000	30	0	13	\$1,077/Sqrs		Pool Building Roof
966 - Coating	\$5,883	5	4	2,000	\$2.94/SqFt		Low Slope Roof Recoating
08000 - Rehab							
242 - Locker Rooms	\$65,677	20	16	2	\$32,838/Rm		Men's & Women's
246 - Bathrooms	\$19,384	20	16	1	\$19,384/Rm		Companion Restroom
12000 - Pool							
146 - Resurface	\$27,714	12	9	180	\$154/l.f.		Pool
648 - Deck: Re-Surface	\$26,323	15	0	4,748	\$5.54/SqFt		Pool/Spa Deck Coating
762 - Equipment: Replacement	\$18,326	5	1	1	\$36,651/LS (50%)		Pool & Spa Equipment
948 - Furniture: Misc	\$7,354	6	1	1	\$7,354/LS		Pool Area Furniture
13000 - Spa							
142 - Resurface	\$7,561	8	0	1	\$7,561/Itm		Spa
23000 - Mechanical Equipment							
244 - HVAC	\$8,142	15	13	1	\$8,142/Itm		Rooftop Carrier Unit #3- 2004
248 - HVAC	\$27,999	15	7	2	\$14,000/Itm		Rooftop Carrier Units- 2013
800 - Water Heater	\$5,253	12	4	1	\$5,253/Itm		Building Water Heater
25000 - Flooring							
640 - Vinyl	\$18,026	10	6	125	\$144/SqYd		Rec Room Sport Flooring

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00110 - Madera Vista (MV)							
01000 - Paving							
408 - Asphalt: Major Repairs	\$55,235	25	11	9,772	\$5.65/SqFt		Parking Lot
02000 - Concrete							
454 - Pool Deck	\$6,359	2	1	4,008	\$21.15/SqFt (7.5%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
206 - Surface Restoration	\$6,842	10	7	4,020	\$1.70/SqFt		Exterior Surfaces
05000 - Roofing							
616 - Pitched: Tile	\$29,200	30	0	39	\$749/Sqrs		Pool Building Roof
08000 - Rehab							
248 - Restrooms	\$15,759	20	18	2	\$7,880/Rm		Men's & Women's
480 - Shower	\$8,615	15	1	1	\$8,615/LS		Outdoor Pool Shower
12000 - Pool							
154 - Resurface	\$21,180	12	7	156	\$136/l.f.		Pool
654 - Deck: Re-Surface	\$34,024	15	3	4,008	\$8.49/SqFt		Pool/Spa Deck Coating
766 - Equipment: Replacement	\$16,816	5	2	1	\$33,632/LS (50%)		Pool & Spa Equipment
952 - Furniture: Misc	\$7,354	6	4	1	\$7,354/LS		Pool Area Furniture
13000 - Spa							
146 - Resurface	\$4,728	8	3	1	\$4,728/Itm		Spa
17000 - Tennis Court							
540 - Reseal	\$4,938	4	2	7,200	\$.69/SqFt		Tennis Court
19000 - Fencing							
170 - Chain Link: 10'	\$14,183	30	10	360	\$39.40/l.f.		Tennis Court Fence
240 - Wrought Iron: 6'	\$15,478	30	5	380	\$40.73/l.f.		Pool Perimeter Fence
20000 - Lighting							
250 - Sports Field / Court	\$10,506	20	18	4	\$2,627/Itm		Tennis Court Lights
25000 - Flooring							
434 - Tile	\$10,447	20	19	1	\$10,447/LS		Recreation Room & Storage
26000 - Outdoor Equipment							
816 - Shade Structure	\$5,825	15	10	264	\$22.06/SqFt		Pool Shade Canopy
834 - Shade Structure	\$7,413	15	10	336	\$22.06/SqFt		Pool Equip Shade Canopy
00120 - Casa Paloma I (CPI)							
01000 - Paving							
412 - Asphalt: Major Repairs	\$40,290	25	2	7,128	\$5.65/SqFt		Parking Areas

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00120 - Casa Paloma I (CPI)							
02000 - Concrete							
460 - Pool Deck	\$11,472	2	3	6,128	\$22.63/SqFt	(8%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
212 - Surface Restoration	\$9,810	10	5	7,470	\$1.31/SqFt		Exterior Surfaces
05000 - Roofing							
344 - Low Slope: Vinyl	\$35,248	20	3	61	\$578/Sqrs		Pool Building Roofs
970 - Coating	\$14,499	5	3	6,100	\$2.38/SqFt		Low Slope Roof Recoating
08000 - Rehab							
254 - Locker Rooms	\$107,625	20	19	2	\$53,812/Rm		Men's, Women's & Outdoor Shower
256 - Restrooms	\$5,125	20	19	1	\$5,125/Rm		Unisex Restroom
418 - Kitchen	\$7,354	20	10	1	\$7,354/Rm		Clubhouse Kitchen
12000 - Pool							
160 - Resurface	\$27,154	12	7	200	\$136/l.f.		Pool
660 - Deck: Re-Surface	\$52,021	15	1	6,128	\$8.49/SqFt		Pool/Spa Deck Coating
770 - Equipment: Replacement	\$20,667	5	2	1	\$41,334/LS	(50%)	Pool & Spa Equipment
956 - Furniture: Misc	\$7,354	6	4	1	\$7,354/LS		Pool Area Furniture
13000 - Spa							
150 - Resurface	\$5,719	8	7	1	\$5,719/Itm		Spa
23000 - Mechanical Equipment							
256 - HVAC	\$17,650	15	5	2	\$8,825/Itm		Rooftop Carrier Units- 2011
25000 - Flooring							
424 - Tile	\$11,275	20	19	1	\$11,275/LS		Rec Rm, Unisex RR, Kitchen, Storage
26000 - Outdoor Equipment							
316 - Shuffleboard Court	\$8,825	8	6	1,980	\$4.46/SqFt		[6] Shuffleboard Courts
826 - Shade Structure	\$8,142	30	24	310	\$26.27/SqFt		Pool Equip Shade Structure
00130 - Casa Paloma II (CPII)							
02000 - Concrete							
466 - Pool Deck	\$9,832	2	2	4,933	\$33.22/SqFt	(6%)	Pool/Spa Area Concrete Repair
04000 - Structural Repairs							
952 - Doors	\$5,883	10	3	14	\$1,681/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
348 - Low Slope: Vinyl	\$33,500	20	0	53	\$632/Sqrs		Pool Building Roofs
974 - Coating	\$7,769	5	3	5,300	\$1.47/SqFt		Low Slope Roof Recoating

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00130 - Casa Paloma II (CPII)							
08000 - Rehab							
260 - Locker Rooms	\$73,544	20	1	2	\$36,772/Rm		Men's & Women's
424 - Kitchen	\$7,354	20	3	1	\$7,354/Rm		Clubhouse Kitchen
12000 - Pool							
166 - Resurface	\$24,439	10	5	180	\$136/l.f.		Pool
666 - Deck: Re-Surface	\$41,876	15	1	4,933	\$8.49/SqFt		Pool/Spa Deck Coating
774 - Equipment: Replacement	\$20,041	5	1	1	\$40,081/LS	(50%)	Pool & Spa Equipment
960 - Furniture: Misc	\$7,354	6	4	1	\$7,354/LS		Pool Area Furniture
13000 - Spa							
154 - Resurface	\$5,222	8	5	1	\$5,222/Itm		Spa
20000 - Lighting							
260 - Pole Lights	\$10,862	30	0	8	\$1,358/Itm		Shuffleboard Lights
23000 - Mechanical Equipment							
272 - HVAC	\$17,650	15	5	2	\$8,825/Itm		Rooftop Carrier Units- 2011
25000 - Flooring							
200 - Carpeting	\$3,615	10	9	1,284	\$2.82/SqFt		Recreation Room
400 - Tile	\$3,772	20	19	281	\$13.42/SqFt		Kitchenette & Storage Closet
26000 - Outdoor Equipment							
304 - Shuffleboard Court	\$8,251	8	4	1,980	\$4.17/SqFt		[6] Courts Resurface & Recoat
860 - Shade Structure	\$6,487	15	10	294	\$22.06/SqFt		Pool Equip Shade Canopy
00140 - Abrego North (AN)							
01000 - Paving							
420 - Asphalt: Major Repairs	\$79,727	25	2	14,105	\$5.65/SqFt		Parking Area
02000 - Concrete							
472 - Pool Deck	\$6,141	5	2	4,523	\$22.63/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
218 - Surface Restoration	\$7,738	10	5	5,892	\$1.31/SqFt		Exterior Surfaces
04000 - Structural Repairs							
820 - Shed	\$10,047	10	9	1	\$10,047/Itm		Shed
05000 - Roofing							
352 - Low Slope: Vinyl	\$12,135	20	5	21	\$578/Sqrs		Pool Building Roof
978 - Coating	\$2,395	5	3	2,100	\$1.14/SqFt		Low Slope Roof Recoating

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00140 - Abrego North (AN)							
08000 - Rehab							
238 - Restrooms	\$16,557	20	2	1	\$16,557/Rm		Companion Restroom Remodel
266 - Locker Rooms	\$73,544	20	5	2	\$36,772/Rm		Men's & Women's
270 - General	\$9,447	20	16	795	\$11.88/SqFt		Recreation Room Tile- 2017
12000 - Pool							
172 - Resurface	\$31,228	10	5	230	\$136/l.f.		Pool
426 - ADA Chair Lift	\$12,923	10	6	2	\$6,461/Itm		Pool & Spa
778 - Equipment: Replacement	\$20,041	5	1	1	\$40,081/LS	(50%)	Pool & Spa Equipment
964 - Furniture: Misc	\$7,354	6	1	1	\$7,354/LS		Pool Area Furniture
13000 - Spa							
158 - Resurface	\$5,542	8	3	1	\$5,542/Itm		Spa
23000 - Mechanical Equipment							
200 - HVAC	\$6,250	15	14	1	\$6,250/Itm		HVAC
400 - HVAC	\$12,454	15	14	2	\$6,227/Itm		Rooftop Rheem Units- 2005
26000 - Outdoor Equipment							
864 - Shade Structure	\$9,639	30	22	367	\$26.27/SqFt		Pool Equip Shade Structure
868 - Shade Structure	\$8,340	15	11	378	\$22.06/SqFt		[3] Pool Shade Canopies
00200 - Pickleball Center							
01000 - Paving							
170 - Asphalt: Sealing	\$6,885	5	0	39,629	\$.17/SqFt		Parking Lot
270 - Asphalt: Ongoing Repairs	\$1,457	5	5	39,629	\$3.68/SqFt	(1%)	Parking Lot
370 - Asphalt: Overlay w/ Interlayer	\$71,613	25	24	39,629	\$1.81/SqFt		Parking Lot
04000 - Structural Repairs							
912 - Doors	\$5,740	20	19	7	\$1,640/Itm	(50%)	Building Doors
05000 - Roofing							
370 - Low Slope: Single-Ply	\$8,195	15	14	12	\$683/Sqrs		Center Roof
08000 - Rehab							
100 - General	\$5,125	10	9	1	\$5,125/LS		Office, Storage, Breezeway
226 - Restrooms	\$15,375	10	9	2	\$7,687/Rm		Restrooms
17500 - Basketball / Sport Court							
200 - Seal & Striping	\$39,680	2	1	54,600	\$.73/SqFt		[24] Pickleball Courts
19000 - Fencing							
174 - Chain Link: 4'	\$26,088	25	24	1,414	\$18.45/l.f.		Court Fences

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00200 - Pickleball Center							
19000 - Fencing							
178 - Chain Link: 8'	\$61,369	25	24	1,871	\$32.80/l.f.		Court Fences
780 - Gates	\$15,211	20	19	53	\$287/Itm		Court Gates
23000 - Mechanical Equipment							
470 - HVAC	\$8,764	15	14	3	\$2,921/Itm		Mini-split Units
870 - Septic System	\$7,687	20	19	1	\$7,687/Sys		Septic System
24000 - Furnishings							
570 - Miscellaneous	\$20,500	10	9	1	\$20,500/LS		Interior/Exterior Furniture
970 - Miscellaneous	\$7,969	10	9	900	\$8.85/SqFt		Artificial Turf
974 - Miscellaneous	\$5,125	5	4	1	\$5,125/LS		Entrance Gate
26000 - Outdoor Equipment							
884 - Shade Structure	\$11,152	7	6	3,510	\$3.18/SqFt		[2] Shade Structures
00700 - Facility Maintenance Shop (FMS)							
01000 - Paving							
136 - Asphalt: Sealing	\$4,582	5	4	29,074	\$.16/SqFt		Parking Area
260 - Asphalt: Ongoing Repairs	\$2,138	5	4	29,074	\$3.68/SqFt (2%)		Parking Area
424 - Asphalt: Overlay w/ Interlayer	\$58,037	25	23	29,074	\$2.00/SqFt		Parking Area
03000 - Painting: Exterior							
128 - Surface Restoration	\$6,566	10	7	5,000	\$1.31/SqFt		Building Exterior
412 - Wrought Iron	\$7,895	4	1	835	\$9.46/l.f.		Perimeter Fence
03500 - Painting: Interior							
152 - Building	\$10,506	10	7	10,000	\$1.05/SqFt		All Interior Spaces
04000 - Structural Repairs							
800 - Shed	\$5,535	10	9	1	\$5,535/Itm		Shed
804 - Shed	\$16,153	10	7	3	\$5,384/Itm		Pre-Fab Sheds
964 - Doors	\$10,086	10	7	24	\$1,681/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
332 - Low Slope: Vinyl	\$8,090	20	17	14	\$578/Sqrs		Maintenance Shop Low Slope Roof
440 - Pitched: Dimensional Composition	\$23,324	30	6	37	\$630/Sqrs		Maintenance Shop Pitched Roof
860 - Skylights	\$8,405	20	17	10	\$840/Itm		Pitched & Low Slope Roof Skylights
982 - Coating	\$4,118	5	2	1,400	\$2.94/SqFt		Low Slope Roof Recoating
08000 - Rehab							
108 - General	\$16,557	20	17	1	\$16,557/LS		Common Areas

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00700 - Facility Maintenance Shop (FMS)							
08000 - Rehab							
278 - Restrooms	\$31,519	20	17	2	\$15,759/Rm		Restrooms
282 - General	\$22,063	20	17	1	\$22,063/Rm		Break Room
19000 - Fencing							
224 - Wrought Iron: 5'	\$29,827	30	27	835	\$35.72/l.f.		Perimeter Fencing
540 - Metal	\$5,547	30	27	165	\$33.62/l.f.		Frontage Fencing
23000 - Mechanical Equipment							
208 - HVAC	\$23,114	15	12	4	\$5,778/Itm		Rooftop HVAC Units- 2018
224 - HVAC	\$26,581	15	11	2	\$13,290/Itm		Ground Level Bryant Units- 2017
24000 - Furnishings							
200 - Miscellaneous	\$51,481	20	17	64	\$804/Itm		Chairs, Desks, Storage, Etc
25000 - Flooring							
290 - Carpeting	\$6,556	10	2	195	\$33.62/SqYd		Offices, Hallways, Misc
480 - Tile	\$16,743	20	17	664	\$25.21/SqFt		Floor & Wall Tile
30000 - Miscellaneous							
236 - Maintenance Equipment	\$17,194	20	19	1	\$17,194/Itm		Genie Scissor Lift
822 - Maintenance Equipment	\$20,014	10	7	11	\$3,639/Itm (50%)		Shop Tools, Portacoolers, Misc
00800 - General							
22000 - Office Equipment							
100 - Miscellaneous	\$6,619	5	3	1	\$6,619/Itm		Facility Maintenance Shop Contex Scanner
30000 - Miscellaneous							
200 - Maintenance Equipment	\$8,486	20	5	1	\$8,486/Itm		Vermeer Chipper
700 - Trailer	\$5,657	15	0	1	\$5,657/Itm		Load Trail
704 - Trailer	\$6,564	15	13	1	\$6,564/Itm		Top Hat- 2018
710 - Trailer	\$5,657	15	1	1	\$5,657/Itm		Big Tex
824 - Maintenance Truck	\$33,942	10	0	1	\$33,942/Itm		2011 Ford F150 Pickup- #18
832 - Vehicle	\$84,856	10	2	3	\$28,285/Itm		2013 Ford Transit Connects- #20, 21, 23
844 - Vehicle	\$19,800	10	5	1	\$19,800/Itm		2016 Ford Fiesta- #26
848 - Maintenance Truck	\$36,772	10	0	1	\$36,772/Itm		2011 Ford Ranger- #27
852 - Vehicle	\$66,229	10	5	2	\$33,114/Itm		2016 Ram Promaster City Vans- #29, 30
856 - Maintenance Truck	\$112,590	10	5	3	\$37,530/Itm		2016 Ram 1500 Pickups- #31, 32, 33
860 - Maintenance Truck	\$39,422	10	6	1	\$39,422/Itm		2017 Ram 1500 Pickup- #34
866 - Vehicle	\$30,750	3	2	1	\$30,750/Itm		2017 Ford Escape- #36
868 - Maintenance Truck	\$36,634	10	7	1	\$36,634/Itm		2018 Ford F150 Supercrew- #37

<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>
00800 - General							
30000 - Miscellaneous							
872 - Maintenance Truck	\$39,102	10	7	1	\$39,102/Itm		2018 Ford F150- #38
874 - Maintenance Truck	\$37,518	10	7	1	\$37,518/Itm		Ford F250 PU- #39
876 - Vehicle	\$34,208	10	7	1	\$34,208/Itm		Ford Transit Connect- #40
878 - Vehicle	\$34,209	10	8	1	\$34,209/Itm		2018 Ford Transit 150 Van- #41
880 - Vehicle	\$42,025	10	8	1	\$42,025/Itm		2019 Ford F-250 Pickup Truck- #42
882 - Vehicle	\$35,721	10	8	1	\$35,721/Itm		2018 Ford Transit 250 Van- #43
884 - Vehicle	\$31,273	10	8	1	\$31,273/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	\$15,840	8	3	1	\$15,840/LS		Printers & Copiers
360 - Telephone Equipment	\$24,164	12	1	1	\$24,164/Sys		Telephone System
00020 - West Social Center (WC)							
01000 - Paving							
204 - Asphalt: Ongoing Repairs	\$4,003	5	4	43,543	\$3.68/SqFt	(3%)	Drives, North & South Parking
12000 - Pool							
144 - Structural Replacement of Pool	\$1,250,000	60	15	250	\$5,000/l.f.		WC Pool & Spa Area
560 - Cover	\$7,480	6	3	4,000	\$1.87/SqFt		Pool Cover
920 - Furniture: Misc	\$9,294	6	4	1	\$9,294/LS		Pool Area Furniture
13000 - Spa							
110 - Resurface	\$7,750	8	7	1	\$7,750/Itm		Spa
23000 - Mechanical Equipment							
628 - Water Heater	\$2,521	8	4	4	\$1,261/Itm	(50%)	Water Heaters
26000 - Outdoor Equipment							
474 - Drinking Fountain	\$3,782	5	2	7	\$1,891/Itm	(28.6%)	Drinking Fountains
00030 - East Social Center (EC)							
12000 - Pool							
001 - Cover	\$2,543	6	3	1,360	\$1.87/SqFt		Pool Cover
142 - Structural Replacement of Pool	\$750,000	60	1	165	\$4,545/l.f.		EC Pool Re-build
17000 - Tennis Court							
700 - Screen	\$2,641	5	2	4,835	\$.55/SqFt		Tennis & Pickleball Courts
712 - Screen	\$1,202	5	3	2,200	\$.55/SqFt		[4] South Pickleball Courts
23000 - Mechanical Equipment							
608 - Water Heater	\$1,891	4	2	4	\$1,891/Itm	(25%)	Water Heaters
26000 - Outdoor Equipment							
450 - Drinking Fountain	\$3,782	5	2	8	\$1,891/Itm	(25%)	Drinking Fountains
830 - Shade Structure	\$3,177	15	6	144	\$22.06/SqFt		Tennis Shade Canopy
00040 - Las Campanas (LC)							
12000 - Pool							
144 - Structural Replacement of Pool	\$1,056,000	60	36	264	\$4,000/LS		LC Pool & Spa Area
564 - Cover	\$8,228	6	3	4,400	\$1.87/SqFt		Pool Cover

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
17000 - Tennis Court							
716 - Screen	\$2,950	5	2	5,400	\$.55/SqFt		Tennis Court Fence Screen
26000 - Outdoor Equipment							
454 - Drinking Fountain	\$1,891	5	1	4	\$1,891/Itm	(25%)	Drinking Fountains
00050 - Desert Hills (DH)							
12000 - Pool							
146 - Structural Replacement of Pool	\$1,040,000	60	20	260	\$4,000/l.f.		DH Pool & Spa Area
568 - Cover	\$7,237	6	3	3,870	\$1.87/SqFt		Pool Cover
14000 - Recreation							
100 - Sauna: Heaters	\$1,938	15	2	1	\$1,938/Itm		Sauna
17000 - Tennis Court							
530 - Resurface	\$89,564	21	9	28,800	\$3.11/SqFt		[4] Tennis Courts
720 - Screen	\$4,720	4	2	8,640	\$.55/SqFt		Tennis Wind Screens
17500 - Basketball / Sport Court							
410 - Overlay	\$6,172	8	1	2,184	\$2.83/SqFt		[7] Shuffleboard Courts- Resurfacing
23000 - Mechanical Equipment							
450 - HVAC	\$11,314	15	4	2	\$5,657/Itm		Ground Level- Bard Units #1 & #2
26000 - Outdoor Equipment							
458 - Drinking Fountain	\$1,891	5	4	3	\$1,891/Itm	(33%)	Drinking Fountains
00060 - Canoa Hills (CH)							
12000 - Pool							
148 - Structural Replacement of Pool	\$1,096,000	60	29	274	\$4,000/LS		CH Pool & Spa Area
572 - Cover	\$8,977	6	3	4,800	\$1.87/SqFt		Pool Cover
14000 - Recreation							
730 - Bridge Dealing Machine	\$5,815	5	1	1	\$5,815/Itm		Duplimate Bridge Dealing Machine
17000 - Tennis Court							
704 - Screen	\$2,852	5	3	5,220	\$.55/SqFt		Tennis Court Windscreens
23000 - Mechanical Equipment							
500 - Swamp Cooler	\$2,263	20	13	1	\$2,263/Itm		Evaporative Cooler- 2014
26000 - Outdoor Equipment							
466 - Drinking Fountain	\$1,891	5	2	4	\$1,891/Itm	(25%)	Drinking Fountains

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
12000 - Pool							
150 - Structural Replacement of Pool	\$960,000	60	35	240	\$4,000/LS		SR Pool & Spa Area
576 - Cover	\$6,732	6	6	3,600	\$1.87/SqFt		Pool Cover
20000 - Lighting							
540 - Parking Lot	\$23,114	30	13	10	\$2,311/Itm		Parking Lot Lights
24500 - Audio / Visual							
336 - Miscellaneous	\$7,676	20	5	1	\$7,676/Sys		Fiesta Room- Total Induction Loop
26000 - Outdoor Equipment							
470 - Drinking Fountain	\$1,891	5	3	3	\$1,891/Itm	(33%)	Drinking Fountains
00080 - Canoa Ranch (CR)							
12000 - Pool							
152 - Structural Replacement of Pool	\$1,024,000	60	47	256	\$4,000/LS		CR Pool & Spa Area
17000 - Tennis Court							
708 - Screen	\$2,262	5	3	4,140	\$.55/SqFt		Pickleball Court Windscreens
17500 - Basketball / Sport Court							
420 - Overlay	\$34,843	21	11	11,204	\$3.11/SqFt		Pickleball & Basketball Courts
27000 - Appliances							
998 - Miscellaneous	\$1,681	15	3	2	\$840/Itm		Amado Rm Microwave, Refrigerator
00090 - Abrego South (AS)							
03500 - Painting: Interior							
148 - Building	\$5,007	10	3	5,884	\$.85/SqFt		All Interior Spaces
12000 - Pool							
154 - Structural Replacement of Pool	\$680,000	60	13	170	\$4,000/LS		AS Pool & Spa Area
782 - Cover	\$2,945	6	3	1,575	\$1.87/Itm		Pool Cover
00100 - Continental Vistas (CV)							
01000 - Paving							
240 - Asphalt: Ongoing Repairs	\$2,685	5	3	6,726	\$.40/SqFt		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
940 - Doors	\$5,043	10	3	12	\$1,681/Itm	(25%)	Exterior & Interior Doors
12000 - Pool							
156 - Structural Replacement of Pool	\$720,000	60	18	180	\$4,000/LS		CV Pool & Spa Area
790 - Cover	\$3,319	6	2	1,775	\$1.87/SqFt		Pool Cover

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00100 - Continental Vistas (CV)							
26000 - Outdoor Equipment							
484 - Drinking Fountain	\$1,891	20	16	1	\$1,891/Itm		Drinking Fountain
00110 - Madera Vista (MV)							
01000 - Paving							
244 - Asphalt: Ongoing Repairs	\$3,901	5	3	9,772	\$.40/SqFt		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
944 - Doors	\$5,043	10	3	12	\$1,681/Itm (25%)		Exterior & Interior Doors
12000 - Pool							
160 - Structural Replacement of Pool	\$624,000	60	23	156	\$4,000/LS		MV Pool & Spa Area
23000 - Mechanical Equipment							
252 - HVAC	\$8,825	15	5	1	\$8,825/Itm		Rooftop Carrier Unit #1- 2011
620 - Water Heater	\$1,891	12	4	1	\$1,891/Itm		Building Water Heater
26000 - Outdoor Equipment							
312 - Shuffleboard Court	\$2,942	10	1	660	\$4.46/SqFt		[2] Shuffleboard Courts
488 - Drinking Fountain	\$1,891	20	5	1	\$1,891/Itm		Drinking Fountain
00120 - Casa Paloma I (CPI)							
01000 - Paving							
248 - Asphalt: Ongoing Repairs	\$2,846	5	2	7,128	\$.40/SqFt		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
948 - Doors	\$4,202	10	3	10	\$1,681/Itm (25%)		Exterior & Interior Doors
12000 - Pool							
162 - Structural Replacement of Pool	\$800,000	40	12	200	\$4,000/LS		CPI Pool & Spa Area
786 - Cover	\$3,927	6	1	2,100	\$1.87/SqFt		Pool Cover
23000 - Mechanical Equipment							
516 - Swamp Cooler	\$2,263	20	12	1	\$2,263/Itm		Rooftop Evaporative Cooler Unit #4- 2013
710 - Furnace	\$3,281	15	7	1	\$3,281/Itm		Rooftop Forced Air Furnace Unit #3- 2013
26000 - Outdoor Equipment							
492 - Drinking Fountain	\$1,891	20	3	1	\$1,891/Itm		Drinking Fountain
00130 - Casa Paloma II (CPII)							
01000 - Paving							
252 - Asphalt: Ongoing Repairs	\$1,811	5	2	4,536	\$.40/SqFt		Parking Areas
428 - Asphalt: Major Repairs	\$25,639	25	3	4,536	\$5.65/SqFt		Parking Areas

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00130 - Casa Paloma II (CPII)							
12000 - Pool							
166 - Structural Replacement of Pool	\$720,000	60	15	180	\$4,000/LS		CPII Pool & Spa Area
23000 - Mechanical Equipment							
260 - HVAC	\$3,762	15	4	1	\$3,762/Itm		Rooftop Rheem Unit #3- 2005
624 - Water Heater	\$1,891	12	2	1	\$1,891/Itm		Building Water Heater
26000 - Outdoor Equipment							
496 - Drinking Fountain	\$1,891	20	3	1	\$1,891/Itm		Drinking Fountain
00140 - Abrego North (AN)							
01000 - Paving							
256 - Asphalt: Ongoing Repairs	\$2,577	5	1	6,455	\$.40/SqFt		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
956 - Doors	\$4,202	10	3	10	\$1,681/Itm (25%)		Exterior & Interior Doors
12000 - Pool							
140 - Structural Replacement of Pool	\$506,000	60	17	230	\$2,200/l.f.		Albrego N
672 - Deck: Re-Surface	\$38,396	25	20	4,523	\$8.49/SqFt		Pool/Spa Tinted Deck
23000 - Mechanical Equipment							
276 - HVAC	\$4,130	15	4	1	\$4,130/Itm		Rooftop Carrier Unit #1- 2010
26000 - Outdoor Equipment							
500 - Drinking Fountain	\$2,521	20	15	1	\$2,521/Itm		Drinking Fountain
00200 - Pickleball Center							
02000 - Concrete							
100 - Repair	\$2,050	5	14	1	\$2,050/LS		Walks
20000 - Lighting							
270 - Miscellaneous	\$1	30	29	1	\$1.02/Itm		Placeholder Pending Additional Data
21000 - Signage							
900 - Miscellaneous	\$2,562	12	11	1	\$2,562/LS		Monument & Other
26000 - Outdoor Equipment							
440 - Drinking Fountain	\$4,920	20	19	2	\$2,460/Itm		Drinking Fountains
27000 - Appliances							
248 - Ice Machine	\$2,101	10	9	1	\$2,101/Itm		Center Building
00700 - Facility Maintenance Shop (FMS)							
04000 - Structural Repairs							
960 - Doors	\$5,043	30	27	2	\$2,521/Itm		Shop Rollup Doors

<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>
00700 - Facility Maintenance Shop (FMS)							
05000 - Roofing							
700 - Gutters / Downspouts	\$1,371	30	6	145	\$9.46/l.f.		Gutters & Downspouts
24500 - Audio / Visual							
128 - Television	\$1,576	10	7	1	\$1,576/Itm		Conference Room
27000 - Appliances							
278 - Ice Machine	\$2,101	10	6	1	\$2,101/Itm		Hallway Manitowoc
00800 - General							
22000 - Office Equipment							
110 - Miscellaneous	\$3,309	5	3	1	\$3,309/Itm		Facility Maintenance Shop HP Plotter
30000 - Miscellaneous							
804 - Vehicle	\$36,771	10	2	1	\$36,771/Itm		2005 Ford E250 Van- #10
820 - Vehicle	\$31,114	10	3	1	\$31,114/Itm		2009 Ford E150 Van- #17
836 - Maintenance Truck	\$39,599	10	2	1	\$39,599/Itm		2005 Ford F250 Pickup- #24
840 - Maintenance Truck	\$39,599	10	2	1	\$39,599/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>
2021			
00010 - Administrative Offices			
01000 - Paving			
101 - Asphalt: Sealing Parking Lots- Seal, Stripe[nr:1]	1	2,642	
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	12,764	
240 - Computers, Misc. Office Computer Work Stations	1	18,395	
270 - Network Equipment Routers & Switches	1	6,150	
Total 22000 - Office Equipment:		37,309	37,309
28000 - Water System			
134 - Backflow Valves 4" Backflow	12	5,440	
Total Administrative Offices:		45,391	45,391
00020 - West Social Center (WC)			
05000 - Roofing			
935 - Coating Shuffleboard/Locker Room (2021 Only)[nr:1]	1	1,589	
08000 - Rehab			
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	25	18,369	
17000 - Tennis Court			
100 - Reseal 43,200 sf [6] Tennis Courts	4	29,600	
23000 - Mechanical Equipment			
204 - HVAC 2 Rooftop Carrier Units- 2006	15	67,300	
25000 - Flooring			
210 - Carpeting 448 Sq. Yds. West Center Carpet	10	18,471	
27000 - Appliances			
701 - Miscellaneous Appliances (2021 Only)[nr:1]	1	11,808	
28000 - Water System			
158 - Backflow Valves 4" Backflow	12	5,631	
Total West Social Center (WC):		152,768	152,768
00030 - East Social Center (EC)			
03500 - Painting: Interior			
112 - Building 17,350 sf All Interior Spaces	10	13,445	
14000 - Recreation			
720 - Billiard Table 2 Billiards Room	25	18,153	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2021			
00030 - East Social Center (EC)			
17500 - Basketball / Sport Court			
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	2	19,400	
24500 - Audio / Visual			
300 - PA System Sound Rack- Sound System	10	10,000	
24600 - Safety / Access			
101 - Fire Equipment Pendants (2021 Only)[nr:1]	1	7,225	
25000 - Flooring			
220 - Carpeting 850 Sq. Yds. East Center Carpet	10	23,979	
421 - Tile Kitchen Tile (2021 Only)[nr:1]	1	6,507	
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	15	9,849	
Total 25000 - Flooring:		40,335	40,335
Total East Social Center (EC):		108,558	108,558
00040 - Las Campanas (LC)			
01000 - Paving			
117 - Asphalt: Sealing 48,452 sf East & South Lots (2021 Only)[nr:1]	1	7,720	
320 - Asphalt: Overlay 27,246 sf North Parking Lot	25	28,875	
Total 01000 - Paving:		36,595	36,595
12000 - Pool			
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	10	8,789	
14000 - Recreation			
211 - Exercise: Cardio Equipment Cybex Arc Trainer (2021 Only)[nr:1]	1	8,000	
23000 - Mechanical Equipment			
612 - Water Heater 2 Rennai Tankless Heaters	12	11,144	
24600 - Safety / Access			
211 - Fire Control Misc Fire Panel (2021 Only)[nr:1]	1	8,833	
27000 - Appliances			
801 - Miscellaneous Dishwasher/Refrig (2021 Only)[nr:1]	1	6,850	
Total Las Campanas (LC):		80,211	80,211
00050 - Desert Hills (DH)			
01000 - Paving			
329 - Asphalt: Overlay w/ Interlayer Lower Parking Lot (2021 Only)[nr:1]	1	68,777	
03500 - Painting: Interior			
124 - Building 26,950 sf All Interior Spaces (50%)	5	13,885	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2021			
00050 - Desert Hills (DH)			
05000 - Roofing			
325 - Low Slope: Vinyl Roof Repairs (2021 Only)[nr:1]	1	5,860	
14000 - Recreation			
744 - Billiard Table 2 Diamond Tables	25	18,153	
24500 - Audio / Visual			
308 - PA System Sound Rack- Sound System	10	17,380	
25000 - Flooring			
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	10	7,259	
27000 - Appliances			
160 - Ice Machine Tennis Courts	10	6,220	
Total Desert Hills (DH):		137,534	137,534
00060 - Canoa Hills (CH)			
01000 - Paving			
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	25	125,784	
05000 - Roofing			
950 - Coating 22,700 sf Low Slope Roof Recoating	5	18,420	
12000 - Pool			
747 - Equipment: Replacement Equipment (2021 Only)[nr:1]	1	6,109	
14000 - Recreation			
235 - Exercise: Cardio Equipment Arc Trainer (2021 Only)[nr:1]	1	8,000	
23000 - Mechanical Equipment			
230 - HVAC Rooftop Carrier Unit #4- 2021	15	8,550	
340 - HVAC Rooftop Carrier Unit #5- 2005	15	8,550	
364 - HVAC Rooftop Carrier Unit #10- 2006	15	8,740	
Total 23000 - Mechanical Equipment:		25,840	25,840
Total Canoa Hills (CH):		184,153	184,153
00070 - Santa Rita Springs (SRS)			
01000 - Paving			
128 - Asphalt: Sealing 80,636 sf Parking Lots	5	9,980	
12000 - Pool			
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	15	37,315	
13000 - Spa			
130 - Resurface Spa	8	7,905	
14000 - Recreation			
241 - Exercise: Cardio Equipment Equipment (2021 Only)[nr:1]	1	11,200	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2021			
00070 - Santa Rita Springs (SRS)			
19000 - Fencing			
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	30	11,154	
24000 - Furnishings			
600 - Miscellaneous Anza Room Furniture	10	57,928	
24500 - Audio / Visual			
324 - PA System Anza Room- Sound System	10	17,380	
24600 - Safety / Access			
241 - Fire Control Misc Sprinkler Pendants (2021 Only)[nr:1]	1	9,400	
27000 - Appliances			
781 - Miscellaneous Range (2021 Only)[nr:1]	1	2,000	
		164,262	164,262
00080 - Canoa Ranch (CR)			
01000 - Paving			
343 - Asphalt: Overlay w/ Interlayer 2021 Only[nr:1]	1	49,930	
12000 - Pool			
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	10	10,173	
14000 - Recreation			
251 - Exercise: Cardio Equipment Cardio Machines (2021 Only)[nr:1]	1	15,000	
24000 - Furnishings			
540 - Miscellaneous Tables & Chairs	10	8,800	
25000 - Flooring			
470 - Tile 2,231 sf Clubhouse Walls & Floors	20	63,110	
27000 - Appliances			
248 - Ice Machine Pickleball Courts	10	6,220	
		153,233	153,233
00090 - Abrego South (AS)			
01000 - Paving			
147 - Asphalt: Sealing 14,200 sf 2020 Addition Area (2021 Only)[nr:1]	5	2,335	
12000 - Pool			
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	10	47,242	
		49,577	49,577
00100 - Continental Vistas (CV)			
05000 - Roofing			
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	20	22,000	
612 - Pitched: Tile 13 Squares- Pool Building Roof	30	14,000	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2021			
00100 - Continental Vistas (CV)			
05000 - Roofing			
Total 05000 - Roofing:		36,000	36,000
12000 - Pool			
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	15	26,323	
13000 - Spa			
142 - Resurface Spa	8	7,561	
Total Continental Vistas (CV):		69,884	69,884
00110 - Madera Vista (MV)			
05000 - Roofing			
616 - Pitched: Tile 39 Squares- Pool Building Roof	30	29,200	
Total Madera Vista (MV):		29,200	29,200
00130 - Casa Paloma II (CPII)			
05000 - Roofing			
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	20	33,500	
20000 - Lighting			
260 - Pole Lights 8 Shuffleboard Lights	30	10,862	
Total Casa Paloma II (CPII):		44,362	44,362
00200 - Pickleball Center			
01000 - Paving			
170 - Asphalt: Sealing 39,629 sf Parking Lot	5	6,885	
Total Pickleball Center:		6,885	6,885
00800 - General			
30000 - Miscellaneous			
700 - Trailer Load Trail	15	5,657	
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	10	33,942	
848 - Maintenance Truck 2011 Ford Ranger- #27	10	36,772	
Total 30000 - Miscellaneous:		76,371	76,371
Total General:		76,371	76,371
Total 2021:		1,302,389	
2022			
00010 - Administrative Offices			
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	12,764	13,083
240 - Computers, Misc. Office Computer Work Stations	1	18,395	18,855
270 - Network Equipment Routers & Switches	1	6,150	6,304

Reserve Component

Life Useful Current Replacement Cost Forecast Inflated Cost @ 2.50%

2022

00010 - Administrative Offices

22000 - Office Equipment

Total 22000 - Office Equipment:	37,309	38,242
Total Administrative Offices:	37,309	38,242

00020 - West Social Center (WC)

03500 - Painting: Interior

106 - Building 24,000 sf All Interior Spaces	10	20,424	20,935
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12000 - Pool

730 - Equipment: Replacement Pool & Spa Equipment (50%)	5	26,836	27,506
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17000 - Tennis Court

600 - Lighting 20 Court Lights	30	83,902	86,000
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23000 - Mechanical Equipment

420 - HVAC Tennis Ramada Carrier Unit #15- 2007	15	5,673	5,815
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24500 - Audio / Visual

400 - Stage Lights Stage Lighting	20	10,183	10,437
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24600 - Safety / Access

200 - Fire Control Misc Fire Alarm System	20	43,076	44,153
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Total West Social Center (WC):	190,094	194,846
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00030 - East Social Center (EC)

01000 - Paving

213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)[nr:1]	2	19,665	20,157
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02000 - Concrete

406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	2	5,276	5,408
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08000 - Rehab

206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	115,569	118,458
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12000 - Pool

106 - Resurface 165 lf Pool	12	21,704	22,247
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606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	15	43,759	44,853
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734 - Equipment: Replacement Pool & Spa Equipment (50%)	5	20,262	20,769
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Total 12000 - Pool:	85,725	87,869
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13000 - Spa

114 - Resurface Spa	8	5,407	5,542
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20000 - Lighting

510 - Parking Lot 7 Parking Lot Lights	30	19,800	20,295
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27000 - Appliances

720 - Miscellaneous 12 Kitchen Appliances (33%)	5	9,351	9,584
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Reserve Component

Life
Useful *Current*
Replacement Cost *Forecast*
Inflated Cost @ 2.50%

2022

00030 - East Social Center (EC)

Total East Social Center (EC): 260,793 267,313

00040 - Las Campanas (LC)

02000 - Concrete

412 - Pool Deck 2 8,030 8,231
4,731 sf Pool/Spa Area Concrete Repair (7.5%)

03500 - Painting: Interior

118 - Building 10 18,637 19,103
21,900 sf All Interior Spaces

12000 - Pool

112 - Resurface 12 41,817 42,862
264 lf Pool

738 - Equipment: Replacement 5 24,445 25,057
Pool & Spa Equipment (50%)

Total 12000 - Pool: 66,262 67,919

17000 - Tennis Court

120 - Reseal 4 9,876 10,123
14,000 sf [2] Tennis Courts

25000 - Flooring

620 - Vinyl 15 83,794 85,889
540 Sq. Yds. Clubhouse

Total Las Campanas (LC): 186,599 191,265

00050 - Desert Hills (DH)

02000 - Concrete

414 - Pool Deck 5 10,151 10,405
5,981 sf Pool/Spa Area Concrete Repair (7.5%)

05000 - Roofing

946 - Coating 5 14,235 14,591
13,700 sf Low Slope Roof Recoating

08000 - Rehab

218 - Locker Rooms 28 128,912 132,134
2 Men's & Women's

222 - Bathrooms 20 16,557 16,971
Add Companion Bathroom

Total 08000 - Rehab: 145,469 149,105

12000 - Pool

742 - Equipment: Replacement 5 27,335 28,018
Pool & Spa Equipment (50%)

13000 - Spa

122 - Resurface 8 8,704 8,922
Spa

14000 - Recreation

140 - Sauna: Wood Kit 25 6,461 6,623
Sauna

220 - Exercise: Cardio Equipment 3 18,438 18,899
13 Fitness Center Cardio Machines (25%)

Total 14000 - Recreation: 24,899 25,522

17000 - Tennis Court

130 - Reseal 4 19,752 20,246
28,800 sf [4] Tennis Courts

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
00050 - Desert Hills (DH)			
23000 - Mechanical Equipment			
216 - HVAC 4 Rooftop Carrier Units- 2005	15	55,998	57,398
296 - HVAC 3 Rooftop Carrier Units- 2007	15	36,824	37,745
Total 23000 - Mechanical Equipment:		92,822	95,143
24600 - Safety / Access			
220 - Fire Control Misc Fire Alarm System	20	19,384	19,869
25000 - Flooring			
440 - Tile 975 sf Clubhouse Walls & Floors	20	29,076	29,803
Total Desert Hills (DH):		391,827	401,624
00060 - Canoa Hills (CH)			
03500 - Painting: Interior			
130 - Building 22,750 sf All Interior Spaces	10	19,360	19,844
08000 - Rehab			
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	165,789	169,933
330 - Restrooms 2 Restrooms	20	73,701	75,544
Total 08000 - Rehab:		239,490	245,477
24000 - Furnishings			
620 - Miscellaneous Lobby Furniture	12	9,051	9,278
25000 - Flooring			
450 - Tile 6,475 sf Clubhouse Walls & Floors	20	88,436	90,647
26000 - Outdoor Equipment			
848 - Shade Structure 200 sf Tennis Court Shade Canopy	15	4,413	4,523
Total Canoa Hills (CH):		360,750	369,769
00070 - Santa Rita Springs (SRS)			
01000 - Paving			
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	5	7,413	7,598
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	25	105,508	108,146
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	25	40,207	41,213
Total 01000 - Paving:		153,128	156,957
03000 - Painting: Exterior			
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	4	12,541	12,855
03500 - Painting: Interior			
136 - Building 35,500 sf All Interior Spaces	10	30,211	30,966

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
00070 - Santa Rita Springs (SRS)			
04000 - Structural Repairs			
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	10	23,932	24,530
23000 - Mechanical Equipment			
452 - HVAC 2 Carrier Units- 2007	15	30,284	31,041
24500 - Audio / Visual			
160 - Projector 3 Projectors (33%)	4	1,313	1,346
25000 - Flooring			
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	10	55,965	57,364
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	10	15,990	16,390
460 - Tile 1,825 sf Clubhouse Walls & Floors	20	24,926	25,549
Total 25000 - Flooring:		96,881	99,303
Total Santa Rita Springs (SRS):		348,290	356,998
00080 - Canoa Ranch (CR)			
03500 - Painting: Interior			
142 - Building 26,200 sf All Interior Spaces	10	16,685	17,102
12000 - Pool			
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	15	40,731	41,749
754 - Equipment: Replacement Pool & Spa Equipment (50%)	5	21,871	22,418
Total 12000 - Pool:		62,602	64,167
Total Canoa Ranch (CR):		79,287	81,269
00090 - Abrego South (AS)			
12000 - Pool			
758 - Equipment: Replacement Pool & Spa Equipment (50%)	5	17,630	18,071
13000 - Spa			
138 - Resurface Spa	8	5,043	5,169
Total Abrego South (AS):		22,673	23,240
00100 - Continental Vistas (CV)			
12000 - Pool			
762 - Equipment: Replacement Pool & Spa Equipment (50%)	5	18,326	18,784
948 - Furniture: Misc Pool Area Furniture	6	7,354	7,538
Total 12000 - Pool:		25,680	26,322
Total Continental Vistas (CV):		25,680	26,322
00110 - Madera Vista (MV)			
02000 - Concrete			
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	2	6,359	6,518

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00010 - Administrative Offices			
05000 - Roofing			
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	20	76,621	80,500
930 - Coating 7,900 sf Low Slope Roof Recoating	5	7,270	7,638
Total 05000 - Roofing:		83,891	88,138
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	12,764	13,411
240 - Computers, Misc. Office Computer Work Stations	1	18,395	19,326
270 - Network Equipment Routers & Switches	1	6,150	6,461
Total 22000 - Office Equipment:		37,309	39,198
Total Administrative Offices:		121,200	127,336
00020 - West Social Center (WC)			
08000 - Rehab			
306 - Restrooms 4 Shops & Auditorium Restrooms	20	69,016	72,510
23000 - Mechanical Equipment			
404 - HVAC 4 Rooftop Carrier/American Units- 2008	15	57,784	60,710
900 - Miscellaneous Woodshop Dust Collector	15	19,384	20,365
Total 23000 - Mechanical Equipment:		77,168	81,075
24000 - Furnishings			
504 - Miscellaneous 500 Auditorium Unpadded Chairs	10	30,750	32,307
25000 - Flooring			
410 - Tile 1,618 sf Clubhouse Walls & Floors	20	22,830	23,986
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	15	78,871	82,864
Total 25000 - Flooring:		101,701	106,850
Total West Social Center (WC):		278,635	292,742
00030 - East Social Center (EC)			
14000 - Recreation			
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	3	27,160	28,535
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	8	38,498	40,446
Total 14000 - Recreation:		65,658	68,981
17000 - Tennis Court			
110 - Reseal 14,400 sf [2] Tennis Courts	4	10,296	10,817
17500 - Basketball / Sport Court			
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	2	19,400	20,382

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00030 - East Social Center (EC)			
23000 - Mechanical Equipment			
384 - HVAC Rooftop Carrier Unit #8- 2008	15	19,437	20,421
28000 - Water System			
138 - Backflow Valves 4" Backflow	12	8,330	8,752
Total East Social Center (EC):		123,121	129,353
00040 - Las Campanas (LC)			
14000 - Recreation			
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	3	35,639	37,444
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (50%)	8	38,445	40,391
Total 14000 - Recreation:		74,084	77,835
23000 - Mechanical Equipment			
212 - HVAC 11 Rooftop Trane Units- 2008	15	157,673	165,655
28000 - Water System			
130 - Backflow Valves 4" Backflow	12	7,814	8,209
Total Las Campanas (LC):		239,571	251,699
00050 - Desert Hills (DH)			
04500 - Decking/Balconies			
200 - Resurface 1,778 sf Second Floor Deck	18	28,020	29,439
08000 - Rehab			
324 - Restrooms 2 Auditorium Lobby Restrooms	20	31,519	33,114
25000 - Flooring			
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	15	16,650	17,493
27000 - Appliances			
740 - Miscellaneous 13 Kitchen Appliances (33%)	5	17,687	18,583
28000 - Water System			
150 - Backflow Valves 6" Backflow	12	10,182	10,698
Total Desert Hills (DH):		104,058	109,327
00060 - Canoa Hills (CH)			
12000 - Pool			
746 - Equipment: Replacement Pool & Spa Equipment (50%)	5	28,056	29,477
14000 - Recreation			
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	3	26,942	28,306
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	8	45,256	47,547
Total 14000 - Recreation:		72,198	75,853

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00060 - Canoa Hills (CH)			
23000 - Mechanical Equipment			
220 - HVAC 6 Rooftop Carrier Units- 2007	15	51,300	53,897
24500 - Audio / Visual			
812 - Stage Risers 288 sf [6] Saguaro Room Risers	30	3,993	4,195
25000 - Flooring			
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	10	17,559	18,448
27000 - Appliances			
760 - Miscellaneous 18 Kitchen Appliances (33%)	5	23,919	25,130
28000 - Water System			
154 - Backflow Valves 6" Backflow	12	10,182	10,698
Total Canoa Hills (CH):		207,207	217,698
00070 - Santa Rita Springs (SRS)			
02000 - Concrete			
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	2	10,330	10,853
04500 - Decking/Balconies			
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	5	25,812	27,119
08000 - Rehab			
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	126,075	132,458
472 - Cabinets 2 Art & Clay Counters & Cabinets	20	19,517	20,505
Total 08000 - Rehab:		145,592	152,963
12000 - Pool			
130 - Resurface 240 lf Pool	10	31,226	32,807
750 - Equipment: Replacement Pool & Spa Equipment (50%)	5	27,675	29,076
Total 12000 - Pool:		58,901	61,883
14000 - Recreation			
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (50%)	8	32,307	33,942
27000 - Appliances			
780 - Miscellaneous 10 Kitchen Appliances (33%)	5	12,341	12,965
Total Santa Rita Springs (SRS):		285,283	299,725
00080 - Canoa Ranch (CR)			
01000 - Paving			
132 - Asphalt: Sealing 64,068 sf Drives & Parking	5	11,227	11,795
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	5	5,890	6,188
Total 01000 - Paving:		17,117	17,983

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00080 - Canoa Ranch (CR)			
03000 - Painting: Exterior			
406 - Wrought Iron 614 lf Metal Fencing & Railings	4	6,251	6,567
08000 - Rehab			
234 - Restrooms Companion Restroom Remodel	20	16,557	17,395
14000 - Recreation			
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)	8	58,796	61,772
17500 - Basketball / Sport Court			
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	4	3,572	3,753
23000 - Mechanical Equipment			
236 - HVAC 6 Rooftop HVAC Units- 2008	15	81,318	85,435
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	15	16,971	17,830
Total 23000 - Mechanical Equipment:		98,289	103,265
Total Canoa Ranch (CR):		200,582	210,735
00100 - Continental Vistas (CV)			
02000 - Concrete			
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	2	7,941	8,343
Total Continental Vistas (CV):		7,941	8,343
00110 - Madera Vista (MV)			
12000 - Pool			
766 - Equipment: Replacement Pool & Spa Equipment (50%)	5	16,816	17,667
17000 - Tennis Court			
540 - Reseal 7,200 sf Tennis Court	4	4,938	5,188
Total Madera Vista (MV):		21,754	22,855
00120 - Casa Paloma I (CPI)			
01000 - Paving			
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	25	40,290	42,330
12000 - Pool			
770 - Equipment: Replacement Pool & Spa Equipment (50%)	5	20,667	21,713
Total Casa Paloma I (CPI):		60,957	64,043
00130 - Casa Paloma II (CPII)			
02000 - Concrete			
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	2	9,832	10,330
Total Casa Paloma II (CPII):		9,832	10,330
00140 - Abrego North (AN)			
01000 - Paving			
420 - Asphalt: Major Repairs 14,105 sf Parking Area	25	79,727	83,763

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00140 - Abrego North (AN)			
02000 - Concrete			
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	5	6,141	6,452
08000 - Rehab			
238 - Restrooms Companion Restroom Remodel	20	16,557	17,395
Total Abrego North (AN):		102,425	107,610
00700 - Facility Maintenance Shop (FMS)			
05000 - Roofing			
982 - Coating 1,400 sf Low Slope Roof Recoating	5	4,118	4,327
25000 - Flooring			
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	10	6,556	6,888
Total Facility Maintenance Shop (FMS):		10,674	11,215
00800 - General			
30000 - Miscellaneous			
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	10	84,856	89,151
866 - Vehicle 2017 Ford Escape- #36	3	30,750	32,307
Total 30000 - Miscellaneous:		115,606	121,458
Total General:		115,606	121,458
Total 2023:		1,888,846	1,984,469

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 2021 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, 2020. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$7,906,632 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 2021, and estimates an ending reserve fund balance. Again, see Section III and the 2021 ending reserve balance estimate of \$7,827,475.

"Re-building" the first year of the study as mentioned above simply means using the 2021 adopted budget for the 2021 reserve contribution. Finally, the 2021 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

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices						
01000 - Paving						
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	5,833	5	5	972	1,196	891
101 - Asphalt: Sealing Parking Lots- Seal, Stripe[nr:1]	2,642	1	0	2,642	0	0
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	5,717	5	5	953	1,172	873
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	19,994	25	24	800	1,639	1,172
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	17,183	25	24	687	1,409	1,007
03000 - Painting: Exterior						
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	10,022	10	7	3,007	4,109	965
03500 - Painting: Interior						
100 - Building 16,167 sf All Interior Spaces	13,758	10	5	6,879	8,461	1,261
04000 - Structural Repairs						
900 - Doors 41 Exterior & Interior Doors (25%)	17,230	10	3	12,061	14,129	1,503
05000 - Roofing						
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	76,621	20	2	68,959	74,610	3,260
930 - Coating 7,900 sf Low Slope Roof Recoating	7,270	5	2	4,362	5,962	1,237
08000 - Rehab						
300 - Restrooms 3 Main Bldg & Maint Restrooms	47,278	20	15	11,820	14,538	2,773
400 - Kitchen Kitchen	7,241	20	3	6,155	6,680	316
22000 - Office Equipment						
200 - Computers, Misc. 5 IT Servers (20%)	12,764	1	0	12,764	13,083	10,340
240 - Computers, Misc. Office Computer Work Stations	18,395	1	0	18,395	18,855	14,901
270 - Network Equipment Routers & Switches	6,150	1	0	6,150	6,304	4,982
23000 - Mechanical Equipment						
200 - HVAC 3 Rooftop Carrier Units- 2010	41,999	15	4	30,799	34,439	2,503
280 - HVAC Rooftop Rheem Unit #5- 2017	10,769	15	11	2,872	3,679	763
314 - HVAC Rooftop Carrier Unit #6- 2005	9,351	15	12	1,870	2,556	679
348 - HVAC 3 IT Room Trane & Gree Units- 2013	7,880	15	7	4,203	4,846	506
376 - HVAC Marvair Unit- 2018	6,724	15	12	1,345	1,838	488
25000 - Flooring						
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	14,591	10	5	7,295	8,973	1,337
400 - Tile 1,096 sf Floors	8,688	20	4	6,950	7,569	388

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices						
28000 - Water System						
134 - Backflow Valves 4" Backflow	5,440	12	0	5,440	465	367
Sub-total Administrative Offices	373,540			217,380	236,512	52,514
00020 - West Social Center (WC)						
01000 - Paving						
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	7,587	5	4	1,517	3,111	1,357
108 - Asphalt: Sealing 75,321 sf West Parking Lot	12,810	5	4	2,562	5,252	2,291
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	6,924	5	4	1,385	2,839	1,238
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	78,685	25	6	59,801	64,522	2,957
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	136,111	25	11	76,222	83,708	5,787
02000 - Concrete						
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	7,214	5	3	2,886	4,437	1,259
03000 - Painting: Exterior						
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	61,551	10	9	6,155	12,618	6,227
03500 - Painting: Interior						
106 - Building 24,000 sf All Interior Spaces	20,424	10	1	18,382	20,935	1,696
04000 - Structural Repairs						
904 - Doors 72 Exterior & Interior Doors (25%)	30,258	10	3	21,181	24,812	2,639
05000 - Roofing						
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	7,880	30	26	1,051	1,346	404
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	231,505	20	8	138,903	154,240	11,424
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	16,390	30	25	2,732	3,360	820
934 - Coating 33,900 sf Low Slope Roof Recoating	39,425	5	3	15,770	24,246	6,878
935 - Coating Shuffleboard/Locker Room (2021 Only)[nr:1]	1,589	1	0	1,589	0	0
08000 - Rehab						
100 - General Tennis Ramada	6,223	20	5	4,667	5,103	285
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	94,556	20	5	70,917	77,536	4,333
306 - Restrooms 4 Shops & Auditorium Restrooms	69,016	20	2	62,114	67,204	2,937
460 - Cabinets 2 Woodshop & Lapidary	9,730	20	5	7,298	7,979	446
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	18,369	25	0	18,369	753	595
12000 - Pool						
100 - Resurface 250 lf Pool	45,256	12	4	30,170	34,790	3,372
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	45,102	15	5	30,068	33,902	2,756
728 - Equipment: Replacement Pool Digital Clocks	3,152	10	8	630	969	311
730 - Equipment: Replacement Pool & Spa Equipment (50%)	26,836	5	1	21,468	27,506	4,456

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
14000 - Recreation						
700 - Billiard Table 4 Billiards Room Tables	29,456	25	22	3,535	4,831	1,643
17000 - Tennis Court						
100 - Reseal 43,200 sf [6] Tennis Courts	29,600	4	0	29,600	7,585	5,994
500 - Resurface 43,200 sf [6] Tennis Courts	134,346	21	13	51,179	59,016	7,144
600 - Lighting 20 Court Lights	83,902	30	1	81,106	86,000	2,322
724 - Screen 8,685 sf Tennis Court Fence Screens	4,745	5	3	1,898	2,918	828
17500 - Basketball / Sport Court						
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	17,650	8	6	4,413	6,784	2,073
19000 - Fencing						
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	67,713	30	6	54,170	57,838	2,120
20000 - Lighting						
200 - Pole Lights 15 Walkway Lights	28,367	30	15	14,183	15,507	1,109
500 - Parking Lot 25 Parking Lot Lights	70,713	60	28	37,714	39,865	1,906
23000 - Mechanical Equipment						
204 - HVAC 2 Rooftop Carrier Units- 2006	67,300	15	0	67,300	4,599	3,634
284 - HVAC 2 Rooftop Carrier Units- 2013	28,262	15	7	15,073	17,381	1,814
320 - HVAC Rooftop Carrier Unit #4- 2018	22,615	15	12	4,523	6,181	1,642
324 - HVAC Rooftop Carrier Unit #10- 2019	14,000	15	13	1,867	2,870	1,042
352 - HVAC 3 Rooftop Carrier/American Units- 2009	39,031	15	3	31,225	34,672	2,270
380 - HVAC Rooftop Carrier Unit #7- 2010	19,437	15	4	14,253	15,938	1,159
404 - HVAC 4 Rooftop Carrier/American Units- 2008	57,784	15	2	50,080	55,280	3,278
420 - HVAC Tennis Ramada Carrier Unit #15- 2007	5,673	15	1	5,295	5,815	314
440 - HVAC 5 Gree HVAC Units- 2012	14,350	15	6	8,610	9,806	899
900 - Miscellaneous Woodshop Dust Collector	19,384	15	2	16,799	18,544	1,100
24000 - Furnishings						
500 - Miscellaneous 550 Auditorium Padded Chairs	81,744	10	8	16,349	25,136	8,068
504 - Miscellaneous 500 Auditorium Unpadded Chairs	30,750	10	2	24,600	28,367	2,617
508 - Tables 175 Auditorium Tables	55,934	10	4	33,561	40,133	5,001
24500 - Audio / Visual						
100 - Speakers Auditorium	26,266	15	12	5,253	7,179	1,908
108 - Lighting Console Auditorium Control Room	3,677	10	7	1,103	1,508	354
116 - Miscellaneous Auditorium Total Induction Loop	16,810	30	18	6,724	7,466	708
220 - PA System Auditorium Bldg	56,570	10	5	28,285	34,791	5,185
224 - Projector 3 Auditorium Projectors (33%)	11,173	10	7	3,352	4,581	1,076

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
24500 - Audio / Visual						
400 - Stage Lights Stage Lighting	10,183	20	1	9,674	10,437	423
600 - Stage Curtains Stage Curtains	9,666	15	5	6,444	7,265	591
740 - Piano Auditorium Petrof Grand	43,076	30	12	25,845	27,963	1,564
764 - Piano Auditorium Yamaha Upright	9,650	30	12	5,790	6,264	350
800 - Stage Risers Auditorium Stage	18,911	30	26	2,522	3,231	970
24600 - Safety / Access						
200 - Fire Control Misc Fire Alarm System	43,076	20	1	40,922	44,153	1,788
25000 - Flooring						
210 - Carpeting 448 Sq. Yds. West Center Carpet	18,471	10	0	18,471	1,893	1,496
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,252	10	7	1,276	1,743	409
410 - Tile 1,618 sf Clubhouse Walls & Floors	22,830	20	2	20,547	22,231	971
414 - Tile 682 sf Green Room Dressing & Restrooms	9,623	20	16	1,925	2,466	579
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	78,871	15	2	68,355	75,453	4,475
26000 - Outdoor Equipment						
400 - Bleachers 5 Courtyard & Tennis	10,506	25	22	1,261	1,723	586
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	10,987	15	12	2,197	3,003	798
840 - Shade Structure 680 sf Pool Deck Shade Canopy	15,003	15	12	3,001	4,101	1,090
844 - Shade Structure 1,205 sf [4] Tennis Court Shade Canopies	26,586	15	11	7,090	9,084	1,884
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018	6,067	30	27	607	829	319
27000 - Appliances						
700 - Miscellaneous 24 Kitchen Appliances (33%)	27,018	5	3	10,807	16,616	4,714
701 - Miscellaneous Appliances (2021 Only)[nr:1]	11,808	1	0	11,808	0	0
702 - Stove 2 Vulcan 10-Burner & 6-Burner	6,976	20	17	1,046	1,430	430
28000 - Water System						
158 - Backflow Valves 4" Backflow	5,631	12	0	5,631	481	380
30000 - Miscellaneous						
240 - Maintenance Equipment 2 Portable Lifts	22,628	20	5	16,971	18,555	1,037
Sub-total West Social Center (WC)	2,425,664			1,470,075	1,520,683	156,530
00030 - East Social Center (EC)						
01000 - Paving						
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	9,712	5	3	3,885	5,973	1,694
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	6,447	5	3	2,579	3,965	1,125
213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)[nr:1]	19,665	2	1	9,833	20,157	8,164
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	50,417	25	10	30,250	33,074	2,091
316 - Asphalt: Overlay w/ Interlayer	102,573	25	18	28,720	33,644	5,184

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
01000 - Paving						
56,762 sf West & North Parking Lots & N Driveway						
02000 - Concrete						
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,276	2	1	2,638	5,408	2,190
03000 - Painting: Exterior						
112 - Stucco 13,905 sf Building Exterior	18,165	10	7	5,450	7,448	1,749
03500 - Painting: Interior						
112 - Building 17,350 sf All Interior Spaces	13,445	10	0	13,445	1,378	1,089
04000 - Structural Repairs						
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	24,374	10	3	17,062	19,987	2,126
05000 - Roofing						
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	70,681	20	3	60,079	65,203	3,083
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	70,681	20	8	42,408	47,091	3,488
938 - Coating 20,700 sf Low Slope Roof Recoating	11,616	5	3	4,646	7,144	2,027
08000 - Rehab						
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	115,569	20	1	109,790	118,458	4,798
214 - Restrooms Pool Patio Companion Restroom	8,615	20	5	6,461	7,064	395
312 - Restrooms 2 Lobby Hallway Restrooms	31,519	20	5	23,639	25,845	1,444
12000 - Pool						
106 - Resurface 165 lf Pool	21,704	12	1	19,895	22,247	1,502
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	7,008	10	9	701	1,437	709
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	43,759	15	1	40,842	44,853	2,422
734 - Equipment: Replacement Pool & Spa Equipment (50%)	20,262	5	1	16,210	20,769	3,365
924 - Furniture: Misc Pool Area Furniture	7,920	6	4	2,640	4,059	1,180
13000 - Spa						
114 - Resurface Spa	5,407	8	1	4,731	5,542	561
14000 - Recreation						
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	27,160	3	2	9,053	18,559	7,705
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	38,498	8	2	28,873	34,527	4,095
720 - Billiard Table 2 Billiards Room	18,153	25	0	18,153	744	588
17000 - Tennis Court						
110 - Reseal 14,400 sf [2] Tennis Courts	10,296	4	2	5,148	7,915	2,191
510 - Resurface 14,400 sf [2] Tennis Courts	44,782	20	10	22,391	25,246	2,322
17500 - Basketball / Sport Court						
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	19,400	2	0	19,400	9,943	7,857
19000 - Fencing						
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	13,578	30	24	2,716	3,247	663
114 - Chain Link: 6'	13,578	30	27	1,358	1,856	714

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
19000 - Fencing						
600 If South Pickleball Court Fencing- 2018						
130 - Chain Link: 10' 540 If Tennis Court Fence	21,996	30	10	14,664	15,782	760
200 - Wrought Iron: 5' 415 If Pool Perimeter Fence	15,962	30	5	13,302	14,180	488
20000 - Lighting						
510 - Parking Lot 7 Parking Lot Lights	19,800	30	1	19,140	20,295	548
604 - Sports Field / Court 8 Pickleball Court Lights	26,055	10	8	5,211	8,012	2,572
23000 - Mechanical Equipment						
288 - HVAC 4 Rooftop Carrier Units- 2018	41,195	15	12	8,239	11,260	2,992
326 - HVAC Rooftop Carrier Unit #3- 2009	19,437	15	3	15,549	17,266	1,130
356 - HVAC Rooftop Carrier Unit #4	8,456	15	14	564	1,156	645
384 - HVAC Rooftop Carrier Unit #8- 2008	19,437	15	2	16,845	18,594	1,103
408 - HVAC 5 Rooftop Carrier Units- 2011	55,132	15	5	36,754	41,441	3,368
424 - HVAC 2 Rooftop Carrier Units- 2018	17,650	15	12	3,530	4,824	1,282
24000 - Furnishings						
520 - Miscellaneous Tables & Chairs	29,982	10	4	17,989	21,512	2,681
24500 - Audio / Visual						
300 - PA System Sound Rack- Sound System	10,000	10	0	10,000	1,025	810
744 - Piano East Auditorium Yamaha Upright	9,650	25	9	6,176	6,726	390
24600 - Safety / Access						
100 - Fire Equipment Alarm & Sprinkler System	19,384	20	4	15,507	16,888	867
101 - Fire Equipment Pendants (2021 Only)[nr:1]	7,225	1	0	7,225	0	0
25000 - Flooring						
220 - Carpeting 850 Sq. Yds. East Center Carpet	23,979	10	0	23,979	2,458	1,942
420 - Tile 4,200 sf Clubhouse Walls & Floors	47,524	20	5	35,643	38,970	2,178
421 - Tile Kitchen Tile (2021 Only)[nr:1]	6,507	1	0	6,507	0	0
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	9,849	15	0	9,849	673	532
27000 - Appliances						
720 - Miscellaneous 12 Kitchen Appliances (33%)	9,351	5	1	7,480	9,584	1,553
28000 - Water System						
138 - Backflow Valves 4" Backflow	8,330	12	2	6,942	7,827	591
Sub-total East Social Center (EC)	1,277,161			834,092	861,255	102,952
00040 - Las Campanas (LC)						
01000 - Paving						
116 - Asphalt: Sealing 70,468 sf Parking Lot	11,105	5	5	1,851	2,277	1,696
117 - Asphalt: Sealing 48,452 sf East & South Lots (2021 Only)[nr:1]	7,720	1	0	7,720	0	0
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	6,478	5	5	1,080	1,328	990

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)						
01000 - Paving						
320 - Asphalt: Overlay 27,246 sf North Parking Lot	28,875	25	0	28,875	1,184	936
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	80,357	25	14	35,357	39,536	3,679
02000 - Concrete						
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	8,030	2	1	4,015	8,231	3,334
03000 - Painting: Exterior						
118 - Stucco 18,180 sf Building Exterior	25,047	10	8	5,009	7,702	2,472
03500 - Painting: Interior						
118 - Building 21,900 sf All Interior Spaces	18,637	10	1	16,773	19,103	1,547
04000 - Structural Repairs						
912 - Doors 76 Exterior & Interior Doors (25%)	31,939	10	3	22,357	26,190	2,786
05000 - Roofing						
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	135,215	20	3	114,933	124,736	5,898
942 - Coating 19,800 sf Low Slope Roof Recoating	20,573	5	3	8,229	12,653	3,589
08000 - Rehab						
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	126,075	20	4	100,860	109,843	5,636
216 - Restrooms 2 Hallway Restrooms	33,114	20	6	23,180	25,457	1,555
220 - Restrooms Companion Restroom	16,557	20	6	11,590	12,728	778
318 - Restrooms 2 Racquetball Court Restrooms	13,860	20	18	1,386	2,131	876
406 - Kitchen Clubhouse Kitchen	8,077	10	5	4,038	4,967	740
560 - Operable Wall/Partition 1,296 sf [2] Agave	51,319	25	12	26,686	29,457	2,236
12000 - Pool						
112 - Resurface 264 lf Pool	41,817	12	1	38,332	42,862	2,893
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,789	10	0	8,789	901	712
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	40,116	15	14	2,674	5,483	3,061
738 - Equipment: Replacement Pool & Spa Equipment (50%)	24,445	5	1	19,556	25,057	4,059
928 - Furniture: Misc Pool Area Furniture	8,582	6	4	2,861	4,398	1,279
13000 - Spa						
118 - Resurface Spa PebbleTec Resurface	6,461	8	4	3,231	4,139	722
14000 - Recreation						
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	35,639	3	2	11,880	24,354	10,110
211 - Exercise: Cardio Equipment Cybex Arc Trainer (2021 Only)[nr:1]	8,000	1	0	8,000	0	0
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (50%)	38,445	8	2	28,834	34,480	4,090
17000 - Tennis Court						
120 - Reseal 14,000 sf [2] Tennis Courts	9,876	4	1	7,407	10,123	2,050
520 - Resurface 14,000 sf [2] Tennis Courts	39,125	21	18	5,589	7,639	2,354

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)						
19000 - Fencing						
140 - Chain Link: 10' 600 lf Tennis Court Fence	23,759	30	10	15,839	17,047	821
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	12,116	30	6	9,693	10,349	379
20000 - Lighting						
520 - Parking Lot 8 North Parking Lot Lights	22,628	40	16	13,577	14,496	680
560 - Parking Lot 13 East Parking Lot Lights	36,771	40	29	10,112	11,307	1,524
23000 - Mechanical Equipment						
212 - HVAC 11 Rooftop Trane Units- 2008	157,673	15	2	136,650	150,840	8,946
292 - HVAC 4 Rooftop Carrier Units- 2010	51,796	15	4	37,984	42,473	3,087
328 - HVAC Rooftop Carrier Unit #16- 2014	10,769	15	8	5,025	5,887	709
612 - Water Heater 2 Rennai Tankless Heaters	11,144	12	0	11,144	952	752
24000 - Furnishings						
900 - Miscellaneous Tables, Chairs, Misc	49,375	10	6	19,750	25,305	4,638
24500 - Audio / Visual						
748 - Piano Ocotillo Room Yamaha Upright	11,412	25	8	7,760	8,422	451
804 - Stage Risers 4 Ocotillo Room- New	23,958	30	27	2,396	3,274	1,260
808 - Stage Risers 2 Ocotillo Room- Older	807	30	18	323	359	34
832 - Stage Curtains 2 Ocotillo Room	8,069	20	8	4,842	5,376	398
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	16,680	10	8	3,336	5,129	1,646
24600 - Safety / Access						
210 - Fire Control Misc Fire Alarm System	19,384	20	9	10,661	11,921	980
211 - Fire Control Misc Fire Panel (2021 Only)[nr:1]	8,833	1	0	8,833	0	0
25000 - Flooring						
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	17,189	10	4	10,314	12,333	1,537
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,260	10	6	2,104	2,696	494
430 - Tile 3,050 sf Clubhouse Walls & Floors	41,657	20	4	33,326	36,294	1,862
620 - Vinyl 540 Sq. Yds. Clubhouse	83,794	15	1	78,208	85,889	4,638
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	25,349	25	8	17,238	18,708	1,001
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	34,918	40	39	873	1,790	0
27000 - Appliances						
800 - Miscellaneous 13 Kitchen Appliances (33%)	19,084	5	3	7,633	11,736	3,329
801 - Miscellaneous Dishwasher/Refrig (2021 Only)[nr:1]	6,850	1	0	6,850	0	0
28000 - Water System						
130 - Backflow Valves 4" Backflow	7,814	12	2	6,511	7,342	554
Sub-total Las Campanas (LC)	1,591,365			1,012,074	1,076,881	109,801

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
01000 - Paving						
120 - Asphalt: Sealing 104,016 sf Drives & Parking	13,080	5	3	5,232	8,044	2,282
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	9,562	5	3	3,825	5,881	1,668
328 - Asphalt: Overlay w/ Interlayer 104,016 sf Drives & Parking	187,965	25	18	52,630	61,652	9,499
329 - Asphalt: Overlay w/ Interlayer Lower Parking Lot (2021 Only)[nr:1]	68,777	1	0	68,777	0	0
02000 - Concrete						
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	10,151	5	1	8,121	10,405	1,686
03000 - Painting: Exterior						
124 - Stucco 30,135 sf Building Exterior	48,757	10	6	19,503	24,988	4,580
03500 - Painting: Interior						
124 - Building 26,950 sf All Interior Spaces (50%)	13,885	5	0	13,885	2,846	2,249
04000 - Structural Repairs						
916 - Doors 54 Exterior & Interior Doors (25%)	22,693	10	3	15,885	18,609	1,980
04500 - Decking/Balconies						
200 - Resurface 1,778 sf Second Floor Deck	28,020	18	2	24,907	27,125	1,325
05000 - Roofing						
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	93,558	20	3	79,524	86,307	4,081
325 - Low Slope: Vinyl Roof Repairs (2021 Only)[nr:1]	5,860	1	0	5,860	0	0
946 - Coating 13,700 sf Low Slope Roof Recoating	14,235	5	1	11,388	14,591	2,364
08000 - Rehab						
218 - Locker Rooms 2 Men's & Women's	128,912	28	1	124,308	132,134	3,823
222 - Bathrooms Add Companion Bathroom	16,557	20	1	15,729	16,971	687
324 - Restrooms 2 Auditorium Lobby Restrooms	31,519	20	2	28,367	30,691	1,341
466 - Cabinets 40 lf Countertops & Cabinets	28,964	20	5	21,723	23,751	1,327
570 - Operable Wall/Partition 770 sf [4] Room Dividers	34,847	21	13	13,275	15,308	1,853
12000 - Pool						
118 - Resurface 260 lf Pool	41,185	12	17	2,288	2,483	2,820
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	12,923	10	6	5,169	6,623	1,214
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	193,164	25	21	30,906	39,599	10,512
742 - Equipment: Replacement Pool & Spa Equipment (50%)	27,335	5	1	21,868	28,018	4,539
932 - Furniture: Misc Pool Area Furniture	11,880	6	4	3,960	6,088	1,770
13000 - Spa						
122 - Resurface Spa	8,704	8	1	7,616	8,922	903
14000 - Recreation						
140 - Sauna: Wood Kit Sauna	6,461	25	1	6,203	6,623	215
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	18,438	3	1	12,292	18,899	5,103

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
14000 - Recreation						
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	25,012	8	3	15,633	19,228	2,727
740 - Billiard Table 3 Billiards Room Tables	26,492	25	3	23,313	24,981	924
744 - Billiard Table 2 Diamond Tables	18,153	25	0	18,153	744	588
17000 - Tennis Court						
130 - Reseal 28,800 sf [4] Tennis Courts	19,752	4	1	14,814	20,246	4,100
19000 - Fencing						
150 - Chain Link: 10' 960 lf Tennis Court Fence	38,014	30	10	25,343	27,275	1,314
20000 - Lighting						
210 - Pole Lights 7 Walkway Lights	7,722	20	5	5,792	6,332	354
218 - Landscape 25 Walkway Lights	10,506	20	13	3,677	4,308	587
264 - Bollard Lights 22 Walkway Bollard Lights	20,802	20	13	7,281	8,529	1,161
530 - Parking Lot 11 Parking Lot Lights	28,002	40	15	17,501	18,657	821
23000 - Mechanical Equipment						
216 - HVAC 4 Rooftop Carrier Units- 2005	55,998	15	1	52,265	57,398	3,100
296 - HVAC 3 Rooftop Carrier Units- 2007	36,824	15	1	34,369	37,745	2,038
332 - HVAC 3 Rooftop Carrier Units- 2009	37,822	15	3	30,258	33,599	2,200
360 - HVAC Rooftop Carrier Unit #8- 2018	10,892	15	12	2,178	2,977	791
388 - HVAC 3 Rooftop Carrier Units- 2013	38,768	15	7	20,676	23,842	2,489
412 - HVAC Rooftop Carrier Unit #11- 2019	10,626	15	13	1,417	2,178	791
428 - HVAC Rooftop Carrier Unit #16- 2018	10,892	15	12	2,178	2,977	791
444 - HVAC Ground Level Carrier Unit 17A/B- 2003	4,978	15	13	664	1,020	371
446 - HVAC Ground Level- Carrier 3-ton Unit	4,738	15	13	632	971	353
604 - Water Heater 2 Pool Equipment Area Water Heaters	7,564	12	4	5,043	5,815	564
632 - Water Heater Men's Restroom's Janitor's Closet	1,366	15	7	728	840	88
24000 - Furnishings						
540 - Miscellaneous Folding Tables & Chairs	25,344	10	4	15,206	18,184	2,266
24500 - Audio / Visual						
152 - Projector Stage- EIKI	6,930	10	9	693	1,421	701
174 - Projection Screen Stage- Electric Screen	9,044	20	18	904	1,390	571
308 - PA System Sound Rack- Sound System	17,380	10	0	17,380	1,781	1,408
752 - Piano Stage Yamaha Upright	11,134	25	9	7,126	7,760	451
820 - Stage Curtains 2 Stage Curtains	15,543	20	6	10,880	11,948	730
24600 - Safety / Access						
220 - Fire Control Misc Fire Alarm System	19,384	20	1	18,415	19,869	805

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
25000 - Flooring						
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	33,134	10	8	6,627	10,189	3,270
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	7,259	10	0	7,259	744	588
440 - Tile 975 sf Clubhouse Walls & Floors	29,076	20	1	27,622	29,803	1,207
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	16,650	15	2	14,430	15,929	945
710 - Hardwood Floors 500 sf Stage- Replace	8,484	50	10	6,787	7,131	176
27000 - Appliances						
160 - Ice Machine Tennis Courts	6,220	10	0	6,220	638	504
740 - Miscellaneous 13 Kitchen Appliances (33%)	17,687	5	2	10,612	14,504	3,011
28000 - Water System						
150 - Backflow Valves 6" Backflow	10,182	12	2	8,485	9,567	722
Sub-total Desert Hills (DH)	1,725,808			1,043,804	1,047,081	111,326
00060 - Canoa Hills (CH)						
01000 - Paving						
124 - Asphalt: Sealing 67,354 sf Parking Lot	11,556	5	5	1,926	2,369	1,765
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	9,907	5	5	1,651	2,031	1,513
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	125,784	25	0	125,784	5,157	4,076
02000 - Concrete						
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	8,079	2	3	2,020	2,760	1,762
03000 - Painting: Exterior						
130 - Stucco 10,940 sf Building Exterior	25,194	10	9	2,519	5,165	2,549
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,562	4	3	641	1,313	559
03500 - Painting: Interior						
130 - Building 22,750 sf All Interior Spaces	19,360	10	1	17,424	19,844	1,607
04000 - Structural Repairs						
920 - Doors 47 Exterior & Interior Doors (25%)	19,752	10	3	13,826	16,196	1,723
05000 - Roofing						
328 - Low Slope: Vinyl 227 Squares- Building Roof	131,171	20	9	72,144	80,670	6,635
950 - Coating 22,700 sf Low Slope Roof Recoating	18,420	5	0	18,420	3,776	2,984
08000 - Rehab						
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	165,789	20	1	157,499	169,933	6,883
330 - Restrooms 2 Restrooms	73,701	20	1	70,016	75,544	3,060
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	38,807	25	18	10,866	12,729	1,961
12000 - Pool						
124 - Resurface 274 lf Pool	49,600	12	3	37,200	42,367	3,606
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	50,510	10	5	25,255	31,064	4,629
746 - Equipment: Replacement Pool & Spa Equipment (50%)	28,056	5	2	16,834	23,006	4,775

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
12000 - Pool						
747 - Equipment: Replacement Equipment (2021 Only)[nr:1]	6,109	1	0	6,109	0	0
936 - Furniture: Misc Pool Area Furniture	11,879	6	4	3,960	6,088	1,770
13000 - Spa						
126 - Resurface Spa	5,542	8	5	2,078	2,840	635
14000 - Recreation						
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	26,942	3	2	8,981	18,411	7,643
235 - Exercise: Cardio Equipment Arc Trainer (2021 Only)[nr:1]	8,000	1	0	8,000	0	0
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	45,256	8	2	33,942	40,589	4,814
17000 - Tennis Court						
140 - Reseal 14,000 sf [2] Tennis Courts	9,430	4	3	2,358	4,833	2,057
504 - Resurface 14,000 sf [2] Tennis Courts	43,538	21	11	20,732	23,376	2,204
19000 - Fencing						
160 - Chain Link: 10' 580 lf Tennis Court Fence	22,967	30	10	15,311	16,479	794
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,154	30	5	5,128	5,467	188
20000 - Lighting						
220 - Pole Lights 24 Parking Lot & Walkway Lights	67,885	40	15	42,428	45,228	1,991
23000 - Mechanical Equipment						
220 - HVAC 6 Rooftop Carrier Units- 2007	51,300	15	2	44,460	49,077	2,911
230 - HVAC Rooftop Carrier Unit #4- 2021	8,550	15	0	8,550	584	462
340 - HVAC Rooftop Carrier Unit #5- 2005	8,550	15	0	8,550	584	462
364 - HVAC Rooftop Carrier Unit #10- 2006	8,740	15	0	8,740	597	472
600 - Water Heater Pool Eq Room Heater & Tank	13,577	12	4	9,051	10,437	1,012
24000 - Furnishings						
560 - Miscellaneous Folding Tables & Chairs	13,553	10	3	9,487	11,114	1,182
620 - Miscellaneous Lobby Furniture	9,051	12	1	8,297	9,278	626
24500 - Audio / Visual						
156 - Projector Saguaro Room- Panasonic	1,313	10	3	919	1,077	115
166 - Projection Screen Saguaro Room- Electric Screen	17,630	20	18	1,763	2,711	1,114
316 - PA System Sound Rack- Sound System	16,565	10	8	3,313	5,094	1,635
330 - Miscellaneous Sound Rack- Total Induction Loop	17,380	30	15	8,690	9,501	680
756 - Piano Saguaro Room Yamaha Upright	8,398	25	4	7,054	7,575	300
812 - Stage Risers 288 sf [6] Saguaro Room Risers	3,993	30	2	3,727	3,956	113
828 - Stage Curtains 2 Saguaro Stage Curtains	14,986	20	11	6,744	7,681	796
24600 - Safety / Access						
230 - Fire Control Misc Fire Alarm System	19,384	20	5	14,538	15,895	888

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
25000 - Flooring						
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,125	10	9	513	1,051	518
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	17,559	10	2	14,048	16,199	1,494
450 - Tile 6,475 sf Clubhouse Walls & Floors	88,436	20	1	84,015	90,647	3,671
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	104,351	40	9	80,872	85,568	2,639
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	20,844	10	9	2,084	4,273	2,109
26000 - Outdoor Equipment						
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	8,615	10	9	862	1,766	872
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,413	15	1	4,118	4,523	244
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	17,650	15	11	4,707	6,031	1,251
856 - Shade Structure 144 sf Metal Roofed Shade Structure	3,782	30	13	2,143	2,326	141
872 - Shade Structure Pool Area Wood Gazebo Structure	9,981	25	21	1,597	2,046	543
27000 - Appliances						
760 - Miscellaneous 18 Kitchen Appliances (33%)	23,919	5	2	14,352	19,614	4,071
28000 - Water System						
154 - Backflow Valves 6" Backflow	10,182	12	2	8,485	9,567	722
Sub-total Canoa Hills (CH)	1,559,781			1,084,731	1,036,005	103,225
00070 - Santa Rita Springs (SRS)						
01000 - Paving						
128 - Asphalt: Sealing 80,636 sf Parking Lots	9,980	5	0	9,980	2,046	1,617
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	7,413	5	1	5,930	7,598	1,231
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	105,508	25	1	101,288	108,146	3,504
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	40,207	25	1	38,599	41,213	1,335
02000 - Concrete						
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	10,330	2	2	3,443	5,294	2,930
03000 - Painting: Exterior						
136 - Stucco 28,540 sf Building Exterior	44,977	10	6	17,991	23,051	4,225
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	12,541	4	1	9,406	12,855	2,603
03500 - Painting: Interior						
136 - Building 35,500 sf All Interior Spaces	30,211	10	1	27,190	30,966	2,508
04000 - Structural Repairs						
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	23,932	10	1	21,539	24,530	1,987
924 - Doors 66 Exterior & Interior Doors (25%)	27,736	10	3	19,416	22,744	2,420
04500 - Decking/Balconies						
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	110,299	20	12	44,120	50,876	6,008
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	25,812	5	2	15,487	21,166	4,393

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)						
05000 - Roofing						
336 - Low Slope: Vinyl 68 Squares- Building Roof	39,293	20	3	33,399	36,248	1,714
604 - Pitched: Tile 84 Squares- Building Roof	57,364	30	8	42,067	45,079	1,887
954 - Coating 6,800 sf Low Slope Roof Recoating	21,012	5	3	8,405	12,923	3,666
08000 - Rehab						
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	126,075	20	2	113,467	122,766	5,365
336 - Restrooms 5 Restrooms	52,441	20	4	41,953	45,689	2,344
412 - Kitchen Art Kitchenette	4,356	20	4	3,485	3,795	195
472 - Cabinets 2 Art & Clay Counters & Cabinets	19,517	20	2	17,565	19,004	830
12000 - Pool						
130 - Resurface 240 lf Pool	31,226	10	2	24,981	28,806	2,657
408 - ADA Chair Lift Pool Area ADA Lift	3,481	10	8	696	1,070	344
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	37,315	15	0	37,315	2,550	2,015
750 - Equipment: Replacement Pool & Spa Equipment (50%)	27,675	5	2	16,605	22,694	4,711
940 - Furniture: Misc Pool Area Furniture	7,920	6	4	2,640	4,059	1,180
13000 - Spa						
130 - Resurface Spa	7,905	8	0	7,905	1,013	800
14000 - Recreation						
240 - Exercise: Cardio Equipment 12 Fitness Center Cardio Machines (25%)	18,805	3	3	4,701	6,425	4,101
241 - Exercise: Cardio Equipment Equipment (2021 Only)[nr:1]	11,200	1	0	11,200	0	0
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (50%)	32,307	8	2	24,230	28,975	3,437
19000 - Fencing						
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	11,154	30	0	11,154	381	301
20000 - Lighting						
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	23,114	25	7	16,642	18,006	890
230 - Pole Lights 10 Bridge Lights	16,688	25	7	12,016	13,000	643
280 - Pole Lights 5 2nd Level Deck- Pole Lights	6,566	25	7	4,728	5,115	253
23000 - Mechanical Equipment						
232 - HVAC 6 Miscellaneous Units- 2013	29,785	15	7	15,885	18,318	1,912
312 - HVAC Carrier Unit #8- 2016	6,803	15	10	2,268	2,789	470
316 - HVAC Carrier Unit #3- 2018	6,803	15	12	1,361	1,859	494
344 - HVAC 2 Carrier Units- 2019	13,577	15	13	1,810	2,783	1,011
368 - HVAC 2 Carrier Units- 2012	15,759	15	6	9,456	10,769	987
392 - HVAC 2 Carrier Units- 2018	11,682	15	12	2,336	3,193	848
416 - HVAC Carrier Unit #7- 2016	7,880	15	10	2,627	3,231	545

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)						
23000 - Mechanical Equipment						
436 - HVAC Carrier Unit #11- 2014	7,880	15	8	3,677	4,308	518
448 - HVAC 8 Rooftop Carrier Units- 2018	98,458	15	12	19,692	26,912	7,151
452 - HVAC 2 Carrier Units- 2007	30,284	15	1	28,265	31,041	1,676
616 - Water Heater Bradford White Water Heater	9,981	12	8	3,327	4,263	821
23500 - Elevator						
200 - Modernize/Overhaul Anza Building Elevator	128,176	25	23	10,254	15,766	7,329
300 - Cab Rehab Anza Elevator Cab	18,817	20	18	1,882	2,893	1,189
24000 - Furnishings						
600 - Miscellaneous Anza Room Furniture	57,928	10	0	57,928	5,938	4,692
24500 - Audio / Visual						
160 - Projector 3 Projectors (33%)	1,313	4	1	985	1,346	273
170 - Projection Screen Anza Room	9,035	20	3	7,680	8,335	394
324 - PA System Anza Room- Sound System	17,380	10	0	17,380	1,781	1,408
760 - Piano Anza Room Kawai Upright	7,310	25	17	2,339	2,698	360
24600 - Safety / Access						
240 - Fire Control Misc Fire Alarm System	32,307	20	4	25,845	28,147	1,444
241 - Fire Control Misc Sprinkler Pendants (2021 Only)[nr:1]	9,400	1	0	9,400	0	0
25000 - Flooring						
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	55,965	10	1	50,369	57,364	4,647
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	15,990	10	1	14,391	16,390	1,328
460 - Tile 1,825 sf Clubhouse Walls & Floors	24,926	20	1	23,680	25,549	1,035
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	26,767	40	15	16,730	17,834	785
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	14,592	10	5	7,296	8,974	1,337
26000 - Outdoor Equipment						
804 - Shade Structure 100 sf Small Shade Canopy	2,206	15	9	883	1,055	149
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	13,238	15	5	8,825	9,950	809
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	9,928	15	7	5,295	6,106	637
27000 - Appliances						
780 - Miscellaneous 10 Kitchen Appliances (33%)	12,341	5	2	7,404	10,119	2,100
781 - Miscellaneous Range (2021 Only)[nr:1]	2,000	1	0	2,000	0	0
28000 - Water System						
142 - Backflow Valves 4" Backflow #1	9,210	12	9	2,302	3,147	776
146 - Backflow Valves 4" Backflow #2	6,795	12	11	566	1,161	602
Sub-total Santa Rita Springs (SRS)	1,718,878			1,113,680	1,102,100	119,824

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)						
01000 - Paving						
132 - Asphalt: Sealing 64,068 sf Drives & Parking	11,227	5	2	6,736	9,206	1,911
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	5,890	5	2	3,534	4,830	1,002
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe	7,432	5	3	2,973	4,571	1,297
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	115,776	25	12	60,203	66,455	5,045
343 - Asphalt: Overlay w/ Interlayer 2021 Only[nr:1]	49,930	1	0	49,930	0	0
02000 - Concrete						
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	2,784	5	5	464	571	425
03000 - Painting: Exterior						
142 - Stucco 14,760 sf Building Exterior	13,646	10	7	4,094	5,595	1,314
406 - Wrought Iron 614 lf Metal Fencing & Railings	6,251	4	2	3,125	4,805	1,330
03500 - Painting: Interior						
142 - Building 26,200 sf All Interior Spaces	16,685	10	1	15,017	17,102	1,385
04000 - Structural Repairs						
606 - Metal Railings 350 lf Parking & Pickleball	9,899	20	7	6,434	7,103	477
928 - Doors 40 Exterior & Interior Doors (25%)	16,810	10	3	11,767	13,784	1,466
932 - Doors 3 Pool East Patio Doors	54,308	20	7	35,300	38,966	2,615
05000 - Roofing						
200 - Low Slope: BUR 133 Squares- Building Roof	55,893	20	7	36,331	40,103	2,691
608 - Pitched: Tile 45 Squares- Building Roof	30,731	30	17	13,317	14,700	1,263
958 - Coating 13,300 sf Low Slope Roof Recoating	21,111	5	3	8,445	12,983	3,683
08000 - Rehab						
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	136,581	20	7	88,778	97,997	6,576
234 - Restrooms Companion Restroom Remodel	16,557	20	2	14,901	16,123	705
12000 - Pool						
136 - Resurface 256 lf Pool	40,551	12	7	16,896	20,782	3,254
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	11,390	10	8	2,278	3,502	1,124
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	10,173	10	0	10,173	1,043	824
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	40,731	15	1	38,015	41,749	2,255
754 - Equipment: Replacement Pool & Spa Equipment (50%)	21,871	5	1	17,497	22,418	3,632
13000 - Spa						
134 - Resurface Spa	5,184	8	7	648	1,329	624
14000 - Recreation						
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	23,111	3	3	5,778	7,896	5,040
251 - Exercise: Cardio Equipment Cardio Machines (2021 Only)[nr:1]	15,000	1	0	15,000	0	0
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)	58,796	8	2	44,097	52,732	6,255

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)						
17500 - Basketball / Sport Court						
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	6,613	4	3	1,653	3,389	1,442
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	3,572	4	2	1,786	2,746	760
19000 - Fencing						
100 - Chain Link 788 lf Pickleball & Basketball Courts	26,749	30	19	9,808	10,967	1,155
230 - Wrought Iron: 6' 264 lf Patio Perimeter	10,753	30	17	4,660	5,144	442
23000 - Mechanical Equipment						
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	17,225	18	5	12,440	13,732	877
236 - HVAC 6 Rooftop HVAC Units- 2008	81,318	15	2	70,476	77,795	4,614
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	16,971	15	2	14,708	16,236	963
636 - Water Heater 2 Shop	11,557	15	4	8,475	9,477	689
24000 - Furnishings						
540 - Miscellaneous Tables & Chairs	8,800	10	0	8,800	902	713
24500 - Audio / Visual						
164 - Projector Amado Room- EIKI	1,313	10	3	919	1,077	115
24600 - Safety / Access						
250 - Fire Control Misc Fire Alarm System	19,384	20	7	12,600	13,908	933
25000 - Flooring						
280 - Carpeting 660 Sq. Yds. All Spaces	19,776	10	7	5,933	8,108	1,904
470 - Tile 2,231 sf Clubhouse Walls & Floors	63,110	20	0	63,110	3,234	2,556
26000 - Outdoor Equipment						
462 - Drinking Fountain 3 Drinking Fountains	8,825	15	3	7,060	7,840	513
808 - Shade Structure 500 sf [3] Shade Canopies	11,032	15	5	7,354	8,292	674
27000 - Appliances						
248 - Ice Machine Pickleball Courts	6,220	10	0	6,220	638	504
28000 - Water System						
162 - Backflow Valves 8" Backflow	14,473	12	10	2,412	3,709	1,251
Sub-total Canoa Ranch (CR)	1,126,010			750,146	693,538	76,295
00090 - Abrego South (AS)						
01000 - Paving						
147 - Asphalt: Sealing 14,200 sf 2020 Addition Area (2021 Only)[nr:1]	2,335	5	0	2,335	0	0
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area	7,493	5	3	2,997	4,608	1,307
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area	5,989	5	5	998	1,228	915
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	37,822	25	23	3,026	4,652	2,163
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	30,229	25	24	1,209	2,479	1,772
02000 - Concrete						
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	6,297	2	3	1,574	2,151	1,373

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (AS)						
03000 - Painting: Exterior						
200 - Surface Restoration 7,191 sf Exterior Surfaces	9,444	10	7	2,833	3,872	909
04000 - Structural Repairs						
936 - Doors 16 Exterior & Interior Doors (25%)	6,724	10	3	4,707	5,514	587
05000 - Roofing						
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	28,314	20	10	14,157	15,962	1,468
962 - Coating 4,900 sf Low Slope Roof Recoating	4,996	5	3	1,998	3,072	872
08000 - Rehab						
236 - Locker Rooms 2 Men's & Women's	73,544	20	5	55,158	60,306	3,370
342 - Restrooms 2 Restrooms	31,519	20	6	22,063	24,230	1,480
12000 - Pool						
140 - Resurface 170 lf Pool	23,081	12	5	13,464	15,772	1,763
422 - ADA Chair Lift Pool ADA Lift	4,056	10	8	811	1,247	400
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	47,242	10	0	47,242	4,842	3,827
758 - Equipment: Replacement Pool & Spa Equipment (50%)	17,630	5	1	14,104	18,071	2,928
944 - Furniture: Misc Pool Area Furniture	7,354	6	4	2,451	3,769	1,096
13000 - Spa						
138 - Resurface Spa	5,043	8	1	4,413	5,169	523
418 - ADA Chair Lift Spa ADA Lift	4,791	10	6	1,916	2,455	450
19000 - Fencing						
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	7,297	20	10	3,648	4,114	378
20000 - Lighting						
240 - Pole Lights 8 Shuffleboard Lights	10,862	20	5	8,146	8,906	498
23000 - Mechanical Equipment						
240 - HVAC 2 Rooftop Carrier Units- 2011	21,538	15	5	14,359	16,189	1,316
26000 - Outdoor Equipment						
480 - Drinking Fountain Drinking Fountain	3,152	20	5	2,364	2,585	144
812 - Shade Structure 564 [3] Volleyball Shade Canopies	12,444	15	11	3,318	4,252	882
880 - Shade Structure 264 sf Pool Shade Canopy	5,825	15	8	2,718	3,184	383
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	15,892	8	4	7,946	10,180	1,776
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	31,519	7	4	13,508	18,461	4,026
Sub-total Abrego South (AS)	462,429			253,464	247,271	36,606
00100 - Continental Vistas (CV)						
01000 - Paving						
404 - Asphalt: Overlay 6,726 sf Parking Lot	18,552	20	19	928	1,902	1,201
02000 - Concrete						
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	7,941	2	2	2,647	4,070	2,253

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00100 - Continental Vistas (CV)						
03000 - Painting: Exterior						
120 - Surface Restoration 3,600 sf Recreation Building & Walls	5,825	10	6	2,330	2,985	547
05000 - Roofing						
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	22,000	20	0	22,000	1,128	891
612 - Pitched: Tile 13 Squares- Pool Building Roof	14,000	30	0	14,000	478	378
966 - Coating 2,000 sf Low Slope Roof Recoating	5,883	5	4	1,177	2,412	1,052
08000 - Rehab						
242 - Locker Rooms 2 Men's & Women's	65,677	20	16	13,135	16,830	3,949
246 - Bathrooms Companion Restroom	19,384	20	16	3,877	4,967	1,165
12000 - Pool						
146 - Resurface 180 lf Pool	27,714	12	9	6,929	9,469	2,336
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	26,323	15	0	26,323	1,799	1,422
762 - Equipment: Replacement Pool & Spa Equipment (50%)	18,326	5	1	14,660	18,784	3,043
948 - Furniture: Misc Pool Area Furniture	7,354	6	1	6,129	7,538	1,018
13000 - Spa						
142 - Resurface Spa	7,561	8	0	7,561	969	766
23000 - Mechanical Equipment						
244 - HVAC Rooftop Carrier Unit #3- 2004	8,142	15	13	1,086	1,669	606
248 - HVAC 2 Rooftop Carrier Units- 2013	27,999	15	7	14,933	17,219	1,797
800 - Water Heater Building Water Heater	5,253	12	4	3,502	4,038	391
25000 - Flooring						
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	18,026	10	6	7,210	9,238	1,693
Sub-total Continental Vistas (CV)	305,961			148,426	105,495	24,509
00110 - Madera Vista (MV)						
01000 - Paving						
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	55,235	25	11	30,932	33,969	2,348
02000 - Concrete						
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	6,359	2	1	3,180	6,518	2,640
03000 - Painting: Exterior						
206 - Surface Restoration 4,020 sf Exterior Surfaces	6,842	10	7	2,053	2,805	659
05000 - Roofing						
616 - Pitched: Tile 39 Squares- Pool Building Roof	29,200	30	0	29,200	998	788
08000 - Rehab						
248 - Restrooms 2 Men's & Women's	15,759	20	18	1,576	2,423	996
480 - Shower Outdoor Pool Shower	8,615	15	1	8,041	8,830	477
12000 - Pool						
154 - Resurface 156 lf Pool	21,180	12	7	8,825	10,855	1,700
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	34,024	15	3	27,219	30,225	1,979

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00110 - Madera Vista (MV)						
12000 - Pool						
766 - Equipment: Replacement Pool & Spa Equipment (50%)	16,816	5	2	10,090	13,789	2,862
952 - Furniture: Misc Pool Area Furniture	7,354	6	4	2,451	3,769	1,096
13000 - Spa						
146 - Resurface Spa	4,728	8	3	2,955	3,635	516
17000 - Tennis Court						
540 - Reseal 7,200 sf Tennis Court	4,938	4	2	2,469	3,796	1,051
19000 - Fencing						
170 - Chain Link: 10' 360 lf Tennis Court Fence	14,183	30	10	9,456	10,177	490
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	15,478	30	5	12,899	13,750	473
20000 - Lighting						
250 - Sports Field / Court 4 Tennis Court Lights	10,506	20	18	1,051	1,615	664
25000 - Flooring						
434 - Tile Recreation Room & Storage	10,447	20	19	522	1,071	676
26000 - Outdoor Equipment						
816 - Shade Structure 264 sf Pool Shade Canopy	5,825	15	10	1,942	2,388	403
834 - Shade Structure 336 sf Pool Equip Shade Canopy	7,413	15	10	2,471	3,039	512
Sub-total Madera Vista (MV)	274,904			157,330	153,653	20,329
00120 - Casa Paloma I (CPI)						
01000 - Paving						
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	40,290	25	2	37,067	39,645	1,372
02000 - Concrete						
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	11,472	2	3	2,868	3,919	2,502
03000 - Painting: Exterior						
212 - Surface Restoration 7,470 sf Exterior Surfaces	9,810	10	5	4,905	6,033	899
05000 - Roofing						
344 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	35,248	20	3	29,961	32,517	1,537
970 - Coating 6,100 sf Low Slope Roof Recoating	14,499	5	3	5,799	8,917	2,529
08000 - Rehab						
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	107,625	20	19	5,381	11,032	6,969
256 - Restrooms Unisex Restroom	5,125	20	19	256	525	332
418 - Kitchen Clubhouse Kitchen	7,354	20	10	3,677	4,146	381
12000 - Pool						
160 - Resurface 200 lf Pool	27,154	12	7	11,314	13,917	2,179
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	52,021	15	1	48,553	53,321	2,879
770 - Equipment: Replacement Pool & Spa Equipment (50%)	20,667	5	2	12,400	16,947	3,518
956 - Furniture: Misc Pool Area Furniture	7,354	6	4	2,451	3,769	1,096

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00120 - Casa Paloma I (CPI)						
13000 - Spa						
150 - Resurface Spa	5,719	8	7	715	1,466	688
23000 - Mechanical Equipment						
256 - HVAC 2 Rooftop Carrier Units- 2011	17,650	15	5	11,767	13,267	1,078
25000 - Flooring						
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	11,275	20	19	564	1,156	730
26000 - Outdoor Equipment						
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	8,825	8	6	2,206	3,392	1,036
826 - Shade Structure 310 sf Pool Equip Shade Structure	8,142	30	24	1,628	1,947	398
Sub-total Casa Paloma I (CPI)	390,233			181,515	215,917	30,124
00130 - Casa Paloma II (CPII)						
02000 - Concrete						
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	9,832	2	2	3,277	5,039	2,789
04000 - Structural Repairs						
952 - Doors 14 Exterior & Interior Doors (25%)	5,883	10	3	4,118	4,824	513
05000 - Roofing						
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	33,500	20	0	33,500	1,717	1,357
974 - Coating 5,300 sf Low Slope Roof Recoating	7,769	5	3	3,108	4,778	1,355
08000 - Rehab						
260 - Locker Rooms 2 Men's & Women's	73,544	20	1	69,867	75,382	3,053
424 - Kitchen Clubhouse Kitchen	7,354	20	3	6,251	6,784	321
12000 - Pool						
166 - Resurface 180 lf Pool	24,439	10	5	12,220	15,030	2,240
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	41,876	15	1	39,085	42,923	2,318
774 - Equipment: Replacement Pool & Spa Equipment (50%)	20,041	5	1	16,033	20,542	3,328
960 - Furniture: Misc Pool Area Furniture	7,354	6	4	2,451	3,769	1,096
13000 - Spa						
154 - Resurface Spa	5,222	8	5	1,958	2,676	598
20000 - Lighting						
260 - Pole Lights 8 Shuffleboard Lights	10,862	30	0	10,862	371	293
23000 - Mechanical Equipment						
272 - HVAC 2 Rooftop Carrier Units- 2011	17,650	15	5	11,767	13,267	1,078
25000 - Flooring						
200 - Carpeting 1,284 sf Recreation Room	3,615	10	9	362	741	366
400 - Tile 281 sf Kitchenette & Storage Closet	3,772	20	19	189	387	244
26000 - Outdoor Equipment						
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	8,251	8	4	4,126	5,286	922
860 - Shade Structure 294 sf Pool Equip Shade Canopy	6,487	15	10	2,162	2,659	448

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00130 - Casa Paloma II (CPII)						
Sub-total Casa Paloma II (CPII)	287,452			221,334	206,177	22,321
00140 - Abrego North (AN)						
01000 - Paving						
420 - Asphalt: Major Repairs 14,105 sf Parking Area	79,727	25	2	73,348	78,451	2,714
02000 - Concrete						
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	6,141	5	2	3,685	5,036	1,045
03000 - Painting: Exterior						
218 - Surface Restoration 5,892 sf Exterior Surfaces	7,738	10	5	3,869	4,759	709
04000 - Structural Repairs						
820 - Shed Shed	10,047	10	9	1,005	2,060	1,016
05000 - Roofing						
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	12,135	20	5	9,101	9,950	556
978 - Coating 2,100 sf Low Slope Roof Recoating	2,395	5	3	958	1,473	418
08000 - Rehab						
238 - Restrooms Companion Restroom Remodel	16,557	20	2	14,901	16,123	705
266 - Locker Rooms 2 Men's & Women's	73,544	20	5	55,158	60,306	3,370
270 - General 795 sf Recreation Room Tile- 2017	9,447	20	16	1,889	2,421	568
12000 - Pool						
172 - Resurface 230 lf Pool	31,228	10	5	15,614	19,205	2,862
426 - ADA Chair Lift 2 Pool & Spa	12,923	10	6	5,169	6,623	1,214
778 - Equipment: Replacement Pool & Spa Equipment (50%)	20,041	5	1	16,033	20,542	3,328
964 - Furniture: Misc Pool Area Furniture	7,354	6	1	6,129	7,538	1,018
13000 - Spa						
158 - Resurface Spa	5,542	8	3	3,464	4,260	604
23000 - Mechanical Equipment						
200 - HVAC HVAC	6,250	15	14	417	854	477
400 - HVAC 2 Rooftop Rheem Units- 2005	12,454	15	14	830	1,702	950
26000 - Outdoor Equipment						
864 - Shade Structure 367 sf Pool Equip Shade Structure	9,639	30	22	2,571	2,964	448
868 - Shade Structure 378 sf [3] Pool Shade Canopies	8,340	15	11	2,224	2,849	591
Sub-total Abrego North (AN)	331,501			216,364	247,116	22,594
00200 - Pickleball Center						
01000 - Paving						
170 - Asphalt: Sealing 39,629 sf Parking Lot	6,885	5	0	6,885	1,411	1,115
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (1%)	1,457	5	5	243	299	223
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	71,613	25	24	2,865	5,872	4,197
04000 - Structural Repairs						
912 - Doors 7 Building Doors (50%)	5,740	20	19	287	588	372

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00200 - Pickleball Center						
05000 - Roofing						
370 - Low Slope: Single-Ply 12 Squares- Center Roof	8,195	15	14	546	1,120	625
08000 - Rehab						
100 - General Office, Storage, Breezeway	5,125	10	9	513	1,051	518
226 - Restrooms 2 Restrooms	15,375	10	9	1,538	3,152	1,555
17500 - Basketball / Sport Court						
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	39,680	2	1	19,840	40,672	16,473
19000 - Fencing						
174 - Chain Link: 4' 1,414 lf Court Fences	26,088	25	24	1,044	2,139	1,529
178 - Chain Link: 8' 1,871 lf Court Fences	61,369	25	24	2,455	5,032	3,597
780 - Gates 53 Court Gates	15,211	20	19	761	1,559	985
23000 - Mechanical Equipment						
470 - HVAC 3 Mini-split Units	8,764	15	14	584	1,198	669
870 - Septic System Septic System	7,687	20	19	384	788	498
24000 - Furnishings						
570 - Miscellaneous Interior/Exterior Furniture	20,500	10	9	2,050	4,203	2,074
970 - Miscellaneous 900 sf Artificial Turf	7,969	10	9	797	1,634	806
974 - Miscellaneous Entrance Gate	5,125	5	4	1,025	2,101	916
26000 - Outdoor Equipment						
884 - Shade Structure 3,510 sf [2] Shade Structures	11,152	7	6	1,593	3,266	1,497
Sub-total Pickleball Center	317,935			43,408	76,085	37,648
00700 - Facility Maintenance Shop (FMS)						
01000 - Paving						
136 - Asphalt: Sealing 29,074 sf Parking Area	4,582	5	4	916	1,879	819
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (2%)	2,138	5	4	428	877	382
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	58,037	25	23	4,643	7,139	3,318
03000 - Painting: Exterior						
128 - Surface Restoration 5,000 sf Building Exterior	6,566	10	7	1,970	2,692	632
412 - Wrought Iron 835 lf Perimeter Fence	7,895	4	1	5,922	8,093	1,639
03500 - Painting: Interior						
152 - Building 10,000 sf All Interior Spaces	10,506	10	7	3,152	4,308	1,012
04000 - Structural Repairs						
800 - Shed Shed	5,535	10	9	554	1,135	560
804 - Shed 3 Pre-Fab Sheds	16,153	10	7	4,846	6,623	1,555
964 - Doors 24 Exterior & Interior Doors (25%)	10,086	10	7	3,026	4,135	971
05000 - Roofing						
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	8,090	20	17	1,213	1,658	499

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00700 - Facility Maintenance Shop (FMS)						
05000 - Roofing						
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	23,324	30	6	18,659	19,922	730
860 - Skylights 10 Pitched & Low Slope Roof Skylights	8,405	20	17	1,261	1,723	518
982 - Coating 1,400 sf Low Slope Roof Recoating	4,118	5	2	2,471	3,377	701
08000 - Rehab						
108 - General Common Areas	16,557	20	17	2,484	3,394	1,020
278 - Restrooms 2 Restrooms	31,519	20	17	4,728	6,461	1,942
282 - General Break Room	22,063	20	17	3,309	4,523	1,360
19000 - Fencing						
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	29,827	30	27	2,983	4,076	1,569
540 - Metal 165 lf Frontage Fencing	5,547	30	27	555	758	292
23000 - Mechanical Equipment						
208 - HVAC 4 Rooftop HVAC Units- 2018	23,114	15	12	4,623	6,318	1,679
224 - HVAC 2 Ground Level Bryant Units- 2017	26,581	15	11	7,088	9,082	1,883
24000 - Furnishings						
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	51,481	20	17	7,722	10,554	3,173
25000 - Flooring						
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	6,556	10	2	5,245	6,048	558
480 - Tile 664 sf Floor & Wall Tile	16,743	20	17	2,511	3,432	1,032
30000 - Miscellaneous						
236 - Maintenance Equipment Genie Scissor Lift	17,194	20	19	860	1,762	1,113
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	20,014	10	7	6,004	8,206	1,927
Sub-total Facility Maintenance Shop (FMS)	432,633			97,172	128,175	30,885
00800 - General						
22000 - Office Equipment						
100 - Miscellaneous Facility Maintenance Shop Context Scanner	6,619	5	3	2,648	4,071	1,155
30000 - Miscellaneous						
200 - Maintenance Equipment Vermeer Chipper	8,486	20	5	6,364	6,958	389
700 - Trailer Load Trail	5,657	15	0	5,657	387	305
704 - Trailer Top Hat- 2018	6,564	15	13	875	1,346	489
710 - Trailer Big Tex	5,657	15	1	5,280	5,798	313
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	33,942	10	0	33,942	3,479	2,749
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	84,856	10	2	67,884	78,279	7,222
844 - Vehicle 2016 Ford Fiesta- #26	19,800	10	5	9,900	12,177	1,815
848 - Maintenance Truck 2011 Ford Ranger- #27	36,772	10	0	36,772	3,769	2,979
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	66,229	10	5	33,114	40,731	6,070

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00800 - General						
30000 - Miscellaneous						
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	112,590	10	5	56,295	69,243	10,319
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	39,422	10	6	15,769	20,204	3,703
866 - Vehicle 2017 Ford Escape- #36	30,750	3	2	10,250	21,013	8,723
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	36,634	10	7	10,990	15,020	3,527
872 - Maintenance Truck 2018 Ford F150- #38	39,102	10	7	11,731	16,032	3,765
874 - Maintenance Truck Ford F250 PU- #39	37,518	10	7	11,255	15,382	3,613
876 - Vehicle Ford Transit Connect- #40	34,208	10	7	10,263	14,025	3,294
878 - Vehicle 2018 Ford Transit 150 Van- #41	34,209	10	8	6,842	10,519	3,376
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	42,025	10	8	8,405	12,923	4,148
882 - Vehicle 2018 Ford Transit 250 Van- #43	35,721	10	8	7,144	10,984	3,526
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	31,273	10	8	6,255	9,616	3,086
Sub-total General	748,033			357,635	371,955	74,565
				[A]	[B]	
Totals	15,349,289			9,202,629	9,325,899	1,132,047
				[EndBal]	[EndBal]	
				[A]	[B]	
Percent Funded				85.06%	73.80%	

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.

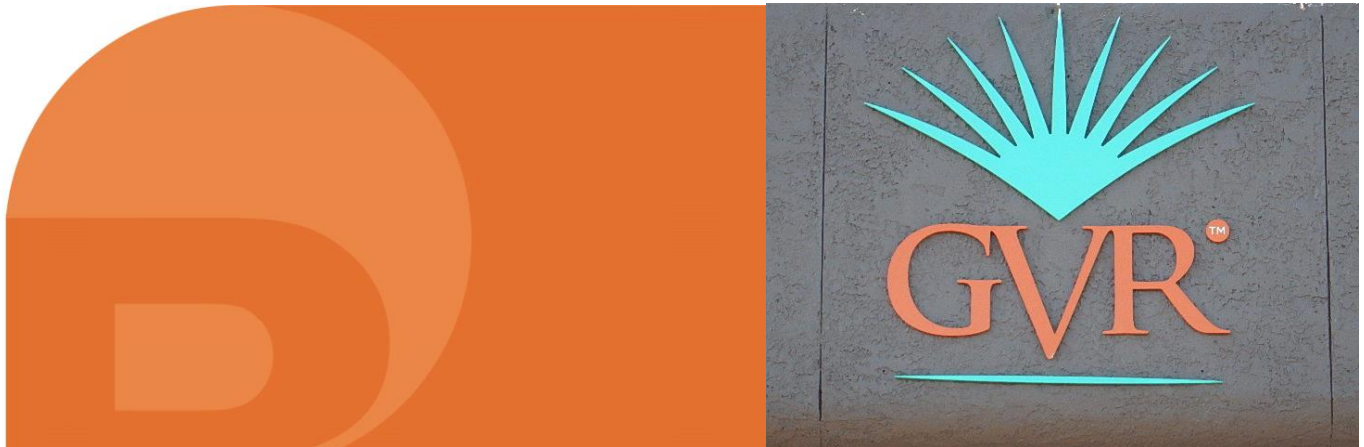
SE-2 (SPREAD EVENLY OVER 2 YEARS): This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component 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

2021 Update- 7 REV

Published - August 12, 2021

Prepared for the 2022 Fiscal Year

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August 12, 2021

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, 2022 - December 31, 2022 fiscal year.

At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 2.25% 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, the Project's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

-99 statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Project's reserves are inadequately funded.

The funding goal set by the CPM is a minimum threshold, 85% of full funding.

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
01000 - Paving	1,819,213	1-25	0-24	1,005,508	819,593	104,722
02000 - Concrete	99,906	2-5	1-5	40,818	63,839	26,188
03000 - Painting: Exterior	322,836	4-10	1-9	100,781	140,888	34,568
03500 - Painting: Interior	156,912	5-10	0-7	132,147	124,944	14,356
04000 - Structural Repairs	339,101	10-20	1-19	215,371	251,928	27,296
04500 - Decking/Balconies	164,131	5-20	2-12	84,514	99,166	11,726
05000 - Roofing	1,440,167	1-30	0-26	982,071	979,174	89,352
08000 - Rehab	2,137,428	10-28	0-19	1,484,705	1,611,065	100,625
12000 - Pool	1,540,630	1-25	0-21	923,633	967,297	142,253
13000 - Spa	77,810	8-10	0-7	49,191	44,415	8,391
14000 - Recreation	529,324	1-25	0-22	339,850	343,000	69,079
17000 - Tennis Court	434,329	4-30	0-18	244,691	258,692	34,615
17500 - Basketball / Sport Court	86,916	2-8	0-6	47,092	63,534	28,605
19000 - Fencing	459,495	20-30	0-27	216,945	227,617	19,452
20000 - Lighting	417,849	10-60	0-29	230,059	239,549	16,494
22000 - Office Equipment	43,928	1-5	0-3	39,957	42,313	31,377
23000 - Mechanical Equipment	1,617,477	12-20	0-19	1,026,301	1,056,079	100,998
23500 - Elevator	146,993	20-25	18-23	12,136	18,659	8,517
24000 - Furnishings	447,537	5-20	0-17	223,561	204,359	39,454
24500 - Audio / Visual	463,207	4-30	0-27	228,321	218,130	29,281
24600 - Safety / Access	197,760	1-20	0-9	163,946	150,781	7,706
25000 - Flooring	1,075,832	1-50	0-39	785,225	741,198	59,350
26000 - Outdoor Equipment	301,726	7-30	1-27	107,777	135,129	23,976
27000 - Appliances	149,474	1-20	0-17	92,434	84,879	20,216
28000 - Water System	78,057	12-12	0-11	46,776	43,264	5,965
30000 - Miscellaneous	801,251	3-20	0-19	378,822	396,408	77,488
Totals	\$15,349,289			\$9,202,629	\$9,325,899	\$1,132,047
Estimated Ending Balance				\$7,827,475	\$6,882,116	\$83.18
Percent Funded				85.1%	73.8%	Household/yr @ 13,610

Eighty-Five Percent Funded Minimum Threshold

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Beginning Balance	7,906,632	7,827,475	6,882,116	6,266,534	6,313,436	6,853,001	6,765,438	7,452,421	7,927,095	8,301,192
Inflated Expenditures @ 2.5%	1,302,389	2,241,047	1,984,470	1,413,469	1,032,964	1,779,204	1,134,537	1,492,839	1,602,856	996,910
Reserve Contribution ¹	1,048,192	1,132,047	1,222,611	1,320,420	1,426,054	1,540,138	1,663,349	1,796,417	1,796,417	1,796,417
<i>Household/yr @ 13,610</i>	77.02	83.18	89.83	97.02	104.78	113.16	122.22	131.99	131.99	131.99
<i>Percentage Increase</i>		8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	0.0%	0.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.25%	175,040	163,642	146,277	139,950	146,475	151,503	158,171	171,095	180,537	195,771
Ending Balance	7,827,475	6,882,116	6,266,534	6,313,436	6,853,001	6,765,438	7,452,421	7,927,095	8,301,192	9,296,471

1) The GVR CPM goal of a funding threshold of 85% is the goal used in this funding plan.

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Beginning Balance	9,296,471	9,808,174	10,350,692	10,728,114	11,322,675	12,491,822	12,873,866	13,007,293	12,649,660	12,174,095
Inflated Expenditures @ 2.5%	1,497,251	1,478,163	1,653,493	1,447,168	892,203	1,696,562	1,950,914	2,439,480	2,548,142	1,440,503
Reserve Contribution	1,796,417	1,796,417	1,796,417	1,796,417	1,796,417	1,796,417	1,796,417	1,796,417	1,796,417	1,796,417
<i>Household/yr @ 13,610</i>	131.99	131.99	131.99	131.99	131.99	131.99	131.99	131.99	131.99	131.99
<i>Percentage Increase</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.25%	212,536	224,264	234,498	245,312	264,933	282,189	287,924	285,430	276,160	277,921
Ending Balance	9,808,174	10,350,692	10,728,114	11,322,675	12,491,822	12,873,866	13,007,293	12,649,660	12,174,095	12,807,930

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Beginning Balance	12,807,930	13,159,122	12,560,861	12,574,979	12,244,207	12,913,395	12,394,805	12,403,734	12,010,940	12,027,775
Inflated Expenditures @ 2.5%	1,734,105	2,680,809	2,061,931	2,512,880	1,632,950	2,945,762	2,543,456	3,079,775	2,813,303	2,101,160
Reserve Contribution	1,796,417	1,796,417	1,796,417	1,905,998	2,022,264	2,145,622	2,276,505	2,415,372	2,562,710	2,719,035
<i>Household/yr @ 13,610</i>	131.99	131.99	131.99	140.04	148.59	157.65	167.27	177.47	188.30	199.78
<i>Percentage Increase</i>	0.0%	0.0%	0.0%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.25%	288,879	286,131	279,632	276,110	279,874	281,550	275,880	271,609	267,427	277,576
Ending Balance	13,159,122	12,560,861	12,574,979	12,244,207	12,913,395	12,394,805	12,403,734	12,010,940	12,027,775	12,923,225