



Reserve Study Transmittal Letter

Date: October 27, 2022
To: David Webster, Green Valley Recreation Inc
From: Browning Reserve Group, LLC (BRG)

Re: Green Valley Recreation Inc; Update w/ 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."* **\$1,179,941** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$86.70 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, 2023, the Project is **74.2%** funded.
Based on the 30 year cash flow projection, GVR's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.
Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that GVR's reserves are inadequately funded.
3. Where do I find the assumptions for interest and inflation factors?
While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **2.50%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2022) the current fiscal year is dealt with in the study.



RESERVE STUDY

Update w/ Site Visit Review

Green Valley Recreation Inc

Final Rev 10/27/2022

Published - October 27, 2022

Prepared for the 2023 Fiscal Year

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Green Valley Recreation Inc

Final Rev 10/27/2022

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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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	Member Summary	577
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Green Valley Recreation Inc

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Reserve Study Summary

A Reserve Study was conducted of Green Valley Recreation Inc (the "**Project**"). An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan.

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

Physical Inspection

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

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

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

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

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

Summary of Reserves

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

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

- 1. The Expenditure Forecast of the following Reserve Study identifies the major components which the Project is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:
 - a. Its current estimated replacement cost;**
 - b. Its estimated useful life; and**
 - c. Its estimated remaining useful life.****
- 2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$9,841,795.
 - [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, 2023 is estimated to be \$7,306,374, constituting 74.2% 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 \$1,179,941 [*\$86.70 Household per yr (average)*] for the fiscal year ending December 31, 2023 (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 74.2% 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, LLC

See Section VI-b for Excluded Components

Reserve Component	Current		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Replacement Cost	Life Useful / Remaining															
00010 - Administrative Offices																	
01000 - Paving																	
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	6,941	5 4					7,661					8,668					9,807
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	5,985	5 4					6,607					7,475					8,457
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	31,427	25 23															
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	13,437	25 23															
Total 01000 - Paving	57,789						14,268					16,143					18,264
03000 - Painting: Exterior																	
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	12,719	10 6							14,750								
Total 03000 - Painting: Exterior	12,719								14,750								
03500 - Painting: Interior																	
100 - Building 16,167 sf All Interior Spaces	21,017	10 4					23,199										29,697
Total 03500 - Painting: Interior	21,017						23,199										29,697
04000 - Structural Repairs																	
900 - Doors 41 Exterior & Interior Doors (25%)	17,938	10 2			18,846										24,124		
Total 04000 - Structural Repairs	17,938				18,846										24,124		
05000 - Roofing																	
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	78,131	20 1		80,084													
930 - Coating 7,900 sf Low Slope Roof Recoating	7,584	5 1		7,774				8,795					9,951				
Total 05000 - Roofing	85,715			87,858				8,795					9,951				
08000 - Rehab																	
300 - Restrooms 3 Men's, Women's, Unisex Restrooms	49,200	20 19															
400 - Kitchen Kitchen	7,500	20 2			7,880												
Total 08000 - Rehab	56,700				7,880												
22000 - Office Equipment																	
200 - Computers, Misc. 5 IT Servers (20%)	13,300	1 1	13,633	13,973	14,323	14,681	15,048	15,424	15,810	16,205	16,610	17,025	17,451	17,887	18,334	18,793	
201 - Computers, Misc. IT Servers (2022 Only)[nr:1]	7,845	1 0	7,845														

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
240 - Computers, Misc. Office Computer Work Stations	19,100	1	1		19,578	20,067	20,569	21,083	21,610	22,150	22,704	23,271	23,853	24,450	25,061	25,687	26,330	26,988	
241 - Computers, Misc. 2022 Only[nr:1]	25,534	1	0	25,534															
270 - Network Equipment Routers & Switches	6,400	1	1		6,560	6,724	6,892	7,064	7,241	7,422	7,608	7,798	7,993	8,193	8,397	8,607	8,822	9,043	
Total 22000 - Office Equipment	72,179				33,379	39,770	40,764	41,783	42,828	43,899	44,996	46,121	47,274	48,456	49,667	50,909	52,182	53,486	54,823
23000 - Mechanical Equipment																			
200 - HVAC 3 Rooftop Carrier Units- 2010	43,800	15	3				47,168												
280 - HVAC Rooftop Rheem Unit #5- 2017	11,200	15	10											14,337					
314 - HVAC Rooftop Carrier Unit #6- 2005	9,700	15	11													12,727			
348 - HVAC 3 IT Room Trane & Gree Units- 2013	8,100	15	6							9,394									
376 - HVAC Marvair Unit- 2018	7,000	15	11													9,185			
Total 23000 - Mechanical Equipment	79,800						47,168			9,394				14,337	21,912				
25000 - Flooring																			
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	15,330	10	4					16,921											21,661
400 - Tile 430 sf Floors	8,600	20	3				9,261												
Total 25000 - Flooring	23,930						9,261	16,921											21,661
28000 - Water System																			
134 - Backflow Valves 4" Backflow	5,660	12	11													7,426			
Total 28000 - Water System	5,660														7,426				
Total [Administrative Offices] Expenditures Inflated @ 2.50%					33,379	127,628	67,490	98,212	97,216	43,899	77,935	46,121	47,274	64,599	64,004	90,198	76,306	53,486	124,445
00020 - West Social Center (WC)																			
01000 - Paving																			
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	10,886	5	3				11,723					13,263							15,006
108 - Asphalt: Sealing 75,321 sf West Parking Lot	18,830	5	3				20,278					22,943							25,958
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	7,250	5	3				7,807					8,833							9,994
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	91,440	25	5						103,456										
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	158,174	25	10											202,476					
Total 01000 - Paving	286,580						39,808		103,456			45,039		202,476					50,958
02000 - Concrete																			
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	7,491	5	2			7,871					8,905							10,075	
Total 02000 - Concrete	7,491					7,871					8,905							10,075	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement			Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
03000 - Painting: Exterior																			
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	74,284	10	8										90,508						
Total 03000 - Painting: Exterior	74,284												90,508						
03500 - Painting: Interior																			
106 - Building 24,000 sf All Interior Spaces	31,200	10	3				33,599												43,010
107 - Building All Interior Spaces (2023 Only)[nr:1]	5,234	1	1		5,365														
Total 03500 - Painting: Interior	36,434				5,365		33,599												43,010
04000 - Structural Repairs																			
904 - Doors 72 Exterior & Interior Doors (25%)	31,500	10	2			33,095													42,364
Total 04000 - Structural Repairs	31,500					33,095													42,364
05000 - Roofing																			
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	8,100	30	25																
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	240,690	20	7									286,105							
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	17,040	30	24																
934 - Coating 33,900 sf Low Slope Roof Recoating	41,019	5	2			43,096						48,759							55,166
Total 05000 - Roofing	306,849					43,096						334,863							55,166
08000 - Rehab																			
100 - General Tennis Ramada	6,500	20	4					7,175											
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	98,400	20	4						108,615										
306 - Restrooms 4 Shops & Auditorium Restrooms	71,800	20	2			75,435													
460 - Cabinets 2 Woodshop & Lapidary	10,000	20	4						11,038										
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	19,104	25	24																
Total 08000 - Rehab	205,804					75,435		126,828											
12000 - Pool																			
100 - Resurface 250 lf Pool	47,000	12	3				50,614												
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	46,754	15	4					51,608											
728 - Equipment: Replacement Pool Digital Clocks	3,300	10	7									3,923							
730 - Equipment: Replacement Pool & Spa Equipment (50%)	27,900	5	3				30,045						33,993						38,460
731 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	15,000	1	0	15,000															

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost	Remaining																
Total 12000 - Pool	139,954			15,000			80,659	51,608			3,923	33,993						38,460
14000 - Recreation																		
700 - Billiard Table	30,600	25	21															
4 Billiards Room Tables																		
Total 14000 - Recreation	30,600																	
17000 - Tennis Court																		
100 - Reseal	30,672	4	3				33,030				36,459				40,244			
43,200 sf [6] Tennis Courts																		
500 - Resurface	138,240	21	12													185,917		
43,200 sf [6] Tennis Courts																		
600 - Lighting	86,000	30	0	86,000														
20 Court Lights																		
724 - Screen	4,950	5	2			5,201					5,885					6,658		
8,685 sf Tennis Court Fence Screens																		
Total 17000 - Tennis Court	259,862			86,000		5,201	33,030				42,344				40,244	192,575		
17500 - Basketball / Sport Court																		
200 - Seal & Striping	18,346	8	5						20,756									25,290
3,744 sf [12] Shuffleboard Courts																		
Total 17500 - Basketball / Sport Court	18,346								20,756									25,290
19000 - Fencing																		
120 - Chain Link: 10'	71,820	30	10											91,936				
1,710 lf Tennis Court Fence																		
Total 19000 - Fencing	71,820													91,936				
20000 - Lighting																		
200 - Pole Lights	29,550	30	14															
15 Walkway Lights																		41,753
500 - Parking Lot	73,750	60	27															
25 Parking Lot Lights																		
Total 20000 - Lighting	103,300																	41,753
23000 - Mechanical Equipment																		
204 - HVAC	70,000	15	2			73,544												
2 Rooftop Carrier Units- 2006																		
284 - HVAC	29,400	15	6						34,095									
2 Rooftop Carrier Units- 2013																		
320 - HVAC	23,500	15	11											30,834				
Rooftop Carrier Unit #4- 2018																		
324 - HVAC	14,560	15	12													19,582		
Rooftop Carrier Unit #10- 2019																		
352 - HVAC	40,500	15	2			42,550												
3 Rooftop Carrier/American Units- 2009																		
380 - HVAC	20,200	15	3				21,753											
Rooftop Carrier Unit #7- 2010																		
404 - HVAC	60,000	15	1		61,500													
4 Rooftop Carrier/American Units- 2008																		
420 - HVAC	5,815	15	0	5,815														
Tennis Ramada Rheem Unit #15- 2022																		
440 - HVAC	15,000	15	5						16,971									
5 Gree HVAC Units- 2012																		

See Section VI-b for Excluded Components

Reserve Component	Current		Life	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Replacement	Useful /																
900 - Miscellaneous Woodshop Dust Collector	20,200	15	4					22,297										
Total 23000 - Mechanical Equipment	299,175			5,815	61,500	116,094	21,753	22,297	16,971	34,095					30,834	19,582		
24000 - Furnishings																		
500 - Miscellaneous 550 Auditorium Padded Chairs	85,250	10	7								101,335							
504 - Miscellaneous 500 Auditorium Unpadded Chairs	32,500	10	3				34,999											44,802
508 - Tables 175 Auditorium Tables	57,750	10	3				62,190											79,609
Total 24000 - Furnishings	175,500						97,189				101,335							124,411
24500 - Audio / Visual																		
100 - Speakers Auditorium	27,300	15	11												35,820			
108 - Lighting Console Auditorium Control Room	3,800	10	6						4,407									
116 - Miscellaneous Auditorium Total Induction Loop	17,500	30	17															
220 - PA System Auditorium Bldg	58,800	10	4				64,904											83,083
224 - Projector 3 Auditorium Projectors (33%)	11,600	10	6						13,452									
400 - Stage Lights Stage Lighting	10,437	20	0	10,437														
600 - Stage Curtains Stage Curtains	10,000	15	4				11,038											
740 - Piano Auditorium Petrof Grand	45,000	30	11												59,044			
764 - Piano Auditorium Yamaha Upright	10,000	30	11												13,121			
800 - Stage Risers Auditorium Stage	19,700	30	25															
Total 24500 - Audio / Visual	214,137			10,437			75,942		17,859						107,985			83,083
24600 - Safety / Access																		
200 - Fire Control Misc Fire Alarm System	44,800	20	3				48,245											
Total 24600 - Safety / Access	44,800						48,245											
25000 - Flooring																		
210 - Carpeting 448 Sq. Yds. West Center Carpet	18,816	10	9									23,499						
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,446	10	6						5,156									
410 - Tile 1,618 sf Clubhouse Walls & Floors	24,270	20	2			25,499												
414 - Tile 682 sf Green Room Dressing & Restrooms	10,230	20	15															
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	83,999	15	0	83,999														
Total 25000 - Flooring	141,761			83,999		25,499			5,156			23,499						

See Section VI-b for Excluded Components

Reserve Component	Current	Life																
	Replacement Cost	Useful / Remaining	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
26000 - Outdoor Equipment																		
400 - Bleachers 6 Courtyard & Tennis	13,200	25 21																
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	11,454	15 11												15,029				
840 - Shade Structure 680 sf Pool Deck Shade Canopy	15,640	15 11												20,521				
844 - Shade Structure 1,955 sf [3] Tennis Court Shade Canopies	44,965	15 10											57,559					
846 - Shade Structure 4 Tennis Court Bench Shades (25%)	2,000	15 10											2,560					
876 - Shade Structure 231 sf Shop Metal Shade Structure-2018	6,237	30 26																
Total 26000 - Outdoor Equipment	93,496												60,119	35,550				
27000 - Appliances																		
324 - Dishwasher, Commercial Commercial Dishwasher- 2022	10,000	12 0	10,000														13,449	
700 - Miscellaneous 30 Kitchen Appliances (33%)	35,000	5 2			36,772					41,604							47,071	
702 - Stove 2 Vulcan 10-Burner & 6-Burner	7,200	20 16																
Total 27000 - Appliances	52,200		10,000		36,772					41,604							60,520	
28000 - Water System																		
158 - Backflow Valves 4" Backflow	5,850	12 11												7,676				
Total 28000 - Water System	5,850													7,676				
30000 - Miscellaneous																		
240 - Maintenance Equipment 2 Portable Lifts	23,600	20 4					26,050											
Total 30000 - Miscellaneous	23,600						26,050											
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%			211,251	66,865	343,061	354,284	302,726	141,184	57,110	532,974	169,540	23,499	354,531	222,288	380,282	282,128	124,836	
00030 - East Social Center (EC)																		
01000 - Paving																		
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	21,916	5 2			23,025					26,051							29,474	
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	6,750	5 2			7,092					8,024							9,078	
213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)[nr:1]	45,000	2 0	45,000															
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	58,590	25 9										73,171						
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	119,200	25 17																
Total 01000 - Paving	251,456		45,000		30,117					34,074		73,171					38,552	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																	
02000 - Concrete																		
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,408	2	0	5,408		5,682		5,969		6,272		6,589		6,923		7,273		7,641
Total 02000 - Concrete	5,408			5,408		5,682		5,969		6,272		6,589		6,923		7,273		7,641
03000 - Painting: Exterior																		
112 - Stucco 13,905 sf Building Exterior	19,467	10	6							22,576								
Total 03000 - Painting: Exterior	19,467									22,576								
03500 - Painting: Interior																		
112 - Building 17,350 sf All Interior Spaces	22,555	10	9										28,168					
Total 03500 - Painting: Interior	22,555												28,168					
04000 - Structural Repairs																		
896 - Shed Pool Equipment Area Shed	5,000	20	15															
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	25,375	10	2			26,660										34,127		
Total 04000 - Structural Repairs	30,375					26,660										34,127		
05000 - Roofing																		
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	73,485	20	2			77,205												
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	73,485	20	7								87,351							
938 - Coating 20,700 sf Low Slope Roof Recoating	12,213	5	2			12,831					14,517					16,425		
Total 05000 - Roofing	159,183					90,036					101,868					16,425		
08000 - Rehab																		
204 - Unit Rehab Fine Arts	15,000	20	10											19,201				
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	120,200	20	10											153,866				
207 - Locker Rooms Men's & Women's (2022 Only)[nr:1]	65,000	1	0	65,000														
214 - Restrooms Pool Patio Companion Restroom	9,000	20	4					9,934										
250 - Kitchen Kitchen	25,000	20	10											32,002				
312 - Restrooms 2 Lobby Hallway Restrooms	32,800	20	4					36,205										
Total 08000 - Rehab	267,000			65,000				46,139						205,070				
12000 - Pool																		
106 - Resurface 165 lf Pool	22,247	12	0	22,247												29,920		
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,800	10	8								10,722							
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	44,892	15	0	44,892														

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																	
734 - Equipment: Replacement Pool & Spa Equipment (50%)	20,769	5	0	20,769					23,498					26,586				
924 - Furniture: Misc Pool Area Furniture	8,250	6	6							9,567						11,095		
925 - Furniture: Misc Pool Area Furniture (2022 Only)[nr:1]	15,000	1	0	15,000														
Total 12000 - Pool	119,958			102,908					23,498	9,567		10,722		26,586		41,015		
13000 - Spa																		
114 - Resurface Spa	5,542	8	0	5,542									6,752					
Total 13000 - Spa	5,542			5,542									6,752					
14000 - Recreation																		
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	28,263	3	1		28,969			31,197			33,595			36,178				38,960
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	39,900	8	1		40,898								49,830					
720 - Billiard Table 2 Billiards Room	18,900	25	24															
Total 14000 - Recreation	87,063				69,867			31,197			33,595		49,830	36,178				38,960
17000 - Tennis Court																		
110 - Reseal 14,400 sf [2] Tennis Courts	10,224	4	1		10,480				11,568				12,768					14,094
510 - Resurface 14,400 sf [2] Tennis Courts	46,080	20	9										57,548					
Total 17000 - Tennis Court	56,304				10,480				11,568				70,316					14,094
17500 - Basketball / Sport Court																		
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	20,202	2	1		20,707		21,755		22,857		24,014		25,230		26,507			27,849
Total 17500 - Basketball / Sport Court	20,202				20,707		21,755		22,857		24,014		25,230		26,507			27,849
19000 - Fencing																		
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences	5,940	25	22															
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing-2015	14,100	30	23															
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing-2018	14,100	30	26															
130 - Chain Link: 10' 540 lf Tennis Court Fence	22,680	30	9										28,324					
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	16,600	30	4					18,323										
Total 19000 - Fencing	73,420							18,323					28,324					
20000 - Lighting																		
510 - Parking Lot 7 Parking Lot Lights	20,650	30	1		21,166													
604 - Sports Field / Court 8 Pickleball Court Lights	27,200	10	7								32,332							

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																	
Total 20000 - Lighting	47,850				21,166						32,332							
23000 - Mechanical Equipment																		
288 - HVAC 4 Rooftop Units- 2018	42,800	15	11												56,157			
326 - HVAC Rooftop Carrier Unit #3- 2009	20,200	15	2			21,223												
356 - HVAC Rooftop Carrier Unit #4	8,800	15	13														12,131	
384 - HVAC Rooftop Carrier Unit #8- 2008	20,200	15	1		20,705													
408 - HVAC 5 Rooftop Carrier Units- 2011	57,250	15	4					63,193										
424 - HVAC 2 Rooftop Rheem Units- 2018	18,400	15	11												24,142			
Total 23000 - Mechanical Equipment	167,650				20,705	21,223		63,193							80,300		12,131	
24000 - Furnishings																		
520 - Miscellaneous Tables & Chairs	31,180	10	3				33,577											42,982
Total 24000 - Furnishings	31,180						33,577											42,982
24500 - Audio / Visual																		
300 - PA System Sound Rack- Sound System	10,400	10	9										12,988					
744 - Piano East Auditorium Yamaha Upright	10,000	25	8									12,184						
Total 24500 - Audio / Visual	20,400											12,184	12,988					
24600 - Safety / Access																		
100 - Fire Equipment Alarm & Sprinkler System	20,200	20	3				21,753											
Total 24600 - Safety / Access	20,200						21,753											
25000 - Flooring																		
220 - Carpeting 850 Sq. Yds. East Center Carpet	24,939	10	9										31,145					
420 - Tile 4,200 sf Clubhouse Walls & Floors	50,400	20	4					55,632										
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	10,240	15	14															14,469
Total 25000 - Flooring	85,579							55,632					31,145					14,469
26000 - Outdoor Equipment																		
444 - Bleachers: Aluminum 4 Pickleball Bleachers	12,000	20	15															
Total 26000 - Outdoor Equipment	12,000																	
27000 - Appliances																		
448 - Washer & Dryer Washer/Dryer	5,000	10	5						5,657									
720 - Miscellaneous 12 Kitchen Appliances (33%)	9,600	5	3			10,338						11,697						13,234
Total 27000 - Appliances	14,600					10,338			5,657			11,697						13,234

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost	Remaining																
28000 - Water System																		
138 - Backflow Valves 4" Backflow	8,660	12	5						9,798									
Total 28000 - Water System	8,660								9,798									
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%				223,858	142,924	173,717	87,424	220,454	73,377	38,415	225,884	47,944	319,172	274,757	106,806	137,392	149,249	22,110
00040 - Las Campanas (LC)																		
01000 - Paving																		
116 - Asphalt: Sealing 70,468 sf Parking Lot	17,617	5	4				19,446						22,001					24,892
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	6,783	5	4				7,487						8,470					9,584
320 - Asphalt: Overlay 27,246 sf North Parking Lot	57,217	25	24															
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	93,383	25	13															128,729
Total 01000 - Paving	174,999						26,933						30,472					128,729
																		34,476
02000 - Concrete																		
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	8,338	2	1		8,547		8,980		9,434		9,912		10,414		10,941			11,495
Total 02000 - Concrete	8,338				8,547		8,980		9,434		9,912		10,414		10,941			11,495
03000 - Painting: Exterior																		
118 - Stucco 18,180 sf Building Exterior	25,452	10	7								30,254							
Total 03000 - Painting: Exterior	25,452										30,254							
03500 - Painting: Interior																		
118 - Building 21,900 sf All Interior Spaces	28,470	10	3				30,659											39,246
119 - Building 2022 Only[nr:1]	2,000	1	0	2,000														
Total 03500 - Painting: Interior	30,470			2,000			30,659											39,246
04000 - Structural Repairs																		
912 - Doors 76 Exterior & Interior Doors (25%)	33,250	10	2			34,933												44,718
Total 04000 - Structural Repairs	33,250					34,933												44,718
05000 - Roofing																		
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	140,580	20	2			147,697												
942 - Coating 19,800 sf Low Slope Roof Recoating	21,384	5	2			22,467				25,419								28,759
Total 05000 - Roofing	161,964					170,163				25,419								28,759
08000 - Rehab																		
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	131,100	20	3			141,180												
216 - Restrooms 2 Hallway Restrooms	34,400	20	5						38,920									

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost	Remaining																
220 - Restrooms Companion Restroom	17,200	20	5						19,460									
318 - Restrooms 2 Racquetball Court Restrooms	14,400	20	17															
406 - Kitchen Clubhouse Kitchen	8,400	10	4					9,272										11,869
560 - Operable Wall/Partition 1,296 sf [2]- Ocotillo/Agave & Agave/Juniper	53,369	25	11												70,025			
Total 08000 - Rehab	258,869						141,180	9,272	58,381						70,025			11,869
12000 - Pool																		
112 - Resurface 264 lf Pool	49,632	12	1		50,873													68,418
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,141	10	9										11,415					
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	41,727	15	13															57,522
738 - Equipment: Replacement Pool & Spa Equipment (50%)	25,057	5	0	25,057					28,350						32,075			
928 - Furniture: Misc Pool Area Furniture	8,925	6	3				9,611						11,146					
Total 12000 - Pool	134,482			25,057	50,873		9,611		28,350				22,561	32,075				125,940
13000 - Spa																		
118 - Resurface Spa PebbleTec Resurface	6,720	8	3				7,236											8,817
Total 13000 - Spa	6,720						7,236											8,817
14000 - Recreation																		
210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)	38,830	3	1		39,801			42,861			46,157			49,706				53,527
310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	54,094	8	1		55,447								67,556					
Total 14000 - Recreation	92,924				95,247			42,861			46,157		67,556	49,706				53,527
17000 - Tennis Court																		
120 - Reseal 14,000 sf [2] Tennis Courts	9,940	4	2			10,443				11,527				12,724				14,045
520 - Resurface 14,000 sf [2] Tennis Courts	44,800	21	17															
Total 17000 - Tennis Court	54,740					10,443				11,527				12,724				14,045
19000 - Fencing																		
140 - Chain Link: 10' 600 lf Tennis Court Fence	25,200	30	12															33,891
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	12,600	30	5						14,256									
Total 19000 - Fencing	37,800								14,256									33,891
20000 - Lighting																		
520 - Parking Lot 8 North Parking Lot Lights	23,528	40	15															

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost	Remaining																	
560 - Parking Lot	38,233	40	28																
13 East Parking Lot Lights																			
Total 20000 - Lighting	61,761																		
23000 - Mechanical Equipment																			
212 - HVAC	163,977	15	2			172,278													
11 Rooftop Trane Units- 2008																			
213 - HVAC	12,750	1	0	12,750															
Rooftop Trane Units- 2008 (2022 Only)[nr:1]																			
292 - HVAC	53,868	15	3				58,010												
4 Rooftop Carrier Units- 2010																			
328 - HVAC	11,200	15	7								13,313								
Rooftop Carrier Unit #16- 2014																			
612 - Water Heater	11,590	12	11													15,207			
2 Rennai Tankless Heaters																			
Total 23000 - Mechanical Equipment	253,385				12,750		172,278	58,010				13,313				15,207			
24000 - Furnishings																			
900 - Miscellaneous	51,350	10	5							58,098									
Tables, Chairs, Misc																			
Total 24000 - Furnishings	51,350									58,098									
24500 - Audio / Visual																			
748 - Piano	11,869	25	7									14,108							
Ocotillo Room Yamaha Upright																			
804 - Stage Risers	25,196	30	26																
4 Ocotillo Room- New																			
808 - Stage Risers	840	30	17																
2 Ocotillo Room- Older																			
832 - Stage Curtains	8,392	20	7									9,976							
2 Ocotillo Room																			
900 - Miscellaneous	17,347	10	7									20,620							
Ocotillo Room- Sound System & Induction Loop																			
Total 24500 - Audio / Visual	63,644											44,704							
24600 - Safety / Access																			
210 - Fire Control Misc	20,159	20	8										24,562						
Fire Alarm System																			
Total 24600 - Safety / Access	20,159												24,562						
25000 - Flooring																			
230 - Carpeting	17,845	10	3				19,217												24,600
430 Sq. Yds. Clubhouse Carpet																			
236 - Carpeting	5,475	10	5							6,194									
150 Sq. Yds. Juniper Room Only																			
430 - Tile	43,310	20	3				46,640												
3,050 sf Clubhouse Walls & Floors																			
620 - Vinyl	85,887	15	0	85,887															
540 Sq. Yds. Clubhouse																			
700 - Hardwood Floors	26,368	25	7									31,343							
1,600 sf [2] Racquetball Courts- Replace																			
740 - Vinyl	36,329	40	38																
2,925 sf Agave & Ocotillo Floor																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost	Remaining																
Total 25000 - Flooring	215,214			85,887			65,857		6,194		31,343							24,600
26000 - Outdoor Equipment																		
306 - Bocce Ct. Resurface 900 sf Bocce Court	4,500	10	5						5,091									
Total 26000 - Outdoor Equipment	4,500								5,091									
27000 - Appliances																		
800 - Miscellaneous 13 Kitchen Appliances (33%)	19,847	5	2			20,852					23,592							26,692
Total 27000 - Appliances	19,847					20,852					23,592							26,692
28000 - Water System																		
130 - Backflow Valves 4" Backflow	8,126	12	5						9,194									
Total 28000 - Water System	8,126								9,194									
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%				125,694	154,667	408,670	321,534	79,065	188,998	11,527	224,693	24,562	131,003	94,505	104,990	134,060	383,537	60,390
00050 - Desert Hills (DH)																		
01000 - Paving																		
120 - Asphalt: Sealing 104,016 sf Drives & Parking	26,004	5	2			27,320					30,911							34,972
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	10,012	5	2			10,518					11,901							13,464
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive	149,701	25	7								177,947							
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area	71,024	25	24															
Total 01000 - Paving	256,740					37,839					220,758							48,437
02000 - Concrete																		
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	10,542	5	4					11,636					13,165					14,895
415 - Pool Deck Pool/Spa Area Concrete Repair (2023 Only)[nr:1]	4,000	1	1		4,100													
Total 02000 - Concrete	14,542				4,100			11,636					13,165					14,895
03000 - Painting: Exterior																		
124 - Stucco 30,135 sf Building Exterior	51,230	10	5						57,961									
Total 03000 - Painting: Exterior	51,230								57,961									
03500 - Painting: Interior																		
124 - Building 26,950 sf All Interior Spaces (50%)	17,518	5	4					19,336					21,877					24,752
Total 03500 - Painting: Interior	17,518							19,336					21,877					24,752
04000 - Structural Repairs																		
916 - Doors 54 Exterior & Interior Doors (25%)	23,625	10	2			24,821												31,773
Total 04000 - Structural Repairs	23,625					24,821												31,773
04500 - Decking/Balconies																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
200 - Resurface 1,778 sf Second Floor Deck	29,141	18	1			29,870													
Total 04500 - Decking/Balconies	29,141					29,870													
05000 - Roofing																			
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	97,270	20	2			102,194													
946 - Coating 13,700 sf Low Slope Roof Recoating	14,659	5	0	14,659						16,585					18,765				
Total 05000 - Roofing	111,929			14,659		102,194				16,585					18,765				
08000 - Rehab																			
218 - Locker Rooms 2 Men's & Women's	134,068	28	1			137,420													
222 - Bathrooms Add Companion Bathroom	17,219	20	3					18,543											
324 - Restrooms 2 Auditorium Lobby Restrooms	32,780	20	2			34,439													
466 - Cabinets 40 If Countertops & Cabinets	30,123	20	4						33,250										
570 - Operable Wall/Partition 770 sf [4] Room Dividers	36,244	21	12															48,744	
Total 08000 - Rehab	250,434					137,420	34,439	18,543	33,250									48,744	
12000 - Pool																			
118 - Resurface 260 If Pool	48,880	12	16																
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	13,440	10	5							15,206									
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	200,902	25	20																
742 - Equipment: Replacement Pool & Spa Equipment (50%)	28,018	5	0	28,018						31,700					35,865				
932 - Furniture: Misc Pool Area Furniture	12,355	6	3				13,305							15,430					
Total 12000 - Pool	303,594			28,018			13,305		46,905					15,430	35,865				
13000 - Spa																			
122 - Resurface Spa	10,000	8	0	10,000									12,184						
Total 13000 - Spa	10,000			10,000									12,184						
14000 - Recreation																			
140 - Sauna: Wood Kit Sauna	6,623	25	0	6,623															
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	19,176	3	3				20,650			22,238				23,948				25,790	
221 - Exercise: Cardio Equipment Placeholder[nr:1]	250,000	1	0	250,000															
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	26,013	8	2			27,330									33,299				
740 - Billiard Table 3 Billiards Room Tables	27,551	25	2			28,946													

See Section VI-b for Excluded Components

Reserve Component	Current		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Replacement Cost	Life Useful /															
744 - Billiard Table 2 Diamond Tables	18,879	25 24															
Total 14000 - Recreation	348,242		256,623		56,276	20,650			22,238			23,948	33,299		25,790		
17000 - Tennis Court																	
130 - Reseal 28,800 sf [4] Tennis Courts	20,448	4 1		20,959				23,135				25,537					28,188
Total 17000 - Tennis Court	20,448			20,959				23,135				25,537					28,188
19000 - Fencing																	
150 - Chain Link: 10' 960 lf Tennis Court Fence	40,320	30 9										50,354					
Total 19000 - Fencing	40,320											50,354					
20000 - Lighting																	
210 - Pole Lights 7 Walkway Lights	8,031	20 4					8,865										
218 - Landscape 25 Walkway Lights	10,927	20 12															14,695
264 - Bollard Lights 22 Walkway Bollard Lights	21,635	20 12															29,096
530 - Parking Lot 11 Parking Lot Lights	29,122	40 14															41,149
Total 20000 - Lighting	69,714						8,865								43,791		41,149
23000 - Mechanical Equipment																	
216 - HVAC 4 Rooftop Rheem Units- 2022	42,157	15 0	42,157														
296 - HVAC 3 Rooftop Units- 2007	38,297	15 13															52,793
297 - HVAC Rooftop Carrier Units (2022 Only)[nr:1]	31,618	1 0	31,618														
332 - HVAC 3 Rooftop Carrier Units- 2009	39,335	15 2			41,327												
360 - HVAC Rooftop Rheem Unit #8- 2019	11,327	15 12															15,234
388 - HVAC 3 Rooftop Carrier Units- 2013	40,319	15 6							46,757								
412 - HVAC Rooftop Rheem Unit #11- 2019	11,051	15 12															14,862
428 - HVAC Rooftop Carrier Unit #16- 2018	11,327	15 11															14,862
444 - HVAC Ground Level Rheem Unit 17A/B- 2003	5,177	15 12															6,962
446 - HVAC Ground Level- Carrier 3-ton Unit	4,927	15 12															6,626
604 - Water Heater 2 Pool Equipment Area Water Heaters	7,867	12 3				8,472											
632 - Water Heater Men's Restroom's Janitor's Closet	1,800	15 6							2,087								
Total 23000 - Mechanical Equipment	245,203		73,775		41,327	8,472			48,845					14,862	43,685	52,793	
24000 - Furnishings																	
540 - Miscellaneous Folding Tables & Chairs	26,357	10 3				28,384											36,334

See Section VI-b for Excluded Components

Reserve Component	Current		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Replacement Cost	Life Useful / Remaining															
Total 24000 - Furnishings	26,357					28,384											36,334
24500 - Audio / Visual																	
152 - Projector Stage- Epson	7,207	10 8									8,781						
174 - Projection Screen Stage- Electric Screen	9,406	20 17															
308 - PA System Sound Rack- Sound System	18,075	10 9										22,573					
752 - Piano Stage Yamaha Upright	11,579	25 8									14,108						
820 - Stage Curtains 2 Stage Curtains	16,164	20 5						18,289									
Total 24500 - Audio / Visual	62,432							18,289			22,889	22,573					
24600 - Safety / Access																	
220 - Fire Control Misc Fire Alarm System	19,869	20 1		20,366													
Total 24600 - Safety / Access	19,869			20,366													
25000 - Flooring																	
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	34,505	10 7								41,016							
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	7,549	10 9										9,428					
440 - Tile 975 sf Clubhouse Walls & Floors	30,245	20 1		31,001													
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	17,320	15 2			18,196												
710 - Hardwood Floors 500 sf Stage- Replace	8,825	50 9										11,021					
Total 25000 - Flooring	98,444			31,001	18,196					41,016		20,449					
27000 - Appliances																	
160 - Ice Machine Tennis Courts	6,469	10 9										8,079					
740 - Miscellaneous 12 Kitchen Appliances (33%)	16,980	5 3				18,285					20,688					23,407	
764 - Dishwasher, Commercial Dishwasher	10,000	12 0	10,000												13,449		
Total 27000 - Appliances	33,449		10,000			18,285					20,688	8,079			13,449	23,407	
28000 - Water System																	
150 - Backflow Valves 6" Backflow	10,590	12 3				11,404											
Total 28000 - Water System	10,590					11,404											
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%			393,075	243,715	315,092	119,044	73,087	162,876	71,083	261,774	55,762	201,412	87,929	14,862	255,669	140,722	80,796
00060 - Canoa Hills (CH)																	
01000 - Paving																	
124 - Asphalt: Sealing 67,354 sf Parking Lot	16,839	5 4					18,587				21,029						23,792
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	10,373	5 4					11,449				12,954						14,656

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	141,443	25	24																
Total 01000 - Paving	168,654							30,036						33,983					38,448
02000 - Concrete																			
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	8,389	2	2			8,814		9,260		9,729			10,222		10,739			11,283	11,854
Total 02000 - Concrete	8,389					8,814		9,260		9,729			10,222		10,739			11,283	11,854
03000 - Painting: Exterior																			
130 - Stucco 10,940 sf Building Exterior	26,256	10	8										31,990						
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,666	4	2			2,801				3,091					3,412				3,766
Total 03000 - Painting: Exterior	28,922					2,801				3,091			31,990		3,412				3,766
03500 - Painting: Interior																			
130 - Building 22,750 sf All Interior Spaces	29,575	10	6																34,298
131 - Building All Interior Spaces (2023 Only)[nr:1]	12,000	1	1			12,300													
Total 03500 - Painting: Interior	41,575					12,300													34,298
04000 - Structural Repairs																			
920 - Doors 47 Exterior & Interior Doors (25%)	20,563	10	2			21,603													27,654
Total 04000 - Structural Repairs	20,563					21,603													27,654
05000 - Roofing																			
328 - Low Slope: Vinyl 227 Squares- Building Roof	161,170	20	8										196,370						
950 - Coating 22,700 sf Low Slope Roof Recoating	19,295	5	4					21,298							24,097				27,263
Total 05000 - Roofing	180,465							21,298					196,370		24,097				27,263
08000 - Rehab																			
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	169,953	20	0	169,953															
330 - Restrooms 2 Restrooms	75,544	20	0	75,544															
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	40,356	25	17																
Total 08000 - Rehab	285,853			245,497															
12000 - Pool																			
124 - Resurface 274 lf Pool	51,512	12	2			54,120													72,785
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	52,539	10	4					57,993											74,236
746 - Equipment: Replacement Pool & Spa Equipment (50%)	29,179	5	4					32,208						36,440					41,229
747 - Equipment: Replacement 2022 Only[nr:1]	10,000	1	0	10,000															
936 - Furniture: Misc Pool Area Furniture	12,355	6	3				13,305							15,429					

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																	
Total 12000 - Pool	155,584			10,000		54,120	13,305	90,200					51,869					188,249
13000 - Spa																		
126 - Resurface Spa	5,764	8	4					6,362										7,752
Total 13000 - Spa	5,764							6,362										7,752
14000 - Recreation																		
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	28,020	3	1		28,720			30,929			33,307			35,868				38,626
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	47,067	8	1		48,243								58,780					
Total 14000 - Recreation	75,087				76,964			30,929			33,307		58,780	35,868				38,626
17000 - Tennis Court																		
140 - Reseal 14,000 sf [2] Tennis Courts	9,940	4	2			10,443				11,527				12,724				14,045
504 - Resurface 14,000 sf [2] Tennis Courts	44,800	21	10											57,348				
Total 17000 - Tennis Court	54,740					10,443				11,527				70,072				14,045
19000 - Fencing																		
160 - Chain Link: 10' 580 lf Tennis Court Fence	24,360	30	9											30,422				
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,400	30	4					7,064										
Total 19000 - Fencing	30,760							7,064						30,422				
20000 - Lighting																		
220 - Pole Lights 24 Parking Lot & Walkway Lights	70,600	40	14															99,756
Total 20000 - Lighting	70,600																	99,756
23000 - Mechanical Equipment																		
220 - HVAC 6 Rooftop Carrier Units- 2007	53,352	15	1		54,686													
230 - HVAC Rooftop Carrier Unit #4- 2021	8,892	15	14															12,564
231 - HVAC Placeholder[nr:1]	6,500	1	0	6,500														
340 - HVAC Rooftop Carrier Unit #5- 2021	8,892	15	14															12,564
364 - HVAC Rooftop Carrier Unit #10- 2021	9,090	15	14															12,843
600 - Water Heater Pool Eq Room Heater & Tank	14,120	12	3				15,206											
Total 23000 - Mechanical Equipment	100,846			6,500	54,686		15,206											37,972
24000 - Furnishings																		
560 - Miscellaneous Folding Tables & Chairs	14,095	10	2			14,809												18,956
620 - Miscellaneous Lobby Furniture	9,413	12	1		9,649													12,976

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total 24000 - Furnishings	23,508					9,649	14,809										18,956	12,976	
24500 - Audio / Visual																			
156 - Projector Saguaro Room- Panasonic	1,366	10	2				1,435										1,837		
166 - Projection Screen Saguaro Room- Electric Screen	18,335	20	17																
316 - PA System Sound Rack- Sound System	17,228	10	7									20,478							
330 - Miscellaneous Sound Rack- Total Induction Loop	18,075	30	14																25,539
756 - Piano Saguaro Room Yamaha Upright	8,734	25	3				9,405												
812 - Stage Risers 288 sf [6] Saguaro Room Risers	4,153	30	1		4,257														
828 - Stage Curtains 2 Saguaro Stage Curtains	15,586	20	10												19,951				
Total 24500 - Audio / Visual	83,476				4,257	1,435	9,405					20,478			19,951		1,837		25,539
24600 - Safety / Access																			
230 - Fire Control Misc Fire Alarm System	20,159	20	4					22,252											
Total 24600 - Safety / Access	20,159							22,252											
25000 - Flooring																			
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,331	10	8									6,496							
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	18,267	10	1		18,723										23,967				
450 - Tile 6,475 sf Clubhouse Walls & Floors	90,647	20	0	90,647															
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	108,548	40	8									132,255							
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	21,710	10	8									26,451							
Total 25000 - Flooring	244,502			90,647	18,723							165,201			23,967				
26000 - Outdoor Equipment																			
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	8,960	10	8									10,917							
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,590	15	4					5,067											
849 - Shade Structure Tennis Court Shade Canopy (2023 Only)[nr:1]	1,200	1	1		1,230														
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	18,360	15	10											23,502					
856 - Shade Structure 144 sf Metal Roofed Shade Structure	3,934	30	12														5,291		
872 - Shade Structure Pool Area Wood Gazebo Structure	10,380	25	20																
Total 26000 - Outdoor Equipment	47,424				1,230			5,067				10,917		23,502			5,291		
27000 - Appliances																			
760 - Miscellaneous 17 Kitchen Appliances (33%)	23,494	5	2			24,683						27,927					31,597		

See Section VI-b for Excluded Components

Reserve Component	Current	Life															
	Replacement Cost	Useful / Remaining	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
764 - Dishwasher, Commercial Dishwasher	10,000	12 0	10,000														13,449
Total 27000 - Appliances	33,494		10,000		24,683					27,927							45,046
28000 - Water System																	
154 - Backflow Valves 6" Backflow	10,590	12 3				11,404											
Total 28000 - Water System	10,590					11,404											
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%			362,644	177,808	138,708	49,319	222,469		58,646	81,712	414,700	199,151	163,545	23,967	117,819	51,602	446,893
00070 - Santa Rita Springs (SRS)																	
01000 - Paving																	
128 - Asphalt: Sealing 80,636 sf Parking Lots	20,159	5 4					22,252					25,176					28,484
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	7,761	5 2		8,154					9,226								10,438
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	122,611	25 2			128,818												
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	46,725	25 2			49,090												
Total 01000 - Paving	197,256			186,062			22,252		9,226		25,176				10,438		28,484
02000 - Concrete																	
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	8,425	2 1		8,635		9,073		9,532		10,014		10,521		11,054			11,614
Total 02000 - Concrete	8,425			8,635		9,073		9,532		10,014		10,521		11,054			11,614
03000 - Painting: Exterior																	
136 - Stucco 28,540 sf Building Exterior	47,091	10 5						53,279									
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	13,097	4 1		13,425				14,818				16,356					18,054
401 - Wrought Iron Pool Fence, Metal Railings (2022 Only)[nr:1]	2,500	1 0	2,500														
Total 03000 - Painting: Exterior	62,688		2,500	13,425				68,097				16,356					18,054
03500 - Painting: Interior																	
136 - Building 35,500 sf All Interior Spaces	46,150	10 3					49,699										63,618
137 - Building 2023 Only[nr:1]	5,800	1 1		5,945													
Total 03500 - Painting: Interior	51,950			5,945			49,699										63,618
04000 - Structural Repairs																	
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	24,887	10 2			26,146												33,470
924 - Doors 66 Exterior & Interior Doors (25%)	28,875	10 2			30,337												38,834
Total 04000 - Structural Repairs	53,762				56,483												72,303
04500 - Decking/Balconies																	

See Section VI-b for Excluded Components

Reserve Component	Current		Life	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Replacement Cost	Useful / Remaining																
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	114,736	20	11												150,543			
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	26,848	5	1		27,519					31,135					35,226			
Total 04500 - Decking/Balconies	141,584				27,519					31,135					185,770			
05000 - Roofing																		
336 - Low Slope: Vinyl 68 Squares- Building Roof	48,280	20	2			50,724												
604 - Pitched: Tile 84 Squares- Building Roof	59,640	30	7							70,893								
954 - Coating 6,800 sf Low Slope Roof Recoating	21,828	5	2			22,933				25,947					29,356			
Total 05000 - Roofing	129,748					73,657				96,840					29,356			
08000 - Rehab																		
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	131,118	20	2			137,756												
336 - Restrooms 5 Restrooms	54,538	20	6							63,248								
412 - Kitchen Art Kitchenette	4,530	20	3				4,878											
472 - Cabinets 2 Art & Clay Counters & Cabinets	20,297	20	3				21,858											
Total 08000 - Rehab	210,484					137,756	26,737			63,248								
12000 - Pool																		
130 - Resurface 240 lf Pool	45,120	10	1		46,248										59,201			
408 - ADA Chair Lift Pool Area ADA Lift	5,500	10	7							6,538								
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	38,838	15	14															54,876
750 - Equipment: Replacement Pool & Spa Equipment (50%)	28,782	5	1		29,502					33,378					37,764			
940 - Furniture: Misc Pool Area Furniture	8,237	6	3				8,870						10,286					
Total 12000 - Pool	126,476				75,750		8,870			33,378	6,538		10,286		96,966			54,876
13000 - Spa																		
130 - Resurface Spa	8,221	8	7							9,772								
Total 13000 - Spa	8,221									9,772								
14000 - Recreation																		
240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	26,076	3	2			27,397			29,503			31,772			34,215			36,845
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	42,932	8	1		44,005							53,616						
Total 14000 - Recreation	69,008				44,005	27,397			29,503			31,772	53,616		34,215			36,845
19000 - Fencing																		
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	11,602	30	29															

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total 19000 - Fencing	11,602																		
20000 - Lighting																			
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	24,038	25	6								27,877								
230 - Pole Lights 10 Bridge Lights	17,356	25	6								20,127								
280 - Pole Lights 5 2nd Level Deck- Pole Lights	6,829	25	6								7,920								
Total 20000 - Lighting	48,223										55,924								
23000 - Mechanical Equipment																			
232 - HVAC 6 Miscellaneous Units- 2013	30,977	15	6								35,923								
312 - HVAC Carrier Unit #8- 2016	7,075	15	9											8,836					
316 - HVAC American Standard Unit #3- 2018	7,075	15	11													9,283			
344 - HVAC 2 Units- 2019	14,120	15	12														18,990		
368 - HVAC 2 Carrier Units- 2012	16,390	15	5							18,543									
392 - HVAC 2 Units- 2018	12,149	15	11													15,941			
416 - HVAC Carrier Unit #7- 2016	8,195	15	9											10,234					
436 - HVAC Carrier Unit #11- 2014	8,195	15	7									9,741							
448 - HVAC 8 Rooftop Carrier Units- 2018	102,396	15	11													134,353			
452 - HVAC 2 Carrier Units- 2007	31,496	15	12														42,358		
453 - HVAC Carrier Units- 2007 (2022 Only)[nr:1]	20,175	1	0	20,175															
616 - Water Heater Bradford White Water Heater	10,380	12	7									12,339							
Total 23000 - Mechanical Equipment	268,622			20,175					18,543	35,923	22,080		19,070		159,577	61,348			
23500 - Elevator																			
200 - Modernize/Overhaul Anza Building Elevator	133,304	25	22																
300 - Cab Rehab Anza Elevator Cab	19,569	20	17																
Total 23500 - Elevator	152,873																		
24000 - Furnishings																			
600 - Miscellaneous Anza Room Furniture	60,245	10	6								69,866								
601 - Miscellaneous Anza Room Furniture (2022 Only)[nr:1]	39,132	1	0	39,132															
Total 24000 - Furnishings	99,377			39,132							69,866								
24500 - Audio / Visual																			
160 - Projector 3 Projectors (33%)	1,366	4	1		1,400					1,545				1,706					1,883

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
170 - Projection Screen Anza Room	9,397	20	2				9,873												
324 - PA System Anza Room- Sound System	18,075	10	9											22,573					
325 - PA System Anza Room- Sound System (2022 Only)[nr:1]	7,360	1	0	7,360															
760 - Piano Anza Room Kawai Upright	7,603	25	16																
Total 24500 - Audio / Visual	43,801			7,360	1,400	9,873				1,545				24,279				1,883	
24600 - Safety / Access																			
240 - Fire Control Misc Fire Alarm System	33,599	20	3				36,182												
Total 24600 - Safety / Access	33,599						36,182												
25000 - Flooring																			
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	16,800	10	4						18,544										23,738
271 - Carpeting Kino, Fitness, Office Areas (2022 Only)[nr:1]	5,500	1	0	5,500															
460 - Tile 1,825 sf Clubhouse Walls & Floors	25,915	20	1		26,563														
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	27,843	40	14																39,341
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	15,179	10	4						16,755										21,448
Total 25000 - Flooring	91,237			5,500	26,563				35,299										84,526
26000 - Outdoor Equipment																			
804 - Shade Structure 100 sf Small Shade Canopy	2,295	15	8										2,796						
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	13,770	15	4					15,200											
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	10,328	15	6							11,977									
Total 26000 - Outdoor Equipment	26,393							15,200		11,977			2,796						
27000 - Appliances																			
780 - Miscellaneous 10 Kitchen Appliances (33%)	12,834	5	2			13,484						15,256						17,261	
Total 27000 - Appliances	12,834					13,484						15,256						17,261	
28000 - Water System																			
142 - Backflow Valves 4" Backflow #1	9,578	12	8										11,670						
146 - Backflow Valves 4" Backflow #2	7,067	12	10											9,046					
Total 28000 - Water System	16,645												11,670	9,046					
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%				74,667	203,241	504,712	130,560	72,750	127,221	301,451	169,726	46,238	159,305	9,046	487,581	190,706	95,169	204,732	

00080 - Canoa Ranch (CR)

01000 - Paving

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
132 - Asphalt: Sealing 64,068 sf Drives & Parking	16,017	5	2			16,828						19,039					21,541		
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	6,167	5	2			6,479						7,330					8,293		
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)	7,226	5	2			7,591						8,589					9,718		
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	134,543	25	11													176,532			
Total 01000 - Paving	163,952					30,898						34,958				176,532	39,552		
02000 - Concrete																			
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	3,114	5	4						3,437					3,889					4,400
Total 02000 - Concrete	3,114								3,437					3,889					4,400
03000 - Painting: Exterior																			
142 - Stucco 14,760 sf Building Exterior	20,664	10	6								23,964								
406 - Wrought Iron 614 lf Metal Fencing & Railings	6,508	4	3				7,009					7,736				8,540			
Total 03000 - Painting: Exterior	27,172						7,009				23,964	7,736			8,540				
03500 - Painting: Interior																			
142 - Building 26,200 sf All Interior Spaces	34,060	10	2														45,807		
143 - Building All Interior Spaces (2022 Only)[nr:1]	3,000	1	0	3,000															
Total 03500 - Painting: Interior	37,060			3,000													45,807		
04000 - Structural Repairs																			
606 - Metal Railings 350 lf Parking & Pickleball	10,294	20	6								11,937								
928 - Doors 40 Exterior & Interior Doors (25%)	17,500	10	2			18,386											23,536		
932 - Doors 3 Pool East Patio Doors	56,400	20	6									65,407							
Total 04000 - Structural Repairs	84,194					18,386					77,344						23,536		
05000 - Roofing																			
200 - Low Slope: BUR 133 Squares- Building Roof	58,129	20	6								67,412								
608 - Pitched: Tile 45 Squares- Building Roof	31,950	30	16																
958 - Coating 13,300 sf Low Slope Roof Recoating	21,945	5	2			23,056						26,086					29,514		
Total 05000 - Roofing	112,024					23,056					67,412	26,086					29,514		
08000 - Rehab																			
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	142,044	20	6								164,728								
234 - Restrooms Companion Restroom Remodel	17,219	20	3				18,544												
Total 08000 - Rehab	159,264						18,544				164,728								
12000 - Pool																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
136 - Resurface 256 lf Pool	48,128	12	6								55,814								
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	11,846	10	7									14,081							
413 - ADA Chair Lift Spa ADA Chair (2022 Only)[nr:1]	1,259	1	0	1,259															
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	10,580	10	9											13,213					
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	42,374	15	1		43,433														
754 - Equipment: Replacement Pool & Spa Equipment (50%)	22,746	5	4					25,108						28,407					32,140
755 - Equipment: Replacement 2022 Only[nr:1]	10,000	1	0	10,000															
Total 12000 - Pool	146,932			11,259	43,433			25,108			55,814	14,081		41,620					32,140
13000 - Spa																			
134 - Resurface Spa	5,392	8	6								6,253								7,619
Total 13000 - Spa	5,392										6,253								7,619
14000 - Recreation																			
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	24,035	3	2			25,252				27,193			29,284				31,536		33,961
350 - Exercise: Strength Equipment 26 Fitness Center Strength Machines, Etc (50%)	63,593	8	1		65,183								79,419						
Total 14000 - Recreation	87,628				65,183	25,252				27,193			29,284	79,419			31,536		33,961
17500 - Basketball / Sport Court																			
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	6,920	4	2			7,270					8,025				8,858				9,778
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	3,712	4	2			3,900					4,305				4,752				5,245
Total 17500 - Basketball / Sport Court	10,632					11,170					12,330				13,610				15,023
19000 - Fencing																			
100 - Chain Link 788 lf Pickleball & Basketball Courts	27,816	30	18																
230 - Wrought Iron: 6' 264 lf Patio Perimeter	11,183	30	16																
Total 19000 - Fencing	38,999																		
23000 - Mechanical Equipment																			
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	17,913	18	4						19,773										
101 - HVAC Placeholder[nr:1]	26,000	1	0	26,000															
236 - HVAC 6 Rooftop HVAC Units- 2008	84,570	15	1		86,684														
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	17,650	15	4						19,482										
636 - Water Heater 2 Shop	12,019	15	3				12,943												

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																	
Total 23000 - Mechanical Equipment	158,152			26,000	86,684		12,943	39,255										
24000 - Furnishings																		
540 - Miscellaneous Tables & Chairs	9,152	10	9										11,430					
Total 24000 - Furnishings	9,152												11,430					
24500 - Audio / Visual																		
164 - Projector Amado Room- EIKI	1,366	10	2			1,435											1,837	
Total 24500 - Audio / Visual	1,366					1,435											1,837	
24600 - Safety / Access																		
250 - Fire Control Misc Fire Alarm System	20,159	20	6										23,378					
Total 24600 - Safety / Access	20,159												23,378					
25000 - Flooring																		
280 - Carpeting 660 Sq. Yds. All Spaces	20,460	10	6										23,727					
470 - Tile 2,231 sf Clubhouse Walls & Floors	65,636	20	19															
Total 25000 - Flooring	86,096												23,727					
26000 - Outdoor Equipment																		
462 - Drinking Fountain 3 Drinking Fountains	9,177	15	2			9,642												
808 - Shade Structure 500 sf [3] Shade Canopies	11,475	15	4					12,666										
Total 26000 - Outdoor Equipment	20,652					9,642		12,666										
27000 - Appliances																		
248 - Ice Machine Pickleball Courts	6,468	10	9										8,078					
Total 27000 - Appliances	6,468												8,078					
28000 - Water System																		
162 - Backflow Valves 8" Backflow	15,050	12	9										18,795					
Total 28000 - Water System	15,050												18,795					
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%				40,259	195,300	155,623	38,496	80,466	27,193	454,950	82,861	29,284	163,230	13,610	216,607	140,245		93,142
00090 - Abrego South (AS)																		
01000 - Paving																		
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)	7,226	5	2			7,591						8,589				9,718		
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	5,775	5	4					6,375					7,212					8,160
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	39,413	25	22															
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	31,500	25	23															
Total 01000 - Paving	83,913					7,591		6,375				8,589	7,212			9,718		8,160
02000 - Concrete																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	6,539	2	2			6,870		7,218		7,583		7,967		8,370		8,794		9,239	
Total 02000 - Concrete	6,539					6,870		7,218		7,583		7,967		8,370		8,794		9,239	
03000 - Painting: Exterior																			
200 - Surface Restoration 7,191 sf Exterior Surfaces	10,067	10	6							11,675									
Total 03000 - Painting: Exterior	10,067									11,675									
04000 - Structural Repairs																			
936 - Doors 16 Exterior & Interior Doors (25%)	7,000	10	2			7,354												9,414	
Total 04000 - Structural Repairs	7,000					7,354												9,414	
05000 - Roofing																			
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	34,790	20	9											43,448					
962 - Coating 4,900 sf Low Slope Roof Recoating	5,194	5	2			5,457					6,174							6,985	
Total 05000 - Roofing	39,984					5,457					6,174			43,448				6,985	
08000 - Rehab																			
236 - Locker Rooms 2 Men's & Women's	76,484	20	4					84,424											
342 - Restrooms 2 Restrooms	32,780	20	5							37,088									
Total 08000 - Rehab	109,264							84,424		37,088									
12000 - Pool																			
140 - Resurface 170 lf Pool	27,200	12	4					30,024											
422 - ADA Chair Lift Pool ADA Lift	4,218	10	7								5,014								
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	49,139	10	9											61,368					
758 - Equipment: Replacement Pool & Spa Equipment (50%)	18,335	5	3			19,745						22,339						25,275	
759 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	9,000	1	0	9,000															
944 - Furniture: Misc Pool Area Furniture	7,650	6	3			8,238								9,554					
Total 12000 - Pool	115,542			9,000		27,983		30,024				5,014	22,339	70,922				25,275	
13000 - Spa																			
138 - Resurface Spa	4,023	8	0	4,023									4,902						
418 - ADA Chair Lift Spa ADA Lift	4,982	10	5							5,637									
Total 13000 - Spa	9,005			4,023						5,637				4,902					
19000 - Fencing																			
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	7,588	20	9											9,476					
Total 19000 - Fencing	7,588													9,476					

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful / Remaining		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
20000 - Lighting																			
240 - Pole Lights	11,296	20	4					12,469											
8 Shuffleboard Lights																			
Total 20000 - Lighting	11,296							12,469											
23000 - Mechanical Equipment																			
240 - HVAC	22,400	15	4					24,725											
2 Rooftop Carrier Units- 2011																			
Total 23000 - Mechanical Equipment	22,400							24,725											
26000 - Outdoor Equipment																			
480 - Drinking Fountain	6,556	20	4					7,237											
2 Drinking Fountain																			
812 - Shade Structure	12,944	15	10												16,569				
564 [3] Volleyball Shade Canopies																			
880 - Shade Structure	6,059	15	7								7,202								
264 sf Pool Shade Canopy																			
900 - Shuffleboard Court	16,511	8	3				17,781									21,664			
3,744 sf [12] Shuffleboard Courts																			
910 - Miscellaneous	32,795	7	3				35,317								41,980				
3,500 sf [2] Volleyball Court Sand																			
Total 26000 - Outdoor Equipment	74,865						53,097	7,237			7,202			58,550	21,664				
Total [Abrego South (AS)] Expenditures Inflated @ 2.50%					13,023		27,273	81,080	172,471	42,724	19,258	26,979	35,208	131,058	66,920	21,664	34,911	25,275	17,399
00100 - Continental Vistas (CV)																			
01000 - Paving																			
404 - Asphalt: Overlay	14,125	20	18																
6,726 sf Parking Lot																			
Total 01000 - Paving	14,125																		
02000 - Concrete																			
448 - Pool Deck	8,262	2	1		8,468		8,897		9,347		9,820		10,318		10,840				11,389
4,748 sf Pool/Spa Area Concrete Repair (6%)																			
Total 02000 - Concrete	8,262				8,468		8,897		9,347		9,820		10,318		10,840				11,389
03000 - Painting: Exterior																			
120 - Surface Restoration	6,120	10	5							6,924									
3,600 sf Recreation Building & Walls																			
Total 03000 - Painting: Exterior	6,120									6,924									
05000 - Roofing																			
340 - Low Slope: Vinyl	22,880	20	19																
20 Squares- Pool Building Roof																			
612 - Pitched: Tile	14,560	30	29																
13 Squares- Pool Building Roof																			
966 - Coating	6,120	5	3				6,591					7,457							8,436
2,000 sf Low Slope Roof Recoating																			
Total 05000 - Roofing	43,560						6,591					7,457							8,436
08000 - Rehab																			
242 - Locker Rooms	68,304	20	15																
2 Men's & Women's																			

See Section VI-b for Excluded Components

Reserve Component	Current		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Replacement Cost	Life Useful /															
246 - Bathrooms Companion Restroom	20,159	20 15															
Total 08000 - Rehab	88,463																
12000 - Pool																	
146 - Resurface 180 lf Pool	28,800	12 8									35,090						
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	27,396	15 14															38,710
762 - Equipment: Replacement Pool & Spa Equipment (50%)	19,059	5 2			20,023					22,655							25,632
763 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	6,000	1 0	6,000														
948 - Furniture: Misc Pool Area Furniture	7,538	6 0	7,538						8,742								10,138
Total 12000 - Pool	88,793		13,538		20,023				8,742	22,655	35,090						38,710
13000 - Spa																	
142 - Resurface Spa	7,863	8 7								9,347							
Total 13000 - Spa	7,863									9,347							
23000 - Mechanical Equipment																	
244 - HVAC Rooftop Rheem Unit #3- 2019	8,468	15 12															11,389
248 - HVAC 2 Rooftop Carrier Units- 2013	29,119	15 6							33,769								
800 - Water Heater Building Water Heater	5,463	12 3				5,883											
Total 23000 - Mechanical Equipment	43,050					5,883			33,769								11,389
25000 - Flooring																	
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	18,748	10 5						21,211									
Total 25000 - Flooring	18,748							21,211									
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%			13,538	8,468	20,023	21,371		37,482	42,511	41,822	42,547	10,318		10,840	47,158	19,825	38,710
00110 - Madera Vista (MV)																	
01000 - Paving																	
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	57,166	25 10												73,178			
Total 01000 - Paving	57,166													73,178			
02000 - Concrete																	
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	7,064	2 2			7,422		7,797		8,192		8,607		9,043		9,500		9,981
Total 02000 - Concrete	7,064				7,422		7,797		8,192		8,607		9,043		9,500		9,981
03000 - Painting: Exterior																	
206 - Surface Restoration 4,020 sf Exterior Surfaces	7,236	10 6							8,392								
Total 03000 - Painting: Exterior	7,236								8,392								
05000 - Roofing																	

See Section VI-b for Excluded Components

Reserve Component	Current Life			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Replacement Cost	Useful /	Remaining															
616 - Pitched: Tile 39 Squares- Pool Building Roof	30,368	30	29															
Total 05000 - Roofing	30,368																	
08000 - Rehab																		
248 - Restrooms 2 Men's & Women's	16,390	20	17															
262 - Kitchen Pool Building Kitchen Area	20,000	20	10											25,602				
480 - Shower Outdoor Pool Shower	8,831	15	0	8,831														
Total 08000 - Rehab	45,221			8,831										25,602				
12000 - Pool																		
154 - Resurface 156 lf Pool	24,960	12	6							28,946								
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	35,391	15	15															
655 - Deck: Re-Surface Pool/Spa Deck Coating (2022 Only)[nr:1]	28,165	1	0	28,165														
766 - Equipment: Replacement Pool & Spa Equipment (50%)	17,489	5	1		17,926					20,282								22,947
952 - Furniture: Misc Pool Area Furniture	7,649	6	5						8,654									10,036
953 - Furniture: Misc Pool Area Furniture (2022 Only)[nr:1]	4,865	1	0	4,865														
Total 12000 - Pool	118,518			33,030	17,926				8,654	49,228								32,982
13000 - Spa																		
146 - Resurface Spa	4,917	8	2			5,166								6,294				
Total 13000 - Spa	4,917					5,166								6,294				
17000 - Tennis Court																		
540 - Reseal 7,200 sf Tennis Court	5,112	4	2			5,371				5,928				6,544				7,223
560 - Fixtures Tennis Court Bench/Canopy	5,500	15	10											7,040				
Total 17000 - Tennis Court	10,612					5,371				5,928				13,584				7,223
19000 - Fencing																		
170 - Chain Link: 10' 360 lf Tennis Court Fence	15,120	30	9											18,883				
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	16,097	30	4					17,768										
Total 19000 - Fencing	31,217							17,768						18,883				
20000 - Lighting																		
250 - Sports Field / Court 4 Tennis Court Lights	10,927	20	17															
Total 20000 - Lighting	10,927																	
25000 - Flooring																		
434 - Tile Recreation Room & Storage	10,865	20	18															

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost	Remaining																
Total 25000 - Flooring	10,865																	
26000 - Outdoor Equipment																		
816 - Shade Structure 264 sf Pool Shade Canopy	6,059	15	9										7,567					
834 - Shade Structure 336 sf Pool Equip Shade Canopy	7,711	15	9										9,630					
Total 26000 - Outdoor Equipment	13,770												17,197					
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%				41,861	17,926	17,958		25,565	8,654	71,740		8,607	36,080	127,700	32,982	9,500		17,205
00120 - Casa Paloma I (CPI)																		
01000 - Paving																		
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	41,699	25	2			43,810												
Total 01000 - Paving	41,699					43,810												
02000 - Concrete																		
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	11,912	2	2			12,515		13,149		13,815		14,514		15,249		16,021		16,832
Total 02000 - Concrete	11,912					12,515		13,149		13,815		14,514		15,249		16,021		16,832
03000 - Painting: Exterior																		
212 - Surface Restoration 7,470 sf Exterior Surfaces	10,458	10	4					11,544										14,777
Total 03000 - Painting: Exterior	10,458							11,544										14,777
05000 - Roofing																		
344 - Low Slope: Vinyl 61 Squares- Pool Building & Shade Structure Roofs	43,310	20	2			45,503												
970 - Coating 6,100 sf Low Slope Roof Recoating	15,250	5	2			16,022					18,127							20,510
Total 05000 - Roofing	58,560					61,525					18,127							20,510
08000 - Rehab																		
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	111,930	20	18															
256 - Restrooms Unisex Restroom	5,330	20	18															
418 - Kitchen Clubhouse Kitchen	7,649	20	9										9,552					
Total 08000 - Rehab	124,909												9,552					
12000 - Pool																		
160 - Resurface 200 lf Pool	32,000	12	6										37,110					
420 - ADA Chair Lift Aqua Creek Pool Chair	5,500	10	5						6,223									
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	55,397	15	0	55,397														
770 - Equipment: Replacement Pool & Spa Equipment (50%)	21,494	5	1		22,031						24,926							28,202
956 - Furniture: Misc Pool Area Furniture	7,649	6	3				8,237						9,552					

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																	
Total 12000 - Pool	122,039			55,397	22,031		8,237		6,223	62,036			9,552		28,202			
13000 - Spa																		
150 - Resurface Spa	5,948	8	6							6,898								8,405
Total 13000 - Spa	5,948									6,898								8,405
23000 - Mechanical Equipment																		
256 - HVAC 2 Rooftop Carrier Units- 2011	18,357	15	4					20,262										
Total 23000 - Mechanical Equipment	18,357							20,262										
25000 - Flooring																		
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	11,726	20	18															
Total 25000 - Flooring	11,726																	
26000 - Outdoor Equipment																		
310 - Benches 18 Common Area Benches	21,600	15	8									26,318						
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	9,187	8	5						10,394									12,665
826 - Shade Structure 310 sf Pool Equip Shade Structure	8,469	30	23															
Total 26000 - Outdoor Equipment	39,256								10,394			26,318						12,665
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%				55,397	22,031	117,850	8,237	44,955	16,617	82,749	18,127	40,832	19,104	15,249	28,202	36,530	12,665	40,013
00130 - Casa Paloma II (CPII)																		
02000 - Concrete																		
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	10,211	2	3				10,996		11,553		12,138		12,753		13,398			14,076
Total 02000 - Concrete	10,211						10,996		11,553		12,138		12,753		13,398			14,076
04000 - Structural Repairs																		
952 - Doors 14 Exterior & Interior Doors (25%)	6,125	10	2			6,435												8,237
Total 04000 - Structural Repairs	6,125					6,435												8,237
05000 - Roofing																		
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	34,821	20	19															
974 - Coating 5,300 sf Low Slope Roof Recoating	8,109	5	2			8,520					9,639							10,906
Total 05000 - Roofing	42,930					8,520					9,639							10,906
08000 - Rehab																		
258 - Restrooms Unisex Restroom	10,000	15	3				10,769											
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	76,486	20	3				82,367											
261 - Locker Rooms Men's & Women's (2022 Only)[nr:1]	13,000	1	0	13,000														

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
424 - Kitchen Clubhouse Kitchen	7,649	20	2				8,036												
Total 08000 - Rehab	107,134				13,000		8,036	93,135											
12000 - Pool																			
166 - Resurface 180 lf Pool	28,800	10	4					31,790											40,694
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	46,396	15	0	46,396															
774 - Equipment: Replacement Pool & Spa Equipment (50%)	20,842	5	2			21,897						24,775					28,031		
775 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	6,000	1	0	6,000															
960 - Furniture: Misc Pool Area Furniture	7,649	6	3				8,237						9,552						
Total 12000 - Pool	109,687				52,396		21,897	8,237	31,790			24,775		9,552			28,031		40,694
13000 - Spa																			
154 - Resurface Spa	5,430	8	4					5,994										7,303	
Total 13000 - Spa	5,430							5,994										7,303	
20000 - Lighting																			
260 - Pole Lights 8 Shuffleboard Lights	11,296	30	1		11,578														
Total 20000 - Lighting	11,296				11,578														
23000 - Mechanical Equipment																			
272 - HVAC 2 Rooftop Carrier Units- 2011	18,357	15	4					20,262											
Total 23000 - Mechanical Equipment	18,357							20,262											
25000 - Flooring																			
200 - Carpeting 1,284 sf Recreation Room	3,852	10	8										4,693						
400 - Tile 281 sf Kitchenette & Storage Closet	3,923	20	18																
Total 25000 - Flooring	7,775												4,693						
26000 - Outdoor Equipment																			
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	8,593	8	3				9,254										11,275		
860 - Shade Structure 294 sf Pool Equip Shade Canopy	6,747	15	9										8,426						
Total 26000 - Outdoor Equipment	15,341						9,254						8,426				11,275		
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%					65,396	11,578	44,888	121,622	58,046	11,553		46,552	4,693	30,731		24,673	54,477	14,076	40,694
00140 - Abrego North (AN)																			
01000 - Paving																			
420 - Asphalt: Major Repairs 14,105 sf Parking Area	82,514	25	1		84,577														
Total 01000 - Paving	82,514				84,577														
02000 - Concrete																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	6,377	5	1			6,537					7,396					8,368			
Total 02000 - Concrete	6,377					6,537					7,396					8,368			
03000 - Painting: Exterior																			
218 - Surface Restoration 5,892 sf Exterior Surfaces	8,249	10	4						9,105										11,655
Total 03000 - Painting: Exterior	8,249								9,105										11,655
04000 - Structural Repairs																			
820 - Shed Shed	10,449	10	8										12,731						
956 - Doors 10 Exterior & Interior Doors (50%)	8,750	20	10												11,201				
Total 04000 - Structural Repairs	19,199												12,731		11,201				
05000 - Roofing																			
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	14,910	20	4					16,458											
978 - Coating 2,100 sf Low Slope Roof Recoating	2,499	5	2			2,626					2,971					3,361			
Total 05000 - Roofing	17,409					2,626		16,458			2,971					3,361			
08000 - Rehab																			
238 - Restrooms Companion Restroom Remodel	17,219	20	3				18,544												
266 - Locker Rooms 2 Men's & Women's	76,486	20	4					84,426											
270 - General 795 sf Recreation Room Tile- 2017	9,826	20	15																
Total 08000 - Rehab	103,531						18,544	84,426											
12000 - Pool																			
172 - Resurface 230 lf Pool	36,800	10	4					40,620											51,997
426 - ADA Chair Lift 2 Pool & Spa	13,440	10	5						15,206										
778 - Equipment: Replacement Pool & Spa Equipment (50%)	20,842	5	1		21,363						24,171					27,347			
779 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	38	1	0	38															
964 - Furniture: Misc Pool Area Furniture	7,538	6	0	7,538						8,742						10,138			
Total 12000 - Pool	78,658			7,576	21,363			40,620	15,206	32,912					27,347	10,138			51,997
13000 - Spa																			
158 - Resurface Spa	5,764	8	2			6,056									7,378				
Total 13000 - Spa	5,764					6,056									7,378				
19000 - Fencing																			
110 - Wood: Split Rail 152 lf Perimeter Fencing	5,320	20	15																
Total 19000 - Fencing	5,320																		

See Section VI-b for Excluded Components

Reserve Component	Current		Life	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Replacement Cost	Useful / Remaining																
23000 - Mechanical Equipment																		
200 - HVAC 3 HVAC	19,500	15	13															26,881
Total 23000 - Mechanical Equipment	19,500																	26,881
26000 - Outdoor Equipment																		
864 - Shade Structure 367 sf Pool Equip Shade Structure	10,026	30	21															
868 - Shade Structure 378 sf [3] Pool Shade Canopies	8,675	15	10											11,105				
Total 26000 - Outdoor Equipment	18,702													11,105				
Total [Abrego North (AN)] Expenditures Inflated @ 2.50%				7,576	112,477	8,681	18,544	150,609	15,206	40,308	2,971	12,731		29,684	35,715	13,499	26,881	63,653
00200 - Pickleball Center																		
01000 - Paving																		
170 - Asphalt: Sealing 39,629 sf Parking Lot	9,907	5	4					10,936						12,373				13,999
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)	5,340	5	4					5,894						6,669				7,545
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	83,221	25	23															
Total 01000 - Paving	98,468							16,830						19,042				21,544
04000 - Structural Repairs																		
892 - Shed Shed	5,000	15	13															6,893
912 - Doors 5 Building Doors (50%)	4,375	20	18															
Total 04000 - Structural Repairs	9,375																	6,893
05000 - Roofing																		
370 - Low Slope: Single-Ply 12 Squares- Center Roof	8,523	15	13															11,749
Total 05000 - Roofing	8,523																	11,749
08000 - Rehab																		
100 - General Office, Storage, Breezeway	5,330	10	8										6,494					
226 - Restrooms 2 Restrooms	15,990	10	8										19,482					
Total 08000 - Rehab	21,320												25,976					
17500 - Basketball / Sport Court																		
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	43,680	2	1		44,772		47,039		49,420		51,922		54,550		57,312			60,213
Total 17500 - Basketball / Sport Court	43,680				44,772		47,039		49,420		51,922		54,550		57,312			60,213
19000 - Fencing																		
174 - Chain Link: 4' 1,414 lf Court Fences	27,135	25	23															
178 - Chain Link: 8' 1,871 lf Court Fences	64,381	25	23															
780 - Gates 50 Court Gates	14,924	20	18															

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total 19000 - Fencing	106,440																		
23000 - Mechanical Equipment																			
470 - HVAC 3 Mini-split Units	9,114	15	13																12,564
870 - Septic System Septic System	7,995	20	18																
Total 23000 - Mechanical Equipment	17,109																		12,564
24000 - Furnishings																			
570 - Miscellaneous Interior/Exterior Furniture	21,320	10	8										25,976						
970 - Miscellaneous 900 sf Artificial Turf	8,289	10	8										10,099						
974 - Miscellaneous Entrance Gate	5,330	5	3				5,740						6,494						7,347
Total 24000 - Furnishings	34,939						5,740						42,570						7,347
26000 - Outdoor Equipment																			
440 - Drinking Fountain 2 Drinking Fountains	5,117	20	18																
448 - Bleachers: Aluminum 6 Bleachers	18,000	20	18																
884 - Shade Structure 4,182 sf [3] Shade Structures	13,801	7	5							15,614									18,560
Total 26000 - Outdoor Equipment	36,917									15,614									18,560
Total [Pickleball Center] Expenditures Inflated @ 2.50%					44,772			52,778	16,830	65,034		51,922	68,546	73,592		57,312	18,560	98,766	21,544
00700 - Facility Maintenance Shop (FMS)																			
01000 - Paving																			
136 - Asphalt: Sealing 29,074 sf Parking Area	7,269	5	3				7,827						8,856						10,020
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)	3,918	5	3				4,219						4,773						5,401
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	61,055	25	22																
Total 01000 - Paving	72,242						12,046						13,629						15,420
03000 - Painting: Exterior																			
128 - Surface Restoration 5,000 sf Building Exterior	7,000	10	6								8,118								
412 - Wrought Iron 835 lf Perimeter Fence	8,225	4	4					9,079					10,021						11,061
413 - Wrought Iron Perimeter Fence (2022 Only)[nr:1]	11,800	1	0	11,800															
Total 03000 - Painting: Exterior	27,025			11,800				9,079			8,118		10,021						11,061
03500 - Painting: Interior																			
152 - Building 10,000 sf All Interior Spaces	13,000	10	6								15,076								
Total 03500 - Painting: Interior	13,000										15,076								
04000 - Structural Repairs																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
800 - Shed Shed	5,756	10	8										7,014						
804 - Shed 3 Pre-Fab Sheds	16,799	10	6							19,482									
960 - Doors 2 Shop Rollup Doors	5,200	30	26																
964 - Doors 24 Exterior & Interior Doors (25%)	10,500	10	6							12,177									
Total 04000 - Structural Repairs	38,256									31,659			7,014						
05000 - Roofing																			
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	9,940	20	16																
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	24,257	30	5							27,444									
860 - Skylights 10 Pitched & Low Slope Roof Skylights	8,741	20	16																
982 - Coating 1,400 sf Low Slope Roof Recoating	4,284	5	2			4,501						5,092							5,762
Total 05000 - Roofing	47,222					4,501				27,444		5,092							5,762
08000 - Rehab																			
108 - General Common Areas	17,219	20	16																
278 - Restrooms 2 Restrooms	32,780	20	16																
282 - General Break Room	22,946	20	16																
Total 08000 - Rehab	72,945																		
19000 - Fencing																			
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	31,020	30	26																
540 - Metal 165 lf Frontage Fencing	5,770	30	26																
Total 19000 - Fencing	36,790																		
23000 - Mechanical Equipment																			
208 - HVAC 4 Rooftop HVAC Units- 2018	24,038	15	11																31,540
224 - HVAC 2 Ground Level Bryant Units- 2017	27,644	15	10																35,387
Total 23000 - Mechanical Equipment	51,682																		35,387 31,540
24000 - Furnishings																			
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	53,540	20	16																
Total 24000 - Furnishings	53,540																		
25000 - Flooring																			
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	6,825	10	3					7,350											9,408
480 - Tile 664 sf Floor & Wall Tile	17,410	20	16																

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost	Remaining																
Total 25000 - Flooring	24,235						7,350											9,408
30000 - Miscellaneous																		
236 - Maintenance Equipment Genie Scissor Lift	17,882	20	18															
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	20,815	10	6							24,139								
Total 30000 - Miscellaneous	38,697									24,139								
Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50%				11,800		4,501	19,396	9,079	27,444	78,992	5,092	30,664		35,387	31,540	16,823	24,829	
00800 - General																		
22000 - Office Equipment																		
100 - Miscellaneous Facility Maintenance Shop Context Scanner	6,884	5	2			7,232					8,183						9,258	
Total 22000 - Office Equipment	6,884					7,232					8,183						9,258	
30000 - Miscellaneous																		
200 - Maintenance Equipment Vermeer Chipper	8,825	20	4					9,741										
204 - Maintenance Equipment Vermeer Skid Loader & Attachments	57,206	15	0	57,206														
700 - Trailer Load Trail	5,883	15	3				6,336											
704 - Trailer Top Hat- 2018	6,827	15	12														9,181	
710 - Trailer Big Tex	24,889	15	0	24,889														
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	35,300	10	9									44,085						
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	88,250	10	1		90,456									115,791				
844 - Vehicle 2016 Ford Fiesta- #26	20,592	10	4					22,729										29,095
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	68,878	10	4					76,028										97,323
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	117,093	10	4					129,249										165,450
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	40,999	10	5						46,387									
866 - Vehicle 2017 Ford Escape- #36	31,980	3	1		32,780			35,300			38,014		40,937					44,085
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	38,099	10	6								44,183							
872 - Maintenance Truck 2018 Ford F150- #38	40,666	10	6								47,160							
874 - Maintenance Truck Ford F250 PU- #39	39,019	10	6								45,249							
876 - Vehicle Ford Transit Connect- #40	35,577	10	6								41,258							
878 - Vehicle 2018 Ford Transit 150 Van- #41	35,578	10	7									42,291						

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost	Remaining																
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	43,706	10	7								51,953							
882 - Vehicle 2018 Ford Transit 250 Van- #43	37,150	10	7								44,160							
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	32,524	10	7								38,661							
888 - Vehicle 2020 Ford Escape- #45	32,000	10	8									38,989						
892 - Maintenance Truck 2021 Ford Ranger XL- #46	38,243	10	9										47,760					
896 - Maintenance Truck 2021 Ford F250 Pickup- #47	43,750	10	9										54,638					
Total 30000 - Miscellaneous	923,032			82,095	123,236		6,336	273,048	46,387	177,851	215,078	38,989	146,482	40,937	115,791	9,181	44,085	291,868
Total [General] Expenditures Inflated @ 2.50%				82,095	123,236	7,232	6,336	273,048	46,387	177,851	223,261	38,989	146,482	40,937	115,791	18,439	44,085	291,868
Total Expenditures Inflated @ 2.50%				1,755,513	1,652,638	2,355,479	1,528,237	1,898,835	1,035,850	1,584,527	2,042,471	1,118,121	1,708,736	1,377,802	1,626,020	1,682,376	1,422,295	1,688,429
Total Current Replacement Cost	17,184,896																	

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
00010 - Administrative Offices															
01000 - Paving															
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe					11,095					12,553					14,203
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)					9,569					10,826					12,249
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance									55,456						
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)									23,711						
Total 01000 - Paving					20,664				79,166	23,380					26,452
03000 - Painting: Exterior															
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces		18,881										24,170			
Total 03000 - Painting: Exterior		18,881										24,170			
03500 - Painting: Interior															
100 - Building 16,167 sf All Interior Spaces										38,014					
Total 03500 - Painting: Interior										38,014					
04000 - Structural Repairs															
900 - Doors 41 Exterior & Interior Doors (25%)									30,881						
Total 04000 - Structural Repairs									30,881						
05000 - Roofing															
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace							131,227								
930 - Coating 7,900 sf Low Slope Roof Recoating		11,258				12,738						14,412			
Total 05000 - Roofing		11,258				143,965						14,412			
08000 - Rehab															
300 - Restrooms 3 Men's, Women's, Unisex Restrooms					78,654										
400 - Kitchen Kitchen									12,912						
Total 08000 - Rehab					78,654				12,912						
22000 - Office Equipment															
200 - Computers, Misc. 5 IT Servers (20%)	19,262	19,744	20,238	20,743	21,262	21,794	22,338	22,897	23,469	24,056	24,657	25,274	25,906	26,553	27,217
201 - Computers, Misc. IT Servers (2022 Only)[nr:1]															
240 - Computers, Misc. Office Computer Work Stations	27,662	28,354	29,063	29,789	30,534	31,298	32,080	32,882	33,704	34,547	35,410	36,296	37,203	38,133	39,086
241 - Computers, Misc. 2022 Only[nr:1]															
270 - Network Equipment Routers & Switches	9,269	9,501	9,738	9,982	10,231	10,487	10,749	11,018	11,294	11,576	11,865	12,162	12,466	12,778	13,097
Total 22000 - Office Equipment	56,194	57,599	59,039	60,515	62,028	63,578	65,168	66,797	68,467	70,179	71,933	73,731	75,575	77,464	79,401
23000 - Mechanical Equipment															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
200 - HVAC 3 Rooftop Carrier Units- 2010				68,313											
280 - HVAC Rooftop Rheem Unit #5- 2017											20,764				
314 - HVAC Rooftop Carrier Unit #6- 2005												18,433			
348 - HVAC 3 IT Room Trane & Gree Units- 2013							13,605								
376 - HVAC Marvair Unit- 2018												13,302			
Total 23000 - Mechanical Equipment				68,313			13,605				20,764	31,735			
25000 - Flooring															
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices											27,728				
400 - Tile 430 sf Floors										15,176					
Total 25000 - Flooring										15,176	27,728				
28000 - Water System															
134 - Backflow Valves 4" Backflow											9,988				
Total 28000 - Water System											9,988				
Total [Administrative Offices] Expenditures Inflated @ 2.50%	56,194	87,739	59,039	128,828	161,345	63,578	222,738	110,589	172,797	159,300	92,697	144,048	75,575	77,464	105,852
00020 - West Social Center (WC)															
01000 - Paving															
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking				16,978					19,209					21,733	
108 - Asphalt: Sealing 75,321 sf West Parking Lot				29,369					33,228					37,595	
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)				11,307					12,793					14,474	
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				57,654					65,230					73,802	
02000 - Concrete															
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)				11,399					12,897					14,592	
Total 02000 - Concrete				11,399					12,897					14,592	
03000 - Painting: Exterior															
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces				115,858										148,308	
Total 03000 - Painting: Exterior				115,858										148,308	
03500 - Painting: Interior															
106 - Building 24,000 sf All Interior Spaces									55,056						

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
107 - Building															
All Interior Spaces (2023 Only)[nr:1]															
Total 03500 - Painting: Interior										55,056					
04000 - Structural Repairs															
904 - Doors								54,229							
72 Exterior & Interior Doors (25%)								54,229							
Total 04000 - Structural Repairs								54,229							
05000 - Roofing															
300 - Low Slope: Metal											15,017				
3 Squares- Pool Eq Enclosure Shade Structure											15,017				
308 - Low Slope: Vinyl														468,816	
339 Squares- Building Flat Roofs														468,816	
600 - Pitched: Tile										30,821					
24 Squares- Tennis Ramada Roof										30,821					
934 - Coating				62,415				70,617						79,897	
33,900 sf Low Slope Roof Recoating				62,415				70,617						79,897	
Total 05000 - Roofing				62,415				70,617		30,821	15,017			548,713	
08000 - Rehab															
100 - General										11,757					
Tennis Ramada										11,757					
200 - Locker Rooms											177,979				
2 Pool Men's, Women's & Outdoor Shower											177,979				
306 - Restrooms								123,609							
4 Shops & Auditorium Restrooms								123,609							
460 - Cabinets										18,087					
2 Woodshop & Lapidary										18,087					
550 - Operable Wall/Partition										34,554					
320 sf Auditorium/Room 1										34,554					
Total 08000 - Rehab								123,609		242,377					
12000 - Pool															
100 - Resurface	68,070													91,547	
250 lf Pool	68,070													91,547	
600 - Deck: Re-Surface					74,744										
5,313 sf Pool/Spa Deck Coating					74,744										
728 - Equipment: Replacement			5,021										6,428		
Pool Digital Clocks			5,021										6,428		
730 - Equipment: Replacement				43,514				49,233						55,702	
Pool & Spa Equipment (50%)				43,514				49,233						55,702	
731 - Equipment: Replacement															
Pool & Spa Equipment (2022 Only)[nr:1]															
Total 12000 - Pool	68,070		5,021	43,514	74,744			49,233					97,974	55,702	
14000 - Recreation															
700 - Billiard Table								51,395							
4 Billiards Room Tables								51,395							
Total 14000 - Recreation								51,395							
17000 - Tennis Court															
100 - Reseal	44,422				49,034			54,124						59,743	
43,200 sf [6] Tennis Courts	44,422				49,034			54,124						59,743	

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
500 - Resurface 43,200 sf [6] Tennis Courts															
600 - Lighting 20 Court Lights															
724 - Screen 8,685 sf Tennis Court Fence Screens			7,533					8,523					9,642		
Total 17000 - Tennis Court	44,422		7,533		49,034			8,523	54,124				69,385		
17500 - Basketball / Sport Court															
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts							30,813								37,543
Total 17500 - Basketball / Sport Court							30,813								37,543
19000 - Fencing															
120 - Chain Link: 10' 1,710 lf Tennis Court Fence															
Total 19000 - Fencing															
20000 - Lighting															
200 - Pole Lights 15 Walkway Lights															
500 - Parking Lot 25 Parking Lot Lights													143,650		
Total 20000 - Lighting													143,650		
23000 - Mechanical Equipment															
204 - HVAC 2 Rooftop Carrier Units- 2006			106,513												
284 - HVAC 2 Rooftop Carrier Units- 2013							49,380								
320 - HVAC Rooftop Carrier Unit #4- 2018												44,657			
324 - HVAC Rooftop Carrier Unit #10- 2019													28,360		
352 - HVAC 3 Rooftop Carrier/American Units- 2009			61,626												
380 - HVAC Rooftop Carrier Unit #7- 2010					31,505										
404 - HVAC 4 Rooftop Carrier/American Units- 2008			89,070												
420 - HVAC Tennis Ramada Rheem Unit #15- 2022		8,422													
440 - HVAC 5 Gree HVAC Units- 2012						24,579									
900 - Miscellaneous Woodshop Dust Collector					32,293										
Total 23000 - Mechanical Equipment	8,422	89,070	168,139	31,505	32,293	24,579	49,380					44,657	28,360		
24000 - Furnishings															
500 - Miscellaneous 550 Auditorium Padded Chairs			129,718										166,050		
504 - Miscellaneous 500 Auditorium Unpadded Chairs								57,350							
508 - Tables 175 Auditorium Tables								101,906							

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 24000 - Furnishings			129,718						159,256				166,050		
24500 - Audio / Visual															
100 - Speakers Auditorium												51,878			
108 - Lighting Console Auditorium Control Room		5,641										7,221			
116 - Miscellaneous Auditorium Total Induction Loop			26,628												
220 - PA System Auditorium Bldg									106,353						
224 - Projector 3 Auditorium Projectors (33%)		17,220										22,043			
400 - Stage Lights Stage Lighting						17,102									
600 - Stage Curtains Stage Curtains				15,987											
740 - Piano Auditorium Petrof Grand															
764 - Piano Auditorium Yamaha Upright															
800 - Stage Risers Auditorium Stage											36,523				
Total 24500 - Audio / Visual		22,861	26,628	15,987	17,102				106,353	36,523	81,142				
24600 - Safety / Access															
200 - Fire Control Misc Fire Alarm System									79,055						
Total 24600 - Safety / Access									79,055						
25000 - Flooring															
210 - Carpeting 448 Sq. Yds. West Center Carpet					30,080										38,505
214 - Carpeting 117 Sq. Yds. West Center Billiards Room		6,600										8,449			
410 - Tile 1,618 sf Clubhouse Walls & Floors								41,783							
414 - Tile 682 sf Green Room Dressing & Restrooms		14,816													
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl		121,656													
Total 25000 - Flooring		136,472	6,600	30,080				41,783				8,449			38,505
26000 - Outdoor Equipment															
400 - Bleachers 6 Courtyard & Tennis						22,170									
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies												21,766			
840 - Shade Structure 680 sf Pool Deck Shade Canopy												29,721			
844 - Shade Structure 1,955 sf [3] Tennis Court Shade Canopies											83,363				

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
846 - Shade Structure 4 Tennis Court Bench Shades (25%)											3,708				
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018												11,852			
Total 26000 - Outdoor Equipment							22,170				87,070	63,339			
27000 - Appliances															
324 - Dishwasher, Commercial Commercial Dishwasher- 2022										18,087					
700 - Miscellaneous 30 Kitchen Appliances (33%)			53,257					60,255					68,173		
702 - Stove 2 Vulcan 10-Burner & 6-Burner		10,688													
Total 27000 - Appliances		10,688	53,257					60,255		18,087			68,173		
28000 - Water System															
158 - Backflow Valves 4" Backflow									10,323						
Total 28000 - Water System									10,323						
30000 - Miscellaneous															
240 - Maintenance Equipment 2 Portable Lifts										42,686					
Total 30000 - Miscellaneous										42,686					
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%	257,386	129,220	464,110	248,531	202,137	41,681	153,758	371,912	472,276	440,323	138,610	197,587	1,136,897	277,812	76,048
00030 - East Social Center (EC)															
01000 - Paving															
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway			33,347					37,729					42,687		
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)			10,271					11,621					13,148		
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				181,377											
Total 01000 - Paving			224,995					49,350					55,835		
02000 - Concrete															
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)		8,028		8,435		8,862		9,310		9,782		10,277		10,797	
Total 02000 - Concrete		8,028		8,435		8,862		9,310		9,782		10,277		10,797	
03000 - Painting: Exterior															
112 - Stucco 13,905 sf Building Exterior		28,899										36,993			
Total 03000 - Painting: Exterior		28,899										36,993			

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
03500 - Painting: Interior															
112 - Building 17,350 sf All Interior Spaces					36,058										46,157
Total 03500 - Painting: Interior					36,058										46,157
04000 - Structural Repairs															
896 - Shed Pool Equipment Area Shed	7,241														
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)								43,685							
Total 04000 - Structural Repairs	7,241							43,685							
05000 - Roofing															
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)								126,510							
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)													143,134		
938 - Coating 20,700 sf Low Slope Roof Recoating			18,584					21,026					23,788		
Total 05000 - Roofing			18,584					147,535					166,923		
08000 - Rehab															
204 - Unit Rehab Fine Arts															
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower															
207 - Locker Rooms Men's & Women's (2022 Only)[nr:1]															
214 - Restrooms Pool Patio Companion Restroom										16,279					
250 - Kitchen Kitchen															
312 - Restrooms 2 Lobby Hallway Restrooms										59,326					
Total 08000 - Rehab										75,605					
12000 - Pool															
106 - Resurface 165 If Pool										40,239					
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs				13,725											17,569
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	65,017														
734 - Equipment: Replacement Pool & Spa Equipment (50%)	30,080					34,032					38,505				
924 - Furniture: Misc Pool Area Furniture			12,867							14,922					
925 - Furniture: Misc Pool Area Furniture (2022 Only)[nr:1]															
Total 12000 - Pool	95,096			26,592		34,032				55,161	38,505				17,569
13000 - Spa															
114 - Resurface Spa		8,227								10,024					

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 13000 - Spa		8,227								10,024					
14000 - Recreation															
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)		41,956			45,182			48,656			52,397				56,426
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)			60,713								73,972				
720 - Billiard Table 2 Billiards Room										34,185					
Total 14000 - Recreation		41,956	60,713		45,182			48,656		34,185	126,369				56,426
17000 - Tennis Court															
110 - Reseal 14,400 sf [2] Tennis Courts			15,557				17,172				18,955				20,922
510 - Resurface 14,400 sf [2] Tennis Courts															94,298
Total 17000 - Tennis Court			15,557				17,172				18,955				115,221
17500 - Basketball / Sport Court															
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	29,259		30,740		32,296		33,931		35,649		37,453		39,349		41,342
Total 17500 - Basketball / Sport Court	29,259		30,740		32,296		33,931		35,649		37,453		39,349		41,342
19000 - Fencing															
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences								10,226							
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015									24,881						
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018												26,794			
130 - Chain Link: 10' 540 lf Tennis Court Fence															
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence															
Total 19000 - Fencing								10,226	24,881			26,794			
20000 - Lighting															
510 - Parking Lot 7 Parking Lot Lights															
604 - Sports Field / Court 8 Pickleball Court Lights			41,388										52,980		
Total 20000 - Lighting			41,388										52,980		
23000 - Mechanical Equipment															
288 - HVAC 4 Rooftop Units- 2018												81,333			
326 - HVAC Rooftop Carrier Unit #3- 2009			30,737												
356 - HVAC Rooftop Carrier Unit #4														17,569	
384 - HVAC Rooftop Carrier Unit #8- 2008		29,987													

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
408 - HVAC 5 Rooftop Carrier Units- 2011					91,523										
424 - HVAC 2 Rooftop Rheem Units- 2018												34,965			
Total 23000 - Mechanical Equipment		29,987	30,737		91,523							116,298		17,569	
24000 - Furnishings															
520 - Miscellaneous Tables & Chairs									55,021						
Total 24000 - Furnishings									55,021						
24500 - Audio / Visual															
300 - PA System Sound Rack- Sound System					16,626										21,283
744 - Piano East Auditorium Yamaha Upright															
Total 24500 - Audio / Visual					16,626										21,283
24600 - Safety / Access															
100 - Fire Equipment Alarm & Sprinkler System										35,645					
Total 24600 - Safety / Access										35,645					
25000 - Flooring															
220 - Carpeting 850 Sq. Yds. East Center Carpet					39,869										51,035
420 - Tile 4,200 sf Clubhouse Walls & Floors										91,160					
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen															20,955
Total 25000 - Flooring					39,869					91,160					71,991
26000 - Outdoor Equipment															
444 - Bleachers: Aluminum 4 Pickleball Bleachers	17,380														
Total 26000 - Outdoor Equipment	17,380														
27000 - Appliances															
448 - Washer & Dryer Washer/Dryer	7,241										9,270				
720 - Miscellaneous 12 Kitchen Appliances (33%)				14,973					16,940						19,166
Total 27000 - Appliances	7,241			14,973					16,940		9,270				19,166
28000 - Water System															
138 - Backflow Valves 4" Backflow			13,177												17,722
Total 28000 - Water System			13,177												17,722
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%	156,217	117,097	435,890	50,000	261,553	42,894	51,103	308,762	168,136	275,916	230,552	190,362	315,087	121,528	313,714
00040 - Las Campanas (LC)															
01000 - Paving															
116 - Asphalt: Sealing 70,468 sf Parking Lot					28,163					31,864					36,052

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)					10,843					12,268					13,880
320 - Asphalt: Overlay 27,246 sf North Parking Lot										103,489					
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot															
Total 01000 - Paving					39,006					147,621					49,931
02000 - Concrete															
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	12,076		12,688		13,330		14,005		14,714		15,459		16,242		17,064
Total 02000 - Concrete	12,076		12,688		13,330		14,005		14,714		15,459		16,242		17,064
03000 - Painting: Exterior															
118 - Stucco 18,180 sf Building Exterior			38,728										49,575		
Total 03000 - Painting: Exterior			38,728										49,575		
03500 - Painting: Interior															
118 - Building 21,900 sf All Interior Spaces										50,238					
119 - Building 2022 Only[nr:1]															
Total 03500 - Painting: Interior										50,238					
04000 - Structural Repairs															
912 - Doors 76 Exterior & Interior Doors (25%)										57,242					
Total 04000 - Structural Repairs										57,242					
05000 - Roofing															
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof									242,019						
942 - Coating 19,800 sf Low Slope Roof Recoating			32,538					36,814					41,652		
Total 05000 - Roofing			32,538					278,833					41,652		
08000 - Rehab															
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower										231,340					
216 - Restrooms 2 Hallway Restrooms												63,776			
220 - Restrooms Companion Restroom													31,888		
318 - Restrooms 2 Racquetball Court Restrooms				21,911											
406 - Kitchen Clubhouse Kitchen										15,193					
560 - Operable Wall/Partition 1,296 sf [2]- Ocotillo/Agave & Agave/Juniper															
Total 08000 - Rehab				21,911					231,340	15,193	95,664				
12000 - Pool															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
112 - Resurface 264 lf Pool											92,015				
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs					14,613										18,705
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating														83,309	
738 - Equipment: Replacement Pool & Spa Equipment (50%)	36,290					41,059					46,454				
928 - Furniture: Misc Pool Area Furniture	12,926						14,990						17,384		
Total 12000 - Pool	49,216				14,613	41,059	14,990				138,469		17,384	83,309	18,705
13000 - Spa															
118 - Resurface Spa PebbleTec Resurface					10,743								13,089		
Total 13000 - Spa					10,743								13,089		
14000 - Recreation															
210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)		57,643			62,075			66,848			71,988				77,524
310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)			82,311								100,288				
Total 14000 - Recreation		57,643	82,311		62,075			66,848			172,276				77,524
17000 - Tennis Court															
120 - Reseal 14,000 sf [2] Tennis Courts				15,503				17,112					18,889		
520 - Resurface 14,000 sf [2] Tennis Courts			68,168												
Total 17000 - Tennis Court			68,168	15,503				17,112					18,889		
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	34,076														
560 - Parking Lot 13 East Parking Lot Lights															76,332
Total 20000 - Lighting	34,076														76,332
23000 - Mechanical Equipment															
212 - HVAC 11 Rooftop Trane Units- 2008			249,510												
213 - HVAC Rooftop Trane Units- 2008 (2022 Only)[nr:1]															
292 - HVAC 4 Rooftop Carrier Units- 2010				84,016											

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
328 - HVAC Rooftop Carrier Unit #16- 2014								19,282							
612 - Water Heater 2 Rennai Tankless Heaters									20,451						
Total 23000 - Mechanical Equipment			249,510	84,016				19,282	20,451						
24000 - Furnishings															
900 - Miscellaneous Tables, Chairs, Misc	74,371										95,201				
Total 24000 - Furnishings	74,371										95,201				
24500 - Audio / Visual															
748 - Piano Ocotillo Room Yamaha Upright															
804 - Stage Risers 4 Ocotillo Room- New												47,880			
808 - Stage Risers 2 Ocotillo Room- Older			1,278												
832 - Stage Curtains 2 Ocotillo Room													16,346		
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop			26,395										33,788		
Total 24500 - Audio / Visual			27,673									47,880	50,134		
24600 - Safety / Access															
210 - Fire Control Misc Fire Alarm System														40,248	
Total 24600 - Safety / Access														40,248	
25000 - Flooring															
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet								31,489							
236 - Carpeting 150 Sq. Yds. Juniper Room Only	7,929										10,150				
430 - Tile 3,050 sf Clubhouse Walls & Floors								76,425							
620 - Vinyl 540 Sq. Yds. Clubhouse	124,390														
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace															
740 - Vinyl 2,925 sf Agave & Ocotillo Floor															
Total 25000 - Flooring	132,319							107,915			10,150				
26000 - Outdoor Equipment															
306 - Bocce Ct. Resurface 900 sf Bocce Court	6,517										8,343				
Total 26000 - Outdoor Equipment	6,517										8,343				
27000 - Appliances															
800 - Miscellaneous 13 Kitchen Appliances (33%)			30,199					34,168					38,658		
Total 27000 - Appliances			30,199					34,168					38,658		

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
28000 - Water System															
130 - Backflow Valves 4" Backflow			12,365												16,629
Total 28000 - Water System			12,365												16,629
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%	308,576	57,643	576,093	99,519	139,767	41,059	28,995	473,485	424,659	162,814	535,562	66,769	226,734	277,412	102,330
00050 - Desert Hills (DH)															
01000 - Paving															
120 - Asphalt: Sealing 104,016 sf Drives & Parking			39,568					44,768					50,651		
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)			15,234					17,236					19,500		
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive															
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area										128,463					
Total 01000 - Paving			54,802					62,003		128,463			70,151		
02000 - Concrete															
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)					16,852					19,067					21,572
415 - Pool Deck Pool/Spa Area Concrete Repair (2023 Only)[nr:1]															
Total 02000 - Concrete					16,852					19,067					21,572
03000 - Painting: Exterior															
124 - Stucco 30,135 sf Building Exterior	74,196										94,977				
Total 03000 - Painting: Exterior	74,196										94,977				
03500 - Painting: Interior															
124 - Building 26,950 sf All Interior Spaces (50%)					28,004					31,684					35,848
Total 03500 - Painting: Interior					28,004					31,684					35,848
04000 - Structural Repairs															
916 - Doors 54 Exterior & Interior Doors (25%)									40,672						
Total 04000 - Structural Repairs									40,672						
04500 - Decking/Balconies															
200 - Resurface 1,778 sf Second Floor Deck					46,587										
Total 04500 - Decking/Balconies					46,587										
05000 - Roofing															
324 - Low Slope: Vinyl 137 Squares- Roof Replacement								167,457							
946 - Coating 13,700 sf Low Slope Roof Recoating	21,231					24,020					27,177				
Total 05000 - Roofing	21,231					24,020		167,457			27,177				
08000 - Rehab															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
218 - Locker Rooms 2 Men's & Women's															274,358
222 - Bathrooms Add Companion Bathroom								30,386							
324 - Restrooms 2 Auditorium Lobby Restrooms								56,432							
466 - Cabinets 40 If Countertops & Cabinets										54,484					
570 - Operable Wall/Partition 770 sf [4] Room Dividers															
Total 08000 - Rehab								56,432	30,386	54,484					274,358
12000 - Pool															
118 - Resurface 260 If Pool		72,563												97,589	
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	19,465										24,916				
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating						329,201									
742 - Equipment: Replacement Pool & Spa Equipment (50%)	40,578					45,911					51,944				
932 - Furniture: Misc Pool Area Furniture	17,894						20,751						24,065		
Total 12000 - Pool	77,937	72,563				375,112	20,751				76,860		24,065	97,589	
13000 - Spa															
122 - Resurface Spa		14,845								18,087					
Total 13000 - Spa		14,845								18,087					
14000 - Recreation															
140 - Sauna: Wood Kit Sauna											12,279				
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	27,773			29,908			32,208			34,684				37,351	
221 - Exercise: Cardio Equipment Placeholder[nr:1]															
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)				40,571								49,432			
740 - Billiard Table 3 Billiards Room Tables														53,664	
744 - Billiard Table 2 Diamond Tables										34,147					
Total 14000 - Recreation	27,773			70,479			32,208			68,831	12,279	49,432		91,015	
17000 - Tennis Court															
130 - Reseal 28,800 sf [4] Tennis Courts			31,114				34,344				37,909				41,845
Total 17000 - Tennis Court			31,114				34,344				37,909				41,845
19000 - Fencing															
150 - Chain Link: 10' 960 If Tennis Court Fence															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 19000 - Fencing															
20000 - Lighting															
210 - Pole Lights										14,526					
7 Walkway Lights															
218 - Landscape															
25 Walkway Lights															
264 - Bollard Lights															
22 Walkway Bollard Lights															
530 - Parking Lot															
11 Parking Lot Lights															
Total 20000 - Lighting										14,526					
23000 - Mechanical Equipment															
216 - HVAC	61,056														
4 Rooftop Rheem Units- 2022															
296 - HVAC													76,461		
3 Rooftop Units- 2007															
297 - HVAC															
Rooftop Carrier Units (2022 Only)[nr:1]															
332 - HVAC			59,853												
3 Rooftop Carrier Units- 2009															
360 - HVAC												22,063			
Rooftop Rheem Unit #8- 2019															
388 - HVAC						67,719									
3 Rooftop Carrier Units- 2013															
412 - HVAC												21,525			
Rooftop Rheem Unit #11- 2019															
428 - HVAC											21,525				
Rooftop Carrier Unit #16- 2018															
444 - HVAC												10,084			
Ground Level Rheem Unit 17A/B- 2003															
446 - HVAC												9,597			
Ground Level- Carrier 3-ton Unit															
604 - Water Heater	11,394											15,323			
2 Pool Equipment Area Water Heaters															
632 - Water Heater						3,023									
Men's Restroom's Janitor's Closet															
Total 23000 - Mechanical Equipment	72,450		59,853				70,742					21,525	78,593	76,461	
24000 - Furnishings															
540 - Miscellaneous										46,510					
Folding Tables & Chairs															
Total 24000 - Furnishings										46,510					
24500 - Audio / Visual															
152 - Projector				11,241										14,389	
Stage- Epson															
174 - Projection Screen			14,312												
Stage- Electric Screen															
308 - PA System						28,896									36,989
Sound Rack- Sound System															
752 - Piano															
Stage Yamaha Upright															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
820 - Stage Curtains											29,968				
2 Stage Curtains											29,968				
Total 24500 - Audio / Visual			14,312	11,241	28,896						29,968			14,389	36,989
24600 - Safety / Access															
220 - Fire Control Misc							33,372								
Fire Alarm System							33,372								
Total 24600 - Safety / Access							33,372								
25000 - Flooring															
240 - Carpeting			52,503										67,209		
670 Sq. Yds. Clubhouse Carpet			52,503										67,209		
244 - Carpeting				12,069											15,449
384 Sq. Yds. Clubhouse Carpet				12,069											15,449
440 - Tile							50,798								
975 sf Clubhouse Walls & Floors							50,798								
630 - Vinyl			26,354												
566 Sq. Yds. Clubhouse Vinyl			26,354												
710 - Hardwood Floors															
500 sf Stage- Replace															
Total 25000 - Flooring			78,857	12,069			50,798						67,209		15,449
27000 - Appliances															
160 - Ice Machine					10,341										13,238
Tennis Courts					10,341										13,238
740 - Miscellaneous			26,483					29,963						33,900	
12 Kitchen Appliances (33%)			26,483					29,963						33,900	
764 - Dishwasher, Commercial										18,087					
Dishwasher										18,087					
Total 27000 - Appliances			26,483	10,341				29,963		18,087				33,900	13,238
28000 - Water System															
150 - Backflow Valves	15,337													20,627	
6" Backflow	15,337													20,627	
Total 28000 - Water System	15,337													20,627	
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%	288,922	87,408	238,938	108,203	142,750	399,132	242,215	326,565	106,859	353,230	279,170	70,957	351,659	222,338	439,299
00060 - Canoa Hills (CH)															
01000 - Paving															
124 - Asphalt: Sealing					26,919					30,456					34,458
67,354 sf Parking Lot					26,919					30,456					34,458
224 - Asphalt: Ongoing Repairs					16,582					18,761					21,226
67,354 sf Parking Lot (4%)					16,582					18,761					21,226
332 - Asphalt: Overlay w/ Interlayer										255,832					
67,354 sf Parking Lot										255,832					
Total 01000 - Paving					43,501					305,050					55,685
02000 - Concrete															
424 - Pool Deck		12,454		13,085		13,747		14,443		15,174		15,943		16,750	
5,950 sf Pool/Spa Area Concrete Repair (6%)		12,454		13,085		13,747		14,443		15,174		15,943		16,750	
Total 02000 - Concrete		12,454		13,085		13,747		14,443		15,174		15,943		16,750	
03000 - Painting: Exterior															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
130 - Stucco				40,950										52,420	
10,940 sf Building Exterior															
416 - Wrought Iron				4,157				4,589				5,065			
160 lf Pool Perimeter Fence															
Total 03000 - Painting: Exterior				45,108				4,589				5,065		52,420	
03500 - Painting: Interior															
130 - Building		43,904										56,201			
22,750 sf All Interior Spaces															
131 - Building															
All Interior Spaces (2023 Only)[nr:1]															
Total 03500 - Painting: Interior		43,904										56,201			
04000 - Structural Repairs															
920 - Doors								35,400							
47 Exterior & Interior Doors (25%)															
Total 04000 - Structural Repairs								35,400							
05000 - Roofing															
328 - Low Slope: Vinyl														321,775	
227 Squares- Building Roof															
950 - Coating				30,846					34,899						39,485
22,700 sf Low Slope Roof Recoating															
Total 05000 - Roofing				30,846					34,899					321,775	39,485
08000 - Rehab															
224 - Locker Rooms						278,488									
2 Men's, Women's & Outdoor Shower															
330 - Restrooms						123,788									
2 Restrooms															
580 - Operable Wall/Partition			61,407												
980 sf Saguaro & Palo Verde Divider															
Total 08000 - Rehab			61,407			402,275									
12000 - Pool															
124 - Resurface												97,888			
274 lf Pool															
624 - Deck: Re-Surface									95,028						
5,950 sf Pool/Spa Deck Coating															
746 - Equipment: Replacement				46,646					52,776						59,711
Pool & Spa Equipment (50%)															
747 - Equipment: Replacement															
2022 Only[nr:1]															
936 - Furniture: Misc	17,893						20,751						24,064		
Pool Area Furniture															
Total 12000 - Pool	17,893			46,646		20,751		147,804		97,888		24,064		59,711	
13000 - Spa															
126 - Resurface						9,445								11,507	
Spa															
Total 13000 - Spa						9,445								11,507	
14000 - Recreation															
234 - Exercise: Cardio Equipment		41,596		44,794			48,238		51,947					55,942	
16 Fitness Center Cardio Machines (25%)															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)			71,617							87,259					
Total 14000 - Recreation		41,596	71,617		44,794			48,238		139,206				55,942	
17000 - Tennis Court															
140 - Reseal 14,000 sf [2] Tennis Courts				15,503				17,112				18,889			
504 - Resurface 14,000 sf [2] Tennis Courts															
Total 17000 - Tennis Court				15,503				17,112				18,889			
19000 - Fencing															
160 - Chain Link: 10' 580 lf Tennis Court Fence															
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence															
Total 19000 - Fencing															
20000 - Lighting															
220 - Pole Lights 24 Parking Lot & Walkway Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
220 - HVAC 6 Rooftop Carrier Units- 2007		79,201													
230 - HVAC Rooftop Carrier Unit #4- 2021															18,197
231 - HVAC Placeholder[nr:1]															
340 - HVAC Rooftop Carrier Unit #5- 2021															18,197
364 - HVAC Rooftop Carrier Unit #10- 2021															18,601
600 - Water Heater Pool Eq Room Heater & Tank	20,450											27,503			
Total 23000 - Mechanical Equipment	20,450	79,201										27,503		54,994	
24000 - Furnishings															
560 - Miscellaneous Folding Tables & Chairs								24,266							
620 - Miscellaneous Lobby Furniture											17,452				
Total 24000 - Furnishings								24,266			17,452				
24500 - Audio / Visual															
156 - Projector Saguaro Room- Panasonic								2,351							
166 - Projection Screen Saguaro Room- Electric Screen				27,899											
316 - PA System Sound Rack- Sound System				26,214										33,556	
330 - Miscellaneous Sound Rack- Total Induction Loop															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
756 - Piano Saguaro Room Yamaha Upright															17,437
812 - Stage Risers 288 sf [6] Saguaro Room Risers															
828 - Stage Curtains 2 Saguaro Stage Curtains															
Total 24500 - Audio / Visual			54,113					2,351					33,556	17,437	
24600 - Safety / Access															
230 - Fire Control Misc Fire Alarm System										36,463					
Total 24600 - Safety / Access										36,463					
25000 - Flooring															
250 - Carpeting 122 Sq. Yds. Mesquite Room				8,315											10,644
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting								30,680							
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				33,859											43,343
Total 25000 - Flooring				42,175		148,536		30,680							53,987
26000 - Outdoor Equipment															
302 - Bocce Ct. Resurface 4 Bocce Ball Courts				13,974											17,888
848 - Shade Structure 200 sf Tennis Court Shade Canopy					7,338										
849 - Shade Structure Tennis Court Shade Canopy (2023 Only)[nr:1]															
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies											34,038				
856 - Shade Structure 144 sf Metal Roofed Shade Structure															
872 - Shade Structure Pool Area Wood Gazebo Structure								17,009							
Total 26000 - Outdoor Equipment				13,974	7,338	17,009					34,038				17,888
27000 - Appliances															
760 - Miscellaneous 17 Kitchen Appliances (33%)			35,749					40,447							45,762
764 - Dishwasher, Commercial Dishwasher										18,087					
Total 27000 - Appliances			35,749					40,447		18,087					45,762
28000 - Water System															
154 - Backflow Valves 6" Backflow	15,337														20,627
Total 28000 - Water System	15,337														20,627
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%	53,680	177,156	222,887	129,844	173,125	591,012	51,431	186,846		557,477	190,696	193,986	151,512	547,706	209,876

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
00070 - Santa Rita Springs (SRS)															
01000 - Paving															
128 - Asphalt: Sealing 80,636 sf Parking Lots					32,227					36,462					41,254
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)			11,810					13,361					15,117		
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots													238,821		
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot													91,011		
Total 01000 - Paving			11,810		32,227			13,361		36,462			344,949		41,254
02000 - Concrete															
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	12,202		12,819		13,468		14,150		14,866		15,619		16,410		17,240
Total 02000 - Concrete	12,202		12,819		13,468		14,150		14,866		15,619		16,410		17,240
03000 - Painting: Exterior															
136 - Stucco 28,540 sf Building Exterior	68,202										87,304				
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings			19,929				21,998				24,281				26,802
401 - Wrought Iron Pool Fence, Metal Railings (2022 Only)[nr:1]															
Total 03000 - Painting: Exterior	68,202		19,929				21,998				111,585				26,802
03500 - Painting: Interior															
136 - Building 35,500 sf All Interior Spaces									81,437						
137 - Building 2023 Only[nr:1]															
Total 03500 - Painting: Interior									81,437						
04000 - Structural Repairs															
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)								42,844							
924 - Doors 66 Exterior & Interior Doors (25%)								49,710							
Total 04000 - Structural Repairs								92,554							
04500 - Decking/Balconies															
206 - Resurface 12,664 sf Elastomeric Deck- Resurface															
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair		39,856					45,093						51,018		
Total 04500 - Decking/Balconies		39,856					45,093						51,018		
05000 - Roofing															
336 - Low Slope: Vinyl 68 Squares- Building Roof								83,117							
604 - Pitched: Tile 84 Squares- Building Roof															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
954 - Coating 6,800 sf Low Slope Roof Recoating			33,214					37,578					42,517		
Total 05000 - Roofing			33,214					120,696					42,517		
08000 - Rehab															
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower								225,729							
336 - Restrooms 5 Restrooms											103,639				
412 - Kitchen Art Kitchenette									7,994						
472 - Cabinets 2 Art & Clay Counters & Cabinets									35,817						
Total 08000 - Rehab								225,729	43,811			103,639			
12000 - Pool															
130 - Resurface 240 lf Pool							75,783								
408 - ADA Chair Lift Pool Area ADA Lift			8,369										10,713		
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating															79,477
750 - Equipment: Replacement Pool & Spa Equipment (50%)		42,727					48,342					54,694			
940 - Furniture: Misc Pool Area Furniture	11,929						13,834						16,043		
Total 12000 - Pool	11,929	42,727	8,369				137,959					54,694	26,756		79,477
13000 - Spa															
130 - Resurface Spa	11,907								14,507						
Total 13000 - Spa	11,907								14,507						
14000 - Recreation															
240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)			39,678			42,729		46,015				49,553			53,363
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)			65,326							79,594					
Total 14000 - Recreation			105,005			42,729		46,015		79,594		49,553			53,363
19000 - Fencing															
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence															23,743
Total 19000 - Fencing															23,743
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															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
23000 - Mechanical Equipment															
232 - HVAC 6 Miscellaneous Units- 2013						52,028									
312 - HVAC Carrier Unit #8- 2016										12,797					
316 - HVAC American Standard Unit #3- 2018												13,444			
344 - HVAC 2 Units- 2019													27,503		
368 - HVAC 2 Carrier Units- 2012						26,856									
392 - HVAC 2 Units- 2018												23,087			
416 - HVAC Carrier Unit #7- 2016										14,822					
436 - HVAC Carrier Unit #11- 2014								14,108							
448 - HVAC 8 Rooftop Carrier Units- 2018												194,583			
452 - HVAC 2 Carrier Units- 2007													61,347		
453 - HVAC Carrier Units- 2007 (2022 Only)[nr:1]															
616 - Water Heater Bradford White Water Heater					16,594										
Total 23000 - Mechanical Equipment					16,594	26,856	52,028	14,108		27,619		231,115	88,850		
23500 - Elevator															
200 - Modernize/Overhaul Anza Building Elevator								229,492							
300 - Cab Rehab Anza Elevator Cab			29,777												
Total 23500 - Elevator			29,777					229,492							
24000 - Furnishings															
600 - Miscellaneous Anza Room Furniture		89,434										114,484			
601 - Miscellaneous Anza Room Furniture (2022 Only)[nr:1]															
Total 24000 - Furnishings		89,434										114,484			
24500 - Audio / Visual															
160 - Projector 3 Projectors (33%)			2,078				2,294				2,532				2,795
170 - Projection Screen Anza Room								16,177							
324 - PA System Anza Room- Sound System				28,896											36,989
325 - PA System Anza Room- Sound System (2022 Only)[nr:1]															
760 - Piano Anza Room Kawai Upright		11,286													
Total 24500 - Audio / Visual		11,286	2,078	28,896		2,294	16,177			2,532					39,784

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
24600 - Safety / Access															
240 - Fire Control Misc Fire Alarm System										59,289					
Total 24600 - Safety / Access										59,289					
25000 - Flooring															
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas											30,387				
271 - Carpeting Kino, Fitness, Office Areas (2022 Only)[nr:1]															
460 - Tile 1,825 sf Clubhouse Walls & Floors							43,526								
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace															
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish											27,455				
Total 25000 - Flooring							43,526				57,841				
26000 - Outdoor Equipment															
804 - Shade Structure 100 sf Small Shade Canopy										4,050					
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy					22,013										
824 - Shade Structure 450 sf Pool Equip End Shade Canopy							17,346								
Total 26000 - Outdoor Equipment					22,013		17,346			4,050					
27000 - Appliances															
780 - Miscellaneous 10 Kitchen Appliances (33%)			19,529					22,095					24,999		
Total 27000 - Appliances			19,529					22,095					24,999		
28000 - Water System															
142 - Backflow Valves 4" Backflow #1						15,695									
146 - Backflow Valves 4" Backflow #2										12,166					
Total 28000 - Water System						15,695				12,166					
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%	104,239	183,303	242,529		113,199	85,280	334,393	746,379	263,975	121,922	209,330	604,503	544,480		281,664
00080 - Canoa Ranch (CR)															
01000 - Paving															
132 - Asphalt: Sealing 64,068 sf Drives & Parking			24,372					27,574						31,198	
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)				9,383				10,616						12,011	
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)				10,995				12,440						14,074	
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking															
Total 01000 - Paving			44,750					50,630						57,283	
02000 - Concrete															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)					4,978					5,632					6,372
Total 02000 - Concrete					4,978					5,632					6,372
03000 - Painting: Exterior															
142 - Stucco 14,760 sf Building Exterior		30,676										39,268			
406 - Wrought Iron 614 lf Metal Fencing & Railings	9,426				10,405				11,485				12,677		
Total 03000 - Painting: Exterior	9,426	30,676			10,405				11,485			39,268	12,677		
03500 - Painting: Interior															
142 - Building 26,200 sf All Interior Spaces								58,637							
143 - Building All Interior Spaces (2022 Only)[nr:1]															
Total 03500 - Painting: Interior								58,637							
04000 - Structural Repairs															
606 - Metal Railings 350 lf Parking & Pickleball												19,561			
928 - Doors 40 Exterior & Interior Doors (25%)								30,127							
932 - Doors 3 Pool East Patio Doors													107,177		
Total 04000 - Structural Repairs								30,127					126,737		
05000 - Roofing															
200 - Low Slope: BUR 133 Squares- Building Roof														110,462	
608 - Pitched: Tile 45 Squares- Building Roof		47,430													
958 - Coating 13,300 sf Low Slope Roof Recoating			33,392					37,780					42,744		
Total 05000 - Roofing		47,430	33,392					37,780					110,462	42,744	
08000 - Rehab															
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower													269,926		
234 - Restrooms Companion Restroom Remodel									30,386						
Total 08000 - Rehab									30,386				269,926		
12000 - Pool															
136 - Resurface 256 lf Pool				75,063											
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019			18,024										23,073		
413 - ADA Chair Lift Spa ADA Chair (2022 Only)[nr:1]															
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021					16,914										21,651
636 - Deck: Re-Surface 2,650 sf Pool Area Decking		62,904													

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
754 - Equipment: Replacement Pool & Spa Equipment (50%)					36,363					41,142					46,548
755 - Equipment: Replacement 2022 Only[nr:1]															
Total 12000 - Pool		62,904	18,024	75,063	53,277					41,142			23,073		68,199
13000 - Spa															
134 - Resurface Spa								9,282							
Total 13000 - Spa								9,282							
14000 - Recreation															
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)			36,572			39,384			42,412			45,674			49,185
350 - Exercise: Strength Equipment 26 Fitness Center Strength Machines, Etc (50%)			96,765								117,898				
Total 14000 - Recreation			133,337			39,384		42,412		117,898		45,674			49,185
17500 - Basketball / Sport Court															
220 - Seal & Striping 8,650 sf [4] Pickleball Courts				10,793				11,913				13,150			
224 - Seal & Striping 2,690 sf Basketball 1/2 Court				5,790				6,391				7,054			
Total 17500 - Basketball / Sport Court				16,583				18,304				20,204			
19000 - Fencing															
100 - Chain Link 788 lf Pickleball & Basketball Courts				43,384											
230 - Wrought Iron: 6' 264 lf Patio Perimeter		16,601													
Total 19000 - Fencing		16,601		43,384											
23000 - Mechanical Equipment															
100 - HVAC 435 lf [5] Pool Area Fabric Ducts								30,839							
101 - HVAC Placeholder[nr:1]															
236 - HVAC 6 Rooftop HVAC Units- 2008		125,545													
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008					28,216										
636 - Water Heater 2 Shop				18,746											
Total 23000 - Mechanical Equipment		125,545		18,746	28,216			30,839							
24000 - Furnishings															
540 - Miscellaneous Tables & Chairs					14,631										18,729
Total 24000 - Furnishings					14,631										18,729
24500 - Audio / Visual															
164 - Projector Amado Room- EIKI								2,351							

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 24500 - Audio / Visual								2,351							
24600 - Safety / Access															
250 - Fire Control Misc Fire Alarm System															38,308
Total 24600 - Safety / Access															38,308
25000 - Flooring															
280 - Carpeting 660 Sq. Yds. All Spaces		30,373													38,880
470 - Tile 2,231 sf Clubhouse Walls & Floors					104,929										
Total 25000 - Flooring		30,373			104,929										38,880
26000 - Outdoor Equipment															
462 - Drinking Fountain 3 Drinking Fountains			13,964												
808 - Shade Structure 500 sf [3] Shade Canopies					18,345										
Total 26000 - Outdoor Equipment			13,964		18,345										
27000 - Appliances															
248 - Ice Machine Pickleball Courts					10,340										13,236
Total 27000 - Appliances					10,340										13,236
28000 - Water System															
162 - Backflow Valves 8" Backflow							25,278								
Total 28000 - Water System							25,278								
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%	9,426	313,528	243,467	153,776	245,120	39,384	25,278	237,951	84,283	46,774	117,898	689,459	135,778		155,721
00090 - Abrego South (AS)															
01000 - Paving															
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)			10,995					12,440						14,074	
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)					9,232					10,445					11,818
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area								67,852							
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area									55,585						
Total 01000 - Paving			10,995		9,232			80,291	55,585	10,445				14,074	11,818
02000 - Concrete															
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)		9,707		10,198		10,715		11,257		11,827		12,426			13,055
Total 02000 - Concrete		9,707		10,198		10,715		11,257		11,827		12,426			13,055
03000 - Painting: Exterior															
200 - Surface Restoration 7,191 sf Exterior Surfaces		14,945													19,131
Total 03000 - Painting: Exterior		14,945													19,131

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
04000 - Structural Repairs															
936 - Doors 16 Exterior & Interior Doors (25%)								12,051							
Total 04000 - Structural Repairs								12,051							
05000 - Roofing															
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs															71,195
962 - Coating 4,900 sf Low Slope Roof Recoating			7,903					8,942				10,117			
Total 05000 - Roofing			7,903					8,942				10,117			71,195
08000 - Rehab															
236 - Locker Rooms 2 Men's & Women's										138,339					
342 - Restrooms 2 Restrooms											60,772				
Total 08000 - Rehab										138,339	60,772				
12000 - Pool															
140 - Resurface 170 lf Pool		40,379													54,305
422 - ADA Chair Lift Pool ADA Lift			6,418										8,216		
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating					78,556										100,558
758 - Equipment: Replacement Pool & Spa Equipment (50%)				28,596				32,354							36,606
759 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]															
944 - Furniture: Misc Pool Area Furniture	11,079						12,849						14,901		
Total 12000 - Pool	11,079	40,379	6,418	28,596	78,556		12,849	32,354				23,116	90,910	100,558	
13000 - Spa															
138 - Resurface Spa		5,972								7,277					
418 - ADA Chair Lift Spa ADA Lift		7,215									9,236				
Total 13000 - Spa		7,215	5,972							7,277	9,236				
19000 - Fencing															
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence															15,528
Total 19000 - Fencing															15,528
20000 - Lighting															
240 - Pole Lights 8 Shuffleboard Lights										20,431					
Total 20000 - Lighting										20,431					
23000 - Mechanical Equipment															
240 - HVAC 2 Rooftop Carrier Units- 2011					35,810										

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 23000 - Mechanical Equipment					35,810										
26000 - Outdoor Equipment															
480 - Drinking Fountain 2 Drinking Fountain										11,858					
812 - Shade Structure 564 [3] Volleyball Shade Canopies											23,997				
880 - Shade Structure 264 sf Pool Shade Canopy								10,431							
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts					26,395									32,160	
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand			49,901							59,317					
Total 26000 - Outdoor Equipment			49,901		26,395			10,431		71,175	23,997			32,160	
Total [Abrego South (AS)] Expenditures Inflated @ 2.50%	18,295	71,003	75,218	38,795	149,993	10,715	12,849	122,972	87,939	259,494	94,006	31,557	79,468	103,965	199,099
00100 - Continental Vistas (CV)															
01000 - Paving															
404 - Asphalt: Overlay 6,726 sf Parking Lot				22,030											
Total 01000 - Paving				22,030											
02000 - Concrete															
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	11,965		12,571		13,207		13,876		14,578		15,316		16,092		16,906
Total 02000 - Concrete	11,965		12,571		13,207		13,876		14,578		15,316		16,092		16,906
03000 - Painting: Exterior															
120 - Surface Restoration 3,600 sf Recreation Building & Walls		8,864									11,346				
Total 03000 - Painting: Exterior		8,864									11,346				
05000 - Roofing															
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof					36,577										
612 - Pitched: Tile 13 Squares- Pool Building Roof															29,796
966 - Coating 2,000 sf Low Slope Roof Recoating				9,545					10,799					12,219	
Total 05000 - Roofing				9,545	36,577				10,799					12,219	29,796
08000 - Rehab															
242 - Locker Rooms 2 Men's & Women's		98,924													
246 - Bathrooms Companion Restroom		29,197													
Total 08000 - Rehab		128,121													
12000 - Pool															
146 - Resurface 180 lf Pool						47,192									
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating															56,063

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
762 - Equipment: Replacement Pool & Spa Equipment (50%)			29,000					32,811					37,122		
763 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]															
948 - Furniture: Misc Pool Area Furniture				11,757						13,634					
Total 12000 - Pool			29,000	11,757		47,192		32,811		13,634			37,122		56,063
13000 - Spa															
142 - Resurface Spa	11,389								13,876						
Total 13000 - Spa	11,389								13,876						
23000 - Mechanical Equipment															
244 - HVAC Rooftop Rheem Unit #3- 2019													16,494		
248 - HVAC 2 Rooftop Carrier Units- 2013							48,908								
800 - Water Heater Building Water Heater	7,912												10,641		
Total 23000 - Mechanical Equipment	7,912						48,908						27,135		
25000 - Flooring															
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	27,152										34,757				
Total 25000 - Flooring	27,152										34,757				
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%	195,403		41,571	43,331	49,784	47,192	62,784	32,811	39,254	13,634	61,419		80,349	12,219	102,765
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%)		10,487		11,018		11,575		12,161		12,777		13,424		14,103	
Total 02000 - Concrete		10,487		11,018		11,575		12,161		12,777		13,424		14,103	
03000 - Painting: Exterior															
206 - Surface Restoration 4,020 sf Exterior Surfaces		10,742										13,751			
Total 03000 - Painting: Exterior		10,742										13,751			
05000 - Roofing															
616 - Pitched: Tile 39 Squares- Pool Building Roof															62,146
Total 05000 - Roofing															62,146
08000 - Rehab															
248 - Restrooms 2 Men's & Women's			24,939												
262 - Kitchen Pool Building Kitchen Area															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
480 - Shower Outdoor Pool Shower	12,790														
Total 08000 - Rehab	12,790		24,939												
12000 - Pool															
154 - Resurface 156 lf Pool				38,929											
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	51,256														
655 - Deck: Re-Surface Pool/Spa Deck Coating (2022 Only)[nr:1]															
766 - Equipment: Replacement Pool & Spa Equipment (50%)		25,962					29,374					33,234			
952 - Furniture: Misc Pool Area Furniture			11,638						13,497						15,652
953 - Furniture: Misc Pool Area Furniture (2022 Only)[nr:1]															
Total 12000 - Pool	51,256	25,962	11,638	38,929			29,374		13,497			33,234			15,652
13000 - Spa															
146 - Resurface Spa				7,669									9,344		
Total 13000 - Spa				7,669									9,344		
17000 - Tennis Court															
540 - Reseal 7,200 sf Tennis Court				7,973				8,801						9,714	
560 - Fixtures Tennis Court Bench/Canopy											10,197				
Total 17000 - Tennis Court				7,973				8,801			10,197		9,714		
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			16,626												
Total 20000 - Lighting			16,626												
25000 - Flooring															
434 - Tile Recreation Room & Storage				16,945											
Total 25000 - Flooring				16,945											
26000 - Outdoor Equipment															
816 - Shade Structure 264 sf Pool Shade Canopy										10,959					
834 - Shade Structure 336 sf Pool Equip Shade Canopy										13,947					
Total 26000 - Outdoor Equipment										24,906					

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%	64,046	47,191	53,203	82,534		11,575	29,374	20,962	13,497	37,683	10,197	79,466		14,103	77,798
00120 - Casa Paloma I (CPI)															
01000 - Paving															
412 - Asphalt: Major Repairs 7,128 sf Parking Areas															81,221
Total 01000 - Paving															81,221
02000 - Concrete															
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)		17,684		18,579		19,520		20,508		21,546		22,637		23,783	
Total 02000 - Concrete		17,684		18,579		19,520		20,508		21,546		22,637		23,783	
03000 - Painting: Exterior															
212 - Surface Restoration 7,470 sf Exterior Surfaces										18,916					
Total 03000 - Painting: Exterior										18,916					
05000 - Roofing															
344 - Low Slope: Vinyl 61 Squares- Pool Building & Shade Structure Roofs								74,561							
970 - Coating 6,100 sf Low Slope Roof Recoating			23,205					26,254					29,704		
Total 05000 - Roofing			23,205					100,815					29,704		
08000 - Rehab															
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower				174,573											
256 - Restrooms Unisex Restroom				8,313											
418 - Kitchen Clubhouse Kitchen															15,652
Total 08000 - Rehab				182,886											15,652
12000 - Pool															
160 - Resurface 200 lf Pool				49,909											
420 - ADA Chair Lift Aqua Creek Pool Chair		7,966									10,197				
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating		80,232													
770 - Equipment: Replacement Pool & Spa Equipment (50%)			31,908				36,101					40,844			
956 - Furniture: Misc Pool Area Furniture		11,077					12,846						14,898		
Total 12000 - Pool		99,275	31,908	49,909			48,947				10,197	40,844	14,898		
13000 - Spa															
150 - Resurface Spa								10,240							
Total 13000 - Spa								10,240							
23000 - Mechanical Equipment															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
256 - HVAC					29,346										
2 Rooftop Carrier Units- 2011					29,346										
Total 23000 - Mechanical Equipment					29,346										
25000 - Flooring															
424 - Tile				18,289											
Rec Rm, Unisex RR, Kitchen, Storage				18,289											
Total 25000 - Flooring				18,289											
26000 - Outdoor Equipment															
310 - Benches									38,116						
18 Common Area Benches									38,116						
316 - Shuffleboard Court							15,431								18,801
1,980 sf [6] Shuffleboard Courts							15,431								18,801
826 - Shade Structure									14,945						
310 sf Pool Equip Shade Structure									14,945						
Total 26000 - Outdoor Equipment							15,431		53,060						18,801
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%	99,275	49,592	23,205	269,662	29,346	19,520	64,378	131,564	53,060	40,462	10,197	63,481	125,823	23,783	34,453
00130 - Casa Paloma II (CPII)															
02000 - Concrete															
466 - Pool Deck	14,789		15,538		16,324		17,151		18,019		18,931		19,890		20,897
4,933 sf Pool/Spa Area Concrete Repair (6%)	14,789		15,538		16,324		17,151		18,019		18,931		19,890		20,897
Total 02000 - Concrete	14,789		15,538		16,324		17,151		18,019		18,931		19,890		20,897
04000 - Structural Repairs															
952 - Doors									10,545						
14 Exterior & Interior Doors (25%)									10,545						
Total 04000 - Structural Repairs									10,545						
05000 - Roofing															
348 - Low Slope: Vinyl					55,667										
53 Squares- Pool Building Roofs					55,667										
974 - Coating			12,339					13,960					15,795		
5,300 sf Low Slope Roof Recoating			12,339					13,960					15,795		
Total 05000 - Roofing			12,339		55,667			13,960					15,795		
08000 - Rehab															
258 - Restrooms				15,597											
Unisex Restroom				15,597											
260 - Locker Rooms										134,967					
2 Men's & Women's Locker Rooms & Outdoor Shower										134,967					
261 - Locker Rooms															
Men's & Women's (2022 Only)[nr:1]															
424 - Kitchen										13,168					
Clubhouse Kitchen										13,168					
Total 08000 - Rehab				15,597				13,168	134,967						
12000 - Pool															
166 - Resurface										52,091					
180 lf Pool										52,091					
666 - Deck: Re-Surface	67,195														
4,933 sf Pool/Spa Deck Coating	67,195														

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
774 - Equipment: Replacement Pool & Spa Equipment (50%)			31,714					35,881					40,597		
775 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]															
960 - Furniture: Misc Pool Area Furniture	11,077						12,846						14,898		
Total 12000 - Pool	78,273		31,714				12,846	35,881		52,091			55,494		
13000 - Spa															
154 - Resurface Spa						8,898								10,842	
Total 13000 - Spa						8,898								10,842	
20000 - Lighting															
260 - Pole Lights 8 Shuffleboard Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
272 - HVAC 2 Rooftop Carrier Units- 2011					29,346										
Total 23000 - Mechanical Equipment					29,346										
25000 - Flooring															
200 - Carpeting 1,284 sf Recreation Room				6,008										7,690	
400 - Tile 281 sf Kitchenette & Storage Closet				6,118											
Total 25000 - Flooring				12,126										7,690	
26000 - Outdoor Equipment															
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat					13,738								16,738		
860 - Shade Structure 294 sf Pool Equip Shade Canopy										12,204					
Total 26000 - Outdoor Equipment					13,738					12,204			16,738		
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%	93,062		59,591	27,723	115,074	8,898	29,997	73,554	152,986	64,295	18,931	107,917	18,532	20,897	
00140 - Abrego North (AN)															
01000 - Paving															
420 - Asphalt: Major Repairs 14,105 sf Parking Area													156,801		
Total 01000 - Paving													156,801		
02000 - Concrete															
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)		9,467					10,711						12,119		
Total 02000 - Concrete		9,467					10,711						12,119		
03000 - Painting: Exterior															
218 - Surface Restoration 5,892 sf Exterior Surfaces										14,920					
Total 03000 - Painting: Exterior										14,920					

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
04000 - Structural Repairs															
820 - Shed Shed				16,297											20,861
956 - Doors 10 Exterior & Interior Doors (50%)															
Total 04000 - Structural Repairs				16,297											20,861
05000 - Roofing															
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof										26,968					
978 - Coating 2,100 sf Low Slope Roof Recoating			3,803					4,302					4,868		
Total 05000 - Roofing			3,803					4,302		26,968			4,868		
08000 - Rehab															
238 - Restrooms Companion Restroom Remodel										30,386					
266 - Locker Rooms 2 Men's & Women's											138,341				
270 - General 795 sf Recreation Room Tile- 2017	14,231														
Total 08000 - Rehab	14,231									30,386	138,341				
12000 - Pool															
172 - Resurface 230 lf Pool										66,561					
426 - ADA Chair Lift 2 Pool & Spa	19,465										24,916				
778 - Equipment: Replacement Pool & Spa Equipment (50%)		30,941					35,006					39,606			
779 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]															
964 - Furniture: Misc Pool Area Furniture				11,757						13,634					
Total 12000 - Pool	19,465	30,941		11,757			35,006			80,195	24,916	39,606			
13000 - Spa															
158 - Resurface Spa				8,989								10,953			
Total 13000 - Spa				8,989								10,953			
19000 - Fencing															
110 - Wood: Split Rail 152 lf Perimeter Fencing	7,705														
Total 19000 - Fencing	7,705														
23000 - Mechanical Equipment															
200 - HVAC 3 HVAC															38,932
Total 23000 - Mechanical Equipment															38,932
26000 - Outdoor Equipment															
864 - Shade Structure 367 sf Pool Equip Shade Structure							16,840								

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
868 - Shade Structure											16,083				
378 sf [3] Pool Shade Canopies															
Total 26000 - Outdoor Equipment							16,840				16,083				
Total [Abrego North (AN)] Expenditures Inflated @ 2.50%	41,401	40,408	3,803	37,043			62,558	4,302	30,386	260,425	40,999	219,479	4,868	59,793	
00200 - Pickleball Center															
01000 - Paving															
170 - Asphalt: Sealing					15,838					17,920					20,274
39,629 sf Parking Lot															
270 - Asphalt: Ongoing Repairs					8,537					9,659					10,928
39,629 sf Parking Lot (3.5%)															
370 - Asphalt: Overlay w/ Interlayer									146,852						
39,629 sf Parking Lot															
Total 01000 - Paving					24,375				146,852	27,578					31,202
04000 - Structural Repairs															
892 - Shed														9,982	
Shed															
912 - Doors				6,824											
5 Building Doors (50%)															
Total 04000 - Structural Repairs				6,824											9,982
05000 - Roofing															
370 - Low Slope: Single-Ply														17,015	
12 Squares- Center Roof															
Total 05000 - Roofing														17,015	
08000 - Rehab															
100 - General				8,313											10,641
Office, Storage, Breezeway															
226 - Restrooms				24,939											31,924
2 Restrooms															
Total 08000 - Rehab				33,252											42,565
17500 - Basketball / Sport Court															
200 - Seal & Striping	63,262		66,464		69,829		73,364		77,078		80,980		85,080		89,387
54,600 sf [24] Pickleball Courts															
Total 17500 - Basketball / Sport Court	63,262		66,464		69,829		73,364		77,078		80,980		85,080		89,387
19000 - Fencing															
174 - Chain Link: 4'									47,882						
1,414 lf Court Fences															
178 - Chain Link: 8'									113,608						
1,871 lf Court Fences															
780 - Gates				23,276											
50 Court Gates															
Total 19000 - Fencing				23,276					161,490						
23000 - Mechanical Equipment															
470 - HVAC														18,197	
3 Mini-split Units															
870 - Septic System				12,469											
Septic System															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 23000 - Mechanical Equipment				12,469										18,197	
24000 - Furnishings															
570 - Miscellaneous Interior/Exterior Furniture				33,252										42,565	
970 - Miscellaneous 900 sf Artificial Turf				12,928										16,549	
974 - Miscellaneous Entrance Gate				8,313					9,405					10,641	
Total 24000 - Furnishings				54,493					9,405					69,756	
26000 - Outdoor Equipment															
440 - Drinking Fountain 2 Drinking Fountains				7,980											
448 - Bleachers: Aluminum 6 Bleachers				28,074											
884 - Shade Structure 4,182 sf [3] Shade Structures					22,062						26,225				
Total 26000 - Outdoor Equipment				36,054	22,062						26,225				
Total [Pickleball Center] Expenditures Inflated @ 2.50%	63,262		66,464	166,368	116,266		73,364		394,826	27,578	80,980	26,225	85,080	157,515	120,589
00700 - Facility Maintenance Shop (FMS)															
01000 - Paving															
136 - Asphalt: Sealing 29,074 sf Parking Area				11,336					12,826					14,512	
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)				6,110					6,913					7,822	
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area								105,111							
Total 01000 - Paving				17,447				105,111	19,739					22,333	
03000 - Painting: Exterior															
128 - Surface Restoration 5,000 sf Building Exterior		10,392										13,302			
412 - Wrought Iron 835 lf Perimeter Fence		12,210				13,477				14,876				16,421	
413 - Wrought Iron Perimeter Fence (2022 Only)[nr:1]						13,477				14,876				16,421	
Total 03000 - Painting: Exterior		22,602				26,954				29,752				32,842	
03500 - Painting: Interior															
152 - Building 10,000 sf All Interior Spaces		19,299										24,704			
Total 03500 - Painting: Interior		19,299										24,704			
04000 - Structural Repairs															
800 - Shed Shed				8,978										11,493	
804 - Shed 3 Pre-Fab Sheds		24,939												31,924	
960 - Doors 2 Shop Rollup Doors														9,882	
964 - Doors 24 Exterior & Interior Doors (25%)		15,587												19,953	

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 04000 - Structural Repairs		40,526		8,978								61,759		11,493	
05000 - Roofing															
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof		14,756													
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof															
860 - Skylights 10 Pitched & Low Slope Roof Skylights		12,976													
982 - Coating 1,400 sf Low Slope Roof Recoating			6,519				7,375						8,344		
Total 05000 - Roofing		27,732	6,519				7,375						8,344		
08000 - Rehab															
108 - General Common Areas		25,562													
278 - Restrooms 2 Restrooms		48,661													
282 - General Break Room		34,063													
Total 08000 - Rehab		108,287													
19000 - Fencing															
224 - Wrought Iron: 5' 835 lf Perimeter Fencing												58,948			
540 - Metal 165 lf Frontage Fencing												10,965			
Total 19000 - Fencing												69,912			
23000 - Mechanical Equipment															
208 - HVAC 4 Rooftop HVAC Units- 2018												45,680			
224 - HVAC 2 Ground Level Bryant Units- 2017											51,251				
Total 23000 - Mechanical Equipment											51,251	45,680			
24000 - Furnishings															
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc		79,480													
Total 24000 - Furnishings		79,480													
25000 - Flooring															
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc								12,043							
480 - Tile 664 sf Floor & Wall Tile		25,845													
Total 25000 - Flooring		25,845						12,043							
30000 - Miscellaneous															
236 - Maintenance Equipment Genie Scissor Lift				27,890											
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)		30,900										39,555			

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 30000 - Miscellaneous		30,900		27,890								39,555			
Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50%		354,671	6,519	54,315		13,477		112,486	31,783	14,876	51,251	254,911	8,344	50,247	
00800 - General															
22000 - Office Equipment															
100 - Miscellaneous Facility Maintenance Shop Context Scanner			10,474					11,851					13,408		
Total 22000 - Office Equipment			10,474					11,851					13,408		
30000 - Miscellaneous															
200 - Maintenance Equipment Vermeer Chipper										15,962					
204 - Maintenance Equipment Vermeer Skid Loader & Attachments	82,851														
700 - Trailer Load Trail				9,176											
704 - Trailer Top Hat- 2018													13,297		
710 - Trailer Big Tex	36,047														
824 - Maintenance Truck 2011 Ford F150 Pickup- #18					56,432										72,238
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23						148,223									
844 - Vehicle 2016 Ford Fiesta- #26										37,245					
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30										124,581					
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33										211,790					
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	59,379											76,010			
866 - Vehicle 2017 Ford Escape- #36		47,474			51,125			55,056			59,289			63,848	
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37		56,558										72,399			
872 - Maintenance Truck 2018 Ford F150- #38		60,369										77,277			
874 - Maintenance Truck Ford F250 PU- #39		57,923										74,147			
876 - Vehicle Ford Transit Connect- #40		52,814										67,606			
878 - Vehicle 2018 Ford Transit 150 Van- #41			54,136										69,298		
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42			66,504										85,131		
882 - Vehicle 2018 Ford Transit 250 Van- #43			56,528										72,361		
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44			49,489										63,350		

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
888 - Vehicle 2020 Ford Escape- #45				49,909										63,888	
892 - Maintenance Truck 2021 Ford Ranger XL- #46					61,137										78,260
896 - Maintenance Truck 2021 Ford F250 Pickup- #47					69,941										89,530
Total 30000 - Miscellaneous	178,277	275,139	226,657	59,085	238,635		148,223	55,056		389,577	135,299	291,429	303,437	127,736	240,029
Total [General] Expenditures Inflated @ 2.50%	178,277	275,139	237,131	59,085	238,635		148,223	66,907		389,577	135,299	291,429	316,845	127,736	240,029
Total Expenditures Inflated @ 2.50%	1,987,660	1,991,096	3,049,656	1,697,556	2,138,095	1,415,399	1,593,437	3,328,048	2,496,715	3,225,781	2,297,795	3,124,220	3,746,415	2,092,153	2,480,133

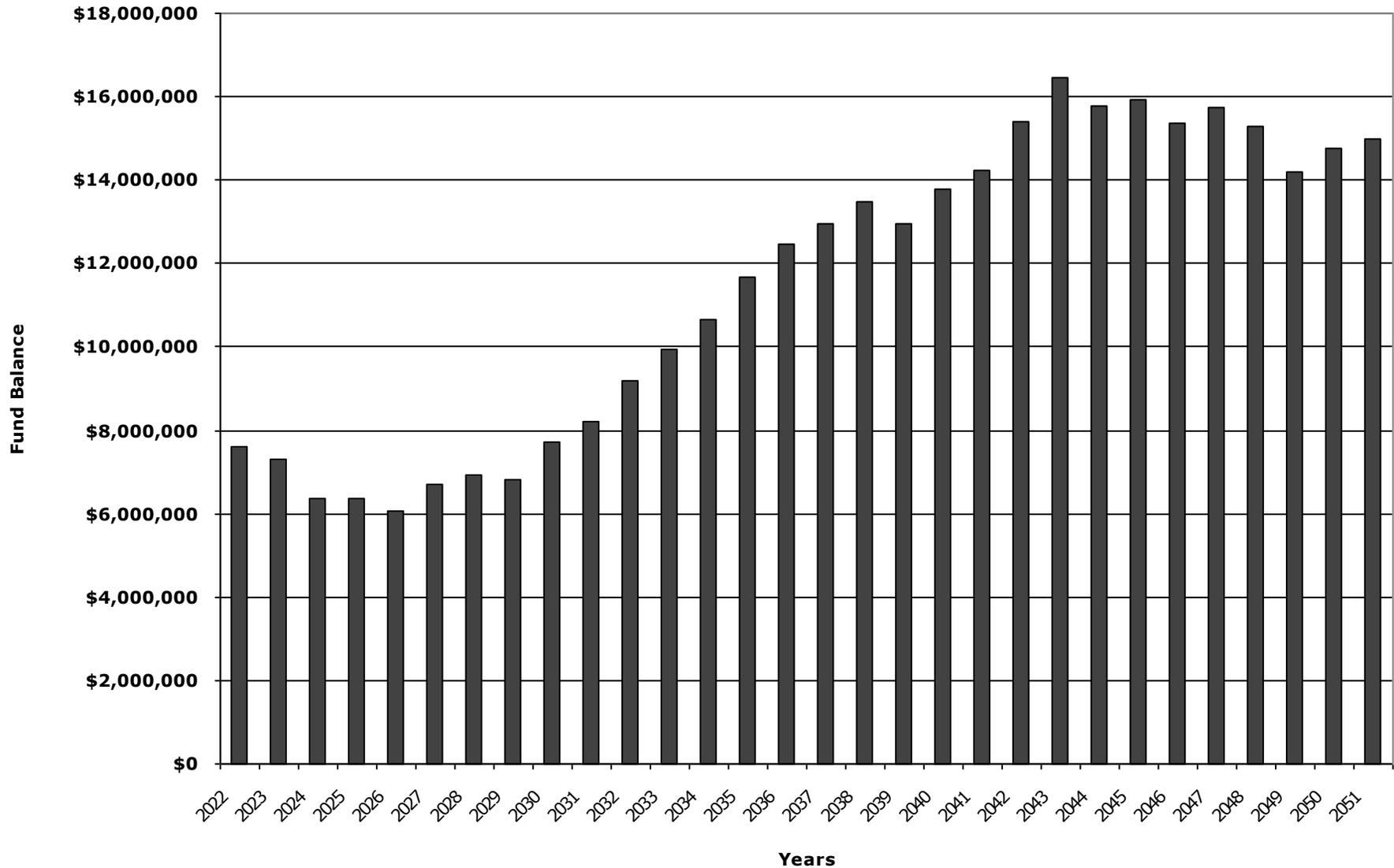
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Beginning Balance	8,025,718	7,595,102	7,306,374	6,381,724	6,357,906	6,050,468	6,707,555	6,930,625	6,807,801	7,737,593
Inflated Expenditures @ 2.5%	1,755,513	1,652,638	2,355,479	1,528,237	1,898,835	1,035,850	1,584,527	2,042,471	1,118,121	1,708,736
Reserve Contribution ¹	1,132,047	1,179,941	1,261,840	1,347,140	1,438,207	1,535,430	1,639,225	1,750,037	1,868,340	1,994,640
<i>Household/yr @ 13,610</i>	83.18	86.70	92.71	98.98	105.67	112.82	120.44	128.58	137.28	146.56
<i>Percentage Increase</i>		4.2%	6.9%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	192,850	183,969	168,989	157,279	153,190	157,506	168,373	169,610	179,573	197,014
Ending Balance	7,595,102	7,306,374	6,381,724	6,357,906	6,050,468	6,707,555	6,930,625	6,807,801	7,737,593	8,220,511

1) The GVR CPM goal of a funding threshold of 85% is the goal used in this funding plan, after the point when the goal is realized. In this case, this is in 2032. The initial increase rate, after 2023 is 6.76% until 2032. Later increases, long term are at 0.463% per year.

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Beginning Balance	8,220,511	9,187,095	9,936,506	10,657,621	11,670,171	12,448,695	12,953,881	13,478,432	12,954,570	13,796,922
Inflated Expenditures @ 2.5%	1,377,802	1,626,020	1,682,376	1,422,295	1,688,429	1,987,660	1,991,096	3,049,656	1,697,556	2,138,095
Reserve Contribution	2,129,478	2,139,337	2,149,242	2,159,193	2,169,190	2,179,233	2,189,323	2,199,460	2,209,643	2,219,874
<i>Household/yr @ 13,610</i>	156.46	157.19	157.92	158.65	159.38	160.12	160.86	161.61	162.35	163.11
<i>Percentage Increase</i>	6.8%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	214,909	236,094	254,248	275,652	297,764	313,612	326,325	326,333	330,265	345,945
Ending Balance	9,187,095	9,936,506	10,657,621	11,670,171	12,448,695	12,953,881	13,478,432	12,954,570	13,796,922	14,224,647

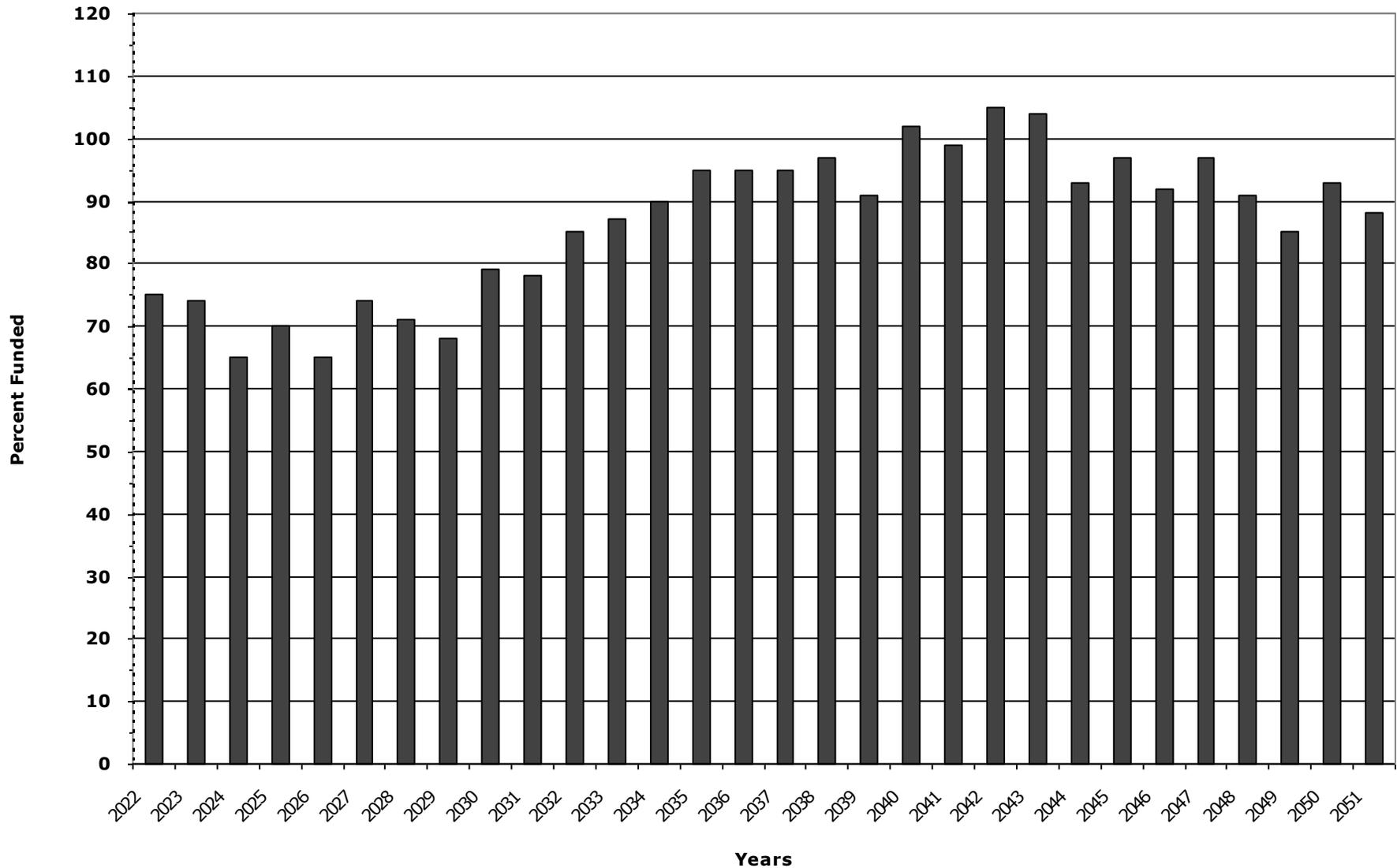
	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	14,224,647	15,405,201	16,445,460	15,765,935	15,921,697	15,353,775	15,721,891	15,273,153	14,193,972	14,773,551
Inflated Expenditures @ 2.5%	1,415,399	1,593,437	3,328,048	2,496,715	3,225,781	2,297,795	3,124,220	3,746,415	2,092,153	2,480,133
Reserve Contribution	2,230,152	2,240,478	2,250,851	2,261,272	2,271,742	2,282,260	2,292,827	2,303,443	2,314,108	2,324,822
<i>Household/yr @ 13,610</i>	163.86	164.62	165.38	166.15	166.92	167.69	168.47	169.25	170.03	170.82
<i>Percentage Increase</i>	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	365,801	393,218	397,672	391,205	386,117	383,650	382,655	363,792	357,624	367,397
Ending Balance	15,405,201	16,445,460	15,765,935	15,921,697	15,353,775	15,721,891	15,273,153	14,193,972	14,773,551	14,985,637

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances



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
2022	8,025,718	10,073,606	75.4%	1,755,513	1,132,047	0	192,850	7,595,102
2023	7,595,102	9,841,795	74.2%	1,652,638	1,179,941	0	183,969	7,306,374
2024	7,306,374	9,830,526	64.9%	2,355,479	1,261,840	0	168,989	6,381,724
2025	6,381,724	9,107,772	69.8%	1,528,237	1,347,140	0	157,279	6,357,906
2026	6,357,906	9,251,057	65.4%	1,898,835	1,438,207	0	153,190	6,050,468
2027	6,050,468	9,055,163	74.1%	1,035,850	1,535,430	0	157,506	6,707,555
2028	6,707,555	9,781,270	70.9%	1,584,527	1,639,225	0	168,373	6,930,625
2029	6,930,625	10,002,173	68.1%	2,042,471	1,750,037	0	169,610	6,807,801
2030	6,807,801	9,799,218	79.0%	1,118,121	1,868,340	0	179,573	7,737,593
2031	7,737,593	10,579,661	77.7%	1,708,736	1,994,640	0	197,014	8,220,511
2032	8,220,511	10,816,274	84.9%	1,377,802	2,129,478	0	214,909	9,187,095
2033	9,187,095	11,441,098	86.8%	1,626,020	2,139,337	0	236,094	9,936,506
2034	9,936,506	11,871,287	89.8%	1,682,376	2,149,242	0	254,248	10,657,621
2035	10,657,621	12,299,736	94.9%	1,422,295	2,159,193	0	275,652	11,670,171
2036	11,670,171	13,051,882	95.4%	1,688,429	2,169,190	0	297,764	12,448,695
2037	12,448,695	13,597,606	95.3%	1,987,660	2,179,233	0	313,612	12,953,881
2038	12,953,881	13,899,014	97.0%	1,991,096	2,189,323	0	326,325	13,478,432
2039	13,478,432	14,254,405	90.9%	3,049,656	2,199,460	0	326,333	12,954,570
2040	12,954,570	13,584,877	101.6%	1,697,556	2,209,643	0	330,265	13,796,922
2041	13,796,922	14,337,014	99.2%	2,138,095	2,219,874	0	345,945	14,224,647
2042	14,224,647	14,710,215	104.7%	1,415,399	2,230,152	0	365,801	15,405,201
2043	15,405,201	15,888,666	103.5%	1,593,437	2,240,478	0	393,218	16,445,460
2044	16,445,460	16,970,627	92.9%	3,328,048	2,250,851	0	397,672	15,765,935
2045	15,765,935	16,359,612	97.3%	2,496,715	2,261,272	0	391,205	15,921,697
2046	15,921,697	16,644,836	92.2%	3,225,781	2,271,742	0	386,117	15,353,775
2047	15,353,775	16,250,783	96.7%	2,297,795	2,282,260	0	383,650	15,721,891
2048	15,721,891	16,860,470	90.6%	3,124,220	2,292,827	0	382,655	15,273,153
2049	15,273,153	16,702,280	85.0%	3,746,415	2,303,443	0	363,792	14,193,972
2050	14,193,972	15,967,951	92.5%	2,092,153	2,314,108	0	357,624	14,773,551
2051	14,773,551	16,978,087	88.3%	2,480,133	2,324,822	0	367,397	14,985,637



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices									
01000 - Paving									
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	6,941	5	4	7,661	1,532	1,388	2,846	0.10%	1,181
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	5,985	5	4	6,607	1,321	1,197	2,454	0.09%	1,019
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	31,427	25	23	55,456	2,218	2,514	3,865	0.14%	1,710
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	13,437	25	23	23,711	948	1,075	1,653	0.06%	731
Sub-total [01000 - Paving]	57,789			93,434	6,020	6,174	10,818	0.39%	4,641
03000 - Painting: Exterior									
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	12,719	10	6	14,750	1,475	5,088	6,518	0.10%	1,137
03500 - Painting: Interior									
100 - Building 16,167 sf All Interior Spaces	21,017	10	4	23,199	2,320	12,610	15,080	0.15%	1,788
04000 - Structural Repairs									
900 - Doors 41 Exterior & Interior Doors (25%)	17,938	10	2	18,846	1,885	14,350	16,547	0.12%	1,453
05000 - Roofing									
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	78,131	20	1	80,084	4,004	74,224	80,084	0.26%	3,087
930 - Coating 7,900 sf Low Slope Roof Recoating	7,584	5	1	7,774	1,555	6,067	7,774	0.10%	1,199
Sub-total [05000 - Roofing]	85,715			87,858	5,559	80,292	87,858	0.36%	4,285
08000 - Rehab									
300 - Restrooms 3 Men's, Women's, Unisex Restrooms	49,200	20	19	78,654	3,933	2,460	5,043	0.26%	3,032
400 - Kitchen Kitchen	7,500	20	2	7,880	394	6,750	7,303	0.03%	304
Sub-total [08000 - Rehab]	56,700			86,533	4,327	9,210	12,346	0.28%	3,335

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices									
22000 - Office Equipment									
200 - Computers, Misc. 5 IT Servers (20%)	13,300	1	1	13,633	6,816	6,650	13,633	0.45%	5,255
201 - Computers, Misc. IT Servers (2022 Only)[nr:1]	7,845	1	0	0	0	7,845	0	0.00%	0
240 - Computers, Misc. Office Computer Work Stations	19,100	1	1	19,578	9,789	9,550	19,578	0.64%	7,546
241 - Computers, Misc. 2022 Only[nr:1]	25,534	1	0	0	0	25,534	0	0.00%	0
270 - Network Equipment Routers & Switches	6,400	1	1	6,560	3,280	3,200	6,560	0.21%	2,529
Sub-total [22000 - Office Equipment]	72,179			39,770	19,885	52,779	39,770	1.30%	15,329
23000 - Mechanical Equipment									
200 - HVAC 3 Rooftop Carrier Units- 2010	43,800	15	3	47,168	3,145	35,040	38,909	0.21%	2,424
280 - HVAC Rooftop Rheem Unit #5- 2017	11,200	15	10	14,337	956	3,733	4,592	0.06%	737
314 - HVAC Rooftop Carrier Unit #6- 2005	9,700	15	11	12,727	848	2,587	3,314	0.06%	654
348 - HVAC 3 IT Room Trane & Gree Units- 2013	8,100	15	6	9,394	626	4,860	5,535	0.04%	483
376 - HVAC Marvail Unit- 2018	7,000	15	11	9,185	612	1,867	2,392	0.04%	472
Sub-total [23000 - Mechanical Equipment]	79,800			92,810	6,187	48,087	54,742	0.40%	4,770
25000 - Flooring									
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	15,330	10	4	16,921	1,692	9,198	10,999	0.11%	1,304
400 - Tile 430 sf Floors	8,600	20	3	9,261	463	7,310	7,934	0.03%	357
Sub-total [25000 - Flooring]	23,930			26,183	2,155	16,508	18,933	0.14%	1,661
28000 - Water System									
134 - Backflow Valves 4" Backflow	5,660	12	11	7,426	619	472	967	0.04%	477
Sub-total Administrative Offices	433,447			490,809	50,432	245,569	263,579	3.29%	38,878

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 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	10,886	5	3	11,723	2,345	4,354	6,695	0.15%	1,807
108 - Asphalt: Sealing 75,321 sf West Parking Lot	18,830	5	3	20,278	4,056	7,532	11,581	0.26%	3,126
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	7,250	5	3	7,807	1,561	2,900	4,459	0.10%	1,204
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	91,440	25	5	103,456	4,138	73,152	78,730	0.27%	3,190
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	158,174	25	10	202,476	8,099	94,904	103,762	0.53%	6,244
Sub-total [01000 - Paving]	286,580			345,740	20,199	182,843	205,226	1.32%	15,571
02000 - Concrete									
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	7,491	5	2	7,871	1,574	4,495	6,143	0.10%	1,213
03000 - Painting: Exterior									
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	74,284	10	8	90,508	9,051	14,857	22,842	0.59%	6,977
03500 - Painting: Interior									
106 - Building 24,000 sf All Interior Spaces	31,200	10	3	33,599	3,360	21,840	25,584	0.22%	2,590
107 - Building All Interior Spaces (2023 Only)[nr:1]	5,234	1	1	5,365	2,682	2,617	0	0.18%	2,068
Sub-total [03500 - Painting: Interior]	36,434			38,964	6,042	24,457	25,584	0.39%	4,658
04000 - Structural Repairs									
904 - Doors 72 Exterior & Interior Doors (25%)	31,500	10	2	33,095	3,309	25,200	29,059	0.22%	2,551
05000 - Roofing									
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	8,100	30	25	15,017	501	1,350	1,661	0.03%	386
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	240,690	20	7	286,105	14,305	156,449	172,695	0.93%	11,028
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	17,040	30	24	30,821	1,027	3,408	4,075	0.07%	792
934 - Coating 33,900 sf Low Slope Roof Recoating	41,019	5	2	43,096	8,619	24,611	33,636	0.56%	6,644
Sub-total [05000 - Roofing]	306,849			375,038	24,452	185,818	212,067	1.60%	18,850

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
08000 - Rehab									
100 - General Tennis Ramada	6,500	20	4	7,175	359	5,200	5,663	0.02%	277
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	98,400	20	4	108,615	5,431	78,720	85,731	0.35%	4,187
306 - Restrooms 4 Shops & Auditorium Restrooms	71,800	20	2	75,435	3,772	64,620	69,915	0.25%	2,908
460 - Cabinets 2 Woodshop & Lapidary	10,000	20	4	11,038	552	8,000	8,713	0.04%	425
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	19,104	25	24	34,554	1,382	764	1,567	0.09%	1,066
Sub-total [08000 - Rehab]	205,804			236,817	11,495	157,304	171,588	0.75%	8,862
12000 - Pool									
100 - Resurface 250 lf Pool	47,000	12	3	50,614	4,218	35,250	40,146	0.28%	3,252
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	46,754	15	4	51,608	3,441	34,287	38,339	0.22%	2,652
728 - Equipment: Replacement Pool Digital Clocks	3,300	10	7	3,923	392	990	1,353	0.03%	302
730 - Equipment: Replacement Pool & Spa Equipment (50%)	27,900	5	3	30,045	6,009	11,160	17,159	0.39%	4,632
731 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	15,000	1	0	0	0	15,000	0	0.00%	0
Sub-total [12000 - Pool]	139,954			136,190	14,060	96,687	96,996	0.92%	10,839
14000 - Recreation									
700 - Billiard Table 4 Billiards Room Tables	30,600	25	21	51,395	2,056	4,896	6,273	0.13%	1,585
17000 - Tennis Court									
100 - Reseal 43,200 sf [6] Tennis Courts	30,672	4	3	33,030	8,258	7,668	15,719	0.54%	6,366
500 - Resurface 43,200 sf [6] Tennis Courts	138,240	21	12	185,917	8,853	59,246	67,474	0.58%	6,825
600 - Lighting 20 Court Lights	86,000	30	0	86,000	2,867	86,000	2,938	0.19%	2,210
724 - Screen 8,685 sf Tennis Court Fence Screens	4,950	5	2	5,201	1,040	2,970	4,059	0.07%	802
Sub-total [17000 - Tennis Court]	259,862			310,149	21,018	155,884	90,191	1.37%	16,202

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
17500 - Basketball / Sport Court									
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	18,346	8	5	20,756	2,595	6,880	9,402	0.17%	2,000
19000 - Fencing									
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	71,820	30	10	91,936	3,065	47,880	51,531	0.20%	2,362
20000 - Lighting									
200 - Pole Lights 15 Walkway Lights	29,550	30	14	41,753	1,392	15,760	17,164	0.09%	1,073
500 - Parking Lot 25 Parking Lot Lights	73,750	60	27	143,650	2,394	40,563	42,836	0.16%	1,846
Sub-total [20000 - Lighting]	103,300			185,404	3,786	56,323	60,000	0.25%	2,919
23000 - Mechanical Equipment									
204 - HVAC 2 Rooftop Carrier Units- 2006	70,000	15	2	73,544	4,903	60,667	66,967	0.32%	3,780
284 - HVAC 2 Rooftop Carrier Units- 2013	29,400	15	6	34,095	2,273	17,640	20,090	0.15%	1,752
320 - HVAC Rooftop Carrier Unit #4- 2018	23,500	15	11	30,834	2,056	6,267	8,029	0.13%	1,585
324 - HVAC Rooftop Carrier Unit #10- 2019	14,560	15	12	19,582	1,305	2,912	3,980	0.09%	1,006
352 - HVAC 3 Rooftop Carrier/American Units- 2009	40,500	15	2	42,550	2,837	35,100	38,745	0.19%	2,187
380 - HVAC Rooftop Carrier Unit #7- 2010	20,200	15	3	21,753	1,450	16,160	17,944	0.09%	1,118
404 - HVAC 4 Rooftop Carrier/American Units- 2008	60,000	15	1	61,500	4,100	56,000	61,500	0.27%	3,161
420 - HVAC Tennis Ramada Rheem Unit #15- 2022	5,815	15	0	5,815	388	5,815	397	0.03%	299
440 - HVAC 5 Gree HVAC Units- 2012	15,000	15	5	16,971	1,131	10,000	11,275	0.07%	872
900 - Miscellaneous Woodshop Dust Collector	20,200	15	4	22,297	1,486	14,813	16,564	0.10%	1,146
Sub-total [23000 - Mechanical Equipment]	299,175			328,941	21,929	225,374	245,491	1.43%	16,905

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
24000 - Furnishings									
500 - Miscellaneous 550 Auditorium Padded Chairs	85,250	10	7	101,335	10,134	25,575	34,953	0.66%	7,812
504 - Miscellaneous 500 Auditorium Unpadded Chairs	32,500	10	3	34,999	3,500	22,750	26,650	0.23%	2,698
508 - Tables 175 Auditorium Tables	57,750	10	3	62,190	6,219	40,425	47,355	0.41%	4,794
Sub-total [24000 - Furnishings]	175,500			198,525	19,852	88,750	108,958	1.30%	15,304
24500 - Audio / Visual									
100 - Speakers Auditorium	27,300	15	11	35,820	2,388	7,280	9,328	0.16%	1,841
108 - Lighting Console Auditorium Control Room	3,800	10	6	4,407	441	1,520	1,948	0.03%	340
116 - Miscellaneous Auditorium Total Induction Loop	17,500	30	17	26,628	888	7,583	8,371	0.06%	684
220 - PA System Auditorium Bldg	58,800	10	4	64,904	6,490	35,280	42,189	0.42%	5,003
224 - Projector 3 Auditorium Projectors (33%)	11,600	10	6	13,452	1,345	4,640	5,945	0.09%	1,037
400 - Stage Lights Stage Lighting	10,437	20	0	10,437	522	10,437	535	0.03%	402
600 - Stage Curtains Stage Curtains	10,000	15	4	11,038	736	7,333	8,200	0.05%	567
740 - Piano Auditorium Petrof Grand	45,000	30	11	59,044	1,968	28,500	30,750	0.13%	1,517
764 - Piano Auditorium Yamaha Upright	10,000	30	11	13,121	437	6,333	6,833	0.03%	337
800 - Stage Risers Auditorium Stage	19,700	30	25	36,523	1,217	3,283	4,039	0.08%	939
Sub-total [24500 - Audio / Visual]	214,137			275,374	16,433	112,190	118,137	1.07%	12,668
24600 - Safety / Access									
200 - Fire Control Misc Fire Alarm System	44,800	20	3	48,245	2,412	38,080	41,328	0.16%	1,860

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
25000 - Flooring									
210 - Carpeting 448 Sq. Yds. West Center Carpet	18,816	10	9	23,499	2,350	1,882	3,857	0.15%	1,812
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,446	10	6	5,156	516	1,778	2,279	0.03%	397
410 - Tile 1,618 sf Clubhouse Walls & Floors	24,270	20	2	25,499	1,275	21,843	23,633	0.08%	983
414 - Tile 682 sf Green Room Dressing & Restrooms	10,230	20	15	14,816	741	2,558	3,146	0.05%	571
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	83,999	15	0	83,999	5,600	83,999	5,740	0.37%	4,317
Sub-total [25000 - Flooring]	141,761			152,968	10,481	112,060	38,654	0.68%	8,080
26000 - Outdoor Equipment									
400 - Bleachers 6 Courtyard & Tennis	13,200	25	21	22,170	887	2,112	2,706	0.06%	684
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	11,454	15	11	15,029	1,002	3,054	3,913	0.07%	772
840 - Shade Structure 680 sf Pool Deck Shade Canopy	15,640	15	11	20,521	1,368	4,171	5,344	0.09%	1,055
844 - Shade Structure 1,955 sf [3] Tennis Court Shade Canopies	44,965	15	10	57,559	3,837	14,988	18,436	0.25%	2,958
846 - Shade Structure 4 Tennis Court Bench Shades (25%)	2,000	15	10	2,560	171	667	820	0.01%	132
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018	6,237	30	26	11,852	395	832	1,065	0.03%	305
Sub-total [26000 - Outdoor Equipment]	93,496			129,691	7,660	25,824	32,284	0.50%	5,905
27000 - Appliances									
324 - Dishwasher, Commercial Commercial Dishwasher- 2022	10,000	12	0	10,000	833	10,000	854	0.05%	642
700 - Miscellaneous 30 Kitchen Appliances (33%)	35,000	5	2	36,772	7,354	21,000	28,700	0.48%	5,669
702 - Stove 2 Vulcan 10-Burner & 6-Burner	7,200	20	16	10,688	534	1,440	1,845	0.03%	412
Sub-total [27000 - Appliances]	52,200			57,460	8,722	32,440	31,399	0.57%	6,724
28000 - Water System									
158 - Backflow Valves 4" Backflow	5,850	12	11	7,676	640	488	999	0.04%	493

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00020 - West Social Center (WC)									
30000 - Miscellaneous									
240 - Maintenance Equipment 2 Portable Lifts	23,600	20	4	26,050	1,302	18,880	20,562	0.09%	1,004
Sub-total West Social Center (WC)	2,623,344			3,148,793	212,133	1,617,607	1,624,715	13.86%	163,533
00030 - East Social Center (EC)									
01000 - Paving									
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	21,916	5	2	23,025	4,605	13,149	17,971	0.30%	3,550
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	6,750	5	2	7,092	1,418	4,050	5,535	0.09%	1,093
213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)[nr:1]	45,000	2	0	0	0	45,000	0	0.00%	0
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	58,590	25	9	73,171	2,927	37,498	40,837	0.19%	2,256
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	119,200	25	17	181,377	7,255	38,144	43,985	0.47%	5,593
Sub-total [01000 - Paving]	251,456			284,665	16,205	137,841	108,328	1.06%	12,493
02000 - Concrete									
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,408	2	0	5,408	2,704	5,408	2,772	0.18%	2,085
03000 - Painting: Exterior									
112 - Stucco 13,905 sf Building Exterior	19,467	10	6	22,576	2,258	7,787	9,977	0.15%	1,740
03500 - Painting: Interior									
112 - Building 17,350 sf All Interior Spaces	22,555	10	9	28,168	2,817	2,256	4,624	0.18%	2,171
04000 - Structural Repairs									
896 - Shed Pool Equipment Area Shed	5,000	20	15	7,241	362	1,250	1,538	0.02%	279
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	25,375	10	2	26,660	2,666	20,300	23,408	0.17%	2,055
Sub-total [04000 - Structural Repairs]	30,375			33,901	3,028	21,550	24,946	0.20%	2,334

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00030 - East Social Center (EC)									
05000 - Roofing									
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	73,485	20	2	77,205	3,860	66,137	71,556	0.25%	2,976
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	73,485	20	7	87,351	4,368	47,765	52,725	0.29%	3,367
938 - Coating 20,700 sf Low Slope Roof Recoating	12,213	5	2	12,831	2,566	7,328	10,015	0.17%	1,978
Sub-total [05000 - Roofing]	159,183			177,387	10,794	121,230	134,296	0.71%	8,321
08000 - Rehab									
204 - Unit Rehab Fine Arts	15,000	20	10	19,201	960	7,500	8,456	0.06%	740
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	120,200	20	10	153,866	7,693	60,100	67,763	0.50%	5,931
207 - Locker Rooms Men's & Women's (2022 Only)[nr:1]	65,000	1	0	0	0	65,000	0	0.00%	0
214 - Restrooms Pool Patio Companion Restroom	9,000	20	4	9,934	497	7,200	7,841	0.03%	383
250 - Kitchen Kitchen	25,000	20	10	32,002	1,600	12,500	14,094	0.10%	1,234
312 - Restrooms 2 Lobby Hallway Restrooms	32,800	20	4	36,205	1,810	26,240	28,577	0.12%	1,396
Sub-total [08000 - Rehab]	267,000			251,209	12,560	178,540	126,731	0.82%	9,683
12000 - Pool									
106 - Resurface 165 lf Pool	22,247	12	0	22,247	1,854	22,247	1,900	0.12%	1,429
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,800	10	8	10,722	1,072	1,760	2,706	0.07%	827
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	44,892	15	0	44,892	2,993	44,892	3,068	0.20%	2,307
734 - Equipment: Replacement Pool & Spa Equipment (50%)	20,769	5	0	20,769	4,154	20,769	4,258	0.27%	3,202
924 - Furniture: Misc Pool Area Furniture	8,250	6	6	9,567	1,367	1,179	1,409	0.09%	1,054
925 - Furniture: Misc Pool Area Furniture (2022 Only)[nr:1]	15,000	1	0	0	0	15,000	0	0.00%	0
Sub-total [12000 - Pool]	119,958			108,197	11,439	105,846	13,341	0.75%	8,819
13000 - Spa									
114 - Resurface Spa	5,542	8	0	5,542	693	5,542	710	0.05%	534

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00030 - East Social Center (EC)									
14000 - Recreation									
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	28,263	3	1	28,969	9,656	18,842	28,969	0.63%	7,444
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	39,900	8	1	40,898	5,112	34,913	40,898	0.33%	3,941
720 - Billiard Table 2 Billiards Room	18,900	25	24	34,185	1,367	756	1,550	0.09%	1,054
Sub-total [14000 - Recreation]	87,063			104,051	16,136	54,510	71,416	1.05%	12,439
17000 - Tennis Court									
110 - Reseal 14,400 sf [2] Tennis Courts	10,224	4	1	10,480	2,620	7,668	10,480	0.17%	2,020
510 - Resurface 14,400 sf [2] Tennis Courts	46,080	20	9	57,548	2,877	25,344	28,339	0.19%	2,218
Sub-total [17000 - Tennis Court]	56,304			68,027	5,497	33,012	38,819	0.36%	4,238
17500 - Basketball / Sport Court									
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	20,202	2	1	20,707	10,354	10,101	20,707	0.68%	7,982
19000 - Fencing									
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences	5,940	25	22	10,226	409	713	974	0.03%	315
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	14,100	30	23	24,881	829	3,290	3,854	0.05%	639
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	14,100	30	26	26,794	893	1,880	2,409	0.06%	689
130 - Chain Link: 10' 540 lf Tennis Court Fence	22,680	30	9	28,324	944	15,876	17,048	0.06%	728
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	16,600	30	4	18,323	611	14,387	15,314	0.04%	471
Sub-total [19000 - Fencing]	73,420			108,549	3,686	36,145	39,598	0.24%	2,842
20000 - Lighting									
510 - Parking Lot 7 Parking Lot Lights	20,650	30	1	21,166	706	19,962	21,166	0.05%	544
604 - Sports Field / Court 8 Pickleball Court Lights	27,200	10	7	32,332	3,233	8,160	11,152	0.21%	2,492
Sub-total [20000 - Lighting]	47,850			53,499	3,939	28,122	32,318	0.26%	3,036

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00030 - East Social Center (EC)									
23000 - Mechanical Equipment									
288 - HVAC 4 Rooftop Units- 2018	42,800	15	11	56,157	3,744	11,413	14,623	0.24%	2,886
326 - HVAC Rooftop Carrier Unit #3- 2009	20,200	15	2	21,223	1,415	17,507	19,325	0.09%	1,091
356 - HVAC Rooftop Carrier Unit #4	8,800	15	13	12,131	809	1,173	1,804	0.05%	623
384 - HVAC Rooftop Carrier Unit #8- 2008	20,200	15	1	20,705	1,380	18,853	20,705	0.09%	1,064
408 - HVAC 5 Rooftop Carrier Units- 2011	57,250	15	4	63,193	4,213	41,983	46,945	0.28%	3,248
424 - HVAC 2 Rooftop Rheem Units- 2018	18,400	15	11	24,142	1,609	4,907	6,287	0.11%	1,241
Sub-total [23000 - Mechanical Equipment]	167,650			197,552	13,170	95,837	109,689	0.86%	10,153
24000 - Furnishings									
520 - Miscellaneous Tables & Chairs	31,180	10	3	33,577	3,358	21,826	25,568	0.22%	2,588
24500 - Audio / Visual									
300 - PA System Sound Rack- Sound System	10,400	10	9	12,988	1,299	1,040	2,132	0.08%	1,001
744 - Piano East Auditorium Yamaha Upright	10,000	25	8	12,184	487	6,800	7,380	0.03%	376
Sub-total [24500 - Audio / Visual]	20,400			25,172	1,786	7,840	9,512	0.12%	1,377
24600 - Safety / Access									
100 - Fire Equipment Alarm & Sprinkler System	20,200	20	3	21,753	1,088	17,170	18,635	0.07%	838
25000 - Flooring									
220 - Carpeting 850 Sq. Yds. East Center Carpet	24,939	10	9	31,145	3,115	2,494	5,112	0.20%	2,401
420 - Tile 4,200 sf Clubhouse Walls & Floors	50,400	20	4	55,632	2,782	40,320	43,911	0.18%	2,144
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	10,240	15	14	14,469	965	683	1,399	0.06%	744
Sub-total [25000 - Flooring]	85,579			101,246	6,861	43,497	50,423	0.45%	5,289
26000 - Outdoor Equipment									
444 - Bleachers: Aluminum 4 Pickleball Bleachers	12,000	20	15	17,380	869	3,000	3,690	0.06%	670

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)									
27000 - Appliances									
448 - Washer & Dryer Washer/Dryer	5,000	10	5	5,657	566	2,500	3,075	0.04%	436
720 - Miscellaneous 12 Kitchen Appliances (33%)	9,600	5	3	10,338	2,068	3,840	5,904	0.14%	1,594
Sub-total [27000 - Appliances]	14,600			15,995	2,633	6,340	8,979	0.17%	2,030
28000 - Water System									
138 - Backflow Valves 4" Backflow	8,660	12	5	9,798	816	5,052	5,918	0.05%	629
Sub-total East Social Center (EC)	1,526,051			1,694,359	132,692	948,450	860,995	8.67%	102,292
00040 - Las Campanas (LC)									
01000 - Paving									
116 - Asphalt: Sealing 70,468 sf Parking Lot	17,617	5	4	19,446	3,889	3,523	7,223	0.25%	2,998
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	6,783	5	4	7,487	1,497	1,357	2,781	0.10%	1,154
320 - Asphalt: Overlay 27,246 sf North Parking Lot	57,217	25	24	103,489	4,140	2,289	4,692	0.27%	3,191
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	93,383	25	13	128,729	5,149	44,824	49,773	0.34%	3,969
Sub-total [01000 - Paving]	174,999			259,151	14,675	51,992	64,469	0.96%	11,313
02000 - Concrete									
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	8,338	2	1	8,547	4,273	4,169	8,547	0.28%	3,294
03000 - Painting: Exterior									
118 - Stucco 18,180 sf Building Exterior	25,452	10	7	30,254	3,025	7,636	10,435	0.20%	2,332
03500 - Painting: Interior									
118 - Building 21,900 sf All Interior Spaces	28,470	10	3	30,659	3,066	19,929	23,345	0.20%	2,364
119 - Building 2022 Only[nr:1]	2,000	1	0	0	0	2,000	0	0.00%	0
Sub-total [03500 - Painting: Interior]	30,470			30,659	3,066	21,929	23,345	0.20%	2,364
04000 - Structural Repairs									
912 - Doors 76 Exterior & Interior Doors (25%)	33,250	10	2	34,933	3,493	26,600	30,673	0.23%	2,693

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
05000 - Roofing									
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	140,580	20	2	147,697	7,385	126,522	136,890	0.48%	5,693
942 - Coating 19,800 sf Low Slope Roof Recoating	21,384	5	2	22,467	4,493	12,830	17,535	0.29%	3,464
Sub-total [05000 - Roofing]	161,964			170,163	11,878	139,352	154,425	0.78%	9,157
08000 - Rehab									
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	131,100	20	3	141,180	7,059	111,435	120,940	0.46%	5,442
216 - Restrooms 2 Hallway Restrooms	34,400	20	5	38,920	1,946	25,800	28,208	0.13%	1,500
220 - Restrooms Companion Restroom	17,200	20	5	19,460	973	12,900	14,104	0.06%	750
318 - Restrooms 2 Racquetball Court Restrooms	14,400	20	17	21,911	1,096	2,160	2,952	0.07%	845
406 - Kitchen Clubhouse Kitchen	8,400	10	4	9,272	927	5,040	6,027	0.06%	715
560 - Operable Wall/Partition 1,296 sf [2]- Ocotillo/Agave & Agave/Juniper	53,369	25	11	70,025	2,801	29,887	32,822	0.18%	2,159
Sub-total [08000 - Rehab]	258,869			300,769	14,802	187,222	205,053	0.97%	11,411
12000 - Pool									
112 - Resurface 264 lf Pool	49,632	12	1	50,873	4,239	45,496	50,873	0.28%	3,268
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,141	10	9	11,415	1,142	914	1,874	0.07%	880
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	41,727	15	13	57,522	3,835	5,564	8,554	0.25%	2,956
738 - Equipment: Replacement Pool & Spa Equipment (50%)	25,057	5	0	25,057	5,011	25,057	5,137	0.33%	3,863
928 - Furniture: Misc Pool Area Furniture	8,925	6	3	9,611	1,602	4,463	6,099	0.10%	1,235
Sub-total [12000 - Pool]	134,482			154,478	15,829	81,493	72,536	1.03%	12,203
13000 - Spa									
118 - Resurface Spa PebbleTec Resurface	6,720	8	3	7,236	905	4,200	5,166	0.06%	697

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
14000 - Recreation									
210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)	38,830	3	1	39,801	13,267	25,887	39,801	0.87%	10,227
310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	54,094	8	1	55,447	6,931	47,333	55,447	0.45%	5,343
Sub-total [14000 - Recreation]	92,924			95,247	20,198	73,219	95,247	1.32%	15,570
17000 - Tennis Court									
120 - Reseal 14,000 sf [2] Tennis Courts	9,940	4	2	10,443	2,611	4,970	7,641	0.17%	2,013
520 - Resurface 14,000 sf [2] Tennis Courts	44,800	21	17	68,168	3,246	8,533	10,933	0.21%	2,502
Sub-total [17000 - Tennis Court]	54,740			78,612	5,857	13,503	18,575	0.38%	4,515
19000 - Fencing									
140 - Chain Link: 10' 600 lf Tennis Court Fence	25,200	30	12	33,891	1,130	15,120	16,359	0.07%	871
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	12,600	30	5	14,256	475	10,500	11,193	0.03%	366
Sub-total [19000 - Fencing]	37,800			48,147	1,605	25,620	27,552	0.10%	1,237
20000 - Lighting									
520 - Parking Lot 8 North Parking Lot Lights	23,528	40	15	34,076	852	14,705	15,676	0.06%	657
560 - Parking Lot 13 East Parking Lot Lights	38,233	40	28	76,332	1,908	11,470	12,736	0.12%	1,471
Sub-total [20000 - Lighting]	61,761			110,408	2,760	26,175	28,412	0.18%	2,128
23000 - Mechanical Equipment									
212 - HVAC 11 Rooftop Trane Units- 2008	163,977	15	2	172,278	11,485	142,113	156,871	0.75%	8,854
213 - HVAC Rooftop Trane Units- 2008 (2022 Only)[nr:1]	12,750	1	0	0	0	12,750	0	0.00%	0
292 - HVAC 4 Rooftop Carrier Units- 2010	53,868	15	3	58,010	3,867	43,094	47,853	0.25%	2,981
328 - HVAC Rooftop Carrier Unit #16- 2014	11,200	15	7	13,313	888	5,973	6,888	0.06%	684
612 - Water Heater 2 Rinnai Tankless Heaters	11,590	12	11	15,207	1,267	966	1,980	0.08%	977
Sub-total [23000 - Mechanical Equipment]	253,385			258,808	17,507	204,897	213,592	1.14%	13,496

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
24000 - Furnishings									
900 - Miscellaneous Tables, Chairs, Misc	51,350	10	5	58,098	5,810	25,675	31,581	0.38%	4,479
24500 - Audio / Visual									
748 - Piano Ocotillo Room Yamaha Upright	11,869	25	7	14,108	564	8,545	9,246	0.04%	435
804 - Stage Risers 4 Ocotillo Room- New	25,196	30	26	47,880	1,596	3,360	4,304	0.10%	1,230
808 - Stage Risers 2 Ocotillo Room- Older	840	30	17	1,278	43	364	402	0.00%	33
832 - Stage Curtains 2 Ocotillo Room	8,392	20	7	9,976	499	5,455	6,021	0.03%	385
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	17,347	10	7	20,620	2,062	5,204	7,112	0.13%	1,590
Sub-total [24500 - Audio / Visual]	63,644			93,862	4,764	22,928	27,085	0.31%	3,672
24600 - Safety / Access									
210 - Fire Control Misc Fire Alarm System	20,159	20	8	24,562	1,228	12,096	13,431	0.08%	947
25000 - Flooring									
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	17,845	10	3	19,217	1,922	12,492	14,633	0.13%	1,481
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,475	10	5	6,194	619	2,738	3,367	0.04%	478
430 - Tile 3,050 sf Clubhouse Walls & Floors	43,310	20	3	46,640	2,332	36,814	39,953	0.15%	1,798
620 - Vinyl 540 Sq. Yds. Clubhouse	85,887	15	0	85,887	5,726	85,887	5,869	0.37%	4,414
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	26,368	25	7	31,343	1,254	18,985	20,541	0.08%	966
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	36,329	40	38	0	0	1,816	2,793	0.00%	0
Sub-total [25000 - Flooring]	215,214			189,282	11,853	158,731	87,156	0.77%	9,137
26000 - Outdoor Equipment									
306 - Bocce Ct. Resurface 900 sf Bocce Court	4,500	10	5	5,091	509	2,250	2,768	0.03%	392
27000 - Appliances									
800 - Miscellaneous 13 Kitchen Appliances (33%)	19,847	5	2	20,852	4,170	11,908	16,274	0.27%	3,215

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
28000 - Water System									
130 - Backflow Valves 4" Backflow	8,126	12	5	9,194	766	4,740	5,553	0.05%	591
Sub-total Las Campanas (LC)	1,717,994			1,988,355	148,974	1,106,335	1,141,874	9.73%	114,844
00050 - Desert Hills (DH)									
01000 - Paving									
120 - Asphalt: Sealing 104,016 sf Drives & Parking	26,004	5	2	27,320	5,464	15,602	21,323	0.36%	4,212
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	10,012	5	2	10,518	2,104	6,007	8,209	0.14%	1,622
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive	149,701	25	7	177,947	7,118	107,784	116,617	0.47%	5,487
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area	71,024	25	24	128,463	5,139	2,841	5,824	0.34%	3,961
Sub-total [01000 - Paving]	256,740			344,249	19,824	132,235	151,973	1.30%	15,282
02000 - Concrete									
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	10,542	5	4	11,636	2,327	2,108	4,322	0.15%	1,794
415 - Pool Deck Pool/Spa Area Concrete Repair (2023 Only)[nr:1]	4,000	1	1	4,100	2,050	2,000	0	0.13%	1,580
Sub-total [02000 - Concrete]	14,542			15,736	4,377	4,108	4,322	0.29%	3,374
03000 - Painting: Exterior									
124 - Stucco 30,135 sf Building Exterior	51,230	10	5	57,961	5,796	25,615	31,506	0.38%	4,468
03500 - Painting: Interior									
124 - Building 26,950 sf All Interior Spaces (50%)	17,518	5	4	19,336	3,867	3,504	7,182	0.25%	2,981
04000 - Structural Repairs									
916 - Doors 54 Exterior & Interior Doors (25%)	23,625	10	2	24,821	2,482	18,900	21,794	0.16%	1,913
04500 - Decking/Balconies									
200 - Resurface 1,778 sf Second Floor Deck	29,141	18	1	29,870	1,659	27,522	29,870	0.11%	1,279

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
05000 - Roofing									
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	97,270	20	2	102,194	5,110	87,543	94,717	0.33%	3,939
946 - Coating 13,700 sf Low Slope Roof Recoating	14,659	5	0	14,659	2,932	14,659	3,005	0.19%	2,260
Sub-total [05000 - Roofing]	111,929			116,853	8,042	102,202	97,722	0.53%	6,199
08000 - Rehab									
218 - Locker Rooms 2 Men's & Women's	134,068	28	1	137,420	4,908	129,280	137,420	0.32%	3,783
222 - Bathrooms Add Companion Bathroom	17,219	20	3	18,543	927	14,637	15,885	0.06%	715
324 - Restrooms 2 Auditorium Lobby Restrooms	32,780	20	2	34,439	1,722	29,502	31,919	0.11%	1,327
466 - Cabinets 40 If Countertops & Cabinets	30,123	20	4	33,250	1,662	24,098	26,244	0.11%	1,282
570 - Operable Wall/Partition 770 sf [4] Room Dividers	36,244	21	12	48,744	2,321	15,533	17,690	0.15%	1,789
Sub-total [08000 - Rehab]	250,434			272,396	11,541	213,049	229,159	0.75%	8,897
12000 - Pool									
118 - Resurface 260 lf Pool	48,880	12	16	72,563	4,268	2,875	3,131	0.28%	3,290
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	13,440	10	5	15,206	1,521	6,720	8,265	0.10%	1,172
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	200,902	25	20	329,201	13,168	40,180	49,422	0.86%	10,151
742 - Equipment: Replacement Pool & Spa Equipment (50%)	28,018	5	0	28,018	5,604	28,018	5,744	0.37%	4,320
932 - Furniture: Misc Pool Area Furniture	12,355	6	3	13,305	2,217	6,177	8,443	0.14%	1,709
Sub-total [12000 - Pool]	303,594			458,292	26,778	83,971	75,005	1.75%	20,643
13000 - Spa									
122 - Resurface Spa	10,000	8	0	10,000	1,250	10,000	1,281	0.08%	964

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
14000 - Recreation									
140 - Sauna: Wood Kit Sauna	6,623	25	0	6,623	265	6,623	272	0.02%	204
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	19,176	3	3	20,650	5,163	4,794	6,552	0.34%	3,980
221 - Exercise: Cardio Equipment Placeholder[nr:1]	250,000	1	0	0	0	250,000	0	0.00%	0
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	26,013	8	2	27,330	3,416	19,510	23,330	0.22%	2,634
740 - Billiard Table 3 Billiards Room Tables	27,551	25	2	28,946	1,158	25,347	27,110	0.08%	893
744 - Billiard Table 2 Diamond Tables	18,879	25	24	34,147	1,366	755	1,548	0.09%	1,053
Sub-total [14000 - Recreation]	348,242			117,696	11,367	307,029	58,812	0.74%	8,763
17000 - Tennis Court									
130 - Reseal 28,800 sf [4] Tennis Courts	20,448	4	1	20,959	5,240	15,336	20,959	0.34%	4,039
19000 - Fencing									
150 - Chain Link: 10' 960 lf Tennis Court Fence	40,320	30	9	50,354	1,678	28,224	30,307	0.11%	1,294
20000 - Lighting									
210 - Pole Lights 7 Walkway Lights	8,031	20	4	8,865	443	6,425	6,997	0.03%	342
218 - Landscape 25 Walkway Lights	10,927	20	12	14,695	735	4,371	5,040	0.05%	566
264 - Bollard Lights 22 Walkway Bollard Lights	21,635	20	12	29,096	1,455	8,654	9,979	0.10%	1,122
530 - Parking Lot 11 Parking Lot Lights	29,122	40	14	41,149	1,029	18,930	20,149	0.07%	793
Sub-total [20000 - Lighting]	69,714			93,805	3,662	38,379	42,165	0.24%	2,823

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
23000 - Mechanical Equipment									
216 - HVAC 4 Rooftop Rheem Units- 2022	42,157	15	0	42,157	2,810	42,157	2,881	0.18%	2,167
296 - HVAC 3 Rooftop Units- 2007	38,297	15	13	52,793	3,520	5,106	7,851	0.23%	2,713
297 - HVAC Rooftop Carrier Units (2022 Only)[nr:1]	31,618	1	0	0	0	31,618	0	0.00%	0
332 - HVAC 3 Rooftop Carrier Units- 2009	39,335	15	2	41,327	2,755	34,091	37,631	0.18%	2,124
360 - HVAC Rooftop Rheem Unit #8- 2019	11,327	15	12	15,234	1,016	2,265	3,096	0.07%	783
388 - HVAC 3 Rooftop Carrier Units- 2013	40,319	15	6	46,757	3,117	24,191	27,551	0.20%	2,403
412 - HVAC Rooftop Rheem Unit #11- 2019	11,051	15	12	14,862	991	2,210	3,021	0.06%	764
428 - HVAC Rooftop Carrier Unit #16- 2018	11,327	15	11	14,862	991	3,021	3,870	0.06%	764
444 - HVAC Ground Level Rheem Unit 17A/B- 2003	5,177	15	12	6,962	464	1,035	1,415	0.03%	358
446 - HVAC Ground Level- Carrier 3-ton Unit	4,927	15	12	6,626	442	985	1,347	0.03%	341
604 - Water Heater 2 Pool Equipment Area Water Heaters	7,867	12	3	8,472	706	5,900	6,720	0.05%	544
632 - Water Heater Men's Restroom's Janitor's Closet	1,800	15	6	2,087	139	1,080	1,230	0.01%	107
Sub-total [23000 - Mechanical Equipment]	245,203			252,142	16,951	153,661	96,612	1.11%	13,067
24000 - Furnishings									
540 - Miscellaneous Folding Tables & Chairs	26,357	10	3	28,384	2,838	18,450	21,613	0.19%	2,188

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
24500 - Audio / Visual									
152 - Projector Stage- Epson	7,207	10	8	8,781	878	1,441	2,216	0.06%	677
174 - Projection Screen Stage- Electric Screen	9,406	20	17	14,312	716	1,411	1,928	0.05%	552
308 - PA System Sound Rack- Sound System	18,075	10	9	22,573	2,257	1,808	3,705	0.15%	1,740
752 - Piano Stage Yamaha Upright	11,579	25	8	14,108	564	7,874	8,545	0.04%	435
820 - Stage Curtains 2 Stage Curtains	16,164	20	5	18,289	914	12,123	13,255	0.06%	705
Sub-total [24500 - Audio / Visual]	62,432			78,063	5,330	24,657	29,650	0.35%	4,109
24600 - Safety / Access									
220 - Fire Control Misc Fire Alarm System	19,869	20	1	20,366	1,018	18,876	20,366	0.07%	785
25000 - Flooring									
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	34,505	10	7	41,016	4,102	10,352	14,147	0.27%	3,162
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	7,549	10	9	9,428	943	755	1,548	0.06%	727
440 - Tile 975 sf Clubhouse Walls & Floors	30,245	20	1	31,001	1,550	28,732	31,001	0.10%	1,195
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	17,320	15	2	18,196	1,213	15,010	16,569	0.08%	935
710 - Hardwood Floors 500 sf Stage- Replace	8,825	50	9	11,021	220	7,237	7,598	0.01%	170
Sub-total [25000 - Flooring]	98,444			110,662	8,028	62,086	70,863	0.52%	6,189
27000 - Appliances									
160 - Ice Machine Tennis Courts	6,469	10	9	8,079	808	647	1,326	0.05%	623
740 - Miscellaneous 12 Kitchen Appliances (33%)	16,980	5	3	18,285	3,657	6,792	10,443	0.24%	2,819
764 - Dishwasher, Commercial Dishwasher	10,000	12	0	10,000	833	10,000	854	0.05%	642
Sub-total [27000 - Appliances]	33,449			36,364	5,298	17,439	12,623	0.35%	4,084
28000 - Water System									
150 - Backflow Valves 6" Backflow	10,590	12	3	11,404	950	7,942	9,045	0.06%	733

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
Sub-total Desert Hills (DH)	2,043,820			2,169,714	147,977	1,313,184	1,062,830	9.67%	114,075
00060 - Canoa Hills (CH)									
01000 - Paving									
124 - Asphalt: Sealing 67,354 sf Parking Lot	16,839	5	4	18,587	3,717	3,368	6,904	0.24%	2,866
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	10,373	5	4	11,449	2,290	2,075	4,253	0.15%	1,765
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	141,443	25	24	255,832	10,233	5,658	11,598	0.67%	7,889
Sub-total [01000 - Paving]	168,654			285,868	16,240	11,100	22,755	1.06%	12,520
02000 - Concrete									
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	8,389	2	2	8,814	2,938	2,797	4,300	0.19%	2,265
03000 - Painting: Exterior									
130 - Stucco 10,940 sf Building Exterior	26,256	10	8	31,990	3,199	5,251	8,074	0.21%	2,466
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,666	4	2	2,801	700	1,333	2,049	0.05%	540
Sub-total [03000 - Painting: Exterior]	28,922			34,791	3,899	6,584	10,123	0.25%	3,006
03500 - Painting: Interior									
130 - Building 22,750 sf All Interior Spaces	29,575	10	6	34,298	3,430	11,830	15,157	0.22%	2,644
131 - Building All Interior Spaces (2023 Only)[nr:1]	12,000	1	1	12,300	6,150	6,000	0	0.40%	4,741
Sub-total [03500 - Painting: Interior]	41,575			46,598	9,580	17,830	15,157	0.63%	7,385
04000 - Structural Repairs									
920 - Doors 47 Exterior & Interior Doors (25%)	20,563	10	2	21,603	2,160	16,450	18,969	0.14%	1,665
05000 - Roofing									
328 - Low Slope: Vinyl 227 Squares- Building Roof	161,170	20	8	196,370	9,819	96,702	107,380	0.64%	7,569
950 - Coating 22,700 sf Low Slope Roof Recoating	19,295	5	4	21,298	4,260	3,859	7,911	0.28%	3,284
Sub-total [05000 - Roofing]	180,465			217,668	14,078	100,561	115,290	0.92%	10,853

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
08000 - Rehab									
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	169,953	20	0	169,953	8,498	169,953	8,710	0.56%	6,551
330 - Restrooms 2 Restrooms	75,544	20	0	75,544	3,777	75,544	3,872	0.25%	2,912
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	40,356	25	17	61,407	2,456	12,914	14,892	0.16%	1,894
Sub-total [08000 - Rehab]	285,853			306,904	14,731	258,411	27,473	0.96%	11,356
12000 - Pool									
124 - Resurface 274 lf Pool	51,512	12	2	54,120	4,510	42,927	48,400	0.29%	3,477
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	52,539	10	4	57,993	5,799	31,523	37,696	0.38%	4,471
746 - Equipment: Replacement Pool & Spa Equipment (50%)	29,179	5	4	32,208	6,442	5,836	11,963	0.42%	4,966
747 - Equipment: Replacement 2022 Only[nr:1]	10,000	1	0	0	0	10,000	0	0.00%	0
936 - Furniture: Misc Pool Area Furniture	12,355	6	3	13,305	2,217	6,177	8,442	0.14%	1,709
Sub-total [12000 - Pool]	155,584			157,625	18,968	96,463	106,502	1.24%	14,623
13000 - Spa									
126 - Resurface Spa	5,764	8	4	6,362	795	2,882	3,692	0.05%	613
14000 - Recreation									
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	28,020	3	1	28,720	9,573	18,680	28,720	0.63%	7,380
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	47,067	8	1	48,243	6,030	41,183	48,243	0.39%	4,649
Sub-total [14000 - Recreation]	75,087			76,964	15,604	59,863	76,964	1.02%	12,029
17000 - Tennis Court									
140 - Reseal 14,000 sf [2] Tennis Courts	9,940	4	2	10,443	2,611	4,970	7,641	0.17%	2,013
504 - Resurface 14,000 sf [2] Tennis Courts	44,800	21	10	57,348	2,731	23,467	26,240	0.18%	2,105
Sub-total [17000 - Tennis Court]	54,740			67,791	5,342	28,437	33,881	0.35%	4,118

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
19000 - Fencing									
160 - Chain Link: 10' 580 lf Tennis Court Fence	24,360	30	9	30,422	1,014	17,052	18,311	0.07%	782
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,400	30	4	7,064	235	5,547	5,904	0.02%	182
Sub-total [19000 - Fencing]	30,760			37,487	1,250	22,599	24,215	0.08%	963
20000 - Lighting									
220 - Pole Lights 24 Parking Lot & Walkway Lights	70,600	40	14	99,756	2,494	45,890	48,846	0.16%	1,923
23000 - Mechanical Equipment									
220 - HVAC 6 Rooftop Carrier Units- 2007	53,352	15	1	54,686	3,646	49,795	54,686	0.24%	2,810
230 - HVAC Rooftop Carrier Unit #4- 2021	8,892	15	14	12,564	838	593	1,215	0.05%	646
231 - HVAC Placeholder[nr:1]	6,500	1	0	0	0	6,500	0	0.00%	0
340 - HVAC Rooftop Carrier Unit #5- 2021	8,892	15	14	12,564	838	593	1,215	0.05%	646
364 - HVAC Rooftop Carrier Unit #10- 2021	9,090	15	14	12,843	856	606	1,242	0.06%	660
600 - Water Heater Pool Eq Room Heater & Tank	14,120	12	3	15,206	1,267	10,590	12,061	0.08%	977
Sub-total [23000 - Mechanical Equipment]	100,846			107,863	7,444	68,677	70,419	0.49%	5,739
24000 - Furnishings									
560 - Miscellaneous Folding Tables & Chairs	14,095	10	2	14,809	1,481	11,276	13,003	0.10%	1,142
620 - Miscellaneous Lobby Furniture	9,413	12	1	9,649	804	8,629	9,649	0.05%	620
Sub-total [24000 - Furnishings]	23,508			24,457	2,285	19,905	22,651	0.15%	1,761

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
24500 - Audio / Visual									
156 - Projector Saguaro Room- Panasonic	1,366	10	2	1,435	143	1,093	1,260	0.01%	111
166 - Projection Screen Saguaro Room- Electric Screen	18,335	20	17	27,899	1,395	2,750	3,759	0.09%	1,075
316 - PA System Sound Rack- Sound System	17,228	10	7	20,478	2,048	5,168	7,063	0.13%	1,579
330 - Miscellaneous Sound Rack- Total Induction Loop	18,075	30	14	25,539	851	9,640	10,498	0.06%	656
756 - Piano Saguaro Room Yamaha Upright	8,734	25	3	9,405	376	7,686	8,236	0.02%	290
812 - Stage Risers 288 sf [6] Saguaro Room Risers	4,153	30	1	4,257	142	4,015	4,257	0.01%	109
828 - Stage Curtains 2 Saguaro Stage Curtains	15,586	20	10	19,951	998	7,793	8,787	0.07%	769
Sub-total [24500 - Audio / Visual]	83,476			108,965	5,953	38,144	43,860	0.39%	4,589
24600 - Safety / Access									
230 - Fire Control Misc Fire Alarm System	20,159	20	4	22,252	1,113	16,128	17,564	0.07%	858
25000 - Flooring									
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,331	10	8	6,496	650	1,066	1,639	0.04%	501
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	18,267	10	1	18,723	1,872	16,440	18,723	0.12%	1,443
450 - Tile 6,475 sf Clubhouse Walls & Floors	90,647	20	0	90,647	4,532	90,647	4,646	0.30%	3,494
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	108,548	40	8	132,255	3,306	86,838	91,790	0.22%	2,549
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	21,710	10	8	26,451	2,645	4,342	6,676	0.17%	2,039
Sub-total [25000 - Flooring]	244,502			274,572	13,006	199,333	123,474	0.85%	10,026

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
26000 - Outdoor Equipment									
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	8,960	10	8	10,917	1,092	1,792	2,755	0.07%	842
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,590	15	4	5,067	338	3,366	3,764	0.02%	260
849 - Shade Structure Tennis Court Shade Canopy (2023 Only)[nr:1]	1,200	1	1	1,230	615	600	0	0.04%	474
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	18,360	15	10	23,502	1,567	6,120	7,528	0.10%	1,208
856 - Shade Structure 144 sf Metal Roofed Shade Structure	3,934	30	12	5,291	176	2,360	2,554	0.01%	136
872 - Shade Structure Pool Area Wood Gazebo Structure	10,380	25	20	17,009	680	2,076	2,554	0.04%	524
Sub-total [26000 - Outdoor Equipment]	47,424			63,015	4,468	16,314	19,154	0.29%	3,444
27000 - Appliances									
760 - Miscellaneous 17 Kitchen Appliances (33%)	23,494	5	2	24,683	4,937	14,096	19,265	0.32%	3,806
764 - Dishwasher, Commercial Dishwasher	10,000	12	0	10,000	833	10,000	854	0.05%	642
Sub-total [27000 - Appliances]	33,494			34,683	5,770	24,096	20,119	0.38%	4,448
28000 - Water System									
154 - Backflow Valves 6" Backflow	10,590	12	3	11,404	950	7,942	9,045	0.06%	733
Sub-total Canoa Hills (CH)	1,690,955			2,015,443	149,069	1,060,406	834,455	9.74%	114,917
00070 - Santa Rita Springs (SRS)									
01000 - Paving									
128 - Asphalt: Sealing 80,636 sf Parking Lots	20,159	5	4	22,252	4,450	4,032	8,265	0.29%	3,431
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	7,761	5	2	8,154	1,631	4,657	6,364	0.11%	1,257
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	122,611	25	2	128,818	5,153	112,802	120,649	0.34%	3,972
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	46,725	25	2	49,090	1,964	42,987	45,977	0.13%	1,514
Sub-total [01000 - Paving]	197,256			208,314	13,198	164,477	181,256	0.86%	10,174
02000 - Concrete									
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	8,425	2	1	8,635	4,318	4,212	8,635	0.28%	3,328

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00070 - Santa Rita Springs (SRS)									
03000 - Painting: Exterior									
136 - Stucco 28,540 sf Building Exterior	47,091	10	5	53,279	5,328	23,546	28,961	0.35%	4,107
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	13,097	4	1	13,425	3,356	9,823	13,425	0.22%	2,587
401 - Wrought Iron Pool Fence, Metal Railings (2022 Only)[nr:1]	2,500	1	0	0	0	2,500	0	0.00%	0
Sub-total [03000 - Painting: Exterior]	62,688			66,704	8,684	35,868	42,385	0.57%	6,695
03500 - Painting: Interior									
136 - Building 35,500 sf All Interior Spaces	46,150	10	3	49,699	4,970	32,305	37,843	0.32%	3,831
137 - Building 2023 Only[nr:1]	5,800	1	1	5,945	2,973	2,900	0	0.19%	2,291
Sub-total [03500 - Painting: Interior]	51,950			55,644	7,942	35,205	37,843	0.52%	6,123
04000 - Structural Repairs									
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	24,887	10	2	26,146	2,615	19,909	22,958	0.17%	2,016
924 - Doors 66 Exterior & Interior Doors (25%)	28,875	10	2	30,337	3,034	23,100	26,637	0.20%	2,339
Sub-total [04000 - Structural Repairs]	53,762			56,483	5,648	43,009	49,595	0.37%	4,354
04500 - Decking/Balconies									
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	114,736	20	11	150,543	7,527	51,631	58,802	0.49%	5,803
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	26,848	5	1	27,519	5,504	21,478	27,519	0.36%	4,243
Sub-total [04500 - Decking/Balconies]	141,584			178,062	13,031	73,109	86,321	0.85%	10,046
05000 - Roofing									
336 - Low Slope: Vinyl 68 Squares- Building Roof	48,280	20	2	50,724	2,536	43,452	47,013	0.17%	1,955
604 - Pitched: Tile 84 Squares- Building Roof	59,640	30	7	70,893	2,363	45,724	48,905	0.15%	1,822
954 - Coating 6,800 sf Low Slope Roof Recoating	21,828	5	2	22,933	4,587	13,097	17,899	0.30%	3,536
Sub-total [05000 - Roofing]	129,748			144,550	9,486	102,273	113,816	0.62%	7,313

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00070 - Santa Rita Springs (SRS)									
08000 - Rehab									
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	131,118	20	2	137,756	6,888	118,006	127,676	0.45%	5,310
336 - Restrooms 5 Restrooms	54,538	20	6	63,248	3,162	38,177	41,926	0.21%	2,438
412 - Kitchen Art Kitchenette	4,530	20	3	4,878	244	3,851	4,179	0.02%	188
472 - Cabinets 2 Art & Clay Counters & Cabinets	20,297	20	3	21,858	1,093	17,253	18,724	0.07%	843
Sub-total [08000 - Rehab]	210,484			227,740	11,387	177,287	192,506	0.74%	8,778
12000 - Pool									
130 - Resurface 240 lf Pool	45,120	10	1	46,248	4,625	40,608	46,248	0.30%	3,565
408 - ADA Chair Lift Pool Area ADA Lift	5,500	10	7	6,538	654	1,650	2,255	0.04%	504
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	38,838	15	14	54,876	3,658	2,589	5,308	0.24%	2,820
750 - Equipment: Replacement Pool & Spa Equipment (50%)	28,782	5	1	29,502	5,900	23,026	29,502	0.39%	4,549
940 - Furniture: Misc Pool Area Furniture	8,237	6	3	8,870	1,478	4,118	5,628	0.10%	1,140
Sub-total [12000 - Pool]	126,476			146,034	16,316	71,991	88,941	1.07%	12,578
13000 - Spa									
130 - Resurface Spa	8,221	8	7	9,772	1,222	1,028	2,107	0.08%	942
14000 - Recreation									
240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	26,076	3	2	27,397	9,132	8,692	17,819	0.60%	7,040
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	42,932	8	1	44,005	5,501	37,566	44,005	0.36%	4,240
Sub-total [14000 - Recreation]	69,008			71,402	14,633	46,258	61,824	0.96%	11,280
19000 - Fencing									
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	11,602	30	29	23,743	791	387	793	0.05%	610

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 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	24,038	25	6	27,877	1,115	18,269	19,711	0.07%	860
230 - Pole Lights 10 Bridge Lights	17,356	25	6	20,127	805	13,190	14,232	0.05%	621
280 - Pole Lights 5 2nd Level Deck- Pole Lights	6,829	25	6	7,920	317	5,190	5,600	0.02%	244
Sub-total [20000 - Lighting]	48,223			55,924	2,237	36,650	39,543	0.15%	1,724
23000 - Mechanical Equipment									
232 - HVAC 6 Miscellaneous Units- 2013	30,977	15	6	35,923	2,395	18,586	21,167	0.16%	1,846
312 - HVAC Carrier Unit #8- 2016	7,075	15	9	8,836	589	2,830	3,384	0.04%	454
316 - HVAC American Standard Unit #3- 2018	7,075	15	11	9,283	619	1,887	2,417	0.04%	477
344 - HVAC 2 Units- 2019	14,120	15	12	18,990	1,266	2,824	3,859	0.08%	976
368 - HVAC 2 Carrier Units- 2012	16,390	15	5	18,543	1,236	10,926	12,320	0.08%	953
392 - HVAC 2 Units- 2018	12,149	15	11	15,941	1,063	3,240	4,151	0.07%	819
416 - HVAC Carrier Unit #7- 2016	8,195	15	9	10,234	682	3,278	3,920	0.04%	526
436 - HVAC Carrier Unit #11- 2014	8,195	15	7	9,741	649	4,371	5,040	0.04%	501
448 - HVAC 8 Rooftop Carrier Units- 2018	102,396	15	11	134,353	8,957	27,306	34,985	0.59%	6,905
452 - HVAC 2 Carrier Units- 2007	31,496	15	12	42,358	2,824	6,299	8,609	0.18%	2,177
453 - HVAC Carrier Units- 2007 (2022 Only)[nr:1]	20,175	1	0	0	0	20,175	0	0.00%	0
616 - Water Heater Bradford White Water Heater	10,380	12	7	12,339	1,028	4,325	5,320	0.07%	793
Sub-total [23000 - Mechanical Equipment]	268,622			316,541	21,308	106,046	105,173	1.39%	16,427

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
23500 - Elevator									
200 - Modernize/Overhaul Anza Building Elevator	133,304	25	22	229,492	9,180	15,996	21,862	0.60%	7,077
300 - Cab Rehab Anza Elevator Cab	19,569	20	17	29,777	1,489	2,935	4,012	0.10%	1,148
Sub-total [23500 - Elevator]	152,873			259,269	10,669	18,932	25,874	0.70%	8,224
24000 - Furnishings									
600 - Miscellaneous Anza Room Furniture	60,245	10	6	69,866	6,987	24,098	30,876	0.46%	5,386
601 - Miscellaneous Anza Room Furniture (2022 Only)[nr:1]	39,132	1	0	0	0	39,132	0	0.00%	0
Sub-total [24000 - Furnishings]	99,377			69,866	6,987	63,230	30,876	0.46%	5,386
24500 - Audio / Visual									
160 - Projector 3 Projectors (33%)	1,366	4	1	1,400	350	1,024	1,400	0.02%	270
170 - Projection Screen Anza Room	9,397	20	2	9,873	494	8,457	9,150	0.03%	381
324 - PA System Anza Room- Sound System	18,075	10	9	22,573	2,257	1,808	3,705	0.15%	1,740
325 - PA System Anza Room- Sound System (2022 Only)[nr:1]	7,360	1	0	0	0	7,360	0	0.00%	0
760 - Piano Anza Room Kawai Upright	7,603	25	16	11,286	451	2,737	3,117	0.03%	348
Sub-total [24500 - Audio / Visual]	43,801			45,132	3,552	21,386	17,373	0.23%	2,739
24600 - Safety / Access									
240 - Fire Control Misc Fire Alarm System	33,599	20	3	36,182	1,809	28,559	30,995	0.12%	1,395

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
25000 - Flooring									
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	16,800	10	4	18,544	1,854	10,080	12,054	0.12%	1,430
271 - Carpeting Kino, Fitness, Office Areas (2022 Only)[nr:1]	5,500	1	0	0	0	5,500	0	0.00%	0
460 - Tile 1,825 sf Clubhouse Walls & Floors	25,915	20	1	26,563	1,328	24,619	26,563	0.09%	1,024
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	27,843	40	14	39,341	984	18,098	19,264	0.06%	758
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	15,179	10	4	16,755	1,675	9,107	10,891	0.11%	1,292
Sub-total [25000 - Flooring]	91,237			101,202	5,842	67,404	68,771	0.38%	4,503
26000 - Outdoor Equipment									
804 - Shade Structure 100 sf Small Shade Canopy	2,295	15	8	2,796	186	1,071	1,255	0.01%	144
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	13,770	15	4	15,200	1,013	10,098	11,291	0.07%	781
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	10,328	15	6	11,977	798	6,197	7,057	0.05%	616
Sub-total [26000 - Outdoor Equipment]	26,393			29,972	1,998	17,366	19,603	0.13%	1,540
27000 - Appliances									
780 - Miscellaneous 10 Kitchen Appliances (33%)	12,834	5	2	13,484	2,697	7,701	10,524	0.18%	2,079
28000 - Water System									
142 - Backflow Valves 4" Backflow #1	9,578	12	8	11,670	972	3,193	4,091	0.06%	750
146 - Backflow Valves 4" Backflow #2	7,067	12	10	9,046	754	1,178	1,811	0.05%	581
Sub-total [28000 - Water System]	16,645			20,716	1,726	4,370	5,901	0.11%	1,331
Sub-total Santa Rita Springs (SRS)	1,864,807			2,145,374	165,480	1,126,748	1,220,655	10.81%	127,568

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
01000 - Paving									
132 - Asphalt: Sealing 64,068 sf Drives & Parking	16,017	5	2	16,828	3,366	9,610	13,134	0.22%	2,595
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	6,167	5	2	6,479	1,296	3,700	5,057	0.08%	999
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)	7,226	5	2	7,591	1,518	4,335	5,925	0.10%	1,170
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	134,543	25	11	176,532	7,061	75,344	82,744	0.46%	5,444
Sub-total [01000 - Paving]	163,952			207,430	13,241	92,990	106,859	0.87%	10,207
02000 - Concrete									
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	3,114	5	4	3,437	687	623	1,277	0.04%	530
03000 - Painting: Exterior									
142 - Stucco 14,760 sf Building Exterior	20,664	10	6	23,964	2,396	8,266	10,590	0.16%	1,847
406 - Wrought Iron 614 lf Metal Fencing & Railings	6,508	4	3	7,009	1,752	1,627	3,336	0.11%	1,351
Sub-total [03000 - Painting: Exterior]	27,172			30,973	4,149	9,893	13,926	0.27%	3,198
03500 - Painting: Interior									
142 - Building 26,200 sf All Interior Spaces	34,060	10	2	35,784	3,578	27,248	31,420	0.23%	2,759
143 - Building All Interior Spaces (2022 Only)[nr:1]	3,000	1	0	0	0	3,000	0	0.00%	0
Sub-total [03500 - Painting: Interior]	37,060			35,784	3,578	30,248	31,420	0.23%	2,759
04000 - Structural Repairs									
606 - Metal Railings 350 lf Parking & Pickleball	10,294	20	6	11,937	597	7,205	7,913	0.04%	460
928 - Doors 40 Exterior & Interior Doors (25%)	17,500	10	2	18,386	1,839	14,000	16,144	0.12%	1,417
932 - Doors 3 Pool East Patio Doors	56,400	20	6	65,407	3,270	39,480	43,358	0.21%	2,521
Sub-total [04000 - Structural Repairs]	84,194			95,730	5,706	60,685	67,414	0.37%	4,399

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
05000 - Roofing									
200 - Low Slope: BUR 133 Squares- Building Roof	58,129	20	6	67,412	3,371	40,690	44,687	0.22%	2,598
608 - Pitched: Tile 45 Squares- Building Roof	31,950	30	16	47,430	1,581	14,910	16,374	0.10%	1,219
958 - Coating 13,300 sf Low Slope Roof Recoating	21,945	5	2	23,056	4,611	13,167	17,995	0.30%	3,555
Sub-total [05000 - Roofing]	112,024			137,898	9,563	68,767	79,056	0.62%	7,372
08000 - Rehab									
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	142,044	20	6	164,728	8,236	99,431	109,197	0.54%	6,349
234 - Restrooms Companion Restroom Remodel	17,219	20	3	18,544	927	14,637	15,885	0.06%	715
Sub-total [08000 - Rehab]	159,264			183,272	9,164	114,068	125,082	0.60%	7,064
12000 - Pool									
136 - Resurface 256 lf Pool	48,128	12	6	55,814	4,651	24,064	28,777	0.30%	3,586
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	11,846	10	7	14,081	1,408	3,554	4,857	0.09%	1,085
413 - ADA Chair Lift Spa ADA Chair (2022 Only)[nr:1]	1,259	1	0	0	0	1,259	0	0.00%	0
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	10,580	10	9	13,213	1,321	1,058	2,169	0.09%	1,019
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	42,374	15	1	43,433	2,896	39,549	43,433	0.19%	2,232
754 - Equipment: Replacement Pool & Spa Equipment (50%)	22,746	5	4	25,108	5,022	4,549	9,326	0.33%	3,871
755 - Equipment: Replacement 2022 Only[nr:1]	10,000	1	0	0	0	10,000	0	0.00%	0
Sub-total [12000 - Pool]	146,932			151,648	15,298	84,033	88,561	1.00%	11,793
13000 - Spa									
134 - Resurface Spa	5,392	8	6	6,253	782	1,348	2,072	0.05%	603

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
14000 - Recreation									
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	24,035	3	2	25,252	8,417	8,012	16,424	0.55%	6,489
350 - Exercise: Strength Equipment 26 Fitness Center Strength Machines, Etc (50%)	63,593	8	1	65,183	8,148	55,644	65,183	0.53%	6,281
Sub-total [14000 - Recreation]	87,628			90,435	16,565	63,656	81,607	1.08%	12,770
17500 - Basketball / Sport Court									
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	6,920	4	2	7,270	1,818	3,460	5,320	0.12%	1,401
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	3,712	4	2	3,900	975	1,856	2,854	0.06%	752
Sub-total [17500 - Basketball / Sport Court]	10,632			11,170	2,793	5,316	8,174	0.18%	2,153
19000 - Fencing									
100 - Chain Link 788 lf Pickleball & Basketball Courts	27,816	30	18	43,384	1,446	11,127	12,355	0.09%	1,115
230 - Wrought Iron: 6' 264 lf Patio Perimeter	11,183	30	16	16,601	553	5,219	5,731	0.04%	427
Sub-total [19000 - Fencing]	38,999			59,985	2,000	16,345	18,086	0.13%	1,541
23000 - Mechanical Equipment									
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	17,913	18	4	19,773	1,098	13,933	15,301	0.07%	847
101 - HVAC Placeholder[nr:1]	26,000	1	0	0	0	26,000	0	0.00%	0
236 - HVAC 6 Rooftop HVAC Units- 2008	84,570	15	1	86,684	5,779	78,932	86,684	0.38%	4,455
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	17,650	15	4	19,482	1,299	12,943	14,473	0.08%	1,001
636 - Water Heater 2 Shop	12,019	15	3	12,943	863	9,615	10,677	0.06%	665
Sub-total [23000 - Mechanical Equipment]	158,152			138,883	9,039	141,423	127,135	0.59%	6,968
24000 - Furnishings									
540 - Miscellaneous Tables & Chairs	9,152	10	9	11,430	1,143	915	1,876	0.07%	881
24500 - Audio / Visual									
164 - Projector Amado Room- EIKI	1,366	10	2	1,435	143	1,093	1,260	0.01%	111

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
24600 - Safety / Access									
250 - Fire Control Misc Fire Alarm System	20,159	20	6	23,378	1,169	14,111	15,497	0.08%	901
25000 - Flooring									
280 - Carpeting 660 Sq. Yds. All Spaces	20,460	10	6	23,727	2,373	8,184	10,486	0.16%	1,829
470 - Tile 2,231 sf Clubhouse Walls & Floors	65,636	20	19	104,929	5,246	3,282	6,728	0.34%	4,044
Sub-total [25000 - Flooring]	86,096			128,656	7,619	11,466	17,213	0.50%	5,874
26000 - Outdoor Equipment									
462 - Drinking Fountain 3 Drinking Fountains	9,177	15	2	9,642	643	7,953	8,779	0.04%	496
808 - Shade Structure 500 sf [3] Shade Canopies	11,475	15	4	12,666	844	8,415	9,410	0.06%	651
Sub-total [26000 - Outdoor Equipment]	20,652			22,308	1,487	16,368	18,189	0.10%	1,146
27000 - Appliances									
248 - Ice Machine Pickleball Courts	6,468	10	9	8,078	808	647	1,326	0.05%	623
28000 - Water System									
162 - Backflow Valves 8" Backflow	15,050	12	9	18,795	1,566	3,763	5,142	0.10%	1,207
Sub-total Canoa Ranch (CR)	1,193,459			1,366,977	106,499	737,757	811,173	6.96%	82,100
00090 - Abrego South (AS)									
01000 - Paving									
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)	7,226	5	2	7,591	1,518	4,335	5,925	0.10%	1,170
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	5,775	5	4	6,375	1,275	1,155	2,368	0.08%	983
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	39,413	25	22	67,852	2,714	4,730	6,464	0.18%	2,092
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	31,500	25	23	55,585	2,223	2,520	3,875	0.15%	1,714
Sub-total [01000 - Paving]	83,913			137,403	7,731	12,740	18,631	0.51%	5,960
02000 - Concrete									
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	6,539	2	2	6,870	2,290	2,180	3,351	0.15%	1,765

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (AS)									
03000 - Painting: Exterior									
200 - Surface Restoration 7,191 sf Exterior Surfaces	10,067	10	6	11,675	1,168	4,027	5,160	0.08%	900
04000 - Structural Repairs									
936 - Doors 16 Exterior & Interior Doors (25%)	7,000	10	2	7,354	735	5,600	6,458	0.05%	567
05000 - Roofing									
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	34,790	20	9	43,448	2,172	19,135	21,396	0.14%	1,675
962 - Coating 4,900 sf Low Slope Roof Recoating	5,194	5	2	5,457	1,091	3,116	4,259	0.07%	841
Sub-total [05000 - Roofing]	39,984			48,905	3,264	22,251	25,655	0.21%	2,516
08000 - Rehab									
236 - Locker Rooms 2 Men's & Women's	76,484	20	4	84,424	4,221	61,187	66,637	0.28%	3,254
342 - Restrooms 2 Restrooms	32,780	20	5	37,088	1,854	24,585	26,880	0.12%	1,430
Sub-total [08000 - Rehab]	109,264			121,512	6,076	85,772	93,516	0.40%	4,684
12000 - Pool									
140 - Resurface 170 lf Pool	27,200	12	4	30,024	2,502	18,133	20,910	0.16%	1,929
422 - ADA Chair Lift Pool ADA Lift	4,218	10	7	5,014	501	1,265	1,729	0.03%	387
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	49,139	10	9	61,368	6,137	4,914	10,073	0.40%	4,731
758 - Equipment: Replacement Pool & Spa Equipment (50%)	18,335	5	3	19,745	3,949	7,334	11,276	0.26%	3,044
759 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	9,000	1	0	0	0	9,000	0	0.00%	0
944 - Furniture: Misc Pool Area Furniture	7,650	6	3	8,238	1,373	3,825	5,228	0.09%	1,058
Sub-total [12000 - Pool]	115,542			124,388	14,462	44,472	49,216	0.94%	11,149
13000 - Spa									
138 - Resurface Spa	4,023	8	0	4,023	503	4,023	515	0.03%	388
418 - ADA Chair Lift Spa ADA Lift	4,982	10	5	5,637	564	2,491	3,064	0.04%	435
Sub-total [13000 - Spa]	9,005			9,660	1,067	6,514	3,579	0.07%	822

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (AS)									
19000 - Fencing									
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	7,588	20	9	9,476	474	4,173	4,666	0.03%	365
20000 - Lighting									
240 - Pole Lights 8 Shuffleboard Lights	11,296	20	4	12,469	623	9,037	9,842	0.04%	481
23000 - Mechanical Equipment									
240 - HVAC 2 Rooftop Carrier Units- 2011	22,400	15	4	24,725	1,648	16,427	18,368	0.11%	1,271
26000 - Outdoor Equipment									
480 - Drinking Fountain 2 Drinking Fountain	6,556	20	4	7,237	362	5,245	5,712	0.02%	279
812 - Shade Structure 564 [3] Volleyball Shade Canopies	12,944	15	10	16,569	1,105	4,315	5,307	0.07%	852
880 - Shade Structure 264 sf Pool Shade Canopy	6,059	15	7	7,202	480	3,231	3,726	0.03%	370
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	16,511	8	3	17,781	2,223	10,319	12,693	0.15%	1,713
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	32,795	7	3	35,317	5,045	18,740	24,011	0.33%	3,889
Sub-total [26000 - Outdoor Equipment]	74,865			84,105	9,214	41,850	51,449	0.60%	7,103
Sub-total Abrego South (AS)	497,463			598,542	48,752	255,042	289,891	3.19%	37,583
00100 - Continental Vistas (CV)									
01000 - Paving									
404 - Asphalt: Overlay 6,726 sf Parking Lot	14,125	20	18	22,030	1,101	1,412	2,172	0.07%	849
02000 - Concrete									
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	8,262	2	1	8,468	4,234	4,131	8,468	0.28%	3,264
03000 - Painting: Exterior									
120 - Surface Restoration 3,600 sf Recreation Building & Walls	6,120	10	5	6,924	692	3,060	3,764	0.05%	534

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00100 - Continental Vistas (CV)									
05000 - Roofing									
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	22,880	20	19	36,577	1,829	1,144	2,345	0.12%	1,410
612 - Pitched: Tile 13 Squares- Pool Building Roof	14,560	30	29	29,796	993	485	995	0.06%	766
966 - Coating 2,000 sf Low Slope Roof Recoating	6,120	5	3	6,591	1,318	2,448	3,764	0.09%	1,016
Sub-total [05000 - Roofing]	43,560			72,963	4,140	4,077	7,104	0.27%	3,192
08000 - Rehab									
242 - Locker Rooms 2 Men's & Women's	68,304	20	15	98,924	4,946	17,076	21,003	0.32%	3,813
246 - Bathrooms Companion Restroom	20,159	20	15	29,197	1,460	5,040	6,199	0.10%	1,125
Sub-total [08000 - Rehab]	88,463			128,121	6,406	22,116	27,202	0.42%	4,938
12000 - Pool									
146 - Resurface 180 lf Pool	28,800	12	8	35,090	2,924	9,600	12,300	0.19%	2,254
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	27,396	15	14	38,710	2,581	1,826	3,744	0.17%	1,989
762 - Equipment: Replacement Pool & Spa Equipment (50%)	19,059	5	2	20,023	4,005	11,435	15,628	0.26%	3,087
763 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	6,000	1	0	0	0	6,000	0	0.00%	0
948 - Furniture: Misc Pool Area Furniture	7,538	6	0	7,538	1,256	7,538	1,288	0.08%	969
Sub-total [12000 - Pool]	88,793			101,361	10,766	36,400	32,960	0.70%	8,299
13000 - Spa									
142 - Resurface Spa	7,863	8	7	9,347	1,168	983	2,015	0.08%	901
23000 - Mechanical Equipment									
244 - HVAC Rooftop Rheem Unit #3- 2019	8,468	15	12	11,389	759	1,694	2,315	0.05%	585
248 - HVAC 2 Rooftop Carrier Units- 2013	29,119	15	6	33,769	2,251	17,471	19,898	0.15%	1,736
800 - Water Heater Building Water Heater	5,463	12	3	5,883	490	4,097	4,667	0.03%	378
Sub-total [23000 - Mechanical Equipment]	43,050			51,041	3,501	23,263	26,879	0.23%	2,699

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00100 - Continental Vistas (CV)									
25000 - Flooring									
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	18,748	10	5	21,211	2,121	9,374	11,530	0.14%	1,635
Sub-total Continental Vistas (CV)	318,983			421,467	34,130	104,815	122,094	2.23%	26,311
00110 - Madera Vista (MV)									
01000 - Paving									
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	57,166	25	10	73,178	2,927	34,300	37,501	0.19%	2,256
02000 - Concrete									
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	7,064	2	2	7,422	2,474	2,355	3,620	0.16%	1,907
03000 - Painting: Exterior									
206 - Surface Restoration 4,020 sf Exterior Surfaces	7,236	10	6	8,392	839	2,894	3,708	0.05%	647
05000 - Roofing									
616 - Pitched: Tile 39 Squares- Pool Building Roof	30,368	30	29	62,146	2,072	1,012	2,075	0.14%	1,597
08000 - Rehab									
248 - Restrooms 2 Men's & Women's	16,390	20	17	24,939	1,247	2,458	3,360	0.08%	961
262 - Kitchen Pool Building Kitchen Area	20,000	20	10	25,602	1,280	10,000	11,275	0.08%	987
480 - Shower Outdoor Pool Shower	8,831	15	0	8,831	589	8,831	603	0.04%	454
Sub-total [08000 - Rehab]	45,221			59,372	3,116	21,289	15,238	0.20%	2,402

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00110 - Madera Vista (MV)									
12000 - Pool									
154 - Resurface 156 lf Pool	24,960	12	6	28,946	2,412	12,480	14,924	0.16%	1,860
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	35,391	15	15	51,256	3,204	2,212	2,418	0.21%	2,470
655 - Deck: Re-Surface Pool/Spa Deck Coating (2022 Only)[nr:1]	28,165	1	0	0	0	28,165	0	0.00%	0
766 - Equipment: Replacement Pool & Spa Equipment (50%)	17,489	5	1	17,926	3,585	13,991	17,926	0.23%	2,764
952 - Furniture: Misc Pool Area Furniture	7,649	6	5	8,654	1,442	1,275	2,613	0.09%	1,112
953 - Furniture: Misc Pool Area Furniture (2022 Only)[nr:1]	4,865	1	0	0	0	4,865	0	0.00%	0
Sub-total [12000 - Pool]	118,518			106,782	10,643	62,988	37,882	0.70%	8,205
13000 - Spa									
146 - Resurface Spa	4,917	8	2	5,166	646	3,688	4,410	0.04%	498
17000 - Tennis Court									
540 - Reseal 7,200 sf Tennis Court	5,112	4	2	5,371	1,343	2,556	3,930	0.09%	1,035
560 - Fixtures Tennis Court Bench/Canopy	5,500	15	10	7,040	469	1,833	2,255	0.03%	362
Sub-total [17000 - Tennis Court]	10,612			12,411	1,812	4,389	6,185	0.12%	1,397
19000 - Fencing									
170 - Chain Link: 10' 360 lf Tennis Court Fence	15,120	30	9	18,883	629	10,584	11,365	0.04%	485
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	16,097	30	4	17,768	592	13,951	14,849	0.04%	457
Sub-total [19000 - Fencing]	31,217			36,651	1,222	24,535	26,214	0.08%	942
20000 - Lighting									
250 - Sports Field / Court 4 Tennis Court Lights	10,927	20	17	16,626	831	1,639	2,240	0.05%	641
25000 - Flooring									
434 - Tile Recreation Room & Storage	10,865	20	18	16,945	847	1,086	1,670	0.06%	653

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00110 - Madera Vista (MV)									
26000 - Outdoor Equipment									
816 - Shade Structure 264 sf Pool Shade Canopy	6,059	15	9	7,567	504	2,424	2,898	0.03%	389
834 - Shade Structure 336 sf Pool Equip Shade Canopy	7,711	15	9	9,630	642	3,084	3,689	0.04%	495
Sub-total [26000 - Outdoor Equipment]	13,770			17,197	1,146	5,508	6,587	0.07%	884
Sub-total Madera Vista (MV)	347,880			422,286	28,575	165,683	147,331	1.87%	22,028
00120 - Casa Paloma I (CPI)									
01000 - Paving									
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	41,699	25	2	43,810	1,752	38,363	41,032	0.11%	1,351
02000 - Concrete									
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	11,912	2	2	12,515	4,172	3,971	6,105	0.27%	3,216
03000 - Painting: Exterior									
212 - Surface Restoration 7,470 sf Exterior Surfaces	10,458	10	4	11,544	1,154	6,275	7,504	0.08%	890
05000 - Roofing									
344 - Low Slope: Vinyl 61 Squares- Pool Building & Shade Structure Roofs	43,310	20	2	45,503	2,275	38,979	42,173	0.15%	1,754
970 - Coating 6,100 sf Low Slope Roof Recoating	15,250	5	2	16,022	3,204	9,150	12,505	0.21%	2,470
Sub-total [05000 - Roofing]	58,560			61,525	5,480	48,129	54,678	0.36%	4,224
08000 - Rehab									
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	111,930	20	18	174,573	8,729	11,193	17,209	0.57%	6,729
256 - Restrooms Unisex Restroom	5,330	20	18	8,313	416	533	819	0.03%	320
418 - Kitchen Clubhouse Kitchen	7,649	20	9	9,552	478	4,207	4,704	0.03%	368
Sub-total [08000 - Rehab]	124,909			192,438	9,622	15,933	22,733	0.63%	7,417

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00120 - Casa Paloma I (CPI)									
12000 - Pool									
160 - Resurface 200 lf Pool	32,000	12	6	37,110	3,093	16,000	19,133	0.20%	2,384
420 - ADA Chair Lift Aqua Creek Pool Chair	5,500	10	5	6,223	622	2,750	3,383	0.04%	480
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	55,397	15	0	55,397	3,693	55,397	3,785	0.24%	2,847
770 - Equipment: Replacement Pool & Spa Equipment (50%)	21,494	5	1	22,031	4,406	17,195	22,031	0.29%	3,397
956 - Furniture: Misc Pool Area Furniture	7,649	6	3	8,237	1,373	3,824	5,227	0.09%	1,058
Sub-total [12000 - Pool]	122,039			128,998	13,187	95,166	53,559	0.86%	10,166
13000 - Spa									
150 - Resurface Spa	5,948	8	6	6,898	862	1,487	2,286	0.06%	665
23000 - Mechanical Equipment									
256 - HVAC 2 Rooftop Carrier Units- 2011	18,357	15	4	20,262	1,351	13,461	15,052	0.09%	1,041
25000 - Flooring									
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	11,726	20	18	18,289	914	1,173	1,803	0.06%	705
26000 - Outdoor Equipment									
310 - Benches 18 Common Area Benches	21,600	15	8	26,318	1,755	10,080	11,808	0.11%	1,353
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	9,187	8	5	10,394	1,299	3,445	4,708	0.08%	1,002
826 - Shade Structure 310 sf Pool Equip Shade Structure	8,469	30	23	14,945	498	1,976	2,315	0.03%	384
Sub-total [26000 - Outdoor Equipment]	39,256			51,657	3,552	15,501	18,831	0.23%	2,738
Sub-total Casa Paloma I (CPI)	444,864			547,935	42,046	239,459	223,583	2.75%	32,413
00130 - Casa Paloma II (CPII)									
02000 - Concrete									
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	10,211	2	3	10,996	2,749	2,553	3,489	0.18%	2,119
04000 - Structural Repairs									
952 - Doors 14 Exterior & Interior Doors (25%)	6,125	10	2	6,435	644	4,900	5,650	0.04%	496

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00130 - Casa Paloma II (CPII)									
05000 - Roofing									
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	34,821	20	19	55,667	2,783	1,741	3,569	0.18%	2,146
974 - Coating 5,300 sf Low Slope Roof Recoating	8,109	5	2	8,520	1,704	4,865	6,649	0.11%	1,314
Sub-total [05000 - Roofing]	42,930			64,186	4,487	6,606	10,219	0.29%	3,459
08000 - Rehab									
258 - Restrooms Unisex Restroom	10,000	15	3	10,769	718	8,000	8,883	0.05%	553
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	76,486	20	3	82,367	4,118	65,013	70,558	0.27%	3,175
261 - Locker Rooms Men's & Women's (2022 Only)[nr:1]	13,000	1	0	0	0	13,000	0	0.00%	0
424 - Kitchen Clubhouse Kitchen	7,649	20	2	8,036	402	6,884	7,448	0.03%	310
Sub-total [08000 - Rehab]	107,134			101,171	5,238	92,896	86,889	0.34%	4,038
12000 - Pool									
166 - Resurface 180 lf Pool	28,800	10	4	31,790	3,179	17,280	20,664	0.21%	2,451
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	46,396	15	0	46,396	3,093	46,396	3,170	0.20%	2,384
774 - Equipment: Replacement Pool & Spa Equipment (50%)	20,842	5	2	21,897	4,379	12,505	17,091	0.29%	3,376
775 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	6,000	1	0	0	0	6,000	0	0.00%	0
960 - Furniture: Misc Pool Area Furniture	7,649	6	3	8,237	1,373	3,824	5,227	0.09%	1,058
Sub-total [12000 - Pool]	109,687			108,320	12,024	86,006	46,152	0.79%	9,270
13000 - Spa									
154 - Resurface Spa	5,430	8	4	5,994	749	2,715	3,479	0.05%	578
20000 - Lighting									
260 - Pole Lights 8 Shuffleboard Lights	11,296	30	1	11,578	386	10,919	11,578	0.03%	298
23000 - Mechanical Equipment									
272 - HVAC 2 Rooftop Carrier Units- 2011	18,357	15	4	20,262	1,351	13,461	15,052	0.09%	1,041

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00130 - Casa Paloma II (CPII)									
25000 - Flooring									
200 - Carpeting 1,284 sf Recreation Room	3,852	10	8	4,693	469	770	1,184	0.03%	362
400 - Tile 281 sf Kitchenette & Storage Closet	3,923	20	18	6,118	306	392	603	0.02%	236
Sub-total [25000 - Flooring]	7,775			10,811	775	1,163	1,788	0.05%	598
26000 - Outdoor Equipment									
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	8,593	8	3	9,254	1,157	5,371	6,606	0.08%	892
860 - Shade Structure 294 sf Pool Equip Shade Canopy	6,747	15	9	8,426	562	2,699	3,227	0.04%	433
Sub-total [26000 - Outdoor Equipment]	15,341			17,680	1,719	8,070	9,833	0.11%	1,325
Sub-total Casa Paloma II (CPII)	334,285			357,435	30,122	229,290	194,129	1.97%	23,221
00140 - Abrego North (AN)									
01000 - Paving									
420 - Asphalt: Major Repairs 14,105 sf Parking Area	82,514	25	1	84,577	3,383	79,214	84,577	0.22%	2,608
02000 - Concrete									
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	6,377	5	1	6,537	1,307	5,102	6,537	0.09%	1,008
03000 - Painting: Exterior									
218 - Surface Restoration 5,892 sf Exterior Surfaces	8,249	10	4	9,105	911	4,949	5,919	0.06%	702
04000 - Structural Repairs									
820 - Shed Shed	10,449	10	8	12,731	1,273	2,090	3,213	0.08%	981
956 - Doors 10 Exterior & Interior Doors (50%)	8,750	20	10	11,201	560	4,375	4,933	0.04%	432
Sub-total [04000 - Structural Repairs]	19,199			23,932	1,833	6,465	8,146	0.12%	1,413
05000 - Roofing									
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	14,910	20	4	16,458	823	11,928	12,990	0.05%	634
978 - Coating 2,100 sf Low Slope Roof Recoating	2,499	5	2	2,626	525	1,499	2,049	0.03%	405
Sub-total [05000 - Roofing]	17,409			19,083	1,348	13,427	15,040	0.09%	1,039

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00140 - Abrego North (AN)									
08000 - Rehab									
238 - Restrooms Companion Restroom Remodel	17,219	20	3	18,544	927	14,637	15,885	0.06%	715
266 - Locker Rooms 2 Men's & Women's	76,486	20	4	84,426	4,221	61,188	66,638	0.28%	3,254
270 - General 795 sf Recreation Room Tile- 2017	9,826	20	15	14,231	712	2,457	3,022	0.05%	549
Sub-total [08000 - Rehab]	103,531			117,200	5,860	78,282	85,545	0.38%	4,517
12000 - Pool									
172 - Resurface 230 lf Pool	36,800	10	4	40,620	4,062	22,080	26,404	0.27%	3,131
426 - ADA Chair Lift 2 Pool & Spa	13,440	10	5	15,206	1,521	6,720	8,265	0.10%	1,172
778 - Equipment: Replacement Pool & Spa Equipment (50%)	20,842	5	1	21,363	4,273	16,674	21,363	0.28%	3,294
779 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	38	1	0	0	0	38	0	0.00%	0
964 - Furniture: Misc Pool Area Furniture	7,538	6	0	7,538	1,256	7,538	1,288	0.08%	969
Sub-total [12000 - Pool]	78,658			84,727	11,112	53,050	57,320	0.73%	8,566
13000 - Spa									
158 - Resurface Spa	5,764	8	2	6,056	757	4,323	5,169	0.05%	584
19000 - Fencing									
110 - Wood: Split Rail 152 lf Perimeter Fencing	5,320	20	15	7,705	385	1,330	1,636	0.03%	297
23000 - Mechanical Equipment									
200 - HVAC 3 HVAC	19,500	15	13	26,881	1,792	2,600	3,998	0.12%	1,381
26000 - Outdoor Equipment									
864 - Shade Structure 367 sf Pool Equip Shade Structure	10,026	30	21	16,840	561	3,008	3,426	0.04%	433
868 - Shade Structure 378 sf [3] Pool Shade Canopies	8,675	15	10	11,105	740	2,892	3,557	0.05%	571
Sub-total [26000 - Outdoor Equipment]	18,702			27,945	1,302	5,900	6,982	0.09%	1,003
Sub-total Abrego North (AN)	365,223			413,749	29,990	254,641	280,868	1.96%	23,119

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00200 - Pickleball Center									
01000 - Paving									
170 - Asphalt: Sealing 39,629 sf Parking Lot	9,907	5	4	10,936	2,187	1,981	4,062	0.14%	1,686
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)	5,340	5	4	5,894	1,179	1,068	2,189	0.08%	909
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	83,221	25	23	146,852	5,874	6,658	10,236	0.38%	4,528
Sub-total [01000 - Paving]	98,468			163,683	9,240	9,707	16,488	0.60%	7,123
04000 - Structural Repairs									
892 - Shed Shed	5,000	15	13	6,893	460	667	1,025	0.03%	354
912 - Doors 5 Building Doors (50%)	4,375	20	18	6,824	341	438	673	0.02%	263
Sub-total [04000 - Structural Repairs]	9,375			13,716	801	1,104	1,698	0.05%	617
05000 - Roofing									
370 - Low Slope: Single-Ply 12 Squares- Center Roof	8,523	15	13	11,749	783	1,136	1,747	0.05%	604
08000 - Rehab									
100 - General Office, Storage, Breezeway	5,330	10	8	6,494	649	1,066	1,639	0.04%	501
226 - Restrooms 2 Restrooms	15,990	10	8	19,482	1,948	3,198	4,917	0.13%	1,502
Sub-total [08000 - Rehab]	21,320			25,976	2,598	4,264	6,556	0.17%	2,003
17500 - Basketball / Sport Court									
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	43,680	2	1	44,772	22,386	21,840	44,772	1.46%	17,257
19000 - Fencing									
174 - Chain Link: 4' 1,414 lf Court Fences	27,135	25	23	47,882	1,915	2,171	3,338	0.13%	1,476
178 - Chain Link: 8' 1,871 lf Court Fences	64,381	25	23	113,608	4,544	5,150	7,919	0.30%	3,503
780 - Gates 50 Court Gates	14,924	20	18	23,276	1,164	1,492	2,295	0.08%	897
Sub-total [19000 - Fencing]	106,440			184,766	7,623	8,814	13,551	0.50%	5,877

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00200 - Pickleball Center									
23000 - Mechanical Equipment									
470 - HVAC 3 Mini-split Units	9,114	15	13	12,564	838	1,215	1,868	0.05%	646
870 - Septic System Septic System	7,995	20	18	12,469	623	800	1,229	0.04%	481
Sub-total [23000 - Mechanical Equipment]	17,109			25,034	1,461	2,015	3,098	0.10%	1,126
24000 - Furnishings									
570 - Miscellaneous Interior/Exterior Furniture	21,320	10	8	25,976	2,598	4,264	6,556	0.17%	2,003
970 - Miscellaneous 900 sf Artificial Turf	8,289	10	8	10,099	1,010	1,658	2,549	0.07%	779
974 - Miscellaneous Entrance Gate	5,330	5	3	5,740	1,148	2,132	3,278	0.08%	885
Sub-total [24000 - Furnishings]	34,939			41,816	4,756	8,054	12,383	0.31%	3,666
26000 - Outdoor Equipment									
440 - Drinking Fountain 2 Drinking Fountains	5,117	20	18	7,980	399	512	787	0.03%	308
448 - Bleachers: Aluminum 6 Bleachers	18,000	20	18	28,074	1,404	1,800	2,768	0.09%	1,082
884 - Shade Structure 4,182 sf [3] Shade Structures	13,801	7	5	15,614	2,231	3,943	6,062	0.15%	1,720
Sub-total [26000 - Outdoor Equipment]	36,917			51,668	4,033	6,255	9,617	0.26%	3,109
Sub-total Pickleball Center	376,771			563,179	53,681	63,189	109,908	3.51%	41,383
00700 - Facility Maintenance Shop (FMS)									
01000 - Paving									
136 - Asphalt: Sealing 29,074 sf Parking Area	7,269	5	3	7,827	1,565	2,907	4,470	0.10%	1,207
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)	3,918	5	3	4,219	844	1,567	2,409	0.06%	650
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	61,055	25	22	105,111	4,204	7,327	10,013	0.27%	3,241
Sub-total [01000 - Paving]	72,242			117,158	6,614	11,801	16,893	0.43%	5,099

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00700 - Facility Maintenance Shop (FMS)									
03000 - Painting: Exterior									
128 - Surface Restoration 5,000 sf Building Exterior	7,000	10	6	8,118	812	2,800	3,588	0.05%	626
412 - Wrought Iron 835 lf Perimeter Fence	8,225	4	4	9,079	1,816	1,645	2,108	0.12%	1,400
413 - Wrought Iron Perimeter Fence (2022 Only)[nr:1]	11,800	1	0	0	0	11,800	0	0.00%	0
Sub-total [03000 - Painting: Exterior]	27,025			17,196	2,628	16,245	5,695	0.17%	2,026
03500 - Painting: Interior									
152 - Building 10,000 sf All Interior Spaces	13,000	10	6	15,076	1,508	5,200	6,663	0.10%	1,162
04000 - Structural Repairs									
800 - Shed Shed	5,756	10	8	7,014	701	1,151	1,770	0.05%	541
804 - Shed 3 Pre-Fab Sheds	16,799	10	6	19,482	1,948	6,720	8,610	0.13%	1,502
960 - Doors 2 Shop Rollup Doors	5,200	30	26	9,882	329	693	888	0.02%	254
964 - Doors 24 Exterior & Interior Doors (25%)	10,500	10	6	12,177	1,218	4,200	5,381	0.08%	939
Sub-total [04000 - Structural Repairs]	38,256			48,554	4,197	12,764	16,649	0.27%	3,235
05000 - Roofing									
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	9,940	20	16	14,756	738	1,988	2,547	0.05%	569
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	24,257	30	5	27,444	915	20,214	21,548	0.06%	705
860 - Skylights 10 Pitched & Low Slope Roof Skylights	8,741	20	16	12,976	649	1,748	2,240	0.04%	500
982 - Coating 1,400 sf Low Slope Roof Recoating	4,284	5	2	4,501	900	2,570	3,513	0.06%	694
Sub-total [05000 - Roofing]	47,222			59,678	3,202	26,521	29,848	0.21%	2,468

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00700 - Facility Maintenance Shop (FMS)									
08000 - Rehab									
108 - General Common Areas	17,219	20	16	25,562	1,278	3,444	4,412	0.08%	985
278 - Restrooms 2 Restrooms	32,780	20	16	48,661	2,433	6,556	8,400	0.16%	1,876
282 - General Break Room	22,946	20	16	34,063	1,703	4,589	5,880	0.11%	1,313
Sub-total [08000 - Rehab]	72,945			108,287	5,414	14,589	18,692	0.35%	4,174
19000 - Fencing									
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	31,020	30	26	58,948	1,965	4,136	5,299	0.13%	1,515
540 - Metal 165 lf Frontage Fencing	5,770	30	26	10,965	365	769	986	0.02%	282
Sub-total [19000 - Fencing]	36,790			69,912	2,330	4,905	6,285	0.15%	1,797
23000 - Mechanical Equipment									
208 - HVAC 4 Rooftop HVAC Units- 2018	24,038	15	11	31,540	2,103	6,410	8,213	0.14%	1,621
224 - HVAC 2 Ground Level Bryant Units- 2017	27,644	15	10	35,387	2,359	9,215	11,334	0.15%	1,819
Sub-total [23000 - Mechanical Equipment]	51,682			66,927	4,462	15,625	19,547	0.29%	3,440
24000 - Furnishings									
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	53,540	20	16	79,480	3,974	10,708	13,720	0.26%	3,064
25000 - Flooring									
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	6,825	10	3	7,350	735	4,778	5,597	0.05%	567
480 - Tile 664 sf Floor & Wall Tile	17,410	20	16	25,845	1,292	3,482	4,461	0.08%	996
Sub-total [25000 - Flooring]	24,235			33,195	2,027	8,260	10,058	0.13%	1,563
30000 - Miscellaneous									
236 - Maintenance Equipment Genie Scissor Lift	17,882	20	18	27,890	1,395	1,788	2,749	0.09%	1,075
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	20,815	10	6	24,139	2,414	8,326	10,668	0.16%	1,861
Sub-total [30000 - Miscellaneous]	38,697			52,029	3,808	10,114	13,417	0.25%	2,936
Sub-total Facility Maintenance Shop (FMS)	475,634			667,492	40,163	136,732	157,466	2.62%	30,962

<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>2022 Fully Funded Balance</i>	<i>2023 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2023 Line Item Contribution based on Cash Flow Method</i>
00800 - General									
22000 - Office Equipment									
100 - Miscellaneous Facility Maintenance Shop Context Scanner	6,884	5	2	7,232	1,446	4,130	5,645	0.09%	1,115

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00800 - General									
30000 - Miscellaneous									
200 - Maintenance Equipment Vermeer Chipper	8,825	20	4	9,741	487	7,060	7,689	0.03%	375
204 - Maintenance Equipment Vermeer Skid Loader & Attachments	57,206	15	0	57,206	3,814	57,206	3,909	0.25%	2,940
700 - Trailer Load Trail	5,883	15	3	6,336	422	4,707	5,226	0.03%	326
704 - Trailer Top Hat- 2018	6,827	15	12	9,181	612	1,365	1,866	0.04%	472
710 - Trailer Big Tex	24,889	15	0	24,889	1,659	24,889	1,701	0.11%	1,279
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	35,300	10	9	44,085	4,408	3,530	7,236	0.29%	3,398
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	88,250	10	1	90,456	9,046	79,425	90,456	0.59%	6,973
844 - Vehicle 2016 Ford Fiesta- #26	20,592	10	4	22,729	2,273	12,355	14,774	0.15%	1,752
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	68,878	10	4	76,028	7,603	41,327	49,420	0.50%	5,861
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	117,093	10	4	129,249	12,925	70,256	84,014	0.84%	9,964
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	40,999	10	5	46,387	4,639	20,499	25,214	0.30%	3,576
866 - Vehicle 2017 Ford Escape- #36	31,980	3	1	32,780	10,927	21,320	32,780	0.71%	8,423
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	38,099	10	6	44,183	4,418	15,240	19,526	0.29%	3,406
872 - Maintenance Truck 2018 Ford F150- #38	40,666	10	6	47,160	4,716	16,266	20,841	0.31%	3,636
874 - Maintenance Truck Ford F250 PU- #39	39,019	10	6	45,249	4,525	15,607	19,997	0.30%	3,488
876 - Vehicle Ford Transit Connect- #40	35,577	10	6	41,258	4,126	14,231	18,233	0.27%	3,181
878 - Vehicle 2018 Ford Transit 150 Van- #41	35,578	10	7	42,291	4,229	10,673	14,587	0.28%	3,260
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	43,706	10	7	51,953	5,195	13,112	17,919	0.34%	4,005
882 - Vehicle 2018 Ford Transit 250 Van- #43	37,150	10	7	44,160	4,416	11,145	15,232	0.29%	3,404
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	32,524	10	7	38,661	3,866	9,757	13,335	0.25%	2,980
888 - Vehicle 2020 Ford Escape- #45	32,000	10	8	38,989	3,899	6,400	9,840	0.25%	3,006

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00800 - General									
30000 - Miscellaneous									
892 - Maintenance Truck 2021 Ford Ranger XL- #46	38,243	10	9	47,760	4,776	3,824	7,840	0.31%	3,682
896 - Maintenance Truck 2021 Ford F250 Pickup- #47	43,750	10	9	54,638	5,464	4,375	8,969	0.36%	4,212
Sub-total [30000 - Miscellaneous]	923,032			1,045,368	108,445	464,570	490,604	7.09%	83,600
Sub-total General	929,916			1,052,600	109,891	468,700	496,249	7.18%	84,715
Totals	17,184,896			20,064,509	1,530,606	10,073,606	9,841,795	100.00%	1,179,941
						[A]	[B]		
						[EndBal]	[EndBal]		
Percent Funded						75.40%	74.24%		

00010 - Administrative Offices

01000 - Paving

100 - Asphalt: Sealing	Useful Life 5	Remaining Life 4
27,762 sf Parking Lots- Seal, Stripe	Quantity 27,762	Unit of Measure Square Feet
	Cost /SqFt \$0.250	
	% Included 100.00%	Total Cost/Study \$6,941
Summary	Replacement Year 2026	Future Cost \$7,661

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.



00010 - Administrative Offices

01000 - Paving

200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4	
27,762 sf Parking Lots (5.6%)	Quantity 27,762	Unit of Measure Square Feet	
	Cost /SqFt \$3.85	Qty * \$/SqFt \$106,884	
	% Included 5.60%	Total Cost/Study \$5,985	
Summary	Replacement Year 2026	Future Cost \$6,607	

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

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

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

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



300 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 23	
14,965 sf South Parking & Maintenance	Quantity 14,965	Unit of Measure Square Feet	
	Cost /SqFt \$2.10		
	% Included 100.00%	Total Cost/Study \$31,427	
Summary	Replacement Year 2045	Future Cost \$55,456	

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

2020- \$19,506 was expended.



00010 - Administrative Offices

01000 - Paving

330 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 23	
12,797 sf North Parking Lot (50%)	Quantity 12,797	Unit of Measure Square Feet	
	Cost /SqFt \$2.10	Qty * \$/SqFt \$26,874	
	% Included 50.00%	Total Cost/Study \$13,437	
Summary	Replacement Year 2045	Future Cost \$23,711	

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 6	
9,085 sf Building Exterior & Wall Surfaces	Quantity 9,085	Unit of Measure Square Feet	
	Cost /SqFt \$1.40		
	% Included 100.00%	Total Cost/Study \$12,719	
Summary	Replacement Year 2028	Future Cost \$14,750	

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

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

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



00010 - Administrative Offices

03500 - Painting: Interior

100 - Building	Useful Life 10	Remaining Life 4	
16,167 sf All Interior Spaces	Quantity 16,167	Unit of Measure Square Feet	
	Cost /SqFt \$1.30		
	% Included 100.00%	Total Cost/Study \$21,017	
Summary	Replacement Year 2026	Future Cost \$23,199	

This is to prepare and paint all interior walls.

2019- Painting in good condition.

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



04000 - Structural Repairs

900 - Doors	Useful Life 10	Remaining Life 2	
41 Exterior & Interior Doors (25%)	Quantity 41	Unit of Measure Items	
	Cost /Itm \$1,750	Qty * \$/Itm \$71,750	
	% Included 25.00%	Total Cost/Study \$17,938	
Summary	Replacement Year 2024	Future Cost \$18,846	

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



00010 - Administrative Offices

05000 - Roofing

304 - Low Slope: Vinyl	Useful Life 20	Remaining Life 1	
79 Squares- Building Roof- Replace	Quantity 79	Unit of Measure Squares	
	Cost /Sqrs \$989		
	% Included 100.00%	Total Cost/Study \$78,131	
Summary	Replacement Year 2023	Future Cost \$80,084	

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 1	
7,900 sf Low Slope Roof Recoating	Quantity 7,900	Unit of Measure Square Feet	
	Cost /SqFt \$0.960		
	% Included 100.00%	Total Cost/Study \$7,584	
Summary	Replacement Year 2023	Future Cost \$7,774	

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

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



00010 - Administrative Offices

08000 - Rehab

300 - Restrooms	Useful Life 20	Remaining Life 19	
3 Men's, Women's, Unisex Restrooms	Quantity 3	Unit of Measure Room	
	Cost /Rm \$16,400		
	% Included 100.00%	Total Cost/Study \$49,200	
Summary	Replacement Year 2041	Future Cost \$78,654	

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

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

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

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



00010 - Administrative Offices

08000 - Rehab

400 - Kitchen	Useful Life 20	Remaining Life 2
Kitchen	Quantity 1	Unit of Measure Room
	Cost /Rm \$7,500	
	% Included 100.00%	Total Cost/Study \$7,500
Summary	Replacement Year 2024	Future Cost \$7,880

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 1
5 IT Servers (20%)	Quantity 5	Unit of Measure Items
	Cost /Itm \$13,300	Qty * \$/Itm \$66,500
	% Included 20.00%	Total Cost/Study \$13,300
Summary	Replacement Year 2023	Future Cost \$13,633

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

2022- \$7,845 was expended.
 2021- \$12,764 is anticipated
 2020- \$12,453 was expended.
 2019- \$12,000 was expended per client 6/14/2019.
 2018- Quantity revised per actual to 5 with 1 server being replaced every year.
 2017- Estimate revised upward from \$9,200 to \$12,000 based on 2017 costing.



00010 - Administrative Offices

22000 - Office Equipment

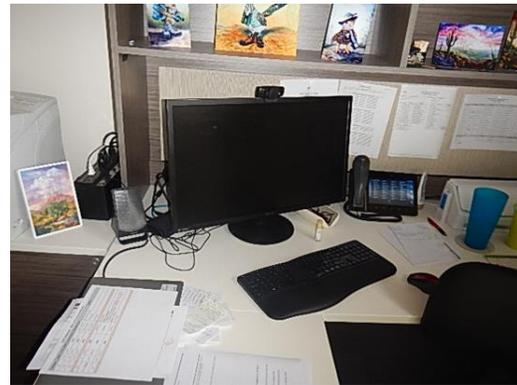
201 - Computers, Misc.	Useful Life 1	Remaining Life 0	Treatment [nr:1]
IT Servers (2022 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS		\$7,845
	% Included	100.00%	Total Cost/Study \$7,845
Summary	Replacement Year	2022	Future Cost \$7,845

This is for the \$7,845 expended.

240 - Computers, Misc.	Useful Life 1	Remaining Life 1	
Office Computer Work Stations	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS		\$19,100
	% Included	100.00%	Total Cost/Study \$19,100
Summary	Replacement Year	2023	Future Cost \$19,578

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

2022- \$25,534 expended.
 2021- \$18,395 expended.
 2020- \$18,500 expended.
 2019- \$18,022 expended per client 6/14/2019.
 2018- \$11,515 expended for 6 laptops, 4 reach computers. Approximately 80 total computers. Component revised per client direction from \$37,000 every five years, to \$18,500 every year starting in 2019.
 2017- \$27,756 expended and included iPads.



241 - Computers, Misc.	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2022 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS		\$25,534
	% Included	100.00%	Total Cost/Study \$25,534
Summary	Replacement Year	2022	Future Cost \$25,534

This is for the \$25,534 expended.

00010 - Administrative Offices

22000 - Office Equipment

270 - Network Equipment	Useful Life 1	Remaining Life 1	
Routers & Switches	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,400	
	% Included	100.00%	Total Cost/Study \$6,400
Summary	Replacement Year	2023	Future Cost \$6,560

This is to replace routers and switch equipment.

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

23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 3	
3 Rooftop Carrier Units- 2010	Quantity 3	Unit of Measure	Items
	Cost /Itm	\$14,600	
	% Included	100.00%	Total Cost/Study \$43,800
Summary	Replacement Year	2025	Future Cost \$47,168

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 10	
Rooftop Rheem Unit #5- 2017	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$11,200	
	% Included	100.00%	Total Cost/Study \$11,200
Summary	Replacement Year	2032	Future Cost \$14,337

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.



00010 - Administrative Offices

23000 - Mechanical Equipment

314 - HVAC	Useful Life 15	Remaining Life 11	
Rooftop Carrier Unit #6- 2005	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,700		
	% Included 100.00%	Total Cost/Study	\$9,700
Summary	Replacement Year 2033	Future Cost	\$12,727

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 6	
3 IT Room Trane & Gree Units- 2013	Quantity 3	Unit of Measure	Items
	Cost /Itm \$2,700		
	% Included 100.00%	Total Cost/Study	\$8,100
Summary	Replacement Year 2028	Future Cost	\$9,394

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

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



376 - HVAC	Useful Life 15	Remaining Life 11	
Marvair Unit- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,000		
	% Included 100.00%	Total Cost/Study	\$7,000
Summary	Replacement Year 2033	Future Cost	\$9,185

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.

00010 - Administrative Offices

25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 4
365 Sq. Yds. Hallways, Lobby, Offices	Quantity 365	Unit of Measure Square Yard
	Cost /SqYd \$42.00	
	% Included 100.00%	Total Cost/Study \$15,330
Summary	Replacement Year 2026	Future Cost \$16,921

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 3
430 sf Floors	Quantity 430	Unit of Measure Square Feet
	Cost /SqFt \$20.00	
	% Included 100.00%	Total Cost/Study \$8,600
Summary	Replacement Year 2025	Future Cost \$9,261

This is to replace the wall and floor tile.

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

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



00010 - Administrative Offices

28000 - Water System

134 - Backflow Valves	Useful Life 12	Remaining Life 11	
4" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,660		
	% Included 100.00%	Total Cost/Study	\$5,660
Summary	Replacement Year 2033	Future Cost	\$7,426

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 3	
43,543 sf Drives, North & South Parking	Quantity 43,543	Unit of Measure Square Feet	
	Cost /SqFt \$0.250		
	% Included 100.00%	Total Cost/Study \$10,886	
Summary	Replacement Year 2025	Future Cost \$11,723	

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

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

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



00020 - West Social Center (WC)

01000 - Paving

108 - Asphalt: Sealing	Useful Life 5	Remaining Life 3	
75,321 sf West Parking Lot	Quantity 75,321	Unit of Measure	Square Feet
	Cost /SqFt \$0.250		
	% Included 100.00%	Total Cost/Study	\$18,830
Summary	Replacement Year 2025	Future Cost	\$20,278

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 3	
75,321 sf West Parking Lot (3%)	Quantity 75,321	Unit of Measure	Square Feet
	Cost /SqFt \$3.85	Qty * \$/SqFt	\$289,986
	% Included 2.50%	Total Cost/Study	\$7,250
Summary	Replacement Year 2025	Future Cost	\$7,807

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

2022- Cracks appear mostly filled.

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

2017- This work was performed with north, south and west areas.

2016- The west parking lot is in need of crack fill.

00020 - West Social Center (WC)

01000 - Paving

304 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 5	
43,543 sf Drives, North & South Parking	Quantity 43,543	Unit of Measure	Square Feet
	Cost /SqFt \$2.10		
	% Included 100.00%	Total Cost/Study	\$91,440
Summary	Replacement Year 2027	Future Cost	\$103,456

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

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

2022- Loading dock driveway exhibits large cracks.



308 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 10	
75,321 sf West Parking Lot	Quantity 75,321	Unit of Measure	Square Feet
	Cost /SqFt \$2.10		
	% Included 100.00%	Total Cost/Study	\$158,174
Summary	Replacement Year 2032	Future Cost	\$202,476

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.



00020 - West Social Center (WC)

02000 - Concrete

400 - Pool Deck	Useful Life 5	Remaining Life 2	
5,313 sf Pool/Spa Area Concrete Repair (6%)	Quantity 5,313	Unit of Measure Square Feet	
	Cost /SqFt \$23.50	Qty * \$/SqFt \$124,856	
	% Included 6.00%	Total Cost/Study \$7,491	
Summary	Replacement Year 2024	Future Cost \$7,871	

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 8	
53,060 sf Building Exterior & Wall Surfaces	Quantity 53,060	Unit of Measure Square Feet	
	Cost /SqFt \$1.40		
	% Included 100.00%	Total Cost/Study \$74,284	
Summary	Replacement Year 2030	Future Cost \$90,508	

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

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



00020 - West Social Center (WC)

03500 - Painting: Interior

106 - Building	Useful Life 10	Remaining Life 3	
24,000 sf All Interior Spaces	Quantity 24,000	Unit of Measure Square Feet	
	Cost /SqFt \$1.30		
	% Included 100.00%	Total Cost/Study \$31,200	
Summary	Replacement Year 2025	Future Cost \$33,599	

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

2022- \$5,234 was expended. Move remaining life from 2022 to 2023.

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



107 - Building	Useful Life 1	Remaining Life 1	Treatment [nr:1]
All Interior Spaces (2023 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,234		
	% Included 100.00%	Total Cost/Study \$5,234	
Summary	Replacement Year 2023	Future Cost \$5,365	

This is for the \$5,234 expended.

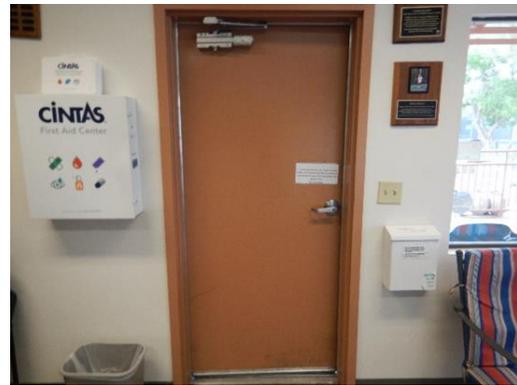
00020 - West Social Center (WC)

04000 - Structural Repairs

904 - Doors	Useful Life 10	Remaining Life 2	
72 Exterior & Interior Doors (25%)	Quantity 72	Unit of Measure Items	
	Cost /Itm \$1,750	Qty * \$/Itm \$126,000	
	% Included 25.00%	Total Cost/Study \$31,500	
Summary	Replacement Year 2024	Future Cost \$33,095	

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

- 25- exterior
- 47- interior



05000 - Roofing

300 - Low Slope: Metal	Useful Life 30	Remaining Life 25	
3 Squares- Pool Eq Enclosure Shade Structure	Quantity 3	Unit of Measure Squares	
	Cost /Sqrs \$2,700		
	% Included 100.00%	Total Cost/Study \$8,100	
Summary	Replacement Year 2047	Future Cost \$15,017	

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

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



00020 - West Social Center (WC)

05000 - Roofing

308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	Useful Life 20 Quantity 339 Cost /Sqrs \$710 % Included 100.00%	Remaining Life 7 Unit of Measure Squares Total Cost/Study \$240,690 Replacement Year 2029 Future Cost \$286,105
Summary		

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

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



600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	Useful Life 30 Quantity 24 Cost /Sqrs \$710 % Included 100.00%	Remaining Life 24 Unit of Measure Squares Total Cost/Study \$17,040 Replacement Year 2046 Future Cost \$30,821
Summary		

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.



00020 - West Social Center (WC)

05000 - Roofing

934 - Coating	Useful Life 5	Remaining Life 2
33,900 sf Low Slope Roof Recoating	Quantity 33,900	Unit of Measure Square Feet
	Cost /SqFt \$1.21	
	% Included 100.00%	Total Cost/Study \$41,019
Summary	Replacement Year 2024	Future Cost \$43,096

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

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

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



08000 - Rehab

100 - General	Useful Life 20	Remaining Life 4
Tennis Ramada	Quantity 1	Unit of Measure Building
	Cost /Bldg \$6,500	
	% Included 100.00%	Total Cost/Study \$6,500
Summary	Replacement Year 2026	Future Cost \$7,175

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



00020 - West Social Center (WC)

08000 - Rehab

200 - Locker Rooms	Useful Life 20	Remaining Life 4
2 Pool Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room
	Cost /Rm \$49,200	
	% Included 100.00%	Total Cost/Study \$98,400
Summary	Replacement Year 2026	Future Cost \$108,615

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

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



306 - Restrooms	Useful Life 20	Remaining Life 2
4 Shops & Auditorium Restrooms	Quantity 4	Unit of Measure Room
	Cost /Rm \$17,950	
	% Included 100.00%	Total Cost/Study \$71,800
Summary	Replacement Year 2024	Future Cost \$75,435

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

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

2022- Extend RL to 2024.

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



00020 - West Social Center (WC)

08000 - Rehab

460 - Cabinets	Useful Life 20	Remaining Life 4	
2 Woodshop & Lapidary	Quantity 2	Unit of Measure Room	
	Cost /Rm \$5,000		
	% Included 100.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2026	Future Cost \$11,038	

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 24	
320 sf Auditorium/Room 1	Quantity 320	Unit of Measure Square Feet	
	Cost /SqFt \$59.70		
	% Included 100.00%	Total Cost/Study \$19,104	
Summary	Replacement Year 2046	Future Cost \$34,554	

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

Modernfold
 10' x 32'

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



00020 - West Social Center (WC)

12000 - Pool

100 - Resurface	Useful Life 12	Remaining Life 3	
250 lf Pool	Quantity 250	Unit of Measure	Linear Feet
	Cost /l.f. \$188		
	% Included 100.00%	Total Cost/Study	\$47,000
Summary	Replacement Year 2025	Future Cost	\$50,614

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

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

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



600 - Deck: Re-Surface	Useful Life 15	Remaining Life 4	
5,313 sf Pool/Spa Deck Coating	Quantity 5,313	Unit of Measure	Square Feet
	Cost /SqFt \$8.80		
	% Included 100.00%	Total Cost/Study	\$46,754
Summary	Replacement Year 2026	Future Cost	\$51,608

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 7
Pool Digital Clocks	Quantity 1	Unit of Measure Pair
	Cost /Pair \$3,300	
	% Included 100.00%	Total Cost/Study \$3,300
Summary	Replacement Year 2029	Future Cost \$3,923

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

Colorado Time Systems
 MN PCW-PRO
 SN 20180202-M3

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



00020 - West Social Center (WC)

12000 - Pool

730 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$55,800	Qty * \$/LS \$55,800	
	% Included 50.00%	Total Cost/Study \$27,900	
Summary	Replacement Year 2025	Future Cost \$30,045	

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

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

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



731 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment (2022 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$15,000		
	% Included 100.00%	Total Cost/Study \$15,000	
Summary	Replacement Year 2022	Future Cost \$15,000	

This is for the \$15,000 expended.

00020 - West Social Center (WC)

14000 - Recreation

700 - Billiard Table	Useful Life 25	Remaining Life 21	
4 Billiards Room Tables	Quantity 4	Unit of Measure Items	
	Cost /Itm \$7,650		
	% Included 100.00%	Total Cost/Study \$30,600	
Summary	Replacement Year 2043	Future Cost \$51,395	

This is to replace the billiard tables.

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



17000 - Tennis Court

100 - Reseal	Useful Life 4	Remaining Life 3	
43,200 sf [6] Tennis Courts	Quantity 43,200	Unit of Measure Square Feet	
	Cost /SqFt \$0.710		
	% Included 100.00%	Total Cost/Study \$30,672	
Summary	Replacement Year 2025	Future Cost \$33,030	

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

2022- Tennis court sealing and striping appear in excellent condition.

2021- \$29,600 was expended.

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

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



00020 - West Social Center (WC)

17000 - Tennis Court

500 - Resurface	Useful Life 21	Remaining Life 12	
43,200 sf [6] Tennis Courts	Quantity 43,200	Unit of Measure Square Feet	
	Cost /SqFt \$3.20		
	% Included 100.00%	Total Cost/Study \$138,240	
Summary	Replacement Year 2034	Future Cost \$185,917	

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 0	
20 Court Lights	Quantity 20	Unit of Measure Items	
	Cost /Itm \$4,300		
	% Included 100.00%	Total Cost/Study \$86,000	
Summary	Replacement Year 2022	Future Cost \$86,000	

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

2022- \$86,000 total anticipated. \$44,950 has been expended since May 2022 and another \$41,050 is anticipated for work currently in progress.

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



00020 - West Social Center (WC)

17000 - Tennis Court

724 - Screen	Useful Life 5	Remaining Life 2	
8,685 sf Tennis Court Fence Screens	Quantity 8,685	Unit of Measure Square Feet	
	Cost /SqFt \$0.570		
	% Included 100.00%	Total Cost/Study \$4,950	
Summary	Replacement Year 2024	Future Cost \$5,201	

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.



17500 - Basketball / Sport Court

200 - Seal & Striping	Useful Life 8	Remaining Life 5	
3,744 sf [12] Shuffleboard Courts	Quantity 3,744	Unit of Measure Square Feet	
	Cost /SqFt \$4.90		
	% Included 100.00%	Total Cost/Study \$18,346	
Summary	Replacement Year 2027	Future Cost \$20,756	

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.



00020 - West Social Center (WC)

19000 - Fencing

120 - Chain Link: 10'	Useful Life 30	Remaining Life 10	
1,710 lf Tennis Court Fence	Quantity 1,710	Unit of Measure Linear Feet	
	Cost /l.f. \$42.00		
	% Included 100.00%	Total Cost/Study \$71,820	
Summary	Replacement Year 2032	Future Cost \$91,936	

This is to replace the 10' chain link fencing.



20000 - Lighting

200 - Pole Lights	Useful Life 30	Remaining Life 14	
15 Walkway Lights	Quantity 15	Unit of Measure Items	
	Cost /itm \$1,970		
	% Included 100.00%	Total Cost/Study \$29,550	
Summary	Replacement Year 2036	Future Cost \$41,753	

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.



00020 - West Social Center (WC)

20000 - Lighting

500 - Parking Lot	Useful Life 60	Remaining Life 27
25 Parking Lot Lights	Quantity 25	Unit of Measure Items
	Cost /Itm \$2,950	
	% Included 100.00%	Total Cost/Study \$73,750
Summary	Replacement Year 2049	Future Cost \$143,650

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

2019- Some standards need paint.



23000 - Mechanical Equipment

204 - HVAC	Useful Life 15	Remaining Life 2
2 Rooftop Carrier Units- 2006	Quantity 2	Unit of Measure Items
	Cost /Itm \$35,000	
	% Included 100.00%	Total Cost/Study \$70,000
Summary	Replacement Year 2024	Future Cost \$73,544

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

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

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



00020 - West Social Center (WC)

23000 - Mechanical Equipment

284 - HVAC	Useful Life 15	Remaining Life 6	
2 Rooftop Carrier Units- 2013	Quantity 2	Unit of Measure	Items
	Cost /Itm \$14,700		
	% Included 100.00%	Total Cost/Study	\$29,400
Summary	Replacement Year 2028	Future Cost	\$34,095

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 11	
Rooftop Carrier Unit #4- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$23,500		
	% Included 100.00%	Total Cost/Study	\$23,500
Summary	Replacement Year 2033	Future Cost	\$30,834

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.

00020 - West Social Center (WC)

23000 - Mechanical Equipment

324 - HVAC	Useful Life 15	Remaining Life 12	
Rooftop Carrier Unit #10- 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$14,560		
	% Included 100.00%	Total Cost/Study	\$14,560
Summary	Replacement Year 2034	Future Cost	\$19,582

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

Unit 10- Woodshop- Rheem- 5T

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



352 - HVAC	Useful Life 15	Remaining Life 2	
3 Rooftop Carrier/American Units- 2009	Quantity 3	Unit of Measure	Items
	Cost /Itm \$13,500		
	% Included 100.00%	Total Cost/Study	\$40,500
Summary	Replacement Year 2024	Future Cost	\$42,550

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



00020 - West Social Center (WC)

23000 - Mechanical Equipment

380 - HVAC	Useful Life 15	Remaining Life 3
Rooftop Carrier Unit #7- 2010	Quantity 1	Unit of Measure Items
	Cost /Itm \$20,200	
	% Included 100.00%	Total Cost/Study \$20,200
Summary	Replacement Year 2025	Future Cost \$21,753

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 1
4 Rooftop Carrier/American Units- 2008	Quantity 4	Unit of Measure Items
	Cost /Itm \$15,000	
	% Included 100.00%	Total Cost/Study \$60,000
Summary	Replacement Year 2023	Future Cost \$61,500

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)



00020 - West Social Center (WC)

23000 - Mechanical Equipment

420 - HVAC	Useful Life 15	Remaining Life 0
Tennis Ramada Rheem Unit #15- 2022	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,815	
	% Included 100.00%	Total Cost/Study \$5,815
Summary	Replacement Year 2022	Future Cost \$5,815

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

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

2022- \$5,815 expended.



00020 - West Social Center (WC)

23000 - Mechanical Equipment

440 - HVAC	Useful Life 15	Remaining Life 5	
5 Gree HVAC Units- 2012	Quantity 5	Unit of Measure	Items
	Cost /Itm \$3,000		
	% Included 100.00%	Total Cost/Study	\$15,000
Summary	Replacement Year 2027	Future Cost	\$16,971

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



00020 - West Social Center (WC)

23000 - Mechanical Equipment

900 - Miscellaneous	Useful Life 15	Remaining Life 4	
Woodshop Dust Collector	Quantity 1	Unit of Measure	Items
	Cost /Itm \$20,200		
	% Included 100.00%	Total Cost/Study	\$20,200
Summary	Replacement Year 2026	Future Cost	\$22,297

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 7	
550 Auditorium Padded Chairs	Quantity 550	Unit of Measure	Items
	Cost /Itm \$155		
	% Included 100.00%	Total Cost/Study	\$85,250
Summary	Replacement Year 2029	Future Cost	\$101,335

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 3	
500 Auditorium Unpadded Chairs	Quantity 500	Unit of Measure	Items
	Cost /Itm \$65.00		
	% Included 100.00%	Total Cost/Study	\$32,500
Summary	Replacement Year 2025	Future Cost	\$34,999

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 3	
175 Auditorium Tables	Quantity 175	Unit of Measure	Items
	Cost /Itm \$330		
	% Included 100.00%	Total Cost/Study	\$57,750
Summary	Replacement Year 2025	Future Cost	\$62,190

This is to replace assorted tables.

12- card tables- \$60 each

33- round tables- \$450 each

130- 6' tables- \$300 each

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



00020 - West Social Center (WC)

24500 - Audio / Visual

100 - Speakers	Useful Life 15	Remaining Life 11
Auditorium	Quantity 1	Unit of Measure System
	Cost /Sys \$27,300	
	% Included 100.00%	Total Cost/Study \$27,300
Summary	Replacement Year 2033	Future Cost \$35,820

This is to replace the speakers.

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

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



108 - Lighting Console	Useful Life 10	Remaining Life 6
Auditorium Control Room	Quantity 1	Unit of Measure System
	Cost /Sys \$3,800	
	% Included 100.00%	Total Cost/Study \$3,800
Summary	Replacement Year 2028	Future Cost \$4,407

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.



00020 - West Social Center (WC)

24500 - Audio / Visual

116 - Miscellaneous	Useful Life 30	Remaining Life 17
Auditorium Total Induction Loop	Quantity 1	Unit of Measure System
	Cost /Sys \$17,500	
	% Included 100.00%	Total Cost/Study \$17,500
Summary	Replacement Year 2039	Future Cost \$26,628

This is to replace the total induction loop.



00020 - West Social Center (WC)

24500 - Audio / Visual

220 - PA System	Useful Life 10	Remaining Life 4	
Auditorium Bldg	Quantity 1	Unit of Measure	System
	Cost /Sys	\$58,800	
	% Included	100.00%	Total Cost/Study \$58,800
Summary	Replacement Year	2026	Future Cost \$64,904

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 6	
3 Auditorium Projectors (33%)	Quantity 3	Unit of Measure Items	
	Cost /Itm \$11,600	Qty * \$/Itm \$34,800	
	% Included 33.33%	Total Cost/Study \$11,600	
Summary	Replacement Year 2028	Future Cost \$13,452	

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.



00020 - West Social Center (WC)

24500 - Audio / Visual

400 - Stage Lights	Useful Life 20	Remaining Life 0	
Stage Lighting	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,437		
	% Included 100.00%	Total Cost/Study	\$10,437
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

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



00020 - West Social Center (WC)

24500 - Audio / Visual

600 - Stage Curtains	Useful Life 15	Remaining Life 4	
Stage Curtains	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$10,000		
	% Included 100.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2026	Future Cost \$11,038	

This is to replace miscellaneous stage curtains.

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

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



740 - Piano	Useful Life 30	Remaining Life 11	
Auditorium Petrof Grand	Quantity 1	Unit of Measure Items	
	Cost /Itm \$45,000		
	% Included 100.00%	Total Cost/Study \$45,000	
Summary	Replacement Year 2033	Future Cost \$59,044	

This is to replace the grand piano.

- Petrof w/ bench
- Mod II, 558 002

2018- Added to study.



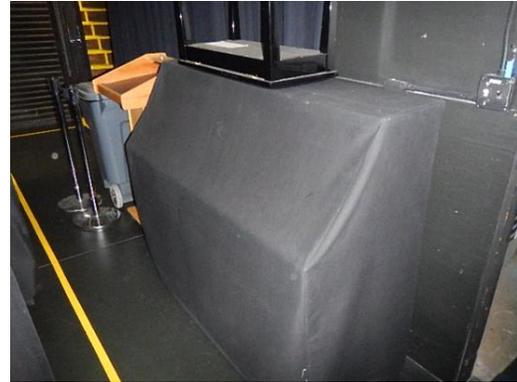
00020 - West Social Center (WC)

24500 - Audio / Visual

764 - Piano	Useful Life 30	Remaining Life 11
Auditorium Yamaha Upright	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2033	Future Cost \$13,121

This is to replace the upright piano and bench.

Yamaha T121
 SN 6076008



800 - Stage Risers	Useful Life 30	Remaining Life 25
Auditorium Stage	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$19,700	
	% Included 100.00%	Total Cost/Study \$19,700
Summary	Replacement Year 2047	Future Cost \$36,523

This is to replace the stage risers.

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

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



00020 - West Social Center (WC)

24600 - Safety / Access

200 - Fire Control Misc	Useful Life 20	Remaining Life 3	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$44,800	
	% Included	100.00%	Total Cost/Study \$44,800
Summary	Replacement Year	2025	Future Cost \$48,245

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

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



25000 - Flooring

210 - Carpeting	Useful Life 10	Remaining Life 9	
448 Sq. Yds. West Center Carpet	Quantity 448	Unit of Measure	Square Yard
	Cost /SqYd	\$42.00	
	% Included	100.00%	Total Cost/Study \$18,816
Summary	Replacement Year	2031	Future Cost \$23,499

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

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



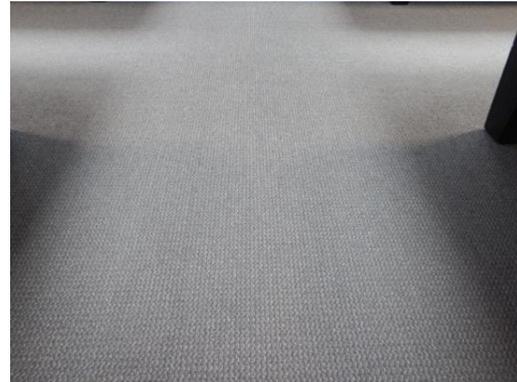
00020 - West Social Center (WC)

25000 - Flooring

214 - Carpeting	Useful Life 10	Remaining Life 6	
117 Sq. Yds. West Center Billiards Room	Quantity 117	Unit of Measure Square Yard	
	Cost /SqYd \$38.00		
	% Included 100.00%	Total Cost/Study \$4,446	
Summary	Replacement Year 2028	Future Cost \$5,156	

This is to replace the carpeting.

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

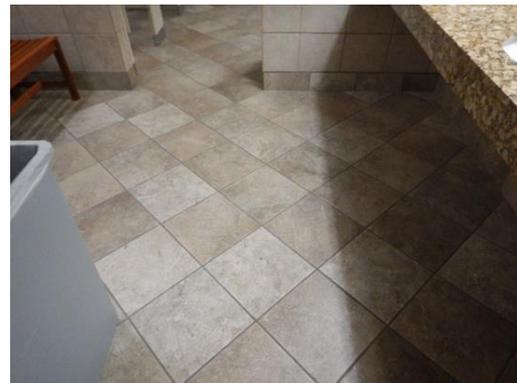


410 - Tile	Useful Life 20	Remaining Life 2	
1,618 sf Clubhouse Walls & Floors	Quantity 1,618	Unit of Measure Square Feet	
	Cost /SqFt \$15.00		
	% Included 100.00%	Total Cost/Study \$24,270	
Summary	Replacement Year 2024	Future Cost \$25,499	

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.



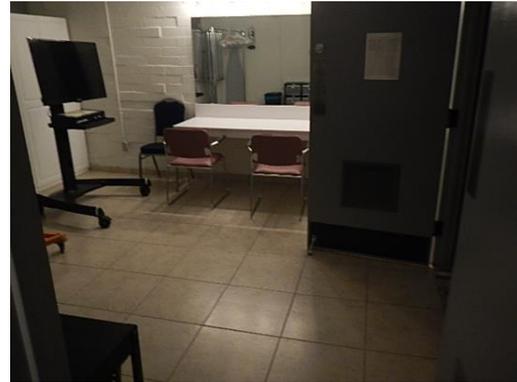
00020 - West Social Center (WC)

25000 - Flooring

414 - Tile	Useful Life 20	Remaining Life 15
682 sf Green Room Dressing & Restrooms	Quantity 682	Unit of Measure Square Feet
	Cost /SqFt \$15.00	
	% Included 100.00%	Total Cost/Study \$10,230
Summary	Replacement Year 2037	Future Cost \$14,816

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 0
1,100 Sq. Yds. West Center Vinyl	Quantity 1,100	Unit of Measure Square Yard
	Cost /SqYd \$76.36	
	% Included 100.00%	Total Cost/Study \$83,999
Summary	Replacement Year 2022	Future Cost \$83,999

This is to replace the vinyl flooring.

2022- \$83,999 expended.

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



00020 - West Social Center (WC)

26000 - Outdoor Equipment

400 - Bleachers	Useful Life 25	Remaining Life 21	
6 Courtyard & Tennis	Quantity 6	Unit of Measure	Items
	Cost /Itm \$2,200		
	% Included 100.00%	Total Cost/Study	\$13,200
Summary	Replacement Year 2043	Future Cost	\$22,170

This is to replace the aluminum bleachers.

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



800 - Shade Structure	Useful Life 15	Remaining Life 11	
498 sf [2] Green Rm & Woodshop Shade Canopies	Quantity 498	Unit of Measure	Square Feet
	Cost /SqFt \$23.00		
	% Included 100.00%	Total Cost/Study	\$11,454
Summary	Replacement Year 2033	Future Cost	\$15,029

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

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

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

00020 - West Social Center (WC)

26000 - Outdoor Equipment

840 - Shade Structure	Useful Life 15	Remaining Life 11
680 sf Pool Deck Shade Canopy	Quantity 680	Unit of Measure Square Feet
	Cost /SqFt \$23.00	
	% Included 100.00%	Total Cost/Study \$15,640
Summary	Replacement Year 2033	Future Cost \$20,521

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 10
1,955 sf [3] Tennis Court Shade Canopies	Quantity 1,955	Unit of Measure Square Feet
	Cost /SqFt \$23.00	
	% Included 100.00%	Total Cost/Study \$44,965
Summary	Replacement Year 2032	Future Cost \$57,559

This is to replace the canvas canopy shade structures.

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

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



00020 - West Social Center (WC)

26000 - Outdoor Equipment

846 - Shade Structure	Useful Life 15	Remaining Life 10
4 Tennis Court Bench Shades (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,000	Qty * \$/Itm \$8,000
	% Included 25.00%	Total Cost/Study \$2,000
Summary	Replacement Year 2032	Future Cost \$2,560

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



876 - Shade Structure	Useful Life 30	Remaining Life 26
231 sf Shop Metal Shade Structure- 2018	Quantity 231	Unit of Measure Square Feet
	Cost /SqFt \$27.00	
	% Included 100.00%	Total Cost/Study \$6,237
Summary	Replacement Year 2048	Future Cost \$11,852

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

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

00020 - West Social Center (WC)

27000 - Appliances

324 - Dishwasher, Commercial	Useful Life 12	Remaining Life 0
Commercial Dishwasher- 2022	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2022	Future Cost \$10,000

This is to replace the commercial grade dishwasher.

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

2022- \$10,000 anticipated.



00020 - West Social Center (WC)

27000 - Appliances

700 - Miscellaneous	Useful Life 5	Remaining Life 2
30 Kitchen Appliances (33%)	Quantity 30	Unit of Measure Items
	Cost /Itm \$3,500	Qty * \$/Itm \$105,000
	% Included 33.33%	Total Cost/Study \$35,000
Summary	Replacement Year 2024	Future Cost \$36,772

This is to periodically repair or replace miscellaneous appliances.

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

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

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



00020 - West Social Center (WC)

27000 - Appliances

702 - Stove	Useful Life 20	Remaining Life 16
2 Vulcan 10-Burner & 6-Burner	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,600	
	% Included 100.00%	Total Cost/Study \$7,200
Summary	Replacement Year 2038	Future Cost \$10,688

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 11
4" Backflow	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,850	
	% Included 100.00%	Total Cost/Study \$5,850
Summary	Replacement Year 2033	Future Cost \$7,676

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.



00020 - West Social Center (WC)

30000 - Miscellaneous

240 - Maintenance Equipment	Useful Life 20	Remaining Life 4	
2 Portable Lifts	Quantity 2	Unit of Measure	Items
	Cost /Itm \$11,800		
	% Included 100.00%	Total Cost/Study	\$23,600
Summary	Replacement Year 2026	Future Cost	\$26,050

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 2	
87,662 sf Parking Lot & N Driveway	Quantity 87,662	Unit of Measure Square Feet	
	Cost /SqFt \$0.250		
	% Included 100.00%	Total Cost/Study \$21,916	
Summary	Replacement Year 2024	Future Cost \$23,025	

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.



212 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
87,662 sf Parking Lot & N Driveway (2%)	Quantity 87,662	Unit of Measure Square Feet	
	Cost /SqFt \$3.85	Qty * \$/SqFt \$337,499	
	% Included 2.00%	Total Cost/Study \$6,750	
Summary	Replacement Year 2024	Future Cost \$7,092	

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

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



00030 - East Social Center (EC)

01000 - Paving

213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)	Useful Life 2 Quantity 8,000 Cost /SqFt \$5.63 % Included 100.00%	Remaining Life 0 Unit of Measure Square Feet Total Cost/Study \$45,000	Treatment [nr:1]
Summary	Replacement Year 2022	Future Cost \$45,000	

This is for the \$45,000 anticipated by September.

312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	Useful Life 25 Quantity 27,900 Cost /SqFt \$2.10 % Included 100.00%	Remaining Life 9 Unit of Measure Square Feet Total Cost/Study \$58,590	
Summary	Replacement Year 2031	Future Cost \$73,171	

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

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



00030 - East Social Center (EC)

01000 - Paving

316 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 17
56,762 sf West & North Parking Lots & N Driveway	Quantity 56,762	Unit of Measure Square Feet
	Cost /SqFt \$2.10	
	% Included 100.00%	Total Cost/Study \$119,200
Summary	Replacement Year 2039	Future Cost \$181,377

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.



02000 - Concrete

406 - Pool Deck	Useful Life 2	Remaining Life 0
5,661 sf Pool/Spa Area Concrete Repair (4%)	Quantity 5,661	Unit of Measure Square Feet
	Cost /SqFt \$23.20	Qty * \$/SqFt \$131,310
	% Included 4.12%	Total Cost/Study \$5,408
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.

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



00030 - East Social Center (EC)

02000 - Concrete

03000 - Painting: Exterior

112 - Stucco	Useful Life 10	Remaining Life 6
13,905 sf Building Exterior	Quantity 13,905	Unit of Measure Square Feet
	Cost /SqFt \$1.40	
	% Included 100.00%	Total Cost/Study \$19,467
Summary	Replacement Year 2028	Future Cost \$22,576

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

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

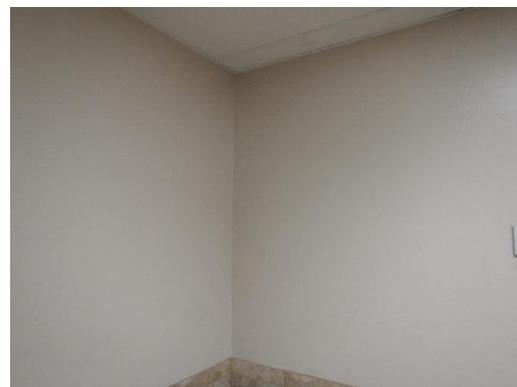


03500 - Painting: Interior

112 - Building	Useful Life 10	Remaining Life 9
17,350 sf All Interior Spaces	Quantity 17,350	Unit of Measure Square Feet
	Cost /SqFt \$1.30	
	% Included 100.00%	Total Cost/Study \$22,555
Summary	Replacement Year 2031	Future Cost \$28,168

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

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



00030 - East Social Center (EC)

04000 - Structural Repairs

896 - Shed	Useful Life 20	Remaining Life 15	
Pool Equipment Area Shed	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,000		
	% Included 100.00%	Total Cost/Study	\$5,000
Summary	Replacement Year 2037	Future Cost	\$7,241

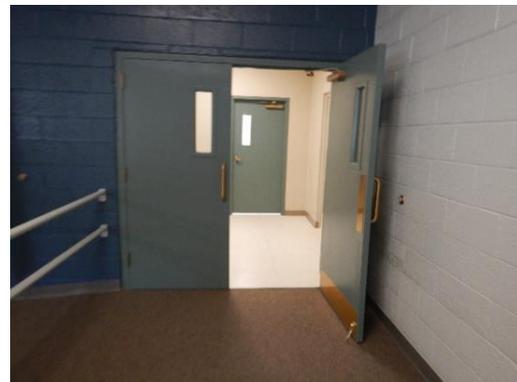
This is to replace the 8' x 12', wood sided, metal roofed shed by the pool equipment.



908 - Doors	Useful Life 10	Remaining Life 2	
58 Exterior/Interior Doors & Access Gates (25%)	Quantity 58	Unit of Measure	Items
	Cost /Itm \$1,750	Qty * \$/Itm	\$101,500
	% Included 25.00%	Total Cost/Study	\$25,375
Summary	Replacement Year 2024	Future Cost	\$26,660

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 \$710 % Included 50.00%	Remaining Life 2 Unit of Measure Squares Qty * \$/Sqrs \$146,970 Total Cost/Study \$73,485 Replacement Year 2024	Future Cost \$77,205
Summary			

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

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 \$710 % Included 50.00%	Remaining Life 7 Unit of Measure Squares Qty * \$/Sqrs \$146,970 Total Cost/Study \$73,485 Replacement Year 2029	Future Cost \$87,351
Summary			

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

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



00030 - East Social Center (EC)

05000 - Roofing

938 - Coating	Useful Life 5	Remaining Life 2
20,700 sf Low Slope Roof Recoating	Quantity 20,700	Unit of Measure Square Feet
	Cost /SqFt \$0.590	
	% Included 100.00%	Total Cost/Study \$12,213
Summary	Replacement Year 2024	Future Cost \$12,831

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

204 - Unit Rehab	Useful Life 20	Remaining Life 10
Fine Arts	Quantity 1	Unit of Measure Room
	Cost /Rm \$15,000	
	% Included 100.00%	Total Cost/Study \$15,000
Summary	Replacement Year 2032	Future Cost \$19,201

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

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

00030 - East Social Center (EC)

08000 - Rehab

206 - Locker Rooms	Useful Life 20	Remaining Life 10	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$60,100		
	% Included 100.00%	Total Cost/Study \$120,200	
Summary	Replacement Year 2032	Future Cost \$153,866	

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

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

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

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

2022- \$65,000 was expended.

2019- Increased estimate from \$29,000 to \$55,000 per room. Client input will further define this component.

2018- \$6,196 was expended for partial countertop replacement.



207 - Locker Rooms	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Men's & Women's (2022 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$65,000		
	% Included 100.00%	Total Cost/Study \$65,000	
Summary	Replacement Year 2022	Future Cost \$65,000	

This is for the \$65,000 expended.

00030 - East Social Center (EC)

08000 - Rehab

214 - Restrooms	Useful Life 20	Remaining Life 4
Pool Patio Companion Restroom	Quantity 1	Unit of Measure Room
	Cost /Rm \$9,000	
	% Included 100.00%	Total Cost/Study \$9,000
Summary	Replacement Year 2026	Future Cost \$9,934

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

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

2018- Added to study as a separate component.

250 - Kitchen	Useful Life 20	Remaining Life 10
Kitchen	Quantity 1	Unit of Measure Room
	Cost /Rm \$25,000	
	% Included 100.00%	Total Cost/Study \$25,000
Summary	Replacement Year 2032	Future Cost \$32,002

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

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



00030 - East Social Center (EC)

08000 - Rehab

312 - Restrooms	Useful Life 20	Remaining Life 4	
2 Lobby Hallway Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$16,400		
	% Included 100.00%	Total Cost/Study \$32,800	
Summary	Replacement Year 2026	Future Cost \$36,205	

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

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

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

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



00030 - East Social Center (EC)

12000 - Pool

106 - Resurface	Useful Life 12	Remaining Life 0
165 lf Pool	Quantity 165	Unit of Measure Linear Feet
	Cost /l.f. \$135	
	% Included 100.00%	Total Cost/Study \$22,247
Summary	Replacement Year 2022	Future Cost \$22,247

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

2022- \$22,247 expended. Not yet plastered as of the reserve study site visit.
 2021- Per client 6/1/2021, work was not completed in 2020, now anticipated in 2022 with re-construction. See related structural component for the work scheduled in 2022.
 2020- \$21,704 was expended.
 2019- Stains, patches and minor spall were observed.



400 - ADA Chair Lift	Useful Life 10	Remaining Life 8
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure Items
	Cost /itm \$4,400	
	% Included 100.00%	Total Cost/Study \$8,800
Summary	Replacement Year 2030	Future Cost \$10,722

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

1- spa Aqua Creek, MN F-004PLB, SN 6375
 1- pool Aqua Creek, MN F004PLB, SN 6868
 2022- 2 new Aqua Creek models noted during reserve study site visit.
 2020- \$7,008 was expended.

606 - Deck: Re-Surface	Useful Life 15	Remaining Life 0
5,661 sf Pool/Spa Deck Coating	Quantity 5,661	Unit of Measure Square Feet
	Cost /SqFt \$7.93	
	% Included 100.00%	Total Cost/Study \$44,892
Summary	Replacement Year 2022	Future Cost \$44,892

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

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

00030 - East Social Center (EC)

12000 - Pool

734 - Equipment: Replacement	Useful Life 5	Remaining Life 0	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$41,538	Qty * \$/LS	\$41,538
	% Included 50.00%	Total Cost/Study	\$20,769
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.

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



924 - Furniture: Misc	Useful Life 6	Remaining Life 6	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,250		
	% Included 100.00%	Total Cost/Study	\$8,250
Summary	Replacement Year 2028	Future Cost	\$9,567

This is to replace miscellaneous pool furniture.

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

00030 - East Social Center (EC)

12000 - Pool

925 - Furniture: Misc	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool Area Furniture (2022 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$15,000	
	% Included	100.00%	Total Cost/Study \$15,000
Summary	Replacement Year	2022	Future Cost \$15,000

This is for the \$15,000 total anticipated. \$12,374 was expended by May 2022 and \$2,726 is anticipated for work currently in progress.

13000 - Spa

114 - Resurface	Useful Life 8	Remaining Life 0	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$5,542	
	% Included	100.00%	Total Cost/Study \$5,542
Summary	Replacement Year	2022	Future Cost \$5,542

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

2022- \$5,542 is anticipated.

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

2020- \$5,407 is anticipated.

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

00030 - East Social Center (EC)

14000 - Recreation

200 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 1	
17 Fitness Room Cardio Machines (25%)	Quantity 17	Unit of Measure Items	
	Cost /Itm \$6,650	Qty * \$/Itm \$113,050	
	% Included 25.00%	Total Cost/Study \$28,263	
Summary	Replacement Year 2023	Future Cost \$28,969	

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

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

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.



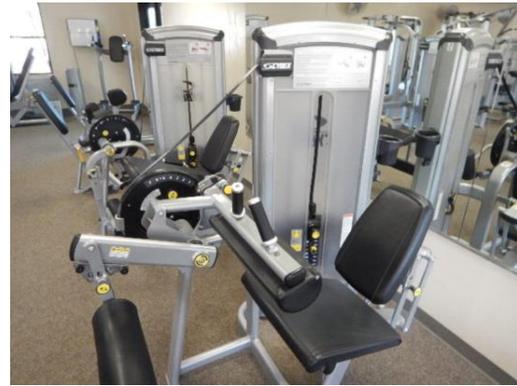
00030 - East Social Center (EC)

14000 - Recreation

300 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 1
19 Fitness Room Strength Machines, Etc (50%)	Quantity 19	Unit of Measure Items
	Cost /Itm \$4,200	Qty * \$/Itm \$79,800
	% Included 50.00%	Total Cost/Study \$39,900
Summary	Replacement Year 2023	Future Cost \$40,898

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 24	
2 Billiards Room	Quantity 2	Unit of Measure Items	
	Cost /Itm \$9,450		
	% Included 100.00%	Total Cost/Study \$18,900	
Summary	Replacement Year 2046	Future Cost \$34,185	

This is to replace the Diamond billiard tables.

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



17000 - Tennis Court

110 - Reseal	Useful Life 4	Remaining Life 1	
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure Square Feet	
	Cost /SqFt \$0.710		
	% Included 100.00%	Total Cost/Study \$10,224	
Summary	Replacement Year 2023	Future Cost \$10,480	

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

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

510 - Resurface	Useful Life 20	Remaining Life 9	
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure Square Feet	
	Cost /SqFt \$3.20		
	% Included 100.00%	Total Cost/Study \$46,080	
Summary	Replacement Year 2031	Future Cost \$57,548	

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

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

210 - Seal & Striping	Useful Life 2	Remaining Life 1	
18,200 sf [8] Pickleball Courts	Quantity 18,200	Unit of Measure Square Feet	
	Cost /SqFt \$1.11		
	% Included 100.00%	Total Cost/Study \$20,202	
Summary	Replacement Year 2023	Future Cost \$20,707	

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.



19000 - Fencing

104 - Chain Link: 4'	Useful Life 25	Remaining Life 22	
270 lf Pickleball Court Divider Fences	Quantity 270	Unit of Measure Linear Feet	
	Cost /l.f. \$22.00		
	% Included 100.00%	Total Cost/Study \$5,940	
Summary	Replacement Year 2044	Future Cost \$10,226	

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



00030 - East Social Center (EC)

19000 - Fencing

110 - Chain Link: 6'	Useful Life 30	Remaining Life 23
600 lf North Pickleball Court Fencing- 2015	Quantity 600	Unit of Measure Linear Feet
	Cost /l.f. \$23.50	
	% Included 100.00%	Total Cost/Study \$14,100
Summary	Replacement Year 2045	Future Cost \$24,881

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 26
600 lf South Pickleball Court Fencing- 2018	Quantity 600	Unit of Measure Linear Feet
	Cost /l.f. \$23.50	
	% Included 100.00%	Total Cost/Study \$14,100
Summary	Replacement Year 2048	Future Cost \$26,794

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 9
540 lf Tennis Court Fence	Quantity 540	Unit of Measure Linear Feet
	Cost /l.f. \$42.00	
	% Included 100.00%	Total Cost/Study \$22,680
Summary	Replacement Year 2031	Future Cost \$28,324

This is to replace the 10' chain link fencing.

00030 - East Social Center (EC)

19000 - Fencing

200 - Wrought Iron: 5'	Useful Life 30	Remaining Life 4
415 lf Pool Perimeter Fence	Quantity 415	Unit of Measure Linear Feet
	Cost /l.f. \$40.00	
	% Included 100.00%	Total Cost/Study \$16,600
Summary	Replacement Year 2026	Future Cost \$18,323

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 \$2,950	
	% Included 100.00%	Total Cost/Study \$20,650
Summary	Replacement Year 2023	Future Cost \$21,166

This is to replace the parking lot lights.

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



00030 - East Social Center (EC)

20000 - Lighting

604 - Sports Field / Court	Useful Life 10	Remaining Life 7	
8 Pickleball Court Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm \$3,400		
	% Included 100.00%	Total Cost/Study	\$27,200
Summary	Replacement Year 2029	Future Cost	\$32,332

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 11	
4 Rooftop Units- 2018	Quantity 4	Unit of Measure	Items
	Cost /Itm \$10,700		
	% Included 100.00%	Total Cost/Study	\$42,800
Summary	Replacement Year 2033	Future Cost	\$56,157

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

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

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



00030 - East Social Center (EC)

23000 - Mechanical Equipment

326 - HVAC	Useful Life 15	Remaining Life 2
Rooftop Carrier Unit #3- 2009	Quantity 1	Unit of Measure Items
	Cost /Itm \$20,200	
	% Included 100.00%	Total Cost/Study \$20,200
Summary	Replacement Year 2024	Future Cost \$21,223

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

Unit 3- Auditorium- Carrier- 10T

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



356 - HVAC	Useful Life 15	Remaining Life 13
Rooftop Carrier Unit #4	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,800	
	% Included 100.00%	Total Cost/Study \$8,800
Summary	Replacement Year 2035	Future Cost \$12,131

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

Unit 4- Auditorium- Rheem

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

00030 - East Social Center (EC)

23000 - Mechanical Equipment

384 - HVAC	Useful Life 15	Remaining Life 1
Rooftop Carrier Unit #8- 2008	Quantity 1	Unit of Measure Items
	Cost /Itm \$20,200	
	% Included 100.00%	Total Cost/Study \$20,200
Summary	Replacement Year 2023	Future Cost \$20,705

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 4
5 Rooftop Carrier Units- 2011	Quantity 5	Unit of Measure Items
	Cost /Itm \$11,450	
	% Included 100.00%	Total Cost/Study \$57,250
Summary	Replacement Year 2026	Future Cost \$63,193

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

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



00030 - East Social Center (EC)

23000 - Mechanical Equipment

424 - HVAC	Useful Life 15	Remaining Life 11	
2 Rooftop Rheem Units- 2018	Quantity 2	Unit of Measure	Items
	Cost /Itm \$9,200		
	% Included 100.00%	Total Cost/Study	\$18,400
Summary	Replacement Year 2033	Future Cost	\$24,142

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

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

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

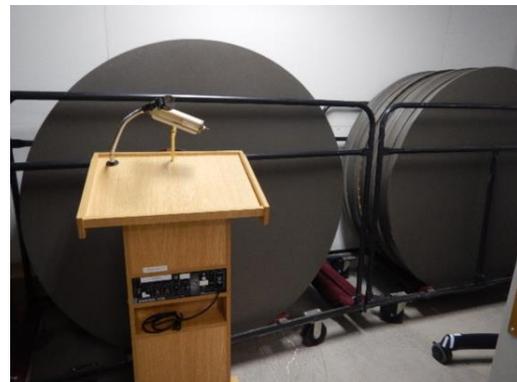


24000 - Furnishings

520 - Miscellaneous	Useful Life 10	Remaining Life 3	
Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$31,180		
	% Included 100.00%	Total Cost/Study	\$31,180
Summary	Replacement Year 2025	Future Cost	\$33,577

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 9
Sound Rack- Sound System	Quantity 1	Unit of Measure System
	Cost /Sys \$10,400	
	% Included 100.00%	Total Cost/Study \$10,400
Summary	Replacement Year 2031	Future Cost \$12,988

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 8
East Auditorium Yamaha Upright	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2030	Future Cost \$12,184

This is to replace the piano and dolly.

Yamaha upright
 model- T121
 serial #- 6087442

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



00030 - East Social Center (EC)

24600 - Safety / Access

100 - Fire Equipment	Useful Life 20	Remaining Life 3	
Alarm & Sprinkler System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$20,200		
	% Included 100.00%	Total Cost/Study	\$20,200
Summary	Replacement Year 2025	Future Cost	\$21,753

This is to repair and replace firefighting mechanical equipment.

2021- \$7,225 was expended to replace fire sprinkler pendants.

2018- Added as a reserve study component.

25000 - Flooring

220 - Carpeting	Useful Life 10	Remaining Life 9	
850 Sq. Yds. East Center Carpet	Quantity 850	Unit of Measure	Square Yard
	Cost /SqYd \$29.34		
	% Included 100.00%	Total Cost/Study	\$24,939
Summary	Replacement Year 2031	Future Cost	\$31,145

This is to replace the carpeting.

2021- \$23,979 was expended.



00030 - East Social Center (EC)

25000 - Flooring

420 - Tile	Useful Life 20	Remaining Life 4	
4,200 sf Clubhouse Walls & Floors	Quantity 4,200	Unit of Measure Square Feet	
	Cost /SqFt \$12.00		
	% Included 100.00%	Total Cost/Study \$50,400	
Summary	Replacement Year 2026	Future Cost \$55,632	

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.



610 - Tile	Useful Life 15	Remaining Life 14	
160 Sq. Yds. Art Room, Lobby, Kitchen	Quantity 160	Unit of Measure Square Yard	
	Cost /SqYd \$64.00		
	% Included 100.00%	Total Cost/Study \$10,240	
Summary	Replacement Year 2036	Future Cost \$14,469	

This is to replace the porcelain tile.

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



00030 - East Social Center (EC)

26000 - Outdoor Equipment

444 - Bleachers: Aluminum 4 Pickleball Bleachers	Useful Life 20 Quantity 4 Cost /Itm \$3,000 % Included 100.00%	Remaining Life 15 Unit of Measure Items Total Cost/Study \$12,000 Replacement Year 2037	Future Cost \$17,380
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Summary

This is to replace the aluminum bleachers.



27000 - Appliances

448 - Washer & Dryer Washer/Dryer	Useful Life 10 Quantity 1 Cost /Set \$5,000 % Included 100.00%	Remaining Life 5 Unit of Measure Set Total Cost/Study \$5,000 Replacement Year 2027	Future Cost \$5,657
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Summary

This is to replace the washer and dryer.



00030 - East Social Center (EC)

27000 - Appliances

720 - Miscellaneous	Useful Life 5	Remaining Life 3
12 Kitchen Appliances (33%)	Quantity 12	Unit of Measure Items
	Cost /Itm \$2,400	Qty * \$/Itm \$28,800
	% Included 33.33%	Total Cost/Study \$9,600
Summary	Replacement Year 2025	Future Cost \$10,338

This is to repair or replace miscellaneous appliances.

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



00030 - East Social Center (EC)

28000 - Water System

138 - Backflow Valves	Useful Life 12	Remaining Life 5	
4" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,660		
	% Included 100.00%	Total Cost/Study	\$8,660
Summary	Replacement Year 2027	Future Cost	\$9,798

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 4	
70,468 sf Parking Lot	Quantity 70,468	Unit of Measure	Square Feet
	Cost /SqFt \$0.250		
	% Included 100.00%	Total Cost/Study	\$17,617
Summary	Replacement Year 2026	Future Cost	\$19,446

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

2021- \$7,720 was expended to seal coat East and South lots only, approximately 48,452 sf.

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



00040 - Las Campanas (LC)

01000 - Paving

216 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4	
70,468 sf Parking Lot (3%)	Quantity 70,468	Unit of Measure Square Feet	
	Cost /SqFt \$3.85	Qty * \$/SqFt \$271,302	
	% Included 2.50%	Total Cost/Study \$6,783	
Summary	Replacement Year 2026	Future Cost \$7,487	

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

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



320 - Asphalt: Overlay	Useful Life 25	Remaining Life 24	
27,246 sf North Parking Lot	Quantity 27,246	Unit of Measure Square Feet	
	Cost /SqFt \$2.10	Total Cost/Study \$57,217	
	% Included 100.00%	Future Cost \$103,489	
Summary	Replacement Year 2046		

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

2021- \$28,875 was expended.



00040 - Las Campanas (LC)

01000 - Paving

324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	Useful Life 25 Remaining Life 13 Quantity 44,468 Unit of Measure Square Feet Cost /SqFt \$2.10 % Included 100.00% Total Cost/Study \$93,383 Replacement Year 2035 Future Cost \$128,729
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.



02000 - Concrete

412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	Useful Life 2 Remaining Life 1 Quantity 4,731 Unit of Measure Square Feet Cost /SqFt \$23.50 Qty * \$/SqFt \$111,179 % Included 7.50% Total Cost/Study \$8,338 Replacement Year 2023 Future Cost \$8,547
Summary	

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

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



00040 - Las Campanas (LC)

03000 - Painting: Exterior

118 - Stucco	Useful Life 10	Remaining Life 7	
18,180 sf Building Exterior	Quantity 18,180	Unit of Measure Square Feet	
	Cost /SqFt \$1.40		
	% Included 100.00%	Total Cost/Study \$25,452	
Summary	Replacement Year 2029	Future Cost \$30,254	

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.



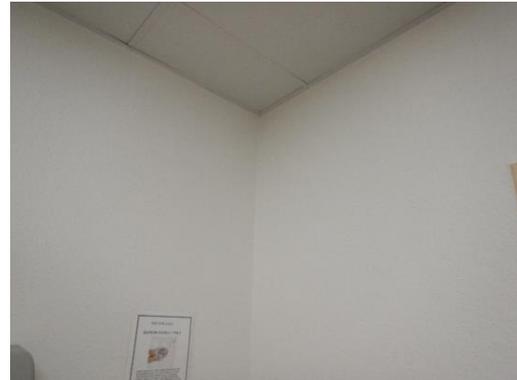
03500 - Painting: Interior

118 - Building	Useful Life 10	Remaining Life 3	
21,900 sf All Interior Spaces	Quantity 21,900	Unit of Measure Square Feet	
	Cost /SqFt \$1.30		
	% Included 100.00%	Total Cost/Study \$28,470	
Summary	Replacement Year 2025	Future Cost \$30,659	

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

2022- \$2,000 anticipated. \$390 expended & \$1,610 anticipated for upcoming work.

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



00040 - Las Campanas (LC)

03500 - Painting: Interior

119 - Building	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2022 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,000		
	% Included 100.00%	Total Cost/Study \$2,000	
Summary	Replacement Year 2022	Future Cost \$2,000	

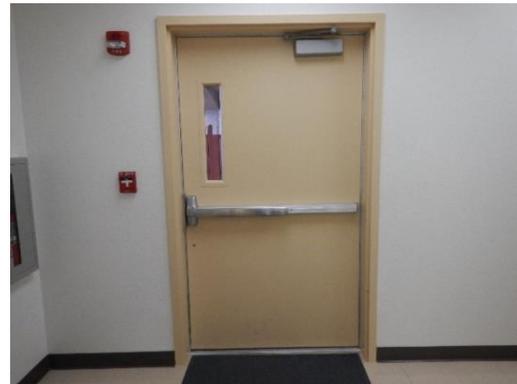
This is for the \$2,000 anticipated in 2022.

04000 - Structural Repairs

912 - Doors	Useful Life 10	Remaining Life 2	
76 Exterior & Interior Doors (25%)	Quantity 76	Unit of Measure Items	
	Cost /Itm \$1,750	Qty * \$/Itm \$133,000	
	% Included 25.00%	Total Cost/Study \$33,250	
Summary	Replacement Year 2024	Future Cost \$34,933	

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

- 17- exterior
- 59- interior



00040 - Las Campanas (LC)

05000 - Roofing

316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	Useful Life 20 Remaining Life 2 Quantity 198 Unit of Measure Squares Cost /Sqrs \$710 % Included 100.00% Total Cost/Study \$140,580 Replacement Year 2024 Future Cost \$147,697
Summary	

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

Clubhouse- 193 squares
 Racquetball building- 5 squares

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



942 - Coating 19,800 sf Low Slope Roof Recoating	Useful Life 5 Remaining Life 2 Quantity 19,800 Unit of Measure Square Feet Cost /SqFt \$1.08 % Included 100.00% Total Cost/Study \$21,384 Replacement Year 2024 Future Cost \$22,467
Summary	

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

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



00040 - Las Campanas (LC)

08000 - Rehab

212 - Locker Rooms	Useful Life 20	Remaining Life 3	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$65,550		
	% Included 100.00%	Total Cost/Study \$131,100	
Summary	Replacement Year 2025	Future Cost \$141,180	

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

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

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

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

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.



00040 - Las Campanas (LC)

08000 - Rehab

216 - Restrooms	Useful Life 20	Remaining Life 5	
2 Hallway Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$17,200		
	% Included 100.00%	Total Cost/Study \$34,400	
Summary	Replacement Year 2027	Future Cost \$38,920	

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

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

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

2017- Added per client.



00040 - Las Campanas (LC)

08000 - Rehab

220 - Restrooms	Useful Life 20	Remaining Life 5	
Companion Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$17,200		
	% Included 100.00%	Total Cost/Study \$17,200	
Summary	Replacement Year 2027	Future Cost \$19,460	

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

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

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

2018- Added per client.



00040 - Las Campanas (LC)

08000 - Rehab

318 - Restrooms	Useful Life 20	Remaining Life 17
2 Racquetball Court Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$7,200	
	% Included 100.00%	Total Cost/Study \$14,400
Summary	Replacement Year 2039	Future Cost \$21,911

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

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

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

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



00040 - Las Campanas (LC)

08000 - Rehab

406 - Kitchen	Useful Life 10	Remaining Life 4	
Clubhouse Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$8,400		
	% Included 100.00%	Total Cost/Study \$8,400	
Summary	Replacement Year 2026	Future Cost \$9,272	

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

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

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

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



560 - Operable Wall/Partition	Useful Life 25	Remaining Life 11	
1,296 sf [2]- Ocotillo/Agave & Agave/Juniper	Quantity 1,296	Unit of Measure Square Feet	
	Cost /SqFt \$41.18		
	% Included 100.00%	Total Cost/Study \$53,369	
Summary	Replacement Year 2033	Future Cost \$70,025	

This is to repair and replace the operable panel walls.

2- 12' x 54'



00040 - Las Campanas (LC)

12000 - Pool

112 - Resurface	Useful Life 12	Remaining Life 1
264 lf Pool	Quantity 264	Unit of Measure Linear Feet
	Cost /l.f. \$188	
	% Included 100.00%	Total Cost/Study \$49,632
Summary	Replacement Year 2023	Future Cost \$50,873

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

2022- Per client, move remaining life from 2022 to 2023.
 2019- Per client, pool resurfaced approximately 7 years ago.



416 - ADA Chair Lift	Useful Life 10	Remaining Life 9
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure Items
	Cost /itm \$4,570	
	% Included 100.00%	Total Cost/Study \$9,141
Summary	Replacement Year 2031	Future Cost \$11,415

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

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

2021- \$8,789 expended.



00040 - Las Campanas (LC)

12000 - Pool

612 - Deck: Re-Surface	Useful Life 15	Remaining Life 13
4,731 sf Pool/Spa Deck Coating	Quantity 4,731	Unit of Measure Square Feet
	Cost /SqFt \$8.82	
	% Included 100.00%	Total Cost/Study \$41,727
Summary	Replacement Year 2035	Future Cost \$57,522

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

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



00040 - Las Campanas (LC)

12000 - Pool

738 - Equipment: Replacement	Useful Life 5	Remaining Life 0	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$50,114	Qty * \$/LS \$50,114	
	% Included 50.00%	Total Cost/Study \$25,057	
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 0116154190005H, mfg. 06/06/2019
- 1- pool filter #2, Pentair Triton II Commercial, MN TF140C, SN 01161701900482, mfg. 06/19/2019
- 1- pool filter #3, Pentair Triton II Commercial, MN TF140C, SN 01162191900671, mfg. 08/07/2019
- 4- Pentair IntelliFlo variable speed pumps
- 1- additional spa pump
- 1- Dolphin Pool Vacuum #9
- 1- pool heater #1, Raypak Professional, MN B-R408-EN-X, SN 1405378620, mfg. ?
- 1- pool heater #2, Raypak Professional, MN B-R408-EN-X, SN illegible, mfg. ?
- 1- pool heater #3, Raypak Professional, MN B-R408-EN-X, SN 2010512904, mfg. ?
- 1- spa heater, Raypak Professional, MN B-R268-EN-X, SN 1405378346, mfg. 2014
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, chemical tank, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.
- Pool- 2 ladders, 2 grab bars, rail entry, 9 skimmers, 2 drain covers
- Spa- 2 grab rails, 1 light, 1 skimmer

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



00040 - Las Campanas (LC)

12000 - Pool

928 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,925		
	% Included 100.00%	Total Cost/Study \$8,925	
Summary	Replacement Year 2025	Future Cost \$9,611	

This is to replace miscellaneous pool furniture.

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

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



13000 - Spa

118 - Resurface	Useful Life 8	Remaining Life 3	
Spa PebbleTec Resurface	Quantity 1	Unit of Measure Items	
	Cost /itm \$6,720		
	% Included 100.00%	Total Cost/Study \$6,720	
Summary	Replacement Year 2025	Future Cost \$7,236	

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.



00040 - Las Campanas (LC)

14000 - Recreation

210 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 1
22 Fitness Center Cardio Machines (25%)	Quantity 22	Unit of Measure Items
	Cost /Itm \$7,060	Qty * \$/Itm \$155,320
	% Included 25.00%	Total Cost/Study \$38,830
Summary	Replacement Year 2023	Future Cost \$39,801

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

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

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



00040 - Las Campanas (LC)

14000 - Recreation

310 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 1
23 Fitness Center Strength Machines (50%)	Quantity 23	Unit of Measure Items
	Cost /Itm \$4,704	Qty * \$/Itm \$108,189
	% Included 50.00%	Total Cost/Study \$54,094
Summary	Replacement Year 2023	Future Cost \$55,447

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

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

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



00040 - Las Campanas (LC)

17000 - Tennis Court

120 - Reseal	Useful Life 4	Remaining Life 2	
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure	Square Feet
	Cost /SqFt \$0.710		
	% Included 100.00%	Total Cost/Study	\$9,940
Summary	Replacement Year 2024	Future Cost	\$10,443

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

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



520 - Resurface	Useful Life 21	Remaining Life 17	
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure	Square Feet
	Cost /SqFt \$3.20		
	% Included 100.00%	Total Cost/Study	\$44,800
Summary	Replacement Year 2039	Future Cost	\$68,168

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 12	
600 lf Tennis Court Fence	Quantity 600	Unit of Measure Linear Feet	
	Cost /l.f. \$42.00		
	% Included 100.00%	Total Cost/Study \$25,200	
Summary	Replacement Year 2034	Future Cost \$33,891	

This is to replace the 10' chain link fencing.

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

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



210 - Wrought Iron: 5'	Useful Life 30	Remaining Life 5	
315 lf Pool Area Fencing	Quantity 315	Unit of Measure Linear Feet	
	Cost /l.f. \$40.00		
	% Included 100.00%	Total Cost/Study \$12,600	
Summary	Replacement Year 2027	Future Cost \$14,256	

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.



00040 - Las Campanas (LC)

20000 - Lighting

520 - Parking Lot	Useful Life 40	Remaining Life 15	
8 North Parking Lot Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm \$2,941		
	% Included 100.00%	Total Cost/Study	\$23,528
Summary	Replacement Year 2037	Future Cost	\$34,076

This is to replace the parking lot lights.



560 - Parking Lot	Useful Life 40	Remaining Life 28	
13 East Parking Lot Lights	Quantity 13	Unit of Measure	Items
	Cost /Itm \$2,941		
	% Included 100.00%	Total Cost/Study	\$38,233
Summary	Replacement Year 2050	Future Cost	\$76,332

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 \$14,907		
	% Included 100.00%	Total Cost/Study	\$163,977
Summary	Replacement Year 2024	Future Cost	\$172,278

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

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

2022- \$12,750 was expended.



213 - HVAC	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Rooftop Trane Units- 2008 (2022 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$12,750		
	% Included 100.00%	Total Cost/Study	\$12,750
Summary	Replacement Year 2022	Future Cost	\$12,750

This is for the \$12,750 expended.

00040 - Las Campanas (LC)

23000 - Mechanical Equipment

292 - HVAC	Useful Life 15	Remaining Life 3	
4 Rooftop Carrier Units- 2010	Quantity 4	Unit of Measure	Items
	Cost /Itm \$13,467		
	% Included 100.00%	Total Cost/Study	\$53,868
Summary	Replacement Year 2025	Future Cost	\$58,010

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 7	
Rooftop Carrier Unit #16- 2014	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,200		
	% Included 100.00%	Total Cost/Study	\$11,200
Summary	Replacement Year 2029	Future Cost	\$13,313

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 11	
2 Rennai Tankless Heaters	Quantity 2	Unit of Measure	Items
	Cost /Itm \$5,795		
	% Included 100.00%	Total Cost/Study	\$11,590
Summary	Replacement Year 2033	Future Cost	\$15,207

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

2021- \$11,144 expended to replace solar water heater w/ 2 Rennai tankless heaters.

2020- \$6,000 expended.

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



24000 - Furnishings

900 - Miscellaneous	Useful Life 10	Remaining Life 5	
Tables, Chairs, Misc	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$51,350		
	% Included 100.00%	Total Cost/Study	\$51,350
Summary	Replacement Year 2027	Future Cost	\$58,098

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



00040 - Las Campanas (LC)

24500 - Audio / Visual

748 - Piano	Useful Life 25	Remaining Life 7	
Ocotillo Room Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,869		
	% Included 100.00%	Total Cost/Study	\$11,869
Summary	Replacement Year 2029	Future Cost	\$14,108

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 26	
4 Ocotillo Room- New	Quantity 4	Unit of Measure	Items
	Cost /Itm \$6,299		
	% Included 100.00%	Total Cost/Study	\$25,196
Summary	Replacement Year 2048	Future Cost	\$47,880

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 17	
2 Ocotillo Room- Older	Quantity 2	Unit of Measure	Items
	Cost /Itm \$420		
	% Included 100.00%	Total Cost/Study	\$840
Summary	Replacement Year 2039	Future Cost	\$1,278

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 7	
2 Ocotillo Room	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,196		
	% Included 100.00%	Total Cost/Study	\$8,392
Summary	Replacement Year 2029	Future Cost	\$9,976

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.



00040 - Las Campanas (LC)

24500 - Audio / Visual

900 - Miscellaneous	Useful Life 10	Remaining Life 7	
Ocotillo Room- Sound System & Induction Loop	Quantity 1	Unit of Measure System	
	Cost /Sys \$17,347		
	% Included 100.00%	Total Cost/Study \$17,347	
Summary	Replacement Year 2029	Future Cost \$20,620	

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 8	
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$20,159		
	% Included 100.00%	Total Cost/Study \$20,159	
Summary	Replacement Year 2030	Future Cost \$24,562	

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

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

00040 - Las Campanas (LC)

25000 - Flooring

230 - Carpeting	Useful Life 10	Remaining Life 3
430 Sq. Yds. Clubhouse Carpet	Quantity 430	Unit of Measure Square Yard
	Cost /SqYd \$41.50	
	% Included 100.00%	Total Cost/Study \$17,845
Summary	Replacement Year 2025	Future Cost \$19,217

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 5
150 Sq. Yds. Juniper Room Only	Quantity 150	Unit of Measure Square Yard
	Cost /SqYd \$36.50	
	% Included 100.00%	Total Cost/Study \$5,475
Summary	Replacement Year 2027	Future Cost \$6,194

This is to replace the carpeting.

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



00040 - Las Campanas (LC)

25000 - Flooring

430 - Tile	Useful Life 20	Remaining Life 3	
3,050 sf Clubhouse Walls & Floors	Quantity 3,050	Unit of Measure Square Feet	
	Cost /SqFt \$14.20		
	% Included 100.00%	Total Cost/Study \$43,310	
Summary	Replacement Year 2025	Future Cost \$46,640	

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 0	
540 Sq. Yds. Clubhouse	Quantity 540	Unit of Measure Square Yard	
	Cost /SqYd \$159		
	% Included 100.00%	Total Cost/Study \$85,887	
Summary	Replacement Year 2022	Future Cost \$85,887	

This is to replace the vinyl flooring.

2022- \$85,889 is anticipated.

2021- \$85,889 is anticipated in 2022, to replace VCT tile to LVP tile.

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



00040 - Las Campanas (LC)

25000 - Flooring

700 - Hardwood Floors	Useful Life 25	Remaining Life 7	
1,600 sf [2] Racquetball Courts- Replace	Quantity 1,600	Unit of Measure Square Feet	
	Cost /SqFt \$16.48		
	% Included 100.00%	Total Cost/Study \$26,368	
Summary	Replacement Year 2029	Future Cost \$31,343	

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

2- 20' x 40' racquetball courts

2022- Well maintained appearance continues.

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



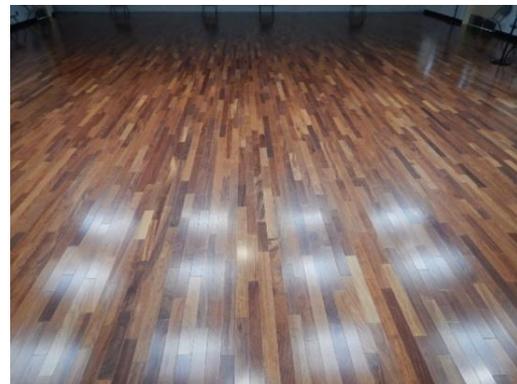
740 - Vinyl	Useful Life 40	Remaining Life 38	
2,925 sf Agave & Ocotillo Floor	Quantity 2,925	Unit of Measure Square Feet	
	Cost /SqFt \$12.42		
	% Included 100.00%	Total Cost/Study \$36,329	
Summary	Replacement Year 2060	Future Cost \$92,844	

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.



00040 - Las Campanas (LC)

26000 - Outdoor Equipment

306 - Bocce Ct. Resurface 900 sf Bocce Court	Useful Life 10 Quantity 900 Cost /SqFt \$5.00 % Included 100.00%	Remaining Life 5 Unit of Measure Square Feet Total Cost/Study \$4,500 Future Cost \$5,091
Summary	Replacement Year 2027	

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

~60' x 15' area with ~150 lf perimeter

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



00040 - Las Campanas (LC)

27000 - Appliances

800 - Miscellaneous	Useful Life 5	Remaining Life 2
13 Kitchen Appliances (33%)	Quantity 13	Unit of Measure Items
	Cost /Itm \$4,580	Qty * \$/Itm \$59,541
	% Included 33.33%	Total Cost/Study \$19,847
Summary	Replacement Year 2024	Future Cost \$20,852

This is to repair or replace miscellaneous appliances.

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

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



00040 - Las Campanas (LC)

28000 - Water System

130 - Backflow Valves	Useful Life 12	Remaining Life 5	
4" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,126		
	% Included 100.00%	Total Cost/Study	\$8,126
Summary	Replacement Year 2027	Future Cost	\$9,194

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 2	
104,016 sf Drives & Parking	Quantity 104,016	Unit of Measure	Square Feet
	Cost /SqFt \$0.250		
	% Included 100.00%	Total Cost/Study	\$26,004
Summary	Replacement Year 2024	Future Cost	\$27,320

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

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



00050 - Desert Hills (DH)

01000 - Paving

220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	Useful Life 5 Remaining Life 2 Quantity 104,016 Cost /SqFt \$3.85 % Included 2.50%	Unit of Measure Square Feet Qty * \$/SqFt \$400,462 Total Cost/Study \$10,012 Future Cost \$10,518
Summary	Replacement Year 2024	

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 71,286 sf Upper Parking Area & Drive	Useful Life 25 Remaining Life 7 Quantity 71,286 Cost /SqFt \$2.10 % Included 100.00%	Unit of Measure Square Feet Total Cost/Study \$149,701 Future Cost \$177,947
Summary	Replacement Year 2029	

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

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



00050 - Desert Hills (DH)

01000 - Paving

332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area	Useful Life 25 Remaining Life 24 Quantity 32,730 Unit of Measure Square Feet Cost /SqFt \$2.17 % Included 100.00% Total Cost/Study \$71,024 Replacement Year 2046 Future Cost \$128,463
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- \$68,777 was expended to replace approximately 32,730 sf, lower parking lot.



02000 - Concrete

414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	Useful Life 5 Remaining Life 4 Quantity 5,981 Unit of Measure Square Feet Cost /SqFt \$23.50 Qty * \$/SqFt \$140,554 % Included 7.50% Total Cost/Study \$10,542 Replacement Year 2026 Future Cost \$11,636
Summary	

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

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



00050 - Desert Hills (DH)

02000 - Concrete

415 - Pool Deck	Useful Life 1	Remaining Life 1	Treatment [nr:1]
Pool/Spa Area Concrete Repair (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS		\$4,000
	% Included	100.00%	Total Cost/Study \$4,000
Summary	Replacement Year	2023	Future Cost \$4,100

This is for the \$4,000 expended.

03000 - Painting: Exterior

124 - Stucco	Useful Life 10	Remaining Life 5	
30,135 sf Building Exterior	Quantity 30,135	Unit of Measure	Square Feet
	Cost /SqFt		\$1.70
	% Included	100.00%	Total Cost/Study \$51,230
Summary	Replacement Year	2027	Future Cost \$57,961

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.



00050 - Desert Hills (DH)

03500 - Painting: Interior

124 - Building	Useful Life 5	Remaining Life 4	
26,950 sf All Interior Spaces (50%)	Quantity 26,950	Unit of Measure Square Feet	
	Cost /SqFt \$1.30	Qty * \$/SqFt \$35,035	
	% Included 50.00%	Total Cost/Study \$17,518	
Summary	Replacement Year 2026	Future Cost \$19,336	

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

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



04000 - Structural Repairs

916 - Doors	Useful Life 10	Remaining Life 2	
54 Exterior & Interior Doors (25%)	Quantity 54	Unit of Measure Items	
	Cost /Itm \$1,750	Qty * \$/Itm \$94,500	
	% Included 25.00%	Total Cost/Study \$23,625	
Summary	Replacement Year 2024	Future Cost \$24,821	

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

- 24- interior
- 30- exterior

00050 - Desert Hills (DH)

04500 - Decking/Balconies

200 - Resurface	Useful Life 18	Remaining Life 1	
1,778 sf Second Floor Deck	Quantity 1,778	Unit of Measure	Square Feet
	Cost /SqFt \$16.39		
	% Included 100.00%	Total Cost/Study	\$29,141
Summary	Replacement Year 2023	Future Cost	\$29,870

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 2	
137 Squares- Roof Replacement	Quantity 137	Unit of Measure	Squares
	Cost /Sqrs \$710		
	% Included 100.00%	Total Cost/Study	\$97,270
Summary	Replacement Year 2024	Future Cost	\$102,194

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.



00050 - Desert Hills (DH)

05000 - Roofing

946 - Coating	Useful Life 5	Remaining Life 0
13,700 sf Low Slope Roof Recoating	Quantity 13,700	Unit of Measure Square Feet
	Cost /SqFt \$1.07	
	% Included 100.00%	Total Cost/Study \$14,659
Summary	Replacement Year 2022	Future Cost \$14,659

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

2022- \$14,591 is anticipated.

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

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



08000 - Rehab

218 - Locker Rooms	Useful Life 28	Remaining Life 1
2 Men's & Women's	Quantity 2	Unit of Measure Room
	Cost /Rm \$67,034	
	% Included 100.00%	Total Cost/Study \$134,068
Summary	Replacement Year 2023	Future Cost \$137,420

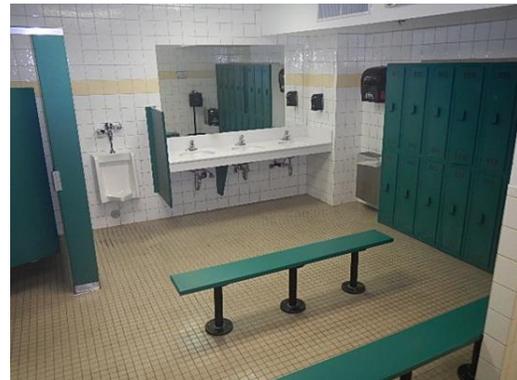
This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc.

2022- Per client, move remaining life from 2022 to 2023.

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

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

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



00050 - Desert Hills (DH)

08000 - Rehab

222 - Bathrooms	Useful Life 20	Remaining Life 3
Add Companion Bathroom	Quantity 1	Unit of Measure Room
	Cost /Rm \$17,219	
	% Included 100.00%	Total Cost/Study \$17,219
Summary	Replacement Year 2025	Future Cost \$18,543

This is to add a companion bathroom.

2022- Per client, move remaining life from 2022 to 2023.

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

2017- This is a placeholder pending a project scope.



324 - Restrooms	Useful Life 20	Remaining Life 2
2 Auditorium Lobby Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$16,390	
	% Included 100.00%	Total Cost/Study \$32,780
Summary	Replacement Year 2024	Future Cost \$34,439

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 4	
40 If Countertops & Cabinets	Quantity 40	Unit of Measure	Linear Feet
	Cost /l.f. \$753		
	% Included 100.00%	Total Cost/Study	\$30,123
Summary	Replacement Year 2026	Future Cost	\$33,250

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 12	
770 sf [4] Room Dividers	Quantity 770	Unit of Measure	Square Feet
	Cost /SqFt \$47.07		
	% Included 100.00%	Total Cost/Study	\$36,244
Summary	Replacement Year 2034	Future Cost	\$48,744

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.



00050 - Desert Hills (DH)

12000 - Pool

118 - Resurface	Useful Life 12	Remaining Life 16
260 lf Pool	Quantity 260	Unit of Measure Linear Feet
	Cost /l.f. \$188	
	% Included 100.00%	Total Cost/Study \$48,880
Summary	Replacement Year 2038	Future Cost \$72,563

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 5
2 Pool & Spa Chair Lifts	Quantity 2	Unit of Measure Items
	Cost /itm \$6,720	
	% Included 100.00%	Total Cost/Study \$13,440
Summary	Replacement Year 2027	Future Cost \$15,206

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 20	
5,981 sf Pool/Spa Deck Coating	Quantity 5,981	Unit of Measure Square Feet	
	Cost /SqFt \$33.59		
	% Included 100.00%	Total Cost/Study \$200,902	
Summary	Replacement Year 2042	Future Cost \$329,201	

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 0	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$56,036	Qty * \$/LS \$56,036	
	% Included 50.00%	Total Cost/Study \$28,018	
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.

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



00050 - Desert Hills (DH)

12000 - Pool

932 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$12,355		
	% Included 100.00%	Total Cost/Study \$12,355	
Summary	Replacement Year 2025	Future Cost \$13,305	

This is to replace miscellaneous pool furniture.

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



13000 - Spa

122 - Resurface	Useful Life 8	Remaining Life 0	
Spa	Quantity 1	Unit of Measure Items	
	Cost /Itm \$10,000		
	% Included 100.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2022	Future Cost \$10,000	

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

2022- \$10,000 total is anticipated. \$9,090 was expended by May and \$910 is anticipated for work currently in progress.

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



00050 - Desert Hills (DH)

14000 - Recreation

140 - Sauna: Wood Kit	Useful Life 25	Remaining Life 0	
Sauna	Quantity 1	Unit of Measure Room	
	Cost /Rm \$6,623		
	% Included 100.00%	Total Cost/Study \$6,623	
Summary	Replacement Year 2022	Future Cost \$6,623	

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

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



00050 - Desert Hills (DH)

14000 - Recreation

220 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 3	
13 Fitness Center Cardio Machines (25%)	Quantity 13	Unit of Measure Items	
	Cost /Itm \$5,900	Qty * \$/Itm \$76,704	
	% Included 25.00%	Total Cost/Study \$19,176	
Summary	Replacement Year 2025	Future Cost \$20,650	

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

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

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



221 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Placeholder	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$250,000		
	% Included 100.00%	Total Cost/Study \$250,000	
Summary	Replacement Year 2022	Future Cost \$250,000	

This is for the \$250,000 anticipated for exercise equipment.

00050 - Desert Hills (DH)

14000 - Recreation

320 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 2	
11 Fitness Center Strength Machines (50%)	Quantity 11	Unit of Measure Items	
	Cost /Itm \$4,730	Qty * \$/Itm \$52,026	
	% Included 50.00%	Total Cost/Study \$26,013	
Summary	Replacement Year 2024	Future Cost \$27,330	

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

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

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.



00050 - Desert Hills (DH)

14000 - Recreation

740 - Billiard Table	Useful Life 25	Remaining Life 2	
3 Billiards Room Tables	Quantity 3	Unit of Measure	Items
	Cost /Itm \$9,184		
	% Included 100.00%	Total Cost/Study	\$27,551
Summary	Replacement Year 2024	Future Cost	\$28,946

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 24	
2 Diamond Tables	Quantity 2	Unit of Measure	Items
	Cost /Itm \$9,440		
	% Included 100.00%	Total Cost/Study	\$18,879
Summary	Replacement Year 2046	Future Cost	\$34,147

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 \$0.710	
	% Included 100.00%	Total Cost/Study \$20,448
Summary	Replacement Year 2023	Future Cost \$20,959

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

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



19000 - Fencing

150 - Chain Link: 10'	Useful Life 30	Remaining Life 9
960 lf Tennis Court Fence	Quantity 960	Unit of Measure Linear Feet
	Cost /l.f. \$42.00	
	% Included 100.00%	Total Cost/Study \$40,320
Summary	Replacement Year 2031	Future Cost \$50,354

This is to replace the 10' chain link fencing.



00050 - Desert Hills (DH)

20000 - Lighting

210 - Pole Lights	Useful Life 20	Remaining Life 4	
7 Walkway Lights	Quantity 7	Unit of Measure	Items
	Cost /Itm \$1,147		
	% Included 100.00%	Total Cost/Study	\$8,031
Summary	Replacement Year 2026	Future Cost	\$8,865

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



218 - Landscape	Useful Life 20	Remaining Life 12	
25 Walkway Lights	Quantity 25	Unit of Measure	Items
	Cost /Itm \$437		
	% Included 100.00%	Total Cost/Study	\$10,927
Summary	Replacement Year 2034	Future Cost	\$14,695

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



00050 - Desert Hills (DH)

20000 - Lighting

264 - Bollard Lights	Useful Life 20	Remaining Life 12	
22 Walkway Bollard Lights	Quantity 22	Unit of Measure	Items
	Cost /Itm \$983		
	% Included 100.00%	Total Cost/Study	\$21,635
Summary	Replacement Year 2034	Future Cost	\$29,096

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



530 - Parking Lot	Useful Life 40	Remaining Life 14	
11 Parking Lot Lights	Quantity 11	Unit of Measure	Items
	Cost /Itm \$2,647		
	% Included 100.00%	Total Cost/Study	\$29,122
Summary	Replacement Year 2036	Future Cost	\$41,149

This is to replace the parking lot lights.



00050 - Desert Hills (DH)

23000 - Mechanical Equipment

216 - HVAC	Useful Life 15	Remaining Life 0	
4 Rooftop Rheem Units- 2022	Quantity 4	Unit of Measure Items	
	Cost /Itm \$10,539		
	% Included 100.00%	Total Cost/Study \$42,157	
Summary	Replacement Year 2022	Future Cost \$42,157	

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

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

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



296 - HVAC	Useful Life 15	Remaining Life 13	
3 Rooftop Units- 2007	Quantity 3	Unit of Measure Items	
	Cost /Itm \$12,766		
	% Included 100.00%	Total Cost/Study \$38,297	
Summary	Replacement Year 2035	Future Cost \$52,793	

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

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

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

297 - HVAC	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Rooftop Carrier Units (2022 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$31,618		
	% Included 100.00%	Total Cost/Study \$31,618	
Summary	Replacement Year 2022	Future Cost \$31,618	

This is for the \$31,618 expended.

00050 - Desert Hills (DH)

23000 - Mechanical Equipment

332 - HVAC	Useful Life 15	Remaining Life 2	
3 Rooftop Carrier Units- 2009	Quantity 3	Unit of Measure	Items
	Cost /Itm \$13,112		
	% Included 100.00%	Total Cost/Study	\$39,335
Summary	Replacement Year 2024	Future Cost	\$41,327

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



360 - HVAC	Useful Life 15	Remaining Life 12	
Rooftop Rheem Unit #8- 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,327		
	% Included 100.00%	Total Cost/Study	\$11,327
Summary	Replacement Year 2034	Future Cost	\$15,234

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

- Unit 8- Ceramics Class- Rheem- 4T

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



00050 - Desert Hills (DH)

23000 - Mechanical Equipment

388 - HVAC	Useful Life 15	Remaining Life 6	
3 Rooftop Carrier Units- 2013	Quantity 3	Unit of Measure	Items
	Cost /Itm \$13,440		
	% Included 100.00%	Total Cost/Study	\$40,319
Summary	Replacement Year 2028	Future Cost	\$46,757

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 12	
Rooftop Rheem Unit #11- 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,051		
	% Included 100.00%	Total Cost/Study	\$11,051
Summary	Replacement Year 2034	Future Cost	\$14,862

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

- Unit 11- Fitness- Rheem- 3T
- 2019- \$10,114 was expended per client 6/14/2019.



00050 - Desert Hills (DH)

23000 - Mechanical Equipment

428 - HVAC	Useful Life 15	Remaining Life 11
Rooftop Carrier Unit #16- 2018	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,327	
	% Included 100.00%	Total Cost/Study \$11,327
Summary	Replacement Year 2033	Future Cost \$14,862

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.

444 - HVAC	Useful Life 15	Remaining Life 12
Ground Level Rheem Unit 17A/B- 2003	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,177	
	% Included 100.00%	Total Cost/Study \$5,177
Summary	Replacement Year 2034	Future Cost \$6,962

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

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

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



446 - HVAC	Useful Life 15	Remaining Life 12
Ground Level- Carrier 3-ton Unit	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,927	
	% Included 100.00%	Total Cost/Study \$4,927
Summary	Replacement Year 2034	Future Cost \$6,626

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.

00050 - Desert Hills (DH)

23000 - Mechanical Equipment

604 - Water Heater	Useful Life 12	Remaining Life 3	
2 Pool Equipment Area Water Heaters	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,934		
	% Included 100.00%	Total Cost/Study	\$7,867
Summary	Replacement Year 2025	Future Cost	\$8,472

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 6	
Men's Restroom's Janitor's Closet	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,800		
	% Included 100.00%	Total Cost/Study	\$1,800
Summary	Replacement Year 2028	Future Cost	\$2,087

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 3	
Folding Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$26,357	
	% Included	100.00%	Total Cost/Study \$26,357
Summary	Replacement Year	2025	Future Cost \$28,384

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 8	
Stage- Epson	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$7,207	
	% Included	100.00%	Total Cost/Study \$7,207
Summary	Replacement Year	2030	Future Cost \$8,781

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

Epson Pro- G7400U

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



00050 - Desert Hills (DH)

24500 - Audio / Visual

174 - Projection Screen	Useful Life 20	Remaining Life 17	
Stage- Electric Screen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,406		
	% Included 100.00%	Total Cost/Study	\$9,406
Summary	Replacement Year 2039	Future Cost	\$14,312

This is to replace the electric screen.

Targa 12" x 9'

2019- \$8,608 was expended per client 6/14/2019.

2017- Per client, this screen is over 20 years old and originally cost \$5,000.



308 - PA System	Useful Life 10	Remaining Life 9	
Sound Rack- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys \$18,075		
	% Included 100.00%	Total Cost/Study	\$18,075
Summary	Replacement Year 2031	Future Cost	\$22,573

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 8	
Stage Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,579		
	% Included 100.00%	Total Cost/Study	\$11,579
Summary	Replacement Year 2030	Future Cost	\$14,108

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 5	
2 Stage Curtains	Quantity 2	Unit of Measure	Items
	Cost /Itm \$8,082		
	% Included 100.00%	Total Cost/Study	\$16,164
Summary	Replacement Year 2027	Future Cost	\$18,289

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 \$19,869		
	% Included 100.00%	Total Cost/Study	\$19,869
Summary	Replacement Year 2023	Future Cost	\$20,366

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

2022- \$19,869 is anticipated.
 2017- \$4,164 was expended.

00050 - Desert Hills (DH)

25000 - Flooring

240 - Carpeting	Useful Life 10	Remaining Life 7	
670 Sq. Yds. Clubhouse Carpet	Quantity 670	Unit of Measure	Square Yard
	Cost /SqYd \$51.50		
	% Included 100.00%	Total Cost/Study	\$34,505
Summary	Replacement Year 2029	Future Cost	\$41,016

This is to replace the carpeting.

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



244 - Carpeting	Useful Life 10	Remaining Life 9	
384 Sq. Yds. Clubhouse Carpet	Quantity 384	Unit of Measure	Square Yard
	Cost /SqYd \$19.66		
	% Included 100.00%	Total Cost/Study	\$7,549
Summary	Replacement Year 2031	Future Cost	\$9,428

This is to replace the carpeting.

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

00050 - Desert Hills (DH)

25000 - Flooring

440 - Tile	Useful Life 20	Remaining Life 1	
975 sf Clubhouse Walls & Floors	Quantity 975	Unit of Measure	Square Feet
	Cost /SqFt \$31.02		
	% Included 100.00%	Total Cost/Study	\$30,245
Summary	Replacement Year 2023	Future Cost	\$31,001

This is to replace the wall and floor tile.

2022- Per client, move remaining life from 2022 to 2023.
 2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.
 2019- Per client 6/14/2019, increase estimate from \$12,675 to \$27,675.



630 - Vinyl	Useful Life 15	Remaining Life 2	
566 Sq. Yds. Clubhouse Vinyl	Quantity 566	Unit of Measure	Square Yard
	Cost /SqYd \$30.60		
	% Included 100.00%	Total Cost/Study	\$17,320
Summary	Replacement Year 2024	Future Cost	\$18,196

This is to replace the vinyl flooring.

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



00050 - Desert Hills (DH)

25000 - Flooring

710 - Hardwood Floors	Useful Life 50	Remaining Life 9
500 sf Stage- Replace	Quantity 500	Unit of Measure Square Feet
	Cost /SqFt \$17.65	
	% Included 100.00%	Total Cost/Study \$8,825
Summary	Replacement Year 2031	Future Cost \$11,021

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

2016- The floor appears in good condition.



27000 - Appliances

160 - Ice Machine	Useful Life 10	Remaining Life 9
Tennis Courts	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,469	
	% Included 100.00%	Total Cost/Study \$6,469
Summary	Replacement Year 2031	Future Cost \$8,079

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

Scotsman

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



00050 - Desert Hills (DH)

27000 - Appliances

740 - Miscellaneous	Useful Life 5	Remaining Life 3
12 Kitchen Appliances (33%)	Quantity 12	Unit of Measure Items
	Cost /Itm \$4,245	Qty * \$/Itm \$50,939
	% Included 33.33%	Total Cost/Study \$16,980
Summary	Replacement Year 2025	Future Cost \$18,285

This is to repair or replace miscellaneous appliances.

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

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



764 - Dishwasher, Commercial	Useful Life 12	Remaining Life 0
Dishwasher	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2022	Future Cost \$10,000

This is to replace the commercial grade dishwasher.

2022- \$10,000 anticipated.

00050 - Desert Hills (DH)

28000 - Water System

150 - Backflow Valves	Useful Life 12	Remaining Life 3	
6" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,590		
	% Included 100.00%	Total Cost/Study	\$10,590
Summary	Replacement Year 2025	Future Cost	\$11,404

This is to replace the backflow prevention valve.

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

00060 - Canoa Hills (CH)

01000 - Paving

124 - Asphalt: Sealing	Useful Life 5	Remaining Life 4	
67,354 sf Parking Lot	Quantity 67,354	Unit of Measure	Square Feet
	Cost /SqFt \$0.250		
	% Included 100.00%	Total Cost/Study	\$16,839
Summary	Replacement Year 2026	Future Cost	\$18,587

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.



00060 - Canoa Hills (CH)

01000 - Paving

224 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4	
67,354 sf Parking Lot (4%)	Quantity 67,354	Unit of Measure Square Feet	
	Cost /SqFt \$3.85	Qty * \$/SqFt \$259,313	
	% Included 4.00%	Total Cost/Study \$10,373	
Summary	Replacement Year 2026	Future Cost \$11,449	

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 24	
67,354 sf Parking Lot	Quantity 67,354	Unit of Measure Square Feet	
	Cost /SqFt \$2.10		
	% Included 100.00%	Total Cost/Study \$141,443	
Summary	Replacement Year 2046	Future Cost \$255,832	

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

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



00060 - Canoa Hills (CH)

02000 - Concrete

424 - Pool Deck	Useful Life 2	Remaining Life 2	
5,950 sf Pool/Spa Area Concrete Repair (6%)	Quantity 5,950	Unit of Measure Square Feet	
	Cost /SqFt \$23.50	Qty * \$/SqFt \$139,825	
	% Included 6.00%	Total Cost/Study \$8,389	
Summary	Replacement Year 2024	Future Cost \$8,814	

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.



03000 - Painting: Exterior

130 - Stucco	Useful Life 10	Remaining Life 8	
10,940 sf Building Exterior	Quantity 10,940	Unit of Measure Square Feet	
	Cost /SqFt \$2.40		
	% Included 100.00%	Total Cost/Study \$26,256	
Summary	Replacement Year 2030	Future Cost \$31,990	

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).



00060 - Canoa Hills (CH)

03000 - Painting: Exterior

416 - Wrought Iron	Useful Life 4	Remaining Life 2	
160 lf Pool Perimeter Fence	Quantity 160	Unit of Measure Linear Feet	
	Cost /l.f. \$16.66		
	% Included 100.00%	Total Cost/Study \$2,666	
Summary	Replacement Year 2024	Future Cost \$2,801	

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 6	
22,750 sf All Interior Spaces	Quantity 22,750	Unit of Measure Square Feet	
	Cost /SqFt \$1.30		
	% Included 100.00%	Total Cost/Study \$29,575	
Summary	Replacement Year 2028	Future Cost \$34,298	

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

2022- \$12,000 is anticipated. Move remaining life from 2022 to 2023.

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



00060 - Canoa Hills (CH)

03500 - Painting: Interior

131 - Building	Useful Life 1	Remaining Life 1	Treatment [nr:1]
All Interior Spaces (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$12,000	
	% Included	100.00%	Total Cost/Study \$12,000
Summary	Replacement Year	2023	Future Cost \$12,300

This is for the \$12,000 anticipated.

04000 - Structural Repairs

920 - Doors	Useful Life 10	Remaining Life 2	
47 Exterior & Interior Doors (25%)	Quantity 47	Unit of Measure	Items
	Cost /Itm	\$1,750	Qty * \$/Itm \$82,250
	% Included	25.00%	Total Cost/Study \$20,563
Summary	Replacement Year	2024	Future Cost \$21,603

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

17- exterior
 30- interior



00060 - Canoa Hills (CH)

05000 - Roofing

328 - Low Slope: Vinyl 227 Squares- Building Roof	Useful Life 20 Remaining Life 8 Quantity 227 Unit of Measure Squares Cost /Sqrs \$710 % Included 100.00% Total Cost/Study \$161,170 Replacement Year 2030 Future Cost \$196,370
Summary	

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



950 - Coating 22,700 sf Low Slope Roof Recoating	Useful Life 5 Remaining Life 4 Quantity 22,700 Unit of Measure Square Feet Cost /SqFt \$0.850 % Included 100.00% Total Cost/Study \$19,295 Replacement Year 2026 Future Cost \$21,298
Summary	

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

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



00060 - Canoa Hills (CH)

08000 - Rehab

224 - Locker Rooms	Useful Life 20	Remaining Life 0	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$84,977		
	% Included 100.00%	Total Cost/Study \$169,953	
Summary	Replacement Year 2022	Future Cost \$169,953	

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

Men's- 3 sinks, 2 mirrors, 3 urinals, 2 stall, 32 lockers, 6 wood benches, 10 fluorescent lights, 6 recessed lights

Women's- 3 sinks, 2 mirrors, 3 stall, 32 lockers, 6 wood benches, 10 fluorescent lights, 6 recessed lights

2022- \$169,953 is anticipated.

2021- Per client 6/30/2021, move back from 2022 to 2021. Later moved to 2022.

2020- No work indicated, moved to 2021.

2019- Per client 6/14/2019, increase remaining life from 2019 to 2020 and estimate from \$87,800 to \$157,800.

2017- Estimates per client.

330 - Restrooms	Useful Life 20	Remaining Life 0	
2 Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$37,772		
	% Included 100.00%	Total Cost/Study \$75,544	
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.

Men's- 3 sinks, 1 mirror, 3 urinals, 2 stall, 5- fluorescent lights, 2 paper towel dispensers, 2 soap dispensers

Men's- 3 sinks, 1 mirror, 3 stall, 5- fluorescent lights, 2 paper towel dispensers, 2 soap dispensers

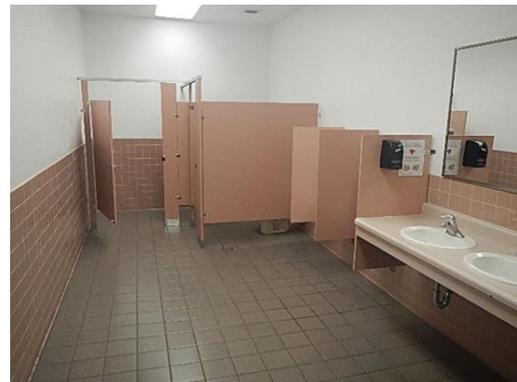
2022- \$75,544 is anticipated.

2021- Per client 6/30/2021, move back from 2022 to 2021. Later moved to 2022.

2020- No work indicated, moved to 2021.

2019- Per client 6/14/2019, increase remaining life from 2019 to 2020 and estimate from \$44,150 to \$70,150.

2017- Estimates per client.



00060 - Canoa Hills (CH)

08000 - Rehab

580 - Operable Wall/Partition	Useful Life 25	Remaining Life 17
980 sf Saguaro & Palo Verde Divider	Quantity 980	Unit of Measure Square Feet
	Cost /SqFt \$41.18	
	% Included 100.00%	Total Cost/Study \$40,356
Summary	Replacement Year 2039	Future Cost \$61,407

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 2
274 lf Pool	Quantity 274	Unit of Measure Linear Feet
	Cost /l.f. \$188	
	% Included 100.00%	Total Cost/Study \$51,512
Summary	Replacement Year 2024	Future Cost \$54,120

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

2012- Pool resurfaced.



00060 - Canoa Hills (CH)

12000 - Pool

624 - Deck: Re-Surface	Useful Life 10	Remaining Life 4	
5,950 sf Pool/Spa Deck Coating	Quantity 5,950	Unit of Measure	Square Feet
	Cost /SqFt \$8.83		
	% Included 100.00%	Total Cost/Study	\$52,539
Summary	Replacement Year 2026	Future Cost	\$57,993

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 4	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$58,357	Qty * \$/LS	\$58,357
	% Included 50.00%	Total Cost/Study	\$29,179
Summary	Replacement Year 2026	Future Cost	\$32,208

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

- 1- pool filter #1, Pentair Triton II Commercial (2018)
- 1- pool filter #2, Pentair Triton II Commercial (2018)
- 1- pool filter #3, Pentair Triton II Commercial (2018)
- 1- spa filter, Pentair Triton II Commercial (2019)
- 4- Pentair IntelliFlo variable speed pumps
- 2- additional spa pumps
- 1- Dolphin Pool Vacuum #10
- 1- pool heater #1, Raypak 408
- 1- pool heater #2, Raypak 408
- 1- pool heater #3, Raypak 408
- 1- pool heater #4, Raypak 408
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- automatic water level system (\$1,408)
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$10,000 total is anticipated. \$7,728 was expended by May 2022 and \$2,272 is anticipated for work currently in progress.

2021- \$6,109 was expended for unspecified equipment.

2020- Per client 6/16/2020, added automatic water system to equipment list, cost \$1,408, increased overall current cost.

2019- \$20,282 total was expended for pool equipment per client 6/14/2019.

2018- \$1,183 was expended for pool filter pump #1, misc.

2017- \$875 was expended. \$3,400 was expended for pool vacuum original purchase.

2016- \$31,220 total was expended to replace prior Xtherm with 4 Raypak 408 heaters.



00060 - Canoa Hills (CH)

12000 - Pool

747 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2022 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,000		
	% Included 100.00%	Total Cost/Study	\$10,000
Summary	Replacement Year 2022	Future Cost	\$10,000

This is for the \$10,000 anticipated in 2022.

936 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$12,355		
	% Included 100.00%	Total Cost/Study	\$12,355
Summary	Replacement Year 2025	Future Cost	\$13,305

This is to replace miscellaneous pool furniture.

- 42- lounge chairs
- 9- chairs
- 2- tables
- 3- side tables

2019- \$11,307 was expended per client 6/14/2019.
 2017- \$1,280 total was expended to replace 2 tables.

13000 - Spa

126 - Resurface	Useful Life 8	Remaining Life 4	
Spa	Quantity 1	Unit of Measure	Items
	Cost /itm \$5,764		
	% Included 100.00%	Total Cost/Study	\$5,764
Summary	Replacement Year 2026	Future Cost	\$6,362

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

2019- Per client 7/22/2019, spa resurfaced 6/2018. Per client 8/5/2019, increase useful life from 6 to 8 years.



00060 - Canoa Hills (CH)

14000 - Recreation

234 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 1
16 Fitness Center Cardio Machines (25%)	Quantity 16	Unit of Measure Items
	Cost /Itm \$7,005	Qty * \$/Itm \$112,080
	% Included 25.00%	Total Cost/Study \$28,020
Summary	Replacement Year 2023	Future Cost \$28,720

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

- 3- True recumbent bike
- 1- True upright bike
- 1- Assault Fitness fan bike
- 1- EFX elliptical
- 1- Cybex Arc trainer
- 1- Concept-2 rower
- 2- True stepper
- 3- Woodway treadmill
- 2- True treadmill
- 1- Stairmaster

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

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

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

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

2017- \$25,982 was expended.



00060 - Canoa Hills (CH)

14000 - Recreation

330 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 1	
20 Fitness Center Strength Machines (50%)	Quantity 20	Unit of Measure Items	
	Cost /Itm \$4,707	Qty * \$/Itm \$94,133	
	% Included 50.00%	Total Cost/Study \$47,067	
Summary	Replacement Year 2023	Future Cost \$48,243	

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

2022- The Paramount leg press was out of order.
 2020- \$1,000 was expended to replace one Precor stretch trainer.
 2019- \$10,839 was expended per client 6/14/2019.
 2018- \$6,265 was expended to replace rotary torso machine.
 2017- \$10,673 was expended.



00060 - Canoa Hills (CH)

17000 - Tennis Court

140 - Reseal	Useful Life 4	Remaining Life 2	
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet	
	Cost /SqFt \$0.710		
	% Included 100.00%	Total Cost/Study \$9,940	
Summary	Replacement Year 2024	Future Cost \$10,443	

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 10	
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet	
	Cost /SqFt \$3.20		
	% Included 100.00%	Total Cost/Study \$44,800	
Summary	Replacement Year 2032	Future Cost \$57,348	

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 9
580 lf Tennis Court Fence	Quantity 580	Unit of Measure Linear Feet
	Cost /l.f. \$42.00	
	% Included 100.00%	Total Cost/Study \$24,360
Summary	Replacement Year 2031	Future Cost \$30,422

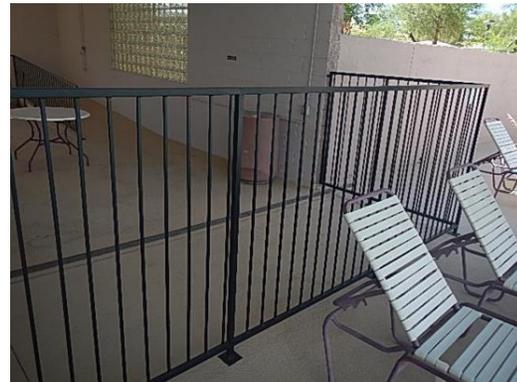
This is to replace the 10' chain link fencing.

2017- \$12,806 was expended.



250 - Wrought Iron: 5'	Useful Life 30	Remaining Life 4
160 lf Pool Perimeter Fence	Quantity 160	Unit of Measure Linear Feet
	Cost /l.f. \$40.00	
	% Included 100.00%	Total Cost/Study \$6,400
Summary	Replacement Year 2026	Future Cost \$7,064

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.



00060 - Canoa Hills (CH)

20000 - Lighting

220 - Pole Lights	Useful Life 40	Remaining Life 14	
24 Parking Lot & Walkway Lights	Quantity 24	Unit of Measure	Items
	Cost /Itm \$2,942		
	% Included 100.00%	Total Cost/Study	\$70,600
Summary	Replacement Year 2036	Future Cost	\$99,756

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



23000 - Mechanical Equipment

220 - HVAC	Useful Life 15	Remaining Life 1	
6 Rooftop Carrier Units- 2007	Quantity 6	Unit of Measure	Items
	Cost /Itm \$8,892		
	% Included 100.00%	Total Cost/Study	\$53,352
Summary	Replacement Year 2023	Future Cost	\$54,686

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 14	
Rooftop Carrier Unit #4- 2021	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,892		
	% Included 100.00%	Total Cost/Study	\$8,892
Summary	Replacement Year 2036	Future Cost	\$12,564

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

Unit 4- Bath- Rheem- 5T

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



231 - HVAC	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Placeholder	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,500		
	% Included 100.00%	Total Cost/Study	\$6,500
Summary	Replacement Year 2022	Future Cost	\$6,500

This is for the \$6,500 expended.

00060 - Canoa Hills (CH)

23000 - Mechanical Equipment

340 - HVAC	Useful Life 15	Remaining Life 14
Rooftop Carrier Unit #5- 2021	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,892	
	% Included 100.00%	Total Cost/Study \$8,892
Summary	Replacement Year 2036	Future Cost \$12,564

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 14
Rooftop Carrier Unit #10- 2021	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,090	
	% Included 100.00%	Total Cost/Study \$9,090
Summary	Replacement Year 2036	Future Cost \$12,843

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 3	
Pool Eq Room Heater & Tank	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$14,120	
	% Included	100.00%	Total Cost/Study \$14,120
Summary	Replacement Year	2025	Future Cost \$15,206

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 2	
Folding Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$14,095	
	% Included	100.00%	Total Cost/Study \$14,095
Summary	Replacement Year	2024	Future Cost \$14,809

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.



00060 - Canoa Hills (CH)

24000 - Furnishings

620 - Miscellaneous	Useful Life 12	Remaining Life 1	
Lobby Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$9,413		
	% Included 100.00%	Total Cost/Study \$9,413	
Summary	Replacement Year 2023	Future Cost \$9,649	

This is to replace miscellaneous furnishings.

2022- Per client, move remaining life from 2022 to 2023.

2017- \$959 was expended.



24500 - Audio / Visual

156 - Projector	Useful Life 10	Remaining Life 2	
Saguaro Room- Panasonic	Quantity 1	Unit of Measure Items	
	Cost /Itm \$1,366		
	% Included 100.00%	Total Cost/Study \$1,366	
Summary	Replacement Year 2024	Future Cost \$1,435	

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)

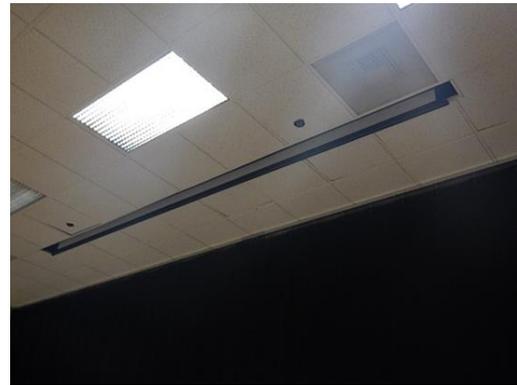
24500 - Audio / Visual

166 - Projection Screen	Useful Life 20	Remaining Life 17	
Saguaro Room- Electric Screen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$18,335		
	% Included 100.00%	Total Cost/Study	\$18,335
Summary	Replacement Year 2039	Future Cost	\$27,899

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 7	
Sound Rack- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys \$17,228		
	% Included 100.00%	Total Cost/Study	\$17,228
Summary	Replacement Year 2029	Future Cost	\$20,478

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.



00060 - Canoa Hills (CH)

24500 - Audio / Visual

330 - Miscellaneous	Useful Life 30	Remaining Life 14	
Sound Rack- Total Induction Loop	Quantity 1	Unit of Measure System	
	Cost /Sys \$18,075		
	% Included 100.00%	Total Cost/Study \$18,075	
Summary	Replacement Year 2036	Future Cost \$25,539	

This is to replace the total induction loop.

2017- Per client, \$12,000 was expended in 2011.

756 - Piano	Useful Life 25	Remaining Life 3	
Saguaro Room Yamaha Upright	Quantity 1	Unit of Measure Items	
	Cost /Itm \$8,734		
	% Included 100.00%	Total Cost/Study \$8,734	
Summary	Replacement Year 2025	Future Cost \$9,405	

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 1	
288 sf [6] Saguaro Room Risers	Quantity 288	Unit of Measure	Square Feet
	Cost /SqFt \$14.42		
	% Included 100.00%	Total Cost/Study	\$4,153
Summary	Replacement Year 2023	Future Cost	\$4,257

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 10	
2 Saguaro Stage Curtains	Quantity 2	Unit of Measure	Items
	Cost /Itm \$7,793		
	% Included 100.00%	Total Cost/Study	\$15,586
Summary	Replacement Year 2032	Future Cost	\$19,951

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

2017- Per client, \$12,000 was expended in 2012.



00060 - Canoa Hills (CH)

24600 - Safety / Access

230 - Fire Control Misc	Useful Life 20	Remaining Life 4	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$20,159		
	% Included 100.00%	Total Cost/Study	\$20,159
Summary	Replacement Year 2026	Future Cost	\$22,252

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 8	
122 Sq. Yds. Mesquite Room	Quantity 122	Unit of Measure	Square Yard
	Cost /SqYd \$43.70		
	% Included 100.00%	Total Cost/Study	\$5,331
Summary	Replacement Year 2030	Future Cost	\$6,496

This is to replace the carpeting.

2020- \$5,000 was expended to replace Mesquite Room carpet, (approximately 1,097 sf/122 sy).



00060 - Canoa Hills (CH)

25000 - Flooring

254 - Carpeting	Useful Life 10	Remaining Life 1
418 Sq. Yds. Clubhouse Carpeting	Quantity 418	Unit of Measure Square Yard
	Cost /SqYd \$43.70	
	% Included 100.00%	Total Cost/Study \$18,267
Summary	Replacement Year 2023	Future Cost \$18,723

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 0
6,475 sf Clubhouse Walls & Floors	Quantity 6,475	Unit of Measure Square Feet
	Cost /SqFt \$14.00	
	% Included 100.00%	Total Cost/Study \$90,647
Summary	Replacement Year 2022	Future Cost \$90,647

This is to replace the wall and floor tile.

2022- \$90,647 is anticipated.
 2021- Per client 6/30/2021, move back from 2022 to 2021. Later moved to 2022.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per CEO.
 2020- No work indicated, moved to 2021.
 2019- Per client 6/14/2019, decrease remaining life from 2021 to 2020.



00060 - Canoa Hills (CH)

25000 - Flooring

720 - Hardwood Floors	Useful Life 40	Remaining Life 8	
6,150 sf Wood Floor- Replace	Quantity 6,150	Unit of Measure Square Feet	
	Cost /SqFt \$17.65		
	% Included 100.00%	Total Cost/Study \$108,548	
Summary	Replacement Year 2030	Future Cost \$132,255	

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



750 - Hardwood Floors	Useful Life 10	Remaining Life 8	
6,150 sf Wood Floor- Refinish	Quantity 6,150	Unit of Measure Square Feet	
	Cost /SqFt \$3.53		
	% Included 100.00%	Total Cost/Study \$21,710	
Summary	Replacement Year 2030	Future Cost \$26,451	

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.



00060 - Canoa Hills (CH)

26000 - Outdoor Equipment

302 - Bocce Ct. Resurface	Useful Life 10	Remaining Life 8	
4 Bocce Ball Courts	Quantity 4	Unit of Measure	Items
	Cost /Itm \$2,240		
	% Included 100.00%	Total Cost/Study	\$8,960
Summary	Replacement Year 2030	Future Cost	\$10,917

This is to replace the court surface and rehab the court rails as needed.

2020- \$8,405 was expended, courts replaced in 2020.



848 - Shade Structure	Useful Life 15	Remaining Life 4	
200 sf Tennis Court Shade Canopy	Quantity 200	Unit of Measure	Square Feet
	Cost /SqFt \$22.95		
	% Included 100.00%	Total Cost/Study	\$4,590
Summary	Replacement Year 2026	Future Cost	\$5,067

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.

2022- \$1,200 was projected for 2023.



00060 - Canoa Hills (CH)

26000 - Outdoor Equipment

849 - Shade Structure	Useful Life 1	Remaining Life 1	Treatment [nr:1]
Tennis Court Shade Canopy (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,200		
	% Included 100.00%	Total Cost/Study	\$1,200
Summary	Replacement Year 2023	Future Cost	\$1,230

This is for the \$1,200 expended.

852 - Shade Structure	Useful Life 15	Remaining Life 10	
800 sf [4] Bocce Court Shade Canopies	Quantity 800	Unit of Measure	Square Feet
	Cost /SqFt \$22.95		
	% Included 100.00%	Total Cost/Study	\$18,360
Summary	Replacement Year 2032	Future Cost	\$23,502

This is to replace the bocce court canvas canopy shade structures.

4- 10' x 20' canvas canopy T-bar shade structures.

2017- \$18,172 total was expended to install 4 T-bar shade structures.



00060 - Canoa Hills (CH)

26000 - Outdoor Equipment

856 - Shade Structure	Useful Life 30	Remaining Life 12
144 sf Metal Roofed Shade Structure	Quantity 144	Unit of Measure Square Feet
	Cost /SqFt \$27.32	
	% Included 100.00%	Total Cost/Study \$3,934
Summary	Replacement Year 2034	Future Cost \$5,291

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 20
Pool Area Wood Gazebo Structure	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,380	
	% Included 100.00%	Total Cost/Study \$10,380
Summary	Replacement Year 2042	Future Cost \$17,009

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
17 Kitchen Appliances (33%)	Quantity 17	Unit of Measure Items
	Cost /Itm \$4,146	Qty * \$/Itm \$70,482
	% Included 33.33%	Total Cost/Study \$23,494
Summary	Replacement Year 2024	Future Cost \$24,683

This is to repair or replace miscellaneous appliances.

- 1- Frigidaire single door commercial freezer, MN FCFS201LFB3, mfg 5/2008
- 1- Traulsen double door commercial refer, MN GRI 2-32 LUT
- 1- Manitowoc ice maker,- MN IY0606W-261, SN 1101347634, mfg 8/2014, bin- MN B570, SN 1101349642
- 1- Captive-Aire Systems SS Hood, MN 4230 ND
- 1- Ansul fire suppression system
- 1- Hobart disposer
- 1- 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



00060 - Canoa Hills (CH)

27000 - Appliances

764 - Dishwasher, Commercial	Useful Life 12	Remaining Life 0	
Dishwasher	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,000		
	% Included 100.00%	Total Cost/Study	\$10,000
Summary	Replacement Year 2022	Future Cost	\$10,000

This is to replace the commercial grade dishwasher.

2022- \$10,000 anticipated.



28000 - Water System

154 - Backflow Valves	Useful Life 12	Remaining Life 3	
6" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,590		
	% Included 100.00%	Total Cost/Study	\$10,590
Summary	Replacement Year 2025	Future Cost	\$11,404

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 4	
80,636 sf Parking Lots	Quantity 80,636	Unit of Measure Square Feet	
	Cost /SqFt \$0.250		
	% Included 100.00%	Total Cost/Study \$20,159	
Summary	Replacement Year 2026	Future Cost \$22,252	

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

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



228 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
80,636 sf Parking Lots (3%)	Quantity 80,636	Unit of Measure Square Feet	
	Cost /SqFt \$3.85	Qty * \$/SqFt \$310,449	
	% Included 2.50%	Total Cost/Study \$7,761	
Summary	Replacement Year 2024	Future Cost \$8,154	

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

2022- Per client, move remaining life from 2022 to 2024.
 2019- \$4,675 was expended for crack fill only per client 6/14/2019.
 2017- Extended to synch with next seal coat.



00070 - Santa Rita Springs (SRS)

01000 - Paving

336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	Useful Life 25 Remaining Life 2 Quantity 58,386 Unit of Measure Square Feet Cost /SqFt \$2.10 % Included 100.00% Total Cost/Study \$122,611
Summary	Replacement Year 2024 Future Cost \$128,818

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

2022- Per client, move remaining life from 2022 to 2024.
 2021- Per client 6/1/2021, move remaining life from 2026 to 2022, per Facility Director.
 2019- Per client 6/14/2019, extend remaining life from 2021 to 2026.



340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	Useful Life 25 Remaining Life 2 Quantity 22,250 Unit of Measure Square Feet Cost /SqFt \$2.10 % Included 100.00% Total Cost/Study \$46,725
Summary	Replacement Year 2024 Future Cost \$49,090

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

2022- Per client, move remaining life from 2022 to 2024.
 2021- Per client 6/1/2021, move remaining life from 2026 to 2022, per Facility Director.



00070 - Santa Rita Springs (SRS)

02000 - Concrete

430 - Pool Deck	Useful Life 2	Remaining Life 1	
5,975 sf Pool/Spa Area Concrete Repair (6%)	Quantity 5,975	Unit of Measure Square Feet	
	Cost /SqFt \$23.50	Qty * \$/SqFt \$140,413	
	% Included 6.00%	Total Cost/Study \$8,425	
Summary	Replacement Year 2023	Future Cost \$8,635	

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.

03000 - Painting: Exterior

136 - Stucco	Useful Life 10	Remaining Life 5	
28,540 sf Building Exterior	Quantity 28,540	Unit of Measure Square Feet	
	Cost /SqFt \$1.65		
	% Included 100.00%	Total Cost/Study \$47,091	
Summary	Replacement Year 2027	Future Cost \$53,279	

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

2019- Client reports that the exterior building surfaces were painted in 2018. The surfaces exhibit premature deterioration including wide spread efflorescence.
 2016- The surface is faded and exhibits efflorescence and dark stains.



00070 - Santa Rita Springs (SRS)

03000 - Painting: Exterior

400 - Wrought Iron	Useful Life 4	Remaining Life 1	
1,758 lf Pool Fence, Metal Railings	Quantity 1,758	Unit of Measure Linear Feet	
	Cost /l.f. \$7.45		
	% Included 100.00%	Total Cost/Study \$13,097	
Summary	Replacement Year 2023	Future Cost \$13,425	

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

2022- \$2,500 was expended. Move remaining life from 2022 to 2023.



401 - Wrought Iron	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool Fence, Metal Railings (2022 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,500		
	% Included 100.00%	Total Cost/Study \$2,500	
Summary	Replacement Year 2022	Future Cost \$2,500	

This is for the \$2,500 expended.

00070 - Santa Rita Springs (SRS)

03500 - Painting: Interior

136 - Building	Useful Life 10	Remaining Life 3	
35,500 sf All Interior Spaces	Quantity 35,500	Unit of Measure Square Feet	
	Cost /SqFt \$1.30		
	% Included 100.00%	Total Cost/Study \$46,150	
Summary	Replacement Year 2025	Future Cost \$49,699	

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

2022- \$5,800 expended. BRG extended remaining life from 2022 to 2023.



137 - Building	Useful Life 1	Remaining Life 1	Treatment [nr:1]
2023 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,800		
	% Included 100.00%	Total Cost/Study \$5,800	
Summary	Replacement Year 2023	Future Cost \$5,945	

This is for the \$5,800 expended in 2023.

00070 - Santa Rita Springs (SRS)

04000 - Structural Repairs

600 - Metal Railings	Useful Life 10	Remaining Life 2	
1,410 lf Deck, Stair & Bridge Railings (50%)	Quantity 1,410	Unit of Measure Linear Feet	
	Cost /l.f. \$35.30	Qty * \$/l.f. \$49,773	
	% Included 50.00%	Total Cost/Study \$24,887	
Summary	Replacement Year 2024	Future Cost \$26,146	

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

2022- Per client, move remaining life from 2022 to 2024.



924 - Doors	Useful Life 10	Remaining Life 2	
66 Exterior & Interior Doors (25%)	Quantity 66	Unit of Measure Items	
	Cost /Itm \$1,750	Qty * \$/Itm \$115,500	
	% Included 25.00%	Total Cost/Study \$28,875	
Summary	Replacement Year 2024	Future Cost \$30,337	

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

- 31- exterior
- 35- interior



00070 - Santa Rita Springs (SRS)

04500 - Decking/Balconies

206 - Resurface	Useful Life 20	Remaining Life 11
12,664 sf Elastomeric Deck- Resurface	Quantity 12,664	Unit of Measure Square Feet
	Cost /SqFt \$9.06	
	% Included 100.00%	Total Cost/Study \$114,736
Summary	Replacement Year 2033	Future Cost \$150,543

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 1
12,664 sf Elastomeric Deck- Seal/Repair	Quantity 12,664	Unit of Measure Square Feet
	Cost /SqFt \$2.12	
	% Included 100.00%	Total Cost/Study \$26,848
Summary	Replacement Year 2023	Future Cost \$27,519

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.



00070 - Santa Rita Springs (SRS)

05000 - Roofing

336 - Low Slope: Vinyl 68 Squares- Building Roof	Useful Life 20 Quantity 68 Cost /Sqrs \$710 % Included 100.00%	Remaining Life 2 Unit of Measure Squares Total Cost/Study \$48,280 Future Cost \$50,724
Summary	Replacement Year 2024	

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.



604 - Pitched: Tile 84 Squares- Building Roof	Useful Life 30 Quantity 84 Cost /Sqrs \$710 % Included 100.00%	Remaining Life 7 Unit of Measure Squares Total Cost/Study \$59,640 Future Cost \$70,893
Summary	Replacement Year 2029	

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.



00070 - Santa Rita Springs (SRS)

05000 - Roofing

954 - Coating	Useful Life 5	Remaining Life 2
6,800 sf Low Slope Roof Recoating	Quantity 6,800	Unit of Measure Square Feet
	Cost /SqFt \$3.21	
	% Included 100.00%	Total Cost/Study \$21,828
Summary	Replacement Year 2024	Future Cost \$22,933

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.



00070 - Santa Rita Springs (SRS)

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 \$65,559		
	% Included 100.00%	Total Cost/Study \$131,118	
Summary	Replacement Year 2024	Future Cost \$137,756	

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

Men's- 44 lockers, 5 benches, 3 urinals with auto-flush, 2 toilet stalls with metal partitions, 12 fluorescent lights, 2 showers, 2 mirrors, counter with 3 manual sinks, 2 paper towel dispensers, 4 soap dispensers, 2 clothing hooks, 7 stainless steel grab bars, 620 sf sealed concrete floor, 363 sf wall tile, painted walls & ceiling.

Women's- 32 lockers, 2 benches, 7 stainless steel grab bars, 2 clothing hooks, 2 paper towel dispensers, 8 soap dispensers, 3 showers, 3 stalls with vinyl, 3 showers, 4 toilet stalls with metal partitions, 692 sf wall tile, 540 sf floor, 10 fluorescent lights, 10 lf counter with 4 manual sinks.

Outdoor showers- painted concrete surfaces.

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

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



00070 - Santa Rita Springs (SRS)

08000 - Rehab

336 - Restrooms	Useful Life 20	Remaining Life 6	
5 Restrooms	Quantity 5	Unit of Measure Room	
	Cost /Rm \$10,908		
	% Included 100.00%	Total Cost/Study \$54,538	
Summary	Replacement Year 2028	Future Cost \$63,248	

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

Men's (2nd floor Bldg. 1, west end)- auto-door, 1 toilet stall with metal partition, 1 mirror, 2 urinal, 5 lf counter with 2 manual sinks, 1 stainless steel grab bar, 7 fluorescent lights, 2 soap dispensers, 1 paper towel dispenser, 1 toilet paper dispenser, 170 sf floor tile, 371 sf wall tile,.

Women's (2nd floor Bldg. 1 west end)- similar to men's at same location with: 3 toilet stalls, 3 toilet paper dispensers, & no urinal.

Men's (1st floor Bldg. 2, northwest corner)- 208 sf floor tile, 1 manual urinal, 2 toilet stalls with metal partitions, 8 lf counter with 3 manual sinks, 2 soap dispensers, 1 paper towel dispenser, to toilet paper dispensers, 3 mirrors, 2 fluorescent lights, 1 auto door, 3 stainless steel grab bars, 76 sf wall tile.

Women's (1st floor Bldg. 2, northwest corner)- similar to men's at same location with: 3 toilet stalls with metal partitions, 3 toilet paper dispensers, & no urinals.

Unisex restroom (inside Bldg. 1, first floor)- 1 toilet, 1 manual sink, 1 mirror, 2 stainless steel grab bars, 1 toilet paper dispenser, 1 soap dispenser, 1 paper towel dispenser, 1 small light, 56 sf floor tile, 120 sf wall tile.

2022- The men's and women's restrooms appear in very good condition. BRG extended remaining life to 2028.

2021- Per client extend to 2025.

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

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



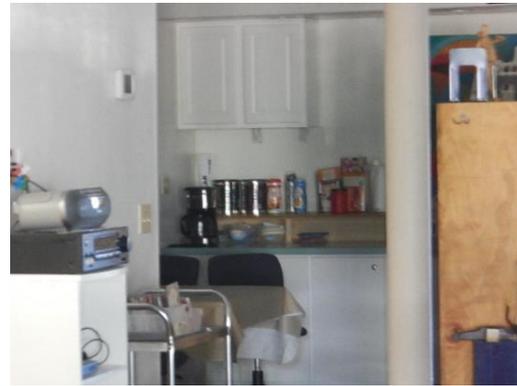
00070 - Santa Rita Springs (SRS)

08000 - Rehab

412 - Kitchen	Useful Life 20	Remaining Life 3	
Art Kitchenette	Quantity 1	Unit of Measure Room	
	Cost /Rm \$4,530		
	% Included 100.00%	Total Cost/Study \$4,530	
Summary	Replacement Year 2025	Future Cost \$4,878	

This is to rehab and redecorate the kitchen including items such as cabinets, countertops, fixtures, lighting, etc. Client input will further define this component. 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 3	
2 Art & Clay Counters & Cabinets	Quantity 2	Unit of Measure Room	
	Cost /Rm \$10,149		
	% Included 100.00%	Total Cost/Study \$20,297	
Summary	Replacement Year 2025	Future Cost \$21,858	

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.



00070 - Santa Rita Springs (SRS)

12000 - Pool

130 - Resurface	Useful Life 10	Remaining Life 1	
240 lf Pool	Quantity 240	Unit of Measure	Linear Feet
	Cost /l.f. \$188		
	% Included 100.00%	Total Cost/Study	\$45,120
Summary	Replacement Year 2023	Future Cost	\$46,248

This is to resurface the pool including start-up costs. Includes 5 tile lanes with targets.

2022- Splotchy appearance.
 2017- Life estimates per client.



408 - ADA Chair Lift	Useful Life 10	Remaining Life 7	
Pool Area ADA Lift	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,500		
	% Included 100.00%	Total Cost/Study	\$5,500
Summary	Replacement Year 2029	Future Cost	\$6,538

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

Model # F-411RPL-AT1
 Serial # 34345
 Max Weight 350 LB
 Mfg. March 2019

2019- \$3,313 was expended per client 6/14/2019.
 2009- Lift installed.



00070 - Santa Rita Springs (SRS)

12000 - Pool

630 - Deck: Re-Surface	Useful Life 15	Remaining Life 14
5,975 sf Pool/Spa Deck Coating	Quantity 5,975	Unit of Measure Square Feet
	Cost /SqFt \$6.50	
	% Included 100.00%	Total Cost/Study \$38,838
Summary	Replacement Year 2036	Future Cost \$54,876

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

2022- Minor stains exhibited near stair entry.

2021- \$37,315 was expended.

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

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

00070 - Santa Rita Springs (SRS)

12000 - Pool

750 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$57,564	Qty * \$/LS \$57,564	
	% Included 50.00%	Total Cost/Study \$28,782	
Summary	Replacement Year 2023	Future Cost \$29,502	

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

- 1- pool filter #1, Pentair Triton II Commercial, MN TR-100C, SN 0116313120009V, mfg. 2012
- 1- pool filter #2, Pentair Triton II Commercial, MN TR-100C, SN 0116313120008U, mfg. 2012
- 1- spa filter, Pentair Triton II Commercial, MN TR-100C, SN 0116008190034X, Date 01/08/2019
- 3- Pentair IntelliFlo pumps
- 2- Spa pumps
- 1- Dolphin C5 pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- pool heater #3, Raypak Professional, installed 2018
- 1- spa heater, Raypak Professional
- 1- pool chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- 1- Pool Clear Comfort Sanitation system (\$9,000 in 2020)
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.
- 4- lane ropes and reel
- Pool- 2 ladders, 1 grab bar, 6 lights, 5 skimmers, 4 drain covers
- Spa- 1 grab bar, 1 light, 5 drain covers, 1 skimmer

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.



00070 - Santa Rita Springs (SRS)

12000 - Pool

940 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,237		
	% Included 100.00%	Total Cost/Study \$8,237	
Summary	Replacement Year 2025	Future Cost \$8,870	

This is to replace miscellaneous pool furniture.

- 17- chairs
- 4- tables
- 32- lounges

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



13000 - Spa

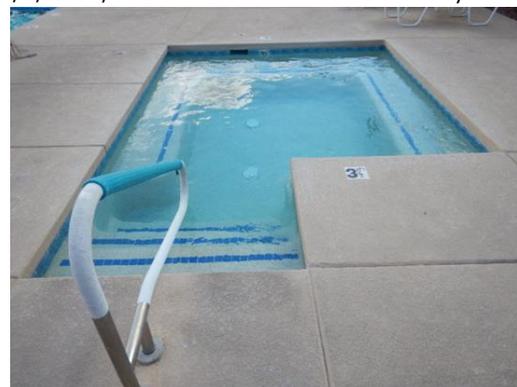
130 - Resurface	Useful Life 8	Remaining Life 7	
Spa	Quantity 1	Unit of Measure Items	
	Cost /Itm \$8,221		
	% Included 100.00%	Total Cost/Study \$8,221	
Summary	Replacement Year 2029	Future Cost \$9,772	

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

2022- Spa appears in excellent condition.

2021- \$7,905 was expended

2019- Per client 7/22/2019, resurfaced 7/2013. Per client 8/5/2019, increase useful life from 6 to 8 years.



00070 - Santa Rita Springs (SRS)

14000 - Recreation

240 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 2
16 Fitness Center Cardio Machines (25%)	Quantity 16	Unit of Measure Items
	Cost /Itm \$6,519	Qty * \$/Itm \$104,306
	% Included 25.00%	Total Cost/Study \$26,076
Summary	Replacement Year 2024	Future Cost \$27,397

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

- 1- Assault Fitness fan bike
- 3- True recumbent bikes
- 2- Technogym upright bike
- 1- True elliptical
- 1- True EFX elliptical
- 1- Precor elliptical
- 1- Concept-2 rower
- 1- Stairmaster stepper
- 1- Technogym treadmill
- 1- True treadmill
- 2- Woodway treadmills
- 1- Cybex arc trainer

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



00070 - Santa Rita Springs (SRS)

14000 - Recreation

340 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 1	
23 Fitness Center Strength Machines (50%)	Quantity 23	Unit of Measure	Items
	Cost /Itm \$3,733	Qty * \$/Itm	\$85,864
	% Included 50.00%	Total Cost/Study	\$42,932
Summary	Replacement Year 2023	Future Cost	\$44,005

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

- 1- Technogym hip abductor
- 1- Technogym hip adductor
- 1- Technogym multi hip
- 1- Technogym low row
- 1- Technogym lat pull down
- 1- Technogym arm curl
- 1- Technogym arm extension
- 1- Technogym abdominal crunch
- 1- Technogym lower back
- 1- Technogym leg extension
- 1- Technogym leg curl
- 1- Technogym leg press
- 1- Technogym pectoral
- 1- Technogym chest press
- 1- Technogym shoulder press
- 1- Technogym anterior flexibility
- 1- Technogym posterior flexibility
- 1- Precor stretch trainer
- 3- benches
- 1- dumbbell rack
- 1- static leg lift



00070 - Santa Rita Springs (SRS)

19000 - Fencing

220 - Wrought Iron: 5'	Useful Life 30	Remaining Life 29
348 lf Pool Perimeter Fence	Quantity 348	Unit of Measure Linear Feet
	Cost /l.f. \$33.34	
	% Included 100.00%	Total Cost/Study \$11,602
Summary	Replacement Year 2051	Future Cost \$23,743

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

2021- \$11,154 was expended.



20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 25	Remaining Life 6
40 Wall & Wall Top Lantern Lights	Quantity 40	Unit of Measure Items
	Cost /itm \$601	
	% Included 100.00%	Total Cost/Study \$24,038
Summary	Replacement Year 2028	Future Cost \$27,877

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 6	
10 Bridge Lights	Quantity 10	Unit of Measure	Items
	Cost /Itm \$1,736		
	% Included 100.00%	Total Cost/Study	\$17,356
Summary	Replacement Year 2028	Future Cost	\$20,127

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



280 - Pole Lights	Useful Life 25	Remaining Life 6	
5 2nd Level Deck- Pole Lights	Quantity 5	Unit of Measure	Items
	Cost /Itm \$1,366		
	% Included 100.00%	Total Cost/Study	\$6,829
Summary	Replacement Year 2028	Future Cost	\$7,920

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



00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

232 - HVAC	Useful Life 15	Remaining Life 6	
6 Miscellaneous Units- 2013	Quantity 6	Unit of Measure	Items
	Cost /Itm \$5,163		
	% Included 100.00%	Total Cost/Study	\$30,977
Summary	Replacement Year 2028	Future Cost	\$35,923

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

- Unit 1- Pottery- Carrier- 2.5T, Model 25HBC530A300, Serial 3913E06486
- Unit 2- Clay Studio- Carrier- 3T Model 25HCD336A600, Serial 2113E12280
- Unit 10- Coordinator's Office- Gree- 1T Model GWH12AB-D3DNA2D/0
- Unit 12- Santa Cruz- Carrier- 3T
- Unit 13- Fiesta Bath Room- Carrier- 2T
- Unit 16- Comp Mac Room- Carrier- 4T



312 - HVAC	Useful Life 15	Remaining Life 9	
Carrier Unit #8- 2016	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,075		
	% Included 100.00%	Total Cost/Study	\$7,075
Summary	Replacement Year 2031	Future Cost	\$8,836

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

Unit 8- Fitness- Rheem- 5T

2016- \$6,150 was expended for Unit 8 only, so BRG separated unit #3 to its own component.



00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

316 - HVAC	Useful Life 15	Remaining Life 11
American Standard Unit #3- 2018	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,075	
	% Included 100.00%	Total Cost/Study \$7,075
Summary	Replacement Year 2033	Future Cost \$9,283

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

Unit 3- Sculpture- American Standard- 3T, Model 4A6C4036A4000AA, Serial # 1836545A4F, MFR Date 9/2018.

2018- \$6,150 was expended.



344 - HVAC	Useful Life 15	Remaining Life 12
2 Units- 2019	Quantity 2	Unit of Measure Items
	Cost /Itm \$7,060	
	% Included 100.00%	Total Cost/Study \$14,120
Summary	Replacement Year 2034	Future Cost \$18,990

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

Unit 4- Hand Studio- American Standard- 3T Model # 4AC4036A4000AA, Serial # 1838138F4F, MFR Date 9/2018

Unit 9- Fitness- Carrier- 5T

2019- \$12,923 was expended per client 6/14/2019.



00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

368 - HVAC	Useful Life 15	Remaining Life 5	
2 Carrier Units- 2012	Quantity 2	Unit of Measure	Items
	Cost /Itm \$8,195		
	% Included 100.00%	Total Cost/Study	\$16,390
Summary	Replacement Year 2027	Future Cost	\$18,543

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

Unit 5- Fiesta Room- Carrier- 5T, Model 25HBC360A600, Serial 4212E01407
 Unit 24- Art Room- Carrier- 5T



392 - HVAC	Useful Life 15	Remaining Life 11	
2 Units- 2018	Quantity 2	Unit of Measure	Items
	Cost /Itm \$6,075		
	% Included 100.00%	Total Cost/Study	\$12,149
Summary	Replacement Year 2033	Future Cost	\$15,941

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

Unit 6- Clay Studio- American Standard- 3T, Model # 4A6H4036G1000AA, Serial # 19132LKF4F, MFR Date 3/2019.

Unit 14- Kitchen- Carrier- 2.5T

2019- Per client 6/14/2019, replaced in 2018 for \$5,424 of which half was paid in 2018 and 2019.



00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

416 - HVAC	Useful Life 15	Remaining Life 9	
Carrier Unit #7- 2016	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$8,195	
	% Included	100.00%	Total Cost/Study \$8,195
Summary	Replacement Year	2031	Future Cost \$10,234

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 7	
Carrier Unit #11- 2014	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$8,195	
	% Included	100.00%	Total Cost/Study \$8,195
Summary	Replacement Year	2029	Future Cost \$9,741

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



00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

448 - HVAC	Useful Life 15	Remaining Life 11	
8 Rooftop Carrier Units- 2018	Quantity 8	Unit of Measure Items	
	Cost /Itm \$12,800		
	% Included 100.00%	Total Cost/Study \$102,396	
Summary	Replacement Year 2033	Future Cost \$134,353	

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 12	
2 Carrier Units- 2007	Quantity 2	Unit of Measure Items	
	Cost /Itm \$15,748		
	% Included 100.00%	Total Cost/Study \$31,496	
Summary	Replacement Year 2034	Future Cost \$42,358	

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

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

2022- \$20,175 was expended. Move remaining life from 2022 to 2034.

453 - HVAC	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Carrier Units- 2007 (2022 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$20,175		
	% Included 100.00%	Total Cost/Study \$20,175	
Summary	Replacement Year 2022	Future Cost \$20,175	

This is for the \$20,175 expended.

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

616 - Water Heater	Useful Life 12	Remaining Life 7	
Bradford White Water Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,380		
	% Included 100.00%	Total Cost/Study	\$10,380
Summary	Replacement Year 2029	Future Cost	\$12,339

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 22	
Anza Building Elevator	Quantity 1	Unit of Measure	Items
	Cost /Itm \$133,304		
	% Included 100.00%	Total Cost/Study	\$133,304
Summary	Replacement Year 2044	Future Cost	\$229,492

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.



00070 - Santa Rita Springs (SRS)

23500 - Elevator

300 - Cab Rehab	Useful Life 20	Remaining Life 17	
Anza Elevator Cab	Quantity 1	Unit of Measure	Items
	Cost /Itm \$19,569		
	% Included 100.00%	Total Cost/Study	\$19,569
Summary	Replacement Year 2039	Future Cost	\$29,777

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

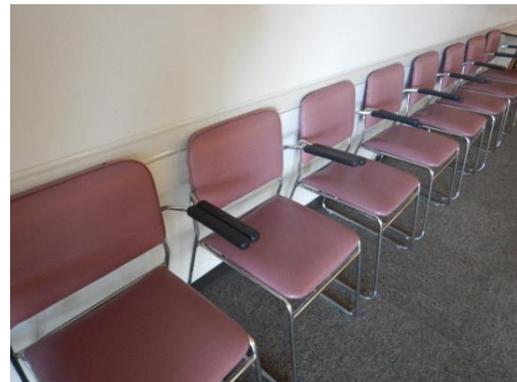
600 - Miscellaneous	Useful Life 10	Remaining Life 6	
Anza Room Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$60,245		
	% Included 100.00%	Total Cost/Study	\$60,245
Summary	Replacement Year 2028	Future Cost	\$69,866

This is to replace miscellaneous furnishings.

2022- \$39,132 was expended for work currently in progress. Move remaining life from 2022 to 2028.

2021- \$57,928 is anticipated.

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



00070 - Santa Rita Springs (SRS)

24000 - Furnishings

601 - Miscellaneous	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Anza Room Furniture (2022 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$39,132		
	% Included 100.00%	Total Cost/Study \$39,132	
Summary	Replacement Year 2022	Future Cost \$39,132	

This is to replace miscellaneous furnishings.

2022- \$39,132 was expended for work currently in progress.

24500 - Audio / Visual

160 - Projector	Useful Life 4	Remaining Life 1	
3 Projectors (33%)	Quantity 3	Unit of Measure Items	
	Cost /Itm \$1,366	Qty * \$/Itm \$4,097	
	% Included 33.33%	Total Cost/Study \$1,366	
Summary	Replacement Year 2023	Future Cost \$1,400	

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

- 1- Ansel Adams Sanyo PROxrtraX
- 1- Kino Room Epson
- 1- Anza Room Optoma

2022- No work indicated, move remaining life from 2022 to 2023.



00070 - Santa Rita Springs (SRS)

24500 - Audio / Visual

170 - Projection Screen	Useful Life 20	Remaining Life 2	
Anza Room	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$9,397	
	% Included	100.00%	Total Cost/Study \$9,397
Summary	Replacement Year	2024	Future Cost \$9,873

This is to replace the projection screen.



324 - PA System	Useful Life 10	Remaining Life 9	
Anza Room- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys	\$18,075	
	% Included	100.00%	Total Cost/Study \$18,075
Summary	Replacement Year	2031	Future Cost \$22,573

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

2022- \$7,360 was expended.
 2021- \$17,380 was expended, did not get replaced in 2020 as anticipated.
 2020- \$16,400 is anticipated.
 2019- Per client, decrease useful life from 20 to 10 years, remaining life from 2031 to 2020 and increase estimate from \$6,823 to \$16,000.
 2017- Per client, \$5,600 was expended in 2011.



00070 - Santa Rita Springs (SRS)

24500 - Audio / Visual

325 - PA System	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Anza Room- Sound System (2022 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,360		
	% Included 100.00%	Total Cost/Study \$7,360	
Summary	Replacement Year 2022	Future Cost \$7,360	

This is for the \$7,360 expended.

760 - Piano	Useful Life 25	Remaining Life 16	
Anza Room Kawai Upright	Quantity 1	Unit of Measure Items	
	Cost /Itm \$7,603		
	% Included 100.00%	Total Cost/Study \$7,603	
Summary	Replacement Year 2038	Future Cost \$11,286	

This is to replace the piano, bench and dolly.

Kawai upright, 506N, SN F054134

2017- Per client, \$6,000 was expended in 2013.



00070 - Santa Rita Springs (SRS)

24600 - Safety / Access

240 - Fire Control Misc	Useful Life 20	Remaining Life 3	
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$33,599		
	% Included 100.00%	Total Cost/Study \$33,599	
Summary	Replacement Year 2025	Future Cost \$36,182	

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.



25000 - Flooring

270 - Carpeting	Useful Life 10	Remaining Life 4	
400 Sq. Yds. Kino, Fitness, Office Areas	Quantity 400	Unit of Measure Square Yard	
	Cost /SqYd \$42.00		
	% Included 100.00%	Total Cost/Study \$16,800	
Summary	Replacement Year 2026	Future Cost \$18,544	

This is to replace the carpeting.

2022- \$5,500 was expended. Move remaining life from 2022 to 2023.
 2017- These areas were added by client, and need to be verified.



00070 - Santa Rita Springs (SRS)

25000 - Flooring

271 - Carpeting Kino, Fitness, Office Areas (2022 Only)	Useful Life 1 Quantity 1 Cost /LS \$5,500 % Included 100.00%	Remaining Life 0 Unit of Measure Lump Sum Total Cost/Study \$5,500	Treatment [nr:1]
Summary	Replacement Year 2022	Future Cost \$5,500	

This is for the \$5,500 expended.

460 - Tile 1,825 sf Clubhouse Walls & Floors	Useful Life 20 Quantity 1,825 Cost /SqFt \$14.20 % Included 100.00%	Remaining Life 1 Unit of Measure Square Feet Total Cost/Study \$25,915	
Summary	Replacement Year 2023	Future Cost \$26,563	

This is to replace the wall and floor tile.

2022- Per client, move remaining life from 2022 to 2023.

2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.



730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	Useful Life 40 Quantity 2,150 Cost /SqFt \$12.95 % Included 100.00%	Remaining Life 14 Unit of Measure Square Feet Total Cost/Study \$27,843	
Summary	Replacement Year 2036	Future Cost \$39,341	

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



00070 - Santa Rita Springs (SRS)

25000 - Flooring

760 - Hardwood Floors	Useful Life 10	Remaining Life 4
2,150 sf Anza & Santa Cruz- Refinish	Quantity 2,150	Unit of Measure Square Feet
	Cost /SqFt \$7.06	
	% Included 100.00%	Total Cost/Study \$15,179
Summary	Replacement Year 2026	Future Cost \$16,755

This is to refinish the hardwood flooring.



26000 - Outdoor Equipment

804 - Shade Structure	Useful Life 15	Remaining Life 8
100 sf Small Shade Canopy	Quantity 100	Unit of Measure Square Feet
	Cost /SqFt \$22.95	
	% Included 100.00%	Total Cost/Study \$2,295
Summary	Replacement Year 2030	Future Cost \$2,796

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.



00070 - Santa Rita Springs (SRS)

26000 - Outdoor Equipment

820 - Shade Structure	Useful Life 15	Remaining Life 4
600 sf NW of Pool- Large Shade Canopy	Quantity 600	Unit of Measure Square Feet
	Cost /SqFt \$22.95	
	% Included 100.00%	Total Cost/Study \$13,770
Summary	Replacement Year 2026	Future Cost \$15,200

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 6
450 sf Pool Equip Encl Shade Canopy	Quantity 450	Unit of Measure Square Feet
	Cost /SqFt \$22.95	
	% Included 100.00%	Total Cost/Study \$10,328
Summary	Replacement Year 2028	Future Cost \$11,977

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 \$3,850	Qty * \$/Itm \$38,503
	% Included 33.33%	Total Cost/Study \$12,834
Summary	Replacement Year 2024	Future Cost \$13,484

This is to repair or replace miscellaneous appliances.

- 1- True double door reach in refrigerator, MN T-43, SN 8138575
- 1- Manitowoc undercounter ice maker
- 1- Moyer Diebel undercounter commercial dishwasher, MN 401LTM2, SN W9186
- 1- Speed Queen clothes dryer & front load washer
- 1- True single door reach in freezer, MN T-19F-HC, SN 9276436
- 1- Vollrath warming station
- 1- GE Oven/Stove
- 1- GE Microwave
- 2- Duke Ovens

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



00070 - Santa Rita Springs (SRS)

28000 - Water System

142 - Backflow Valves	Useful Life 12	Remaining Life 8	
4" Backflow #1	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,578		
	% Included 100.00%	Total Cost/Study	\$9,578
Summary	Replacement Year 2030	Future Cost	\$11,670

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 10	
4" Backflow #2	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,067		
	% Included 100.00%	Total Cost/Study	\$7,067
Summary	Replacement Year 2032	Future Cost	\$9,046

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 \$0.250		
	% Included 100.00%	Total Cost/Study \$16,017	
Summary	Replacement Year 2024	Future Cost \$16,828	

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 \$3.85	Qty * \$/SqFt \$246,662	
	% Included 2.50%	Total Cost/Study \$6,167	
Summary	Replacement Year 2024	Future Cost \$6,479	

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.



00080 - Canoa Ranch (CR)

01000 - Paving

254 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
18,768 sf Seal, Crack Fill, Stripe (10%)	Quantity 18,768	Unit of Measure Square Feet	
	Cost /SqFt \$3.85	Qty * \$/SqFt \$72,257	
	% Included 10.00%	Total Cost/Study \$7,226	
Summary	Replacement Year 2024	Future Cost \$7,591	

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 11	
64,068 sf Drives & Parking	Quantity 64,068	Unit of Measure Square Feet	
	Cost /SqFt \$2.10		
	% Included 100.00%	Total Cost/Study \$134,543	
Summary	Replacement Year 2033	Future Cost \$176,532	

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

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



00080 - Canoa Ranch (CR)

02000 - Concrete

418 - Pool Deck	Useful Life 5	Remaining Life 4	
2,650 sf Pool/Spa Area Concrete Repair (5%)	Quantity 2,650	Unit of Measure Square Feet	
	Cost /SqFt \$23.50	Qty * \$/SqFt \$62,275	
	% Included 5.00%	Total Cost/Study \$3,114	
Summary	Replacement Year 2026	Future Cost \$3,437	

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 6	
14,760 sf Building Exterior	Quantity 14,760	Unit of Measure Square Feet	
	Cost /SqFt \$1.40	Total Cost/Study \$20,664	
	% Included 100.00%	Future Cost \$23,964	
Summary	Replacement Year 2028		

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

2018- \$12,625 was expended.



00080 - Canoa Ranch (CR)

03000 - Painting: Exterior

406 - Wrought Iron	Useful Life 4	Remaining Life 3
614 lf Metal Fencing & Railings	Quantity 614	Unit of Measure Linear Feet
	Cost /l.f. \$10.60	
	% Included 100.00%	Total Cost/Study \$6,508
Summary	Replacement Year 2025	Future Cost \$7,009

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.



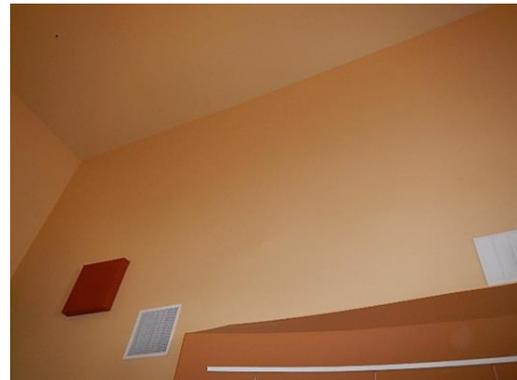
03500 - Painting: Interior

142 - Building	Useful Life 10	Remaining Life 2
26,200 sf All Interior Spaces	Quantity 26,200	Unit of Measure Square Feet
	Cost /SqFt \$1.30	
	% Included 100.00%	Total Cost/Study \$34,060
Summary	Replacement Year 2024	Future Cost \$35,784

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

2022- \$3,000 was expended. Move remaining life from 2022 to 2024.

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



00080 - Canoa Ranch (CR)

03500 - Painting: Interior

143 - Building	Useful Life 1	Remaining Life 0	Treatment [nr:1]
All Interior Spaces (2022 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,000		
	% Included 100.00%	Total Cost/Study \$3,000	
Summary	Replacement Year 2022	Future Cost \$3,000	

This is for the \$3,000 expended.

04000 - Structural Repairs

606 - Metal Railings	Useful Life 20	Remaining Life 6	
350 lf Parking & Pickleball	Quantity 350	Unit of Measure Linear Feet	
	Cost /l.f. \$29.41		
	% Included 100.00%	Total Cost/Study \$10,294	
Summary	Replacement Year 2028	Future Cost \$11,937	

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



00080 - Canoa Ranch (CR)

04000 - Structural Repairs

928 - Doors	Useful Life 10	Remaining Life 2
40 Exterior & Interior Doors (25%)	Quantity 40	Unit of Measure Items
	Cost /Itm \$1,750	Qty * \$/Itm \$70,000
	% Included 25.00%	Total Cost/Study \$17,500
Summary	Replacement Year 2024	Future Cost \$18,386

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

- 17- exterior
- 23- interior



932 - Doors	Useful Life 20	Remaining Life 6
3 Pool East Patio Doors	Quantity 3	Unit of Measure Items
	Cost /Itm \$18,800	
	% Included 100.00%	Total Cost/Study \$56,400
Summary	Replacement Year 2028	Future Cost \$65,407

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

- 3- 10' x 16.5' glass doors
- 3- LiftMaster operators



00080 - Canoa Ranch (CR)

05000 - Roofing

200 - Low Slope: BUR 133 Squares- Building Roof	Useful Life 20 Remaining Life 6 Quantity 133 Unit of Measure Squares Cost /Sqrs \$437 % Included 100.00% Total Cost/Study \$58,129 Replacement Year 2028 Future Cost \$67,412
Summary	

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



608 - Pitched: Tile 45 Squares- Building Roof	Useful Life 30 Remaining Life 16 Quantity 45 Unit of Measure Squares Cost /Sqrs \$710 % Included 100.00% Total Cost/Study \$31,950 Replacement Year 2038 Future Cost \$47,430
Summary	

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 2
13,300 sf Low Slope Roof Recoating	Quantity 13,300	Unit of Measure Square Feet
	Cost /SqFt \$1.65	
	% Included 100.00%	Total Cost/Study \$21,945
Summary	Replacement Year 2024	Future Cost \$23,056

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 6
2 Men's, Women's & Pool Area Shower	Quantity 2	Unit of Measure Room
	Cost /Rm \$71,022	
	% Included 100.00%	Total Cost/Study \$142,044
Summary	Replacement Year 2028	Future Cost \$164,728

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

2019- Increased estimate from \$16,000 to \$65,000 per room. Client input will further define this component.

2017- Client to provide scope of work and estimate.



00080 - Canoa Ranch (CR)

08000 - Rehab

234 - Restrooms	Useful Life 20	Remaining Life 3
Companion Restroom Remodel	Quantity 1	Unit of Measure Room
	Cost /Rm \$17,219	
	% Included 100.00%	Total Cost/Study \$17,219
Summary	Replacement Year 2025	Future Cost \$18,544

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 6
256 lf Pool	Quantity 256	Unit of Measure Linear Feet
	Cost /l.f. \$188	
	% Included 100.00%	Total Cost/Study \$48,128
Summary	Replacement Year 2028	Future Cost \$55,814

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 7	
Spa ADA Chair- Repl in 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,846		
	% Included 100.00%	Total Cost/Study	\$11,846
Summary	Replacement Year 2029	Future Cost	\$14,081

This is to replace the spa ADA compliant chair lift.

2022- \$1,259 was expended.

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

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



413 - ADA Chair Lift	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Spa ADA Chair (2022 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,259		
	% Included 100.00%	Total Cost/Study	\$1,259
Summary	Replacement Year 2022	Future Cost	\$1,259

This is for the \$1,259 expended.

00080 - Canoa Ranch (CR)

12000 - Pool

416 - ADA Chair Lift	Useful Life 10	Remaining Life 9	
Pool ADA Chair- Repl in 2021	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,580		
	% Included 100.00%	Total Cost/Study	\$10,580
Summary	Replacement Year 2031	Future Cost	\$13,213

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 \$15.99		
	% Included 100.00%	Total Cost/Study	\$42,374
Summary	Replacement Year 2023	Future Cost	\$43,433

This is to prepare and resurface the deck.

2022- Per client, move remaining life from 2022 to 2023.
 2021- Per client 6/30/2021, reinclude component with 2022 remaining life.
 2019- Deleted since replacement deck isn't coated.
 2018- Excluded as it will not be replaced within the study time frame.
 2016- Per client 4/21/2016, \$36,000 total is anticipated to replace in 2016. The deck coating was in very poor condition with many bubbled and chipped areas. The root cause for the surface's failure needs to be determined prior to removing and replacing the surface. Deck replaced with colored concrete and a sweat finish.



00080 - Canoa Ranch (CR)

12000 - Pool

754 - Equipment: Replacement	Useful Life 5	Remaining Life 4	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$45,492	Qty * \$/LS	\$45,492
	% Included 50.00%	Total Cost/Study	\$22,746
Summary	Replacement Year 2026	Future Cost	\$25,108

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

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- pool filter #3, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial
- 3- Pentair IntelliFlo variable speed pumps
- 2- additional spa pumps
- 1- Dolphin Wave 100 pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$10,000 total was expended. \$5,811 was expended by May 2022 and \$4,189 is anticipated for work currently in progress.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
 2019- \$2,388 was expended per client 6/14/2019.
 2017- \$1,531 was expended.
 2015- Equipment including filters were replaced.



755 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2022 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,000		
	% Included 100.00%	Total Cost/Study	\$10,000
Summary	Replacement Year 2022	Future Cost	\$10,000

This is for the \$10,000 expended in 2022.

00080 - Canoa Ranch (CR)

13000 - Spa

134 - Resurface	Useful Life 8	Remaining Life 6	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,392		
	% Included 100.00%	Total Cost/Study	\$5,392
Summary	Replacement Year 2028	Future Cost	\$6,253

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 2	
14 Fitness Center Cardio Machines (25%)	Quantity 14	Unit of Measure Items	
	Cost /Itm \$6,867	Qty * \$/Itm \$96,140	
	% Included 25.00%	Total Cost/Study \$24,035	
Summary	Replacement Year 2024	Future Cost \$25,252	

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

- 1- Cybex Arc trainer
- 1- Technogym Excite elliptical (replaced 2020)
- 1- Technogym Excite elliptical (replaced 2020)
- 1- Technogym Excite elliptical
- 1- Woodway treadmill
- 1- Woodway treadmill
- 1- Woodway treadmill
- 1- Woodway treadmill (added between 2016 & 2019)
- 1- True recumbent bike (replaced 2020)
- 1- Technogym Excite recumbent bike
- 1- Technogym recumbent bike
- 1- True upright bike (replaced 2020)
- 1- Technogym upright bike
- 1- Concept-2 rower

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



00080 - Canoa Ranch (CR)

14000 - Recreation

350 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 1	
26 Fitness Center Strength Machines, Etc (50%)	Quantity 26	Unit of Measure Items	
	Cost /Itm \$4,892	Qty * \$/Itm \$127,187	
	% Included 50.00%	Total Cost/Study \$63,593	
Summary	Replacement Year 2023	Future Cost \$65,183	

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)



00080 - Canoa Ranch (CR)

17500 - Basketball / Sport Court

220 - Seal & Striping	Useful Life 4	Remaining Life 2	
8,650 sf [4] Pickleball Courts	Quantity 8,650	Unit of Measure Square Feet	
	Cost /SqFt \$0.800		
	% Included 100.00%	Total Cost/Study \$6,920	
Summary	Replacement Year 2024	Future Cost \$7,270	

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.



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 \$1.38		
	% Included 100.00%	Total Cost/Study \$3,712	
Summary	Replacement Year 2024	Future Cost \$3,900	

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.



00080 - Canoa Ranch (CR)

19000 - Fencing

100 - Chain Link	Useful Life 30	Remaining Life 18
788 lf Pickleball & Basketball Courts	Quantity 788	Unit of Measure Linear Feet
	Cost /l.f. \$35.30	
	% Included 100.00%	Total Cost/Study \$27,816
Summary	Replacement Year 2040	Future Cost \$43,384

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 16
264 lf Patio Perimeter	Quantity 264	Unit of Measure Linear Feet
	Cost /l.f. \$42.36	
	% Included 100.00%	Total Cost/Study \$11,183
Summary	Replacement Year 2038	Future Cost \$16,601

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.



00080 - Canoa Ranch (CR)

23000 - Mechanical Equipment

100 - HVAC	Useful Life 18	Remaining Life 4	
435 lf [5] Pool Area Fabric Ducts	Quantity 435	Unit of Measure Linear Feet	
	Cost /l.f. \$41.18		
	% Included 100.00%	Total Cost/Study \$17,913	
Summary	Replacement Year 2026	Future Cost \$19,773	

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

2022- \$26,000 was expended on HVAC work. Association input will further define this cost and where it belongs.

101 - HVAC	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Placeholder	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$26,000		
	% Included 100.00%	Total Cost/Study \$26,000	
Summary	Replacement Year 2022	Future Cost \$26,000	

This is for the \$26,000 anticipated.

236 - HVAC	Useful Life 15	Remaining Life 1	
6 Rooftop HVAC Units- 2008	Quantity 6	Unit of Measure Items	
	Cost /itm \$14,095		
	% Included 100.00%	Total Cost/Study \$84,570	
Summary	Replacement Year 2023	Future Cost \$86,684	

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



00080 - Canoa Ranch (CR)

23000 - Mechanical Equipment

508 - Swamp Cooler	Useful Life 15	Remaining Life 4	
5 Rooftop Evaporative Coolers- 2008	Quantity 5	Unit of Measure	Items
	Cost /Itm \$3,530		
	% Included 100.00%	Total Cost/Study	\$17,650
Summary	Replacement Year 2026	Future Cost	\$19,482

This is to replace the swamp coolers.

- Unit EC- Pool- Aerocool- Evaporative Cooler
- Unit EC- Pool- Aerocool- Evaporative Cooler
- Unit EC- Pool- Aerocool- Evaporative Cooler
- Unit ECH1- Pool- Trane- Evaporative Cooler
- Unit ECH1- Pool- Trane- Evaporative Cooler

636 - Water Heater	Useful Life 15	Remaining Life 3	
2 Shop	Quantity 2	Unit of Measure	Items
	Cost /Itm \$6,010		
	% Included 100.00%	Total Cost/Study	\$12,019
Summary	Replacement Year 2025	Future Cost	\$12,943

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.

24000 - Furnishings

540 - Miscellaneous	Useful Life 10	Remaining Life 9	
Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$9,152		
	% Included 100.00%	Total Cost/Study	\$9,152
Summary	Replacement Year 2031	Future Cost	\$11,430

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 2	
Amado Room- EIKI	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,366		
	% Included 100.00%	Total Cost/Study	\$1,366
Summary	Replacement Year 2024	Future Cost	\$1,435

This is to replace the video projector.

EIKI LC-XB42N

00080 - Canoa Ranch (CR)

24600 - Safety / Access

250 - Fire Control Misc	Useful Life 20	Remaining Life 6	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$20,159		
	% Included 100.00%	Total Cost/Study	\$20,159
Summary	Replacement Year 2028	Future Cost	\$23,378

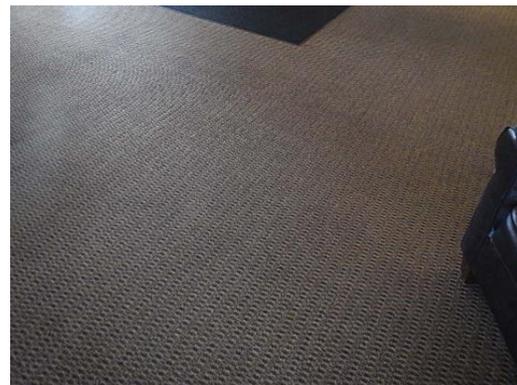
This is to repair and replace the fire alarm control panel, fire suppression system, alarms, sensors, pull stations, etc.

25000 - Flooring

280 - Carpeting	Useful Life 10	Remaining Life 6	
660 Sq. Yds. All Spaces	Quantity 660	Unit of Measure	Square Yard
	Cost /SqYd \$31.00		
	% Included 100.00%	Total Cost/Study	\$20,460
Summary	Replacement Year 2028	Future Cost	\$23,727

This is to replace the carpeting.

2018- \$18,364 was expended.



00080 - Canoa Ranch (CR)

25000 - Flooring

470 - Tile	Useful Life 20	Remaining Life 19
2,231 sf Clubhouse Walls & Floors	Quantity 2,231	Unit of Measure Square Feet
	Cost /SqFt \$29.42	
	% Included 100.00%	Total Cost/Study \$65,636
Summary	Replacement Year 2041	Future Cost \$104,929

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 2
3 Drinking Fountains	Quantity 3	Unit of Measure Items
	Cost /itm \$3,059	
	% Included 100.00%	Total Cost/Study \$9,177
Summary	Replacement Year 2024	Future Cost \$9,642

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 component in study.



00080 - Canoa Ranch (CR)
26000 - Outdoor Equipment

808 - Shade Structure	Useful Life 15	Remaining Life 4
500 sf [3] Shade Canopies	Quantity 500	Unit of Measure Square Feet
	Cost /SqFt \$22.95	
	% Included 100.00%	Total Cost/Study \$11,475
Summary	Replacement Year 2026	Future Cost \$12,666

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 9
Pickleball Courts	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,468	
	% Included 100.00%	Total Cost/Study \$6,468
Summary	Replacement Year 2031	Future Cost \$8,078

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 9	
8" Backflow	Quantity 1	Unit of Measure Items	
	Cost /Itm \$15,050		
	% Included 100.00%	Total Cost/Study \$15,050	
Summary	Replacement Year 2031	Future Cost \$18,795	

This is to replace the backflow prevention valve.

2020- \$13,777 was expended to replace in 2019 per client 6/15/2020.

00090 - Abrego South (AS)

01000 - Paving

232 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
18,768 sf 2019 Replacement Area (10%)	Quantity 18,768	Unit of Measure Square Feet	
	Cost /SqFt \$3.85	Qty * \$/SqFt \$72,257	
	% Included 10.00%	Total Cost/Study \$7,226	
Summary	Replacement Year 2024	Future Cost \$7,591	

This is for miscellaneous repairs including emulsion sealing, crack fill, skin patching, minor dig out & fill, and re-striping to match the existing layout. Cracks 1/4" or wider should be filled when observed.

2019- Lot was removed and replaced.



00090 - Abrego South (AS)

01000 - Paving

236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	Useful Life 5 Remaining Life 4 Quantity 15,000 Cost /SqFt \$3.85 % Included 10.00%	Unit of Measure Square Feet Qty * \$/SqFt \$57,750 Total Cost/Study \$5,775 Future Cost \$6,375
Summary	Replacement Year 2026	

This is for miscellaneous repairs including emulsion sealing, crack fill, skin patching, minor dig out & fill, and re-striping to match the existing layout. Cracks 1/4" or wider should be filled when observed.

2020- Per client 6/15/2020, 15,000 sf was added to the east side for \$28,910 in 2020.



348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	Useful Life 25 Remaining Life 22 Quantity 18,768 Cost /SqFt \$2.10 % Included 100.00%	Unit of Measure Square Feet Total Cost/Study \$39,413 Future Cost \$67,852
Summary	Replacement Year 2044	

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

2019- \$36,000 was expended to R&R the lot per client 6/14/2019. This component is reverted from current major repair to future overlay.



00090 - Abrego South (AS)

01000 - Paving

352 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 23	
15,000 sf 2020 Addition Area	Quantity 15,000	Unit of Measure Square Feet	
	Cost /SqFt \$2.10		
	% Included 100.00%	Total Cost/Study \$31,500	
Summary	Replacement Year 2045	Future Cost \$55,585	

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 2	
5,565 sf Pool/Spa Area Concrete Repair (5%)	Quantity 5,565	Unit of Measure Square Feet	
	Cost /SqFt \$23.50	Qty * \$/SqFt \$130,778	
	% Included 5.00%	Total Cost/Study \$6,539	
Summary	Replacement Year 2024	Future Cost \$6,870	

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

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



00090 - Abrego South (AS)

03000 - Painting: Exterior

200 - Surface Restoration	Useful Life 10	Remaining Life 6
7,191 sf Exterior Surfaces	Quantity 7,191	Unit of Measure Square Feet
	Cost /SqFt \$1.40	
	% Included 100.00%	Total Cost/Study \$10,067
Summary	Replacement Year 2028	Future Cost \$11,675

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

2019- Paint appears in excellent condition, per client recently painted.



04000 - Structural Repairs

936 - Doors	Useful Life 10	Remaining Life 2
16 Exterior & Interior Doors (25%)	Quantity 16	Unit of Measure Items
	Cost /Itm \$1,750	Qty * \$/Itm \$28,000
	% Included 25.00%	Total Cost/Study \$7,000
Summary	Replacement Year 2024	Future Cost \$7,354

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



00090 - Abrego South (AS)

05000 - Roofing

360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	Useful Life 20 Quantity 49 Cost /Sqrs \$710 % Included 100.00%	Remaining Life 9 Unit of Measure Squares Total Cost/Study \$34,790 Future Cost \$43,448
Summary	Replacement Year 2031	

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 4,900 sf Low Slope Roof Recoating	Useful Life 5 Quantity 4,900 Cost /SqFt \$1.06 % Included 100.00%	Remaining Life 2 Unit of Measure Square Feet Total Cost/Study \$5,194 Future Cost \$5,457
Summary	Replacement Year 2024	

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

2019- Some chipping exhibited. Sealing and recoating needed. Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life. Per client 7/22/2019, Anticipate \$4,755 to recoat in 2019.



00090 - Abrego South (AS)

08000 - Rehab

236 - Locker Rooms	Useful Life 20	Remaining Life 4	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$38,242		
	% Included 100.00%	Total Cost/Study \$76,484	
Summary	Replacement Year 2026	Future Cost \$84,424	

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

Men's- 2 auto-sensor sinks, 2 mirrors, 1 urinal, 1 stall, 2 showers, 3 benches, 2 electric heaters, 1 gas heater, 5 stainless steel bars, 3 lights, 1 electric hand dryer, 1 toilet paper dispenser, 2 soap dispensers, 1 paper towel dispenser, 3 clothes hangers

Women's- 2 auto-sensor sinks, 2 mirrors, 2 stalls, 2 showers, 3 benches, 2 electric heaters, 1 gas heater, 5 stainless steel bars, 3 lights, 1 electric hand dryer, 2 toilet paper dispensers, 2 soap dispensers, 1 paper towel dispenser, 3 clothes hangers

2019- Increased estimate from \$9,000 to \$35,000 per room. Client input will further define this component.



00090 - Abrego South (AS)

08000 - Rehab

342 - Restrooms	Useful Life 20	Remaining Life 5
2 Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$16,390	
	% Included 100.00%	Total Cost/Study \$32,780
Summary	Replacement Year 2027	Future Cost \$37,088

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

Men's- 2 sinks, 1 stall, 1 urinal, 2 soap dispensers, 2 toilet paper dispensers, 1 soap dispenser, 1 floor light, 1 wall light

Women's- 2 sinks, 2 stalls, 2 soap dispensers, 2 toilet paper dispensers, 1 soap dispenser, 1 floor light, 1 wall light

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



12000 - Pool

140 - Resurface	Useful Life 12	Remaining Life 4
170 lf Pool	Quantity 170	Unit of Measure Linear Feet
	Cost /l.f. \$160	
	% Included 100.00%	Total Cost/Study \$27,200
Summary	Replacement Year 2026	Future Cost \$30,024

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



00090 - Abrego South (AS)

12000 - Pool

422 - ADA Chair Lift	Useful Life 10	Remaining Life 7	
Pool ADA Lift	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,218		
	% Included 100.00%	Total Cost/Study	\$4,218
Summary	Replacement Year 2029	Future Cost	\$5,014

This is to replace the pool ADA compliant chair lift.

2019- \$3,861 was expended per client 6/14/2019.

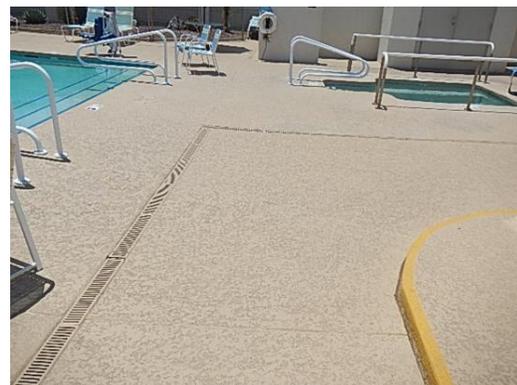


642 - Deck: Re-Surface	Useful Life 10	Remaining Life 9	
5,565 sf Pool/Spa Deck Coating	Quantity 5,565	Unit of Measure	Square Feet
	Cost /SqFt \$8.83		
	% Included 100.00%	Total Cost/Study	\$49,139
Summary	Replacement Year 2031	Future Cost	\$61,368

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

2022- Work appears to have been done. No costing was provided.

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



00090 - Abrego South (AS)

12000 - Pool

758 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$36,670	Qty * \$/LS \$36,670	
	% Included 50.00%	Total Cost/Study \$18,335	
Summary	Replacement Year 2025	Future Cost \$19,745	

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

- 1- pool filter, Pentair Triton II commercial
- 1- spa filter, Pentair Triton II commercial (2021)
- 2- Pentair IntelliFlo variable speed pumps
- 1- spa air blower pump
- 1- 3 hp Pentair pump
- 1- Dolphin pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- automatic water level system
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- 1- Chemical tank

Assorted- chemical system probes, fittings, 2 chem pumps, injectors, etc.
 Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$9,000 is anticipated. Move remaining life from 2022 to 2025.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
 2020- Per client 6/16/2020, added water level system to inventory, approximate cost \$1,564. Increased current cost by \$782, from \$16,418 to \$17,200.
 2019- \$629 was expended per client 6/14/2019.
 2018- \$1,200 was expended for spa jet pump.



759 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment (2022 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$9,000		
	% Included 100.00%	Total Cost/Study \$9,000	
Summary	Replacement Year 2022	Future Cost \$9,000	

This is for the \$9,000 anticipated.

00090 - Abrego South (AS)

12000 - Pool

944 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,650		
	% Included 100.00%	Total Cost/Study \$7,650	
Summary	Replacement Year 2025	Future Cost \$8,238	

This is to replace miscellaneous pool furniture.

- 16- lounge chairs
- 8- chairs
- 6- tables
- 3- umbrellas

2019- \$7,000 was expended per client 6/14/2019.



13000 - Spa

138 - Resurface	Useful Life 8	Remaining Life 0	
Spa	Quantity 1	Unit of Measure Items	
	Cost /Itm \$4,023		
	% Included 100.00%	Total Cost/Study \$4,023	
Summary	Replacement Year 2022	Future Cost \$4,023	

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

2022- \$4,023 was expended for work currently in progress.

2019- Per client 7/22/2019, resurfaced 6/2014. Per client 8/5/2019, increase useful life from 6 to 8 years.



00090 - Abrego South (AS)

13000 - Spa

418 - ADA Chair Lift	Useful Life 10	Remaining Life 5	
Spa ADA Lift	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,982		
	% Included 100.00%	Total Cost/Study	\$4,982
Summary	Replacement Year 2027	Future Cost	\$5,637

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 9	
258 If Pool Perimeter Wall/Fence	Quantity 258	Unit of Measure	Linear Feet
	Cost /l.f. \$29.41		
	% Included 100.00%	Total Cost/Study	\$7,588
Summary	Replacement Year 2031	Future Cost	\$9,476

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



00090 - Abrego South (AS)

20000 - Lighting

240 - Pole Lights	Useful Life 20	Remaining Life 4	
8 Shuffleboard Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm \$1,412		
	% Included 100.00%	Total Cost/Study	\$11,296
Summary	Replacement Year 2026	Future Cost	\$12,469

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



23000 - Mechanical Equipment

240 - HVAC	Useful Life 15	Remaining Life 4	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure	Items
	Cost /Itm \$11,200		
	% Included 100.00%	Total Cost/Study	\$22,400
Summary	Replacement Year 2026	Future Cost	\$24,725

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



00090 - Abrego South (AS)

26000 - Outdoor Equipment

480 - Drinking Fountain	Useful Life 20	Remaining Life 4	
2 Drinking Fountain	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,278		
	% Included 100.00%	Total Cost/Study	\$6,556
Summary	Replacement Year 2026	Future Cost	\$7,237

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

- 1- pool area
- 1- volleyball court

2019- Per client 7/22/2019, increase estimate from \$1,800 to \$3,000 and keep this drinking fountain component in study.



812 - Shade Structure	Useful Life 15	Remaining Life 10	
564 [3] Volleyball Shade Canopies	Quantity 564	Unit of Measure	Items
	Cost /Itm \$22.95		
	% Included 100.00%	Total Cost/Study	\$12,944
Summary	Replacement Year 2032	Future Cost	\$16,569

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

- 1- 12'x12'
- 2- 14'x15' (2017)

2018- Verified \$11,890/each for 2 structures installed in 2017.



00090 - Abrego South (AS)

26000 - Outdoor Equipment

880 - Shade Structure 264 sf Pool Shade Canopy	Useful Life 15 Quantity 264 Cost /SqFt \$22.95 % Included 100.00%	Remaining Life 7 Unit of Measure Square Feet Total Cost/Study \$6,059 Replacement Year 2029 Future Cost \$7,202
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Summary

This is to repair and replace the canvas canopy shade structure.

1- 10'x20'

2014- Structure installed.



900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	Useful Life 8 Quantity 3,744 Cost /SqFt \$4.41 % Included 100.00%	Remaining Life 3 Unit of Measure Square Feet Total Cost/Study \$16,511 Replacement Year 2025 Future Cost \$17,781
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Summary

This is to resurface the shuffleboard courts.

2017- The surface was replaced.



00090 - Abrego South (AS)

26000 - Outdoor Equipment

910 - Miscellaneous	Useful Life 7	Remaining Life 3	
3,500 sf [2] Volleyball Court Sand	Quantity 3,500	Unit of Measure Square Feet	
	Cost /SqFt \$9.37		
	% Included 100.00%	Total Cost/Study \$32,795	
Summary	Replacement Year 2025	Future Cost \$35,317	

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 18	
6,726 sf Parking Lot	Quantity 6,726	Unit of Measure Square Feet	
	Cost /SqFt \$2.10		
	% Included 100.00%	Total Cost/Study \$14,125	
Summary	Replacement Year 2040	Future Cost \$22,030	

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

2020- \$18,100 was expended for pavement overlay.
 2017- Client advises this was sealed in 2015, but sealing has been excluded.



00100 - Continental Vistas (CV)

02000 - Concrete

448 - Pool Deck	Useful Life 2	Remaining Life 1	
4,748 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,748	Unit of Measure Square Feet	
	Cost /SqFt \$29.00	Qty * \$/SqFt \$137,692	
	% Included 6.00%	Total Cost/Study \$8,262	
Summary	Replacement Year 2023	Future Cost \$8,468	

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 5	
3,600 sf Recreation Building & Walls	Quantity 3,600	Unit of Measure Square Feet	
	Cost /SqFt \$1.70	Total Cost/Study \$6,120	
	% Included 100.00%	Future Cost \$6,924	
Summary	Replacement Year 2027		

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.



00100 - Continental Vistas (CV)

05000 - Roofing

340 - Low Slope: Vinyl	Useful Life 20	Remaining Life 19	
20 Squares- Pool Building Roof	Quantity 20	Unit of Measure Squares	
	Cost /Sqrs \$1,144		
	% Included 100.00%	Total Cost/Study \$22,880	
Summary	Replacement Year 2041	Future Cost \$36,577	

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

2021- \$22,000 was expended.



612 - Pitched: Tile	Useful Life 30	Remaining Life 29	
13 Squares- Pool Building Roof	Quantity 13	Unit of Measure Squares	
	Cost /Sqrs \$1,120		
	% Included 100.00%	Total Cost/Study \$14,560	
Summary	Replacement Year 2051	Future Cost \$29,796	

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

2021- \$14,000 was expended.



00100 - Continental Vistas (CV)

05000 - Roofing

966 - Coating	Useful Life 5	Remaining Life 3
2,000 sf Low Slope Roof Recoating	Quantity 2,000	Unit of Measure Square Feet
	Cost /SqFt \$3.06	
	% Included 100.00%	Total Cost/Study \$6,120
Summary	Replacement Year 2025	Future Cost \$6,591

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

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 15
2 Men's & Women's	Quantity 2	Unit of Measure Room
	Cost /Rm \$34,152	
	% Included 100.00%	Total Cost/Study \$68,304
Summary	Replacement Year 2037	Future Cost \$98,924

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.



00100 - Continental Vistas (CV)

08000 - Rehab

246 - Bathrooms	Useful Life 20	Remaining Life 15	
Companion Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$20,159		
	% Included 100.00%	Total Cost/Study \$20,159	
Summary	Replacement Year 2037	Future Cost \$29,197	

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

2018- Per client, work was performed for unknown cost in 2017.
 2017- Scope includes countertops, sink, toilets, wall & floor tile.



12000 - Pool

146 - Resurface	Useful Life 12	Remaining Life 8	
180 lf Pool	Quantity 180	Unit of Measure Linear Feet	
	Cost /l.f. \$160		
	% Included 100.00%	Total Cost/Study \$28,800	
Summary	Replacement Year 2030	Future Cost \$35,090	

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

2018- \$25,735 was expended to re-plaster in July.



00100 - Continental Vistas (CV)

12000 - Pool

648 - Deck: Re-Surface	Useful Life 15	Remaining Life 14
4,748 sf Pool/Spa Deck Coating	Quantity 4,748	Unit of Measure Square Feet
	Cost /SqFt \$5.77	
	% Included 100.00%	Total Cost/Study \$27,396
Summary	Replacement Year 2036	Future Cost \$38,710

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.



00100 - Continental Vistas (CV)

12000 - Pool

762 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$38,117	Qty * \$/LS \$38,117	
	% Included 50.00%	Total Cost/Study \$19,059	
Summary	Replacement Year 2024	Future Cost \$20,023	

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

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial
- 3- Pentair IntelliFlo Variable Speed pumps- Spa & pool pumps (2) repl. 2018
- 1- additional spa pump
- 1- Dolphin C5 pool vacuum
- 1- pool heater, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller- replaced 2018
- 1- spa Aquasol chemical controller- replaced 2018
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$6,000 was expended. Move remaining life from 2022 to 2024.
 2019- \$14,729 total was expended pool and spa equipment per client 6/14/2019.
 2018- \$5,803 total was expended for #1 pump motor, spa filter pump, pool/spa Aquasol systems.



763 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment (2022 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,000		
	% Included 100.00%	Total Cost/Study \$6,000	
Summary	Replacement Year 2022	Future Cost \$6,000	

This is for the \$6,000 was expended.

00100 - Continental Vistas (CV)

12000 - Pool

948 - Furniture: Misc	Useful Life 6	Remaining Life 0	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,538		
	% Included 100.00%	Total Cost/Study \$7,538	
Summary	Replacement Year 2022	Future Cost \$7,538	

This is to replace miscellaneous pool furniture.

2022- \$7,538 is anticipated.
 2019- \$3,500 was expended to replace the slings only per client 6/14/2019.
 2017- \$2,463 total was expended to replace 2 tables and 8 chairs.



13000 - Spa

142 - Resurface	Useful Life 8	Remaining Life 7	
Spa	Quantity 1	Unit of Measure Items	
	Cost /Itm \$7,863		
	% Included 100.00%	Total Cost/Study \$7,863	
Summary	Replacement Year 2029	Future Cost \$9,347	

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.



00100 - Continental Vistas (CV)

23000 - Mechanical Equipment

244 - HVAC	Useful Life 15	Remaining Life 12
Rooftop Rheem Unit #3- 2019	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,468	
	% Included 100.00%	Total Cost/Study \$8,468
Summary	Replacement Year 2034	Future Cost \$11,389

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

Unit 3- Wash Room- Rheem- 2.5T

2019- \$7,750 was expended per client 6/14/2019.



248 - HVAC	Useful Life 15	Remaining Life 6
2 Rooftop Carrier Units- 2013	Quantity 2	Unit of Measure Items
	Cost /Itm \$14,560	
	% Included 100.00%	Total Cost/Study \$29,119
Summary	Replacement Year 2028	Future Cost \$33,769

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 3	
Building Water Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,463		
	% Included 100.00%	Total Cost/Study	\$5,463
Summary	Replacement Year 2025	Future Cost	\$5,883

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 5	
125 Sq. Yds. Rec Room Sport Flooring	Quantity 125	Unit of Measure	Square Yard
	Cost /SqYd \$150		
	% Included 100.00%	Total Cost/Study	\$18,748
Summary	Replacement Year 2027	Future Cost	\$21,211

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 10	
9,772 sf Parking Lot	Quantity 9,772	Unit of Measure Square Feet	
	Cost /SqFt \$5.85		
	% Included 100.00%	Total Cost/Study \$57,166	
Summary	Replacement Year 2032	Future Cost \$73,178	

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 2	
4,008 sf Pool/Spa Area Concrete Repair (7.5%)	Quantity 4,008	Unit of Measure Square Feet	
	Cost /SqFt \$23.50	Qty * \$/SqFt \$94,188	
	% Included 7.50%	Total Cost/Study \$7,064	
Summary	Replacement Year 2024	Future Cost \$7,422	

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

2022- No work indicated, extend remaining life from 2022 to 2023.
 2020- \$6,204 was expended.
 2019- Per client 7/22/2019, decrease useful life from 5 to 2 years.
 2018- Approximately \$5,000 was expended but not from reserves.



00110 - Madera Vista (MV)

03000 - Painting: Exterior

206 - Surface Restoration	Useful Life 10	Remaining Life 6
4,020 sf Exterior Surfaces	Quantity 4,020	Unit of Measure Square Feet
	Cost /SqFt \$1.80	
	% Included 100.00%	Total Cost/Study \$7,236
Summary	Replacement Year 2028	Future Cost \$8,392

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 29
39 Squares- Pool Building Roof	Quantity 39	Unit of Measure Squares
	Cost /Sqrs \$779	
	% Included 100.00%	Total Cost/Study \$30,368
Summary	Replacement Year 2051	Future Cost \$62,146

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.



00110 - Madera Vista (MV)

08000 - Rehab

248 - Restrooms	Useful Life 20	Remaining Life 17
2 Men's & Women's	Quantity 2	Unit of Measure Room
	Cost /Rm \$8,195	
	% Included 100.00%	Total Cost/Study \$16,390
Summary	Replacement Year 2039	Future Cost \$24,939

This is to rehab the restrooms including items such as fixtures, partitions, benches, dispensers, lighting, shelves, ventilation, tile, design, etc.

Men's- 365 sf wall tile, 220 sf floor tile, 2 toilets, 2 sinks, 2 benches, 2 heaters, 2 fluorescent lights.

Women's- similar to men's.

2019- \$15,000 was expended per client 6/14/2019.



262 - Kitchen	Useful Life 20	Remaining Life 10
Pool Building Kitchen Area	Quantity 1	Unit of Measure Room
	Cost /Rm \$20,000	
	% Included 100.00%	Total Cost/Study \$20,000
Summary	Replacement Year 2032	Future Cost \$25,602

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

1- 5' x 7' roll up door, 2 recessed lights, 78 sf floor tile, 1 Whirlpool fridge, 10 lf upper cabinets, 10 lf lower cabinets, 1 Whirlpool microwave, 1 Whirlpool stove.

00110 - Madera Vista (MV)

08000 - Rehab

480 - Shower	Useful Life 15	Remaining Life 0	
Outdoor Pool Shower	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,831		
	% Included 100.00%	Total Cost/Study \$8,831	
Summary	Replacement Year 2022	Future Cost \$8,831	

This is to replace elements of the pool shower.

114 sf wall tile

2022- \$8,831 is anticipated.
 2018- Scope and cost pending in 2018.



12000 - Pool

154 - Resurface	Useful Life 12	Remaining Life 6	
156 lf Pool	Quantity 156	Unit of Measure Linear Feet	
	Cost /l.f. \$160		
	% Included 100.00%	Total Cost/Study \$24,960	
Summary	Replacement Year 2028	Future Cost \$28,946	

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	Useful Life 15	Remaining Life 15	
4,008 sf Pool/Spa Deck Coating	Quantity 4,008	Unit of Measure Square Feet	
	Cost /SqFt \$8.83		
	% Included 100.00%	Total Cost/Study \$35,391	
Summary	Replacement Year 2037	Future Cost \$51,256	

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

2022- \$28,165 was expended for pool/spa deck coating. Work currently in progress.
 2018- \$5,000 was expended for deck repairs. See concrete.

655 - Deck: Re-Surface	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool/Spa Deck Coating (2022 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$28,165		
	% Included 100.00%	Total Cost/Study \$28,165	
Summary	Replacement Year 2022	Future Cost \$28,165	

This is for the \$28,165 expended for pool/spa deck coating. Work currently in progress.

00110 - Madera Vista (MV)

12000 - Pool

766 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$34,978	Qty * \$/LS \$34,978	
	% Included 50.00%	Total Cost/Study \$17,489	
Summary	Replacement Year 2023	Future Cost \$17,926	

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

- 1- pool filter, Pentair Triton II Commercial- 2019
- 1- spa filter, Pentair Triton II Commercial- 2019
- 2- Pentair IntelliFlo variable speed pumps- 2019
- 1- Dolphin pool vacuum #7- purchased 2018
- 1- pool heater, Pentair ETi400- 2019
- 1- spa heater, Pentair ETi400- 2019
- 1- pool Pentair chemical controller
- 1- spa Pentair chemical controller
- 1- Pentair automatic water level system- 2019
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2020- Per client 6/16/2020, add automatic water level system, approximate cost \$1,564, added \$782 to current cost, (\$15,624 to \$16,406).

2019- \$25,126 total was expended for pool and spa equipment per client 6/14/2019.

2018- \$5,020 was expended for chlorinator Aquasol System.



00110 - Madera Vista (MV)

12000 - Pool

952 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,649	
	% Included	100.00%	Total Cost/Study \$7,649
Summary	Replacement Year	2027	Future Cost \$8,654

This is to replace miscellaneous pool furniture.

- 16- lounges
- 6- chairs
- 6- end tables
- 2- tables

2022- \$4,865 anticipated. Move remaining life from 2025 to 2027.
 2019- \$7,000 was expended per client 6/14/2019.



953 - Furniture: Misc	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool Area Furniture (2022 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,865	
	% Included	100.00%	Total Cost/Study \$4,865
Summary	Replacement Year	2022	Future Cost \$4,865

This is for the \$4,865 anticipated in 2022.

00110 - Madera Vista (MV)

13000 - Spa

146 - Resurface Spa	Useful Life 8	Remaining Life 2	
	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,917		
	% Included 100.00%	Total Cost/Study	\$4,917
Summary	Replacement Year 2024	Future Cost	\$5,166

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 \$0.710		
	% Included 100.00%	Total Cost/Study	\$5,112
Summary	Replacement Year 2024	Future Cost	\$5,371

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.



00110 - Madera Vista (MV)

17000 - Tennis Court

560 - Fixtures	Useful Life 15	Remaining Life 10	
Tennis Court Bench/Canopy	Quantity 1	Unit of Measure Items	
	Cost /Itm \$5,500		
	% Included 100.00%	Total Cost/Study \$5,500	
Summary	Replacement Year 2032	Future Cost \$7,040	

This is to replace the tennis court bench and shade canopy.



19000 - Fencing

170 - Chain Link: 10'	Useful Life 30	Remaining Life 9	
360 lf Tennis Court Fence	Quantity 360	Unit of Measure Linear Feet	
	Cost /l.f. \$42.00		
	% Included 100.00%	Total Cost/Study \$15,120	
Summary	Replacement Year 2031	Future Cost \$18,883	

This is to replace the 10' chain link fencing.



00110 - Madera Vista (MV)

19000 - Fencing

240 - Wrought Iron: 6'	Useful Life 30	Remaining Life 4
380 lf Pool Perimeter Fence	Quantity 380	Unit of Measure Linear Feet
	Cost /l.f. \$42.36	
	% Included 100.00%	Total Cost/Study \$16,097
Summary	Replacement Year 2026	Future Cost \$17,768

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

2022- Fence exhibits faded paint. Appears structurally sound.



20000 - Lighting

250 - Sports Field / Court	Useful Life 20	Remaining Life 17
4 Tennis Court Lights	Quantity 4	Unit of Measure Items
	Cost /itm \$2,732	
	% Included 100.00%	Total Cost/Study \$10,927
Summary	Replacement Year 2039	Future Cost \$16,626

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 18	
Recreation Room & Storage	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$10,865		
	% Included 100.00%	Total Cost/Study \$10,865	
Summary	Replacement Year 2040	Future Cost \$16,945	

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 9	
264 sf Pool Shade Canopy	Quantity 264	Unit of Measure Square Feet	
	Cost /SqFt \$22.95		
	% Included 100.00%	Total Cost/Study \$6,059	
Summary	Replacement Year 2031	Future Cost \$7,567	

This is to repair and replace the canvas canopy shade structure.

1- 24'x11'

2016- Structure installed.



00110 - Madera Vista (MV)

26000 - Outdoor Equipment

834 - Shade Structure	Useful Life 15	Remaining Life 9
336 sf Pool Equip Shade Canopy	Quantity 336	Unit of Measure Square Feet
	Cost /SqFt \$22.95	
	% Included 100.00%	Total Cost/Study \$7,711
Summary	Replacement Year 2031	Future Cost \$9,630

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 \$5.85	
	% Included 100.00%	Total Cost/Study \$41,699
Summary	Replacement Year 2024	Future Cost \$43,810

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 2	
6,128 sf Pool/Spa Area Concrete Repair (8%)	Quantity 6,128	Unit of Measure Square Feet	
	Cost /SqFt \$23.50	Qty * \$/SqFt \$144,008	
	% Included 8.27%	Total Cost/Study \$11,912	
Summary	Replacement Year 2024	Future Cost \$12,515	

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 4	
7,470 sf Exterior Surfaces	Quantity 7,470	Unit of Measure Square Feet	
	Cost /SqFt \$1.40	Total Cost/Study \$10,458	
	% Included 100.00%	Future Cost \$11,544	
Summary	Replacement Year 2026		

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

2017- \$4,124 was expended for unknown scope.



00120 - Casa Paloma I (CPI)

05000 - Roofing

344 - Low Slope: Vinyl	Useful Life 20	Remaining Life 2	
61 Squares- Pool Building & Shade Structure Roofs	Quantity 61	Unit of Measure Squares	
	Cost /Sqrs \$710		
	% Included 100.00%	Total Cost/Study \$43,310	
Summary	Replacement Year 2024	Future Cost \$45,503	

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. Includes the re-roofing of the two 33' x 50' shuffleboard court shade structures.



970 - Coating	Useful Life 5	Remaining Life 2	
6,100 sf Low Slope Roof Recoating	Quantity 6,100	Unit of Measure Square Feet	
	Cost /SqFt \$2.50		
	% Included 100.00%	Total Cost/Study \$15,250	
Summary	Replacement Year 2024	Future Cost \$16,022	

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 18
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room
	Cost /Rm \$55,965	
	% Included 100.00%	Total Cost/Study \$111,930
Summary	Replacement Year 2040	Future Cost \$174,573

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

Men's- 325 sf floor tile, 356 sf- wall tile, 613 sf painted walls & ceiling, 6 lf partition, 1 skylight, 10 stainless steel grab bars, 2 showers, 5 lights, 1 bench, 1 sink, 1 urinal, 1 toilet, 1 toilet paper dispenser, 1 soap dispenser, 1 paper towel dispenser.

Women's- similar to men's with: no urinal, 6 lf counter, and 2 benches

Outdoor shower- 85 sf floor tile, 120 sf wall tile

2020- \$105,000 was expended.

2019- Per client 6/14/2019, increase estimate from \$38,950 to \$108,950 and extend remaining life from 2019 to 2020.

2018- Estimate increased by \$20,000 per client.



00120 - Casa Paloma I (CPI)

08000 - Rehab

256 - Restrooms	Useful Life 20	Remaining Life 18
Unisex Restroom	Quantity 1	Unit of Measure Room
	Cost /Rm \$5,330	
	% Included 100.00%	Total Cost/Study \$5,330
Summary	Replacement Year 2040	Future Cost \$8,313

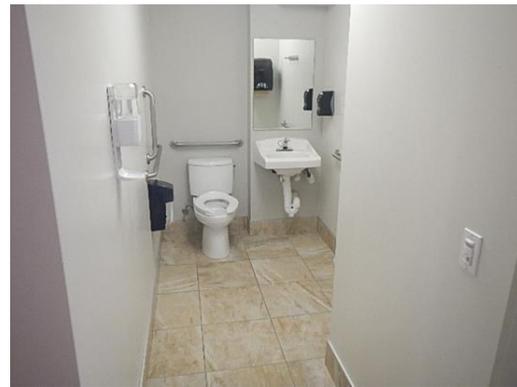
This is to rehab the restroom including items such as fixtures, lighting, etc. Client input will further define this component.

1 toilet, 1 sink, 1 fluorescent light, 4 stainless steel grab bars, 1 soap dispenser, 1 paper towel dispenser, 1 toilet paper dispenser.

2020- \$5,000 was expended. Tile was also installed and is provided for within another component.

2019- Increased estimate from \$9,000 to \$15,000.

2018- Added to study.



418 - Kitchen	Useful Life 20	Remaining Life 9
Clubhouse Kitchen	Quantity 1	Unit of Measure Room
	Cost /Rm \$7,649	
	% Included 100.00%	Total Cost/Study \$7,649
Summary	Replacement Year 2031	Future Cost \$9,552

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.



00120 - Casa Paloma I (CPI)

12000 - Pool

160 - Resurface	Useful Life 12	Remaining Life 6	
200 lf Pool	Quantity 200	Unit of Measure	Linear Feet
	Cost /l.f. \$160		
	% Included 100.00%	Total Cost/Study	\$32,000
Summary	Replacement Year 2028	Future Cost	\$37,110

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

2017- Client advises done in 2016.



420 - ADA Chair Lift	Useful Life 10	Remaining Life 5	
Aqua Creek Pool Chair	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,500		
	% Included 100.00%	Total Cost/Study	\$5,500
Summary	Replacement Year 2027	Future Cost	\$6,223

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

Aqua Creek Products
 Model # F-RNGER-W
 Serial # 41008
 Max Weight 350 LB



00120 - Casa Paloma I (CPI)

12000 - Pool

660 - Deck: Re-Surface	Useful Life 15	Remaining Life 0	
6,128 sf Pool/Spa Deck Coating	Quantity 6,128	Unit of Measure Square Feet	
	Cost /SqFt \$9.04		
	% Included 100.00%	Total Cost/Study \$55,397	
Summary	Replacement Year 2022	Future Cost \$55,397	

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

2022- \$55,371 was expended. Work currently in progress.

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

2020- Per client 8/6/2020, reduce remaining life from 2028 to 2021.

770 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$42,988	Qty * \$/LS \$42,988	
	% Included 50.00%	Total Cost/Study \$21,494	
Summary	Replacement Year 2023	Future Cost \$22,031	

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.



00120 - Casa Paloma I (CPI)

12000 - Pool

956 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,649		
	% Included 100.00%	Total Cost/Study \$7,649	
Summary	Replacement Year 2025	Future Cost \$8,237	

This is to replace miscellaneous pool furniture.

- 18- old lounges
- 11- side tables
- 5- round tables
- 12- new chairs
- 6- new lounges
- 1- umbrella

2019- \$7,000 was expended per client 6/14/2019.



13000 - Spa

150 - Resurface	Useful Life 8	Remaining Life 6	
Spa	Quantity 1	Unit of Measure Items	
	Cost /Itm \$5,948		
	% Included 100.00%	Total Cost/Study \$5,948	
Summary	Replacement Year 2028	Future Cost \$6,898	

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

2020- \$5,580 was expended.

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



00120 - Casa Paloma I (CPI)

23000 - Mechanical Equipment

256 - HVAC	Useful Life 15	Remaining Life 4	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure	Items
	Cost /Itm \$9,178		
	% Included 100.00%	Total Cost/Study	\$18,357
Summary	Replacement Year 2026	Future Cost	\$20,262

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 18	
Rec Rm, Unisex RR, Kitchen, Storage	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$11,726		
	% Included 100.00%	Total Cost/Study	\$11,726
Summary	Replacement Year 2040	Future Cost	\$18,289

This is to replace the tile flooring.

2020- \$11,000 was expended to install porcelain tile in the recreation room, unisex restroom, kitchenette, and storage closet.



00120 - Casa Paloma I (CPI)

26000 - Outdoor Equipment

310 - Benches	Useful Life 15	Remaining Life 8	
18 Common Area Benches	Quantity 18	Unit of Measure Items	
	Cost /Itm \$1,200		
	% Included 100.00%	Total Cost/Study	\$21,600
Summary	Replacement Year 2030	Future Cost	\$26,318

This is to replace the benches. This can include demo, disposal, installation, shipping, tax, etc.

- 14- backed benches
- 4- backless benches

316 - Shuffleboard Court	Useful Life 8	Remaining Life 5	
1,980 sf [6] Shuffleboard Courts	Quantity 1,980	Unit of Measure Square Feet	
	Cost /SqFt \$4.64		
	% Included 100.00%	Total Cost/Study	\$9,187
Summary	Replacement Year 2027	Future Cost	\$10,394

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 23	
310 sf Pool Equip Shade Structure	Quantity 310	Unit of Measure Square Feet	
	Cost /SqFt \$27.32		
	% Included 100.00%	Total Cost/Study \$8,469	
Summary	Replacement Year 2045	Future Cost \$14,945	

This is to repair and replace the metal shade structure.

2015- Structure installed.



00130 - Casa Paloma II (CPII)

02000 - Concrete

466 - Pool Deck	Useful Life 2	Remaining Life 3	
4,933 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,933	Unit of Measure Square Feet	
	Cost /SqFt \$34.50	Qty * \$/SqFt \$170,189	
	% Included 6.00%	Total Cost/Study \$10,211	
Summary	Replacement Year 2025	Future Cost \$10,996	

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

2022- Vertical displacements noted at deck drains.

2020- \$9,592 was expended. Per client 8/6/2020, extend remaining life from 2022 to 2023.

2019- Per client 7/22/2019, reduce useful life from 5 to 2 years.

2018- Estimate increased from \$6,219 to \$19,352.



00130 - Casa Paloma II (CPII)

02000 - Concrete

04000 - Structural Repairs

952 - Doors	Useful Life 10	Remaining Life 2
14 Exterior & Interior Doors (25%)	Quantity 14	Unit of Measure Items
	Cost /Itm \$1,750	Qty * \$/Itm \$24,500
	% Included 25.00%	Total Cost/Study \$6,125
Summary	Replacement Year 2024	Future Cost \$6,435

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 19
53 Squares- Pool Building Roofs	Quantity 53	Unit of Measure Squares
	Cost /Sqrs \$657	
	% Included 100.00%	Total Cost/Study \$34,821
Summary	Replacement Year 2041	Future Cost \$55,667

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 2
5,300 sf Low Slope Roof Recoating	Quantity 5,300	Unit of Measure Square Feet
	Cost /SqFt \$1.53	
	% Included 100.00%	Total Cost/Study \$8,109
Summary	Replacement Year 2024	Future Cost \$8,520

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

2019- \$7,395 was expended per client 6/14/2019.



08000 - Rehab

258 - Restrooms	Useful Life 15	Remaining Life 3
Unisex Restroom	Quantity 1	Unit of Measure Room
	Cost /Rm \$10,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2025	Future Cost \$10,769

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

Painted walls & ceiling, 112 sf wall tile, 6' x 10' overall dimensions, 1 sink, 1 toilet, 2 stainless steel grab bars, 1 fluorescent light, 1 mirror, 1 toilet paper dispenser, 1 paper towel dispenser, 1 soap dispenser.

00130 - Casa Paloma II (CP11)

08000 - Rehab

260 - Locker Rooms	Useful Life 20	Remaining Life 3	
2 Men's & Women's Locker Rooms & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$38,243		
	% Included 100.00%	Total Cost/Study \$76,486	
Summary	Replacement Year 2025	Future Cost \$82,367	

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

Men's- 2 showers, 1 urinal with auto flush, 1 toilet stall with vinyl partition, 4 fluorescent lights, 6 stainless steel grab bars, painted walls & ceiling, 320 sf wall tile, counter with 2 manual sinks, 2 soap dispensers, 2 paper towel dispensers, 2 toilet paper dispensers, 1 mirror.

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

Outdoor Shower- 8' x 12', floor and wall tile, 2 stainless steel grab bars

2022- \$13,000 was expended. Move remaining life from 2022 to 2025.

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

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

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



261 - Locker Rooms	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Men's & Women's (2022 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$13,000		
	% Included 100.00%	Total Cost/Study \$13,000	
Summary	Replacement Year 2022	Future Cost \$13,000	

This is for the \$13,000 expended.

00130 - Casa Paloma II (CPII)

08000 - Rehab

424 - Kitchen	Useful Life 20	Remaining Life 2
Clubhouse Kitchen	Quantity 1	Unit of Measure Room
	Cost /Rm \$7,649	
	% Included 100.00%	Total Cost/Study \$7,649
Summary	Replacement Year 2024	Future Cost \$8,036

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

10' x 12' overall dimensions, refrigerator, microwave oven, range, counter with sink, 12 lf upper and lower wood cabinets.



12000 - Pool

166 - Resurface	Useful Life 10	Remaining Life 4
180 lf Pool	Quantity 180	Unit of Measure Linear Feet
	Cost /l.f. \$160	
	% Included 100.00%	Total Cost/Study \$28,800
Summary	Replacement Year 2026	Future Cost \$31,790

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

2017- Client advises done in 2016.



00130 - Casa Paloma II (CPII)

12000 - Pool

666 - Deck: Re-Surface	Useful Life 15	Remaining Life 0	
4,933 sf Pool/Spa Deck Coating	Quantity 4,933	Unit of Measure	Square Feet
	Cost /SqFt \$9.41		
	% Included 100.00%	Total Cost/Study	\$46,396
Summary	Replacement Year 2022	Future Cost	\$46,396

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

2022- \$46,396 was expended. Work currently in progress.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per Aquatics Supervisor.
 2020- Per client 8/6/2020, reduce remaining life from 2028 to 2021.

774 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$41,685	Qty * \$/LS	\$41,685
	% Included 50.00%	Total Cost/Study	\$20,842
Summary	Replacement Year 2024	Future Cost	\$21,897

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

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial- replaced 2018
- 3- Pentair IntelliFlo variable speed pumps
- 1- additional spa pump
- 1- Dolphin Wave pool vacuum
- 1- pool heater #1, Raypak Professional- replaced 2018
- 1- pool heater #2, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- 1- chemical tank
- Pool- 2- submerged lights, 5 skimmers, 2 ladders, 4 grab bars
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$6,000 was expended. Move remaining life from 2022 to 2024.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
 2019- \$8,319 total was expended for pool and spa equipment.
 2018- \$6,264 was expended for pool electronic feed controller, pool heater #1, spa sand filter.
 2017- \$1,613 was expended.



00130 - Casa Paloma II (CPII)

12000 - Pool

775 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment (2022 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,000		
	% Included 100.00%	Total Cost/Study	\$6,000
Summary	Replacement Year 2022	Future Cost	\$6,000

This is for the \$6,000 expended.

960 - Furniture: Misc	Useful Life 6	Remaining Life 3	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,649		
	% Included 100.00%	Total Cost/Study	\$7,649
Summary	Replacement Year 2025	Future Cost	\$8,237

This is to replace miscellaneous pool furniture.

- 1- metal umbrella
- 3- lounges
- 10- chairs
- 3- tables

2019- \$7,000 was expended per client 6/14/2019.



00130 - Casa Paloma II (CPII)

13000 - Spa

154 - Resurface Spa	Useful Life 8	Remaining Life 4	
	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,430		
	% Included 100.00%	Total Cost/Study	\$5,430
Summary	Replacement Year 2026	Future Cost	\$5,994

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

2019- Per client 7/22/2019, spa re-plastered 5/2018 for \$4,850. Per client 8/5/2019, increase useful life from 6 to 8 years.



20000 - Lighting

260 - Pole Lights	Useful Life 30	Remaining Life 1	
8 Shuffleboard Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm \$1,412		
	% Included 100.00%	Total Cost/Study	\$11,296
Summary	Replacement Year 2023	Future Cost	\$11,578

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

2022- No work indicated for 2021, move remaining life to 2023.
 2021- \$10,862 is anticipated.



00130 - Casa Paloma II (CPII)

23000 - Mechanical Equipment

272 - HVAC	Useful Life 15	Remaining Life 4	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure	Items
	Cost /Itm \$9,178		
	% Included 100.00%	Total Cost/Study	\$18,357
Summary	Replacement Year 2026	Future Cost	\$20,262

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 8	
1,284 sf Recreation Room	Quantity 1,284	Unit of Measure	Square Feet
	Cost /SqFt \$3.00		
	% Included 100.00%	Total Cost/Study	\$3,852
Summary	Replacement Year 2030	Future Cost	\$4,693

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 18	
281 sf Kitchenette & Storage Closet	Quantity 281	Unit of Measure Square Feet	
	Cost /SqFt \$13.96		
	% Included 100.00%	Total Cost/Study \$3,923	
Summary	Replacement Year 2040	Future Cost \$6,118	

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 3	
1,980 sf [6] Courts Resurface & Recoat	Quantity 1,980	Unit of Measure Square Feet	
	Cost /SqFt \$4.34		
	% Included 100.00%	Total Cost/Study \$8,593	
Summary	Replacement Year 2025	Future Cost \$9,254	

This is to resurface and recoat the shuffleboard courts.

2018- Per client, add component for \$7,475 expended in 2017.



00130 - Casa Paloma II (CPII)

26000 - Outdoor Equipment

860 - Shade Structure	Useful Life 15	Remaining Life 9
294 sf Pool Equip Shade Canopy	Quantity 294	Unit of Measure Square Feet
	Cost /SqFt \$22.95	
	% Included 100.00%	Total Cost/Study \$6,747
Summary	Replacement Year 2031	Future Cost \$8,426

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 1
14,105 sf Parking Area	Quantity 14,105	Unit of Measure Square Feet
	Cost /SqFt \$5.85	
	% Included 100.00%	Total Cost/Study \$82,514
Summary	Replacement Year 2023	Future Cost \$84,577

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

2022- Alligator type cracking exhibited.

2018- 7,650 sf added as a new parking lot at this location, so quantity increased from 6,455 sf to 14,105 sf.

1997- Overlay work performed.



00140 - Abrego North (AN)

02000 - Concrete

472 - Pool Deck	Useful Life 5	Remaining Life 1	
4,523 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,523	Unit of Measure Square Feet	
	Cost /SqFt \$23.50	Qty * \$/SqFt \$106,291	
	% Included 6.00%	Total Cost/Study \$6,377	
Summary	Replacement Year 2023	Future Cost \$6,537	

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 4	
5,892 sf Exterior Surfaces	Quantity 5,892	Unit of Measure Square Feet	
	Cost /SqFt \$1.40	Total Cost/Study \$8,249	
	% Included 100.00%	Future Cost \$9,105	
Summary	Replacement Year 2026		

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

2017- Client advises this was done in 2016.



00140 - Abrego North (AN)

04000 - Structural Repairs

820 - Shed	Useful Life 10	Remaining Life 8	
Shed	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,449		
	% Included 100.00%	Total Cost/Study	\$10,449
Summary	Replacement Year 2030	Future Cost	\$12,731

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.



956 - Doors	Useful Life 20	Remaining Life 10	
10 Exterior & Interior Doors (50%)	Quantity 10	Unit of Measure	Items
	Cost /Itm \$1,750	Qty * \$/Itm	\$17,500
	% Included 50.00%	Total Cost/Study	\$8,750
Summary	Replacement Year 2032	Future Cost	\$11,201

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.



00140 - Abrego North (AN)

05000 - Roofing

352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	Useful Life 20 Quantity 21 Cost /Sqrs \$710 % Included 100.00%	Remaining Life 4 Unit of Measure Squares Total Cost/Study \$14,910 Future Cost \$16,458
Summary	Replacement Year 2026	

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



978 - Coating 2,100 sf Low Slope Roof Recoating	Useful Life 5 Quantity 2,100 Cost /SqFt \$1.19 % Included 100.00%	Remaining Life 2 Unit of Measure Square Feet Total Cost/Study \$2,499 Future Cost \$2,626
Summary	Replacement Year 2024	

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.



00140 - Abrego North (AN)

08000 - Rehab

238 - Restrooms	Useful Life 20	Remaining Life 3	
Companion Restroom Remodel	Quantity 1	Unit of Measure Room	
	Cost /Rm \$17,219		
	% Included 100.00%	Total Cost/Study \$17,219	
Summary	Replacement Year 2025	Future Cost \$18,544	

This is to rehab and redecorate the companion restroom.

2018- Added to study.

266 - Locker Rooms	Useful Life 20	Remaining Life 4	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$38,243		
	% Included 100.00%	Total Cost/Study \$76,486	
Summary	Replacement Year 2026	Future Cost \$84,426	

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 15	
795 sf Recreation Room Tile- 2017	Quantity 795	Unit of Measure Square Feet	
	Cost /SqFt \$12.36		
	% Included 100.00%	Total Cost/Study \$9,826	
Summary	Replacement Year 2037	Future Cost \$14,231	

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 4
230 lf Pool	Quantity 230	Unit of Measure Linear Feet
	Cost /l.f. \$160	
	% Included 100.00%	Total Cost/Study \$36,800
Summary	Replacement Year 2026	Future Cost \$40,620

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

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



426 - ADA Chair Lift	Useful Life 10	Remaining Life 5
2 Pool & Spa	Quantity 2	Unit of Measure Items
	Cost /itm \$6,720	
	% Included 100.00%	Total Cost/Study \$13,440
Summary	Replacement Year 2027	Future Cost \$15,206

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

2018- Added to study and installed in 2017.



00140 - Abrego North (AN)

12000 - Pool

778 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$41,685	Qty * \$/LS	\$41,685
	% Included 50.00%	Total Cost/Study	\$20,842
Summary	Replacement Year 2023	Future Cost	\$21,363

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.

2022- \$38 was expended. Move remaining life from 2022 to 2023.
 2020- \$4,002 was expended to replace sand filter1, sand filter 2, and spa sand filter.
 2018- \$4,120 total was expended for spa heater, pool & spa chlorine pump.
 2016- Per client 4/21/2016, \$364,000 total is anticipated to replace the pool in 2016.

779 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment (2022 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$38.00		
	% Included 100.00%	Total Cost/Study	\$38
Summary	Replacement Year 2022	Future Cost	\$38

This is for the \$38 expended.

00140 - Abrego North (AN)

12000 - Pool

964 - Furniture: Misc	Useful Life 6	Remaining Life 0	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,538		
	% Included 100.00%	Total Cost/Study \$7,538	
Summary	Replacement Year 2022	Future Cost \$7,538	

This is to replace miscellaneous pool furniture.

- 16- lounges
- 19- side tables
- 4- chairs
- 3- tables

2022- \$7,538 was expended.
 2017- Client advises done in 2016.



13000 - Spa

158 - Resurface	Useful Life 8	Remaining Life 2	
Spa	Quantity 1	Unit of Measure Items	
	Cost /Itm \$5,764		
	% Included 100.00%	Total Cost/Study \$5,764	
Summary	Replacement Year 2024	Future Cost \$6,056	

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

2019- Per client 7/22/2019, spa built in 2016. Per client 8/5/2019, increase useful life from 6 to 8 years.



00140 - Abrego North (AN)

19000 - Fencing

110 - Wood: Split Rail	Useful Life 20	Remaining Life 15
152 lf Perimeter Fencing	Quantity 152	Unit of Measure Linear Feet
	Cost /l.f. \$35.00	
	% Included 100.00%	Total Cost/Study \$5,320
Summary	Replacement Year 2037	Future Cost \$7,705

This is to replace the split rail fencing.



23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 13
3 HVAC	Quantity 3	Unit of Measure Items
	Cost /Itm \$6,500	
	% Included 100.00%	Total Cost/Study \$19,500
Summary	Replacement Year 2035	Future Cost \$26,881

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

Model #- RGEA14036AJT08XAB, Serial #- F392000240, MFG 09/2020
 Model #- RQPL_B030JK, Serial # F0620001380, MFG 02/2020, Women's LR
 Model #- RQPL_B030JK, Serial #- F072000586, MFG 02/2020, Men's LR

2021- Per client 6/1/2021, \$6,250 expended to replace HVAC unit, 3T.
 2020- \$12,150 expended, for men's & women's locker room 2.5T units



00140 - Abrego North (AN)

26000 - Outdoor Equipment

864 - Shade Structure	Useful Life 30	Remaining Life 21
367 sf Pool Equip Shade Structure	Quantity 367	Unit of Measure Square Feet
	Cost /SqFt \$27.32	
	% Included 100.00%	Total Cost/Study \$10,026
Summary	Replacement Year 2043	Future Cost \$16,840

This is to repair and replace the metal shade structure.

2013- Structure installed.



868 - Shade Structure	Useful Life 15	Remaining Life 10
378 sf [3] Pool Shade Canopies	Quantity 378	Unit of Measure Square Feet
	Cost /SqFt \$22.95	
	% Included 100.00%	Total Cost/Study \$8,675
Summary	Replacement Year 2032	Future Cost \$11,105

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 4	
39,629 sf Parking Lot	Quantity 39,629	Unit of Measure Square Feet	
	Cost /SqFt \$0.250		
	% Included 100.00%	Total Cost/Study \$9,907	
Summary	Replacement Year 2026	Future Cost \$10,936	

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 4	
39,629 sf Parking Lot (3.5%)	Quantity 39,629	Unit of Measure Square Feet	
	Cost /SqFt \$3.85	Qty * \$/SqFt \$152,572	
	% Included 3.50%	Total Cost/Study \$5,340	
Summary	Replacement Year 2026	Future Cost \$5,894	

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 39,629 sf Parking Lot	Useful Life 25 Remaining Life 23 Quantity 39,629 Unit of Measure Square Feet Cost /SqFt \$2.10 % Included 100.00% Total Cost/Study \$83,221 Replacement Year 2045 Future Cost \$146,852
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.

2020- 39,629 sf estimate per client 6/15/2020.



04000 - Structural Repairs

892 - Shed Shed	Useful Life 15 Remaining Life 13 Quantity 1 Unit of Measure Lump Sum Cost /LS \$5,000 % Included 100.00% Total Cost/Study \$5,000 Replacement Year 2035 Future Cost \$6,893
Summary	

This is to replace the freestanding pre-fab shed.

4' x 8'



00200 - Pickleball Center

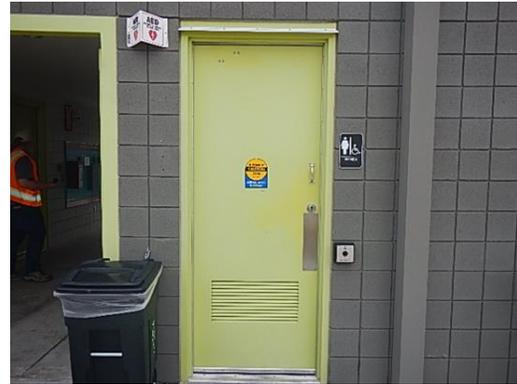
04000 - Structural Repairs

912 - Doors	Useful Life 20	Remaining Life 18
5 Building Doors (50%)	Quantity 5	Unit of Measure Items
	Cost /Itm \$1,750	Qty * \$/Itm \$8,750
	% Included 50.00%	Total Cost/Study \$4,375
Summary	Replacement Year 2040	Future Cost \$6,824

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

- 1- double exterior door
- 4- single exterior doors

2020- Quantity per website drawing.



05000 - Roofing

370 - Low Slope: Single-Ply	Useful Life 15	Remaining Life 13
12 Squares- Center Roof	Quantity 12	Unit of Measure Squares
	Cost /Sqrs \$710	
	% Included 100.00%	Total Cost/Study \$8,523
Summary	Replacement Year 2035	Future Cost \$11,749

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

60 mil TPO (Carlisle Sure-Weld, 1 layer 1.5" poly iso Insulbase)

2020- 1,140 sf estimate per client 6/15/2020.

00200 - Pickleball Center

08000 - Rehab

100 - General	Useful Life 10	Remaining Life 8	
Office, Storage, Breezeway	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,330		
	% Included 100.00%	Total Cost/Study \$5,330	
Summary	Replacement Year 2030	Future Cost \$6,494	

This is for a general rehab.



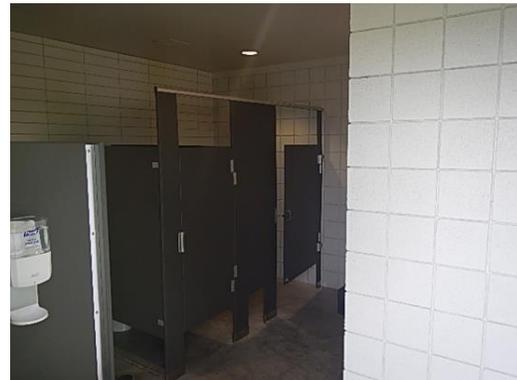
226 - Restrooms	Useful Life 10	Remaining Life 8	
2 Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$7,995		
	% Included 100.00%	Total Cost/Study \$15,990	
Summary	Replacement Year 2030	Future Cost \$19,482	

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

Men's- 198 sf wall tile, 2 toilet stalls with vinyl partitions, painted walls & ceiling, 2 urinals, 1 automatic door, 2 sinks, 3 can lights, stainless steel grab bars, 1 wall light, 2 mirrors, 2 toilet liner dispensers, 2 toilet paper dispensers, 2 soap dispensers, 1 paper towel dispenser.

Women's- similar to men's with: no urinals, 4 toilet stalls, and 4 toilet seat liner dispensers.

2020- 2 restrooms per client 6/15/2020.



00200 - Pickleball Center

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 \$0.800		
	% Included 100.00%	Total Cost/Study \$43,680	
Summary	Replacement Year 2023	Future Cost \$44,772	

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.

2022- Per client, move remaining life from 2022 to 2023.
 2020- Seal/stripping every 2 years at \$3,613/court based on East Center estimates per client in 2019. Per client 8/6/2020, reduce estimate from \$3,613 to \$1,613 per court.



19000 - Fencing

174 - Chain Link: 4'	Useful Life 25	Remaining Life 23	
1,414 lf Court Fences	Quantity 1,414	Unit of Measure Linear Feet	
	Cost /l.f. \$19.19		
	% Included 100.00%	Total Cost/Study \$27,135	
Summary	Replacement Year 2045	Future Cost \$47,882	

This is to replace the 4' chain link fencing.

2020- 1,414 lf per client 6/15/2020.



00200 - Pickleball Center

19000 - Fencing

178 - Chain Link: 8'	Useful Life 25	Remaining Life 23
1,871 lf Court Fences	Quantity 1,871	Unit of Measure Linear Feet
	Cost /l.f. \$34.41	
	% Included 100.00%	Total Cost/Study \$64,381
Summary	Replacement Year 2045	Future Cost \$113,608

This is to replace the 8' chain link fencing.

2020- 1,871 lf per client 6/15/2020.



780 - Gates	Useful Life 20	Remaining Life 18
50 Court Gates	Quantity 50	Unit of Measure Items
	Cost /Itm \$298	
	% Included 100.00%	Total Cost/Study \$14,924
Summary	Replacement Year 2040	Future Cost \$23,276

This is to maintain, repair and replace the chain link gates and gate hardware.

28- 7' gates
 22- 4' gates

2022- Onsite observation revealed 50 gates listed above.
 2020- 53 gates per client 6/15/2020.



00200 - Pickleball Center

23000 - Mechanical Equipment

470 - HVAC	Useful Life 15	Remaining Life 13
3 Mini-split Units	Quantity 3	Unit of Measure Items
	Cost /Itm \$3,038	
	% Included 100.00%	Total Cost/Study \$9,114
Summary	Replacement Year 2035	Future Cost \$12,564

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 18
Septic System	Quantity 1	Unit of Measure System
	Cost /Sys \$7,995	
	% Included 100.00%	Total Cost/Study \$7,995
Summary	Replacement Year 2040	Future Cost \$12,469

This is to repair and replace the septic system.

24000 - Furnishings

570 - Miscellaneous	Useful Life 10	Remaining Life 8
Interior/Exterior Furniture	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$21,320	
	% Included 100.00%	Total Cost/Study \$21,320
Summary	Replacement Year 2030	Future Cost \$25,976

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 8	
900 sf Artificial Turf	Quantity 900	Unit of Measure Square Feet	
	Cost /SqFt \$9.21		
	% Included 100.00%	Total Cost/Study \$8,289	
Summary	Replacement Year 2030	Future Cost \$10,099	

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 3	
Entrance Gate	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,330		
	% Included 100.00%	Total Cost/Study \$5,330	
Summary	Replacement Year 2025	Future Cost \$5,740	

This is to for miscellaneous furnishings.

2020- \$5,000 with 5 year useful life estimates per client 6/15/2020.

00200 - Pickleball Center
26000 - Outdoor Equipment

440 - Drinking Fountain	Useful Life 20	Remaining Life 18	
2 Drinking Fountains	Quantity 2	Unit of Measure	Items
	Cost /Itm \$2,558		
	% Included 100.00%	Total Cost/Study	\$5,117
Summary	Replacement Year 2040	Future Cost	\$7,980

This is to replace the drinking fountains. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2020- 2 units per website drawing.



448 - Bleachers: Aluminum	Useful Life 20	Remaining Life 18	
6 Bleachers	Quantity 6	Unit of Measure	Items
	Cost /Itm \$3,000		
	% Included 100.00%	Total Cost/Study	\$18,000
Summary	Replacement Year 2040	Future Cost	\$28,074

This is to replace the aluminum bleachers.



00200 - Pickleball Center

26000 - Outdoor Equipment

884 - Shade Structure	Useful Life 7	Remaining Life 5	
4,182 sf [3] Shade Structures	Quantity 4,182	Unit of Measure Square Feet	
	Cost /SqFt \$3.30		
	% Included 100.00%	Total Cost/Study \$13,801	
Summary	Replacement Year 2027	Future Cost \$15,614	

This is to replace the shade structures.

- 12' x 135'
- 14' x' 135'
- 28' x 24'

2020- \$10,880 with 7 year useful life estimates per client 6/15/2020.



00700 - Facility Maintenance Shop (FMS)

01000 - Paving

136 - Asphalt: Sealing	Useful Life 5	Remaining Life 3	
29,074 sf Parking Area	Quantity 29,074	Unit of Measure Square Feet	
	Cost /SqFt \$0.250		
	% Included 100.00%	Total Cost/Study \$7,269	
Summary	Replacement Year 2025	Future Cost \$7,827	

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.



260 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3	
29,074 sf Parking Area (3.5%)	Quantity 29,074	Unit of Measure Square Feet	
	Cost /SqFt \$3.85	Qty * \$/SqFt \$111,935	
	% Included 3.50%	Total Cost/Study \$3,918	
Summary	Replacement Year 2025	Future Cost \$4,219	

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.



00700 - Facility Maintenance Shop (FMS)

01000 - Paving

424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	Useful Life 25 Remaining Life 22 Quantity 29,074 Unit of Measure Square Feet Cost /SqFt \$2.10 % Included 100.00% Total Cost/Study \$61,055 Replacement Year 2044 Future Cost \$105,111
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 6 Quantity 5,000 Unit of Measure Square Feet Cost /SqFt \$1.40 % Included 100.00% Total Cost/Study \$7,000 Replacement Year 2028 Future Cost \$8,118
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.



00700 - Facility Maintenance Shop (FMS)

03000 - Painting: Exterior

412 - Wrought Iron	Useful Life 4	Remaining Life 4	
835 lf Perimeter Fence	Quantity 835	Unit of Measure Linear Feet	
	Cost /l.f. \$9.85		
	% Included 100.00%	Total Cost/Study \$8,225	
Summary	Replacement Year 2026	Future Cost \$9,079	

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron. Please see fence component for more details.

4' wrought iron fencing, westerly driveway to west perimeter- 65 lf
 west perimeter- 310 lf
 south and east perimeters- 460 lf

2022- \$11,800 anticipated. Rust exhibited.



413 - Wrought Iron	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Perimeter Fence (2022 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$11,800		
	% Included 100.00%	Total Cost/Study \$11,800	
Summary	Replacement Year 2022	Future Cost \$11,800	

This is for the \$11,800 anticipated in 2022.

00700 - Facility Maintenance Shop (FMS)

03500 - Painting: Interior

152 - Building	Useful Life 10	Remaining Life 6
10,000 sf All Interior Spaces	Quantity 10,000	Unit of Measure Square Feet
	Cost /SqFt \$1.30	
	% Included 100.00%	Total Cost/Study \$13,000
Summary	Replacement Year 2028	Future Cost \$15,076

This is to prepare and paint all building interior spaces.

2022- Scuffed paint exhibited.



04000 - Structural Repairs

800 - Shed	Useful Life 10	Remaining Life 8
Shed	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,756	
	% Included 100.00%	Total Cost/Study \$5,756
Summary	Replacement Year 2030	Future Cost \$7,014

This is to repair, replace and maintain the shed.

2020- Per client 6/15/2020, \$5,400 is anticipated to add a new shed.



00700 - Facility Maintenance Shop (FMS)

04000 - Structural Repairs

804 - Shed	Useful Life 10	Remaining Life 6	
3 Pre-Fab Sheds	Quantity 3	Unit of Measure	Items
	Cost /Itm \$5,600		
	% Included 100.00%	Total Cost/Study	\$16,799
Summary	Replacement Year 2028	Future Cost	\$19,482

This is to repair, replace and maintain the freestanding pre-fab sheds.

2019- Quantity increased from 1 to 3 and useful life reduced from 15 to 10 years per site visit and per client 6/14/2019.
 2018- Added to study.



960 - Doors	Useful Life 30	Remaining Life 26	
2 Shop Rollup Doors	Quantity 2	Unit of Measure	Items
	Cost /Itm \$2,600		
	% Included 100.00%	Total Cost/Study	\$5,200
Summary	Replacement Year 2048	Future Cost	\$9,882

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

964 - Doors	Useful Life 10	Remaining Life 6
24 Exterior & Interior Doors (25%)	Quantity 24	Unit of Measure Items
	Cost /Itm \$1,750	Qty * \$/Itm \$42,000
	% Included 25.00%	Total Cost/Study \$10,500
Summary	Replacement Year 2028	Future Cost \$12,177

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

- 7- exterior
- 17- interior w/ 6 equipped with panic exit hardware



05000 - Roofing

332 - Low Slope: Vinyl	Useful Life 20	Remaining Life 16
14 Squares- Maintenance Shop Low Slope Roof	Quantity 14	Unit of Measure Squares
	Cost /Sqrs \$710	
	% Included 100.00%	Total Cost/Study \$9,940
Summary	Replacement Year 2038	Future Cost \$14,756

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

2018- Approximate installation date.

440 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 5
37 Squares- Maintenance Shop Pitched Roof	Quantity 37	Unit of Measure Squares
	Cost /Sqrs \$656	
	% Included 100.00%	Total Cost/Study \$24,257
Summary	Replacement Year 2027	Future Cost \$27,444

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

00700 - Facility Maintenance Shop (FMS)

05000 - Roofing

860 - Skylights	Useful Life 20	Remaining Life 16
10 Pitched & Low Slope Roof Skylights	Quantity 10	Unit of Measure Items
	Cost /Itm \$874	
	% Included 100.00%	Total Cost/Study \$8,741
Summary	Replacement Year 2038	Future Cost \$12,976

This is to replace the skylights.

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

982 - Coating	Useful Life 5	Remaining Life 2
1,400 sf Low Slope Roof Recoating	Quantity 1,400	Unit of Measure Square Feet
	Cost /SqFt \$3.06	
	% Included 100.00%	Total Cost/Study \$4,284
Summary	Replacement Year 2024	Future Cost \$4,501

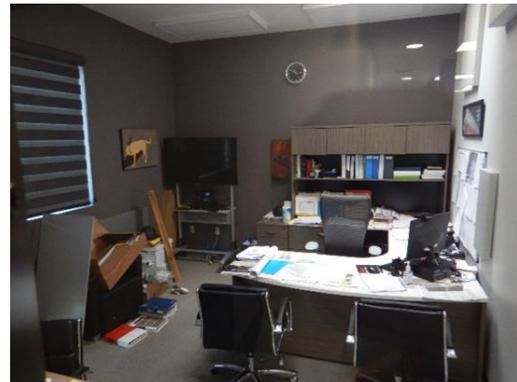
This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.

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

08000 - Rehab

108 - General	Useful Life 20	Remaining Life 16
Common Areas	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$17,219	
	% Included 100.00%	Total Cost/Study \$17,219
Summary	Replacement Year 2038	Future Cost \$25,562

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 16
2 Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$16,390	
	% Included 100.00%	Total Cost/Study \$32,780
Summary	Replacement Year 2038	Future Cost \$48,661

This is to rehab and redecorate the restrooms including items such as fixtures, lighting, ventilation, design, etc. Client input will further define this component. Paint, tile and doors are provided for within other components.

- 2- toilets
- 2- sinks
- 2- mirrors
- 2- soap, paper towel, toilet paper dispenser sets
- 6- stainless grab bars



00700 - Facility Maintenance Shop (FMS)

08000 - Rehab

282 - General	Useful Life 20	Remaining Life 16
Break Room	Quantity 1	Unit of Measure Room
	Cost /Rm \$22,946	
	% Included 100.00%	Total Cost/Study \$22,946
Summary	Replacement Year 2038	Future Cost \$34,063

This is to rehab and redecorate the break room including items such as cabinets, countertops, fixtures, lighting, small appliances, design, décor, etc. Client input will further define this component. This component doesn't provide for repurposing. Tile, doors, chairs, and paint are provided for within other components.

- 1- sink w/ disposer
- 1- L-shape overhead/lower cabinet, 8 lf
- 1- L-shape kitchen counter, 8 lf
- 1- vertical cabinet, 2 lf
- 1- L-shape lunch counter, 30 lf
- 1- window covering
- 1- Bloomfield coffee brewer, MN 8572
- 2- Kenmore microwave ovens
- 1- Frigidaire refrigerator, MN LFHT1713LW3, SN BA23614208, mfg 9/2012
- 1- Waterlogic bottle-less cooler, Quench Q0238097



00700 - Facility Maintenance Shop (FMS)

19000 - Fencing

224 - Wrought Iron: 5'	Useful Life 30	Remaining Life 26	
835 lf Perimeter Fencing	Quantity 835	Unit of Measure Linear Feet	
	Cost /l.f. \$37.15		
	% Included 100.00%	Total Cost/Study \$31,020	
Summary	Replacement Year 2048	Future Cost \$58,948	

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

4' wrought iron fencing, westerly driveway to west perimeter- 65 lf
 west perimeter- 310 lf
 south and east perimeters- 460 lf

2018- \$22,768 expended for 13 gauge metal fencing which was approximately \$10,000 less than planned.
 2017- Added as a placeholder. BRG has drawn a perimeter from an aerial view, but BRG is unsure of the new fence line location. Also this does not include gate motors, if any, or the install of new heavy duty slide gates.



540 - Metal	Useful Life 30	Remaining Life 26	
165 lf Frontage Fencing	Quantity 165	Unit of Measure Linear Feet	
	Cost /l.f. \$34.97		
	% Included 100.00%	Total Cost/Study \$5,770	
Summary	Replacement Year 2048	Future Cost \$10,965	

This is to replace the 6' metal fencing.

between westerly and easterly driveways- 145 lf
 from easterly driveway to east perimeter- 20 lf



00700 - Facility Maintenance Shop (FMS)

23000 - Mechanical Equipment

208 - HVAC	Useful Life 15	Remaining Life 11	
4 Rooftop HVAC Units- 2018	Quantity 4	Unit of Measure	Items
	Cost /Itm \$6,010		
	% Included 100.00%	Total Cost/Study	\$24,038
Summary	Replacement Year 2033	Future Cost	\$31,540

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 10	
2 Ground Level Bryant Units- 2017	Quantity 2	Unit of Measure	Items
	Cost /Itm \$13,822		
	% Included 100.00%	Total Cost/Study	\$27,644
Summary	Replacement Year 2032	Future Cost	\$35,387

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.



00700 - Facility Maintenance Shop (FMS)

24000 - Furnishings

200 - Miscellaneous	Useful Life 20	Remaining Life 16	
64 Chairs, Desks, Storage, Etc	Quantity 64	Unit of Measure	Items
	Cost /Itm \$837		
	% Included 100.00%	Total Cost/Study	\$53,540
Summary	Replacement Year 2038	Future Cost	\$79,480

This is to replace miscellaneous office furnishings.

- 1- conference table
- 10- miscellaneous book cases, file cabinets, and blueprint cabinets
- 13- office workstations including hutches & reception counter
- 40- office, task, miscellaneous chairs



25000 - Flooring

290 - Carpeting	Useful Life 10	Remaining Life 3	
195 Sq. Yds. Offices, Hallways, Misc	Quantity 195	Unit of Measure	Square Yard
	Cost /SqYd \$35.00		
	% Included 100.00%	Total Cost/Study	\$6,825
Summary	Replacement Year 2025	Future Cost	\$7,350

This is to replace the carpeting.

- 2022- Carpeting exhibits stained, poor condition.
- 2019- Per client 7/22/2019, original installation was base carpet and not expected to last 10 years, so reduce remaining life from 2028 to 2023.



00700 - Facility Maintenance Shop (FMS)

25000 - Flooring

480 - Tile	Useful Life 20	Remaining Life 16
664 sf Floor & Wall Tile	Quantity 664	Unit of Measure Square Feet
	Cost /SqFt \$26.22	
	% Included 100.00%	Total Cost/Study \$17,410
Summary	Replacement Year 2038	Future Cost \$25,845

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 18
Genie Scissor Lift	Quantity 1	Unit of Measure Items
	Cost /Itm \$17,882	
	% Included 100.00%	Total Cost/Study \$17,882
Summary	Replacement Year 2040	Future Cost \$27,890

This is to repair and replace the electric scissor lift.

Genie Industries, GS-1530

2020- \$16,775 was expended per client 6/14/2020.



00700 - Facility Maintenance Shop (FMS)

30000 - Miscellaneous

822 - Maintenance Equipment	Useful Life 10	Remaining Life 6	
11 Shop Tools, Portacoolers, Misc (50%)	Quantity 11	Unit of Measure Items	
	Cost /Itm \$3,785	Qty * \$/Itm \$41,630	
	% Included 50.00%	Total Cost/Study \$20,815	
Summary	Replacement Year 2028	Future Cost \$24,139	

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 2	
Facility Maintenance Shop Context Scanner	Quantity 1	Unit of Measure Items	
	Cost /Itm \$6,884		
	% Included 100.00%	Total Cost/Study \$6,884	
Summary	Replacement Year 2024	Future Cost \$7,232	

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.

00800 - General

30000 - Miscellaneous

200 - Maintenance Equipment
 Vermeer Chipper

Useful Life	20	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	\$8,825		
% Included	100.00%	Total Cost/Study	\$8,825
Replacement Year	2026	Future Cost	\$9,741

Summary

This is to replace Vermeer chipper.

Model #- BC700XL
 VIN/PIN- 1VRC101V9F10 00862



00800 - General

30000 - Miscellaneous

204 - Maintenance Equipment	Useful Life 15	Remaining Life 0	
Vermeer Skid Loader & Attachments	Quantity 1	Unit of Measure	Items
	Cost /Itm \$57,206		
	% Included 100.00%	Total Cost/Study	\$57,206
Summary	Replacement Year 2022	Future Cost	\$57,206

This is to replace the Vermeer track mini skid and attachments. Includes purchase, factory FRT & prep, and sales tax.

- S925TX Skid Loader, 40HP gas
- Berlon HD extended lip bucket- 42" wide
- Berlon bolt on cutting edge- 42" wide
- Rotary broom- 42", manual angle
- 2250LP welded shark 4in 52 pin trencher chain
- 24 Boom greaseless idler w/restraint bar- trencher boom kit
- Vermeer trencher attachment- STR48 boom kit

2022- \$57,205.90 expended (Vermeer Southwest) per multiple invoices.



00800 - General
30000 - Miscellaneous

700 - Trailer	Useful Life 15	Remaining Life 3	
Load Trail	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,883		
	% Included 100.00%	Total Cost/Study	\$5,883
Summary	Replacement Year 2025	Future Cost	\$6,336

This is to replace the utility trailer.

Load Trail
 License- Y66945

2022- No work indicated for 2021, move remaining life to 2023.
 2021- \$5,657 is anticipated.



704 - Trailer	Useful Life 15	Remaining Life 12	
Top Hat- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,827		
	% Included 100.00%	Total Cost/Study	\$6,827
Summary	Replacement Year 2034	Future Cost	\$9,181

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 0	
Big Tex	Quantity 1	Unit of Measure	Items
	Cost /Itm \$24,889		
	% Included 100.00%	Total Cost/Study	\$24,889
Summary	Replacement Year 2022	Future Cost	\$24,889

This is to replace the landscaping trailer.

Big Tex
 License- K00575
 30SV

2022- \$24,889 was expended.



824 - Maintenance Truck	Useful Life 10	Remaining Life 9	
2011 Ford F150 Pickup- #18	Quantity 1	Unit of Measure	Items
	Cost /Itm \$35,300		
	% Included 100.00%	Total Cost/Study	\$35,300
Summary	Replacement Year 2031	Future Cost	\$44,085

This is to replace the pickup truck.

2011 Ford F150
 License Plate- CG84220
 VIN- 1FTMF1CM5BKD49232

2021- \$33,942 was expended.

00800 - General

30000 - Miscellaneous

832 - Vehicle	Useful Life 10	Remaining Life 1	
3 2013 Ford Transit Connects- #20, 21, 23	Quantity 3	Unit of Measure	Items
	Cost /Itm \$29,417		
	% Included 100.00%	Total Cost/Study	\$88,250
Summary	Replacement Year 2023	Future Cost	\$90,456

This is to replace the utility vans.

2013 Ford Transit Connect XLTs and XL's
 Vehicle 20- License- CH45316 / VIN- NM0LS7DN3DT133374
 Vehicle 21- License- CH45315 / VIN- NM0LS7DN3DT132204
 Vehicle 22- License- BLM0931 / VIN- NM0LS7CNDT150137 (**Deleted in 2017**)
 Vehicle 23- License- BLM0930 / VIN- unavailable



844 - Vehicle	Useful Life 10	Remaining Life 4	
2016 Ford Fiesta- #26	Quantity 1	Unit of Measure	Items
	Cost /Itm \$20,592		
	% Included 100.00%	Total Cost/Study	\$20,592
Summary	Replacement Year 2026	Future Cost	\$22,729

This is to replace the compact vehicle.

2016 Ford Fiesta
 License- BRW9820
 VIN- 3FA0P4TJ6GX1336



00800 - General

30000 - Miscellaneous

852 - Vehicle	Useful Life 10	Remaining Life 4	
2 2016 Ram Promaster City Vans- #29, 30	Quantity 2	Unit of Measure	Items
	Cost /Itm \$34,439		
	% Included 100.00%	Total Cost/Study	\$68,878
Summary	Replacement Year 2026	Future Cost	\$76,028

This is to replace the vans.

2016 Ram Promaster City vans
 License- CK49240 (#29), CK49241 (#30)
 VIN- ZFBERFBT1G6B90166 (#29), ZFBERFBT1G6B92239

2016- Vans purchased.



856 - Maintenance Truck	Useful Life 10	Remaining Life 4	
3 2016 Ram 1500 Pickups- #31, 32, 33	Quantity 3	Unit of Measure	Items
	Cost /Itm \$39,031		
	% Included 100.00%	Total Cost/Study	\$117,093
Summary	Replacement Year 2026	Future Cost	\$129,249

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 5	
2017 Ram 1500 Pickup- #34	Quantity 1	Unit of Measure	Items
	Cost /Itm \$40,999		
	% Included 100.00%	Total Cost/Study	\$40,999
Summary	Replacement Year 2027	Future Cost	\$46,387

This is to replace the pickup truck.

2017 Ram 1500
 License- CK53480
 VIN- 3C6JF6DGOHG598741

2017- Truck purchased.



866 - Vehicle	Useful Life 3	Remaining Life 1	
2017 Ford Escape- #36	Quantity 1	Unit of Measure	Items
	Cost /Itm \$31,980		
	% Included 100.00%	Total Cost/Study	\$31,980
Summary	Replacement Year 2023	Future Cost	\$32,780

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.

00800 - General

30000 - Miscellaneous

868 - Maintenance Truck	Useful Life 10	Remaining Life 6	
2018 Ford F150 Supercrew- #37	Quantity 1	Unit of Measure	Items
	Cost /Itm \$38,099		
	% Included 100.00%	Total Cost/Study	\$38,099
Summary	Replacement Year 2028	Future Cost	\$44,183

This is to replace the pickup truck.

2018 Ford F150 Supercrew
 License- CK99967
 VIN- 1FTEW1CP7JKC96126

2018- Purchased for \$34,018 and the association traded in vehicles 11 & 16 which have been deleted from the vehicle inventory.



872 - Maintenance Truck	Useful Life 10	Remaining Life 6	
2018 Ford F150- #38	Quantity 1	Unit of Measure	Items
	Cost /Itm \$40,666		
	% Included 100.00%	Total Cost/Study	\$40,666
Summary	Replacement Year 2028	Future Cost	\$47,160

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.

00800 - General

30000 - Miscellaneous

874 - Maintenance Truck	Useful Life 10	Remaining Life 6	
Ford F250 PU- #39	Quantity 1	Unit of Measure	Items
	Cost /Itm \$39,019		
	% Included 100.00%	Total Cost/Study	\$39,019
Summary	Replacement Year 2028	Future Cost	\$45,249

This is to replace the pickup truck.

2018 Ford F250, #39 replaced prior 2006 Ford F250 pickup truck.
 License- CL39574
 VIN- 1FTBF2A6XJEC41798



876 - Vehicle	Useful Life 10	Remaining Life 6	
Ford Transit Connect- #40	Quantity 1	Unit of Measure	Items
	Cost /Itm \$35,577		
	% Included 100.00%	Total Cost/Study	\$35,577
Summary	Replacement Year 2028	Future Cost	\$41,258

This is to replace the Ford Transit Connect cargo van.

Ford Transit Connect
 License Plate- CL58879
 VIN- 1FTYE1ZM4JKA60532

2019- Per client 6/14/2019, vehicle #24 was traded in for new vehicle #40 with \$32,560 value in 2018.



00800 - General

30000 - Miscellaneous

878 - Vehicle	Useful Life 10	Remaining Life 7	
2018 Ford Transit 150 Van- #41	Quantity 1	Unit of Measure	Items
	Cost /Itm \$35,578		
	% Included 100.00%	Total Cost/Study	\$35,578
Summary	Replacement Year 2029	Future Cost	\$42,291

This is to replace the Ford Transit 150 van.

Ford Transit 150 van
 License Plate- CL58880
 VIN- 1FTYE1ZM0JKA96198

2019- \$32,561 was expended per client 6/14/2019.



880 - Vehicle	Useful Life 10	Remaining Life 7	
2019 Ford F-250 Pickup Truck- #42	Quantity 1	Unit of Measure	Items
	Cost /Itm \$43,706		
	% Included 100.00%	Total Cost/Study	\$43,706
Summary	Replacement Year 2029	Future Cost	\$51,953

This is to replace the Ford F-250 pickup truck.

Ford F-250
 License- CL79162
 VIN- ___7X2A65KEC55175

2019- Per client 6/14/2019, vehicles #10 and #25 were traded in for new vehicle #42 with a \$40,000 value.



00800 - General

30000 - Miscellaneous

882 - Vehicle	Useful Life 10	Remaining Life 7	
2018 Ford Transit 250 Van- #43	Quantity 1	Unit of Measure	Items
	Cost /Itm \$37,150		
	% Included 100.00%	Total Cost/Study	\$37,150
Summary	Replacement Year 2029	Future Cost	\$44,160

This is to replace the Ford Transit 250 Van.

2018 Ford Transit 250
 License- B226028 (temp)
 VIN- 1FTYR1CMXKKA28585

2019- Van was un-numbered and lacked Arizona license plates at the time of the site inspection, client input may further define this component. Per client 6/14/2019, vehicle #17 was traded in for new vehicle #43 with \$34,000 value.

884 - Vehicle	Useful Life 10	Remaining Life 7	
2018 Ford F-150 Pickup Truck- #44	Quantity 1	Unit of Measure	Items
	Cost /Itm \$32,524		
	% Included 100.00%	Total Cost/Study	\$32,524
Summary	Replacement Year 2029	Future Cost	\$38,661

This is to replace the Ford F-150 pickup truck.

2018 Ford F-150
 License- CL70199
 VIN- 1FTMF1CB4JKE44944

2019- Truck was un-numbered and lacked Arizona license plates at the time of the site inspection, client input may further define this component. \$29,766, was expended for 2018 Ford F-150 per client 6/14/2019.



00800 - General

30000 - Miscellaneous

888 - Vehicle	Useful Life 10	Remaining Life 8	
2020 Ford Escape- #45	Quantity 1	Unit of Measure	Items
	Cost /Itm \$32,000		
	% Included 100.00%	Total Cost/Study	\$32,000
Summary	Replacement Year 2030	Future Cost	\$38,989

This is to replace the Ford Escape.

2020 Ford Escape
 License- HTA2CZA
 VIN- 1FMCU0G62LUA79188

2022- Information determined and component added per onsite observations. Client input may further define this component.



00800 - General

30000 - Miscellaneous

892 - Maintenance Truck	Useful Life 10	Remaining Life 9	
2021 Ford Ranger XL- #46	Quantity 1	Unit of Measure	Items
	Cost /Itm \$38,243		
	% Included 100.00%	Total Cost/Study	\$38,243
Summary	Replacement Year 2031	Future Cost	\$47,760

This is to replace the truck.

2021 Ford Ranger XL
 License- RAAOSE
 VIN- 1FTER1EH7MLD61276

2022- BRG assumption based on site observations. Client input may further define this component.
 2021- \$36,772 is anticipated.
 2019- Per client 7/22/2019, 2011 Ford Ranger will be replaced with a full-size truck, so increase estimate from \$15,759 to \$35,000.
 2016- Pickup purchased.



00800 - General

30000 - Miscellaneous

896 - Maintenance Truck	Useful Life 10	Remaining Life 9	
2021 Ford F250 Pickup- #47	Quantity 1	Unit of Measure	Items
	Cost /Itm \$43,750		
	% Included 100.00%	Total Cost/Study	\$43,750
Summary	Replacement Year 2031	Future Cost	\$54,638

This is to replace the pickup truck.

2021 Ford F250
 License- LVA13F
 VIN- Unavailable

2022- BRG added component based on onsite observations. Client input may further define this component.



00010 - Administrative Offices

22000 - Office Equipment

190 - Miscellaneous	Useful Life 8	Remaining Life 2
Printers & Copiers	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$16,500	
	% Included 100.00%	Total Cost/Study \$16,500
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 12
Telephone System	Quantity 1	Unit of Measure System
	Cost /Sys \$25,000	
	% Included 100.00%	Total Cost/Study \$25,000
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 3
43,543 sf Drives, North & South Parking (3%)	Quantity 43,543	Unit of Measure Square Feet
	Cost /SqFt \$3.85	Qty * \$/SqFt \$167,641
	% Included 2.50%	Total Cost/Study \$4,191
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 14
250 lf WC Pool & Spa Area	Quantity 250	Unit of Measure Linear Feet
	Cost /l.f. \$5,200	
	% Included 100.00%	Total Cost/Study \$1,300,000
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 2
4,000 sf Pool Cover	Quantity 4,000	Unit of Measure Square Feet
	Cost /SqFt \$1.95	
	% Included 100.00%	Total Cost/Study \$7,800
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 3
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$9,650	
	% Included 100.00%	Total Cost/Study \$9,650
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 6
Spa	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,060	
	% Included 100.00%	Total Cost/Study \$8,060
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 3
4 Water Heaters (50%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,800	Qty * \$/Itm \$7,200
	% Included 50.00%	Total Cost/Study \$3,600
Summary	Replacement Year N/A	Future Cost N/A

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

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

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

00020 - West Social Center (WC)

26000 - Outdoor Equipment

474 - Drinking Fountain	Useful Life 5	Remaining Life 1
7 Drinking Fountains (28.6%)	Quantity 7	Unit of Measure Items
	Cost /Itm \$2,000	Qty * \$/Itm \$14,000
	% Included 28.57%	Total Cost/Study \$4,000
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 2
1,360 sf Pool Cover	Quantity 1,360	Unit of Measure Square Feet
	Cost /SqFt \$2.00	
	% Included 100.00%	Total Cost/Study \$2,720
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. \$4,700	
	% Included 100.00%	Total Cost/Study \$775,500
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 1
4,835 sf Tennis & Pickleball Courts	Quantity 4,835	Unit of Measure Square Feet
	Cost /SqFt \$0.570	
	% Included 100.00%	Total Cost/Study \$2,756
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 2
2,200 sf [4] South Pickleball Courts	Quantity 2,200	Unit of Measure Square Feet
	Cost /SqFt \$0.570	
	% Included 100.00%	Total Cost/Study \$1,254
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreens.

[4] south pickleball courts- 440 lf

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

23000 - Mechanical Equipment

608 - Water Heater	Useful Life 4	Remaining Life 1
4 Water Heaters (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,970	Qty * \$/Itm \$7,880
	% Included 25.00%	Total Cost/Study \$1,970
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 1
8 Drinking Fountains (25%)	Quantity 8	Unit of Measure Items
	Cost /Itm \$2,000	Qty * \$/Itm \$16,000
	% Included 25.00%	Total Cost/Study \$4,000
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 5
144 sf Tennis Shade Canopy	Quantity 144	Unit of Measure Square Feet
	Cost /SqFt \$23.00	
	% Included 100.00%	Total Cost/Study \$3,312
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 35
264 LC Pool & Spa Area	Quantity 264	Unit of Measure Lump Sum
	Cost /LS \$4,160	
	% Included 100.00%	Total Cost/Study \$1,098,240
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 2
4,400 sf Pool Cover	Quantity 4,400	Unit of Measure Square Feet
	Cost /SqFt \$1.95	
	% Included 100.00%	Total Cost/Study \$8,580
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 1
5,400 sf Tennis Court Fence Screen	Quantity 5,400	Unit of Measure Square Feet
	Cost /SqFt \$0.570	
	% Included 100.00%	Total Cost/Study \$3,078
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 \$1,967	Qty * \$/Itm \$7,867
	% Included 25.00%	Total Cost/Study \$1,967
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 19
260 lf DH Pool & Spa Area	Quantity 260	Unit of Measure Linear Feet
	Cost /l.f. \$4,160	
	% Included 100.00%	Total Cost/Study \$1,081,600
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 2
3,870 sf Pool Cover	Quantity 3,870	Unit of Measure Square Feet
	Cost /SqFt \$1.95	
	% Included 100.00%	Total Cost/Study \$7,547
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 1
Sauna	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,016	
	% Included 100.00%	Total Cost/Study \$2,016
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 8
28,800 sf [4] Tennis Courts	Quantity 28,800	Unit of Measure Square Feet
	Cost /SqFt \$3.20	
	% Included 100.00%	Total Cost/Study \$92,160
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 1
8,640 sf Tennis Wind Screens	Quantity 8,640	Unit of Measure Square Feet
	Cost /SqFt \$0.570	
	% Included 100.00%	Total Cost/Study \$4,925
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 \$2.94	
	% Included 100.00%	Total Cost/Study \$6,421
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 3
2 Ground Level- Bard Units #1 & #2	Quantity 2	Unit of Measure Items
	Cost /Itm \$5,883	
	% Included 100.00%	Total Cost/Study \$11,767
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 3	
3 Drinking Fountains (33%)	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,967	Qty * \$/Itm	\$5,900
	% Included 33.33%	Total Cost/Study	\$1,967
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 28	
274 CH Pool & Spa Area	Quantity 274	Unit of Measure	Lump Sum
	Cost /LS \$4,160		
	% Included 100.00%	Total Cost/Study	\$1,139,840
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 2	
4,800 sf Pool Cover	Quantity 4,800	Unit of Measure	Square Feet
	Cost /SqFt \$1.95		
	% Included 100.00%	Total Cost/Study	\$9,360
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 \$6,048		
	% Included 100.00%	Total Cost/Study	\$6,048
Summary	Replacement Year N/A	Future Cost	N/A

This is for the Bridge dealing machine for the card game of same name.

2021- Excluded per client.

2018- Added to study.

00060 - Canoa Hills (CH)

17000 - Tennis Court

704 - Screen	Useful Life 5	Remaining Life 2
5,220 sf Tennis Court Windscreens	Quantity 5,220	Unit of Measure Square Feet
	Cost /SqFt \$0.570	
	% Included 100.00%	Total Cost/Study \$2,975
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 12
Evaporative Cooler- 2014	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,353	
	% Included 100.00%	Total Cost/Study \$2,353
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 1
4 Drinking Fountains (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,967	Qty * \$/Itm \$7,867
	% Included 25.00%	Total Cost/Study \$1,967
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 34
240 SR Pool & Spa Area	Quantity 240	Unit of Measure Lump Sum
	Cost /LS \$4,160	
	% Included 100.00%	Total Cost/Study \$998,400
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 5
3,600 sf Pool Cover	Quantity 3,600	Unit of Measure Square Feet
	Cost /SqFt \$1.95	
	% Included 100.00%	Total Cost/Study \$7,020
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 12
10 Parking Lot Lights	Quantity 10	Unit of Measure Items
	Cost /Itm \$2,404	
	% Included 100.00%	Total Cost/Study \$24,038
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 4
Fiesta Room- Total Induction Loop	Quantity 1	Unit of Measure System
	Cost /Sys \$7,983	
	% Included 100.00%	Total Cost/Study \$7,983
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the total induction loop.

2020- Per client 6/16/2020, remove from study. Clay Studio to be expended into this room.
 2017- Per client, \$5,300 was expended in 2006.

25000 - Flooring

260 - Carpeting	Useful Life 10	Remaining Life 1
1,400 Sq. Yds. Anza, Fiesta, Computer, Office	Quantity 1,400	Unit of Measure Square Yard
	Cost /SqYd \$42.00	
	% Included 100.00%	Total Cost/Study \$58,800
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the carpeting.

2022- Per client, remove from study.
 2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.

00070 - Santa Rita Springs (SRS)

26000 - Outdoor Equipment

470 - Drinking Fountain	Useful Life 5	Remaining Life 2
3 Drinking Fountains (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,967	Qty * \$/Itm \$5,900
	% Included 33.33%	Total Cost/Study \$1,967
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 46
256 lf CR Pool & Spa Area	Quantity 256	Unit of Measure Linear Feet
	Cost /l.f. \$4,160	
	% Included 100.00%	Total Cost/Study \$1,064,960
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 2
4,140 sf Pickleball Court Windscreens	Quantity 4,140	Unit of Measure Square Feet
	Cost /SqFt \$0.570	
	% Included 100.00%	Total Cost/Study \$2,360
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 10
11,204 sf Pickleball & Basketball Courts	Quantity 11,204	Unit of Measure Square Feet
	Cost /SqFt \$3.23	
	% Included 100.00%	Total Cost/Study \$36,189
Summary	Replacement Year N/A	Future Cost N/A

This is to overlay the surface with new hot asphalt.

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

00080 - Canoa Ranch (CR)

27000 - Appliances

998 - Miscellaneous	Useful Life 15	Remaining Life 2	
2 Amado Rm Microwave, Refrigerator	Quantity 2	Unit of Measure	Items
	Cost /Itm \$874		
	% Included 100.00%	Total Cost/Study	\$1,748
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 2	
5,884 sf All Interior Spaces	Quantity 5,884	Unit of Measure	Square Feet
	Cost /SqFt \$1.30		
	% Included 100.00%	Total Cost/Study	\$7,649
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 12	
170 AS Pool & Spa Area	Quantity 170	Unit of Measure	Lump Sum
	Cost /LS \$4,160		
	% Included 100.00%	Total Cost/Study	\$707,200
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 2	
1,575 Pool Cover	Quantity 1,575	Unit of Measure	Items
	Cost /Itm \$1.95		
	% Included 100.00%	Total Cost/Study	\$3,071
Summary	Replacement Year N/A	Future Cost	N/A

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

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

00100 - Continental Vistas (CV)

01000 - Paving

240 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
6,726 sf Seal, Crack Fill, Stripe (10%)	Quantity 6,726	Unit of Measure	Square Feet
	Cost /SqFt \$3.85	Qty * \$/SqFt	\$25,895
	% Included 10.00%	Total Cost/Study	\$2,590
Summary	Replacement Year N/A	Future Cost	N/A

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

00100 - Continental Vistas (CV)

01000 - Paving

04000 - Structural Repairs

940 - Doors	Useful Life 10	Remaining Life 2	
12 Exterior & Interior Doors (25%)	Quantity 12	Unit of Measure Items	
	Cost /Itm \$1,750	Qty * \$/Itm \$21,000	
	% Included 25.00%	Total Cost/Study \$5,250	
Summary	Replacement Year N/A	Future Cost N/A	

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

3- interior
 9- exterior

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

12000 - Pool

156 - Structural Replacement of Pool	Useful Life 60	Remaining Life 17	
180 CV Pool & Spa Area	Quantity 180	Unit of Measure Lump Sum	
	Cost /LS \$4,160		
	% Included 100.00%	Total Cost/Study \$748,800	
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 1	
1,775 sf Pool Cover	Quantity 1,775	Unit of Measure Square Feet	
	Cost /SqFt \$1.95		
	% Included 100.00%	Total Cost/Study \$3,461	
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 15	
Drinking Fountain	Quantity 1	Unit of Measure Items	
	Cost /Itm \$1,967		
	% Included 100.00%	Total Cost/Study \$1,967	
Summary	Replacement Year N/A	Future Cost N/A	

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

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

00110 - Madera Vista (MV)

01000 - Paving

244 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2
9,772 sf Seal, Crack Fill, Stripe (10%)	Quantity 9,772	Unit of Measure Square Feet
	Cost /SqFt \$3.85	Qty * \$/SqFt \$37,622
	% Included 10.00%	Total Cost/Study \$3,762
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.

04000 - Structural Repairs

944 - Doors	Useful Life 10	Remaining Life 2
12 Exterior & Interior Doors (25%)	Quantity 12	Unit of Measure Items
	Cost /Itm \$1,750	Qty * \$/Itm \$21,000
	% Included 25.00%	Total Cost/Study \$5,250
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
 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 22
156 MV Pool & Spa Area	Quantity 156	Unit of Measure Lump Sum
	Cost /LS \$4,160	
	% Included 100.00%	Total Cost/Study \$648,960
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 4
Rooftop Carrier Unit #1- 2011	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,178	
	% Included 100.00%	Total Cost/Study \$9,178
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

00110 - Madera Vista (MV)

23000 - Mechanical Equipment

620 - Water Heater	Useful Life 12	Remaining Life 3
Building Water Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,967	
	% Included 100.00%	Total Cost/Study \$1,967
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the Bradford White 40 gallon gas water heater.

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

26000 - Outdoor Equipment

312 - Shuffleboard Court	Useful Life 10	Remaining Life 1
660 sf [2] Shuffleboard Courts	Quantity 660	Unit of Measure Square Feet
	Cost /SqFt \$4.64	
	% Included 100.00%	Total Cost/Study \$3,062
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 4
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,967	
	% Included 100.00%	Total Cost/Study \$1,967
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 1
7,128 sf Seal, Crack Fill, Stripe (10%)	Quantity 7,128	Unit of Measure Square Feet
	Cost /SqFt \$3.85	Qty * \$/SqFt \$27,443
	% Included 10.00%	Total Cost/Study \$2,744
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.

00120 - Casa Paloma I (CPI)

04000 - Structural Repairs

948 - Doors	Useful Life 10	Remaining Life 2
10 Exterior & Interior Doors (25%)	Quantity 10	Unit of Measure Items
	Cost /Itm \$1,750	Qty * \$/Itm \$17,500
	% Included 25.00%	Total Cost/Study \$4,375
Summary	Replacement Year N/A	Future Cost N/A

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

2- interior
 8- exterior

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

12000 - Pool

162 - Structural Replacement of Pool	Useful Life 40	Remaining Life 11
200 CPI Pool & Spa Area	Quantity 200	Unit of Measure Lump Sum
	Cost /LS \$4,160	
	% Included 100.00%	Total Cost/Study \$832,000
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 \$1.95	
	% Included 100.00%	Total Cost/Study \$4,095
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 11
Rooftop Evaporative Cooler Unit #4- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,353	
	% Included 100.00%	Total Cost/Study \$2,353
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the swamp cooler.

Unit 4- Locker Room- Aerocool- Evaporative Cooler

00120 - Casa Paloma I (CPI)

23000 - Mechanical Equipment

710 - Furnace	Useful Life 15	Remaining Life 6
Rooftop Forced Air Furnace Unit #3- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,412	
	% Included 100.00%	Total Cost/Study \$3,412
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 2
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,967	
	% Included 100.00%	Total Cost/Study \$1,967
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

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

00130 - Casa Paloma II (CPII)

01000 - Paving

252 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
4,536 sf Parking Areas (10%)	Quantity 4,536	Unit of Measure Square Feet
	Cost /SqFt \$3.85	Qty * \$/SqFt \$17,464
	% Included 10.00%	Total Cost/Study \$1,746
Summary	Replacement Year N/A	Future Cost N/A

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

428 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 2
4,536 sf Parking Areas	Quantity 4,536	Unit of Measure Square Feet
	Cost /SqFt \$5.85	
	% Included 100.00%	Total Cost/Study \$26,536
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	Useful Life 60	Remaining Life 14
180 CPII Pool & Spa Area	Quantity 180	Unit of Measure Lump Sum
	Cost /LS \$4,160	
	% Included 100.00%	Total Cost/Study \$748,800
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.

00130 - Casa Paloma II (CPII)

23000 - Mechanical Equipment

260 - HVAC	Useful Life 15	Remaining Life 3
Rooftop Rheem Unit #3- 2005	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,912	
	% Included 100.00%	Total Cost/Study \$3,912
Summary	Replacement Year N/A	Future Cost N/A

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

Unit 3- Locker Room- Rheem- 2T

624 - Water Heater	Useful Life 12	Remaining Life 1
Building Water Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,967	
	% Included 100.00%	Total Cost/Study \$1,967
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.

26000 - Outdoor Equipment

496 - Drinking Fountain	Useful Life 20	Remaining Life 2
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,967	
	% Included 100.00%	Total Cost/Study \$1,967
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 (10%)	Quantity 6,455	Unit of Measure Square Feet
	Cost /SqFt \$3.85	Qty * \$/SqFt \$24,852
	% Included 10.00%	Total Cost/Study \$2,485
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.

00140 - Abrego North (AN)

12000 - Pool

140 - Structural Replacement of Pool	Useful Life 60	Remaining Life 31
230 lf Albrego N	Quantity 230	Unit of Measure Linear Feet
	Cost /l.f. \$2,288	
	% Included 100.00%	Total Cost/Study \$526,240
Summary	Replacement Year N/A	Future Cost N/A

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

Placed in service in 1978 and structure re-built in 2016 for \$464,000. This also included reconfiguring the area, enlarging the pool from 180 lf to 230 lf, and also increasing the pool deck. This estimate is preliminary, and was not based on a complete analysis of the project's scope.

672 - Deck: Re-Surface	Useful Life 25	Remaining Life 19
4,523 sf Pool/Spa Tinted Deck	Quantity 4,523	Unit of Measure Square Feet
	Cost /SqFt \$8.83	
	% Included 100.00%	Total Cost/Study \$39,938
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.

26000 - Outdoor Equipment

500 - Drinking Fountain	Useful Life 20	Remaining Life 14
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /itm \$2,622	
	% Included 100.00%	Total Cost/Study \$2,622
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 13
Walks	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,132	
	% Included 100.00%	Total Cost/Study \$2,132
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 28
Placeholder Pending Additional Data	Quantity 1	Unit of Measure Items
	Cost /Itm \$1.00	
	% Included 100.00%	Total Cost/Study \$1
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the lighting.

2020- Per website plans, court lighting doesn't appear to be part of initial design. Client input will further define this and other lighting data such as parking lot, walkways, building, etc.

21000 - Signage

900 - Miscellaneous	Useful Life 12	Remaining Life 10
Monument & Other	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,665	
	% Included 100.00%	Total Cost/Study \$2,665
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.

27000 - Appliances

248 - Ice Machine	Useful Life 10	Remaining Life 8
Center Building	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,185	
	% Included 100.00%	Total Cost/Study \$2,185
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the commercial ice machine.

2020- Unit per website. Excluded due to total cost less than \$5,000 minimum.

00700 - Facility Maintenance Shop (FMS)

05000 - Roofing

700 - Gutters / Downspouts	Useful Life 30	Remaining Life 5
145 lf Gutters & Downspouts	Quantity 145	Unit of Measure Linear Feet
	Cost /l.f. \$9.83	
	% Included 100.00%	Total Cost/Study \$1,425
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the gutters and downspouts in conjunction with reroof cycle.

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

00700 - Facility Maintenance Shop (FMS)

24500 - Audio / Visual

128 - Television	Useful Life 10	Remaining Life 6
Conference Room	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,639	
	% Included 100.00%	Total Cost/Study \$1,639
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 5
Hallway Manitowoc	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,185	
	% Included 100.00%	Total Cost/Study \$2,185
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 2
Facility Maintenance Shop HP Plotter	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,442	
	% Included 100.00%	Total Cost/Study \$3,442
Summary	Replacement Year N/A	Future Cost N/A

This is to replace plotter.

HP DesignJet T520 ePrinter

2019- Unit was previously located in the member services building. Per client 7/22/2019, remove components with current value less than \$5,000.

2016- Plotter installed.

30000 - Miscellaneous

820 - Vehicle	Useful Life 10	Remaining Life 2
2009 Ford E150 Van- #17	Quantity 1	Unit of Measure Items
	Cost /Itm \$32,358	
	% Included 100.00%	Total Cost/Study \$32,358
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.

00800 - General

30000 - Miscellaneous

840 - Maintenance Truck	Useful Life 10	Remaining Life 1	
2005 Chevy Silverado 2500 HD- #25	Quantity 1	Unit of Measure	Items
	Cost /Itm \$41,183		
	% Included 100.00%	Total Cost/Study	\$41,183
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	\$6,941	5	4	27,762	\$.25/SqFt		Parking Lots- Seal, Stripe
200 - Asphalt: Ongoing Repairs	\$5,985	5	4	27,762	\$3.85/SqFt (5.6%)		Parking Lots
300 - Asphalt: Overlay w/ Interlayer	\$31,427	25	23	14,965	\$2.10/SqFt		South Parking & Maintenance
330 - Asphalt: Overlay w/ Interlayer	\$13,437	25	23	12,797	\$2.10/SqFt (50%)		North Parking Lot
03000 - Painting: Exterior							
100 - Stucco	\$12,719	10	6	9,085	\$1.40/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
100 - Building	\$21,017	10	4	16,167	\$1.30/SqFt		All Interior Spaces
04000 - Structural Repairs							
900 - Doors	\$17,938	10	2	41	\$1,750/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
304 - Low Slope: Vinyl	\$78,131	20	1	79	\$989/Sqrs		Building Roof- Replace
930 - Coating	\$7,584	5	1	7,900	\$.96/SqFt		Low Slope Roof Recoating
08000 - Rehab							
300 - Restrooms	\$49,200	20	19	3	\$16,400/Rm		Men's, Women's, Unisex Restrooms
400 - Kitchen	\$7,500	20	2	1	\$7,500/Rm		Kitchen
22000 - Office Equipment							
200 - Computers, Misc.	\$13,300	1	1	5	\$13,300/Itm (20%)		IT Servers
201 - Computers, Misc.	\$7,845	1	0	1	\$7,845/LS [nr:1]		IT Servers (2022 Only)
240 - Computers, Misc.	\$19,100	1	1	1	\$19,100/LS		Office Computer Work Stations
241 - Computers, Misc.	\$25,534	1	0	1	\$25,534/LS [nr:1]		2022 Only
270 - Network Equipment	\$6,400	1	1	1	\$6,400/LS		Routers & Switches
23000 - Mechanical Equipment							
200 - HVAC	\$43,800	15	3	3	\$14,600/Itm		Rooftop Carrier Units- 2010
280 - HVAC	\$11,200	15	10	1	\$11,200/Itm		Rooftop Rheem Unit #5- 2017
314 - HVAC	\$9,700	15	11	1	\$9,700/Itm		Rooftop Carrier Unit #6- 2005

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Administrative Offices							
23000 - Mechanical Equipment							
348 - HVAC	\$8,100	15	6	3	\$2,700/Itm		IT Room Trane & Gree Units- 2013
376 - HVAC	\$7,000	15	11	1	\$7,000/Itm		Marvair Unit- 2018
25000 - Flooring							
200 - Carpeting	\$15,330	10	4	365	\$42.00/SqYd		Hallways, Lobby, Offices
400 - Tile	\$8,600	20	3	430	\$20.00/SqFt		Floors
28000 - Water System							
134 - Backflow Valves	\$5,660	12	11	1	\$5,660/Itm		4" Backflow
00020 - West Social Center (WC)							
01000 - Paving							
104 - Asphalt: Sealing	\$10,886	5	3	43,543	\$.25/SqFt		Drives, North & South Parking
108 - Asphalt: Sealing	\$18,830	5	3	75,321	\$.25/SqFt		West Parking Lot
208 - Asphalt: Ongoing Repairs	\$7,250	5	3	75,321	\$3.85/SqFt (3%)		West Parking Lot
304 - Asphalt: Overlay w/ Interlayer	\$91,440	25	5	43,543	\$2.10/SqFt		Drives, North & South Parking
308 - Asphalt: Overlay w/ Interlayer	\$158,174	25	10	75,321	\$2.10/SqFt		West Parking Lot
02000 - Concrete							
400 - Pool Deck	\$7,491	5	2	5,313	\$23.50/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
106 - Stucco	\$74,284	10	8	53,060	\$1.40/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
106 - Building	\$31,200	10	3	24,000	\$1.30/SqFt		All Interior Spaces
107 - Building	\$5,234	1	1	1	\$5,234/LS [nr:1]		All Interior Spaces (2023 Only)
04000 - Structural Repairs							
904 - Doors	\$31,500	10	2	72	\$1,750/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
300 - Low Slope: Metal	\$8,100	30	25	3	\$2,700/Sqrs		Pool Eq Enclosure Shade Structure
308 - Low Slope: Vinyl	\$240,690	20	7	339	\$710/Sqrs		Building Flat Roofs
600 - Pitched: Tile	\$17,040	30	24	24	\$710/Sqrs		Tennis Ramada Roof
934 - Coating	\$41,019	5	2	33,900	\$1.21/SqFt		Low Slope Roof Recoating
08000 - Rehab							
100 - General	\$6,500	20	4	1	\$6,500/Bldg		Tennis Ramada
200 - Locker Rooms	\$98,400	20	4	2	\$49,200/Rm		Pool Men's, Women's & Outdoor Shower
306 - Restrooms	\$71,800	20	2	4	\$17,950/Rm		Shops & Auditorium Restrooms

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
08000 - Rehab							
460 - Cabinets	\$10,000	20	4	2	\$5,000/Rm		Woodshop & Lapidary
550 - Operable Wall/Partition	\$19,104	25	24	320	\$59.70/SqFt		Auditorium/Room 1
12000 - Pool							
100 - Resurface	\$47,000	12	3	250	\$188/l.f.		Pool
600 - Deck: Re-Surface	\$46,754	15	4	5,313	\$8.80/SqFt		Pool/Spa Deck Coating
728 - Equipment: Replacement	\$3,300	10	7	1	\$3,300/Pair		Pool Digital Clocks
730 - Equipment: Replacement	\$27,900	5	3	1	\$55,800/LS (50%)		Pool & Spa Equipment
731 - Equipment: Replacement	\$15,000	1	0	1	\$15,000/LS [nr:1]		Pool & Spa Equipment (2022 Only)
14000 - Recreation							
700 - Billiard Table	\$30,600	25	21	4	\$7,650/Itm		Billiards Room Tables
17000 - Tennis Court							
100 - Reseal	\$30,672	4	3	43,200	\$.71/SqFt		[6] Tennis Courts
500 - Resurface	\$138,240	21	12	43,200	\$3.20/SqFt		[6] Tennis Courts
600 - Lighting	\$86,000	30	0	20	\$4,300/Itm		Court Lights
724 - Screen	\$4,950	5	2	8,685	\$.57/SqFt		Tennis Court Fence Screens
17500 - Basketball / Sport Court							
200 - Seal & Striping	\$18,346	8	5	3,744	\$4.90/SqFt		[12] Shuffleboard Courts
19000 - Fencing							
120 - Chain Link: 10'	\$71,820	30	10	1,710	\$42.00/l.f.		Tennis Court Fence
20000 - Lighting							
200 - Pole Lights	\$29,550	30	14	15	\$1,970/Itm		Walkway Lights
500 - Parking Lot	\$73,750	60	27	25	\$2,950/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
204 - HVAC	\$70,000	15	2	2	\$35,000/Itm		Rooftop Carrier Units- 2006
284 - HVAC	\$29,400	15	6	2	\$14,700/Itm		Rooftop Carrier Units- 2013
320 - HVAC	\$23,500	15	11	1	\$23,500/Itm		Rooftop Carrier Unit #4- 2018
324 - HVAC	\$14,560	15	12	1	\$14,560/Itm		Rooftop Carrier Unit #10- 2019
352 - HVAC	\$40,500	15	2	3	\$13,500/Itm		Rooftop Carrier/American Units- 2009
380 - HVAC	\$20,200	15	3	1	\$20,200/Itm		Rooftop Carrier Unit #7- 2010
404 - HVAC	\$60,000	15	1	4	\$15,000/Itm		Rooftop Carrier/American Units- 2008
420 - HVAC	\$5,815	15	0	1	\$5,815/Itm		Tennis Ramada Rheem Unit #15- 2022
440 - HVAC	\$15,000	15	5	5	\$3,000/Itm		Gree HVAC Units- 2012
900 - Miscellaneous	\$20,200	15	4	1	\$20,200/Itm		Woodshop Dust Collector

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
23000 - Mechanical Equipment							
24000 - Furnishings							
500 - Miscellaneous	\$85,250	10	7	550	\$155/Itm		Auditorium Padded Chairs
504 - Miscellaneous	\$32,500	10	3	500	\$65.00/Itm		Auditorium Unpadded Chairs
508 - Tables	\$57,750	10	3	175	\$330/Itm		Auditorium Tables
24500 - Audio / Visual							
100 - Speakers	\$27,300	15	11	1	\$27,300/Sys		Auditorium
108 - Lighting Console	\$3,800	10	6	1	\$3,800/Sys		Auditorium Control Room
116 - Miscellaneous	\$17,500	30	17	1	\$17,500/Sys		Auditorium Total Induction Loop
220 - PA System	\$58,800	10	4	1	\$58,800/Sys		Auditorium Bldg
224 - Projector	\$11,600	10	6	3	\$11,600/Itm (33%)		Auditorium Projectors
400 - Stage Lights	\$10,437	20	0	1	\$10,437/LS		Stage Lighting
600 - Stage Curtains	\$10,000	15	4	1	\$10,000/LS		Stage Curtains
740 - Piano	\$45,000	30	11	1	\$45,000/Itm		Auditorium Petrof Grand
764 - Piano	\$10,000	30	11	1	\$10,000/Itm		Auditorium Yamaha Upright
800 - Stage Risers	\$19,700	30	25	1	\$19,700/LS		Auditorium Stage
24600 - Safety / Access							
200 - Fire Control Misc	\$44,800	20	3	1	\$44,800/LS		Fire Alarm System
25000 - Flooring							
210 - Carpeting	\$18,816	10	9	448	\$42.00/SqYd		West Center Carpet
214 - Carpeting	\$4,446	10	6	117	\$38.00/SqYd		West Center Billiards Room
410 - Tile	\$24,270	20	2	1,618	\$15.00/SqFt		Clubhouse Walls & Floors
414 - Tile	\$10,230	20	15	682	\$15.00/SqFt		Green Room Dressing & Restrooms
600 - Vinyl	\$83,999	15	0	1,100	\$76.36/SqYd		West Center Vinyl
26000 - Outdoor Equipment							
400 - Bleachers	\$13,200	25	21	6	\$2,200/Itm		Courtyard & Tennis
800 - Shade Structure	\$11,454	15	11	498	\$23.00/SqFt		[2] Green Rm & Woodshop Shade Canopies
840 - Shade Structure	\$15,640	15	11	680	\$23.00/SqFt		Pool Deck Shade Canopy
844 - Shade Structure	\$44,965	15	10	1,955	\$23.00/SqFt		[3] Tennis Court Shade Canopies
846 - Shade Structure	\$2,000	15	10	4	\$2,000/Itm (25%)		Tennis Court Bench Shades
876 - Shade Structure	\$6,237	30	26	231	\$27.00/SqFt		Shop Metal Shade Structure- 2018
27000 - Appliances							
324 - Dishwasher, Commercial	\$10,000	12	0	1	\$10,000/Itm		Commercial Dishwasher- 2022
700 - Miscellaneous	\$35,000	5	2	30	\$3,500/Itm (33%)		Kitchen Appliances

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
27000 - Appliances							
702 - Stove	\$7,200	20	16	2	\$3,600/Itm		Vulcan 10-Burner & 6-Burner
28000 - Water System							
158 - Backflow Valves	\$5,850	12	11	1	\$5,850/Itm		4" Backflow
30000 - Miscellaneous							
240 - Maintenance Equipment	\$23,600	20	4	2	\$11,800/Itm		Portable Lifts
00030 - East Social Center (EC)							
01000 - Paving							
112 - Asphalt: Sealing	\$21,916	5	2	87,662	\$.25/SqFt		Parking Lot & N Driveway
212 - Asphalt: Ongoing Repairs	\$6,750	5	2	87,662	\$3.85/SqFt (2%)		Parking Lot & N Driveway
213 - Asphalt: Ongoing Repairs	\$45,000	2	0	8,000	\$5.63/SqFt [nr:1]		North Driveway (2022 Only)
312 - Asphalt: Overlay w/ Interlayer	\$58,590	25	9	27,900	\$2.10/SqFt		South Parking Lot
316 - Asphalt: Overlay w/ Interlayer	\$119,200	25	17	56,762	\$2.10/SqFt		West & North Parking Lots & N Driveway
02000 - Concrete							
406 - Pool Deck	\$5,408	2	0	5,661	\$23.20/SqFt (4%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
112 - Stucco	\$19,467	10	6	13,905	\$1.40/SqFt		Building Exterior
03500 - Painting: Interior							
112 - Building	\$22,555	10	9	17,350	\$1.30/SqFt		All Interior Spaces
04000 - Structural Repairs							
896 - Shed	\$5,000	20	15	1	\$5,000/Itm		Pool Equipment Area Shed
908 - Doors	\$25,375	10	2	58	\$1,750/Itm (25%)		Exterior/Interior Doors & Access Gates
05000 - Roofing							
312 - Low Slope: Vinyl	\$73,485	20	2	207	\$710/Sqrs (50%)		Building Roof
356 - Low Slope: Vinyl	\$73,485	20	7	207	\$710/Sqrs (50%)		Building Roof
938 - Coating	\$12,213	5	2	20,700	\$.59/SqFt		Low Slope Roof Recoating
08000 - Rehab							
204 - Unit Rehab	\$15,000	20	10	1	\$15,000/Rm		Fine Arts
206 - Locker Rooms	\$120,200	20	10	2	\$60,100/Rm		Men's, Women's & Outdoor Shower
207 - Locker Rooms	\$65,000	1	0	1	\$65,000/LS [nr:1]		Men's & Women's (2022 Only)
214 - Restrooms	\$9,000	20	4	1	\$9,000/Rm		Pool Patio Companion Restroom
250 - Kitchen	\$25,000	20	10	1	\$25,000/Rm		Kitchen
312 - Restrooms	\$32,800	20	4	2	\$16,400/Rm		Lobby Hallway Restrooms

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - East Social Center (EC)							
12000 - Pool							
106 - Resurface	\$22,247	12	0	165	\$135/l.f.		Pool
400 - ADA Chair Lift	\$8,800	10	8	2	\$4,400/Itm		Pool & Spa ADA Chairs
606 - Deck: Re-Surface	\$44,892	15	0	5,661	\$7.93/SqFt		Pool/Spa Deck Coating
734 - Equipment: Replacement	\$20,769	5	0	1	\$41,538/LS	(50%)	Pool & Spa Equipment
924 - Furniture: Misc	\$8,250	6	6	1	\$8,250/LS		Pool Area Furniture
925 - Furniture: Misc	\$15,000	1	0	1	\$15,000/LS	[nr:1]	Pool Area Furniture (2022 Only)
13000 - Spa							
114 - Resurface	\$5,542	8	0	1	\$5,542/Itm		Spa
14000 - Recreation							
200 - Exercise: Cardio Equipment	\$28,263	3	1	17	\$6,650/Itm	(25%)	Fitness Room Cardio Machines
300 - Exercise: Strength Equipment	\$39,900	8	1	19	\$4,200/Itm	(50%)	Fitness Room Strength Machines, Etc
720 - Billiard Table	\$18,900	25	24	2	\$9,450/Itm		Billiards Room
17000 - Tennis Court							
110 - Reseal	\$10,224	4	1	14,400	\$.71/SqFt		[2] Tennis Courts
510 - Resurface	\$46,080	20	9	14,400	\$3.20/SqFt		[2] Tennis Courts
17500 - Basketball / Sport Court							
210 - Seal & Striping	\$20,202	2	1	18,200	\$1.11/SqFt		[8] Pickleball Courts
19000 - Fencing							
104 - Chain Link: 4'	\$5,940	25	22	270	\$22.00/l.f.		Pickleball Court Divider Fences
110 - Chain Link: 6'	\$14,100	30	23	600	\$23.50/l.f.		North Pickleball Court Fencing- 2015
114 - Chain Link: 6'	\$14,100	30	26	600	\$23.50/l.f.		South Pickleball Court Fencing- 2018
130 - Chain Link: 10'	\$22,680	30	9	540	\$42.00/l.f.		Tennis Court Fence
200 - Wrought Iron: 5'	\$16,600	30	4	415	\$40.00/l.f.		Pool Perimeter Fence
20000 - Lighting							
510 - Parking Lot	\$20,650	30	1	7	\$2,950/Itm		Parking Lot Lights
604 - Sports Field / Court	\$27,200	10	7	8	\$3,400/Itm		Pickleball Court Lights
23000 - Mechanical Equipment							
288 - HVAC	\$42,800	15	11	4	\$10,700/Itm		Rooftop Units- 2018
326 - HVAC	\$20,200	15	2	1	\$20,200/Itm		Rooftop Carrier Unit #3- 2009
356 - HVAC	\$8,800	15	13	1	\$8,800/Itm		Rooftop Carrier Unit #4
384 - HVAC	\$20,200	15	1	1	\$20,200/Itm		Rooftop Carrier Unit #8- 2008
408 - HVAC	\$57,250	15	4	5	\$11,450/Itm		Rooftop Carrier Units- 2011
424 - HVAC	\$18,400	15	11	2	\$9,200/Itm		Rooftop Rheem Units- 2018

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - East Social Center (EC)							
23000 - Mechanical Equipment							
24000 - Furnishings							
520 - Miscellaneous	\$31,180	10	3	1	\$31,180/LS		Tables & Chairs
24500 - Audio / Visual							
300 - PA System	\$10,400	10	9	1	\$10,400/Sys		Sound Rack- Sound System
744 - Piano	\$10,000	25	8	1	\$10,000/Itm		East Auditorium Yamaha Upright
24600 - Safety / Access							
100 - Fire Equipment	\$20,200	20	3	1	\$20,200/LS		Alarm & Sprinkler System
25000 - Flooring							
220 - Carpeting	\$24,939	10	9	850	\$29.34/SqYd		East Center Carpet
420 - Tile	\$50,400	20	4	4,200	\$12.00/SqFt		Clubhouse Walls & Floors
610 - Tile	\$10,240	15	14	160	\$64.00/SqYd		Art Room, Lobby, Kitchen
26000 - Outdoor Equipment							
444 - Bleachers: Aluminum	\$12,000	20	15	4	\$3,000/Itm		Pickleball Bleachers
27000 - Appliances							
448 - Washer & Dryer	\$5,000	10	5	1	\$5,000/Set		Washer/Dryer
720 - Miscellaneous	\$9,600	5	3	12	\$2,400/Itm (33%)		Kitchen Appliances
28000 - Water System							
138 - Backflow Valves	\$8,660	12	5	1	\$8,660/Itm		4" Backflow
00040 - Las Campanas (LC)							
01000 - Paving							
116 - Asphalt: Sealing	\$17,617	5	4	70,468	\$.25/SqFt		Parking Lot
216 - Asphalt: Ongoing Repairs	\$6,783	5	4	70,468	\$3.85/SqFt (3%)		Parking Lot
320 - Asphalt: Overlay	\$57,217	25	24	27,246	\$2.10/SqFt		North Parking Lot
324 - Asphalt: Overlay w/ Interlayer	\$93,383	25	13	44,468	\$2.10/SqFt		East Parking Lot
02000 - Concrete							
412 - Pool Deck	\$8,338	2	1	4,731	\$23.50/SqFt (7.5%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
118 - Stucco	\$25,452	10	7	18,180	\$1.40/SqFt		Building Exterior
03500 - Painting: Interior							
118 - Building	\$28,470	10	3	21,900	\$1.30/SqFt		All Interior Spaces
119 - Building	\$2,000	1	0	1	\$2,000/LS [nr:1]		2022 Only

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
04000 - Structural Repairs							
912 - Doors	\$33,250	10	2	76	\$1,750/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
316 - Low Slope: Vinyl	\$140,580	20	2	198	\$710/Sqrs		Clubhouse & Racquetball Roof
942 - Coating	\$21,384	5	2	19,800	\$1.08/SqFt		Low Slope Roof Recoating
08000 - Rehab							
212 - Locker Rooms	\$131,100	20	3	2	\$65,550/Rm		Men's, Women's & Outdoor Shower
216 - Restrooms	\$34,400	20	5	2	\$17,200/Rm		Hallway Restrooms
220 - Restrooms	\$17,200	20	5	1	\$17,200/Rm		Companion Restroom
318 - Restrooms	\$14,400	20	17	2	\$7,200/Rm		Racquetball Court Restrooms
406 - Kitchen	\$8,400	10	4	1	\$8,400/Rm		Clubhouse Kitchen
560 - Operable Wall/Partition	\$53,369	25	11	1,296	\$41.18/SqFt		[2]- Ocotillo/Agave & Agave/Juniper
12000 - Pool							
112 - Resurface	\$49,632	12	1	264	\$188/l.f.		Pool
416 - ADA Chair Lift	\$9,141	10	9	2	\$4,570/Itm		Pool & Spa ADA Chairs
612 - Deck: Re-Surface	\$41,727	15	13	4,731	\$8.82/SqFt		Pool/Spa Deck Coating
738 - Equipment: Replacement	\$25,057	5	0	1	\$50,114/LS	(50%)	Pool & Spa Equipment
928 - Furniture: Misc	\$8,925	6	3	1	\$8,925/LS		Pool Area Furniture
13000 - Spa							
118 - Resurface	\$6,720	8	3	1	\$6,720/Itm		Spa PebbleTec Resurface
14000 - Recreation							
210 - Exercise: Cardio Equipment	\$38,830	3	1	22	\$7,060/Itm	(25%)	Fitness Center Cardio Machines
310 - Exercise: Strength Equipment	\$54,094	8	1	23	\$4,704/Itm	(50%)	Fitness Center Strength Machines
17000 - Tennis Court							
120 - Reseal	\$9,940	4	2	14,000	\$.71/SqFt		[2] Tennis Courts
520 - Resurface	\$44,800	21	17	14,000	\$3.20/SqFt		[2] Tennis Courts
19000 - Fencing							
140 - Chain Link: 10'	\$25,200	30	12	600	\$42.00/l.f.		Tennis Court Fence
210 - Wrought Iron: 5'	\$12,600	30	5	315	\$40.00/l.f.		Pool Area Fencing
20000 - Lighting							
520 - Parking Lot	\$23,528	40	15	8	\$2,941/Itm		North Parking Lot Lights
560 - Parking Lot	\$38,233	40	28	13	\$2,941/Itm		East Parking Lot Lights

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
23000 - Mechanical Equipment							
212 - HVAC	\$163,977	15	2	11	\$14,907/Itm		Rooftop Trane Units- 2008
213 - HVAC	\$12,750	1	0	1	\$12,750/LS [nr:1]		Rooftop Trane Units- 2008 (2022 Only)
292 - HVAC	\$53,868	15	3	4	\$13,467/Itm		Rooftop Carrier Units- 2010
328 - HVAC	\$11,200	15	7	1	\$11,200/Itm		Rooftop Carrier Unit #16- 2014
612 - Water Heater	\$11,590	12	11	2	\$5,795/Itm		Rennai Tankless Heaters
24000 - Furnishings							
900 - Miscellaneous	\$51,350	10	5	1	\$51,350/LS		Tables, Chairs, Misc
24500 - Audio / Visual							
748 - Piano	\$11,869	25	7	1	\$11,869/Itm		Ocotillo Room Yamaha Upright
804 - Stage Risers	\$25,196	30	26	4	\$6,299/Itm		Ocotillo Room- New
808 - Stage Risers	\$840	30	17	2	\$420/Itm		Ocotillo Room- Older
832 - Stage Curtains	\$8,392	20	7	2	\$4,196/Itm		Ocotillo Room
900 - Miscellaneous	\$17,347	10	7	1	\$17,347/Sys		Ocotillo Room- Sound System & Induction Loop
24600 - Safety / Access							
210 - Fire Control Misc	\$20,159	20	8	1	\$20,159/LS		Fire Alarm System
25000 - Flooring							
230 - Carpeting	\$17,845	10	3	430	\$41.50/SqYd		Clubhouse Carpet
236 - Carpeting	\$5,475	10	5	150	\$36.50/SqYd		Juniper Room Only
430 - Tile	\$43,310	20	3	3,050	\$14.20/SqFt		Clubhouse Walls & Floors
620 - Vinyl	\$85,887	15	0	540	\$159/SqYd		Clubhouse
700 - Hardwood Floors	\$26,368	25	7	1,600	\$16.48/SqFt		[2] Racquetball Courts- Replace
740 - Vinyl	\$36,329	40	38	2,925	\$12.42/SqFt		Agave & Ocotillo Floor
26000 - Outdoor Equipment							
306 - Bocce Ct. Resurface	\$4,500	10	5	900	\$5.00/SqFt		Bocce Court
27000 - Appliances							
800 - Miscellaneous	\$19,847	5	2	13	\$4,580/Itm (33%)		Kitchen Appliances
28000 - Water System							
130 - Backflow Valves	\$8,126	12	5	1	\$8,126/Itm		4" Backflow
00050 - Desert Hills (DH)							
01000 - Paving							
120 - Asphalt: Sealing	\$26,004	5	2	104,016	\$.25/SqFt		Drives & Parking
220 - Asphalt: Ongoing Repairs	\$10,012	5	2	104,016	\$3.85/SqFt (3%)		Drives & Parking
328 - Asphalt: Overlay w/ Interlayer	\$149,701	25	7	71,286	\$2.10/SqFt		Upper Parking Area & Drive

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
01000 - Paving							
332 - Asphalt: Overlay w/ Interlayer	\$71,024	25	24	32,730	\$2.17/SqFt		Lower Parking Area
02000 - Concrete							
414 - Pool Deck	\$10,542	5	4	5,981	\$23.50/SqFt (7.5%)		Pool/Spa Area Concrete Repair
415 - Pool Deck	\$4,000	1	1	1	\$4,000/LS [nr:1]		Pool/Spa Area Concrete Repair (2023 Only)
03000 - Painting: Exterior							
124 - Stucco	\$51,230	10	5	30,135	\$1.70/SqFt		Building Exterior
03500 - Painting: Interior							
124 - Building	\$17,518	5	4	26,950	\$1.30/SqFt (50%)		All Interior Spaces
04000 - Structural Repairs							
916 - Doors	\$23,625	10	2	54	\$1,750/Itm (25%)		Exterior & Interior Doors
04500 - Decking/Balconies							
200 - Resurface	\$29,141	18	1	1,778	\$16.39/SqFt		Second Floor Deck
05000 - Roofing							
324 - Low Slope: Vinyl	\$97,270	20	2	137	\$710/Sqrs		Roof Replacement
946 - Coating	\$14,659	5	0	13,700	\$1.07/SqFt		Low Slope Roof Recoating
08000 - Rehab							
218 - Locker Rooms	\$134,068	28	1	2	\$67,034/Rm		Men's & Women's
222 - Bathrooms	\$17,219	20	3	1	\$17,219/Rm		Add Companion Bathroom
324 - Restrooms	\$32,780	20	2	2	\$16,390/Rm		Auditorium Lobby Restrooms
466 - Cabinets	\$30,123	20	4	40	\$753/l.f.		Countertops & Cabinets
570 - Operable Wall/Partition	\$36,244	21	12	770	\$47.07/SqFt		[4] Room Dividers
12000 - Pool							
118 - Resurface	\$48,880	12	16	260	\$188/l.f.		Pool
404 - ADA Chair Lift	\$13,440	10	5	2	\$6,720/Itm		Pool & Spa Chair Lifts
618 - Deck: Re-Surface	\$200,902	25	20	5,981	\$33.59/SqFt		Pool/Spa Deck Coating
742 - Equipment: Replacement	\$28,018	5	0	1	\$56,036/LS (50%)		Pool & Spa Equipment
932 - Furniture: Misc	\$12,355	6	3	1	\$12,355/LS		Pool Area Furniture
13000 - Spa							
122 - Resurface	\$10,000	8	0	1	\$10,000/Itm		Spa
14000 - Recreation							
140 - Sauna: Wood Kit	\$6,623	25	0	1	\$6,623/Rm		Sauna
220 - Exercise: Cardio Equipment	\$19,176	3	3	13	\$5,900/Itm (25%)		Fitness Center Cardio Machines

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
14000 - Recreation							
221 - Exercise: Cardio Equipment	\$250,000	1	0	1	\$250,000/LS	[nr:1]	Placeholder
320 - Exercise: Strength Equipment	\$26,013	8	2	11	\$4,730/Itm	(50%)	Fitness Center Strength Machines
740 - Billiard Table	\$27,551	25	2	3	\$9,184/Itm		Billiards Room Tables
744 - Billiard Table	\$18,879	25	24	2	\$9,440/Itm		Diamond Tables
17000 - Tennis Court							
130 - Reseal	\$20,448	4	1	28,800	\$.71/SqFt		[4] Tennis Courts
19000 - Fencing							
150 - Chain Link: 10'	\$40,320	30	9	960	\$42.00/l.f.		Tennis Court Fence
20000 - Lighting							
210 - Pole Lights	\$8,031	20	4	7	\$1,147/Itm		Walkway Lights
218 - Landscape	\$10,927	20	12	25	\$437/Itm		Walkway Lights
264 - Bollard Lights	\$21,635	20	12	22	\$983/Itm		Walkway Bollard Lights
530 - Parking Lot	\$29,122	40	14	11	\$2,647/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
216 - HVAC	\$42,157	15	0	4	\$10,539/Itm		Rooftop Rheem Units- 2022
296 - HVAC	\$38,297	15	13	3	\$12,766/Itm		Rooftop Units- 2007
297 - HVAC	\$31,618	1	0	1	\$31,618/LS	[nr:1]	Rooftop Carrier Units (2022 Only)
332 - HVAC	\$39,335	15	2	3	\$13,112/Itm		Rooftop Carrier Units- 2009
360 - HVAC	\$11,327	15	12	1	\$11,327/Itm		Rooftop Rheem Unit #8- 2019
388 - HVAC	\$40,319	15	6	3	\$13,440/Itm		Rooftop Carrier Units- 2013
412 - HVAC	\$11,051	15	12	1	\$11,051/Itm		Rooftop Rheem Unit #11- 2019
428 - HVAC	\$11,327	15	11	1	\$11,327/Itm		Rooftop Carrier Unit #16- 2018
444 - HVAC	\$5,177	15	12	1	\$5,177/Itm		Ground Level Rheem Unit 17A/B- 2003
446 - HVAC	\$4,927	15	12	1	\$4,927/Itm		Ground Level- Carrier 3-ton Unit
604 - Water Heater	\$7,867	12	3	2	\$3,934/Itm		Pool Equipment Area Water Heaters
632 - Water Heater	\$1,800	15	6	1	\$1,800/Itm		Men's Restroom's Janitor's Closet
24000 - Furnishings							
540 - Miscellaneous	\$26,357	10	3	1	\$26,357/LS		Folding Tables & Chairs
24500 - Audio / Visual							
152 - Projector	\$7,207	10	8	1	\$7,207/Itm		Stage- Epson
174 - Projection Screen	\$9,406	20	17	1	\$9,406/Itm		Stage- Electric Screen
308 - PA System	\$18,075	10	9	1	\$18,075/Sys		Sound Rack- Sound System
752 - Piano	\$11,579	25	8	1	\$11,579/Itm		Stage Yamaha Upright

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
24500 - Audio / Visual							
820 - Stage Curtains	\$16,164	20	5	2	\$8,082/Itm		Stage Curtains
24600 - Safety / Access							
220 - Fire Control Misc	\$19,869	20	1	1	\$19,869/LS		Fire Alarm System
25000 - Flooring							
240 - Carpeting	\$34,505	10	7	670	\$51.50/SqYd		Clubhouse Carpet
244 - Carpeting	\$7,549	10	9	384	\$19.66/SqYd		Clubhouse Carpet
440 - Tile	\$30,245	20	1	975	\$31.02/SqFt		Clubhouse Walls & Floors
630 - Vinyl	\$17,320	15	2	566	\$30.60/SqYd		Clubhouse Vinyl
710 - Hardwood Floors	\$8,825	50	9	500	\$17.65/SqFt		Stage- Replace
27000 - Appliances							
160 - Ice Machine	\$6,469	10	9	1	\$6,469/Itm		Tennis Courts
740 - Miscellaneous	\$16,980	5	3	12	\$4,245/Itm (33%)		Kitchen Appliances
764 - Dishwasher, Commercial	\$10,000	12	0	1	\$10,000/Itm		Dishwasher
28000 - Water System							
150 - Backflow Valves	\$10,590	12	3	1	\$10,590/Itm		6" Backflow
00060 - Canoa Hills (CH)							
01000 - Paving							
124 - Asphalt: Sealing	\$16,839	5	4	67,354	\$.25/SqFt		Parking Lot
224 - Asphalt: Ongoing Repairs	\$10,373	5	4	67,354	\$3.85/SqFt (4%)		Parking Lot
332 - Asphalt: Overlay w/ Interlayer	\$141,443	25	24	67,354	\$2.10/SqFt		Parking Lot
02000 - Concrete							
424 - Pool Deck	\$8,389	2	2	5,950	\$23.50/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
130 - Stucco	\$26,256	10	8	10,940	\$2.40/SqFt		Building Exterior
416 - Wrought Iron	\$2,666	4	2	160	\$16.66/l.f.		Pool Perimeter Fence
03500 - Painting: Interior							
130 - Building	\$29,575	10	6	22,750	\$1.30/SqFt		All Interior Spaces
131 - Building	\$12,000	1	1	1	\$12,000/LS [nr:1]		All Interior Spaces (2023 Only)
04000 - Structural Repairs							
920 - Doors	\$20,563	10	2	47	\$1,750/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
328 - Low Slope: Vinyl	\$161,170	20	8	227	\$710/Sqrs		Building Roof

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00060 - Canoa Hills (CH)							
05000 - Roofing							
950 - Coating	\$19,295	5	4	22,700	\$.85/SqFt		Low Slope Roof Recoating
08000 - Rehab							
224 - Locker Rooms	\$169,953	20	0	2	\$84,977/Rm		Men's, Women's & Outdoor Shower
330 - Restrooms	\$75,544	20	0	2	\$37,772/Rm		Restrooms
580 - Operable Wall/Partition	\$40,356	25	17	980	\$41.18/SqFt		Saguaro & Palo Verde Divider
12000 - Pool							
124 - Resurface	\$51,512	12	2	274	\$188/l.f.		Pool
624 - Deck: Re-Surface	\$52,539	10	4	5,950	\$8.83/SqFt		Pool/Spa Deck Coating
746 - Equipment: Replacement	\$29,179	5	4	1	\$58,357/LS (50%)		Pool & Spa Equipment
747 - Equipment: Replacement	\$10,000	1	0	1	\$10,000/LS [nr:1]		2022 Only
936 - Furniture: Misc	\$12,355	6	3	1	\$12,355/LS		Pool Area Furniture
13000 - Spa							
126 - Resurface	\$5,764	8	4	1	\$5,764/itm		Spa
14000 - Recreation							
234 - Exercise: Cardio Equipment	\$28,020	3	1	16	\$7,005/itm (25%)		Fitness Center Cardio Machines
330 - Exercise: Strength Equipment	\$47,067	8	1	20	\$4,707/itm (50%)		Fitness Center Strength Machines
17000 - Tennis Court							
140 - Reseal	\$9,940	4	2	14,000	\$.71/SqFt		[2] Tennis Courts
504 - Resurface	\$44,800	21	10	14,000	\$3.20/SqFt		[2] Tennis Courts
19000 - Fencing							
160 - Chain Link: 10'	\$24,360	30	9	580	\$42.00/l.f.		Tennis Court Fence
250 - Wrought Iron: 5'	\$6,400	30	4	160	\$40.00/l.f.		Pool Perimeter Fence
20000 - Lighting							
220 - Pole Lights	\$70,600	40	14	24	\$2,942/itm		Parking Lot & Walkway Lights
23000 - Mechanical Equipment							
220 - HVAC	\$53,352	15	1	6	\$8,892/itm		Rooftop Carrier Units- 2007
230 - HVAC	\$8,892	15	14	1	\$8,892/itm		Rooftop Carrier Unit #4- 2021
231 - HVAC	\$6,500	1	0	1	\$6,500/LS [nr:1]		Placeholder
340 - HVAC	\$8,892	15	14	1	\$8,892/itm		Rooftop Carrier Unit #5- 2021
364 - HVAC	\$9,090	15	14	1	\$9,090/itm		Rooftop Carrier Unit #10- 2021
600 - Water Heater	\$14,120	12	3	1	\$14,120/LS		Pool Eq Room Heater & Tank

Included Components

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00060 - Canoa Hills (CH)							
24000 - Furnishings							
560 - Miscellaneous	\$14,095	10	2	1	\$14,095/LS		Folding Tables & Chairs
620 - Miscellaneous	\$9,413	12	1	1	\$9,413/LS		Lobby Furniture
24500 - Audio / Visual							
156 - Projector	\$1,366	10	2	1	\$1,366/Itm		Saguaro Room- Panasonic
166 - Projection Screen	\$18,335	20	17	1	\$18,335/Itm		Saguaro Room- Electric Screen
316 - PA System	\$17,228	10	7	1	\$17,228/Sys		Sound Rack- Sound System
330 - Miscellaneous	\$18,075	30	14	1	\$18,075/Sys		Sound Rack- Total Induction Loop
756 - Piano	\$8,734	25	3	1	\$8,734/Itm		Saguaro Room Yamaha Upright
812 - Stage Risers	\$4,153	30	1	288	\$14.42/SqFt		[6] Saguaro Room Risers
828 - Stage Curtains	\$15,586	20	10	2	\$7,793/Itm		Saguaro Stage Curtains
24600 - Safety / Access							
230 - Fire Control Misc	\$20,159	20	4	1	\$20,159/LS		Fire Alarm System
25000 - Flooring							
250 - Carpeting	\$5,331	10	8	122	\$43.70/SqYd		Mesquite Room
254 - Carpeting	\$18,267	10	1	418	\$43.70/SqYd		Clubhouse Carpeting
450 - Tile	\$90,647	20	0	6,475	\$14.00/SqFt		Clubhouse Walls & Floors
720 - Hardwood Floors	\$108,548	40	8	6,150	\$17.65/SqFt		Wood Floor- Replace
750 - Hardwood Floors	\$21,710	10	8	6,150	\$3.53/SqFt		Wood Floor- Refinish
26000 - Outdoor Equipment							
302 - Bocce Ct. Resurface	\$8,960	10	8	4	\$2,240/Itm		Bocce Ball Courts
848 - Shade Structure	\$4,590	15	4	200	\$22.95/SqFt		Tennis Court Shade Canopy
849 - Shade Structure	\$1,200	1	1	1	\$1,200/LS [nr:1]		Tennis Court Shade Canopy (2023 Only)
852 - Shade Structure	\$18,360	15	10	800	\$22.95/SqFt		[4] Bocce Court Shade Canopies
856 - Shade Structure	\$3,934	30	12	144	\$27.32/SqFt		Metal Roofed Shade Structure
872 - Shade Structure	\$10,380	25	20	1	\$10,380/Itm		Pool Area Wood Gazebo Structure
27000 - Appliances							
760 - Miscellaneous	\$23,494	5	2	17	\$4,146/Itm (33%)		Kitchen Appliances
764 - Dishwasher, Commercial	\$10,000	12	0	1	\$10,000/Itm		Dishwasher
28000 - Water System							
154 - Backflow Valves	\$10,590	12	3	1	\$10,590/Itm		6" Backflow
00070 - Santa Rita Springs (SRS)							
01000 - Paving							
128 - Asphalt: Sealing	\$20,159	5	4	80,636	\$.25/SqFt		Parking Lots

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
01000 - Paving							
228 - Asphalt: Ongoing Repairs	\$7,761	5	2	80,636	\$3.85/SqFt	(3%)	Parking Lots
336 - Asphalt: Overlay w/ Interlayer	\$122,611	25	2	58,386	\$2.10/SqFt		North & East Parking Lots
340 - Asphalt: Overlay w/ Interlayer	\$46,725	25	2	22,250	\$2.10/SqFt		South Parking Lot
02000 - Concrete							
430 - Pool Deck	\$8,425	2	1	5,975	\$23.50/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
136 - Stucco	\$47,091	10	5	28,540	\$1.65/SqFt		Building Exterior
400 - Wrought Iron	\$13,097	4	1	1,758	\$7.45/l.f.		Pool Fence, Metal Railings
401 - Wrought Iron	\$2,500	1	0	1	\$2,500/LS	[nr:1]	Pool Fence, Metal Railings (2022 Only)
03500 - Painting: Interior							
136 - Building	\$46,150	10	3	35,500	\$1.30/SqFt		All Interior Spaces
137 - Building	\$5,800	1	1	1	\$5,800/LS	[nr:1]	2023 Only
04000 - Structural Repairs							
600 - Metal Railings	\$24,887	10	2	1,410	\$35.30/l.f.	(50%)	Deck, Stair & Bridge Railings
924 - Doors	\$28,875	10	2	66	\$1,750/Itm	(25%)	Exterior & Interior Doors
04500 - Decking/Balconies							
206 - Resurface	\$114,736	20	11	12,664	\$9.06/SqFt		Elastomeric Deck- Resurface
300 - Repairs	\$26,848	5	1	12,664	\$2.12/SqFt		Elastomeric Deck- Seal/Repair
05000 - Roofing							
336 - Low Slope: Vinyl	\$48,280	20	2	68	\$710/Sqrs		Building Roof
604 - Pitched: Tile	\$59,640	30	7	84	\$710/Sqrs		Building Roof
954 - Coating	\$21,828	5	2	6,800	\$3.21/SqFt		Low Slope Roof Recoating
08000 - Rehab							
230 - Locker Rooms	\$131,118	20	2	2	\$65,559/Rm		Men's, Women's & Outdoor Shower
336 - Restrooms	\$54,538	20	6	5	\$10,908/Rm		Restrooms
412 - Kitchen	\$4,530	20	3	1	\$4,530/Rm		Art Kitchenette
472 - Cabinets	\$20,297	20	3	2	\$10,149/Rm		Art & Clay Counters & Cabinets
12000 - Pool							
130 - Resurface	\$45,120	10	1	240	\$188/l.f.		Pool
408 - ADA Chair Lift	\$5,500	10	7	1	\$5,500/Itm		Pool Area ADA Lift
630 - Deck: Re-Surface	\$38,838	15	14	5,975	\$6.50/SqFt		Pool/Spa Deck Coating
750 - Equipment: Replacement	\$28,782	5	1	1	\$57,564/LS	(50%)	Pool & Spa Equipment
940 - Furniture: Misc	\$8,237	6	3	1	\$8,237/LS		Pool Area Furniture

Included Components

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
12000 - Pool							
13000 - Spa							
130 - Resurface	\$8,221	8	7	1	\$8,221/Itm		Spa
14000 - Recreation							
240 - Exercise: Cardio Equipment	\$26,076	3	2	16	\$6,519/Itm (25%)		Fitness Center Cardio Machines
340 - Exercise: Strength Equipment	\$42,932	8	1	23	\$3,733/Itm (50%)		Fitness Center Strength Machines
19000 - Fencing							
220 - Wrought Iron: 5'	\$11,602	30	29	348	\$33.34/l.f.		Pool Perimeter Fence
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$24,038	25	6	40	\$601/Itm		Wall & Wall Top Lantern Lights
230 - Pole Lights	\$17,356	25	6	10	\$1,736/Itm		Bridge Lights
280 - Pole Lights	\$6,829	25	6	5	\$1,366/Itm		2nd Level Deck- Pole Lights
23000 - Mechanical Equipment							
232 - HVAC	\$30,977	15	6	6	\$5,163/Itm		Miscellaneous Units- 2013
312 - HVAC	\$7,075	15	9	1	\$7,075/Itm		Carrier Unit #8- 2016
316 - HVAC	\$7,075	15	11	1	\$7,075/Itm		American Standard Unit #3- 2018
344 - HVAC	\$14,120	15	12	2	\$7,060/Itm		Units- 2019
368 - HVAC	\$16,390	15	5	2	\$8,195/Itm		Carrier Units- 2012
392 - HVAC	\$12,149	15	11	2	\$6,075/Itm		Units- 2018
416 - HVAC	\$8,195	15	9	1	\$8,195/Itm		Carrier Unit #7- 2016
436 - HVAC	\$8,195	15	7	1	\$8,195/Itm		Carrier Unit #11- 2014
448 - HVAC	\$102,396	15	11	8	\$12,800/Itm		Rooftop Carrier Units- 2018
452 - HVAC	\$31,496	15	12	2	\$15,748/Itm		Carrier Units- 2007
453 - HVAC	\$20,175	1	0	1	\$20,175/LS [nr:1]		Carrier Units- 2007 (2022 Only)
616 - Water Heater	\$10,380	12	7	1	\$10,380/Itm		Bradford White Water Heater
23500 - Elevator							
200 - Modernize/Overhaul	\$133,304	25	22	1	\$133,304/Itm		Anza Building Elevator
300 - Cab Rehab	\$19,569	20	17	1	\$19,569/Itm		Anza Elevator Cab
24000 - Furnishings							
600 - Miscellaneous	\$60,245	10	6	1	\$60,245/LS		Anza Room Furniture
601 - Miscellaneous	\$39,132	1	0	1	\$39,132/LS [nr:1]		Anza Room Furniture (2022 Only)
24500 - Audio / Visual							
160 - Projector	\$1,366	4	1	3	\$1,366/Itm (33%)		Projectors
170 - Projection Screen	\$9,397	20	2	1	\$9,397/Itm		Anza Room

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
24500 - Audio / Visual							
324 - PA System	\$18,075	10	9	1	\$18,075/Sys		Anza Room- Sound System
325 - PA System	\$7,360	1	0	1	\$7,360/LS [nr:1]		Anza Room- Sound System (2022 Only)
760 - Piano	\$7,603	25	16	1	\$7,603/Itm		Anza Room Kawai Upright
24600 - Safety / Access							
240 - Fire Control Misc	\$33,599	20	3	1	\$33,599/LS		Fire Alarm System
25000 - Flooring							
270 - Carpeting	\$16,800	10	4	400	\$42.00/SqYd		Kino, Fitness, Office Areas
271 - Carpeting	\$5,500	1	0	1	\$5,500/LS [nr:1]		Kino, Fitness, Office Areas (2022 Only)
460 - Tile	\$25,915	20	1	1,825	\$14.20/SqFt		Clubhouse Walls & Floors
730 - Hardwood Floors	\$27,843	40	14	2,150	\$12.95/SqFt		Anza & Santa Cruz- Replace
760 - Hardwood Floors	\$15,179	10	4	2,150	\$7.06/SqFt		Anza & Santa Cruz- Refinish
26000 - Outdoor Equipment							
804 - Shade Structure	\$2,295	15	8	100	\$22.95/SqFt		Small Shade Canopy
820 - Shade Structure	\$13,770	15	4	600	\$22.95/SqFt		NW of Pool- Large Shade Canopy
824 - Shade Structure	\$10,328	15	6	450	\$22.95/SqFt		Pool Equip Encl Shade Canopy
27000 - Appliances							
780 - Miscellaneous	\$12,834	5	2	10	\$3,850/Itm (33%)		Kitchen Appliances
28000 - Water System							
142 - Backflow Valves	\$9,578	12	8	1	\$9,578/Itm		4" Backflow #1
146 - Backflow Valves	\$7,067	12	10	1	\$7,067/Itm		4" Backflow #2
00080 - Canoa Ranch (CR)							
01000 - Paving							
132 - Asphalt: Sealing	\$16,017	5	2	64,068	\$.25/SqFt		Drives & Parking
246 - Asphalt: Ongoing Repairs	\$6,167	5	2	64,068	\$3.85/SqFt (3%)		Drives & Parking
254 - Asphalt: Ongoing Repairs	\$7,226	5	2	18,768	\$3.85/SqFt (10%)		Seal, Crack Fill, Stripe
342 - Asphalt: Overlay w/ Interlayer	\$134,543	25	11	64,068	\$2.10/SqFt		Drives & Parking
02000 - Concrete							
418 - Pool Deck	\$3,114	5	4	2,650	\$23.50/SqFt (5%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
142 - Stucco	\$20,664	10	6	14,760	\$1.40/SqFt		Building Exterior
406 - Wrought Iron	\$6,508	4	3	614	\$10.60/l.f.		Metal Fencing & Railings

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00080 - Canoa Ranch (CR)							
03500 - Painting: Interior							
142 - Building	\$34,060	10	2	26,200	\$1.30/SqFt		All Interior Spaces
143 - Building	\$3,000	1	0	1	\$3,000/LS [nr:1]		All Interior Spaces (2022 Only)
04000 - Structural Repairs							
606 - Metal Railings	\$10,294	20	6	350	\$29.41/l.f.		Parking & Pickleball
928 - Doors	\$17,500	10	2	40	\$1,750/Itm (25%)		Exterior & Interior Doors
932 - Doors	\$56,400	20	6	3	\$18,800/Itm		Pool East Patio Doors
05000 - Roofing							
200 - Low Slope: BUR	\$58,129	20	6	133	\$437/Sqrs		Building Roof
608 - Pitched: Tile	\$31,950	30	16	45	\$710/Sqrs		Building Roof
958 - Coating	\$21,945	5	2	13,300	\$1.65/SqFt		Low Slope Roof Recoating
08000 - Rehab							
226 - Locker Rooms	\$142,044	20	6	2	\$71,022/Rm		Men's, Women's & Pool Area Shower
234 - Restrooms	\$17,219	20	3	1	\$17,219/Rm		Companion Restroom Remodel
12000 - Pool							
136 - Resurface	\$48,128	12	6	256	\$188/l.f.		Pool
412 - ADA Chair Lift	\$11,846	10	7	1	\$11,846/Itm		Spa ADA Chair- Repl in 2019
413 - ADA Chair Lift	\$1,259	1	0	1	\$1,259/LS [nr:1]		Spa ADA Chair (2022 Only)
416 - ADA Chair Lift	\$10,580	10	9	1	\$10,580/Itm		Pool ADA Chair- Repl in 2021
636 - Deck: Re-Surface	\$42,374	15	1	2,650	\$15.99/SqFt		Pool Area Decking
754 - Equipment: Replacement	\$22,746	5	4	1	\$45,492/LS (50%)		Pool & Spa Equipment
755 - Equipment: Replacement	\$10,000	1	0	1	\$10,000/LS [nr:1]		2022 Only
13000 - Spa							
134 - Resurface	\$5,392	8	6	1	\$5,392/Itm		Spa
14000 - Recreation							
250 - Exercise: Cardio Equipment	\$24,035	3	2	14	\$6,867/Itm (25%)		Fitness Center Cardio Machines
350 - Exercise: Strength Equipment	\$63,593	8	1	26	\$4,892/Itm (50%)		Fitness Center Strength Machines, Etc
17500 - Basketball / Sport Court							
220 - Seal & Striping	\$6,920	4	2	8,650	\$.80/SqFt		[4] Pickleball Courts
224 - Seal & Striping	\$3,712	4	2	2,690	\$1.38/SqFt		Basketball 1/2 Court
19000 - Fencing							
100 - Chain Link	\$27,816	30	18	788	\$35.30/l.f.		Pickleball & Basketball Courts
230 - Wrought Iron: 6'	\$11,183	30	16	264	\$42.36/l.f.		Patio Perimeter

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00080 - Canoa Ranch (CR)							
23000 - Mechanical Equipment							
100 - HVAC	\$17,913	18	4	435	\$41.18/l.f.		[5] Pool Area Fabric Ducts
101 - HVAC	\$26,000	1	0	1	\$26,000/LS [nr:1]		Placeholder
236 - HVAC	\$84,570	15	1	6	\$14,095/Itm		Rooftop HVAC Units- 2008
508 - Swamp Cooler	\$17,650	15	4	5	\$3,530/Itm		Rooftop Evaporative Coolers- 2008
636 - Water Heater	\$12,019	15	3	2	\$6,010/Itm		Shop
24000 - Furnishings							
540 - Miscellaneous	\$9,152	10	9	1	\$9,152/LS		Tables & Chairs
24500 - Audio / Visual							
164 - Projector	\$1,366	10	2	1	\$1,366/Itm		Amado Room- EIKI
24600 - Safety / Access							
250 - Fire Control Misc	\$20,159	20	6	1	\$20,159/LS		Fire Alarm System
25000 - Flooring							
280 - Carpeting	\$20,460	10	6	660	\$31.00/SqYd		All Spaces
470 - Tile	\$65,636	20	19	2,231	\$29.42/SqFt		Clubhouse Walls & Floors
26000 - Outdoor Equipment							
462 - Drinking Fountain	\$9,177	15	2	3	\$3,059/Itm		Drinking Fountains
808 - Shade Structure	\$11,475	15	4	500	\$22.95/SqFt		[3] Shade Canopies
27000 - Appliances							
248 - Ice Machine	\$6,468	10	9	1	\$6,468/Itm		Pickleball Courts
28000 - Water System							
162 - Backflow Valves	\$15,050	12	9	1	\$15,050/Itm		8" Backflow
00090 - Abrego South (AS)							
01000 - Paving							
232 - Asphalt: Ongoing Repairs	\$7,226	5	2	18,768	\$3.85/SqFt (10%)		2019 Replacement Area
236 - Asphalt: Ongoing Repairs	\$5,775	5	4	15,000	\$3.85/SqFt (10%)		2020 Addition Area
348 - Asphalt: Overlay w/ Interlayer	\$39,413	25	22	18,768	\$2.10/SqFt		2019 Replacement Area
352 - Asphalt: Overlay w/ Interlayer	\$31,500	25	23	15,000	\$2.10/SqFt		2020 Addition Area
02000 - Concrete							
442 - Pool Deck	\$6,539	2	2	5,565	\$23.50/SqFt (5%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
200 - Surface Restoration	\$10,067	10	6	7,191	\$1.40/SqFt		Exterior Surfaces

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00090 - Abrego South (AS)							
04000 - Structural Repairs							
936 - Doors	\$7,000	10	2	16	\$1,750/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
360 - Low Slope: Vinyl	\$34,790	20	9	49	\$710/Sqrs		Pool Building Roofs
962 - Coating	\$5,194	5	2	4,900	\$1.06/SqFt		Low Slope Roof Recoating
08000 - Rehab							
236 - Locker Rooms	\$76,484	20	4	2	\$38,242/Rm		Men's & Women's
342 - Restrooms	\$32,780	20	5	2	\$16,390/Rm		Restrooms
12000 - Pool							
140 - Resurface	\$27,200	12	4	170	\$160/l.f.		Pool
422 - ADA Chair Lift	\$4,218	10	7	1	\$4,218/Itm		Pool ADA Lift
642 - Deck: Re-Surface	\$49,139	10	9	5,565	\$8.83/SqFt		Pool/Spa Deck Coating
758 - Equipment: Replacement	\$18,335	5	3	1	\$36,670/LS	(50%)	Pool & Spa Equipment
759 - Equipment: Replacement	\$9,000	1	0	1	\$9,000/LS	[nr:1]	Pool & Spa Equipment (2022 Only)
944 - Furniture: Misc	\$7,650	6	3	1	\$7,650/LS		Pool Area Furniture
13000 - Spa							
138 - Resurface	\$4,023	8	0	1	\$4,023/Itm		Spa
418 - ADA Chair Lift	\$4,982	10	5	1	\$4,982/Itm		Spa ADA Lift
19000 - Fencing							
900 - Miscellaneous	\$7,588	20	9	258	\$29.41/l.f.		Pool Perimeter Wall/Fence
20000 - Lighting							
240 - Pole Lights	\$11,296	20	4	8	\$1,412/Itm		Shuffleboard Lights
23000 - Mechanical Equipment							
240 - HVAC	\$22,400	15	4	2	\$11,200/Itm		Rooftop Carrier Units- 2011
26000 - Outdoor Equipment							
480 - Drinking Fountain	\$6,556	20	4	2	\$3,278/Itm		Drinking Fountain
812 - Shade Structure	\$12,944	15	10	564	\$22.95/Itm		[3] Volleyball Shade Canopies
880 - Shade Structure	\$6,059	15	7	264	\$22.95/SqFt		Pool Shade Canopy
900 - Shuffleboard Court	\$16,511	8	3	3,744	\$4.41/SqFt		[12] Shuffleboard Courts
910 - Miscellaneous	\$32,795	7	3	3,500	\$9.37/SqFt		[2] Volleyball Court Sand
00100 - Continental Vistas (CV)							
01000 - Paving							
404 - Asphalt: Overlay	\$14,125	20	18	6,726	\$2.10/SqFt		Parking Lot

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00100 - Continental Vistas (CV)							
02000 - Concrete							
448 - Pool Deck	\$8,262	2	1	4,748	\$29.00/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
120 - Surface Restoration	\$6,120	10	5	3,600	\$1.70/SqFt		Recreation Building & Walls
05000 - Roofing							
340 - Low Slope: Vinyl	\$22,880	20	19	20	\$1,144/Sqrs		Pool Building Roof
612 - Pitched: Tile	\$14,560	30	29	13	\$1,120/Sqrs		Pool Building Roof
966 - Coating	\$6,120	5	3	2,000	\$3.06/SqFt		Low Slope Roof Recoating
08000 - Rehab							
242 - Locker Rooms	\$68,304	20	15	2	\$34,152/Rm		Men's & Women's
246 - Bathrooms	\$20,159	20	15	1	\$20,159/Rm		Companion Restroom
12000 - Pool							
146 - Resurface	\$28,800	12	8	180	\$160/l.f.		Pool
648 - Deck: Re-Surface	\$27,396	15	14	4,748	\$5.77/SqFt		Pool/Spa Deck Coating
762 - Equipment: Replacement	\$19,059	5	2	1	\$38,117/LS	(50%)	Pool & Spa Equipment
763 - Equipment: Replacement	\$6,000	1	0	1	\$6,000/LS	[nr:1]	Pool & Spa Equipment (2022 Only)
948 - Furniture: Misc	\$7,538	6	0	1	\$7,538/LS		Pool Area Furniture
13000 - Spa							
142 - Resurface	\$7,863	8	7	1	\$7,863/Itm		Spa
23000 - Mechanical Equipment							
244 - HVAC	\$8,468	15	12	1	\$8,468/Itm		Rooftop Rheem Unit #3- 2019
248 - HVAC	\$29,119	15	6	2	\$14,560/Itm		Rooftop Carrier Units- 2013
800 - Water Heater	\$5,463	12	3	1	\$5,463/Itm		Building Water Heater
25000 - Flooring							
640 - Vinyl	\$18,748	10	5	125	\$150/SqYd		Rec Room Sport Flooring
00110 - Madera Vista (MV)							
01000 - Paving							
408 - Asphalt: Major Repairs	\$57,166	25	10	9,772	\$5.85/SqFt		Parking Lot
02000 - Concrete							
454 - Pool Deck	\$7,064	2	2	4,008	\$23.50/SqFt	(7.5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
206 - Surface Restoration	\$7,236	10	6	4,020	\$1.80/SqFt		Exterior Surfaces

Included Components

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00110 - Madera Vista (MV)							
05000 - Roofing							
616 - Pitched: Tile	\$30,368	30	29	39	\$779/Sqrs		Pool Building Roof
08000 - Rehab							
248 - Restrooms	\$16,390	20	17	2	\$8,195/Rm		Men's & Women's
262 - Kitchen	\$20,000	20	10	1	\$20,000/Rm		Pool Building Kitchen Area
480 - Shower	\$8,831	15	0	1	\$8,831/LS		Outdoor Pool Shower
12000 - Pool							
154 - Resurface	\$24,960	12	6	156	\$160/l.f.		Pool
654 - Deck: Re-Surface	\$35,391	15	15	4,008	\$8.83/SqFt		Pool/Spa Deck Coating
655 - Deck: Re-Surface	\$28,165	1	0	1	\$28,165/LS [nr:1]		Pool/Spa Deck Coating (2022 Only)
766 - Equipment: Replacement	\$17,489	5	1	1	\$34,978/LS (50%)		Pool & Spa Equipment
952 - Furniture: Misc	\$7,649	6	5	1	\$7,649/LS		Pool Area Furniture
953 - Furniture: Misc	\$4,865	1	0	1	\$4,865/LS [nr:1]		Pool Area Furniture (2022 Only)
13000 - Spa							
146 - Resurface	\$4,917	8	2	1	\$4,917/Itm		Spa
17000 - Tennis Court							
540 - Reseal	\$5,112	4	2	7,200	\$.71/SqFt		Tennis Court
560 - Fixtures	\$5,500	15	10	1	\$5,500/Itm		Tennis Court Bench/Canopy
19000 - Fencing							
170 - Chain Link: 10'	\$15,120	30	9	360	\$42.00/l.f.		Tennis Court Fence
240 - Wrought Iron: 6'	\$16,097	30	4	380	\$42.36/l.f.		Pool Perimeter Fence
20000 - Lighting							
250 - Sports Field / Court	\$10,927	20	17	4	\$2,732/Itm		Tennis Court Lights
25000 - Flooring							
434 - Tile	\$10,865	20	18	1	\$10,865/LS		Recreation Room & Storage
26000 - Outdoor Equipment							
816 - Shade Structure	\$6,059	15	9	264	\$22.95/SqFt		Pool Shade Canopy
834 - Shade Structure	\$7,711	15	9	336	\$22.95/SqFt		Pool Equip Shade Canopy
00120 - Casa Paloma I (CPI)							
01000 - Paving							
412 - Asphalt: Major Repairs	\$41,699	25	2	7,128	\$5.85/SqFt		Parking Areas
02000 - Concrete							
460 - Pool Deck	\$11,912	2	2	6,128	\$23.50/SqFt (8%)		Pool/Spa Area Concrete Repair

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00120 - Casa Paloma I (CPI)							
03000 - Painting: Exterior							
212 - Surface Restoration	\$10,458	10	4	7,470	\$1.40/SqFt		Exterior Surfaces
05000 - Roofing							
344 - Low Slope: Vinyl	\$43,310	20	2	61	\$710/Sqrs		Pool Building & Shade Structure Roofs
970 - Coating	\$15,250	5	2	6,100	\$2.50/SqFt		Low Slope Roof Recoating
08000 - Rehab							
254 - Locker Rooms	\$111,930	20	18	2	\$55,965/Rm		Men's, Women's & Outdoor Shower
256 - Restrooms	\$5,330	20	18	1	\$5,330/Rm		Unisex Restroom
418 - Kitchen	\$7,649	20	9	1	\$7,649/Rm		Clubhouse Kitchen
12000 - Pool							
160 - Resurface	\$32,000	12	6	200	\$160/l.f.		Pool
420 - ADA Chair Lift	\$5,500	10	5	1	\$5,500/Itm		Aqua Creek Pool Chair
660 - Deck: Re-Surface	\$55,397	15	0	6,128	\$9.04/SqFt		Pool/Spa Deck Coating
770 - Equipment: Replacement	\$21,494	5	1	1	\$42,988/LS	(50%)	Pool & Spa Equipment
956 - Furniture: Misc	\$7,649	6	3	1	\$7,649/LS		Pool Area Furniture
13000 - Spa							
150 - Resurface	\$5,948	8	6	1	\$5,948/Itm		Spa
23000 - Mechanical Equipment							
256 - HVAC	\$18,357	15	4	2	\$9,178/Itm		Rooftop Carrier Units- 2011
25000 - Flooring							
424 - Tile	\$11,726	20	18	1	\$11,726/LS		Rec Rm, Unisex RR, Kitchen, Storage
26000 - Outdoor Equipment							
310 - Benches	\$21,600	15	8	18	\$1,200/Itm		Common Area Benches
316 - Shuffleboard Court	\$9,187	8	5	1,980	\$4.64/SqFt		[6] Shuffleboard Courts
826 - Shade Structure	\$8,469	30	23	310	\$27.32/SqFt		Pool Equip Shade Structure
00130 - Casa Paloma II (CPII)							
02000 - Concrete							
466 - Pool Deck	\$10,211	2	3	4,933	\$34.50/SqFt	(6%)	Pool/Spa Area Concrete Repair
04000 - Structural Repairs							
952 - Doors	\$6,125	10	2	14	\$1,750/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
348 - Low Slope: Vinyl	\$34,821	20	19	53	\$657/Sqrs		Pool Building Roofs
974 - Coating	\$8,109	5	2	5,300	\$1.53/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							
258 - Restrooms	\$10,000	15	3	1	\$10,000/Rm		Unisex Restroom
260 - Locker Rooms	\$76,486	20	3	2	\$38,243/Rm		Men's & Women's Locker Rooms & Outdoor Shower
261 - Locker Rooms	\$13,000	1	0	1	\$13,000/LS [nr:1]		Men's & Women's (2022 Only)
424 - Kitchen	\$7,649	20	2	1	\$7,649/Rm		Clubhouse Kitchen
12000 - Pool							
166 - Resurface	\$28,800	10	4	180	\$160/l.f.		Pool
666 - Deck: Re-Surface	\$46,396	15	0	4,933	\$9.41/SqFt		Pool/Spa Deck Coating
774 - Equipment: Replacement	\$20,842	5	2	1	\$41,685/LS (50%)		Pool & Spa Equipment
775 - Equipment: Replacement	\$6,000	1	0	1	\$6,000/LS [nr:1]		Pool & Spa Equipment (2022 Only)
960 - Furniture: Misc	\$7,649	6	3	1	\$7,649/LS		Pool Area Furniture
13000 - Spa							
154 - Resurface	\$5,430	8	4	1	\$5,430/itm		Spa
20000 - Lighting							
260 - Pole Lights	\$11,296	30	1	8	\$1,412/itm		Shuffleboard Lights
23000 - Mechanical Equipment							
272 - HVAC	\$18,357	15	4	2	\$9,178/itm		Rooftop Carrier Units- 2011
25000 - Flooring							
200 - Carpeting	\$3,852	10	8	1,284	\$3.00/SqFt		Recreation Room
400 - Tile	\$3,923	20	18	281	\$13.96/SqFt		Kitchenette & Storage Closet
26000 - Outdoor Equipment							
304 - Shuffleboard Court	\$8,593	8	3	1,980	\$4.34/SqFt		[6] Courts Resurface & Recoat
860 - Shade Structure	\$6,747	15	9	294	\$22.95/SqFt		Pool Equip Shade Canopy
00140 - Abrego North (AN)							
01000 - Paving							
420 - Asphalt: Major Repairs	\$82,514	25	1	14,105	\$5.85/SqFt		Parking Area
02000 - Concrete							
472 - Pool Deck	\$6,377	5	1	4,523	\$23.50/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
218 - Surface Restoration	\$8,249	10	4	5,892	\$1.40/SqFt		Exterior Surfaces
04000 - Structural Repairs							
820 - Shed	\$10,449	10	8	1	\$10,449/itm		Shed

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00140 - Abrego North (AN)							
04000 - Structural Repairs							
956 - Doors	\$8,750	20	10	10	\$1,750/Itm	(50%)	Exterior & Interior Doors
05000 - Roofing							
352 - Low Slope: Vinyl	\$14,910	20	4	21	\$710/Sqrs		Pool Building Roof
978 - Coating	\$2,499	5	2	2,100	\$1.19/SqFt		Low Slope Roof Recoating
08000 - Rehab							
238 - Restrooms	\$17,219	20	3	1	\$17,219/Rm		Companion Restroom Remodel
266 - Locker Rooms	\$76,486	20	4	2	\$38,243/Rm		Men's & Women's
270 - General	\$9,826	20	15	795	\$12.36/SqFt		Recreation Room Tile- 2017
12000 - Pool							
172 - Resurface	\$36,800	10	4	230	\$160/l.f.		Pool
426 - ADA Chair Lift	\$13,440	10	5	2	\$6,720/Itm		Pool & Spa
778 - Equipment: Replacement	\$20,842	5	1	1	\$41,685/LS	(50%)	Pool & Spa Equipment
779 - Equipment: Replacement	\$38	1	0	1	\$38.00/LS	[nr:1]	Pool & Spa Equipment (2022 Only)
964 - Furniture: Misc	\$7,538	6	0	1	\$7,538/LS		Pool Area Furniture
13000 - Spa							
158 - Resurface	\$5,764	8	2	1	\$5,764/Itm		Spa
19000 - Fencing							
110 - Wood: Split Rail	\$5,320	20	15	152	\$35.00/l.f.		Perimeter Fencing
23000 - Mechanical Equipment							
200 - HVAC	\$19,500	15	13	3	\$6,500/Itm		HVAC
26000 - Outdoor Equipment							
864 - Shade Structure	\$10,026	30	21	367	\$27.32/SqFt		Pool Equip Shade Structure
868 - Shade Structure	\$8,675	15	10	378	\$22.95/SqFt		[3] Pool Shade Canopies
00200 - Pickleball Center							
01000 - Paving							
170 - Asphalt: Sealing	\$9,907	5	4	39,629	\$.25/SqFt		Parking Lot
270 - Asphalt: Ongoing Repairs	\$5,340	5	4	39,629	\$3.85/SqFt	(3.5%)	Parking Lot
370 - Asphalt: Overlay w/ Interlayer	\$83,221	25	23	39,629	\$2.10/SqFt		Parking Lot
04000 - Structural Repairs							
892 - Shed	\$5,000	15	13	1	\$5,000/LS		Shed
912 - Doors	\$4,375	20	18	5	\$1,750/Itm	(50%)	Building Doors

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00200 - Pickleball Center							
05000 - Roofing							
370 - Low Slope: Single-Ply	\$8,523	15	13	12	\$710/Sqrs		Center Roof
08000 - Rehab							
100 - General	\$5,330	10	8	1	\$5,330/LS		Office, Storage, Breezeway
226 - Restrooms	\$15,990	10	8	2	\$7,995/Rm		Restrooms
17500 - Basketball / Sport Court							
200 - Seal & Striping	\$43,680	2	1	54,600	\$.80/SqFt		[24] Pickleball Courts
19000 - Fencing							
174 - Chain Link: 4'	\$27,135	25	23	1,414	\$19.19/l.f.		Court Fences
178 - Chain Link: 8'	\$64,381	25	23	1,871	\$34.41/l.f.		Court Fences
780 - Gates	\$14,924	20	18	50	\$298/Itm		Court Gates
23000 - Mechanical Equipment							
470 - HVAC	\$9,114	15	13	3	\$3,038/Itm		Mini-split Units
870 - Septic System	\$7,995	20	18	1	\$7,995/Sys		Septic System
24000 - Furnishings							
570 - Miscellaneous	\$21,320	10	8	1	\$21,320/LS		Interior/Exterior Furniture
970 - Miscellaneous	\$8,289	10	8	900	\$9.21/SqFt		Artificial Turf
974 - Miscellaneous	\$5,330	5	3	1	\$5,330/LS		Entrance Gate
26000 - Outdoor Equipment							
440 - Drinking Fountain	\$5,117	20	18	2	\$2,558/Itm		Drinking Fountains
448 - Bleachers: Aluminum	\$18,000	20	18	6	\$3,000/Itm		Bleachers
884 - Shade Structure	\$13,801	7	5	4,182	\$3.30/SqFt		[3] Shade Structures
00700 - Facility Maintenance Shop (FMS)							
01000 - Paving							
136 - Asphalt: Sealing	\$7,269	5	3	29,074	\$.25/SqFt		Parking Area
260 - Asphalt: Ongoing Repairs	\$3,918	5	3	29,074	\$3.85/SqFt (3.5%)		Parking Area
424 - Asphalt: Overlay w/ Interlayer	\$61,055	25	22	29,074	\$2.10/SqFt		Parking Area
03000 - Painting: Exterior							
128 - Surface Restoration	\$7,000	10	6	5,000	\$1.40/SqFt		Building Exterior
412 - Wrought Iron	\$8,225	4	4	835	\$9.85/l.f.		Perimeter Fence
413 - Wrought Iron	\$11,800	1	0	1	\$11,800/LS [nr:1]		Perimeter Fence (2022 Only)
03500 - Painting: Interior							
152 - Building	\$13,000	10	6	10,000	\$1.30/SqFt		All Interior Spaces

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00700 - Facility Maintenance Shop (FMS)							
04000 - Structural Repairs							
800 - Shed	\$5,756	10	8	1	\$5,756/Itm		Shed
804 - Shed	\$16,799	10	6	3	\$5,600/Itm		Pre-Fab Sheds
960 - Doors	\$5,200	30	26	2	\$2,600/Itm		Shop Rollup Doors
964 - Doors	\$10,500	10	6	24	\$1,750/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
332 - Low Slope: Vinyl	\$9,940	20	16	14	\$710/Sqrs		Maintenance Shop Low Slope Roof
440 - Pitched: Dimensional Composition	\$24,257	30	5	37	\$656/Sqrs		Maintenance Shop Pitched Roof
860 - Skylights	\$8,741	20	16	10	\$874/Itm		Pitched & Low Slope Roof Skylights
982 - Coating	\$4,284	5	2	1,400	\$3.06/SqFt		Low Slope Roof Recoating
08000 - Rehab							
108 - General	\$17,219	20	16	1	\$17,219/LS		Common Areas
278 - Restrooms	\$32,780	20	16	2	\$16,390/Rm		Restrooms
282 - General	\$22,946	20	16	1	\$22,946/Rm		Break Room
19000 - Fencing							
224 - Wrought Iron: 5'	\$31,020	30	26	835	\$37.15/l.f.		Perimeter Fencing
540 - Metal	\$5,770	30	26	165	\$34.97/l.f.		Frontage Fencing
23000 - Mechanical Equipment							
208 - HVAC	\$24,038	15	11	4	\$6,010/Itm		Rooftop HVAC Units- 2018
224 - HVAC	\$27,644	15	10	2	\$13,822/Itm		Ground Level Bryant Units- 2017
24000 - Furnishings							
200 - Miscellaneous	\$53,540	20	16	64	\$837/Itm		Chairs, Desks, Storage, Etc
25000 - Flooring							
290 - Carpeting	\$6,825	10	3	195	\$35.00/SqYd		Offices, Hallways, Misc
480 - Tile	\$17,410	20	16	664	\$26.22/SqFt		Floor & Wall Tile
30000 - Miscellaneous							
236 - Maintenance Equipment	\$17,882	20	18	1	\$17,882/Itm		Genie Scissor Lift
822 - Maintenance Equipment	\$20,815	10	6	11	\$3,785/Itm	(50%)	Shop Tools, Portacoolers, Misc
00800 - General							
22000 - Office Equipment							
100 - Miscellaneous	\$6,884	5	2	1	\$6,884/Itm		Facility Maintenance Shop Contex Scanner
30000 - Miscellaneous							
200 - Maintenance Equipment	\$8,825	20	4	1	\$8,825/Itm		Vermeer Chipper

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00800 - General							
30000 - Miscellaneous							
204 - Maintenance Equipment	\$57,206	15	0	1	\$57,206/Itm		Vermeer Skid Loader & Attachments
700 - Trailer	\$5,883	15	3	1	\$5,883/Itm		Load Trail
704 - Trailer	\$6,827	15	12	1	\$6,827/Itm		Top Hat- 2018
710 - Trailer	\$24,889	15	0	1	\$24,889/Itm		Big Tex
824 - Maintenance Truck	\$35,300	10	9	1	\$35,300/Itm		2011 Ford F150 Pickup- #18
832 - Vehicle	\$88,250	10	1	3	\$29,417/Itm		2013 Ford Transit Connects- #20, 21, 23
844 - Vehicle	\$20,592	10	4	1	\$20,592/Itm		2016 Ford Fiesta- #26
852 - Vehicle	\$68,878	10	4	2	\$34,439/Itm		2016 Ram Promaster City Vans- #29, 30
856 - Maintenance Truck	\$117,093	10	4	3	\$39,031/Itm		2016 Ram 1500 Pickups- #31, 32, 33
860 - Maintenance Truck	\$40,999	10	5	1	\$40,999/Itm		2017 Ram 1500 Pickup- #34
866 - Vehicle	\$31,980	3	1	1	\$31,980/Itm		2017 Ford Escape- #36
868 - Maintenance Truck	\$38,099	10	6	1	\$38,099/Itm		2018 Ford F150 Supercrew- #37
872 - Maintenance Truck	\$40,666	10	6	1	\$40,666/Itm		2018 Ford F150- #38
874 - Maintenance Truck	\$39,019	10	6	1	\$39,019/Itm		Ford F250 PU- #39
876 - Vehicle	\$35,577	10	6	1	\$35,577/Itm		Ford Transit Connect- #40
878 - Vehicle	\$35,578	10	7	1	\$35,578/Itm		2018 Ford Transit 150 Van- #41
880 - Vehicle	\$43,706	10	7	1	\$43,706/Itm		2019 Ford F-250 Pickup Truck- #42
882 - Vehicle	\$37,150	10	7	1	\$37,150/Itm		2018 Ford Transit 250 Van- #43
884 - Vehicle	\$32,524	10	7	1	\$32,524/Itm		2018 Ford F-150 Pickup Truck- #44
888 - Vehicle	\$32,000	10	8	1	\$32,000/Itm		2020 Ford Escape- #45
892 - Maintenance Truck	\$38,243	10	9	1	\$38,243/Itm		2021 Ford Ranger XL- #46
896 - Maintenance Truck	\$43,750	10	9	1	\$43,750/Itm		2021 Ford F250 Pickup- #47

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/U of M	Treatment	Location
00010 - Administrative Offices							
22000 - Office Equipment							
190 - Miscellaneous	\$16,500	8	2	1	\$16,500/LS		Printers & Copiers
360 - Telephone Equipment	\$25,000	12	12	1	\$25,000/Sys		Telephone System
00020 - West Social Center (WC)							
01000 - Paving							
204 - Asphalt: Ongoing Repairs	\$4,191	5	3	43,543	\$3.85/SqFt (3%)		Drives, North & South Parking
12000 - Pool							
144 - Structural Replacement of Pool	\$1,300,000	60	14	250	\$5,200/l.f.		WC Pool & Spa Area
560 - Cover	\$7,800	6	2	4,000	\$1.95/SqFt		Pool Cover
920 - Furniture: Misc	\$9,650	6	3	1	\$9,650/LS		Pool Area Furniture
13000 - Spa							
110 - Resurface	\$8,060	8	6	1	\$8,060/Itm		Spa
23000 - Mechanical Equipment							
628 - Water Heater	\$3,600	8	3	4	\$1,800/Itm (50%)		Water Heaters
26000 - Outdoor Equipment							
474 - Drinking Fountain	\$4,000	5	1	7	\$2,000/Itm (28.6%)		Drinking Fountains
00030 - East Social Center (EC)							
12000 - Pool							
001 - Cover	\$2,720	6	2	1,360	\$2.00/SqFt		Pool Cover
142 - Structural Replacement of Pool	\$775,500	60	1	165	\$4,700/l.f.		EC Pool Re-build
17000 - Tennis Court							
700 - Screen	\$2,756	5	1	4,835	\$.57/SqFt		Tennis & Pickleball Courts
712 - Screen	\$1,254	5	2	2,200	\$.57/SqFt		[4] South Pickleball Courts
23000 - Mechanical Equipment							
608 - Water Heater	\$1,970	4	1	4	\$1,970/Itm (25%)		Water Heaters
26000 - Outdoor Equipment							
450 - Drinking Fountain	\$4,000	5	1	8	\$2,000/Itm (25%)		Drinking Fountains
830 - Shade Structure	\$3,312	15	5	144	\$23.00/SqFt		Tennis Shade Canopy
00040 - Las Campanas (LC)							
12000 - Pool							
144 - Structural Replacement of Pool	\$1,098,240	60	35	264	\$4,160/LS		LC Pool & Spa Area
564 - Cover	\$8,580	6	2	4,400	\$1.95/SqFt		Pool Cover

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
17000 - Tennis Court							
716 - Screen	\$3,078	5	1	5,400	\$.57/SqFt		Tennis Court Fence Screen
26000 - Outdoor Equipment							
454 - Drinking Fountain	\$1,967	5	1	4	\$1,967/Itm (25%)		Drinking Fountains
00050 - Desert Hills (DH)							
12000 - Pool							
146 - Structural Replacement of Pool	\$1,081,600	60	19	260	\$4,160/l.f.		DH Pool & Spa Area
568 - Cover	\$7,547	6	2	3,870	\$1.95/SqFt		Pool Cover
14000 - Recreation							
100 - Sauna: Heaters	\$2,016	15	1	1	\$2,016/Itm		Sauna
17000 - Tennis Court							
530 - Resurface	\$92,160	21	8	28,800	\$3.20/SqFt		[4] Tennis Courts
720 - Screen	\$4,925	4	1	8,640	\$.57/SqFt		Tennis Wind Screens
17500 - Basketball / Sport Court							
410 - Overlay	\$6,421	8	1	2,184	\$2.94/SqFt		[7] Shuffleboard Courts- Resurfacing
23000 - Mechanical Equipment							
450 - HVAC	\$11,767	15	3	2	\$5,883/Itm		Ground Level- Bard Units #1 & #2
26000 - Outdoor Equipment							
458 - Drinking Fountain	\$1,967	5	3	3	\$1,967/Itm (33%)		Drinking Fountains
00060 - Canoa Hills (CH)							
12000 - Pool							
148 - Structural Replacement of Pool	\$1,139,840	60	28	274	\$4,160/LS		CH Pool & Spa Area
572 - Cover	\$9,360	6	2	4,800	\$1.95/SqFt		Pool Cover
14000 - Recreation							
730 - Bridge Dealing Machine	\$6,048	5	1	1	\$6,048/Itm		Duplimate Bridge Dealing Machine
17000 - Tennis Court							
704 - Screen	\$2,975	5	2	5,220	\$.57/SqFt		Tennis Court Windscreens
23000 - Mechanical Equipment							
500 - Swamp Cooler	\$2,353	20	12	1	\$2,353/Itm		Evaporative Cooler- 2014
26000 - Outdoor Equipment							
466 - Drinking Fountain	\$1,967	5	1	4	\$1,967/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	\$998,400	60	34	240	\$4,160/LS		SR Pool & Spa Area
576 - Cover	\$7,020	6	5	3,600	\$1.95/SqFt		Pool Cover
20000 - Lighting							
540 - Parking Lot	\$24,038	30	12	10	\$2,404/Itm		Parking Lot Lights
24500 - Audio / Visual							
336 - Miscellaneous	\$7,983	20	4	1	\$7,983/Sys		Fiesta Room- Total Induction Loop
25000 - Flooring							
260 - Carpeting	\$58,800	10	1	1,400	\$42.00/SqYd		Anza, Fiesta, Computer, Office
26000 - Outdoor Equipment							
470 - Drinking Fountain	\$1,967	5	2	3	\$1,967/Itm (33%)		Drinking Fountains
00080 - Canoa Ranch (CR)							
12000 - Pool							
152 - Structural Replacement of Pool	\$1,064,960	60	46	256	\$4,160/l.f.		CR Pool & Spa Area
17000 - Tennis Court							
708 - Screen	\$2,360	5	2	4,140	\$.57/SqFt		Pickleball Court Windscreens
17500 - Basketball / Sport Court							
420 - Overlay	\$36,189	21	10	11,204	\$3.23/SqFt		Pickleball & Basketball Courts
27000 - Appliances							
998 - Miscellaneous	\$1,748	15	2	2	\$874/Itm		Amado Rm Microwave, Refrigerator
00090 - Abrego South (AS)							
03500 - Painting: Interior							
148 - Building	\$7,649	10	2	5,884	\$1.30/SqFt		All Interior Spaces
12000 - Pool							
154 - Structural Replacement of Pool	\$707,200	60	12	170	\$4,160/LS		AS Pool & Spa Area
782 - Cover	\$3,071	6	2	1,575	\$1.95/Itm		Pool Cover
00100 - Continental Vistas (CV)							
01000 - Paving							
240 - Asphalt: Ongoing Repairs	\$2,590	5	2	6,726	\$3.85/SqFt (10%)		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
940 - Doors	\$5,250	10	2	12	\$1,750/Itm (25%)		Exterior & Interior Doors
12000 - Pool							
156 - Structural Replacement of Pool	\$748,800	60	17	180	\$4,160/LS		CV Pool & Spa Area

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00100 - Continental Vistas (CV)							
12000 - Pool							
790 - Cover	\$3,461	6	1	1,775	\$1.95/SqFt		Pool Cover
26000 - Outdoor Equipment							
484 - Drinking Fountain	\$1,967	20	15	1	\$1,967/Itm		Drinking Fountain
00110 - Madera Vista (MV)							
01000 - Paving							
244 - Asphalt: Ongoing Repairs	\$3,762	5	2	9,772	\$3.85/SqFt (10%)		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
944 - Doors	\$5,250	10	2	12	\$1,750/Itm (25%)		Exterior & Interior Doors
12000 - Pool							
160 - Structural Replacement of Pool	\$648,960	60	22	156	\$4,160/LS		MV Pool & Spa Area
23000 - Mechanical Equipment							
252 - HVAC	\$9,178	15	4	1	\$9,178/Itm		Rooftop Carrier Unit #1- 2011
620 - Water Heater	\$1,967	12	3	1	\$1,967/Itm		Building Water Heater
26000 - Outdoor Equipment							
312 - Shuffleboard Court	\$3,062	10	1	660	\$4.64/SqFt		[2] Shuffleboard Courts
488 - Drinking Fountain	\$1,967	20	4	1	\$1,967/Itm		Drinking Fountain
00120 - Casa Paloma I (CPI)							
01000 - Paving							
248 - Asphalt: Ongoing Repairs	\$2,744	5	1	7,128	\$3.85/SqFt (10%)		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
948 - Doors	\$4,375	10	2	10	\$1,750/Itm (25%)		Exterior & Interior Doors
12000 - Pool							
162 - Structural Replacement of Pool	\$832,000	40	11	200	\$4,160/LS		CPI Pool & Spa Area
786 - Cover	\$4,095	6	1	2,100	\$1.95/SqFt		Pool Cover
23000 - Mechanical Equipment							
516 - Swamp Cooler	\$2,353	20	11	1	\$2,353/Itm		Rooftop Evaporative Cooler Unit #4- 2013
710 - Furnace	\$3,412	15	6	1	\$3,412/Itm		Rooftop Forced Air Furnace Unit #3- 2013
26000 - Outdoor Equipment							
492 - Drinking Fountain	\$1,967	20	2	1	\$1,967/Itm		Drinking Fountain
00130 - Casa Paloma II (CPII)							
01000 - Paving							
252 - Asphalt: Ongoing Repairs	\$1,746	5	1	4,536	\$3.85/SqFt (10%)		Parking Areas

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00130 - Casa Paloma II (CPII)							
01000 - Paving							
428 - Asphalt: Major Repairs	\$26,536	25	2	4,536	\$5.85/SqFt		Parking Areas
12000 - Pool							
166 - Structural Replacement of Pool	\$748,800	60	14	180	\$4,160/LS		CPII Pool & Spa Area
23000 - Mechanical Equipment							
260 - HVAC	\$3,912	15	3	1	\$3,912/Itm		Rooftop Rheem Unit #3- 2005
624 - Water Heater	\$1,967	12	1	1	\$1,967/Itm		Building Water Heater
26000 - Outdoor Equipment							
496 - Drinking Fountain	\$1,967	20	2	1	\$1,967/Itm		Drinking Fountain
00140 - Abrego North (AN)							
01000 - Paving							
256 - Asphalt: Ongoing Repairs	\$2,485	5	1	6,455	\$3.85/SqFt (10%)		Seal, Crack Fill, Stripe
12000 - Pool							
140 - Structural Replacement of Pool	\$526,240	60	31	230	\$2,288/l.f.		Albrego N
672 - Deck: Re-Surface	\$39,938	25	19	4,523	\$8.83/SqFt		Pool/Spa Tinted Deck
26000 - Outdoor Equipment							
500 - Drinking Fountain	\$2,622	20	14	1	\$2,622/Itm		Drinking Fountain
00200 - Pickleball Center							
02000 - Concrete							
100 - Repair	\$2,132	5	13	1	\$2,132/LS		Walks
20000 - Lighting							
270 - Miscellaneous	\$1	30	28	1	\$1.00/Itm		Placeholder Pending Additional Data
21000 - Signage							
900 - Miscellaneous	\$2,665	12	10	1	\$2,665/LS		Monument & Other
27000 - Appliances							
248 - Ice Machine	\$2,185	10	8	1	\$2,185/Itm		Center Building
00700 - Facility Maintenance Shop (FMS)							
05000 - Roofing							
700 - Gutters / Downspouts	\$1,425	30	5	145	\$9.83/l.f.		Gutters & Downspouts
24500 - Audio / Visual							
128 - Television	\$1,639	10	6	1	\$1,639/Itm		Conference Room
27000 - Appliances							
278 - Ice Machine	\$2,185	10	5	1	\$2,185/Itm		Hallway Manitowoc

<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							
22000 - Office Equipment							
110 - Miscellaneous	\$3,442	5	2	1	\$3,442/Itm		Facility Maintenance Shop HP Plotter
30000 - Miscellaneous							
820 - Vehicle	\$32,358	10	2	1	\$32,358/Itm		2009 Ford E150 Van- #17
840 - Maintenance Truck	\$41,183	10	1	1	\$41,183/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>
2022			
00010 - Administrative Offices			
22000 - Office Equipment			
201 - Computers, Misc. IT Servers (2022 Only)[nr:1]	1	7,845	
241 - Computers, Misc. 2022 Only[nr:1]	1	25,534	
Total 22000 - Office Equipment:		33,379	33,379
Total Administrative Offices:		33,379	33,379
00020 - West Social Center (WC)			
12000 - Pool			
731 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	1	15,000	
17000 - Tennis Court			
600 - Lighting 20 Court Lights	30	86,000	
23000 - Mechanical Equipment			
420 - HVAC Tennis Ramada Rheem Unit #15- 2022	15	5,815	
24500 - Audio / Visual			
400 - Stage Lights Stage Lighting	20	10,437	
25000 - Flooring			
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	15	83,999	
27000 - Appliances			
324 - Dishwasher, Commercial Commercial Dishwasher- 2022	12	10,000	
Total West Social Center (WC):		211,251	211,251
00030 - East Social Center (EC)			
01000 - Paving			
213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)[nr:1]	2	45,000	
02000 - Concrete			
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	2	5,408	
08000 - Rehab			
207 - Locker Rooms Men's & Women's (2022 Only)[nr:1]	1	65,000	
12000 - Pool			
106 - Resurface 165 lf Pool	12	22,247	
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	15	44,892	
734 - Equipment: Replacement Pool & Spa Equipment (50%)	5	20,769	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
00030 - East Social Center (EC)			
12000 - Pool			
925 - Furniture: Misc Pool Area Furniture (2022 Only)[nr:1]	1	15,000	
Total 12000 - Pool:		102,908	102,908
13000 - Spa			
114 - Resurface Spa	8	5,542	
Total East Social Center (EC):		223,858	223,858
00040 - Las Campanas (LC)			
03500 - Painting: Interior			
119 - Building 2022 Only[nr:1]	1	2,000	
12000 - Pool			
738 - Equipment: Replacement Pool & Spa Equipment (50%)	5	25,057	
23000 - Mechanical Equipment			
213 - HVAC Rooftop Trane Units- 2008 (2022 Only)[nr:1]	1	12,750	
25000 - Flooring			
620 - Vinyl 540 Sq. Yds. Clubhouse	15	85,887	
Total Las Campanas (LC):		125,694	125,694
00050 - Desert Hills (DH)			
05000 - Roofing			
946 - Coating 13,700 sf Low Slope Roof Recoating	5	14,659	
12000 - Pool			
742 - Equipment: Replacement Pool & Spa Equipment (50%)	5	28,018	
13000 - Spa			
122 - Resurface Spa	8	10,000	
14000 - Recreation			
140 - Sauna: Wood Kit Sauna	25	6,623	
221 - Exercise: Cardio Equipment Placeholder[nr:1]	1	250,000	
Total 14000 - Recreation:		256,623	256,623
23000 - Mechanical Equipment			
216 - HVAC 4 Rooftop Rheem Units- 2022	15	42,157	
297 - HVAC Rooftop Carrier Units (2022 Only)[nr:1]	1	31,618	
Total 23000 - Mechanical Equipment:		73,775	73,775
27000 - Appliances			
764 - Dishwasher, Commercial Dishwasher	12	10,000	
Total Desert Hills (DH):		393,075	393,075

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
00060 - Canoa Hills (CH)			
08000 - Rehab			
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	169,953	
330 - Restrooms 2 Restrooms	20	75,544	
Total 08000 - Rehab:		245,497	245,497
12000 - Pool			
747 - Equipment: Replacement 2022 Only[nr:1]	1	10,000	
23000 - Mechanical Equipment			
231 - HVAC Placeholder[nr:1]	1	6,500	
25000 - Flooring			
450 - Tile 6,475 sf Clubhouse Walls & Floors	20	90,647	
27000 - Appliances			
764 - Dishwasher, Commercial Dishwasher	12	10,000	
Total Canoa Hills (CH):		362,644	362,644
00070 - Santa Rita Springs (SRS)			
03000 - Painting: Exterior			
401 - Wrought Iron Pool Fence, Metal Railings (2022 Only)[nr:1]	1	2,500	
23000 - Mechanical Equipment			
453 - HVAC Carrier Units- 2007 (2022 Only)[nr:1]	1	20,175	
24000 - Furnishings			
601 - Miscellaneous Anza Room Furniture (2022 Only)[nr:1]	1	39,132	
24500 - Audio / Visual			
325 - PA System Anza Room- Sound System (2022 Only)[nr:1]	1	7,360	
25000 - Flooring			
271 - Carpeting Kino, Fitness, Office Areas (2022 Only)[nr:1]	1	5,500	
Total Santa Rita Springs (SRS):		74,667	74,667
00080 - Canoa Ranch (CR)			
03500 - Painting: Interior			
143 - Building All Interior Spaces (2022 Only)[nr:1]	1	3,000	
12000 - Pool			
413 - ADA Chair Lift Spa ADA Chair (2022 Only)[nr:1]	1	1,259	
755 - Equipment: Replacement 2022 Only[nr:1]	1	10,000	
Total 12000 - Pool:		11,259	11,259
23000 - Mechanical Equipment			
101 - HVAC Placeholder[nr:1]	1	26,000	
Total Canoa Ranch (CR):		40,259	40,259

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
00090 - Abrego South (AS)			
12000 - Pool			
759 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	1	9,000	
13000 - Spa			
138 - Resurface Spa	8	4,023	
Total Abrego South (AS):		13,023	13,023
00100 - Continental Vistas (CV)			
12000 - Pool			
763 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	1	6,000	
948 - Furniture: Misc Pool Area Furniture	6	7,538	
Total 12000 - Pool:		13,538	13,538
Total Continental Vistas (CV):		13,538	13,538
00110 - Madera Vista (MV)			
08000 - Rehab			
480 - Shower Outdoor Pool Shower	15	8,831	
12000 - Pool			
655 - Deck: Re-Surface Pool/Spa Deck Coating (2022 Only)[nr:1]	1	28,165	
953 - Furniture: Misc Pool Area Furniture (2022 Only)[nr:1]	1	4,865	
Total 12000 - Pool:		33,030	33,030
Total Madera Vista (MV):		41,861	41,861
00120 - Casa Paloma I (CPI)			
12000 - Pool			
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	15	55,397	
Total Casa Paloma I (CPI):		55,397	55,397
00130 - Casa Paloma II (CPII)			
08000 - Rehab			
261 - Locker Rooms Men's & Women's (2022 Only)[nr:1]	1	13,000	
12000 - Pool			
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	15	46,396	
775 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	1	6,000	
Total 12000 - Pool:		52,396	52,396
Total Casa Paloma II (CPII):		65,396	65,396
00140 - Abrego North (AN)			
12000 - Pool			
779 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	1	38	
964 - Furniture: Misc Pool Area Furniture	6	7,538	

Reserve Component

Life
Useful *Current*
Replacement Cost *Forecast*
Inflated Cost @ 2.50%

2022

00140 - Abrego North (AN)

12000 - Pool

Total 12000 - Pool:	7,576	7,576
Total Abrego North (AN):	7,576	7,576

00700 - Facility Maintenance Shop (FMS)

03000 - Painting: Exterior

413 - Wrought Iron Perimeter Fence (2022 Only)[nr:1]	1	11,800	
Total Facility Maintenance Shop (FMS):	11,800	11,800	

00800 - General

30000 - Miscellaneous

204 - Maintenance Equipment Vermeer Skid Loader & Attachments	15	57,206	
710 - Trailer Big Tex	15	24,889	
Total 30000 - Miscellaneous:	82,095	82,095	
Total General:	82,095	82,095	

Total 2022: 1,755,513

2023

00010 - Administrative Offices

05000 - Roofing

304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	20	78,131	80,084
930 - Coating 7,900 sf Low Slope Roof Recoating	5	7,584	7,774
Total 05000 - Roofing:	85,715	87,858	

22000 - Office Equipment

200 - Computers, Misc. 5 IT Servers (20%)	1	13,300	13,633
240 - Computers, Misc. Office Computer Work Stations	1	19,100	19,578
270 - Network Equipment Routers & Switches	1	6,400	6,560
Total 22000 - Office Equipment:	38,800	39,771	
Total Administrative Offices:	124,515	127,629	

00020 - West Social Center (WC)

03500 - Painting: Interior

107 - Building All Interior Spaces (2023 Only)[nr:1]	1	5,234	5,365
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23000 - Mechanical Equipment

404 - HVAC 4 Rooftop Carrier/American Units- 2008	15	60,000	61,500
Total West Social Center (WC):	65,234	66,865	

00030 - East Social Center (EC)

14000 - Recreation

200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	3	28,262	28,969
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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00030 - East Social Center (EC)			
14000 - Recreation			
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	8	39,900	40,898
Total 14000 - Recreation:		68,162	69,867
17000 - Tennis Court			
110 - Reseal 14,400 sf [2] Tennis Courts	4	10,224	10,480
17500 - Basketball / Sport Court			
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	2	20,202	20,707
20000 - Lighting			
510 - Parking Lot 7 Parking Lot Lights	30	20,650	21,166
23000 - Mechanical Equipment			
384 - HVAC Rooftop Carrier Unit #8- 2008	15	20,200	20,705
Total East Social Center (EC):		139,438	142,925
00040 - Las Campanas (LC)			
02000 - Concrete			
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	2	8,338	8,547
12000 - Pool			
112 - Resurface 264 lf Pool	12	49,632	50,873
14000 - Recreation			
210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)	3	38,830	39,801
310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	8	54,094	55,447
Total 14000 - Recreation:		92,924	95,248
Total Las Campanas (LC):		150,894	154,668
00050 - Desert Hills (DH)			
02000 - Concrete			
415 - Pool Deck Pool/Spa Area Concrete Repair (2023 Only)[nr:1]	1	4,000	4,100
04500 - Decking/Balconies			
200 - Resurface 1,778 sf Second Floor Deck	18	29,141	29,870
08000 - Rehab			
218 - Locker Rooms 2 Men's & Women's	28	134,068	137,420
17000 - Tennis Court			
130 - Reseal 28,800 sf [4] Tennis Courts	4	20,448	20,959
24600 - Safety / Access			
220 - Fire Control Misc Fire Alarm System	20	19,869	20,366
25000 - Flooring			
440 - Tile 975 sf Clubhouse Walls & Floors	20	30,244	31,001

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00050 - Desert Hills (DH)			
Total Desert Hills (DH):		237,770	243,716
00060 - Canoa Hills (CH)			
03500 - Painting: Interior			
131 - Building All Interior Spaces (2023 Only)[nr:1]	1	12,000	12,300
14000 - Recreation			
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	3	28,020	28,720
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	8	47,067	48,243
Total 14000 - Recreation:		75,087	76,963
23000 - Mechanical Equipment			
220 - HVAC 6 Rooftop Carrier Units- 2007	15	53,352	54,686
24000 - Furnishings			
620 - Miscellaneous Lobby Furniture	12	9,413	9,649
24500 - Audio / Visual			
812 - Stage Risers 288 sf [6] Saguaro Room Risers	30	4,153	4,257
25000 - Flooring			
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	10	18,267	18,723
26000 - Outdoor Equipment			
849 - Shade Structure Tennis Court Shade Canopy (2023 Only)[nr:1]	1	1,200	1,230
Total Canoa Hills (CH):		173,472	177,808
00070 - Santa Rita Springs (SRS)			
02000 - Concrete			
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	2	8,425	8,635
03000 - Painting: Exterior			
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	4	13,097	13,425
03500 - Painting: Interior			
137 - Building 2023 Only[nr:1]	1	5,800	5,945
04500 - Decking/Balconies			
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	5	26,848	27,519
12000 - Pool			
130 - Resurface 240 lf Pool	10	45,120	46,248
750 - Equipment: Replacement Pool & Spa Equipment (50%)	5	28,782	29,502
Total 12000 - Pool:		73,902	75,750
14000 - Recreation			
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	8	42,932	44,005

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00070 - Santa Rita Springs (SRS)			
24500 - Audio / Visual			
160 - Projector 3 Projectors (33%)	4	1,366	1,400
25000 - Flooring			
460 - Tile 1,825 sf Clubhouse Walls & Floors	20	25,915	26,563
Total Santa Rita Springs (SRS):		198,285	203,242
00080 - Canoa Ranch (CR)			
12000 - Pool			
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	15	42,374	43,433
14000 - Recreation			
350 - Exercise: Strength Equipment 26 Fitness Center Strength Machines, Etc (50%)	8	63,593	65,183
23000 - Mechanical Equipment			
236 - HVAC 6 Rooftop HVAC Units- 2008	15	84,570	86,684
Total Canoa Ranch (CR):		190,537	195,300
00100 - Continental Vistas (CV)			
02000 - Concrete			
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	2	8,262	8,468
Total Continental Vistas (CV):		8,262	8,468
00110 - Madera Vista (MV)			
12000 - Pool			
766 - Equipment: Replacement Pool & Spa Equipment (50%)	5	17,489	17,926
Total Madera Vista (MV):		17,489	17,926
00120 - Casa Paloma I (CPI)			
12000 - Pool			
770 - Equipment: Replacement Pool & Spa Equipment (50%)	5	21,494	22,031
Total Casa Paloma I (CPI):		21,494	22,031
00130 - Casa Paloma II (CPII)			
20000 - Lighting			
260 - Pole Lights 8 Shuffleboard Lights	30	11,296	11,578
Total Casa Paloma II (CPII):		11,296	11,578
00140 - Abrego North (AN)			
01000 - Paving			
420 - Asphalt: Major Repairs 14,105 sf Parking Area	25	82,514	84,577
02000 - Concrete			
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	5	6,377	6,537
12000 - Pool			
778 - Equipment: Replacement Pool & Spa Equipment (50%)	5	20,842	21,363
Total Abrego North (AN):		109,733	112,477

Reserve Component

Life
Useful

Current
Replacement Cost

Forecast
Inflated Cost @ 2.50%

2023

00200 - Pickleball Center

17500 - Basketball / Sport Court

200 - Seal & Striping 54,600 sf [24] Pickleball Courts	2	43,680	44,772
Total Pickleball Center:		43,680	44,772

00800 - General

30000 - Miscellaneous

832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	10	88,250	90,456
866 - Vehicle 2017 Ford Escape- #36	3	31,980	32,780
Total 30000 - Miscellaneous:		120,230	123,236
Total General:		120,230	123,236
Total 2023:		1,612,329	1,652,641

2024

00010 - Administrative Offices

04000 - Structural Repairs

900 - Doors 41 Exterior & Interior Doors (25%)	10	17,938	18,846
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08000 - Rehab

400 - Kitchen Kitchen	20	7,500	7,880
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22000 - Office Equipment

200 - Computers, Misc. 5 IT Servers (20%)	1	13,300	13,973
240 - Computers, Misc. Office Computer Work Stations	1	19,100	20,067
270 - Network Equipment Routers & Switches	1	6,400	6,724

Total 22000 - Office Equipment:		38,800	40,764
Total Administrative Offices:		64,238	67,490

00020 - West Social Center (WC)

02000 - Concrete

400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	5	7,491	7,871
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04000 - Structural Repairs

904 - Doors 72 Exterior & Interior Doors (25%)	10	31,500	33,095
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05000 - Roofing

934 - Coating 33,900 sf Low Slope Roof Recoating	5	41,019	43,096
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08000 - Rehab

306 - Restrooms 4 Shops & Auditorium Restrooms	20	71,800	75,435
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17000 - Tennis Court

724 - Screen 8,685 sf Tennis Court Fence Screens	5	4,950	5,201
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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00020 - West Social Center (WC)			
23000 - Mechanical Equipment			
204 - HVAC 2 Rooftop Carrier Units- 2006	15	70,000	73,544
352 - HVAC 3 Rooftop Carrier/American Units- 2009	15	40,500	42,550
Total 23000 - Mechanical Equipment:		110,500	116,094
25000 - Flooring			
410 - Tile 1,618 sf Clubhouse Walls & Floors	20	24,270	25,499
27000 - Appliances			
700 - Miscellaneous 30 Kitchen Appliances (33%)	5	35,000	36,772
Total West Social Center (WC):		326,530	343,063
00030 - East Social Center (EC)			
01000 - Paving			
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	5	21,916	23,025
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	5	6,750	7,092
Total 01000 - Paving:		28,666	30,117
02000 - Concrete			
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	2	5,408	5,682
04000 - Structural Repairs			
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	10	25,375	26,660
05000 - Roofing			
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	20	73,485	77,205
938 - Coating 20,700 sf Low Slope Roof Recoating	5	12,213	12,831
Total 05000 - Roofing:		85,698	90,036
23000 - Mechanical Equipment			
326 - HVAC Rooftop Carrier Unit #3- 2009	15	20,200	21,223
Total East Social Center (EC):		165,347	173,718
00040 - Las Campanas (LC)			
04000 - Structural Repairs			
912 - Doors 76 Exterior & Interior Doors (25%)	10	33,250	34,933
05000 - Roofing			
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	20	140,580	147,697
942 - Coating 19,800 sf Low Slope Roof Recoating	5	21,384	22,467
Total 05000 - Roofing:		161,964	170,164
17000 - Tennis Court			
120 - Reseal 14,000 sf [2] Tennis Courts	4	9,940	10,443

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00040 - Las Campanas (LC)			
23000 - Mechanical Equipment			
212 - HVAC 11 Rooftop Trane Units- 2008	15	163,977	172,278
27000 - Appliances			
800 - Miscellaneous 13 Kitchen Appliances (33%)	5	19,847	20,852
Total Las Campanas (LC):		388,978	408,670
00050 - Desert Hills (DH)			
01000 - Paving			
120 - Asphalt: Sealing 104,016 sf Drives & Parking	5	26,004	27,320
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	5	10,012	10,518
Total 01000 - Paving:		36,016	37,838
04000 - Structural Repairs			
916 - Doors 54 Exterior & Interior Doors (25%)	10	23,625	24,821
05000 - Roofing			
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	20	97,270	102,194
08000 - Rehab			
324 - Restrooms 2 Auditorium Lobby Restrooms	20	32,780	34,439
14000 - Recreation			
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	8	26,013	27,330
740 - Billiard Table 3 Billiards Room Tables	25	27,551	28,946
Total 14000 - Recreation:		53,564	56,276
23000 - Mechanical Equipment			
332 - HVAC 3 Rooftop Carrier Units- 2009	15	39,335	41,327
25000 - Flooring			
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	15	17,320	18,196
Total Desert Hills (DH):		299,910	315,091
00060 - Canoa Hills (CH)			
02000 - Concrete			
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	2	8,389	8,814
03000 - Painting: Exterior			
416 - Wrought Iron 160 lf Pool Perimeter Fence	4	2,666	2,801
04000 - Structural Repairs			
920 - Doors 47 Exterior & Interior Doors (25%)	10	20,562	21,603
12000 - Pool			
124 - Resurface 274 lf Pool	12	51,512	54,120

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00060 - Canoa Hills (CH)			
17000 - Tennis Court			
140 - Reseal 14,000 sf [2] Tennis Courts	4	9,940	10,443
24000 - Furnishings			
560 - Miscellaneous Folding Tables & Chairs	10	14,095	14,809
24500 - Audio / Visual			
156 - Projector Saguaro Room- Panasonic	10	1,366	1,435
27000 - Appliances			
760 - Miscellaneous 17 Kitchen Appliances (33%)	5	23,494	24,683
Total Canoa Hills (CH):		132,024	138,708
00070 - Santa Rita Springs (SRS)			
01000 - Paving			
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	5	7,761	8,154
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	25	122,611	128,818
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	25	46,725	49,090
Total 01000 - Paving:		177,097	186,062
04000 - Structural Repairs			
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	10	24,886	26,146
924 - Doors 66 Exterior & Interior Doors (25%)	10	28,875	30,337
Total 04000 - Structural Repairs:		53,761	56,483
05000 - Roofing			
336 - Low Slope: Vinyl 68 Squares- Building Roof	20	48,280	50,724
954 - Coating 6,800 sf Low Slope Roof Recoating	5	21,828	22,933
Total 05000 - Roofing:		70,108	73,657
08000 - Rehab			
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	131,118	137,756
14000 - Recreation			
240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	3	26,076	27,397
24500 - Audio / Visual			
170 - Projection Screen Anza Room	20	9,397	9,873
27000 - Appliances			
780 - Miscellaneous 10 Kitchen Appliances (33%)	5	12,834	13,484
Total Santa Rita Springs (SRS):		480,391	504,712

Reserve Component

2024

00080 - Canoa Ranch (CR)

01000 - Paving

	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
132 - Asphalt: Sealing 64,068 sf Drives & Parking	5	16,017	16,828
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	5	6,167	6,479
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)	5	7,226	7,591

	Total 01000 - Paving:	29,410	30,898
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03500 - Painting: Interior

142 - Building 26,200 sf All Interior Spaces	10	34,060	35,784
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04000 - Structural Repairs

928 - Doors 40 Exterior & Interior Doors (25%)	10	17,500	18,386
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05000 - Roofing

958 - Coating 13,300 sf Low Slope Roof Recoating	5	21,945	23,056
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14000 - Recreation

250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	3	24,035	25,252
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17500 - Basketball / Sport Court

220 - Seal & Striping 8,650 sf [4] Pickleball Courts	4	6,920	7,270
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	4	3,712	3,900

	Total 17500 - Basketball / Sport Court:	10,632	11,170
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24500 - Audio / Visual

164 - Projector Amado Room- EIKI	10	1,366	1,435
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26000 - Outdoor Equipment

462 - Drinking Fountain 3 Drinking Fountains	15	9,177	9,642
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	Total Canoa Ranch (CR):	148,125	155,623
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00090 - Abrego South (AS)

01000 - Paving

232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)	5	7,226	7,591
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02000 - Concrete

442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	2	6,539	6,870
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04000 - Structural Repairs

936 - Doors 16 Exterior & Interior Doors (25%)	10	7,000	7,354
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05000 - Roofing

962 - Coating 4,900 sf Low Slope Roof Recoating	5	5,194	5,457
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	Total Abrego South (AS):	25,959	27,272
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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00100 - Continental Vistas (CV)			
12000 - Pool			
762 - Equipment: Replacement Pool & Spa Equipment (50%)	5	19,059	20,023
Total Continental Vistas (CV):		19,059	20,023
00110 - Madera Vista (MV)			
02000 - Concrete			
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	2	7,064	7,422
13000 - Spa			
146 - Resurface Spa	8	4,917	5,166
17000 - Tennis Court			
540 - Reseal 7,200 sf Tennis Court	4	5,112	5,371
Total Madera Vista (MV):		17,093	17,959
00120 - Casa Paloma I (CPI)			
01000 - Paving			
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	25	41,699	43,810
02000 - Concrete			
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	2	11,912	12,515
05000 - Roofing			
344 - Low Slope: Vinyl 61 Squares- Pool Building & Shade Structure Roofs	20	43,310	45,503
970 - Coating 6,100 sf Low Slope Roof Recoating	5	15,250	16,022
Total 05000 - Roofing:		58,560	61,525
Total Casa Paloma I (CPI):		112,171	117,850
00130 - Casa Paloma II (CPII)			
04000 - Structural Repairs			
952 - Doors 14 Exterior & Interior Doors (25%)	10	6,125	6,435
05000 - Roofing			
974 - Coating 5,300 sf Low Slope Roof Recoating	5	8,109	8,520
08000 - Rehab			
424 - Kitchen Clubhouse Kitchen	20	7,649	8,036
12000 - Pool			
774 - Equipment: Replacement Pool & Spa Equipment (50%)	5	20,842	21,897
Total Casa Paloma II (CPII):		42,725	44,888
00140 - Abrego North (AN)			
05000 - Roofing			
978 - Coating 2,100 sf Low Slope Roof Recoating	5	2,499	2,626
13000 - Spa			
158 - Resurface Spa	8	5,764	6,056

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/ Site Visit Review. An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan. Please note, in order to complete these study tasks, one or more visits were conducted by BRG to Green Valley Recreation Inc.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2022 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, 2021. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$8,025,718 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 2022, and estimates an ending reserve fund balance. Again, see Section III and the 2022 ending reserve balance estimate of \$7,595,102.

"Re-building" the first year of the study as mentioned above simply means using the 2022 adopted budget for the 2022 reserve contribution. Finally, the 2022 reserve expenses both actual and projected are estimated.

We find by using the above method a more accurate reserve study is possible because the beginning reserve fund balance ties directly to the Project's audited financial statement or, in the absence of an audit or review, the year end balance sheet. There is no need to rely on others for determining mid year reserve balances or estimating current year ending reserve balances. This approach forces all involved, to look at the current year's reserve fund activities so a more accurate ending reserve fund balance can be estimated.

With respect to the reserve component Percent Funded values on the next page(s), here are the calculations:

$$\text{FFB} = \text{Year Cost} \times \text{Year Effective Age} / \text{Useful Life}$$
$$\% \text{ Funded} = \text{Year Estimated Ending Reserve Balance} / \text{Year FFB}$$

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group, LLC

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices						
01000 - Paving						
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	6,941	5	4	1,388	2,846	1,181
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	5,985	5	4	1,197	2,454	1,019
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	31,427	25	23	2,514	3,865	1,710
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	13,437	25	23	1,075	1,653	731
03000 - Painting: Exterior						
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	12,719	10	6	5,088	6,518	1,137
03500 - Painting: Interior						
100 - Building 16,167 sf All Interior Spaces	21,017	10	4	12,610	15,080	1,788
04000 - Structural Repairs						
900 - Doors 41 Exterior & Interior Doors (25%)	17,938	10	2	14,350	16,547	1,453
05000 - Roofing						
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	78,131	20	1	74,224	80,084	3,087
930 - Coating 7,900 sf Low Slope Roof Recoating	7,584	5	1	6,067	7,774	1,199
08000 - Rehab						
300 - Restrooms 3 Men's, Women's, Unisex Restrooms	49,200	20	19	2,460	5,043	3,032
400 - Kitchen Kitchen	7,500	20	2	6,750	7,303	304
22000 - Office Equipment						
200 - Computers, Misc. 5 IT Servers (20%)	13,300	1	1	6,650	13,633	5,255
201 - Computers, Misc. IT Servers (2022 Only)[nr:1]	7,845	1	0	7,845	0	0
240 - Computers, Misc. Office Computer Work Stations	19,100	1	1	9,550	19,578	7,546
241 - Computers, Misc. 2022 Only[nr:1]	25,534	1	0	25,534	0	0
270 - Network Equipment Routers & Switches	6,400	1	1	3,200	6,560	2,529
23000 - Mechanical Equipment						
200 - HVAC 3 Rooftop Carrier Units- 2010	43,800	15	3	35,040	38,909	2,424
280 - HVAC Rooftop Rheem Unit #5- 2017	11,200	15	10	3,733	4,592	737
314 - HVAC Rooftop Carrier Unit #6- 2005	9,700	15	11	2,587	3,314	654
348 - HVAC 3 IT Room Trane & Gree Units- 2013	8,100	15	6	4,860	5,535	483
376 - HVAC Marvair Unit- 2018	7,000	15	11	1,867	2,392	472
25000 - Flooring						
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	15,330	10	4	9,198	10,999	1,304

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices						
25000 - Flooring						
400 - Tile 430 sf Floors	8,600	20	3	7,310	7,934	357
28000 - Water System						
134 - Backflow Valves 4" Backflow	5,660	12	11	472	967	477
Sub-total Administrative Offices	433,447			245,569	263,579	38,878
00020 - West Social Center (WC)						
01000 - Paving						
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	10,886	5	3	4,354	6,695	1,807
108 - Asphalt: Sealing 75,321 sf West Parking Lot	18,830	5	3	7,532	11,581	3,126
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	7,250	5	3	2,900	4,459	1,204
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	91,440	25	5	73,152	78,730	3,190
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	158,174	25	10	94,904	103,762	6,244
02000 - Concrete						
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	7,491	5	2	4,495	6,143	1,213
03000 - Painting: Exterior						
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	74,284	10	8	14,857	22,842	6,977
03500 - Painting: Interior						
106 - Building 24,000 sf All Interior Spaces	31,200	10	3	21,840	25,584	2,590
107 - Building All Interior Spaces (2023 Only)[nr:1]	5,234	1	1	2,617	0	2,068
04000 - Structural Repairs						
904 - Doors 72 Exterior & Interior Doors (25%)	31,500	10	2	25,200	29,059	2,551
05000 - Roofing						
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	8,100	30	25	1,350	1,661	386
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	240,690	20	7	156,449	172,695	11,028
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	17,040	30	24	3,408	4,075	792
934 - Coating 33,900 sf Low Slope Roof Recoating	41,019	5	2	24,611	33,636	6,644
08000 - Rehab						
100 - General Tennis Ramada	6,500	20	4	5,200	5,663	277
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	98,400	20	4	78,720	85,731	4,187
306 - Restrooms 4 Shops & Auditorium Restrooms	71,800	20	2	64,620	69,915	2,908
460 - Cabinets 2 Woodshop & Lapidary	10,000	20	4	8,000	8,713	425
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	19,104	25	24	764	1,567	1,066
12000 - Pool						
100 - Resurface 250 lf Pool	47,000	12	3	35,250	40,146	3,252
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	46,754	15	4	34,287	38,339	2,652
728 - Equipment: Replacement Pool Digital Clocks	3,300	10	7	990	1,353	302
730 - Equipment: Replacement	27,900	5	3	11,160	17,159	4,632

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
12000 - Pool						
Pool & Spa Equipment (50%)						
731 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	15,000	1	0	15,000	0	0
14000 - Recreation						
700 - Billiard Table 4 Billiards Room Tables	30,600	25	21	4,896	6,273	1,585
17000 - Tennis Court						
100 - Reseal 43,200 sf [6] Tennis Courts	30,672	4	3	7,668	15,719	6,366
500 - Resurface 43,200 sf [6] Tennis Courts	138,240	21	12	59,246	67,474	6,825
600 - Lighting 20 Court Lights	86,000	30	0	86,000	2,938	2,210
724 - Screen 8,685 sf Tennis Court Fence Screens	4,950	5	2	2,970	4,059	802
17500 - Basketball / Sport Court						
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	18,346	8	5	6,880	9,402	2,000
19000 - Fencing						
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	71,820	30	10	47,880	51,531	2,362
20000 - Lighting						
200 - Pole Lights 15 Walkway Lights	29,550	30	14	15,760	17,164	1,073
500 - Parking Lot 25 Parking Lot Lights	73,750	60	27	40,563	42,836	1,846
23000 - Mechanical Equipment						
204 - HVAC 2 Rooftop Carrier Units- 2006	70,000	15	2	60,667	66,967	3,780
284 - HVAC 2 Rooftop Carrier Units- 2013	29,400	15	6	17,640	20,090	1,752
320 - HVAC Rooftop Carrier Unit #4- 2018	23,500	15	11	6,267	8,029	1,585
324 - HVAC Rooftop Carrier Unit #10- 2019	14,560	15	12	2,912	3,980	1,006
352 - HVAC 3 Rooftop Carrier/American Units- 2009	40,500	15	2	35,100	38,745	2,187
380 - HVAC Rooftop Carrier Unit #7- 2010	20,200	15	3	16,160	17,944	1,118
404 - HVAC 4 Rooftop Carrier/American Units- 2008	60,000	15	1	56,000	61,500	3,161
420 - HVAC Tennis Ramada Rheem Unit #15- 2022	5,815	15	0	5,815	397	299
440 - HVAC 5 Gree HVAC Units- 2012	15,000	15	5	10,000	11,275	872
900 - Miscellaneous Woodshop Dust Collector	20,200	15	4	14,813	16,564	1,146
24000 - Furnishings						
500 - Miscellaneous 550 Auditorium Padded Chairs	85,250	10	7	25,575	34,953	7,812
504 - Miscellaneous 500 Auditorium Unpadded Chairs	32,500	10	3	22,750	26,650	2,698
508 - Tables 175 Auditorium Tables	57,750	10	3	40,425	47,355	4,794
24500 - Audio / Visual						
100 - Speakers Auditorium	27,300	15	11	7,280	9,328	1,841
108 - Lighting Console Auditorium Control Room	3,800	10	6	1,520	1,948	340
116 - Miscellaneous Auditorium Total Induction Loop	17,500	30	17	7,583	8,371	684

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
24500 - Audio / Visual						
220 - PA System Auditorium Bldg	58,800	10	4	35,280	42,189	5,003
224 - Projector 3 Auditorium Projectors (33%)	11,600	10	6	4,640	5,945	1,037
400 - Stage Lights Stage Lighting	10,437	20	0	10,437	535	402
600 - Stage Curtains Stage Curtains	10,000	15	4	7,333	8,200	567
740 - Piano Auditorium Petrof Grand	45,000	30	11	28,500	30,750	1,517
764 - Piano Auditorium Yamaha Upright	10,000	30	11	6,333	6,833	337
800 - Stage Risers Auditorium Stage	19,700	30	25	3,283	4,039	939
24600 - Safety / Access						
200 - Fire Control Misc Fire Alarm System	44,800	20	3	38,080	41,328	1,860
25000 - Flooring						
210 - Carpeting 448 Sq. Yds. West Center Carpet	18,816	10	9	1,882	3,857	1,812
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,446	10	6	1,778	2,279	397
410 - Tile 1,618 sf Clubhouse Walls & Floors	24,270	20	2	21,843	23,633	983
414 - Tile 682 sf Green Room Dressing & Restrooms	10,230	20	15	2,558	3,146	571
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	83,999	15	0	83,999	5,740	4,317
26000 - Outdoor Equipment						
400 - Bleachers 6 Courtyard & Tennis	13,200	25	21	2,112	2,706	684
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	11,454	15	11	3,054	3,913	772
840 - Shade Structure 680 sf Pool Deck Shade Canopy	15,640	15	11	4,171	5,344	1,055
844 - Shade Structure 1,955 sf [3] Tennis Court Shade Canopies	44,965	15	10	14,988	18,436	2,958
846 - Shade Structure 4 Tennis Court Bench Shades (25%)	2,000	15	10	667	820	132
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018	6,237	30	26	832	1,065	305
27000 - Appliances						
324 - Dishwasher, Commercial Commercial Dishwasher- 2022	10,000	12	0	10,000	854	642
700 - Miscellaneous 30 Kitchen Appliances (33%)	35,000	5	2	21,000	28,700	5,669
702 - Stove 2 Vulcan 10-Burner & 6-Burner	7,200	20	16	1,440	1,845	412
28000 - Water System						
158 - Backflow Valves 4" Backflow	5,850	12	11	488	999	493
30000 - Miscellaneous						
240 - Maintenance Equipment 2 Portable Lifts	23,600	20	4	18,880	20,562	1,004
Sub-total West Social Center (WC)	2,623,344			1,617,607	1,624,715	163,533
00030 - East Social Center (EC)						
01000 - Paving						
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	21,916	5	2	13,149	17,971	3,550
212 - Asphalt: Ongoing Repairs	6,750	5	2	4,050	5,535	1,093

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
01000 - Paving						
87,662 sf Parking Lot & N Driveway (2%)						
213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)[nr:1]	45,000	2	0	45,000	0	0
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	58,590	25	9	37,498	40,837	2,256
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	119,200	25	17	38,144	43,985	5,593
02000 - Concrete						
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,408	2	0	5,408	2,772	2,085
03000 - Painting: Exterior						
112 - Stucco 13,905 sf Building Exterior	19,467	10	6	7,787	9,977	1,740
03500 - Painting: Interior						
112 - Building 17,350 sf All Interior Spaces	22,555	10	9	2,256	4,624	2,171
04000 - Structural Repairs						
896 - Shed Pool Equipment Area Shed	5,000	20	15	1,250	1,538	279
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	25,375	10	2	20,300	23,408	2,055
05000 - Roofing						
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	73,485	20	2	66,137	71,556	2,976
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	73,485	20	7	47,765	52,725	3,367
938 - Coating 20,700 sf Low Slope Roof Recoating	12,213	5	2	7,328	10,015	1,978
08000 - Rehab						
204 - Unit Rehab Fine Arts	15,000	20	10	7,500	8,456	740
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	120,200	20	10	60,100	67,763	5,931
207 - Locker Rooms Men's & Women's (2022 Only)[nr:1]	65,000	1	0	65,000	0	0
214 - Restrooms Pool Patio Companion Restroom	9,000	20	4	7,200	7,841	383
250 - Kitchen Kitchen	25,000	20	10	12,500	14,094	1,234
312 - Restrooms 2 Lobby Hallway Restrooms	32,800	20	4	26,240	28,577	1,396
12000 - Pool						
106 - Resurface 165 lf Pool	22,247	12	0	22,247	1,900	1,429
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,800	10	8	1,760	2,706	827
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	44,892	15	0	44,892	3,068	2,307
734 - Equipment: Replacement Pool & Spa Equipment (50%)	20,769	5	0	20,769	4,258	3,202
924 - Furniture: Misc Pool Area Furniture	8,250	6	6	1,179	1,409	1,054
925 - Furniture: Misc Pool Area Furniture (2022 Only)[nr:1]	15,000	1	0	15,000	0	0
13000 - Spa						
114 - Resurface Spa	5,542	8	0	5,542	710	534
14000 - Recreation						
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	28,263	3	1	18,842	28,969	7,444

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
14000 - Recreation						
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	39,900	8	1	34,913	40,898	3,941
720 - Billiard Table 2 Billiards Room	18,900	25	24	756	1,550	1,054
17000 - Tennis Court						
110 - Reseal 14,400 sf [2] Tennis Courts	10,224	4	1	7,668	10,480	2,020
510 - Resurface 14,400 sf [2] Tennis Courts	46,080	20	9	25,344	28,339	2,218
17500 - Basketball / Sport Court						
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	20,202	2	1	10,101	20,707	7,982
19000 - Fencing						
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences	5,940	25	22	713	974	315
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	14,100	30	23	3,290	3,854	639
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	14,100	30	26	1,880	2,409	689
130 - Chain Link: 10' 540 lf Tennis Court Fence	22,680	30	9	15,876	17,048	728
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	16,600	30	4	14,387	15,314	471
20000 - Lighting						
510 - Parking Lot 7 Parking Lot Lights	20,650	30	1	19,962	21,166	544
604 - Sports Field / Court 8 Pickleball Court Lights	27,200	10	7	8,160	11,152	2,492
23000 - Mechanical Equipment						
288 - HVAC 4 Rooftop Units- 2018	42,800	15	11	11,413	14,623	2,886
326 - HVAC Rooftop Carrier Unit #3- 2009	20,200	15	2	17,507	19,325	1,091
356 - HVAC Rooftop Carrier Unit #4	8,800	15	13	1,173	1,804	623
384 - HVAC Rooftop Carrier Unit #8- 2008	20,200	15	1	18,853	20,705	1,064
408 - HVAC 5 Rooftop Carrier Units- 2011	57,250	15	4	41,983	46,945	3,248
424 - HVAC 2 Rooftop Rheem Units- 2018	18,400	15	11	4,907	6,287	1,241
24000 - Furnishings						
520 - Miscellaneous Tables & Chairs	31,180	10	3	21,826	25,568	2,588
24500 - Audio / Visual						
300 - PA System Sound Rack- Sound System	10,400	10	9	1,040	2,132	1,001
744 - Piano East Auditorium Yamaha Upright	10,000	25	8	6,800	7,380	376
24600 - Safety / Access						
100 - Fire Equipment Alarm & Sprinkler System	20,200	20	3	17,170	18,635	838
25000 - Flooring						
220 - Carpeting 850 Sq. Yds. East Center Carpet	24,939	10	9	2,494	5,112	2,401
420 - Tile 4,200 sf Clubhouse Walls & Floors	50,400	20	4	40,320	43,911	2,144
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	10,240	15	14	683	1,399	744

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
26000 - Outdoor Equipment						
444 - Bleachers: Aluminum 4 Pickleball Bleachers	12,000	20	15	3,000	3,690	670
27000 - Appliances						
448 - Washer & Dryer Washer/Dryer	5,000	10	5	2,500	3,075	436
720 - Miscellaneous 12 Kitchen Appliances (33%)	9,600	5	3	3,840	5,904	1,594
28000 - Water System						
138 - Backflow Valves 4" Backflow	8,660	12	5	5,052	5,918	629
Sub-total East Social Center (EC)	1,526,051			948,450	860,995	102,292
00040 - Las Campanas (LC)						
01000 - Paving						
116 - Asphalt: Sealing 70,468 sf Parking Lot	17,617	5	4	3,523	7,223	2,998
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	6,783	5	4	1,357	2,781	1,154
320 - Asphalt: Overlay 27,246 sf North Parking Lot	57,217	25	24	2,289	4,692	3,191
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	93,383	25	13	44,824	49,773	3,969
02000 - Concrete						
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	8,338	2	1	4,169	8,547	3,294
03000 - Painting: Exterior						
118 - Stucco 18,180 sf Building Exterior	25,452	10	7	7,636	10,435	2,332
03500 - Painting: Interior						
118 - Building 21,900 sf All Interior Spaces	28,470	10	3	19,929	23,345	2,364
119 - Building 2022 Only[nr:1]	2,000	1	0	2,000	0	0
04000 - Structural Repairs						
912 - Doors 76 Exterior & Interior Doors (25%)	33,250	10	2	26,600	30,673	2,693
05000 - Roofing						
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	140,580	20	2	126,522	136,890	5,693
942 - Coating 19,800 sf Low Slope Roof Recoating	21,384	5	2	12,830	17,535	3,464
08000 - Rehab						
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	131,100	20	3	111,435	120,940	5,442
216 - Restrooms 2 Hallway Restrooms	34,400	20	5	25,800	28,208	1,500
220 - Restrooms Companion Restroom	17,200	20	5	12,900	14,104	750
318 - Restrooms 2 Racquetball Court Restrooms	14,400	20	17	2,160	2,952	845
406 - Kitchen Clubhouse Kitchen	8,400	10	4	5,040	6,027	715
560 - Operable Wall/Partition 1,296 sf [2]- Ocotillo/Agave & Agave/Juniper	53,369	25	11	29,887	32,822	2,159
12000 - Pool						
112 - Resurface 264 lf Pool	49,632	12	1	45,496	50,873	3,268
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,141	10	9	914	1,874	880
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	41,727	15	13	5,564	8,554	2,956

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)						
12000 - Pool						
738 - Equipment: Replacement Pool & Spa Equipment (50%)	25,057	5	0	25,057	5,137	3,863
928 - Furniture: Misc Pool Area Furniture	8,925	6	3	4,463	6,099	1,235
13000 - Spa						
118 - Resurface Spa PebbleTec Resurface	6,720	8	3	4,200	5,166	697
14000 - Recreation						
210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)	38,830	3	1	25,887	39,801	10,227
310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	54,094	8	1	47,333	55,447	5,343
17000 - Tennis Court						
120 - Reseal 14,000 sf [2] Tennis Courts	9,940	4	2	4,970	7,641	2,013
520 - Resurface 14,000 sf [2] Tennis Courts	44,800	21	17	8,533	10,933	2,502
19000 - Fencing						
140 - Chain Link: 10' 600 lf Tennis Court Fence	25,200	30	12	15,120	16,359	871
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	12,600	30	5	10,500	11,193	366
20000 - Lighting						
520 - Parking Lot 8 North Parking Lot Lights	23,528	40	15	14,705	15,676	657
560 - Parking Lot 13 East Parking Lot Lights	38,233	40	28	11,470	12,736	1,471
23000 - Mechanical Equipment						
212 - HVAC 11 Rooftop Trane Units- 2008	163,977	15	2	142,113	156,871	8,854
213 - HVAC Rooftop Trane Units- 2008 (2022 Only)[nr:1]	12,750	1	0	12,750	0	0
292 - HVAC 4 Rooftop Carrier Units- 2010	53,868	15	3	43,094	47,853	2,981
328 - HVAC Rooftop Carrier Unit #16- 2014	11,200	15	7	5,973	6,888	684
612 - Water Heater 2 Rennai Tankless Heaters	11,590	12	11	966	1,980	977
24000 - Furnishings						
900 - Miscellaneous Tables, Chairs, Misc	51,350	10	5	25,675	31,581	4,479
24500 - Audio / Visual						
748 - Piano Ocotillo Room Yamaha Upright	11,869	25	7	8,545	9,246	435
804 - Stage Risers 4 Ocotillo Room- New	25,196	30	26	3,360	4,304	1,230
808 - Stage Risers 2 Ocotillo Room- Older	840	30	17	364	402	33
832 - Stage Curtains 2 Ocotillo Room	8,392	20	7	5,455	6,021	385
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	17,347	10	7	5,204	7,112	1,590
24600 - Safety / Access						
210 - Fire Control Misc Fire Alarm System	20,159	20	8	12,096	13,431	947
25000 - Flooring						
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	17,845	10	3	12,492	14,633	1,481
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,475	10	5	2,738	3,367	478

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)						
25000 - Flooring						
430 - Tile 3,050 sf Clubhouse Walls & Floors	43,310	20	3	36,814	39,953	1,798
620 - Vinyl 540 Sq. Yds. Clubhouse	85,887	15	0	85,887	5,869	4,414
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	26,368	25	7	18,985	20,541	966
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	36,329	40	38	1,816	2,793	0
26000 - Outdoor Equipment						
306 - Bocce Ct. Resurface 900 sf Bocce Court	4,500	10	5	2,250	2,768	392
27000 - Appliances						
800 - Miscellaneous 13 Kitchen Appliances (33%)	19,847	5	2	11,908	16,274	3,215
28000 - Water System						
130 - Backflow Valves 4" Backflow	8,126	12	5	4,740	5,553	591
Sub-total Las Campanas (LC)	1,717,994			1,106,335	1,141,874	114,844
00050 - Desert Hills (DH)						
01000 - Paving						
120 - Asphalt: Sealing 104,016 sf Drives & Parking	26,004	5	2	15,602	21,323	4,212
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	10,012	5	2	6,007	8,209	1,622
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive	149,701	25	7	107,784	116,617	5,487
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area	71,024	25	24	2,841	5,824	3,961
02000 - Concrete						
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	10,542	5	4	2,108	4,322	1,794
415 - Pool Deck Pool/Spa Area Concrete Repair (2023 Only)[nr:1]	4,000	1	1	2,000	0	1,580
03000 - Painting: Exterior						
124 - Stucco 30,135 sf Building Exterior	51,230	10	5	25,615	31,506	4,468
03500 - Painting: Interior						
124 - Building 26,950 sf All Interior Spaces (50%)	17,518	5	4	3,504	7,182	2,981
04000 - Structural Repairs						
916 - Doors 54 Exterior & Interior Doors (25%)	23,625	10	2	18,900	21,794	1,913
04500 - Decking/Balconies						
200 - Resurface 1,778 sf Second Floor Deck	29,141	18	1	27,522	29,870	1,279
05000 - Roofing						
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	97,270	20	2	87,543	94,717	3,939
946 - Coating 13,700 sf Low Slope Roof Recoating	14,659	5	0	14,659	3,005	2,260
08000 - Rehab						
218 - Locker Rooms 2 Men's & Women's	134,068	28	1	129,280	137,420	3,783
222 - Bathrooms Add Companion Bathroom	17,219	20	3	14,637	15,885	715
324 - Restrooms 2 Auditorium Lobby Restrooms	32,780	20	2	29,502	31,919	1,327
466 - Cabinets 40 lf Countertops & Cabinets	30,123	20	4	24,098	26,244	1,282

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
08000 - Rehab						
570 - Operable Wall/Partition 770 sf [4] Room Dividers	36,244	21	12	15,533	17,690	1,789
12000 - Pool						
118 - Resurface 260 lf Pool	48,880	12	16	2,875	3,131	3,290
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	13,440	10	5	6,720	8,265	1,172
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	200,902	25	20	40,180	49,422	10,151
742 - Equipment: Replacement Pool & Spa Equipment (50%)	28,018	5	0	28,018	5,744	4,320
932 - Furniture: Misc Pool Area Furniture	12,355	6	3	6,177	8,443	1,709
13000 - Spa						
122 - Resurface Spa	10,000	8	0	10,000	1,281	964
14000 - Recreation						
140 - Sauna: Wood Kit Sauna	6,623	25	0	6,623	272	204
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	19,176	3	3	4,794	6,552	3,980
221 - Exercise: Cardio Equipment Placeholder[nr:1]	250,000	1	0	250,000	0	0
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	26,013	8	2	19,510	23,330	2,634
740 - Billiard Table 3 Billiards Room Tables	27,551	25	2	25,347	27,110	893
744 - Billiard Table 2 Diamond Tables	18,879	25	24	755	1,548	1,053
17000 - Tennis Court						
130 - Reseal 28,800 sf [4] Tennis Courts	20,448	4	1	15,336	20,959	4,039
19000 - Fencing						
150 - Chain Link: 10' 960 lf Tennis Court Fence	40,320	30	9	28,224	30,307	1,294
20000 - Lighting						
210 - Pole Lights 7 Walkway Lights	8,031	20	4	6,425	6,997	342
218 - Landscape 25 Walkway Lights	10,927	20	12	4,371	5,040	566
264 - Bollard Lights 22 Walkway Bollard Lights	21,635	20	12	8,654	9,979	1,122
530 - Parking Lot 11 Parking Lot Lights	29,122	40	14	18,930	20,149	793
23000 - Mechanical Equipment						
216 - HVAC 4 Rooftop Rheem Units- 2022	42,157	15	0	42,157	2,881	2,167
296 - HVAC 3 Rooftop Units- 2007	38,297	15	13	5,106	7,851	2,713
297 - HVAC Rooftop Carrier Units (2022 Only)[nr:1]	31,618	1	0	31,618	0	0
332 - HVAC 3 Rooftop Carrier Units- 2009	39,335	15	2	34,091	37,631	2,124
360 - HVAC Rooftop Rheem Unit #8- 2019	11,327	15	12	2,265	3,096	783
388 - HVAC 3 Rooftop Carrier Units- 2013	40,319	15	6	24,191	27,551	2,403
412 - HVAC Rooftop Rheem Unit #11- 2019	11,051	15	12	2,210	3,021	764
428 - HVAC Rooftop Carrier Unit #16- 2018	11,327	15	11	3,021	3,870	764

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
23000 - Mechanical Equipment						
444 - HVAC Ground Level Rheem Unit 17A/B- 2003	5,177	15	12	1,035	1,415	358
446 - HVAC Ground Level- Carrier 3-ton Unit	4,927	15	12	985	1,347	341
604 - Water Heater 2 Pool Equipment Area Water Heaters	7,867	12	3	5,900	6,720	544
632 - Water Heater Men's Restroom's Janitor's Closet	1,800	15	6	1,080	1,230	107
24000 - Furnishings						
540 - Miscellaneous Folding Tables & Chairs	26,357	10	3	18,450	21,613	2,188
24500 - Audio / Visual						
152 - Projector Stage- Epson	7,207	10	8	1,441	2,216	677
174 - Projection Screen Stage- Electric Screen	9,406	20	17	1,411	1,928	552
308 - PA System Sound Rack- Sound System	18,075	10	9	1,808	3,705	1,740
752 - Piano Stage Yamaha Upright	11,579	25	8	7,874	8,545	435
820 - Stage Curtains 2 Stage Curtains	16,164	20	5	12,123	13,255	705
24600 - Safety / Access						
220 - Fire Control Misc Fire Alarm System	19,869	20	1	18,876	20,366	785
25000 - Flooring						
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	34,505	10	7	10,352	14,147	3,162
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	7,549	10	9	755	1,548	727
440 - Tile 975 sf Clubhouse Walls & Floors	30,245	20	1	28,732	31,001	1,195
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	17,320	15	2	15,010	16,569	935
710 - Hardwood Floors 500 sf Stage- Replace	8,825	50	9	7,237	7,598	170
27000 - Appliances						
160 - Ice Machine Tennis Courts	6,469	10	9	647	1,326	623
740 - Miscellaneous 12 Kitchen Appliances (33%)	16,980	5	3	6,792	10,443	2,819
764 - Dishwasher, Commercial Dishwasher	10,000	12	0	10,000	854	642
28000 - Water System						
150 - Backflow Valves 6" Backflow	10,590	12	3	7,942	9,045	733
Sub-total Desert Hills (DH)	2,043,820			1,313,184	1,062,830	114,075
00060 - Canoa Hills (CH)						
01000 - Paving						
124 - Asphalt: Sealing 67,354 sf Parking Lot	16,839	5	4	3,368	6,904	2,866
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	10,373	5	4	2,075	4,253	1,765
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	141,443	25	24	5,658	11,598	7,889
02000 - Concrete						
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	8,389	2	2	2,797	4,300	2,265

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
03000 - Painting: Exterior						
130 - Stucco 10,940 sf Building Exterior	26,256	10	8	5,251	8,074	2,466
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,666	4	2	1,333	2,049	540
03500 - Painting: Interior						
130 - Building 22,750 sf All Interior Spaces	29,575	10	6	11,830	15,157	2,644
131 - Building All Interior Spaces (2023 Only)[nr:1]	12,000	1	1	6,000	0	4,741
04000 - Structural Repairs						
920 - Doors 47 Exterior & Interior Doors (25%)	20,563	10	2	16,450	18,969	1,665
05000 - Roofing						
328 - Low Slope: Vinyl 227 Squares- Building Roof	161,170	20	8	96,702	107,380	7,569
950 - Coating 22,700 sf Low Slope Roof Recoating	19,295	5	4	3,859	7,911	3,284
08000 - Rehab						
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	169,953	20	0	169,953	8,710	6,551
330 - Restrooms 2 Restrooms	75,544	20	0	75,544	3,872	2,912
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	40,356	25	17	12,914	14,892	1,894
12000 - Pool						
124 - Resurface 274 lf Pool	51,512	12	2	42,927	48,400	3,477
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	52,539	10	4	31,523	37,696	4,471
746 - Equipment: Replacement Pool & Spa Equipment (50%)	29,179	5	4	5,836	11,963	4,966
747 - Equipment: Replacement 2022 Only[nr:1]	10,000	1	0	10,000	0	0
936 - Furniture: Misc Pool Area Furniture	12,355	6	3	6,177	8,442	1,709
13000 - Spa						
126 - Resurface Spa	5,764	8	4	2,882	3,692	613
14000 - Recreation						
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	28,020	3	1	18,680	28,720	7,380
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	47,067	8	1	41,183	48,243	4,649
17000 - Tennis Court						
140 - Reseal 14,000 sf [2] Tennis Courts	9,940	4	2	4,970	7,641	2,013
504 - Resurface 14,000 sf [2] Tennis Courts	44,800	21	10	23,467	26,240	2,105
19000 - Fencing						
160 - Chain Link: 10' 580 lf Tennis Court Fence	24,360	30	9	17,052	18,311	782
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,400	30	4	5,547	5,904	182
20000 - Lighting						
220 - Pole Lights 24 Parking Lot & Walkway Lights	70,600	40	14	45,890	48,846	1,923
23000 - Mechanical Equipment						
220 - HVAC 6 Rooftop Carrier Units- 2007	53,352	15	1	49,795	54,686	2,810
230 - HVAC	8,892	15	14	593	1,215	646

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
23000 - Mechanical Equipment						
Rooftop Carrier Unit #4- 2021						
231 - HVAC Placeholder[nr:1]	6,500	1	0	6,500	0	0
340 - HVAC Rooftop Carrier Unit #5- 2021	8,892	15	14	593	1,215	646
364 - HVAC Rooftop Carrier Unit #10- 2021	9,090	15	14	606	1,242	660
600 - Water Heater Pool Eq Room Heater & Tank	14,120	12	3	10,590	12,061	977
24000 - Furnishings						
560 - Miscellaneous Folding Tables & Chairs	14,095	10	2	11,276	13,003	1,142
620 - Miscellaneous Lobby Furniture	9,413	12	1	8,629	9,649	620
24500 - Audio / Visual						
156 - Projector Saguaro Room- Panasonic	1,366	10	2	1,093	1,260	111
166 - Projection Screen Saguaro Room- Electric Screen	18,335	20	17	2,750	3,759	1,075
316 - PA System Sound Rack- Sound System	17,228	10	7	5,168	7,063	1,579
330 - Miscellaneous Sound Rack- Total Induction Loop	18,075	30	14	9,640	10,498	656
756 - Piano Saguaro Room Yamaha Upright	8,734	25	3	7,686	8,236	290
812 - Stage Risers 288 sf [6] Saguaro Room Risers	4,153	30	1	4,015	4,257	109
828 - Stage Curtains 2 Saguaro Stage Curtains	15,586	20	10	7,793	8,787	769
24600 - Safety / Access						
230 - Fire Control Misc Fire Alarm System	20,159	20	4	16,128	17,564	858
25000 - Flooring						
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,331	10	8	1,066	1,639	501
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	18,267	10	1	16,440	18,723	1,443
450 - Tile 6,475 sf Clubhouse Walls & Floors	90,647	20	0	90,647	4,646	3,494
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	108,548	40	8	86,838	91,790	2,549
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	21,710	10	8	4,342	6,676	2,039
26000 - Outdoor Equipment						
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	8,960	10	8	1,792	2,755	842
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,590	15	4	3,366	3,764	260
849 - Shade Structure Tennis Court Shade Canopy (2023 Only)[nr:1]	1,200	1	1	600	0	474
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	18,360	15	10	6,120	7,528	1,208
856 - Shade Structure 144 sf Metal Roofed Shade Structure	3,934	30	12	2,360	2,554	136
872 - Shade Structure Pool Area Wood Gazebo Structure	10,380	25	20	2,076	2,554	524
27000 - Appliances						
760 - Miscellaneous 17 Kitchen Appliances (33%)	23,494	5	2	14,096	19,265	3,806
764 - Dishwasher, Commercial Dishwasher	10,000	12	0	10,000	854	642

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
28000 - Water System						
154 - Backflow Valves 6" Backflow	10,590	12	3	7,942	9,045	733
Sub-total Canoa Hills (CH)	1,690,955			1,060,406	834,455	114,917
00070 - Santa Rita Springs (SRS)						
01000 - Paving						
128 - Asphalt: Sealing 80,636 sf Parking Lots	20,159	5	4	4,032	8,265	3,431
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	7,761	5	2	4,657	6,364	1,257
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	122,611	25	2	112,802	120,649	3,972
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	46,725	25	2	42,987	45,977	1,514
02000 - Concrete						
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	8,425	2	1	4,212	8,635	3,328
03000 - Painting: Exterior						
136 - Stucco 28,540 sf Building Exterior	47,091	10	5	23,546	28,961	4,107
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	13,097	4	1	9,823	13,425	2,587
401 - Wrought Iron Pool Fence, Metal Railings (2022 Only)[nr:1]	2,500	1	0	2,500	0	0
03500 - Painting: Interior						
136 - Building 35,500 sf All Interior Spaces	46,150	10	3	32,305	37,843	3,831
137 - Building 2023 Only[nr:1]	5,800	1	1	2,900	0	2,291
04000 - Structural Repairs						
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	24,887	10	2	19,909	22,958	2,016
924 - Doors 66 Exterior & Interior Doors (25%)	28,875	10	2	23,100	26,637	2,339
04500 - Decking/Balconies						
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	114,736	20	11	51,631	58,802	5,803
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	26,848	5	1	21,478	27,519	4,243
05000 - Roofing						
336 - Low Slope: Vinyl 68 Squares- Building Roof	48,280	20	2	43,452	47,013	1,955
604 - Pitched: Tile 84 Squares- Building Roof	59,640	30	7	45,724	48,905	1,822
954 - Coating 6,800 sf Low Slope Roof Recoating	21,828	5	2	13,097	17,899	3,536
08000 - Rehab						
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	131,118	20	2	118,006	127,676	5,310
336 - Restrooms 5 Restrooms	54,538	20	6	38,177	41,926	2,438
412 - Kitchen Art Kitchenette	4,530	20	3	3,851	4,179	188
472 - Cabinets 2 Art & Clay Counters & Cabinets	20,297	20	3	17,253	18,724	843
12000 - Pool						
130 - Resurface 240 lf Pool	45,120	10	1	40,608	46,248	3,565
408 - ADA Chair Lift Pool Area ADA Lift	5,500	10	7	1,650	2,255	504
630 - Deck: Re-Surface	38,838	15	14	2,589	5,308	2,820

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)						
12000 - Pool						
5,975 sf Pool/Spa Deck Coating						
750 - Equipment: Replacement Pool & Spa Equipment (50%)	28,782	5	1	23,026	29,502	4,549
940 - Furniture: Misc Pool Area Furniture	8,237	6	3	4,118	5,628	1,140
13000 - Spa						
130 - Resurface Spa	8,221	8	7	1,028	2,107	942
14000 - Recreation						
240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	26,076	3	2	8,692	17,819	7,040
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	42,932	8	1	37,566	44,005	4,240
19000 - Fencing						
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	11,602	30	29	387	793	610
20000 - Lighting						
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	24,038	25	6	18,269	19,711	860
230 - Pole Lights 10 Bridge Lights	17,356	25	6	13,190	14,232	621
280 - Pole Lights 5 2nd Level Deck- Pole Lights	6,829	25	6	5,190	5,600	244
23000 - Mechanical Equipment						
232 - HVAC 6 Miscellaneous Units- 2013	30,977	15	6	18,586	21,167	1,846
312 - HVAC Carrier Unit #8- 2016	7,075	15	9	2,830	3,384	454
316 - HVAC American Standard Unit #3- 2018	7,075	15	11	1,887	2,417	477
344 - HVAC 2 Units- 2019	14,120	15	12	2,824	3,859	976
368 - HVAC 2 Carrier Units- 2012	16,390	15	5	10,926	12,320	953
392 - HVAC 2 Units- 2018	12,149	15	11	3,240	4,151	819
416 - HVAC Carrier Unit #7- 2016	8,195	15	9	3,278	3,920	526
436 - HVAC Carrier Unit #11- 2014	8,195	15	7	4,371	5,040	501
448 - HVAC 8 Rooftop Carrier Units- 2018	102,396	15	11	27,306	34,985	6,905
452 - HVAC 2 Carrier Units- 2007	31,496	15	12	6,299	8,609	2,177
453 - HVAC Carrier Units- 2007 (2022 Only)[nr:1]	20,175	1	0	20,175	0	0
616 - Water Heater Bradford White Water Heater	10,380	12	7	4,325	5,320	793
23500 - Elevator						
200 - Modernize/Overhaul Anza Building Elevator	133,304	25	22	15,996	21,862	7,077
300 - Cab Rehab Anza Elevator Cab	19,569	20	17	2,935	4,012	1,148
24000 - Furnishings						
600 - Miscellaneous Anza Room Furniture	60,245	10	6	24,098	30,876	5,386
601 - Miscellaneous Anza Room Furniture (2022 Only)[nr:1]	39,132	1	0	39,132	0	0
24500 - Audio / Visual						
160 - Projector 3 Projectors (33%)	1,366	4	1	1,024	1,400	270

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)						
24500 - Audio / Visual						
170 - Projection Screen Anza Room	9,397	20	2	8,457	9,150	381
324 - PA System Anza Room- Sound System	18,075	10	9	1,808	3,705	1,740
325 - PA System Anza Room- Sound System (2022 Only)[nr:1]	7,360	1	0	7,360	0	0
760 - Piano Anza Room Kawai Upright	7,603	25	16	2,737	3,117	348
24600 - Safety / Access						
240 - Fire Control Misc Fire Alarm System	33,599	20	3	28,559	30,995	1,395
25000 - Flooring						
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	16,800	10	4	10,080	12,054	1,430
271 - Carpeting Kino, Fitness, Office Areas (2022 Only)[nr:1]	5,500	1	0	5,500	0	0
460 - Tile 1,825 sf Clubhouse Walls & Floors	25,915	20	1	24,619	26,563	1,024
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	27,843	40	14	18,098	19,264	758
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	15,179	10	4	9,107	10,891	1,292
26000 - Outdoor Equipment						
804 - Shade Structure 100 sf Small Shade Canopy	2,295	15	8	1,071	1,255	144
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	13,770	15	4	10,098	11,291	781
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	10,328	15	6	6,197	7,057	616
27000 - Appliances						
780 - Miscellaneous 10 Kitchen Appliances (33%)	12,834	5	2	7,701	10,524	2,079
28000 - Water System						
142 - Backflow Valves 4" Backflow #1	9,578	12	8	3,193	4,091	750
146 - Backflow Valves 4" Backflow #2	7,067	12	10	1,178	1,811	581
Sub-total Santa Rita Springs (SRS)	1,864,807			1,126,748	1,220,655	127,568
00080 - Canoa Ranch (CR)						
01000 - Paving						
132 - Asphalt: Sealing 64,068 sf Drives & Parking	16,017	5	2	9,610	13,134	2,595
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	6,167	5	2	3,700	5,057	999
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)	7,226	5	2	4,335	5,925	1,170
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	134,543	25	11	75,344	82,744	5,444
02000 - Concrete						
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	3,114	5	4	623	1,277	530
03000 - Painting: Exterior						
142 - Stucco 14,760 sf Building Exterior	20,664	10	6	8,266	10,590	1,847
406 - Wrought Iron 614 lf Metal Fencing & Railings	6,508	4	3	1,627	3,336	1,351
03500 - Painting: Interior						
142 - Building 26,200 sf All Interior Spaces	34,060	10	2	27,248	31,420	2,759
143 - Building	3,000	1	0	3,000	0	0

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)						
03500 - Painting: Interior						
All Interior Spaces (2022 Only)[nr:1]						
04000 - Structural Repairs						
606 - Metal Railings 350 lf Parking & Pickleball	10,294	20	6	7,205	7,913	460
928 - Doors 40 Exterior & Interior Doors (25%)	17,500	10	2	14,000	16,144	1,417
932 - Doors 3 Pool East Patio Doors	56,400	20	6	39,480	43,358	2,521
05000 - Roofing						
200 - Low Slope: BUR 133 Squares- Building Roof	58,129	20	6	40,690	44,687	2,598
608 - Pitched: Tile 45 Squares- Building Roof	31,950	30	16	14,910	16,374	1,219
958 - Coating 13,300 sf Low Slope Roof Recoating	21,945	5	2	13,167	17,995	3,555
08000 - Rehab						
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	142,044	20	6	99,431	109,197	6,349
234 - Restrooms Companion Restroom Remodel	17,219	20	3	14,637	15,885	715
12000 - Pool						
136 - Resurface 256 lf Pool	48,128	12	6	24,064	28,777	3,586
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	11,846	10	7	3,554	4,857	1,085
413 - ADA Chair Lift Spa ADA Chair (2022 Only)[nr:1]	1,259	1	0	1,259	0	0
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	10,580	10	9	1,058	2,169	1,019
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	42,374	15	1	39,549	43,433	2,232
754 - Equipment: Replacement Pool & Spa Equipment (50%)	22,746	5	4	4,549	9,326	3,871
755 - Equipment: Replacement 2022 Only[nr:1]	10,000	1	0	10,000	0	0
13000 - Spa						
134 - Resurface Spa	5,392	8	6	1,348	2,072	603
14000 - Recreation						
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	24,035	3	2	8,012	16,424	6,489
350 - Exercise: Strength Equipment 26 Fitness Center Strength Machines, Etc (50%)	63,593	8	1	55,644	65,183	6,281
17500 - Basketball / Sport Court						
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	6,920	4	2	3,460	5,320	1,401
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	3,712	4	2	1,856	2,854	752
19000 - Fencing						
100 - Chain Link 788 lf Pickleball & Basketball Courts	27,816	30	18	11,127	12,355	1,115
230 - Wrought Iron: 6' 264 lf Patio Perimeter	11,183	30	16	5,219	5,731	427
23000 - Mechanical Equipment						
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	17,913	18	4	13,933	15,301	847
101 - HVAC Placeholder[nr:1]	26,000	1	0	26,000	0	0
236 - HVAC 6 Rooftop HVAC Units- 2008	84,570	15	1	78,932	86,684	4,455

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)						
23000 - Mechanical Equipment						
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	17,650	15	4	12,943	14,473	1,001
636 - Water Heater 2 Shop	12,019	15	3	9,615	10,677	665
24000 - Furnishings						
540 - Miscellaneous Tables & Chairs	9,152	10	9	915	1,876	881
24500 - Audio / Visual						
164 - Projector Amado Room- EIKI	1,366	10	2	1,093	1,260	111
24600 - Safety / Access						
250 - Fire Control Misc Fire Alarm System	20,159	20	6	14,111	15,497	901
25000 - Flooring						
280 - Carpeting 660 Sq. Yds. All Spaces	20,460	10	6	8,184	10,486	1,829
470 - Tile 2,231 sf Clubhouse Walls & Floors	65,636	20	19	3,282	6,728	4,044
26000 - Outdoor Equipment						
462 - Drinking Fountain 3 Drinking Fountains	9,177	15	2	7,953	8,779	496
808 - Shade Structure 500 sf [3] Shade Canopies	11,475	15	4	8,415	9,410	651
27000 - Appliances						
248 - Ice Machine Pickleball Courts	6,468	10	9	647	1,326	623
28000 - Water System						
162 - Backflow Valves 8" Backflow	15,050	12	9	3,763	5,142	1,207
Sub-total Canoa Ranch (CR)	1,193,459			737,757	811,173	82,100
00090 - Abrego South (AS)						
01000 - Paving						
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)	7,226	5	2	4,335	5,925	1,170
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	5,775	5	4	1,155	2,368	983
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	39,413	25	22	4,730	6,464	2,092
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	31,500	25	23	2,520	3,875	1,714
02000 - Concrete						
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	6,539	2	2	2,180	3,351	1,765
03000 - Painting: Exterior						
200 - Surface Restoration 7,191 sf Exterior Surfaces	10,067	10	6	4,027	5,160	900
04000 - Structural Repairs						
936 - Doors 16 Exterior & Interior Doors (25%)	7,000	10	2	5,600	6,458	567
05000 - Roofing						
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	34,790	20	9	19,135	21,396	1,675
962 - Coating 4,900 sf Low Slope Roof Recoating	5,194	5	2	3,116	4,259	841
08000 - Rehab						
236 - Locker Rooms 2 Men's & Women's	76,484	20	4	61,187	66,637	3,254
342 - Restrooms 2 Restrooms	32,780	20	5	24,585	26,880	1,430

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (AS)						
12000 - Pool						
140 - Resurface 170 lf Pool	27,200	12	4	18,133	20,910	1,929
422 - ADA Chair Lift Pool ADA Lift	4,218	10	7	1,265	1,729	387
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	49,139	10	9	4,914	10,073	4,731
758 - Equipment: Replacement Pool & Spa Equipment (50%)	18,335	5	3	7,334	11,276	3,044
759 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	9,000	1	0	9,000	0	0
944 - Furniture: Misc Pool Area Furniture	7,650	6	3	3,825	5,228	1,058
13000 - Spa						
138 - Resurface Spa	4,023	8	0	4,023	515	388
418 - ADA Chair Lift Spa ADA Lift	4,982	10	5	2,491	3,064	435
19000 - Fencing						
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	7,588	20	9	4,173	4,666	365
20000 - Lighting						
240 - Pole Lights 8 Shuffleboard Lights	11,296	20	4	9,037	9,842	481
23000 - Mechanical Equipment						
240 - HVAC 2 Rooftop Carrier Units- 2011	22,400	15	4	16,427	18,368	1,271
26000 - Outdoor Equipment						
480 - Drinking Fountain 2 Drinking Fountain	6,556	20	4	5,245	5,712	279
812 - Shade Structure 564 [3] Volleyball Shade Canopies	12,944	15	10	4,315	5,307	852
880 - Shade Structure 264 sf Pool Shade Canopy	6,059	15	7	3,231	3,726	370
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	16,511	8	3	10,319	12,693	1,713
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	32,795	7	3	18,740	24,011	3,889
Sub-total Abrego South (AS)	497,463			255,042	289,891	37,583
00100 - Continental Vistas (CV)						
01000 - Paving						
404 - Asphalt: Overlay 6,726 sf Parking Lot	14,125	20	18	1,412	2,172	849
02000 - Concrete						
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	8,262	2	1	4,131	8,468	3,264
03000 - Painting: Exterior						
120 - Surface Restoration 3,600 sf Recreation Building & Walls	6,120	10	5	3,060	3,764	534
05000 - Roofing						
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	22,880	20	19	1,144	2,345	1,410
612 - Pitched: Tile 13 Squares- Pool Building Roof	14,560	30	29	485	995	766
966 - Coating 2,000 sf Low Slope Roof Recoating	6,120	5	3	2,448	3,764	1,016
08000 - Rehab						
242 - Locker Rooms 2 Men's & Women's	68,304	20	15	17,076	21,003	3,813
246 - Bathrooms Companion Restroom	20,159	20	15	5,040	6,199	1,125

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00100 - Continental Vistas (CV)						
12000 - Pool						
146 - Resurface 180 lf Pool	28,800	12	8	9,600	12,300	2,254
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	27,396	15	14	1,826	3,744	1,989
762 - Equipment: Replacement Pool & Spa Equipment (50%)	19,059	5	2	11,435	15,628	3,087
763 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	6,000	1	0	6,000	0	0
948 - Furniture: Misc Pool Area Furniture	7,538	6	0	7,538	1,288	969
13000 - Spa						
142 - Resurface Spa	7,863	8	7	983	2,015	901
23000 - Mechanical Equipment						
244 - HVAC Rooftop Rheem Unit #3- 2019	8,468	15	12	1,694	2,315	585
248 - HVAC 2 Rooftop Carrier Units- 2013	29,119	15	6	17,471	19,898	1,736
800 - Water Heater Building Water Heater	5,463	12	3	4,097	4,667	378
25000 - Flooring						
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	18,748	10	5	9,374	11,530	1,635
Sub-total Continental Vistas (CV)	318,983			104,815	122,094	26,311
00110 - Madera Vista (MV)						
01000 - Paving						
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	57,166	25	10	34,300	37,501	2,256
02000 - Concrete						
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	7,064	2	2	2,355	3,620	1,907
03000 - Painting: Exterior						
206 - Surface Restoration 4,020 sf Exterior Surfaces	7,236	10	6	2,894	3,708	647
05000 - Roofing						
616 - Pitched: Tile 39 Squares- Pool Building Roof	30,368	30	29	1,012	2,075	1,597
08000 - Rehab						
248 - Restrooms 2 Men's & Women's	16,390	20	17	2,458	3,360	961
262 - Kitchen Pool Building Kitchen Area	20,000	20	10	10,000	11,275	987
480 - Shower Outdoor Pool Shower	8,831	15	0	8,831	603	454
12000 - Pool						
154 - Resurface 156 lf Pool	24,960	12	6	12,480	14,924	1,860
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	35,391	15	15	2,212	2,418	2,470
655 - Deck: Re-Surface Pool/Spa Deck Coating (2022 Only)[nr:1]	28,165	1	0	28,165	0	0
766 - Equipment: Replacement Pool & Spa Equipment (50%)	17,489	5	1	13,991	17,926	2,764
952 - Furniture: Misc Pool Area Furniture	7,649	6	5	1,275	2,613	1,112
953 - Furniture: Misc Pool Area Furniture (2022 Only)[nr:1]	4,865	1	0	4,865	0	0
13000 - Spa						
146 - Resurface Spa	4,917	8	2	3,688	4,410	498

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00110 - Madera Vista (MV)						
17000 - Tennis Court						
540 - Reseal 7,200 sf Tennis Court	5,112	4	2	2,556	3,930	1,035
560 - Fixtures Tennis Court Bench/Canopy	5,500	15	10	1,833	2,255	362
19000 - Fencing						
170 - Chain Link: 10' 360 lf Tennis Court Fence	15,120	30	9	10,584	11,365	485
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	16,097	30	4	13,951	14,849	457
20000 - Lighting						
250 - Sports Field / Court 4 Tennis Court Lights	10,927	20	17	1,639	2,240	641
25000 - Flooring						
434 - Tile Recreation Room & Storage	10,865	20	18	1,086	1,670	653
26000 - Outdoor Equipment						
816 - Shade Structure 264 sf Pool Shade Canopy	6,059	15	9	2,424	2,898	389
834 - Shade Structure 336 sf Pool Equip Shade Canopy	7,711	15	9	3,084	3,689	495
Sub-total Madera Vista (MV)	347,880			165,683	147,331	22,028
00120 - Casa Paloma I (CPI)						
01000 - Paving						
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	41,699	25	2	38,363	41,032	1,351
02000 - Concrete						
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	11,912	2	2	3,971	6,105	3,216
03000 - Painting: Exterior						
212 - Surface Restoration 7,470 sf Exterior Surfaces	10,458	10	4	6,275	7,504	890
05000 - Roofing						
344 - Low Slope: Vinyl 61 Squares- Pool Building & Shade Structure Roofs	43,310	20	2	38,979	42,173	1,754
970 - Coating 6,100 sf Low Slope Roof Recoating	15,250	5	2	9,150	12,505	2,470
08000 - Rehab						
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	111,930	20	18	11,193	17,209	6,729
256 - Restrooms Unisex Restroom	5,330	20	18	533	819	320
418 - Kitchen Clubhouse Kitchen	7,649	20	9	4,207	4,704	368
12000 - Pool						
160 - Resurface 200 lf Pool	32,000	12	6	16,000	19,133	2,384
420 - ADA Chair Lift Aqua Creek Pool Chair	5,500	10	5	2,750	3,383	480
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	55,397	15	0	55,397	3,785	2,847
770 - Equipment: Replacement Pool & Spa Equipment (50%)	21,494	5	1	17,195	22,031	3,397
956 - Furniture: Misc Pool Area Furniture	7,649	6	3	3,824	5,227	1,058
13000 - Spa						
150 - Resurface Spa	5,948	8	6	1,487	2,286	665
23000 - Mechanical Equipment						
256 - HVAC 2 Rooftop Carrier Units- 2011	18,357	15	4	13,461	15,052	1,041

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00120 - Casa Paloma I (CPI)						
25000 - Flooring						
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	11,726	20	18	1,173	1,803	705
26000 - Outdoor Equipment						
310 - Benches 18 Common Area Benches	21,600	15	8	10,080	11,808	1,353
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	9,187	8	5	3,445	4,708	1,002
826 - Shade Structure 310 sf Pool Equip Shade Structure	8,469	30	23	1,976	2,315	384
Sub-total Casa Paloma I (CPI)	444,864			239,459	223,583	32,413
00130 - Casa Paloma II (CPII)						
02000 - Concrete						
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	10,211	2	3	2,553	3,489	2,119
04000 - Structural Repairs						
952 - Doors 14 Exterior & Interior Doors (25%)	6,125	10	2	4,900	5,650	496
05000 - Roofing						
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	34,821	20	19	1,741	3,569	2,146
974 - Coating 5,300 sf Low Slope Roof Recoating	8,109	5	2	4,865	6,649	1,314
08000 - Rehab						
258 - Restrooms Unisex Restroom	10,000	15	3	8,000	8,883	553
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	76,486	20	3	65,013	70,558	3,175
261 - Locker Rooms Men's & Women's (2022 Only)[nr:1]	13,000	1	0	13,000	0	0
424 - Kitchen Clubhouse Kitchen	7,649	20	2	6,884	7,448	310
12000 - Pool						
166 - Resurface 180 lf Pool	28,800	10	4	17,280	20,664	2,451
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	46,396	15	0	46,396	3,170	2,384
774 - Equipment: Replacement Pool & Spa Equipment (50%)	20,842	5	2	12,505	17,091	3,376
775 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	6,000	1	0	6,000	0	0
960 - Furniture: Misc Pool Area Furniture	7,649	6	3	3,824	5,227	1,058
13000 - Spa						
154 - Resurface Spa	5,430	8	4	2,715	3,479	578
20000 - Lighting						
260 - Pole Lights 8 Shuffleboard Lights	11,296	30	1	10,919	11,578	298
23000 - Mechanical Equipment						
272 - HVAC 2 Rooftop Carrier Units- 2011	18,357	15	4	13,461	15,052	1,041
25000 - Flooring						
200 - Carpeting 1,284 sf Recreation Room	3,852	10	8	770	1,184	362
400 - Tile 281 sf Kitchenette & Storage Closet	3,923	20	18	392	603	236
26000 - Outdoor Equipment						
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	8,593	8	3	5,371	6,606	892

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00130 - Casa Paloma II (CPII)						
26000 - Outdoor Equipment						
860 - Shade Structure 294 sf Pool Equip Shade Canopy	6,747	15	9	2,699	3,227	433
Sub-total Casa Paloma II (CPII)	334,285			229,290	194,129	23,221
00140 - Abrego North (AN)						
01000 - Paving						
420 - Asphalt: Major Repairs 14,105 sf Parking Area	82,514	25	1	79,214	84,577	2,608
02000 - Concrete						
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	6,377	5	1	5,102	6,537	1,008
03000 - Painting: Exterior						
218 - Surface Restoration 5,892 sf Exterior Surfaces	8,249	10	4	4,949	5,919	702
04000 - Structural Repairs						
820 - Shed Shed	10,449	10	8	2,090	3,213	981
956 - Doors 10 Exterior & Interior Doors (50%)	8,750	20	10	4,375	4,933	432
05000 - Roofing						
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	14,910	20	4	11,928	12,990	634
978 - Coating 2,100 sf Low Slope Roof Recoating	2,499	5	2	1,499	2,049	405
08000 - Rehab						
238 - Restrooms Companion Restroom Remodel	17,219	20	3	14,637	15,885	715
266 - Locker Rooms 2 Men's & Women's	76,486	20	4	61,188	66,638	3,254
270 - General 795 sf Recreation Room Tile- 2017	9,826	20	15	2,457	3,022	549
12000 - Pool						
172 - Resurface 230 lf Pool	36,800	10	4	22,080	26,404	3,131
426 - ADA Chair Lift 2 Pool & Spa	13,440	10	5	6,720	8,265	1,172
778 - Equipment: Replacement Pool & Spa Equipment (50%)	20,842	5	1	16,674	21,363	3,294
779 - Equipment: Replacement Pool & Spa Equipment (2022 Only)[nr:1]	38	1	0	38	0	0
964 - Furniture: Misc Pool Area Furniture	7,538	6	0	7,538	1,288	969
13000 - Spa						
158 - Resurface Spa	5,764	8	2	4,323	5,169	584
19000 - Fencing						
110 - Wood: Split Rail 152 lf Perimeter Fencing	5,320	20	15	1,330	1,636	297
23000 - Mechanical Equipment						
200 - HVAC 3 HVAC	19,500	15	13	2,600	3,998	1,381
26000 - Outdoor Equipment						
864 - Shade Structure 367 sf Pool Equip Shade Structure	10,026	30	21	3,008	3,426	433
868 - Shade Structure 378 sf [3] Pool Shade Canopies	8,675	15	10	2,892	3,557	571
Sub-total Abrego North (AN)	365,223			254,641	280,868	23,119

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00200 - Pickleball Center						
01000 - Paving						
170 - Asphalt: Sealing 39,629 sf Parking Lot	9,907	5	4	1,981	4,062	1,686
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)	5,340	5	4	1,068	2,189	909
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	83,221	25	23	6,658	10,236	4,528
04000 - Structural Repairs						
892 - Shed Shed	5,000	15	13	667	1,025	354
912 - Doors 5 Building Doors (50%)	4,375	20	18	438	673	263
05000 - Roofing						
370 - Low Slope: Single-Ply 12 Squares- Center Roof	8,523	15	13	1,136	1,747	604
08000 - Rehab						
100 - General Office, Storage, Breezeway	5,330	10	8	1,066	1,639	501
226 - Restrooms 2 Restrooms	15,990	10	8	3,198	4,917	1,502
17500 - Basketball / Sport Court						
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	43,680	2	1	21,840	44,772	17,257
19000 - Fencing						
174 - Chain Link: 4' 1,414 lf Court Fences	27,135	25	23	2,171	3,338	1,476
178 - Chain Link: 8' 1,871 lf Court Fences	64,381	25	23	5,150	7,919	3,503
780 - Gates 50 Court Gates	14,924	20	18	1,492	2,295	897
23000 - Mechanical Equipment						
470 - HVAC 3 Mini-split Units	9,114	15	13	1,215	1,868	646
870 - Septic System Septic System	7,995	20	18	800	1,229	481
24000 - Furnishings						
570 - Miscellaneous Interior/Exterior Furniture	21,320	10	8	4,264	6,556	2,003
970 - Miscellaneous 900 sf Artificial Turf	8,289	10	8	1,658	2,549	779
974 - Miscellaneous Entrance Gate	5,330	5	3	2,132	3,278	885
26000 - Outdoor Equipment						
440 - Drinking Fountain 2 Drinking Fountains	5,117	20	18	512	787	308
448 - Bleachers: Aluminum 6 Bleachers	18,000	20	18	1,800	2,768	1,082
884 - Shade Structure 4,182 sf [3] Shade Structures	13,801	7	5	3,943	6,062	1,720
Sub-total Pickleball Center	376,771			63,189	109,908	41,383
00700 - Facility Maintenance Shop (FMS)						
01000 - Paving						
136 - Asphalt: Sealing 29,074 sf Parking Area	7,269	5	3	2,907	4,470	1,207
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)	3,918	5	3	1,567	2,409	650
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	61,055	25	22	7,327	10,013	3,241
03000 - Painting: Exterior						
128 - Surface Restoration 5,000 sf Building Exterior	7,000	10	6	2,800	3,588	626

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00700 - Facility Maintenance Shop (FMS)						
03000 - Painting: Exterior						
412 - Wrought Iron 835 lf Perimeter Fence	8,225	4	4	1,645	2,108	1,400
413 - Wrought Iron Perimeter Fence (2022 Only)[nr:1]	11,800	1	0	11,800	0	0
03500 - Painting: Interior						
152 - Building 10,000 sf All Interior Spaces	13,000	10	6	5,200	6,663	1,162
04000 - Structural Repairs						
800 - Shed Shed	5,756	10	8	1,151	1,770	541
804 - Shed 3 Pre-Fab Sheds	16,799	10	6	6,720	8,610	1,502
960 - Doors 2 Shop Rollup Doors	5,200	30	26	693	888	254
964 - Doors 24 Exterior & Interior Doors (25%)	10,500	10	6	4,200	5,381	939
05000 - Roofing						
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	9,940	20	16	1,988	2,547	569
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	24,257	30	5	20,214	21,548	705
860 - Skylights 10 Pitched & Low Slope Roof Skylights	8,741	20	16	1,748	2,240	500
982 - Coating 1,400 sf Low Slope Roof Recoating	4,284	5	2	2,570	3,513	694
08000 - Rehab						
108 - General Common Areas	17,219	20	16	3,444	4,412	985
278 - Restrooms 2 Restrooms	32,780	20	16	6,556	8,400	1,876
282 - General Break Room	22,946	20	16	4,589	5,880	1,313
19000 - Fencing						
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	31,020	30	26	4,136	5,299	1,515
540 - Metal 165 lf Frontage Fencing	5,770	30	26	769	986	282
23000 - Mechanical Equipment						
208 - HVAC 4 Rooftop HVAC Units- 2018	24,038	15	11	6,410	8,213	1,621
224 - HVAC 2 Ground Level Bryant Units- 2017	27,644	15	10	9,215	11,334	1,819
24000 - Furnishings						
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	53,540	20	16	10,708	13,720	3,064
25000 - Flooring						
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	6,825	10	3	4,778	5,597	567
480 - Tile 664 sf Floor & Wall Tile	17,410	20	16	3,482	4,461	996
30000 - Miscellaneous						
236 - Maintenance Equipment Genie Scissor Lift	17,882	20	18	1,788	2,749	1,075
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	20,815	10	6	8,326	10,668	1,861
Sub-total Facility Maintenance Shop (FMS)	475,634			136,732	157,466	30,962
00800 - General						
22000 - Office Equipment						
100 - Miscellaneous Facility Maintenance Shop Context Scanner	6,884	5	2	4,130	5,645	1,115

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00800 - General						
30000 - Miscellaneous						
200 - Maintenance Equipment Vermeer Chipper	8,825	20	4	7,060	7,689	375
204 - Maintenance Equipment Vermeer Skid Loader & Attachments	57,206	15	0	57,206	3,909	2,940
700 - Trailer Load Trail	5,883	15	3	4,707	5,226	326
704 - Trailer Top Hat- 2018	6,827	15	12	1,365	1,866	472
710 - Trailer Big Tex	24,889	15	0	24,889	1,701	1,279
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	35,300	10	9	3,530	7,236	3,398
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	88,250	10	1	79,425	90,456	6,973
844 - Vehicle 2016 Ford Fiesta- #26	20,592	10	4	12,355	14,774	1,752
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	68,878	10	4	41,327	49,420	5,861
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	117,093	10	4	70,256	84,014	9,964
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	40,999	10	5	20,499	25,214	3,576
866 - Vehicle 2017 Ford Escape- #36	31,980	3	1	21,320	32,780	8,423
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	38,099	10	6	15,240	19,526	3,406
872 - Maintenance Truck 2018 Ford F150- #38	40,666	10	6	16,266	20,841	3,636
874 - Maintenance Truck Ford F250 PU- #39	39,019	10	6	15,607	19,997	3,488
876 - Vehicle Ford Transit Connect- #40	35,577	10	6	14,231	18,233	3,181
878 - Vehicle 2018 Ford Transit 150 Van- #41	35,578	10	7	10,673	14,587	3,260
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	43,706	10	7	13,112	17,919	4,005
882 - Vehicle 2018 Ford Transit 250 Van- #43	37,150	10	7	11,145	15,232	3,404
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	32,524	10	7	9,757	13,335	2,980
888 - Vehicle 2020 Ford Escape- #45	32,000	10	8	6,400	9,840	3,006
892 - Maintenance Truck 2021 Ford Ranger XL- #46	38,243	10	9	3,824	7,840	3,682
896 - Maintenance Truck 2021 Ford F250 Pickup- #47	43,750	10	9	4,375	8,969	4,212
Sub-total General	929,916			468,700	496,249	84,715
				[A]	[B]	
Totals	17,184,896			10,073,606	9,841,795	1,179,941
				[EndBal]	[EndBal]	
				[A]	[B]	
Percent Funded				75.40%	74.24%	

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, LLC reserve studies use several terms that are unique to our reports. Our specialized systems have been developed to offer flexibility in many areas of our reporting. Please see below for definitions of abbreviations and symbols used in many of our reserve studies.

NR-1 (LIMITED RECURRENCE, 1 TIME): 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/ Site Visit Review

Final Rev 10/27/2022

Published - October 27, 2022

Prepared for the 2023 Fiscal Year

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	Member Summary	1
<i>Section III:</i>	30 Year Reserve Funding Plan	<i>Cash Flow Method {c}</i> 3

October 27, 2022

The intention of the Reserve Study is to forecast Green Valley Recreation's (GVR's) ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group, LLC conducted a Update w/ 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/ Site Visit Review is for the January 1, 2023 - December 31, 2023 fiscal year.

At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 2.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Funding Assessment

Based on the 30 year cash flow projection, 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	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
01000 - Paving	2,007,554	2-25	0-24	967,189	1,068,976	117,447
02000 - Concrete	106,073	1-5	0-4	46,103	67,565	29,370
03000 - Painting: Exterior	371,089	1-10	0-8	150,777	179,462	35,252
03500 - Painting: Interior	271,579	1-10	0-9	153,238	166,898	31,391
04000 - Structural Repairs	375,160	10-30	2-26	257,578	297,598	27,692
04500 - Decking/Balconies	170,725	5-20	1-11	100,632	116,191	11,325
05000 - Roofing	1,536,433	5-30	0-29	1,023,655	1,140,895	91,449
08000 - Rehab	2,367,195	1-28	0-24	1,630,232	1,446,309	103,559
12000 - Pool	1,760,217	1-25	0-20	998,564	818,970	147,150
13000 - Spa	80,566	8-10	0-7	44,709	35,968	8,399
14000 - Recreation	790,552	1-25	0-24	609,431	452,144	74,437
17000 - Tennis Court	456,706	4-30	0-17	250,561	208,610	34,510
17500 - Basketball / Sport Court	92,860	2-8	1-5	44,137	83,055	29,392
19000 - Fencing	492,076	20-30	4-29	220,957	244,435	20,128
20000 - Lighting	434,967	10-60	1-28	253,133	274,945	15,971
22000 - Office Equipment	79,063	1-5	0-2	56,909	45,415	16,444
23000 - Mechanical Equipment	1,763,289	1-20	0-18	1,130,853	1,124,847	99,525
23500 - Elevator	152,873	20-25	17-22	18,932	25,874	8,224
24000 - Furnishings	504,904	1-20	0-16	257,513	269,224	39,318
24500 - Audio / Visual	489,255	1-30	0-26	228,238	246,876	29,264
24600 - Safety / Access	178,946	20-20	1-8	145,019	157,816	7,583
25000 - Flooring	1,060,110	1-50	0-38	692,139	502,336	55,913
26000 - Outdoor Equipment	403,315	1-30	1-26	164,206	198,987	29,261
27000 - Appliances	172,892	5-20	0-16	100,571	101,245	23,203
28000 - Water System	81,170	12-12	3-11	34,768	42,571	6,194
30000 - Miscellaneous	985,329	3-20	0-18	493,564	524,583	87,540
Totals	\$17,184,896			\$10,073,606	\$9,841,795	\$1,179,941
Estimated Ending Balance				\$7,595,102	\$7,306,374	\$86.70
Percent Funded				75.4%	74.2%	Household/yr @ 13,610

30 Year Reserve Funding Plan Cash Flow Method

Final Rev 10/27/2022

Prepared for the 2023 Fiscal Year

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Beginning Balance	8,025,718	7,595,102	7,306,374	6,381,724	6,357,906	6,050,468	6,707,555	6,930,625	6,807,801	7,737,593
Inflated Expenditures @ 2.5%	1,755,513	1,652,638	2,355,479	1,528,237	1,898,835	1,035,850	1,584,527	2,042,471	1,118,121	1,708,736
Reserve Contribution ¹	1,132,047	1,179,941	1,261,840	1,347,140	1,438,207	1,535,430	1,639,225	1,750,037	1,868,340	1,994,640
<i>Household/yr @ 13,610</i>	83.18	86.70	92.71	98.98	105.67	112.82	120.44	128.58	137.28	146.56
<i>Percentage Increase</i>		4.2%	6.9%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	192,850	183,969	168,989	157,279	153,190	157,506	168,373	169,610	179,573	197,014
Ending Balance	7,595,102	7,306,374	6,381,724	6,357,906	6,050,468	6,707,555	6,930,625	6,807,801	7,737,593	8,220,511

1) The GVR CPM goal of a funding threshold of 85% is the goal used in this funding plan, after the point when the goal is realized. In this case, this is in 2032. The initial increase rate, after 2023 is 6.76% until 2032. Later increases, long term are at 0.463% per year.

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Beginning Balance	8,220,511	9,187,095	9,936,506	10,657,621	11,670,171	12,448,695	12,953,881	13,478,432	12,954,570	13,796,922
Inflated Expenditures @ 2.5%	1,377,802	1,626,020	1,682,376	1,422,295	1,688,429	1,987,660	1,991,096	3,049,656	1,697,556	2,138,095
Reserve Contribution	2,129,478	2,139,337	2,149,242	2,159,193	2,169,190	2,179,233	2,189,323	2,199,460	2,209,643	2,219,874
<i>Household/yr @ 13,610</i>	156.46	157.19	157.92	158.65	159.38	160.12	160.86	161.61	162.35	163.11
<i>Percentage Increase</i>	6.8%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	214,909	236,094	254,248	275,652	297,764	313,612	326,325	326,333	330,265	345,945
Ending Balance	9,187,095	9,936,506	10,657,621	11,670,171	12,448,695	12,953,881	13,478,432	12,954,570	13,796,922	14,224,647

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	14,224,647	15,405,201	16,445,460	15,765,935	15,921,697	15,353,775	15,721,891	15,273,153	14,193,972	14,773,551
Inflated Expenditures @ 2.5%	1,415,399	1,593,437	3,328,048	2,496,715	3,225,781	2,297,795	3,124,220	3,746,415	2,092,153	2,480,133
Reserve Contribution	2,230,152	2,240,478	2,250,851	2,261,272	2,271,742	2,282,260	2,292,827	2,303,443	2,314,108	2,324,822
<i>Household/yr @ 13,610</i>	163.86	164.62	165.38	166.15	166.92	167.69	168.47	169.25	170.03	170.82
<i>Percentage Increase</i>	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	365,801	393,218	397,672	391,205	386,117	383,650	382,655	363,792	357,624	367,397
Ending Balance	15,405,201	16,445,460	15,765,935	15,921,697	15,353,775	15,721,891	15,273,153	14,193,972	14,773,551	14,985,637