

Reserve Study Transmittal Letter

Date: October 17, 2023
To: David Webster, Green Valley Recreation Inc
From: Browning Reserve Group, LLC (BRG)

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

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

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

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$1,220,295** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$89.66 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, 2024, the Project is **63.0%** funded.

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

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

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

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, (2023) the current fiscal year is dealt with in the study.



RESERVE STUDY

Update w/o Site Visit Review

Green Valley Recreation Inc

2023 Update- 2

Published - October 17, 2023

Prepared for the 2024 Fiscal Year

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Green Valley Recreation Inc

2023 Update- 2

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Member Distribution Materials

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

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Green Valley Recreation Inc

2023 Update- 2

Published - October 17, 2023

Prepared for the 2024 Fiscal Year

Reserve Study Summary

A Reserve Study was conducted of Green Valley Recreation Inc (the "**Project**") which is a Project with a total of 13,610 households. An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

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

[Association] is a project with a total of [UnitNbr] [UnitTyp].

Physical Inspection

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

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

Summary of Reserves

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

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

1. **The Expenditure Forecast of the following Reserve Study identifies the major components which the Project is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
 - a. **Its current estimated replacement cost;**
 - b. **Its estimated useful life; and**
 - c. **Its estimated remaining useful life.**
2. **It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$9,830,329.**
 - **[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, 2024 is estimated to be \$6,192,659, constituting 63.0% of the total expenditures anticipated for all such major components through their first end of useful life replacement.
4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$1,220,295 [*\$89.66 Household per yr (average)*] for the fiscal year ending December 31, 2024 (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

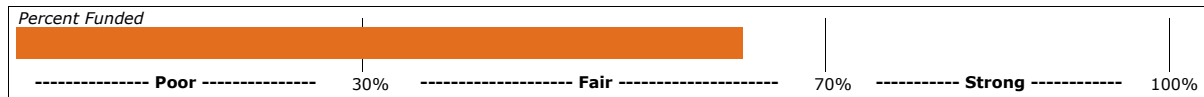
Based on the 30 year cash flow projection, GVR's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

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 63.0% funded. The following scale can be used as a measure to determine the Project's financial picture whereas the lower the percentage, the higher the likelihood of the Project requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

The funding goal employed for Green Valley Recreation Inc is

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

Limitations

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

Supplemental Disclosures**General:**

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

Personnel Credentials:

BRG is a California licensed general building contractor (CSLB #768851), and the owner, Robert W Browning, holds the Reserve Specialist (RS #46) and Professional Community Association Manager (PCAM #723) designations from the Community Associations Institute (CAI).

Completeness:

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

Reliance on Client Data:

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

Scope:

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

Reserve Balance:

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

Reserve Projects:

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



Browning Reserve Group, LLC

See Section VI-b for Excluded Components

Reserve Component	Current		Life	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Replacement	Useful /																
	Cost	Remaining																
00010 - Administrative Offices																		
01000 - Paving																		
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	7,357	5	3				7,923					8,964						10,142
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	6,345	5	3				6,832					7,730						8,746
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	33,312	25	22															
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	14,243	25	22															
Total 01000 - Paving	61,257						14,755					16,694						18,888
03000 - Painting: Exterior																		
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	13,482	10	5						15,254									
Total 03000 - Painting: Exterior	13,482								15,254									
03500 - Painting: Interior																		
100 - Building 16,167 sf All Interior Spaces	22,278	10	3				23,991											30,711
Total 03500 - Painting: Interior	22,278						23,991											30,711
04000 - Structural Repairs																		
900 - Doors 41 Exterior & Interior Doors (25%)	19,014	10	11															24,948
Total 04000 - Structural Repairs	19,014																	24,948
05000 - Roofing																		
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	80,804	20	0	80,804														
930 - Coating 7,900 sf Low Slope Roof Recoating	8,039	5	3				8,657					9,795						11,082
Total 05000 - Roofing	88,843			80,804			8,657					9,795						11,082
08000 - Rehab																		
300 - Restrooms 3 Men's, Women's, Unisex Restrooms	52,152	20	18															
400 - Kitchen Kitchen	7,950	20	4					8,775										
Total 08000 - Rehab	60,102							8,775										
22000 - Office Equipment																		
200 - Computers, Misc. 5 IT Servers (20%)	13,633	1	0	13,633	13,974	14,323	14,681	15,048	15,424	15,810	16,205	16,610	17,026	17,451	17,888	18,335	18,793	19,263
240 - Computers, Misc. Office Computer Work Stations	20,246	1	1		20,752	21,271	21,803	22,348	22,906	23,479	24,066	24,668	25,284	25,917	26,565	27,229	27,909	28,607

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost		Remaining																
270 - Network Equipment Routers & Switches	6,560	1	0		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	9,269
Total 22000 - Office Equipment	40,439				20,193	41,450	42,486	43,548	44,637	45,753	46,897	48,069	49,271	50,503	51,765	53,059	54,386	55,746	57,139
23000 - Mechanical Equipment																			
200 - HVAC 3 Rooftop Carrier Units- 2010	46,428	15	2				48,778												
280 - HVAC Rooftop Rheem Unit #5- 2017	11,872	15	9											14,827					
314 - HVAC Rooftop Carrier Unit #6- 2005	10,282	15	10												13,162				
348 - HVAC 3 IT Room Trane & Gree Units- 2013	8,586	15	5						9,714										
376 - HVAC Marvair Unit- 2018	7,420	15	10												9,498				
Total 23000 - Mechanical Equipment	84,588						48,778		9,714					14,827	22,660				
25000 - Flooring																			
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	16,250	10	3				17,499												22,401
400 - Tile 430 sf Floors	9,116	20	2			9,577													
Total 25000 - Flooring	25,366					9,577	17,499												22,401
28000 - Water System																			
134 - Backflow Valves 4" Backflow	6,000	12	10												7,680				
Total 28000 - Water System	6,000														7,680				
Total [Administrative Offices] Expenditures Inflated @ 2.50%					100,997	41,450	100,842	108,451	53,412	70,721	46,897	48,069	75,760	65,329	82,105	78,007	54,386	138,826	57,139
00020 - West Social Center (WC)																			
01000 - Paving																			
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	11,539	5	2			12,123						13,716						15,519	
108 - Asphalt: Sealing 75,321 sf West Parking Lot	19,960	5	2			20,971						23,726						26,844	
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	7,685	5	2			8,074						9,135						10,335	
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	96,927	25	4					106,989											
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	167,665	25	9											209,390					
Total 01000 - Paving	303,775					41,167		106,989				46,577		209,390				52,698	
02000 - Concrete																			
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	7,941	5	4					8,765						9,917					11,220
Total 02000 - Concrete	7,941							8,765						9,917					11,220
03000 - Painting: Exterior																			
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	78,741	10	7									93,598							

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost																		
Total 03000 - Painting: Exterior	78,741											93,598							
03500 - Painting: Interior																			
106 - Building 24,000 sf All Interior Spaces	33,072	10	2			34,746													44,478
Total 03500 - Painting: Interior	33,072					34,746													44,478
04000 - Structural Repairs																			
904 - Doors 72 Exterior & Interior Doors (25%)	33,390	10	11																43,811
Total 04000 - Structural Repairs	33,390																		43,811
05000 - Roofing																			
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	8,586	30	24																
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	255,131	20	6							295,874									
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	18,062	30	23																
934 - Coating 33,900 sf Low Slope Roof Recoating	41,019	5	1		42,044					47,569									53,820
Total 05000 - Roofing	322,799				42,044					343,444									53,820
08000 - Rehab																			
100 - General Tennis Ramada	6,890	20	3			7,420													
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	104,304	20	3				112,324												
306 - Restrooms 4 Shops & Auditorium Restrooms	76,108	20	4					84,009											
460 - Cabinets 2 Woodshop & Lapidary	10,600	20	3				11,415												
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	20,250	25	23																
Total 08000 - Rehab	218,152					131,159		84,009											
12000 - Pool																			
100 - Resurface 250 lf Pool	49,820	12	2			52,342													70,394
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	49,560	15	3				53,370												
728 - Equipment: Replacement Pool Digital Clocks	3,498	10	6							4,057									
730 - Equipment: Replacement Pool & Spa Equipment (50%)	29,574	5	2			31,071						35,154							39,774
Total 12000 - Pool	132,452					83,413	53,370			4,057		35,154							39,774
14000 - Recreation																			
700 - Billiard Table 4 Billiards Room Tables	32,436	25	20																
Total 14000 - Recreation	32,436																		
17000 - Tennis Court																			

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Replacement Cost	Useful / Remaining															
100 - Reseal 43,200 sf [6] Tennis Courts	32,512	4 2			34,158				37,704				41,619				45,939
500 - Resurface 43,200 sf [6] Tennis Courts	146,534	21 11												192,266			
600 - Lighting 20 Court Lights	91,160	30 29															
724 - Screen 8,685 sf Tennis Court Fence Screens	5,247	5 4					5,792					6,553					7,415
Total 17000 - Tennis Court	275,454				34,158		5,792		37,704			6,553	41,619	192,266			53,354
17500 - Basketball / Sport Court																	
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	19,446	8 4					21,465								26,153		
Total 17500 - Basketball / Sport Court	19,446						21,465								26,153		
19000 - Fencing																	
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	76,129	30 9										95,075					
Total 19000 - Fencing	76,129											95,075					
20000 - Lighting																	
200 - Pole Lights 15 Walkway Lights	31,323	30 13															43,179
500 - Parking Lot 25 Parking Lot Lights	78,175	60 26															
Total 20000 - Lighting	109,498																43,179
23000 - Mechanical Equipment																	
204 - HVAC 2 Rooftop Carrier Units- 2006	74,200	15 1		76,055													
284 - HVAC 2 Rooftop Carrier Units- 2013	31,164	15 5						35,259									
320 - HVAC Rooftop Carrier Unit #4- 2018	24,910	15 10										31,887					
324 - HVAC Rooftop Carrier Unit #10- 2019	15,434	15 11												20,250			
352 - HVAC 3 Rooftop Carrier/American Units- 2009	42,930	15 1		44,003													
380 - HVAC Rooftop Carrier Unit #7- 2010	21,412	15 2			22,496												
404 - HVAC 4 Rooftop Carrier/American Units- 2008	61,500	15 0	61,500														
420 - HVAC Tennis Ramada Rheem Unit #15- 2022	6,164	15 14															8,709
440 - HVAC 5 Gree HVAC Units- 2012	15,900	15 4					17,551										
900 - Miscellaneous Woodshop Dust Collector	21,412	15 3				23,058											
Total 23000 - Mechanical Equipment	315,025		61,500	120,058	22,496	23,058	17,551	35,259				31,887	20,250				8,709
24000 - Furnishings																	
500 - Miscellaneous 550 Auditorium Padded Chairs	90,365	10 6						104,796									
504 - Miscellaneous 500 Auditorium Unpadded Chairs	34,450	10 2		36,194										46,331			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
508 - Tables 175 Auditorium Tables	61,215	10	2				64,314										82,327		
Total 24000 - Furnishings	186,030						100,508				104,796						128,659		
24500 - Audio / Visual																			
100 - Speakers Auditorium	28,938	15	10												37,043				
108 - Lighting Console Auditorium Control Room	4,028	10	5						4,557										
116 - Miscellaneous Auditorium Total Induction Loop	18,550	30	16																
220 - PA System Auditorium Bldg	62,328	10	3				67,120												85,920
224 - Projector 3 Auditorium Projectors (33%)	12,296	10	5						13,912										
400 - Stage Lights Stage Lighting	11,063	20	19																
600 - Stage Curtains Stage Curtains	10,600	15	3				11,415												
740 - Piano Auditorium Petrof Grand	47,700	30	10												61,060				
764 - Piano Auditorium Yamaha Upright	10,600	30	10												13,569				
800 - Stage Risers Auditorium Stage	20,882	30	24																
Total 24500 - Audio / Visual	226,985						78,535		18,469						111,672				85,920
24600 - Safety / Access																			
200 - Fire Control Misc Fire Alarm System	47,488	20	2				49,892												
Total 24600 - Safety / Access	47,488						49,892												
25000 - Flooring																			
210 - Carpeting 448 Sq. Yds. West Center Carpet	19,945	10	8										24,301						
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,713	10	5						5,332										
410 - Tile 1,618 sf Clubhouse Walls & Floors	25,726	20	4					28,397											
414 - Tile 682 sf Green Room Dressing & Restrooms	10,844	20	14																15,322
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	89,039	15	14																125,810
Total 25000 - Flooring	150,267							28,397	5,332				24,301						141,132
26000 - Outdoor Equipment																			
400 - Bleachers 6 Courtyard & Tennis	13,992	25	20																
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	12,141	15	10												15,542				
840 - Shade Structure 680 sf Pool Deck Shade Canopy	16,578	15	10												21,222				

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Replacement Cost	Useful / Remaining															
844 - Shade Structure 1,955 sf [3] Tennis Court Shade Canopies	47,663	15 9										59,524					
846 - Shade Structure 4 Tennis Court Bench Shades (25%)	2,120	15 9										2,648					
876 - Shade Structure 231 sf Shop Metal Shade Structure-2018	6,611	30 25															
Total 26000 - Outdoor Equipment	99,106											62,172	36,764				
27000 - Appliances																	
324 - Dishwasher, Commercial Commercial Dishwasher- 2022	10,600	12 11												13,908			
700 - Miscellaneous 30 Kitchen Appliances (33%)	37,100	5 4					40,951					46,333					52,421
702 - Stove 2 Vulcan 10-Burner & 6-Burner	7,632	20 15															
Total 27000 - Appliances	55,332						40,951					46,333	13,908				52,421
28000 - Water System																	
158 - Backflow Valves 4" Backflow	6,201	12 10												7,938			
Total 28000 - Water System	6,201													7,938			
30000 - Miscellaneous																	
240 - Maintenance Equipment 2 Portable Lifts	25,016	20 3				26,939											
Total 30000 - Miscellaneous	25,016					26,939											
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%			61,500	162,103	366,381	313,062	313,919	59,060	490,000	175,330	24,301	429,440	229,879	324,055	291,761	129,099	337,231
00030 - East Social Center (EC)																	
01000 - Paving																	
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	23,230	5 0	23,230					26,283						29,737			
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	7,155	5 1		7,334					8,298					9,388			
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	62,105	25 8									75,669						
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	126,352	25 16															
Total 01000 - Paving	218,843		23,230	7,334				26,283	8,298		75,669			29,737	9,388		
02000 - Concrete																	
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,732	2 4					6,328		6,648		6,984		7,338		7,710		8,100
Total 02000 - Concrete	5,732						6,328		6,648		6,984		7,338		7,710		8,100
03000 - Painting: Exterior																	
112 - Stucco 13,905 sf Building Exterior	20,635	10 5						23,347									
Total 03000 - Painting: Exterior	20,635							23,347									

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful / Remaining		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost																		
03500 - Painting: Interior																			
112 - Building 17,350 sf All Interior Spaces	23,908	10	8										29,130						
Total 03500 - Painting: Interior	23,908												29,130						
04000 - Structural Repairs																			
896 - Shed Pool Equipment Area Shed	5,300	20	14																7,489
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	26,897	10	11												35,292				
Total 04000 - Structural Repairs	32,197														35,292				7,489
05000 - Roofing																			
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	77,894	20	2			81,837													
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	77,894	20	6							90,333									
938 - Coating 20,700 sf Low Slope Roof Recoating	12,946	5	2			13,601					15,388						17,411		
Total 05000 - Roofing	168,734					95,439				90,333	15,388						17,411		
08000 - Rehab																			
204 - Unit Rehab Fine Arts	15,900	20	9											19,857					
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	127,412	20	9											159,120					
214 - Restrooms Pool Patio Companion Restroom	9,540	20	3				10,274												
250 - Kitchen Kitchen	26,500	20	9											33,095					
312 - Restrooms 2 Lobby Hallway Restrooms	34,768	20	3				37,441												
Total 08000 - Rehab	214,120						47,715							212,072					
12000 - Pool																			
106 - Resurface 165 lf Pool	23,582	12	11													30,941			
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,328	10	7							11,088									
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	47,585	15	14																67,237
734 - Equipment: Replacement Pool & Spa Equipment (50%)	22,015	5	4					24,301						27,494					31,107
924 - Furniture: Misc Pool Area Furniture	8,745	6	5						9,894							11,474			
Total 12000 - Pool	111,255							24,301	9,894		11,088		27,494			42,416			98,344
13000 - Spa																			
114 - Resurface Spa	5,875	8	7									6,983							
Total 13000 - Spa	5,875											6,983							
14000 - Recreation																			
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	28,969	3	0	28,969			31,196			33,595			36,178				38,960		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost		Remaining																
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	40,898	8	0		40,898								49,830						
720 - Billiard Table 2 Billiards Room	20,034	25	23																
Total 14000 - Recreation	89,901				69,867		31,196				33,595		49,830	36,178			38,960		
17000 - Tennis Court																			
110 - Reseal 14,400 sf [2] Tennis Courts	5,850	4	0		5,850				6,457				7,128						7,868
510 - Resurface 14,400 sf [2] Tennis Courts	48,845	20	8										59,513						
Total 17000 - Tennis Court	54,695				5,850				6,457				66,640					7,868	
17500 - Basketball / Sport Court																			
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	20,202	2	2				21,225		22,299		23,428		24,614		25,860			27,169	28,545
211 - Seal & Striping [8] Pickleball Courts- 2023 Only[nr:1]	12,960	1	0		12,960														
Total 17500 - Basketball / Sport Court	33,162				12,960		21,225		22,299		23,428		24,614		25,860			27,169	28,545
19000 - Fencing																			
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences	6,296	25	21																
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	14,946	30	22																
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	14,946	30	25																
130 - Chain Link: 10' 540 lf Tennis Court Fence	24,041	30	8										29,291						
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	17,596	30	3				18,949												
Total 19000 - Fencing	77,825						18,949						29,291						
20000 - Lighting																			
510 - Parking Lot 7 Parking Lot Lights	21,166	30	0		21,166														
604 - Sports Field / Court 8 Pickleball Court Lights	28,832	10	6							33,436									
Total 20000 - Lighting	49,998				21,166					33,436									
23000 - Mechanical Equipment																			
288 - HVAC 4 Rooftop Units- 2018	45,368	15	10												58,075				
326 - HVAC Rooftop Carrier Unit #3- 2009	21,412	15	1				21,947												
356 - HVAC Rooftop Carrier Unit #4	9,328	15	12															12,545	
384 - HVAC Rooftop Carrier Unit #8- 2008	18,350	15	0		18,350														
408 - HVAC 5 Rooftop Carrier Units- 2011	60,685	15	3				65,351												
424 - HVAC 2 Rooftop Rheem Units- 2018	19,504	15	10												24,967				

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
Total 23000 - Mechanical Equipment	174,647				18,350	21,947	65,351								83,042				12,545
24000 - Furnishings																			
520 - Miscellaneous Tables & Chairs	33,051	10	2			34,724													44,450
Total 24000 - Furnishings	33,051					34,724													44,450
24500 - Audio / Visual																			
300 - PA System Sound Rack- Sound System	11,024	10	8										13,432						
744 - Piano East Auditorium Yamaha Upright	10,600	25	7								12,600								
Total 24500 - Audio / Visual	21,624										12,600		13,432						
24600 - Safety / Access																			
100 - Fire Equipment Alarm & Sprinkler System	21,412	20	2			22,496													
Total 24600 - Safety / Access	21,412					22,496													
25000 - Flooring																			
220 - Carpeting 850 Sq. Yds. East Center Carpet	26,435	10	8										32,209						
420 - Tile 4,200 sf Clubhouse Walls & Floors	53,424	20	3			57,532													
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	10,854	15	13																14,963
Total 25000 - Flooring	90,714					57,532							32,209						14,963
26000 - Outdoor Equipment																			
444 - Bleachers: Aluminum 4 Pickleball Bleachers	12,720	20	14																17,973
Total 26000 - Outdoor Equipment	12,720																		17,973
27000 - Appliances																			
448 - Washer & Dryer Washer/Dryer	5,300	10	4					5,850											7,489
720 - Miscellaneous 12 Kitchen Appliances (33%)	10,176	5	2			10,691					12,096								13,686
Total 27000 - Appliances	15,476					10,691		5,850			12,096								13,686
28000 - Water System																			
138 - Backflow Valves 4" Backflow	9,180	12	4					10,133											
Total 28000 - Water System	9,180							10,133											
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%					151,423	29,281	184,575	220,743	75,367	59,524	195,738	58,156	327,800	275,744	145,977	87,095	169,798	14,963	167,939
00040 - Las Campanas (LC)																			
01000 - Paving																			
116 - Asphalt: Sealing 70,468 sf Parking Lot	18,674	5	3				20,110					22,752							25,742
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	7,189	5	3			7,742					8,760								9,911
320 - Asphalt: Overlay 27,246 sf North Parking Lot	60,650	25	23																

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	98,986	25	12													133,125			
Total 01000 - Paving	185,499						27,852						31,512			133,125	35,653		
02000 - Concrete																			
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	8,547	2	0	8,547		8,980		9,434		9,912		10,414		10,941		11,495			12,077
Total 02000 - Concrete	8,547			8,547		8,980		9,434		9,912		10,414		10,941		11,495			12,077
03000 - Painting: Exterior																			
118 - Stucco 18,180 sf Building Exterior	26,979	10	2			28,345										36,284			
Total 03000 - Painting: Exterior	26,979					28,345										36,284			
03500 - Painting: Interior																			
118 - Building 21,900 sf All Interior Spaces	30,178	10	2			31,706										40,586			
Total 03500 - Painting: Interior	30,178					31,706										40,586			
04000 - Structural Repairs																			
912 - Doors 76 Exterior & Interior Doors (25%)	35,245	10	11																46,244
Total 04000 - Structural Repairs	35,245																		46,244
05000 - Roofing																			
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	149,015	20	1		152,740														
942 - Coating 19,800 sf Low Slope Roof Recoating	22,667	5	1		23,234					26,287						29,741			
Total 05000 - Roofing	171,682				175,974					26,287						29,741			
08000 - Rehab																			
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	138,966	20	4					153,392											
216 - Restrooms 2 Hallway Restrooms	36,464	20	4					40,249											
220 - Restrooms Companion Restroom	18,232	20	4					20,125											
318 - Restrooms 2 Racquetball Court Restrooms	15,264	20	16																
406 - Kitchen Clubhouse Kitchen	8,904	10	3			9,588													12,274
560 - Operable Wall/Partition 1,296 sf [2]- Ocotillo/Agave & Agave/Juniper	56,571	25	10											72,416					
Total 08000 - Rehab	274,401					9,588	213,767							72,416					12,274
12000 - Pool																			
112 - Resurface 264 lf Pool	50,000	12	0	50,000												67,244			
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,689	10	8										11,805						
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	44,231	15	12													59,486			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost																		
738 - Equipment: Replacement Pool & Spa Equipment (50%)	26,560	5	4						29,318					33,170					37,529
928 - Furniture: Misc Pool Area Furniture	9,460	6	2			9,939							11,527						13,367
Total 12000 - Pool	139,941			50,000		9,939		29,318				23,332	33,170				126,730		50,897
13000 - Spa																			
118 - Resurface Spa PebbleTec Resurface	7,123	8	2			7,484									9,118				
Total 13000 - Spa	7,123					7,484									9,118				
14000 - Recreation																			
210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)	39,801	3	0	39,801			42,861			46,157				49,706				53,528	
310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	55,447	8	0	55,447									67,557						
Total 14000 - Recreation	95,248			95,248			42,861			46,157			67,557	49,706				53,528	
17000 - Tennis Court																			
120 - Reseal 14,000 sf [2] Tennis Courts	10,536	4	1		10,800				11,921					13,159					14,525
520 - Resurface 14,000 sf [2] Tennis Courts	47,488	21	16																
Total 17000 - Tennis Court	58,024				10,800				11,921					13,159					14,525
19000 - Fencing																			
140 - Chain Link: 10' 600 lf Tennis Court Fence	26,712	30	11																35,048
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	13,356	30	4					14,743											
Total 19000 - Fencing	40,068							14,743											35,048
20000 - Lighting																			
520 - Parking Lot 8 North Parking Lot Lights	24,940	40	14																35,239
560 - Parking Lot 13 East Parking Lot Lights	40,527	40	27																
Total 20000 - Lighting	65,467																		35,239
23000 - Mechanical Equipment																			
212 - HVAC 11 Rooftop Trane Units- 2008	173,816	15	1		178,161														
292 - HVAC 4 Rooftop Carrier Units- 2010	57,100	15	2			59,991													
328 - HVAC Rooftop Carrier Unit #16- 2014	11,872	15	6							13,768									
612 - Water Heater 2 Rennai Tankless Heaters	12,285	12	10												15,726				
Total 23000 - Mechanical Equipment	255,073				178,161	59,991				13,768				15,726					
24000 - Furnishings																			
900 - Miscellaneous Tables, Chairs, Misc	54,431	10	4					60,082											76,910

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
Total 24000 - Furnishings	54,431								60,082										76,910
24500 - Audio / Visual																			
748 - Piano Ocotillo Room Yamaha Upright	12,581	25	6								14,590								
804 - Stage Risers 4 Ocotillo Room- New	26,708	30	25																
808 - Stage Risers 2 Ocotillo Room- Older	890	30	16																
832 - Stage Curtains 2 Ocotillo Room	8,896	20	6								10,316								
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	18,388	10	6								21,324								
Total 24500 - Audio / Visual	67,462										46,230								
24600 - Safety / Access																			
210 - Fire Control Misc Fire Alarm System	21,369	20	7												25,401				
Total 24600 - Safety / Access	21,369														25,401				
25000 - Flooring																			
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	18,916	10	2			19,873										25,440			
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,803	10	4						6,406										8,200
430 - Tile 3,050 sf Clubhouse Walls & Floors	45,909	20	2			48,233													
620 - Vinyl 540 Sq. Yds. Clubhouse	91,040	15	14																128,637
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	27,950	25	6								32,414								
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	38,508	40	37																
Total 25000 - Flooring	228,126					68,106			6,406		32,414					25,440			136,838
26000 - Outdoor Equipment																			
306 - Bocce Ct. Resurface 900 sf Bocce Court	4,770	10	4						5,265										6,740
Total 26000 - Outdoor Equipment	4,770								5,265										6,740
27000 - Appliances																			
800 - Miscellaneous 13 Kitchen Appliances (33%)	21,038	5	4						23,222					26,273					29,726
Total 27000 - Appliances	21,038								23,222					26,273					29,726
28000 - Water System																			
130 - Backflow Valves 4" Backflow	8,614	12	4						9,508										
Total 28000 - Water System	8,614								9,508										
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%				153,795	364,935	214,550	80,302	371,744	11,921	174,767	25,401	132,814	122,308	108,201	111,034	427,188	62,452	348,426	
00050 - Desert Hills (DH)																			
01000 - Paving																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
	Cost																			
120 - Asphalt: Sealing 104,016 sf Drives & Parking	27,564	5	1			28,253					31,966					36,167				
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	10,612	5	1			10,878					12,307					13,924				
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive	158,683	25	6								184,023									
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area	75,286	25	23																	
Total 01000 - Paving	272,145					39,131					228,296					50,091				
02000 - Concrete																				
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	11,174	5	3					12,033					13,614						15,403	
415 - Pool Deck Pool/Spa Area Concrete Repair (2023 Only)[nr:1]	4,100	1	0	4,100																
Total 02000 - Concrete	15,274			4,100				12,033					13,614						15,403	
03000 - Painting: Exterior																				
124 - Stucco 30,135 sf Building Exterior	54,303	10	4						59,941											76,729
Total 03000 - Painting: Exterior	54,303								59,941											76,729
03500 - Painting: Interior																				
124 - Building 26,950 sf All Interior Spaces (50%)	18,569	5	3				19,996						22,624							25,597
Total 03500 - Painting: Interior	18,569						19,996						22,624							25,597
04000 - Structural Repairs																				
916 - Doors 54 Exterior & Interior Doors (25%)	25,042	10	11																	32,858
Total 04000 - Structural Repairs	25,042																			32,858
04500 - Decking/Balconies																				
200 - Resurface 1,778 sf Second Floor Deck	29,870	18	0	29,870																
Total 04500 - Decking/Balconies	29,870			29,870																
05000 - Roofing																				
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	103,106	20	1	105,684																
946 - Coating 13,700 sf Low Slope Roof Recoating	15,539	5	4					17,152						19,406						21,956
Total 05000 - Roofing	118,645			105,684				17,152						19,406						21,956
08000 - Rehab																				
218 - Locker Rooms 2 Men's & Women's	142,112	28	1	145,665																
222 - Bathrooms Add Companion Bathroom	18,253	20	2			19,177														
324 - Restrooms 2 Auditorium Lobby Restrooms	34,746	20	1	35,615																
466 - Cabinets 40 If Countertops & Cabinets	31,930	20	3				34,385													

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
570 - Operable Wall/Partition 770 sf [4] Room Dividers	38,419	21	11													50,408			
Total 08000 - Rehab	265,460					181,280	19,177	34,385								50,408			
12000 - Pool																			
118 - Resurface 260 lf Pool	51,813	12	15																
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	14,246	10	4						15,725										20,129
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	212,956	25	19																
742 - Equipment: Replacement Pool & Spa Equipment (50%)	29,699	5	4						32,782					37,090					41,964
932 - Furniture: Misc Pool Area Furniture	13,000	6	0	13,000							15,076						17,484		
Total 12000 - Pool	321,714			13,000				48,507		15,076				37,090			17,484		62,093
13000 - Spa																			
122 - Resurface Spa	10,600	8	7									12,600							
Total 13000 - Spa	10,600											12,600							
14000 - Recreation																			
140 - Sauna: Wood Kit Sauna	7,020	25	24																
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	20,327	3	2			21,356				22,998			24,766			26,670			28,721
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	27,574	8	4						30,436								37,084		
740 - Billiard Table 3 Billiards Room Tables	29,204	25	4						32,236										
741 - Billiard Table Billiards Room Tables- 2023 Only[nr:1]	11,840	1	0	11,840															
744 - Billiard Table 2 Diamond Tables	20,012	25	23																
Total 14000 - Recreation	115,977			11,840		21,356		62,672	22,998				24,766			26,670	37,084		28,721
17000 - Tennis Court																			
130 - Reseal 28,800 sf [4] Tennis Courts	21,675	4	4						23,925				26,409				29,150		
131 - Reseal [4] Tennis Courts[nr:1]	11,850	1	0	11,850															
Total 17000 - Tennis Court	33,525			11,850				23,925					26,409				29,150		
19000 - Fencing																			
150 - Chain Link: 10' 960 lf Tennis Court Fence	42,739	30	8										52,074						
Total 19000 - Fencing	42,739												52,074						
20000 - Lighting																			
210 - Pole Lights 7 Walkway Lights	8,513	20	3				9,167												
218 - Landscape 25 Walkway Lights	11,582	20	11													15,197			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
264 - Bollard Lights 22 Walkway Bollard Lights	22,933	20	11												30,090				
530 - Parking Lot 11 Parking Lot Lights	30,870	40	13																42,554
Total 20000 - Lighting	73,897						9,167								45,286				42,554
23000 - Mechanical Equipment																			
216 - HVAC 4 Rooftop Rheem Units- 2022	44,686	15	14																63,141
296 - HVAC 3 Rooftop Units- 2007	40,595	15	12																54,596
332 - HVAC 3 Rooftop Carrier Units- 2009	41,696	15	1		42,738														
360 - HVAC Rooftop Rheem Unit #8- 2019	12,007	15	11													15,754			
388 - HVAC 3 Rooftop Carrier Units- 2013	42,738	15	5						48,354										
412 - HVAC Rooftop Rheem Unit #11- 2019	11,714	15	11													15,370			
428 - HVAC Rooftop Carrier Unit #16- 2018	12,007	15	10												15,370				
444 - HVAC Ground Level Rheem Unit 17A/B- 2003	5,488	15	11													7,200			
446 - HVAC Ground Level- Carrier 3-ton Unit	5,223	15	11													6,853			
604 - Water Heater 2 Pool Equipment Area Water Heaters (50%)	10,764	12	0	10,764															14,476
632 - Water Heater Men's Restroom's Janitor's Closet	1,908	15	5						2,159										
Total 23000 - Mechanical Equipment	228,825			10,764	42,738				50,513						15,370	45,177	69,072		63,141
24000 - Furnishings																			
540 - Miscellaneous Folding Tables & Chairs	27,939	10	2			29,353													37,574
Total 24000 - Furnishings	27,939					29,353													37,574
24500 - Audio / Visual																			
152 - Projector Stage- Epson	7,640	10	7									9,081							
174 - Projection Screen Stage- Electric Screen	9,970	20	16																
308 - PA System Sound Rack- Sound System	19,160	10	8										23,344						
752 - Piano Stage Yamaha Upright	12,274	25	7									14,590							
820 - Stage Curtains 2 Stage Curtains	17,134	20	4					18,913											
Total 24500 - Audio / Visual	66,177							18,913				23,671	23,344						
24600 - Safety / Access																			
220 - Fire Control Misc Fire Alarm System	20,366	20	0	20,366															
Total 24600 - Safety / Access	20,366			20,366															

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost		Remaining																
25000 - Flooring																			
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	36,575	10	6								42,416								
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	8,002	10	8										9,750						
440 - Tile 975 sf Clubhouse Walls & Floors	31,001	20	1		31,776														
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	18,359	15	1		18,818														
710 - Hardwood Floors 500 sf Stage- Replace	9,354	50	8										11,398						
Total 25000 - Flooring	103,292				50,594						42,416		21,148						
27000 - Appliances																			
160 - Ice Machine Tennis Courts	6,857	10	8										8,355						
740 - Miscellaneous 12 Kitchen Appliances (33%)	17,999	5	2		18,910						21,395						24,206		
764 - Dishwasher, Commercial Dishwasher	10,600	12	11													13,908			
Total 27000 - Appliances	35,456				18,910						21,395	8,355			13,908	24,206			
28000 - Water System																			
150 - Backflow Valves 6" Backflow	11,225	12	2		11,793														15,861
Total 28000 - Water System	11,225				11,793														15,861
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%					101,790	419,426	100,588	75,582	231,110	73,510	285,788	57,666	192,333	56,496	15,370	264,399	214,570	83,555	268,500
00060 - Canoa Hills (CH)																			
01000 - Paving																			
124 - Asphalt: Sealing 67,354 sf Parking Lot	17,849	5	3				19,221						21,747						24,605
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	10,995	5	3				11,840						13,396						15,157
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	149,930	25	23																
Total 01000 - Paving	178,774						31,061						35,143						39,761
02000 - Concrete																			
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	8,893	2	0	8,893		9,343		9,816		10,313		10,835		11,384			11,960		12,565
Total 02000 - Concrete	8,893			8,893		9,343		9,816		10,313		10,835		11,384			11,960		12,565
03000 - Painting: Exterior																			
130 - Stucco 10,940 sf Building Exterior	27,831	10	7									33,083							
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,826	4	0	2,826				3,119					3,443					3,800	
Total 03000 - Painting: Exterior	30,657			2,826				3,119				33,083	3,443					3,800	
03500 - Painting: Interior																			
130 - Building 22,750 sf All Interior Spaces	31,349	10	5					35,469											

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
	Cost		Remaining																	
131 - Building	12,300	1	0		12,300															
All Interior Spaces (2023 Only)[nr:1]																				
Total 03500 - Painting: Interior	43,649				12,300					35,469										
04000 - Structural Repairs																				
920 - Doors	21,796	10	11																	28,599
47 Exterior & Interior Doors (25%)																				
Total 04000 - Structural Repairs	21,796																			28,599
05000 - Roofing																				
328 - Low Slope: Vinyl	170,840	20	7									203,075								
227 Squares- Building Roof																				
950 - Coating	20,453	5	3				22,025						24,920							28,194
22,700 sf Low Slope Roof Recoating																				
Total 05000 - Roofing	191,293						22,025					203,075	24,920							28,194
08000 - Rehab																				
224 - Locker Rooms	161,550	20	0		161,550															
2 Men's, Women's & Outdoor Shower																				
330 - Restrooms	81,600	20	0		81,600															
2 Restrooms																				
580 - Operable Wall/Partition	42,778	25	16																	
980 sf Saguaro & Palo Verde Divider																				
Total 08000 - Rehab	285,928				243,150															
12000 - Pool																				
124 - Resurface	54,603	12	3				58,801													
274 If Pool																				
624 - Deck: Re-Surface	36,000	10	0		36,000															46,083
5,950 sf Pool/Spa Deck Coating																				
746 - Equipment: Replacement	30,929	5	3				33,307						37,684							42,636
Pool & Spa Equipment (50%)																				
936 - Furniture: Misc	13,096	6	2				13,759						15,956							18,504
Pool Area Furniture																				
Total 12000 - Pool	134,628				36,000		13,759	92,109				53,640		46,083						42,636
																				18,504
13000 - Spa																				
126 - Resurface	6,110	8	3				6,579													8,016
Spa																				
Total 13000 - Spa	6,110						6,579													8,016
14000 - Recreation																				
234 - Exercise: Cardio Equipment	28,720	3	0		28,720		30,928			33,306			35,867							38,625
16 Fitness Center Cardio Machines (25%)																				
330 - Exercise: Strength Equipment	48,243	8	0		48,243								58,779							
20 Fitness Center Strength Machines (50%)																				
Total 14000 - Recreation	76,963				76,963		30,928			33,306			58,779	35,867						38,625
17000 - Tennis Court																				
140 - Reseal	10,536	4	1		10,800					11,921			13,159							14,525
14,000 sf [2] Tennis Courts																				
504 - Resurface	47,488	21	9										59,306							
14,000 sf [2] Tennis Courts																				

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
Total 17000 - Tennis Court	58,024					10,800				11,921				72,465				14,525	
19000 - Fencing																			
160 - Chain Link: 10' 580 lf Tennis Court Fence	25,822	30	8										31,461						
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,784	30	3				7,306												
Total 19000 - Fencing	32,606						7,306						31,461						
20000 - Lighting																			
220 - Pole Lights 24 Parking Lot & Walkway Lights	74,836	40	13																103,162
Total 20000 - Lighting	74,836																		103,162
23000 - Mechanical Equipment																			
220 - HVAC 6 Rooftop Carrier Units- 2007	54,686	15	0	54,686															
230 - HVAC Rooftop Carrier Unit #4- 2021	9,426	15	13																12,993
340 - HVAC Rooftop Carrier Unit #5- 2021	9,426	15	13																12,993
364 - HVAC Rooftop Carrier Unit #10- 2021	9,635	15	13																13,282
600 - Water Heater Pool Eq Room Heater & Tank	14,967	12	2			15,725													21,148
Total 23000 - Mechanical Equipment	98,139			54,686		15,725													39,268 21,148
24000 - Furnishings																			
560 - Miscellaneous Folding Tables & Chairs	14,941	10	1		15,314											19,604			
620 - Miscellaneous Lobby Furniture	9,649	12	0	9,649															12,977
Total 24000 - Furnishings	24,590			9,649	15,314											19,604	12,977		
24500 - Audio / Visual																			
156 - Projector Saguaro Room- Panasonic	1,448	10	4					1,598											2,046
166 - Projection Screen Saguaro Room- Electric Screen	19,435	20	16																
316 - PA System Sound Rack- Sound System	18,261	10	6							21,178									
330 - Miscellaneous Sound Rack- Total Induction Loop	19,159	30	13																26,411
756 - Piano Saguaro Room Yamaha Upright	9,258	25	2			9,727													
812 - Stage Risers 288 sf [6] Saguaro Room Risers	4,257	30	0	4,257															
828 - Stage Curtains 2 Saguaro Stage Curtains	16,521	20	9											20,632					
Total 24500 - Audio / Visual	88,340			4,257	9,727			1,598		21,178				20,632					26,411 2,046
24600 - Safety / Access																			
230 - Fire Control Misc Fire Alarm System	21,369	20	3				23,012												
Total 24600 - Safety / Access	21,369						23,012												

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost		Remaining																
25000 - Flooring																			
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,651	10	7									6,718							
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	18,723	10	0	18,723											23,967				
450 - Tile 6,475 sf Clubhouse Walls & Floors	96,086	20	19																
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	115,060	40	7									136,771							
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	23,012	10	7									27,354							
Total 25000 - Flooring	258,533			18,723								170,842			23,967				
26000 - Outdoor Equipment																			
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	9,497	10	7									11,289							
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,865	15	15																
849 - Shade Structure Tennis Court Shade Canopy (2023 Only)[nr:1]	1,230	1	0	1,230															
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	19,462	15	9											24,305					
856 - Shade Structure 144 sf Metal Roofed Shade Structure	4,170	30	11														5,472		
872 - Shade Structure Pool Area Wood Gazebo Structure	11,003	25	19																
Total 26000 - Outdoor Equipment	50,227			1,230								11,289		24,305		5,472			
27000 - Appliances																			
760 - Miscellaneous 17 Kitchen Appliances (33%)	24,904	5	4					27,489						31,101					35,188
764 - Dishwasher, Commercial Dishwasher	10,600	12	11														13,908		
Total 27000 - Appliances	35,504							27,489						31,101		13,908			35,188
28000 - Water System																			
154 - Backflow Valves 6" Backflow	11,225	12	2				11,793												15,861
Total 28000 - Water System	11,225						11,793												15,861
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%					468,676	26,114	60,347	213,021	42,022	47,390	64,797	418,290	218,221	184,370	81,434	75,598	67,362	293,958	105,312
00070 - Santa Rita Springs (SRS)																			
01000 - Paving																			
128 - Asphalt: Sealing 80,636 sf Parking Lots	21,369	5	3				23,012						26,035						29,457
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	8,227	5	1		8,433					9,541					10,794				
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	129,967	25	1		133,216														
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	49,528	25	1		50,767														
Total 01000 - Paving	209,091				192,416		23,012			9,541			26,035		10,794			29,457	
02000 - Concrete																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost																	
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	7,370	2	0	7,370		7,743		8,135		8,547		8,980		9,434		9,912		10,414
Total 02000 - Concrete	7,370			7,370		7,743		8,135		8,547		8,980		9,434		9,912		10,414
03000 - Painting: Exterior																		
136 - Stucco 28,540 sf Building Exterior	49,916	10	4					55,098										70,531
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	13,425	4	0	13,425				14,819				16,357				18,055		
Total 03000 - Painting: Exterior	63,341			13,425				69,917				16,357				18,055		70,531
03500 - Painting: Interior																		
136 - Building 35,500 sf All Interior Spaces- 2025	48,919	10	2			51,396										65,791		
137 - Building 2023 Only & 2022 Remaining Areas	21,365	10	0	21,365									27,349					
Total 03500 - Painting: Interior	70,284			21,365		51,396							27,349			65,791		
04000 - Structural Repairs																		
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	26,380	10	1		27,039										34,612			
924 - Doors 66 Exterior & Interior Doors (25%)	30,607	10	11												40,160			
Total 04000 - Structural Repairs	56,987				27,039										74,772			
04500 - Decking/Balconies																		
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	121,620	20	10											155,684				
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	27,519	5	0	27,519				31,135						35,227				
Total 04500 - Decking/Balconies	149,139			27,519				31,135						190,911				
05000 - Roofing																		
336 - Low Slope: Vinyl 68 Squares- Building Roof	51,177	20	1		52,456													
604 - Pitched: Tile 84 Squares- Building Roof	63,218	30	6						73,314									
954 - Coating 6,800 sf Low Slope Roof Recoating	23,138	5	1	23,716						26,833					30,359			
Total 05000 - Roofing	137,533			76,172					100,147						30,359			
08000 - Rehab																		
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	138,985	20	1	142,460														
336 - Restrooms 5 Restrooms	57,811	20	5						65,408									
412 - Kitchen Art Kitchenette	4,802	20	2			5,045												
472 - Cabinets 2 Art & Clay Counters & Cabinets	21,515	20	2			22,605												
Total 08000 - Rehab	223,113			142,460		27,650			65,408									
12000 - Pool																		

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Replacement Cost	Useful / Remaining															
130 - Resurface 240 lf Pool	46,248	10 0	46,248										59,201				
408 - ADA Chair Lift Pool Area ADA Lift	5,830	10 6							6,761								
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	41,168	15 13														56,750	
750 - Equipment: Replacement Pool & Spa Equipment (50%)	30,509	5 3				32,855					37,172					42,057	
751 - Equipment: Replacement Pool & Spa Equipment[nr:1]	18,138	1 0	18,138														
940 - Furniture: Misc Pool Area Furniture	8,731	6 2			9,173						10,638						12,336
Total 12000 - Pool	150,624		64,386		9,173	32,855			6,761		47,810		59,201			98,807	12,336
13000 - Spa																	
130 - Resurface Spa	8,714	8 6							10,106								12,313
Total 13000 - Spa	8,714								10,106								12,313
14000 - Recreation																	
240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	27,641	3 1		28,332				30,511		32,856			35,383				38,103
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	44,005	8 0	44,005								53,616						
Total 14000 - Recreation	71,646		44,005	28,332				30,511		32,856	53,616		35,383				38,103
19000 - Fencing																	
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	12,298	30 28															
Total 19000 - Fencing	12,298																
20000 - Lighting																	
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	25,481	25 5						28,829									
230 - Pole Lights 10 Bridge Lights	18,397	25 5						20,815									
280 - Pole Lights 5 2nd Level Deck- Pole Lights	7,239	25 5						8,190									
Total 20000 - Lighting	51,117							57,834									
23000 - Mechanical Equipment																	
232 - HVAC 6 Miscellaneous Units- 2013	32,835	15 5						37,150									
312 - HVAC Carrier Unit #8- 2016	7,499	15 8								9,137							
316 - HVAC American Standard Unit #3- 2018	7,499	15 10										9,600					
344 - HVAC 2 Units- 2019	14,967	15 11											19,638				
368 - HVAC 2 Carrier Units- 2012	17,373	15 4					19,177										
392 - HVAC 2 Units- 2018	12,878	15 10										16,485					

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Replacement Cost	Useful / Remaining															
416 - HVAC Carrier Unit #7- 2016	8,687	15 8									10,584						
436 - HVAC Carrier Unit #11- 2014	8,687	15 6							10,074								
448 - HVAC 8 Rooftop Carrier Units- 2018	108,540	15 10										138,940					
452 - HVAC 2 Carrier Units- 2007	33,385	15 11												43,805			
616 - Water Heater Bradford White Water Heater	11,003	12 6							12,760								
Total 23000 - Mechanical Equipment	263,354						19,177	37,150	22,834		19,721		165,026	63,443			
23500 - Elevator																	
200 - Modernize/Overhaul Anza Building Elevator	141,302	25 21															
300 - Cab Rehab Anza Elevator Cab	20,744	20 16															
Total 23500 - Elevator	162,046																
24000 - Furnishings																	
600 - Miscellaneous Anza Room Furniture	63,860	10 5						72,252									
Total 24000 - Furnishings	63,860							72,252									
24500 - Audio / Visual																	
160 - Projector 3 Projectors (33%)	1,448	4 1		1,484				1,638				1,808					1,996
170 - Projection Screen Anza Room	9,961	20 1		10,210													
324 - PA System Anza Room- Sound System	19,160	10 8									23,344						
760 - Piano Anza Room Kawai Upright	8,059	25 15															
Total 24500 - Audio / Visual	38,627			11,694				1,638			23,344	1,808					1,996
24600 - Safety / Access																	
240 - Fire Control Misc Fire Alarm System	35,615	20 2															37,418
Total 24600 - Safety / Access	35,615																37,418
25000 - Flooring																	
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	17,808	10 3					19,177										24,549
460 - Tile 1,825 sf Clubhouse Walls & Floors	27,470	20 0		27,470													
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	29,513	40 13															40,684
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	16,090	10 3					17,327										22,180
Total 25000 - Flooring	90,881			27,470			36,504										87,412
26000 - Outdoor Equipment																	
804 - Shade Structure 100 sf Small Shade Canopy	2,433	15 7									2,892						

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	14,596	15	3				15,719												
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	10,947	15	5						12,386										
Total 26000 - Outdoor Equipment	27,976						15,719		12,386		2,892								
27000 - Appliances																			
780 - Miscellaneous 10 Kitchen Appliances (33%)	13,604	5	4					15,017					16,990						19,223
Total 27000 - Appliances	13,604							15,017					16,990						19,223
28000 - Water System																			
142 - Backflow Valves 4" Backflow #1	10,153	12	7								12,068								
146 - Backflow Valves 4" Backflow #2	7,491	12	9										9,355						
Total 28000 - Water System	17,643										12,068		9,355						
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%					205,540	478,113	133,379	108,089	142,756	277,802	157,935	47,817	195,863	28,153	487,304	179,368	93,758	255,776	124,817
00080 - Canoa Ranch (CR)																			
01000 - Paving																			
132 - Asphalt: Sealing 64,068 sf Drives & Parking	16,978	5	1		17,402					19,689								22,277	
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	6,537	5	1		6,700					7,580								8,577	
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)	7,659	5	1		7,851					8,882								10,050	
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	142,615	25	10											182,560					
Total 01000 - Paving	173,789				31,953					36,152				182,560				40,903	
02000 - Concrete																			
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	3,301	5	3				3,554					4,021							4,550
Total 02000 - Concrete	3,301						3,554					4,021							4,550
03000 - Painting: Exterior																			
142 - Stucco 14,760 sf Building Exterior	21,904	10	5						24,782										
406 - Wrought Iron 614 lf Metal Fencing & Railings	6,899	4	2			7,248				8,001				8,831					9,748
Total 03000 - Painting: Exterior	28,803					7,248			24,782	8,001				8,831					9,748
03500 - Painting: Interior																			
142 - Building 26,200 sf All Interior Spaces	36,104	10	0	36,104										46,216					
Total 03500 - Painting: Interior	36,104			36,104										46,216					
04000 - Structural Repairs																			
606 - Metal Railings 350 lf Parking & Pickleball	10,911	20	5						12,345										
928 - Doors 40 Exterior & Interior Doors (25%)	18,550	10	11															24,339	

See Section VI-b for Excluded Components

Reserve Component	Current	Life															
	Replacement	Useful /	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
932 - Doors	59,784	20	5						67,640								
3 Pool East Patio Doors																	
Total 04000 - Structural Repairs	89,245								79,985					24,339			
05000 - Roofing																	
200 - Low Slope: BUR	61,617	20	5						69,714								
133 Squares- Building Roof																	
608 - Pitched: Tile	33,867	30	15														
45 Squares- Building Roof																	
958 - Coating	23,262	5	1	23,843						26,976				30,521			
13,300 sf Low Slope Roof Recoating																	
Total 05000 - Roofing	118,745			23,843					69,714	26,976				30,521			
08000 - Rehab																	
226 - Locker Rooms	150,567	20	5						170,353								
2 Men's, Women's & Pool Area Shower																	
234 - Restrooms	18,253	20	2		19,177												
Companion Restroom Remodel																	
Total 08000 - Rehab	168,820				19,177				170,353								
12000 - Pool																	
136 - Resurface	51,016	12	5						57,720								
256 lf Pool																	
412 - ADA Chair Lift	12,556	10	6							14,561							
Spa ADA Chair- Repl in 2019																	
416 - ADA Chair Lift	11,215	10	8									13,664					
Pool ADA Chair- Repl in 2021																	
636 - Deck: Re-Surface	43,433	15	0	43,433													
2,650 sf Pool Area Decking																	
754 - Equipment: Replacement	24,111	5	3			25,965					29,377					33,237	
Pool & Spa Equipment (50%)																	
Total 12000 - Pool	142,331			43,433		25,965			57,720	14,561		43,041				33,237	
13000 - Spa																	
134 - Resurface	5,715	8	5						6,466								7,879
Spa																	
Total 13000 - Spa	5,715								6,466								7,879
14000 - Recreation																	
250 - Exercise: Cardio Equipment	25,477	3	4				28,122			30,284			32,613				35,120
14 Fitness Center Cardio Machines (25%)																	
350 - Exercise: Strength Equipment	55,754	8	0	55,754							67,931						
26 Fitness Center Strength Machines, Etc (50%)																	
Total 14000 - Recreation	81,231			55,754			28,122			30,284	67,931		32,613				35,120
17500 - Basketball / Sport Court																	
220 - Seal & Striping	7,335	4	1	7,519				8,299				9,161					10,112
8,650 sf [4] Pickleball Courts																	
224 - Seal & Striping	3,935	4	4				4,343			4,794				5,292			
2,690 sf Basketball 1/2 Court																	
Total 17500 - Basketball / Sport Court	11,270			7,519			4,343	8,299		4,794	9,161		5,292			10,112	
19000 - Fencing																	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
	Cost	Remaining																		
100 - Chain Link 788 lf Pickleball & Basketball Courts	29,485	30	17																	
230 - Wrought Iron: 6' 264 lf Patio Perimeter	11,854	30	15																	
Total 19000 - Fencing	41,339																			
23000 - Mechanical Equipment																				
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	18,988	18	3				20,448													
236 - HVAC 6 Rooftop HVAC Units- 2008	86,684	15	0	86,684																
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	18,709	15	3				20,148													
636 - Water Heater 2 Shop	12,740	15	2			13,385														
Total 23000 - Mechanical Equipment	137,121			86,684		13,385	40,596													
24000 - Furnishings																				
540 - Miscellaneous Tables & Chairs	9,701	10	8										11,820							
Total 24000 - Furnishings	9,701												11,820							
24500 - Audio / Visual																				
164 - Projector Amado Room- EIKI	1,448	10	1		1,484														1,900	
Total 24500 - Audio / Visual	1,448				1,484														1,900	
24600 - Safety / Access																				
250 - Fire Control Misc Fire Alarm System	21,369	20	5							24,177										
Total 24600 - Safety / Access	21,369									24,177										
25000 - Flooring																				
280 - Carpeting 660 Sq. Yds. All Spaces	21,688	10	5							24,538										
470 - Tile 2,231 sf Clubhouse Walls & Floors	69,574	20	18																	
Total 25000 - Flooring	91,262									24,538										
26000 - Outdoor Equipment																				
462 - Drinking Fountain 3 Drinking Fountains	9,728	15	0	9,728																
808 - Shade Structure 500 sf [3] Shade Canopies	12,163	15	3				13,099													
Total 26000 - Outdoor Equipment	21,891			9,728			13,099													
27000 - Appliances																				
248 - Ice Machine Pickleball Courts	6,856	10	8																	8,353
Total 27000 - Appliances	6,856																			8,353
28000 - Water System																				
162 - Backflow Valves 8" Backflow	15,953	12	8																	19,437
Total 28000 - Water System	15,953																			19,437

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
	Cost	Remaining																	
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%				231,702	64,799	39,810	83,214	32,465	466,033	85,691	30,284	159,398	9,161	270,219	97,663	5,292	90,898	9,748	
00090 - Abrego South (AS)																			
01000 - Paving																			
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)	7,659	5	4					8,454					9,565					10,822	
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	6,121	5	3				6,592					7,458						8,439	
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	41,778	25	21																
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	33,390	25	22																
Total 01000 - Paving	88,948						6,592	8,454				7,458	9,565					8,439	10,822
02000 - Concrete																			
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	6,931	2	1		7,104		7,464		7,842		8,239		8,656		9,094			9,555	
Total 02000 - Concrete	6,931				7,104		7,464		7,842		8,239		8,656		9,094			9,555	
03000 - Painting: Exterior																			
200 - Surface Restoration 7,191 sf Exterior Surfaces	10,671	10	5						12,074										
Total 03000 - Painting: Exterior	10,671								12,074										
04000 - Structural Repairs																			
936 - Doors 16 Exterior & Interior Doors (25%)	7,420	10	11															9,736	
Total 04000 - Structural Repairs	7,420																	9,736	
05000 - Roofing																			
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	36,877	20	8										44,932						
962 - Coating 4,900 sf Low Slope Roof Recoating	5,506	5	1		5,643					6,385								7,224	
Total 05000 - Roofing	42,383				5,643					6,385			44,932					7,224	
08000 - Rehab																			
236 - Locker Rooms 2 Men's & Women's	81,073	20	3				87,307												
342 - Restrooms 2 Restrooms	34,747	20	4						38,354										
Total 08000 - Rehab	115,820						87,307		38,354										
12000 - Pool																			
140 - Resurface 170 lf Pool	28,832	12	3				31,049												
422 - ADA Chair Lift Pool ADA Lift	4,471	10	6						5,185										
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	52,087	10	8										63,463						
758 - Equipment: Replacement Pool & Spa Equipment (50%)	19,435	5	2			20,419					23,102					26,138			
944 - Furniture: Misc Pool Area Furniture	8,109	6	2			8,520							9,880					11,458	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																
Total 12000 - Pool	112,934					28,939	31,049			5,185	23,102	73,343				26,138		11,458
13000 - Spa																		
138 - Resurface Spa	4,264	8	7								5,069							
418 - ADA Chair Lift Spa ADA Lift	5,281	10	4					5,829										7,462
Total 13000 - Spa	9,545							5,829			5,069							7,462
19000 - Fencing																		
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	8,043	20	8									9,800						
Total 19000 - Fencing	8,043											9,800						
20000 - Lighting																		
240 - Pole Lights 8 Shuffleboard Lights	11,974	20	3				12,894											
Total 20000 - Lighting	11,974						12,894											
23000 - Mechanical Equipment																		
240 - HVAC 2 Rooftop Carrier Units- 2011	23,744	15	3				25,570											
Total 23000 - Mechanical Equipment	23,744						25,570											
26000 - Outdoor Equipment																		
480 - Drinking Fountain 2 Drinking Fountain	6,949	20	3				7,484											
812 - Shade Structure 564 [3] Volleyball Shade Canopies	13,720	15	9									17,135						
880 - Shade Structure 264 sf Pool Shade Canopy	6,422	15	6						7,448									
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	17,502	8	2			18,388							22,404					
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	34,763	7	2			36,523						43,414						
Total 26000 - Outdoor Equipment	79,357					54,910	7,484		7,448			60,549	22,404					
Total [Abrego South (AS)] Expenditures Inflated @ 2.50%					12,748	83,849	178,360	52,637	19,916	19,018	36,410	135,533	78,770	22,404	26,054	26,138	17,993	29,742
00100 - Continental Vistas (CV)																		
01000 - Paving																		
404 - Asphalt: Overlay 6,726 sf Parking Lot	14,972	20	17															
Total 01000 - Paving	14,972																	
02000 - Concrete																		
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	8,757	2	2			9,201		9,666		10,156		10,670		11,210		11,777		12,374
Total 02000 - Concrete	8,757					9,201		9,666		10,156		10,670		11,210		11,777		12,374
03000 - Painting: Exterior																		
120 - Surface Restoration 3,600 sf Recreation Building & Walls	6,487	10	4					7,161										9,166
Total 03000 - Painting: Exterior	6,487							7,161										9,166

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost		Remaining																
05000 - Roofing																			
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	24,253	20	18																
612 - Pitched: Tile 13 Squares- Pool Building Roof	15,434	30	28																
966 - Coating 2,000 sf Low Slope Roof Recoating	6,487	5	2			6,816					7,711						8,725		
Total 05000 - Roofing	46,174					6,816					7,711						8,725		
08000 - Rehab																			
242 - Locker Rooms 2 Men's & Women's	72,402	20	14																102,302
246 - Bathrooms Companion Restroom	21,369	20	14																30,194
Total 08000 - Rehab	93,771																		132,496
12000 - Pool																			
146 - Resurface 180 lf Pool	30,528	12	7								36,288								
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	29,040	15	13																40,032
762 - Equipment: Replacement Pool & Spa Equipment (50%)	20,202	5	1		20,707					23,428							26,507		
948 - Furniture: Misc Pool Area Furniture	7,990	6	5					9,040									10,484		
Total 12000 - Pool	87,760				20,707			9,040		23,428	36,288						36,991		40,032
13000 - Spa																			
142 - Resurface Spa	8,335	8	6							9,666									11,777
Total 13000 - Spa	8,335									9,666									11,777
23000 - Mechanical Equipment																			
244 - HVAC Rooftop Rheem Unit #3- 2019	8,976	15	11														11,777		
248 - HVAC 2 Rooftop Carrier Units- 2013	30,866	15	5						34,922										
800 - Water Heater Building Water Heater	5,791	12	2			6,084													8,183
Total 23000 - Mechanical Equipment	45,633					6,084			34,922								11,777		8,183
25000 - Flooring																			
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	19,872	10	4					21,935											28,079
Total 25000 - Flooring	19,872							21,935											28,079
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%					20,707	22,100		38,762	43,963	43,250	43,999	10,670		11,210	48,768	20,502	40,032	202,075	
00110 - Madera Vista (MV)																			
01000 - Paving																			
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	60,596	25	9										75,676						
Total 01000 - Paving	60,596												75,676						
02000 - Concrete																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost																		
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	7,488	2	4						8,265		8,684		9,123		9,585		10,070		10,580
Total 02000 - Concrete	7,488								8,265		8,684		9,123		9,585		10,070		10,580
03000 - Painting: Exterior																			
206 - Surface Restoration 4,020 sf Exterior Surfaces	7,670	10	5							8,678									
Total 03000 - Painting: Exterior	7,670									8,678									
05000 - Roofing																			
616 - Pitched: Tile 39 Squares- Pool Building Roof	32,190	30	28																
Total 05000 - Roofing	32,190																		
08000 - Rehab																			
248 - Restrooms 2 Men's & Women's	17,373	20	16																
262 - Kitchen Pool Building Kitchen Area	21,200	20	9											26,476					
480 - Shower Outdoor Pool Shower	9,361	15	14																13,227
Total 08000 - Rehab	47,934													26,476					13,227
12000 - Pool																			
154 - Resurface 156 lf Pool	26,458	12	5							29,934									
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	37,514	15	14																53,006
766 - Equipment: Replacement Pool & Spa Equipment (50%)	17,926	5	0	17,926						20,282					22,947				
952 - Furniture: Misc Pool Area Furniture	8,107	6	4						8,949						10,378				
Total 12000 - Pool	90,005			17,926					8,949	50,216					33,325				53,006
13000 - Spa																			
146 - Resurface Spa	5,212	8	1		5,342									6,509					
Total 13000 - Spa	5,212				5,342									6,509					
17000 - Tennis Court																			
540 - Reseal 7,200 sf Tennis Court	5,419	4	2			5,693				6,284					6,936				7,657
560 - Fixtures Tennis Court Bench/Canopy	5,830	15	9										7,281						
Total 17000 - Tennis Court	11,249					5,693				6,284			7,281		6,936				7,657
19000 - Fencing																			
170 - Chain Link: 10' 360 lf Tennis Court Fence	16,027	30	8											19,528					
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	17,063	30	3				18,375												
Total 19000 - Fencing	33,090						18,375							19,528					
20000 - Lighting																			

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Replacement Cost	Useful / Remaining															
250 - Sports Field / Court	11,582	20 16															
4 Tennis Court Lights																	
Total 20000 - Lighting	11,582																
25000 - Flooring																	
434 - Tile	11,517	20 17															
Recreation Room & Storage																	
Total 25000 - Flooring	11,517																
26000 - Outdoor Equipment																	
816 - Shade Structure	6,422	15 8									7,825						
264 sf Pool Shade Canopy																	
834 - Shade Structure	8,174	15 8									9,959						
336 sf Pool Equip Shade Canopy																	
Total 26000 - Outdoor Equipment	14,596										17,784						
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%			17,926	5,342	5,693	18,375	17,214	58,894	14,968		46,435	115,942	49,847		10,070		84,470
00120 - Casa Paloma I (CPI)																	
01000 - Paving																	
412 - Asphalt: Major Repairs	44,201	25 4					48,789										
7,128 sf Parking Areas																	
Total 01000 - Paving	44,201						48,789										
02000 - Concrete																	
460 - Pool Deck	12,627	2 1		12,943		13,598		14,286		15,010		15,769		16,568		17,407	
6,128 sf Pool/Spa Area Concrete Repair (8%)																	
Total 02000 - Concrete	12,627			12,943		13,598		14,286		15,010		15,769		16,568		17,407	
03000 - Painting: Exterior																	
212 - Surface Restoration	11,085	10 3				11,938										15,281	
7,470 sf Exterior Surfaces																	
Total 03000 - Painting: Exterior	11,085					11,938										15,281	
05000 - Roofing																	
344 - Low Slope: Vinyl	45,909	20 1		47,056													
61 Squares- Pool Building & Shade Structure Roofs																	
970 - Coating	16,165	5 1		16,569					18,746					21,210			
6,100 sf Low Slope Roof Recoating																	
Total 05000 - Roofing	62,074			63,625					18,746					21,210			
08000 - Rehab																	
254 - Locker Rooms	118,646	20 17															
2 Men's, Women's & Outdoor Shower																	
256 - Restrooms	5,650	20 17															
Unisex Restroom																	
418 - Kitchen	8,107	20 8									9,878						
Clubhouse Kitchen																	
Total 08000 - Rehab	132,403										9,878						
12000 - Pool																	
160 - Resurface	33,920	12 5						38,377									
200 lf Pool																	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost																		
420 - ADA Chair Lift Aqua Creek Pool Chair	5,830	10	4						6,435										8,238
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	58,721	15	14																82,971
770 - Equipment: Replacement Pool & Spa Equipment (50%)	22,031	5	0	22,031						24,926					28,202				
956 - Furniture: Misc Pool Area Furniture	8,107	6	2			8,518							9,878						11,456
957 - Furniture: Misc Pool Area Furniture[nr:1]	3,709	1	0	3,709															
Total 12000 - Pool	132,318			25,740		8,518		6,435	63,303				9,878		28,202				102,664
13000 - Spa																			
150 - Resurface Spa	6,305	8	5							7,134									8,692
Total 13000 - Spa	6,305								7,134										8,692
23000 - Mechanical Equipment																			
256 - HVAC 2 Rooftop Carrier Units- 2011	19,458	15	3				20,954												
Total 23000 - Mechanical Equipment	19,458						20,954												
25000 - Flooring																			
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	12,430	20	17																
Total 25000 - Flooring	12,430																		
26000 - Outdoor Equipment																			
310 - Benches 18 Common Area Benches	22,896	15	7									27,216							
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	9,738	8	4					10,749											13,097
826 - Shade Structure 310 sf Pool Equip Shade Structure	8,977	30	22																
Total 26000 - Outdoor Equipment	41,612							10,749				27,216							13,097
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%				25,740	76,568	8,518	46,490	65,974	84,724	18,746	42,226	19,756	15,769	28,202	37,778	13,097	41,380	102,664	
00130 - Casa Paloma II (CPII)																			
02000 - Concrete																			
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	10,824	2	2			11,372		11,948		12,553		13,188		13,856		14,557			15,294
Total 02000 - Concrete	10,824					11,372		11,948		12,553		13,188		13,856		14,557			15,294
04000 - Structural Repairs																			
952 - Doors 14 Exterior & Interior Doors (25%)	6,492	10	11																8,519
Total 04000 - Structural Repairs	6,492																		8,519
05000 - Roofing																			
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	36,910	20	18																
974 - Coating 5,300 sf Low Slope Roof Recoating	8,596	5	1		8,810					9,968						11,278			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
Total 05000 - Roofing	45,506					8,810					9,968					11,278			
08000 - Rehab																			
258 - Restrooms Unisex Restroom	10,600	15	2						11,137										
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	81,075	20	2						85,179										
261 - Locker Rooms Men's & Women's Locker Rooms & Outdoor Shower[nr:1]	2,366	1	0	2,366															
424 - Kitchen Clubhouse Kitchen	8,107	20	4						8,949										
Total 08000 - Rehab	102,148			2,366		96,316			8,949										
12000 - Pool																			
166 - Resurface 180 lf Pool	30,528	10	3					32,875											42,083
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	49,180	15	14																69,490
774 - Equipment: Replacement Pool & Spa Equipment (50%)	22,093	5	1		22,645					25,621						28,988			
960 - Furniture: Misc Pool Area Furniture	8,107	6	2			8,518						9,878							11,456
Total 12000 - Pool	109,908				22,645	8,518	32,875			25,621		9,878			28,988			42,083	80,945
13000 - Spa																			
154 - Resurface Spa	5,756	8	3					6,199								7,553			
Total 13000 - Spa	5,756							6,199								7,553			
20000 - Lighting																			
260 - Pole Lights 8 Shuffleboard Lights	11,578	30	0	11,578															
Total 20000 - Lighting	11,578			11,578															
23000 - Mechanical Equipment																			
272 - HVAC 2 Rooftop Carrier Units- 2011	19,458	15	3					20,954											
Total 23000 - Mechanical Equipment	19,458							20,954											
25000 - Flooring																			
200 - Carpeting 1,284 sf Recreation Room	4,083	10	7								4,854								
400 - Tile 281 sf Kitchenette & Storage Closet	4,158	20	17																
Total 25000 - Flooring	8,241										4,854								
26000 - Outdoor Equipment																			
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	9,109	8	2			9,570									11,660				
860 - Shade Structure 294 sf Pool Equip Shade Canopy	7,152	15	8								8,714								
Total 26000 - Outdoor Equipment	16,261					9,570					8,714			11,660					

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%				13,944	31,456	125,775	60,028	20,897		48,142	4,854	31,780		25,516	56,337	14,557	42,083	96,239
00140 - Abrego North (AN)																		
01000 - Paving																		
420 - Asphalt: Major Repairs 14,105 sf Parking Area	87,465	25	0	87,465														
Total 01000 - Paving	87,465			87,465														
02000 - Concrete																		
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	6,537	5	0	6,537					7,396					8,368				
Total 02000 - Concrete	6,537			6,537					7,396					8,368				
03000 - Painting: Exterior																		
218 - Surface Restoration 5,892 sf Exterior Surfaces	8,744	10	3				9,416											12,053
Total 03000 - Painting: Exterior	8,744						9,416											12,053
04000 - Structural Repairs																		
820 - Shed Shed	11,076	10	7								13,166							
956 - Doors 10 Exterior & Interior Doors (50%)	9,275	20	9											11,583				
Total 04000 - Structural Repairs	20,351										13,166			11,583				
05000 - Roofing																		
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	15,805	20	3				17,020											
978 - Coating 2,100 sf Low Slope Roof Recoating	2,649	5	1		2,715					3,072					3,476			
Total 05000 - Roofing	18,454				2,715		17,020			3,072					3,476			
08000 - Rehab																		
238 - Restrooms Companion Restroom Remodel	18,253	20	2			19,177												
266 - Locker Rooms 2 Men's & Women's	81,075	20	3				87,309											
270 - General 795 sf Recreation Room Tile- 2017	10,416	20	14															14,717
Total 08000 - Rehab	109,743					19,177	87,309											14,717
12000 - Pool																		
172 - Resurface 230 lf Pool	39,008	10	3				42,007											53,773
426 - ADA Chair Lift 2 Pool & Spa	14,246	10	4					15,725										20,129
778 - Equipment: Replacement Pool & Spa Equipment (50%)	22,093	5	3				23,792					26,918						30,455
779 - Equipment: Replacement Pool & Spa Equipment- 2023 Only[nr:1]	10,682	1	0	10,682														
964 - Furniture: Misc Pool Area Furniture	7,990	6	5						9,040						10,484			
965 - Furniture: Misc Pool Area Furniture[nr:1]	3,801	1	0	3,801														

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																
Total 12000 - Pool	97,820			14,483			65,799	15,725	9,040			26,918			10,484		84,228	20,129
13000 - Spa																		
158 - Resurface Spa	6,110	8	2			6,419								7,821				
Total 13000 - Spa	6,110					6,419								7,821				
19000 - Fencing																		
110 - Wood: Split Rail 152 lf Perimeter Fencing	5,639	20	14															7,968
Total 19000 - Fencing	5,639																	7,968
23000 - Mechanical Equipment																		
200 - HVAC 3 HVAC	20,670	15	12															27,799
Total 23000 - Mechanical Equipment	20,670																	27,799
26000 - Outdoor Equipment																		
864 - Shade Structure 367 sf Pool Equip Shade Structure	10,628	30	20															
868 - Shade Structure 378 sf [3] Pool Shade Canopies	9,196	15	9											11,484				
Total 26000 - Outdoor Equipment	19,824													11,484				
Total [Abrego North (AN)] Expenditures Inflated @ 2.50%				108,485	2,715	25,596	179,543	15,725	16,436	3,072	13,166	26,918	23,067	16,189	13,960	27,799	96,281	42,814
00200 - Pickleball Center																		
01000 - Paving																		
170 - Asphalt: Sealing 39,629 sf Parking Lot	10,502	5	3				11,309					12,795						14,477
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)	5,660	5	3				6,096					6,897						7,803
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	88,214	25	22															
Total 01000 - Paving	104,376						17,405					19,692						22,280
04000 - Structural Repairs																		
892 - Shed Shed	5,300	15	12															7,128
912 - Doors 5 Building Doors (50%)	4,637	20	17															
Total 04000 - Structural Repairs	9,937																	7,128
05000 - Roofing																		
370 - Low Slope: Single-Ply 12 Squares- Center Roof	9,034	15	12															12,150
Total 05000 - Roofing	9,034																	12,150
08000 - Rehab																		
100 - General Office, Storage, Breezeway	5,650	10	7									6,716						
226 - Restrooms 2 Restrooms	16,949	10	7									20,148						
Total 08000 - Rehab	22,599											26,863						
17500 - Basketball / Sport Court																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost		Remaining																
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	46,301	2	2				48,645		51,107		53,695		56,413		59,269		62,269		65,422
201 - Seal & Striping [24] Pickleball Courts[nr:1]	29,450	1	0	29,450															
Total 17500 - Basketball / Sport Court	75,751			29,450			48,645		51,107		53,695		56,413		59,269		62,269		65,422
19000 - Fencing																			
174 - Chain Link: 4' 1,414 lf Court Fences	28,763	25	22																
178 - Chain Link: 8' 1,871 lf Court Fences	68,244	25	22																
780 - Gates 50 Court Gates	15,819	20	17																
Total 19000 - Fencing	112,826																		
23000 - Mechanical Equipment																			
470 - HVAC 3 Mini-split Units	9,661	15	12																12,993
870 - Septic System Septic System	8,475	20	17																
Total 23000 - Mechanical Equipment	18,136																		12,993
24000 - Furnishings																			
570 - Miscellaneous Interior/Exterior Furniture	22,599	10	7									26,863							
970 - Miscellaneous 900 sf Artificial Turf	8,786	10	7									10,444							
974 - Miscellaneous Entrance Gate	5,650	5	2			5,936						6,716							7,598
Total 24000 - Furnishings	37,035					5,936						44,023							7,598
26000 - Outdoor Equipment																			
440 - Drinking Fountain 2 Drinking Fountains	5,424	20	17																
448 - Bleachers: Aluminum 6 Bleachers	19,080	20	17																
884 - Shade Structure 4,182 sf [3] Shade Structures	14,629	7	4					16,147											19,194
Total 26000 - Outdoor Equipment	39,132							16,147											19,194
Total [Pickleball Center] Expenditures Inflated @ 2.50%				29,450		54,581	17,405	67,255		53,695	70,887	76,105		59,269	19,194	102,139	22,280		65,422
00700 - Facility Maintenance Shop (FMS)																			
01000 - Paving																			
136 - Asphalt: Sealing 29,074 sf Parking Area	7,705	5	2			8,095						9,158							10,362
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)	4,153	5	2			4,363						4,936							5,585
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	64,719	25	21																
Total 01000 - Paving	76,576					12,458						14,095							15,947
03000 - Painting: Exterior																			
128 - Surface Restoration 5,000 sf Building Exterior	7,420	10	5						8,395										

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
412 - Wrought Iron 835 lf Perimeter Fence	8,718	4	3				9,389					10,363				11,439			
Total 03000 - Painting: Exterior	16,138						9,389		8,395			10,363				11,439			
03500 - Painting: Interior																			
152 - Building 10,000 sf All Interior Spaces	13,780	10	5						15,591										
Total 03500 - Painting: Interior	13,780								15,591										
04000 - Structural Repairs																			
800 - Shed Shed	6,102	10	7									7,253							
804 - Shed 3 Pre-Fab Sheds	17,807	10	5						20,148										
960 - Doors 2 Shop Rollup Doors	5,512	30	25																
964 - Doors 24 Exterior & Interior Doors (25%)	11,130	10	5						12,593										
Total 04000 - Structural Repairs	40,551								32,740			7,253							
05000 - Roofing																			
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	10,536	20	15																
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	25,712	30	4					28,382											
860 - Skylights 10 Pitched & Low Slope Roof Skylights	9,266	20	15																
982 - Coating 1,400 sf Low Slope Roof Recoating	4,541	5	1		4,655					5,266							5,958		
Total 05000 - Roofing	50,055				4,655			28,382		5,266							5,958		
08000 - Rehab																			
108 - General Common Areas	18,253	20	15																
278 - Restrooms 2 Restrooms	34,746	20	15																
282 - General Break Room	24,322	20	15																
Total 08000 - Rehab	77,321																		
19000 - Fencing																			
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	32,881	30	25																
540 - Metal 165 lf Frontage Fencing	6,116	30	25																
Total 19000 - Fencing	38,998																		
23000 - Mechanical Equipment																			
208 - HVAC 4 Rooftop HVAC Units- 2018	25,481	15	10												32,617				
224 - HVAC 2 Ground Level Bryant Units- 2017	29,303	15	9										36,595						
Total 23000 - Mechanical Equipment	54,783												36,595	32,617					

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																
24000 - Furnishings																		
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	56,752	20	15															
Total 24000 - Furnishings	56,752																	
25000 - Flooring																		
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	7,234	10	2			7,601										9,730		
480 - Tile 664 sf Floor & Wall Tile	18,455	20	15															
Total 25000 - Flooring	25,689					7,601										9,730		
30000 - Miscellaneous																		
236 - Maintenance Equipment Genie Scissor Lift	18,955	20	17															
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	22,064	10	5						24,963									
Total 30000 - Miscellaneous	41,019								24,963									
Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50%				4,655	20,058	9,389	28,382	81,689	5,266	31,711		36,595	32,617	17,397	25,676			
00800 - General																		
22000 - Office Equipment																		
100 - Miscellaneous Facility Maintenance Shop Context Scanner	7,297	5	4					8,054				9,113						10,310
Total 22000 - Office Equipment	7,297							8,054				9,113						10,310
30000 - Miscellaneous																		
200 - Maintenance Equipment Vermeer Chipper	9,354	20	3				10,074											
204 - Maintenance Equipment Vermeer Skid Loader & Attachments	60,638	15	14															85,680
700 - Trailer Load Trail	6,236	15	2			6,552												
704 - Trailer Top Hat- 2018	7,236	15	11											9,495				
710 - Trailer Big Tex	26,382	15	14															37,278
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	37,418	10	8								45,590							
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	90,456	10	0	90,456										115,791				
844 - Vehicle 2016 Ford Fiesta- #26	21,827	10	3				23,505											30,089
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	73,011	10	3				78,624											100,646
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	124,119	10	3				133,662											171,099
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	43,459	10	4					47,970										61,406
866 - Vehicle 2017 Ford Escape- #36	33,899	3	3			36,505			39,312			42,335			45,590			

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Replacement	Useful /															
	Cost	Remaining															
867 - Vehicle 2017 Ford Escape- #36- 2023 Only[nr:1]	25,075	1 0	25,075														
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	40,385	10 5						45,692									
872 - Maintenance Truck 2018 Ford F150- #38	43,106	10 5						48,770									
874 - Maintenance Truck Ford F250 PU- #39	41,360	10 5						46,795									
876 - Vehicle Ford Transit Connect- #40	37,711	10 5						42,667									
878 - Vehicle 2018 Ford Transit 150 Van- #41	37,712	10 6							43,735								
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	46,328	10 6							53,727								
882 - Vehicle 2018 Ford Transit 250 Van- #43	39,379	10 6							45,668								
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	34,475	10 6							39,981								
888 - Vehicle 2020 Ford Escape- #45	33,920	10 7								40,320							
892 - Maintenance Truck 2021 Ford Ranger XL- #46	40,537	10 8									49,391						
896 - Maintenance Truck 2021 Ford F250 Pickup- #47	46,375	10 8									56,503						
990 - Miscellaneous Non-Budgeted MRR Cap Project 2023[nr:1]	36,000	2 0	36,000														
994 - Miscellaneous Non-Budgeted MRR Cap Project 2023[nr:1]	13,141	2 0	13,141														
Total 30000 - Miscellaneous	1,049,541		164,672		6,552	282,371	47,970	183,924	222,422	40,320	151,484	42,335	115,791	9,495	45,590	301,834	184,364
Total [General] Expenditures Inflated @ 2.50%			164,672		6,552	282,371	56,025	183,924	222,422	40,320	151,484	51,448	115,791	9,495	45,590	301,834	194,674
Total Expenditures Inflated @ 2.50%			1,835,641	1,740,411	1,553,195	1,994,424	1,625,667	1,555,507	1,930,193	1,144,584	1,825,173	1,492,592	1,781,533	1,446,203	1,609,683	1,631,409	2,237,213
Total Current Replacement Cost	17,587,405																

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
00010 - Administrative Offices															
01000 - Paving															
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe				11,474					12,982						14,688
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)				9,895					11,196						12,667
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance								57,349							
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)								24,520							
Total 01000 - Paving				21,370				81,870	24,178						27,355
03000 - Painting: Exterior															
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	19,526										24,995				
Total 03000 - Painting: Exterior	19,526										24,995				
03500 - Painting: Interior															
100 - Building 16,167 sf All Interior Spaces									39,312						
Total 03500 - Painting: Interior									39,312						
04000 - Structural Repairs															
900 - Doors 41 Exterior & Interior Doors (25%)								31,935							
Total 04000 - Structural Repairs								31,935							
05000 - Roofing															
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace						132,407									
930 - Coating 7,900 sf Low Slope Roof Recoating				12,538					14,186						16,050
Total 05000 - Roofing				12,538		132,407			14,186						16,050
08000 - Rehab															
300 - Restrooms 3 Men's, Women's, Unisex Restrooms				81,339											
400 - Kitchen Kitchen										14,379					
Total 08000 - Rehab				81,339						14,379					
22000 - Office Equipment															
200 - Computers, Misc. 5 IT Servers (20%)	19,745	20,238	20,744	21,263	21,794	22,339	22,898	23,470	24,057	24,658	25,275	25,907	26,554	27,218	27,899
240 - Computers, Misc. Office Computer Work Stations	29,322	30,055	30,807	31,577	32,366	33,175	34,005	34,855	35,726	36,619	37,535	38,473	39,435	40,421	41,432
270 - Network Equipment Routers & Switches	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	13,424
Total 22000 - Office Equipment	58,568	60,032	61,533	63,071	64,648	66,264	67,921	69,619	71,359	73,143	74,972	76,846	78,767	80,736	82,755
23000 - Mechanical Equipment															
200 - HVAC 3 Rooftop Carrier Units- 2010			70,646												
280 - HVAC Rooftop Rheem Unit #5- 2017										21,473					

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
314 - HVAC Rooftop Carrier Unit #6- 2005											19,062				
348 - HVAC 3 IT Room Trane & Gree Units- 2013						14,069									
376 - HVAC Marvair Unit- 2018											13,756				
Total 23000 - Mechanical Equipment			70,646			14,069				21,473	32,819				
25000 - Flooring															
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices									28,675						
400 - Tile 430 sf Floors								15,694							
Total 25000 - Flooring								15,694	28,675						
28000 - Water System															
134 - Backflow Valves 4" Backflow								10,329							
Total 28000 - Water System								10,329							
Total [Administrative Offices] Expenditures Inflated @ 2.50%	78,094	60,032	132,178	178,318	64,648	212,740	99,856	177,511	177,710	108,996	132,785	76,846	78,767	124,141	82,755
00020 - West Social Center (WC)															
01000 - Paving															
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking			17,558					19,865					22,475		
108 - Asphalt: Sealing 75,321 sf West Parking Lot			30,372					34,363					38,878		
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)			11,693					13,230					14,968		
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking															198,352
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot															
Total 01000 - Paving			59,622					67,457					76,322		198,352
02000 - Concrete															
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)					12,695				14,363						16,250
Total 02000 - Concrete					12,695				14,363						16,250
03000 - Painting: Exterior															
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces			119,814											153,372	
Total 03000 - Painting: Exterior			119,814											153,372	
03500 - Painting: Interior															
106 - Building 24,000 sf All Interior Spaces								56,936							
Total 03500 - Painting: Interior								56,936							
04000 - Structural Repairs															
904 - Doors 72 Exterior & Interior Doors (25%)							56,081								

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Total 04000 - Structural Repairs							56,081								
05000 - Roofing															
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure										15,530					
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs											484,824				
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof									31,873						
934 - Coating 33,900 sf Low Slope Roof Recoating		60,893					68,895						77,948		
Total 05000 - Roofing		60,893					68,895		31,873	15,530			562,772		
08000 - Rehab															
100 - General Tennis Ramada									12,158						
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower									184,056						
306 - Restrooms 4 Shops & Auditorium Restrooms										137,659					
460 - Cabinets 2 Woodshop & Lapidary									18,705						
550 - Operable Wall/Partition 320 sf Auditorium/Room 1									35,734						
Total 08000 - Rehab									250,653	137,659					
12000 - Pool															
100 - Resurface 250 lf Pool													94,673		
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating				77,296											
728 - Equipment: Replacement Pool Digital Clocks		5,193											6,647		
730 - Equipment: Replacement Pool & Spa Equipment (50%)			45,000					50,914						57,604	
Total 12000 - Pool		5,193	45,000	77,296				50,914					101,320	57,604	
14000 - Recreation															
700 - Billiard Table 4 Billiards Room Tables							53,150								
Total 14000 - Recreation							53,150								
17000 - Tennis Court															
100 - Reseal 43,200 sf [6] Tennis Courts				50,708				55,972					61,783		
500 - Resurface 43,200 sf [6] Tennis Courts															
600 - Lighting 20 Court Lights															186,550
724 - Screen 8,685 sf Tennis Court Fence Screens					8,389					9,491					10,738
Total 17000 - Tennis Court				50,708	8,389			55,972		9,491			61,783		197,289
17500 - Basketball / Sport Court															

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
200 - Seal & Striping						31,865								38,825	
3,744 sf [12] Shuffleboard Courts															
Total 17500 - Basketball / Sport Court						31,865								38,825	
19000 - Fencing															
120 - Chain Link: 10'															
1,710 lf Tennis Court Fence															
Total 19000 - Fencing															
20000 - Lighting															
200 - Pole Lights															
15 Walkway Lights															
500 - Parking Lot												148,555			
25 Parking Lot Lights															
Total 20000 - Lighting												148,555			
23000 - Mechanical Equipment															
204 - HVAC		110,150													
2 Rooftop Carrier Units- 2006															
284 - HVAC						51,066									
2 Rooftop Carrier Units- 2013															
320 - HVAC											46,182				
Rooftop Carrier Unit #4- 2018															
324 - HVAC												29,328			
Rooftop Carrier Unit #10- 2019															
352 - HVAC		63,730													
3 Rooftop Carrier/American Units- 2009															
380 - HVAC			32,581												
Rooftop Carrier Unit #7- 2010															
404 - HVAC		89,070													
4 Rooftop Carrier/American Units- 2008															
420 - HVAC														12,614	
Tennis Ramada Rheem Unit #15- 2022															
440 - HVAC					25,419										
5 Gree HVAC Units- 2012															
900 - Miscellaneous				33,395											
Woodshop Dust Collector															
Total 23000 - Mechanical Equipment	89,070	173,880	32,581	33,395	25,419	51,066					46,182	29,328			12,614
24000 - Furnishings															
500 - Miscellaneous		134,147											171,720		
550 Auditorium Padded Chairs															
504 - Miscellaneous								59,308							
500 Auditorium Unpadded Chairs															
508 - Tables									105,386						
175 Auditorium Tables															
Total 24000 - Furnishings		134,147						164,694					171,720		
24500 - Audio / Visual															
100 - Speakers											53,649				
Auditorium															
108 - Lighting Console		5,834									7,468				
Auditorium Control Room															
116 - Miscellaneous		27,538													
Auditorium Total Induction Loop															

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
220 - PA System Auditorium Bldg									109,985						
224 - Projector 3 Auditorium Projectors (33%)	17,808										22,796				
400 - Stage Lights Stage Lighting					17,686										
600 - Stage Curtains Stage Curtains				16,532											
740 - Piano Auditorium Petrof Grand															
764 - Piano Auditorium Yamaha Upright															
800 - Stage Risers Auditorium Stage										37,770					
Total 24500 - Audio / Visual	23,642	27,538		16,532	17,686				109,985	37,770	83,913				
24600 - Safety / Access															
200 - Fire Control Misc Fire Alarm System									81,754						
Total 24600 - Safety / Access									81,754						
25000 - Flooring															
210 - Carpeting 448 Sq. Yds. West Center Carpet				31,107										39,820	
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	6,825										8,737				
410 - Tile 1,618 sf Clubhouse Walls & Floors										46,532					
414 - Tile 682 sf Green Room Dressing & Restrooms															
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl															182,210
Total 25000 - Flooring	6,825			31,107						46,532	8,737			39,820	182,210
26000 - Outdoor Equipment															
400 - Bleachers 6 Courtyard & Tennis						22,928									
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies											22,509				
840 - Shade Structure 680 sf Pool Deck Shade Canopy											30,735				
844 - Shade Structure 1,955 sf [3] Tennis Court Shade Canopies										86,209					
846 - Shade Structure 4 Tennis Court Bench Shades (25%)										3,834					
876 - Shade Structure 231 sf Shop Metal Shade Structure-2018											12,257				
Total 26000 - Outdoor Equipment						22,928				90,044	65,501				
27000 - Appliances															
324 - Dishwasher, Commercial Commercial Dishwasher- 2022									18,705						

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
700 - Miscellaneous 30 Kitchen Appliances (33%)					59,310					67,104					75,922
702 - Stove 2 Vulcan 10-Burner & 6-Burner	11,053														
Total 27000 - Appliances	11,053				59,310				18,705	67,104					75,922
28000 - Water System															
158 - Backflow Valves 4" Backflow								10,675							
Total 28000 - Water System								10,675							
30000 - Miscellaneous															
240 - Maintenance Equipment 2 Portable Lifts									44,143						
Total 30000 - Miscellaneous									44,143						
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%	130,591	401,651	257,017	209,039	123,498	159,009	124,976	488,403	455,359	418,491	204,334	1,075,479	287,298	78,645	682,636
00030 - East Social Center (EC)															
01000 - Paving															
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	33,645					38,066					43,068				
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)		10,622					12,017					13,597			
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot															
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway		187,571													
Total 01000 - Paving	33,645	198,192				38,066	12,017				43,068	13,597			
02000 - Concrete															
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)		8,510		8,941		9,393		9,869		10,368		10,893		11,445	
Total 02000 - Concrete		8,510		8,941		9,393		9,869		10,368		10,893		11,445	
03000 - Painting: Exterior															
112 - Stucco 13,905 sf Building Exterior	29,886										38,256				
Total 03000 - Painting: Exterior	29,886										38,256				
03500 - Painting: Interior															
112 - Building 17,350 sf All Interior Spaces				37,289										47,733	
Total 03500 - Painting: Interior				37,289										47,733	
04000 - Structural Repairs															
896 - Shed Pool Equipment Area Shed															
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)								45,177							
Total 04000 - Structural Repairs								45,177							

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
05000 - Roofing															
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)									134,100						
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)											148,022				
938 - Coating 20,700 sf Low Slope Roof Recoating			19,699					22,287					25,216		
Total 05000 - Roofing			19,699					156,387			148,022		25,216		
08000 - Rehab															
204 - Unit Rehab Fine Arts															32,538
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower															260,737
214 - Restrooms Pool Patio Companion Restroom									16,834						
250 - Kitchen Kitchen															54,230
312 - Restrooms 2 Lobby Hallway Restrooms									61,352						
Total 08000 - Rehab									78,186						347,505
12000 - Pool															
106 - Resurface 165 lf Pool									41,613						
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs			14,194										18,169		
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating															97,379
734 - Equipment: Replacement Pool & Spa Equipment (50%)					35,195					39,819					45,052
924 - Furniture: Misc Pool Area Furniture			13,307						15,432						17,896
Total 12000 - Pool			27,500		35,195				57,044	39,819			18,169		160,327
13000 - Spa															
114 - Resurface Spa	8,508								10,366						
Total 13000 - Spa	8,508								10,366						
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								73,973					
720 - Billiard Table 2 Billiards Room									35,352						
Total 14000 - Recreation	41,956	60,713		45,182			48,656		35,352	126,370				56,426	
17000 - Tennis Court															
110 - Reseal 14,400 sf [2] Tennis Courts		8,684				9,586				10,581					11,679
510 - Resurface 14,400 sf [2] Tennis Courts															97,518

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Total 17000 - Tennis Court		8,684				9,586				10,581				109,198	
17500 - Basketball / Sport Court															
210 - Seal & Striping 18,200 sf [8] Pickleball Courts		29,990		31,508		33,103		34,779		36,540		38,390		40,333	
211 - Seal & Striping [8] Pickleball Courts- 2023 Only[nr:1]															
Total 17500 - Basketball / Sport Court		29,990		31,508		33,103		34,779		36,540		38,390		40,333	
19000 - Fencing															
104 - Chain Link: 4' 270 If Pickleball Court Divider Fences							10,575								
110 - Chain Link: 6' 600 If North Pickleball Court Fencing-2015								25,731							
114 - Chain Link: 6' 600 If South Pickleball Court Fencing-2018											27,709				
130 - Chain Link: 10' 540 If Tennis Court Fence															
200 - Wrought Iron: 5' 415 If Pool Perimeter Fence															
Total 19000 - Fencing							10,575	25,731			27,709				
20000 - Lighting															
510 - Parking Lot 7 Parking Lot Lights															
604 - Sports Field / Court 8 Pickleball Court Lights		42,801										54,789			
Total 20000 - Lighting		42,801										54,789			
23000 - Mechanical Equipment															
288 - HVAC 4 Rooftop Units- 2018											84,110				
326 - HVAC Rooftop Carrier Unit #3- 2009		31,786													
356 - HVAC Rooftop Carrier Unit #4													18,169		
384 - HVAC Rooftop Carrier Unit #8- 2008		26,576													
408 - HVAC 5 Rooftop Carrier Units- 2011				94,648											
424 - HVAC 2 Rooftop Rheem Units- 2018											36,159				
Total 23000 - Mechanical Equipment		26,576	31,786	94,648							120,269		18,169		
24000 - Furnishings															
520 - Miscellaneous Tables & Chairs								56,899							
Total 24000 - Furnishings								56,899							
24500 - Audio / Visual															
300 - PA System Sound Rack- Sound System				17,194										22,009	

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
744 - Piano															
East Auditorium Yamaha Upright															
Total 24500 - Audio / Visual				17,194										22,009	
24600 - Safety / Access															
100 - Fire Equipment								36,862							
Alarm & Sprinkler System								36,862							
Total 24600 - Safety / Access								36,862							
25000 - Flooring															
220 - Carpeting				41,230											52,778
850 Sq. Yds. East Center Carpet				41,230											52,778
420 - Tile									94,273						
4,200 sf Clubhouse Walls & Floors									94,273						
610 - Tile														21,671	
160 Sq. Yds. Art Room, Lobby, Kitchen														21,671	
Total 25000 - Flooring				41,230					94,273					74,449	
26000 - Outdoor Equipment															
444 - Bleachers: Aluminum															
4 Pickleball Bleachers															
Total 26000 - Outdoor Equipment															
27000 - Appliances															
448 - Washer & Dryer										9,586					
Washer/Dryer										9,586					
720 - Miscellaneous			15,484					17,519					19,821		
12 Kitchen Appliances (33%)			15,484					17,519					19,821		
Total 27000 - Appliances			15,484					17,519		9,586			19,821		
28000 - Water System															
138 - Backflow Valves		13,627													18,327
4" Backflow		13,627													18,327
Total 28000 - Water System		13,627													18,327
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%	140,570	394,304	62,683	275,991	35,195	90,148	116,425	338,046	275,222	233,265	229,302	265,690	137,801	323,494	507,831
00040 - Las Campanas (LC)															
01000 - Paving															
116 - Asphalt: Sealing				29,125					32,952						37,283
70,468 sf Parking Lot				29,125					32,952						37,283
216 - Asphalt: Ongoing Repairs				11,213					12,687						14,354
70,468 sf Parking Lot (3%)				11,213					12,687						14,354
320 - Asphalt: Overlay									107,023						
27,246 sf North Parking Lot									107,023						
324 - Asphalt: Overlay w/ Interlayer															
44,468 sf East Parking Lot															
Total 01000 - Paving				40,338					152,662						51,636
02000 - Concrete															
412 - Pool Deck		12,688		13,330		14,005		14,714		15,459		16,242		17,064	
4,731 sf Pool/Spa Area Concrete Repair (7.5%)		12,688		13,330		14,005		14,714		15,459		16,242		17,064	
Total 02000 - Concrete		12,688		13,330		14,005		14,714		15,459		16,242		17,064	
03000 - Painting: Exterior															

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
118 - Stucco 18,180 sf Building Exterior								46,446							
Total 03000 - Painting: Exterior								46,446							
03500 - Painting: Interior															
118 - Building 21,900 sf All Interior Spaces								51,954							
Total 03500 - Painting: Interior								51,954							
04000 - Structural Repairs															
912 - Doors 76 Exterior & Interior Doors (25%)								59,197							
Total 04000 - Structural Repairs								59,197							
05000 - Roofing															
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof								250,283							
942 - Coating 19,800 sf Low Slope Roof Recoating		33,649						38,071				43,074			
Total 05000 - Roofing		33,649						288,354				43,074			
08000 - Rehab															
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower											251,351				
216 - Restrooms 2 Hallway Restrooms											65,953				
220 - Restrooms Companion Restroom											32,977				
318 - Restrooms 2 Racquetball Court Restrooms		22,659													
406 - Kitchen Clubhouse Kitchen									15,712						
560 - Operable Wall/Partition 1,296 sf [2]- Ocotillo/Agave & Agave/Juniper															
Total 08000 - Rehab		22,659							15,712	350,281					
12000 - Pool															
112 - Resurface 264 lf Pool											90,436				
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs				15,112										19,344	
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating													86,153		
738 - Equipment: Replacement Pool & Spa Equipment (50%)					42,461					48,041					54,353
928 - Furniture: Misc Pool Area Furniture							15,502					17,978			
Total 12000 - Pool				15,112	42,461	15,502				138,477		17,978	86,153	19,344	54,353
13000 - Spa															
118 - Resurface Spa PebbleTec Resurface				11,109								13,536			
Total 13000 - Spa				11,109								13,536			

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
14000 - Recreation															
210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)	57,644			62,076			66,849			71,989				77,524	
310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)		82,311							100,288						
Total 14000 - Recreation	57,644	82,311		62,076			66,849		172,278					77,524	
17000 - Tennis Court															
120 - Reseal 14,000 sf [2] Tennis Courts			16,032				17,697				19,534				21,562
520 - Resurface 14,000 sf [2] Tennis Courts		70,496													
Total 17000 - Tennis Court		70,496	16,032				17,697				19,534				21,562
19000 - Fencing															
140 - Chain Link: 10' 600 lf Tennis Court Fence															
210 - Wrought Iron: 5' 315 lf Pool Area Fencing															
Total 19000 - Fencing															
20000 - Lighting															
520 - Parking Lot 8 North Parking Lot Lights															
560 - Parking Lot 13 East Parking Lot Lights														78,938	
Total 20000 - Lighting														78,938	
23000 - Mechanical Equipment															
212 - HVAC 11 Rooftop Trane Units- 2008		258,030													
292 - HVAC 4 Rooftop Carrier Units- 2010			86,885												
328 - HVAC Rooftop Carrier Unit #16- 2014							19,940								
612 - Water Heater 2 Rennai Tankless Heaters								21,150							
Total 23000 - Mechanical Equipment		258,030	86,885				19,940	21,150							
24000 - Furnishings															
900 - Miscellaneous Tables, Chairs, Misc										98,452					
Total 24000 - Furnishings										98,452					
24500 - Audio / Visual															
748 - Piano Ocotillo Room Yamaha Upright															
804 - Stage Risers 4 Ocotillo Room- New										49,515					
808 - Stage Risers 2 Ocotillo Room- Older		1,321													
832 - Stage Curtains 2 Ocotillo Room												16,904			

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop		27,297										34,942			
Total 24500 - Audio / Visual		28,618									49,515	51,846			
24600 - Safety / Access															
210 - Fire Control Misc Fire Alarm System														41,622	
Total 24600 - Safety / Access														41,622	
25000 - Flooring															
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet								32,565							
236 - Carpeting 150 Sq. Yds. Juniper Room Only										10,497					
430 - Tile 3,050 sf Clubhouse Walls & Floors								79,035							
620 - Vinyl 540 Sq. Yds. Clubhouse															186,305
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace															
740 - Vinyl 2,925 sf Agave & Ocotillo Floor															
Total 25000 - Flooring								111,600		10,497					186,305
26000 - Outdoor Equipment															
306 - Bocce Ct. Resurface 900 sf Bocce Court										8,628					
Total 26000 - Outdoor Equipment										8,628					
27000 - Appliances															
800 - Miscellaneous 13 Kitchen Appliances (33%)					33,632						38,051				43,052
Total 27000 - Appliances					33,632						38,051				43,052
28000 - Water System															
130 - Backflow Valves 4" Backflow		12,787													17,197
Total 28000 - Water System		12,787													17,197
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%	57,644	521,240	102,917	141,966	76,093	29,507	452,036	245,864	168,374	832,123	69,049	142,676	284,239	105,242	305,272
00050 - Desert Hills (DH)															
01000 - Paving															
120 - Asphalt: Sealing 104,016 sf Drives & Parking		40,919						46,296				52,380			
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)		15,754						17,824				20,166			
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive															
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area										132,850					
Total 01000 - Paving		56,673						64,121		132,850		72,546			
02000 - Concrete															

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)				17,428					19,718					22,309	
415 - Pool Deck Pool/Spa Area Concrete Repair (2023 Only)[nr:1]															
Total 02000 - Concrete				17,428					19,718					22,309	
03000 - Painting: Exterior															
124 - Stucco 30,135 sf Building Exterior										98,220					
Total 03000 - Painting: Exterior										98,220					
03500 - Painting: Interior															
124 - Building 26,950 sf All Interior Spaces (50%)				28,961					32,766					37,072	
Total 03500 - Painting: Interior				28,961					32,766					37,072	
04000 - Structural Repairs															
916 - Doors 54 Exterior & Interior Doors (25%)							42,061								
Total 04000 - Structural Repairs							42,061								
04500 - Decking/Balconies															
200 - Resurface 1,778 sf Second Floor Deck				46,587											
Total 04500 - Decking/Balconies				46,587											
05000 - Roofing															
324 - Low Slope: Vinyl 137 Squares- Roof Replacement							173,175								
946 - Coating 13,700 sf Low Slope Roof Recoating					24,841					28,105					31,798
Total 05000 - Roofing					24,841		173,175			28,105					31,798
08000 - Rehab															
218 - Locker Rooms 2 Men's & Women's															290,820
222 - Bathrooms Add Companion Bathroom									31,423						
324 - Restrooms 2 Auditorium Lobby Restrooms								58,359							
466 - Cabinets 40 If Countertops & Cabinets										56,344					
570 - Operable Wall/Partition 770 sf [4] Room Dividers															
Total 08000 - Rehab								58,359	31,423	56,344					290,820
12000 - Pool															
118 - Resurface 260 lf Pool		75,040												100,921	
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts										25,767					
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating					340,442										

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
742 - Equipment: Replacement Pool & Spa Equipment (50%)					47,478					53,717					60,776
932 - Furniture: Misc Pool Area Furniture				20,276						23,513					
Total 12000 - Pool	75,040			20,276	387,920					102,998			100,921		60,776
13000 - Spa															
122 - Resurface Spa	15,352								18,705						
Total 13000 - Spa	15,352								18,705						
14000 - Recreation															
140 - Sauna: Wood Kit Sauna										12,698					
220 - Exercise: Cardio Equipment (25%) 13 Fitness Center Cardio Machines			30,929			33,307			35,868			38,626			41,596
320 - Exercise: Strength Equipment (50%) 11 Fitness Center Strength Machines						45,183								55,051	
740 - Billiard Table 3 Billiards Room Tables															59,764
741 - Billiard Table Billiards Room Tables- 2023 Only[nr:1]															
744 - Billiard Table 2 Diamond Tables									35,313						
Total 14000 - Recreation			30,929		78,490				71,182	12,698		38,626		55,051	101,360
17000 - Tennis Court															
130 - Reseal 28,800 sf [4] Tennis Courts		32,176				35,517				39,204					43,274
131 - Reseal [4] Tennis Courts[nr:1]															
Total 17000 - Tennis Court		32,176				35,517				39,204				43,274	
19000 - Fencing															
150 - Chain Link: 10' 960 lf Tennis Court Fence															
Total 19000 - Fencing															
20000 - Lighting															
210 - Pole Lights 7 Walkway Lights									15,022						
218 - Landscape 25 Walkway Lights															
264 - Bollard Lights 22 Walkway Bollard Lights															
530 - Parking Lot 11 Parking Lot Lights															
Total 20000 - Lighting									15,022						
23000 - Mechanical Equipment															
216 - HVAC 4 Rooftop Rheem Units- 2022															91,447
296 - HVAC 3 Rooftop Units- 2007													79,071		

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
332 - HVAC 3 Rooftop Carrier Units- 2009		61,897													
360 - HVAC Rooftop Rheem Unit #8- 2019												22,817			
388 - HVAC 3 Rooftop Carrier Units- 2013						70,031									
412 - HVAC Rooftop Rheem Unit #11- 2019												22,260			
428 - HVAC Rooftop Carrier Unit #16- 2018											22,260				
444 - HVAC Ground Level Rheem Unit 17A/B- 2003												10,428			
446 - HVAC Ground Level- Carrier 3-ton Unit												9,925			
604 - Water Heater 2 Pool Equipment Area Water Heaters (50%)										19,469					
632 - Water Heater Men's Restroom's Janitor's Closet						3,126									
Total 23000 - Mechanical Equipment		61,897				73,157				19,469	22,260	65,430	79,071		91,447
24000 - Furnishings															
540 - Miscellaneous Folding Tables & Chairs									48,098						
Total 24000 - Furnishings									48,098						
24500 - Audio / Visual															
152 - Projector Stage- Epson			11,625											14,881	
174 - Projection Screen Stage- Electric Screen		14,800													
308 - PA System Sound Rack- Sound System				29,883										38,252	
752 - Piano Stage Yamaha Upright															
820 - Stage Curtains 2 Stage Curtains										30,991					
Total 24500 - Audio / Visual		14,800	11,625	29,883						30,991			14,881	38,252	
24600 - Safety / Access															
220 - Fire Control Misc Fire Alarm System						33,372									
Total 24600 - Safety / Access						33,372									
25000 - Flooring															
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet		54,296										69,504			
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet				12,481										15,977	
440 - Tile 975 sf Clubhouse Walls & Floors							52,069								
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl		27,254													
710 - Hardwood Floors 500 sf Stage- Replace															

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Total 25000 - Flooring		81,550		12,481			52,069					69,504		15,977	
27000 - Appliances															
160 - Ice Machine Tennis Courts				10,694										13,690	
740 - Miscellaneous 12 Kitchen Appliances (33%)			27,387					30,986					35,058		
764 - Dishwasher, Commercial Dishwasher									18,705						
Total 27000 - Appliances			27,387	10,694				30,986	18,705				35,058	13,690	
28000 - Water System															
150 - Backflow Valves 6" Backflow												21,331			
Total 28000 - Water System												21,331			
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%	90,392	247,097	69,941	166,309	412,761	220,537	389,785	110,508	365,291	331,685	22,260	267,437	229,931	225,624	576,201
00060 - Canoa Hills (CH)															
01000 - Paving															
124 - Asphalt: Sealing 67,354 sf Parking Lot				27,838					31,496					35,635	
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)				17,148					19,402					21,951	
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot									264,568						
Total 01000 - Paving				44,986					315,466					57,586	
02000 - Concrete															
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)		13,202		13,870		14,572		15,310		16,085		16,899		17,755	
Total 02000 - Concrete		13,202		13,870		14,572		15,310		16,085		16,899		17,755	
03000 - Painting: Exterior															
130 - Stucco 10,940 sf Building Exterior			42,349										54,210		
416 - Wrought Iron 160 lf Pool Perimeter Fence		4,195				4,630				5,111				5,641	
Total 03000 - Painting: Exterior		4,195	42,349			4,630				5,111			54,210	5,641	
03500 - Painting: Interior															
130 - Building 22,750 sf All Interior Spaces	45,403										58,120				
131 - Building All Interior Spaces (2023 Only)[nr:1]															
Total 03500 - Painting: Interior	45,403										58,120				
04000 - Structural Repairs															
920 - Doors 47 Exterior & Interior Doors (25%)							36,609								
Total 04000 - Structural Repairs							36,609								
05000 - Roofing															
328 - Low Slope: Vinyl 227 Squares- Building Roof													332,763		

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
950 - Coating 22,700 sf Low Slope Roof Recoating				31,899					36,091					40,834	
Total 05000 - Roofing				31,899					36,091			332,763	40,834		
08000 - Rehab															
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower					264,718										
330 - Restrooms 2 Restrooms					133,711										
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider		63,504													
Total 08000 - Rehab		63,504			398,430										
12000 - Pool															
124 - Resurface 274 lf Pool	79,081												106,355		
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating					58,990										
746 - Equipment: Replacement Pool & Spa Equipment (50%)				48,239					54,578					61,750	
936 - Furniture: Misc Pool Area Furniture					21,459						24,886				
Total 12000 - Pool	79,081			48,239	80,449				54,578		24,886	106,355	61,750		
13000 - Spa															
126 - Resurface Spa					9,767								11,900		
Total 13000 - Spa					9,767								11,900		
14000 - Recreation															
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	41,595			44,793			48,238			51,947			55,941		
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)		71,617								87,258					
Total 14000 - Recreation	41,595	71,617		44,793			48,238			139,205			55,941		
17000 - Tennis Court															
140 - Reseal 14,000 sf [2] Tennis Courts			16,032				17,697				19,534				21,562
504 - Resurface 14,000 sf [2] Tennis Courts															
Total 17000 - Tennis Court			16,032				17,697				19,534				21,562
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															

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Total 20000 - Lighting															
23000 - Mechanical Equipment															
220 - HVAC 6 Rooftop Carrier Units- 2007	79,202														
230 - HVAC Rooftop Carrier Unit #4- 2021														18,818	
340 - HVAC Rooftop Carrier Unit #5- 2021														18,818	
364 - HVAC Rooftop Carrier Unit #10- 2021														19,236	
600 - Water Heater Pool Eq Room Heater & Tank												28,442			
Total 23000 - Mechanical Equipment	79,202											28,442		56,872	
24000 - Furnishings															
560 - Miscellaneous Folding Tables & Chairs							25,094								
620 - Miscellaneous Lobby Furniture										17,452					
Total 24000 - Furnishings							25,094			17,452					
24500 - Audio / Visual															
156 - Projector Saguaro Room- Panasonic										2,619					
166 - Projection Screen Saguaro Room- Electric Screen		28,852													
316 - PA System Sound Rack- Sound System		27,109									34,702				
330 - Miscellaneous Sound Rack- Total Induction Loop															
756 - Piano Saguaro Room Yamaha Upright														18,032	
812 - Stage Risers 288 sf [6] Saguaro Room Risers															
828 - Stage Curtains 2 Saguaro Stage Curtains															33,809
Total 24500 - Audio / Visual		55,961								2,619	34,702		18,032		33,809
24600 - Safety / Access															
230 - Fire Control Misc Fire Alarm System										37,708					
Total 24600 - Safety / Access										37,708					
25000 - Flooring															
250 - Carpeting 122 Sq. Yds. Mesquite Room			8,599											11,008	
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting						30,680									
450 - Tile 6,475 sf Clubhouse Walls & Floors					153,608										
720 - Hardwood Floors 6,150 sf Wood Floor- Replace															
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish			35,016											44,823	

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Total 25000 - Flooring			43,615		153,608	30,680							55,830		
26000 - Outdoor Equipment															
302 - Bocce Ct. Resurface 4 Bocce Ball Courts			14,451										18,499		
848 - Shade Structure 200 sf Tennis Court Shade Canopy	7,047														
849 - Shade Structure Tennis Court Shade Canopy (2023 Only)[nr:1]															
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies										35,201					
856 - Shade Structure 144 sf Metal Roofed Shade Structure															
872 - Shade Structure Pool Area Wood Gazebo Structure					17,590										
Total 26000 - Outdoor Equipment	7,047		14,451		17,590					35,201			18,499		
27000 - Appliances															
760 - Miscellaneous 17 Kitchen Appliances (33%)					39,812					45,044					50,963
764 - Dishwasher, Commercial Dishwasher									18,705						
Total 27000 - Appliances					39,812				18,705	45,044					50,963
28000 - Water System															
154 - Backflow Valves 6" Backflow													21,331		
Total 28000 - Water System													21,331		
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%	252,328	208,478	116,447	183,788	220,777	528,761	127,637	15,310	462,548	260,716	77,654	126,260	653,530	240,438	106,333
00070 - Santa Rita Springs (SRS)															
01000 - Paving															
128 - Asphalt: Sealing 80,636 sf Parking Lots				33,328					37,707						42,662
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)		12,213					13,818					15,633			
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots												246,976			
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot												94,119			
Total 01000 - Paving		12,213		33,328			13,818		37,707			356,728			42,662
02000 - Concrete															
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)		10,941		11,495		12,077		12,688		13,330		14,005		14,714	
Total 02000 - Concrete		10,941		11,495		12,077		12,688		13,330		14,005		14,714	
03000 - Painting: Exterior															
136 - Stucco 28,540 sf Building Exterior										90,285					
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings		19,929				21,998				24,282				26,803	

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Total 03000 - Painting: Exterior		19,929				21,998					114,567				26,803
03500 - Painting: Interior															
136 - Building 35,500 sf All Interior Spaces- 2025								84,218							
137 - Building 2023 Only & 2022 Remaining Areas						35,009									
Total 03500 - Painting: Interior						35,009		84,218							
04000 - Structural Repairs															
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)								44,307							
924 - Doors 66 Exterior & Interior Doors (25%)								51,408							
Total 04000 - Structural Repairs								95,715							
04500 - Decking/Balconies															
206 - Resurface 12,664 sf Elastomeric Deck- Resurface															
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair		39,856				45,093					51,019				
Total 04500 - Decking/Balconies		39,856				45,093					51,019				
05000 - Roofing															
336 - Low Slope: Vinyl 68 Squares- Building Roof								85,956							
604 - Pitched: Tile 84 Squares- Building Roof															
954 - Coating 6,800 sf Low Slope Roof Recoating		34,348						38,862					43,968		
Total 05000 - Roofing		34,348						124,817					43,968		
08000 - Rehab															
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower								233,437							
336 - Restrooms 5 Restrooms											107,178				
412 - Kitchen Art Kitchenette								8,267							
472 - Cabinets 2 Art & Clay Counters & Cabinets								37,040							
Total 08000 - Rehab								233,437	45,307		107,178				
12000 - Pool															
130 - Resurface 240 lf Pool						75,783									
408 - ADA Chair Lift Pool Area ADA Lift		8,655										11,079			
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating														82,191	
750 - Equipment: Replacement Pool & Spa Equipment (50%)				47,584					53,836					60,911	
751 - Equipment: Replacement Pool & Spa Equipment[nr:1]															

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
940 - Furniture: Misc Pool Area Furniture						14,307						16,591			
Total 12000 - Pool		8,655		47,584		90,089			53,836			27,670		143,102	
13000 - Spa															
130 - Resurface Spa								15,003							
Total 13000 - Spa								15,003							
14000 - Recreation															
240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)		41,033			44,188			47,586			51,245			55,185	
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)		65,326							79,593						
Total 14000 - Recreation		106,359			44,188			47,586	79,593		51,245			55,185	
19000 - Fencing															
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence														24,554	
Total 19000 - Fencing														24,554	
20000 - Lighting															
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights															
230 - Pole Lights 10 Bridge Lights															
280 - Pole Lights 5 2nd Level Deck- Pole Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
232 - HVAC 6 Miscellaneous Units- 2013						53,804									
312 - HVAC Carrier Unit #8- 2016									13,234						
316 - HVAC American Standard Unit #3- 2018											13,903				
344 - HVAC 2 Units- 2019												28,442			
368 - HVAC 2 Carrier Units- 2012					27,774										
392 - HVAC 2 Units- 2018											23,876				
416 - HVAC Carrier Unit #7- 2016									15,328						
436 - HVAC Carrier Unit #11- 2014							14,590								
448 - HVAC 8 Rooftop Carrier Units- 2018											201,227				
452 - HVAC 2 Carrier Units- 2007												63,442			
616 - Water Heater Bradford White Water Heater				17,161											

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Total 23000 - Mechanical Equipment				17,161	27,774	53,804	14,590		28,562		239,006	91,884			
23500 - Elevator															
200 - Modernize/Overhaul Anza Building Elevator							237,328								
300 - Cab Rehab Anza Elevator Cab		30,794													
Total 23500 - Elevator		30,794					237,328								
24000 - Furnishings															
600 - Miscellaneous Anza Room Furniture	92,488										118,393				
Total 24000 - Furnishings	92,488										118,393				
24500 - Audio / Visual															
160 - Projector 3 Projectors (33%)			2,203				2,432				2,684				2,963
170 - Projection Screen Anza Room							16,730								
324 - PA System Anza Room- Sound System				29,883										38,252	
760 - Piano Anza Room Kawai Upright	11,672														
Total 24500 - Audio / Visual	11,672		2,203	29,883			19,161				2,684			38,252	2,963
24600 - Safety / Access															
240 - Fire Control Misc Fire Alarm System									61,314						
Total 24600 - Safety / Access									61,314						
25000 - Flooring															
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas									31,424						
460 - Tile 1,825 sf Clubhouse Walls & Floors							45,013								
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace															
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish									28,392						
Total 25000 - Flooring							45,013		59,816						
26000 - Outdoor Equipment															
804 - Shade Structure 100 sf Small Shade Canopy									4,188						
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy				22,765											
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy							17,938								
Total 26000 - Outdoor Equipment				22,765			17,938		4,188						
27000 - Appliances															
780 - Miscellaneous 10 Kitchen Appliances (33%)					21,749				24,606						27,840
Total 27000 - Appliances					21,749				24,606						27,840

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
28000 - Water System															
142 - Backflow Valves 4" Backflow #1					16,231										
146 - Backflow Valves 4" Backflow #2							12,581								
Total 28000 - Water System					16,231		12,581								
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%	144,016	223,239	2,203	162,214	109,941	321,022	751,447	270,303	179,922	232,097	569,525	534,255		345,273	30,803
00080 - Canoa Ranch (CR)															
01000 - Paving															
132 - Asphalt: Sealing 64,068 sf Drives & Parking		25,204					28,516				32,263				
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)		9,704					10,979				12,421				
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)		11,370					12,864				14,555				
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking															
Total 01000 - Paving		46,278					52,359				59,239				
02000 - Concrete															
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)				5,148					5,824					6,590	
Total 02000 - Concrete				5,148					5,824					6,590	
03000 - Painting: Exterior															
142 - Stucco 14,760 sf Building Exterior	31,723										40,608				
406 - Wrought Iron 614 lf Metal Fencing & Railings				10,760				11,877					13,110		
Total 03000 - Painting: Exterior	31,723			10,760				11,877			40,608		13,110		
03500 - Painting: Interior															
142 - Building 26,200 sf All Interior Spaces						59,160									
Total 03500 - Painting: Interior						59,160									
04000 - Structural Repairs															
606 - Metal Railings 350 lf Parking & Pickleball											20,229				
928 - Doors 40 Exterior & Interior Doors (25%)							31,156								
932 - Doors 3 Pool East Patio Doors											110,836				
Total 04000 - Structural Repairs							31,156				131,065				
05000 - Roofing															
200 - Low Slope: BUR 133 Squares- Building Roof											114,234				
608 - Pitched: Tile 45 Squares- Building Roof	49,050														
958 - Coating 13,300 sf Low Slope Roof Recoating		34,532					39,070				44,204				

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Total 05000 - Roofing	49,050	34,532					39,070				114,234	44,204			
08000 - Rehab															
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower											279,143				
234 - Restrooms Companion Restroom Remodel								31,423							
Total 08000 - Rehab								31,423			279,143				
12000 - Pool															
136 - Resurface 256 lf Pool			77,626												104,399
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019		18,640									23,861				
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021				17,491										22,390	
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	62,904														
754 - Equipment: Replacement Pool & Spa Equipment (50%)				37,605				42,547						48,138	
Total 12000 - Pool	62,904	18,640	77,626	55,096				42,547			23,861			70,528	104,399
13000 - Spa															
134 - Resurface Spa							9,599								11,696
Total 13000 - Spa							9,599								11,696
14000 - Recreation															
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)		37,821		40,729				43,861			47,233			50,865	
350 - Exercise: Strength Equipment 26 Fitness Center Strength Machines, Etc (50%)		82,767							100,844						
Total 14000 - Recreation		120,588		40,729				43,861	100,844	47,233				50,865	
17500 - Basketball / Sport Court															
220 - Seal & Striping 8,650 sf [4] Pickleball Courts			11,161				12,320				13,599				15,011
224 - Seal & Striping 2,690 sf Basketball 1/2 Court		5,841				6,448				7,117				7,856	
Total 17500 - Basketball / Sport Court		5,841	11,161			6,448	12,320			7,117	13,599			7,856	15,011
19000 - Fencing															
100 - Chain Link 788 lf Pickleball & Basketball Courts			44,865												
230 - Wrought Iron: 6' 264 lf Patio Perimeter		17,168													
Total 19000 - Fencing		17,168	44,865												
23000 - Mechanical Equipment															
100 - HVAC 435 lf [5] Pool Area Fabric Ducts							31,892								
236 - HVAC 6 Rooftop HVAC Units- 2008	125,544														

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008				29,180											
636 - Water Heater 2 Shop			19,386												
Total 23000 - Mechanical Equipment	125,544		19,386	29,180			31,892								
24000 - Furnishings															
540 - Miscellaneous Tables & Chairs				15,130										19,368	
Total 24000 - Furnishings				15,130										19,368	
24500 - Audio / Visual															
164 - Projector Amado Room- EIKI							2,432								
Total 24500 - Audio / Visual							2,432								
24600 - Safety / Access															
250 - Fire Control Misc Fire Alarm System											39,616				
Total 24600 - Safety / Access											39,616				
25000 - Flooring															
280 - Carpeting 660 Sq. Yds. All Spaces	31,410										40,208				
470 - Tile 2,231 sf Clubhouse Walls & Floors				108,512											
Total 25000 - Flooring	31,410			108,512							40,208				
26000 - Outdoor Equipment															
462 - Drinking Fountain 3 Drinking Fountains	14,088														
808 - Shade Structure 500 sf [3] Shade Canopies				18,971											
Total 26000 - Outdoor Equipment	14,088			18,971											
27000 - Appliances															
248 - Ice Machine Pickleball Courts				10,693										13,688	
Total 27000 - Appliances				10,693										13,688	
28000 - Water System															
162 - Backflow Valves 8" Backflow							26,141								
Total 28000 - Water System							26,141								
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%	331,888	225,879	153,039	253,490	40,729	91,749	178,828	87,161	48,371	107,961	705,706	140,414		168,895	131,106
00090 - Abrego South (AS)															
01000 - Paving															
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)					12,244					13,853					15,674
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)				9,547					10,802					12,222	
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area							70,169								

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area								57,483							
Total 01000 - Paving				9,547	12,244		70,169	57,483	10,802	13,853				12,222	15,674
02000 - Concrete															
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	10,038		10,547		11,081		11,642		12,231		12,850			13,501	14,184
Total 02000 - Concrete	10,038		10,547		11,081		11,642		12,231		12,850			13,501	14,184
03000 - Painting: Exterior															
200 - Surface Restoration 7,191 sf Exterior Surfaces	15,455										19,784				
Total 03000 - Painting: Exterior	15,455										19,784				
04000 - Structural Repairs															
936 - Doors 16 Exterior & Interior Doors (25%)								12,462							
Total 04000 - Structural Repairs								12,462							
05000 - Roofing															
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs															73,626
962 - Coating 4,900 sf Low Slope Roof Recoating		8,173						9,247				10,462			
Total 05000 - Roofing		8,173						9,247				10,462			73,626
08000 - Rehab															
236 - Locker Rooms 2 Men's & Women's												143,062			
342 - Restrooms 2 Restrooms														62,847	
Total 08000 - Rehab												143,062		62,847	
12000 - Pool															
140 - Resurface 170 lf Pool	41,757														56,159
422 - ADA Chair Lift Pool ADA Lift		6,637													8,496
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating						81,238									103,992
758 - Equipment: Replacement Pool & Spa Equipment (50%)				29,573					33,459						37,856
944 - Furniture: Misc Pool Area Furniture							13,288							15,409	
Total 12000 - Pool	41,757	6,637	29,573	81,238			13,288		33,459					23,906	94,015
13000 - Spa															
138 - Resurface Spa	6,176								7,525						
418 - ADA Chair Lift Spa ADA Lift														9,552	
Total 13000 - Spa	6,176								7,525					9,552	
19000 - Fencing															

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
900 - Miscellaneous															16,058
258 If Pool Perimeter Wall/Fence															
Total 19000 - Fencing															16,058
20000 - Lighting															
240 - Pole Lights									21,129						
8 Shuffleboard Lights															
Total 20000 - Lighting									21,129						
23000 - Mechanical Equipment															
240 - HVAC				37,033											
2 Rooftop Carrier Units- 2011															
Total 23000 - Mechanical Equipment				37,033											
26000 - Outdoor Equipment															
480 - Drinking Fountain									12,263						
2 Drinking Fountain															
812 - Shade Structure										24,816					
564 [3] Volleyball Shade Canopies															
880 - Shade Structure						10,787									
264 sf Pool Shade Canopy															
900 - Shuffleboard Court				27,297								33,258			
3,744 sf [12] Shuffleboard Courts															
910 - Miscellaneous		51,605							61,343						
3,500 sf [2] Volleyball Court Sand															
Total 26000 - Outdoor Equipment		51,605		27,297			10,787		73,606	24,816		33,258			
Total [Abrego South (AS)] Expenditures Inflated @ 2.50%	73,427	66,416	40,119	155,115	23,325	13,288	114,307	90,942	268,355	111,069	32,634	67,627	107,515	205,897	29,858
00100 - Continental Vistas (CV)															
01000 - Paving															
404 - Asphalt: Overlay			22,782												
6,726 sf Parking Lot															
Total 01000 - Paving			22,782												
02000 - Concrete															
448 - Pool Deck		13,000		13,658		14,350		15,076		15,839		16,641		17,484	
4,748 sf Pool/Spa Area Concrete Repair (6%)															
Total 02000 - Concrete		13,000		13,658		14,350		15,076		15,839		16,641		17,484	
03000 - Painting: Exterior															
120 - Surface Restoration										11,734					
3,600 sf Recreation Building & Walls															
Total 03000 - Painting: Exterior										11,734					
05000 - Roofing															
340 - Low Slope: Vinyl				37,826											
20 Squares- Pool Building Roof															
612 - Pitched: Tile														30,813	
13 Squares- Pool Building Roof															
966 - Coating			9,871					11,168				12,636			
2,000 sf Low Slope Roof Recoating															
Total 05000 - Roofing			9,871	37,826				11,168				12,636		30,813	
08000 - Rehab															

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
242 - Locker Rooms 2 Men's & Women's															
246 - Bathrooms Companion Restroom															
Total 08000 - Rehab															
12000 - Pool															
146 - Resurface 180 lf Pool					48,804										
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating														57,978	
762 - Equipment: Replacement Pool & Spa Equipment (50%)		29,990					33,931					38,390			
948 - Furniture: Misc Pool Area Furniture			12,158						14,100						16,351
Total 12000 - Pool		29,990	12,158		48,804		33,931		14,100			38,390		57,978	16,351
13000 - Spa															
142 - Resurface Spa								14,350							
Total 13000 - Spa								14,350							
23000 - Mechanical Equipment															
244 - HVAC Rooftop Rheem Unit #3- 2019													17,057		
248 - HVAC 2 Rooftop Carrier Units- 2013						50,578									
800 - Water Heater Building Water Heater													11,005		
Total 23000 - Mechanical Equipment						50,578							28,062		
25000 - Flooring															
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring										35,944					
Total 25000 - Flooring										35,944					
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%	42,990	44,811	51,484	48,804	64,928	33,931	40,594	14,100	63,517		83,093	12,636	106,274	16,351	
00110 - Madera Vista (MV)															
01000 - Paving															
408 - Asphalt: Major Repairs 9,772 sf Parking Lot															
Total 01000 - Paving															
02000 - Concrete															
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)		11,116		11,679		12,270		12,891		13,544		14,229		14,950	
Total 02000 - Concrete		11,116		11,679		12,270		12,891		13,544		14,229		14,950	
03000 - Painting: Exterior															
206 - Surface Restoration 4,020 sf Exterior Surfaces		11,109									14,220				
Total 03000 - Painting: Exterior		11,109									14,220				
05000 - Roofing															

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
616 - Pitched: Tile														64,268	
39 Squares- Pool Building Roof															
Total 05000 - Roofing														64,268	
08000 - Rehab															
248 - Restrooms		25,790													
2 Men's & Women's															
262 - Kitchen															43,384
Pool Building Kitchen Area															
480 - Shower															19,156
Outdoor Pool Shower															
Total 08000 - Rehab		25,790													62,540
12000 - Pool															
154 - Resurface			40,258												54,143
156 lf Pool															
654 - Deck: Re-Surface															76,769
4,008 sf Pool/Spa Deck Coating															
766 - Equipment: Replacement	25,962					29,374					33,234				
Pool & Spa Equipment (50%)															
952 - Furniture: Misc		12,036						13,958						16,187	
Pool Area Furniture															
Total 12000 - Pool	25,962	12,036	40,258			29,374		13,958			33,234			16,187	130,912
13000 - Spa															
146 - Resurface			7,931								9,663				
Spa															
Total 13000 - Spa			7,931								9,663				
17000 - Tennis Court															
540 - Reseal				8,451				9,329				10,297			
7,200 sf Tennis Court															
560 - Fixtures										10,545					
Tennis Court Bench/Canopy															
Total 17000 - Tennis Court				8,451				9,329		10,545		10,297			
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		17,194													
4 Tennis Court Lights															
Total 20000 - Lighting		17,194													
25000 - Flooring															
434 - Tile			17,524												
Recreation Room & Storage															
Total 25000 - Flooring			17,524												
26000 - Outdoor Equipment															
816 - Shade Structure									11,333						
264 sf Pool Shade Canopy															

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
834 - Shade Structure									14,424						
336 sf Pool Equip Shade Canopy															
Total 26000 - Outdoor Equipment									25,757						
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%	37,071	66,136	65,713	20,130		41,644		36,177	25,757	24,089	57,117	24,526		95,404	193,452
00120 - Casa Paloma I (CPI)															
01000 - Paving															
412 - Asphalt: Major Repairs															90,453
7,128 sf Parking Areas															
Total 01000 - Paving															90,453
02000 - Concrete															
460 - Pool Deck	18,288		19,214		20,186		21,208		22,282		23,410		24,595		25,840
6,128 sf Pool/Spa Area Concrete Repair (8%)															
Total 02000 - Concrete	18,288		19,214		20,186		21,208		22,282		23,410		24,595		25,840
03000 - Painting: Exterior															
212 - Surface Restoration									19,562						
7,470 sf Exterior Surfaces															
Total 03000 - Painting: Exterior									19,562						
05000 - Roofing															
344 - Low Slope: Vinyl							77,107								
61 Squares- Pool Building & Shade Structure Roofs															
970 - Coating		23,997					27,150					30,718			
6,100 sf Low Slope Roof Recoating															
Total 05000 - Roofing		23,997					104,258					30,718			
08000 - Rehab															
254 - Locker Rooms			180,534												
2 Men's, Women's & Outdoor Shower															
256 - Restrooms			8,597												
Unisex Restroom															
418 - Kitchen														16,187	
Clubhouse Kitchen															
Total 08000 - Rehab			189,130											16,187	
12000 - Pool															
160 - Resurface			51,613												69,414
200 lf Pool															
420 - ADA Chair Lift										10,545					
Aqua Creek Pool Chair															
660 - Deck: Re-Surface															120,167
6,128 sf Pool/Spa Deck Coating															
770 - Equipment: Replacement	31,907					36,100					40,844				
Pool & Spa Equipment (50%)															
956 - Furniture: Misc					13,285							15,407			
Pool Area Furniture															
957 - Furniture: Misc															
Pool Area Furniture[nr:1]															
Total 12000 - Pool	31,907		51,613			49,385				10,545	40,844	15,407			189,581
13000 - Spa															

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
150 - Resurface Spa							10,590								12,903
Total 13000 - Spa							10,590								12,903
23000 - Mechanical Equipment															
256 - HVAC 2 Rooftop Carrier Units- 2011				30,348											
Total 23000 - Mechanical Equipment				30,348											
25000 - Flooring															
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage			18,913												
Total 25000 - Flooring			18,913												
26000 - Outdoor Equipment															
310 - Benches 18 Common Area Benches								39,417							
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts					15,958									19,443	
826 - Shade Structure 310 sf Pool Equip Shade Structure								15,455							
Total 26000 - Outdoor Equipment					15,958			54,872						19,443	
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%															
	50,195	23,997	278,870	30,348	20,186	65,343	136,056	54,872	41,843	10,545	64,254	46,125	24,595	35,629	318,777
00130 - Casa Paloma II (CPII)															
02000 - Concrete															
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)		16,068		16,882		17,736		18,634		19,578		20,569		21,610	
Total 02000 - Concrete		16,068		16,882		17,736		18,634		19,578		20,569		21,610	
04000 - Structural Repairs															
952 - Doors 14 Exterior & Interior Doors (25%)							10,905								
Total 04000 - Structural Repairs							10,905								
05000 - Roofing															
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs				57,567											
974 - Coating 5,300 sf Low Slope Roof Recoating		12,760					14,437					16,334			
Total 05000 - Roofing		12,760		57,567			14,437					16,334			
08000 - Rehab															
258 - Restrooms Unisex Restroom			16,129												
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower								139,576							
261 - Locker Rooms Men's & Women's Locker Rooms & Outdoor Shower[nr:1]															
424 - Kitchen Clubhouse Kitchen										14,664					

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Total 08000 - Rehab			16,129					139,576		14,664					
12000 - Pool															
166 - Resurface 180 lf Pool								53,870							
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating															100,642
774 - Equipment: Replacement Pool & Spa Equipment (50%)		32,797					37,107				41,983				
960 - Furniture: Misc Pool Area Furniture					13,285							15,407			
Total 12000 - Pool		32,797			13,285		37,107	53,870			57,389				100,642
13000 - Spa															
154 - Resurface Spa					9,202								11,212		
Total 13000 - Spa					9,202								11,212		
20000 - Lighting															
260 - Pole Lights 8 Shuffleboard Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
272 - HVAC 2 Rooftop Carrier Units- 2011				30,348											
Total 23000 - Mechanical Equipment				30,348											
25000 - Flooring															
200 - Carpeting 1,284 sf Recreation Room			6,213										7,953		
400 - Tile 281 sf Kitchenette & Storage Closet			6,327												
Total 25000 - Flooring			12,540										7,953		
26000 - Outdoor Equipment															
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat				14,207								17,309			
860 - Shade Structure 294 sf Pool Equip Shade Canopy								12,621							
Total 26000 - Outdoor Equipment				14,207				12,621				17,309			
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%		61,625	28,669	119,003	9,202	31,021	62,448	158,210	66,491	34,242		111,602	19,165	21,610	100,642
00140 - Abrego North (AN)															
01000 - Paving															
420 - Asphalt: Major Repairs 14,105 sf Parking Area											162,155				
Total 01000 - Paving											162,155				
02000 - Concrete															
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)		9,468					10,712				12,119				
Total 02000 - Concrete		9,468					10,712				12,119				

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
03000 - Painting: Exterior															
218 - Surface Restoration 5,892 sf Exterior Surfaces									15,429						
Total 03000 - Painting: Exterior									15,429						
04000 - Structural Repairs															
820 - Shed Shed			16,853										21,574		
956 - Doors 10 Exterior & Interior Doors (50%)															18,980
Total 04000 - Structural Repairs			16,853										21,574		18,980
05000 - Roofing															
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof									27,889						
978 - Coating 2,100 sf Low Slope Roof Recoating		3,932				4,449						5,034			
Total 05000 - Roofing		3,932				4,449			27,889			5,034			
08000 - Rehab															
238 - Restrooms Companion Restroom Remodel								31,423							
266 - Locker Rooms 2 Men's & Women's									143,065						
270 - General 795 sf Recreation Room Tile- 2017															
Total 08000 - Rehab								31,423	143,065						
12000 - Pool															
172 - Resurface 230 lf Pool									68,834						
426 - ADA Chair Lift 2 Pool & Spa										25,767					
778 - Equipment: Replacement Pool & Spa Equipment (50%)				34,457					38,985					44,108	
779 - Equipment: Replacement Pool & Spa Equipment- 2023 Only[nr:1]															
964 - Furniture: Misc Pool Area Furniture			12,158						14,100						16,351
965 - Furniture: Misc Pool Area Furniture[nr:1]															
Total 12000 - Pool			12,158	34,457					121,919	25,767				44,108	16,351
13000 - Spa															
158 - Resurface Spa				9,529									11,610		
Total 13000 - Spa				9,529									11,610		
19000 - Fencing															
110 - Wood: Split Rail 152 lf Perimeter Fencing															
Total 19000 - Fencing															
23000 - Mechanical Equipment															
200 - HVAC 3 HVAC														40,261	

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Total 23000 - Mechanical Equipment													40,261		
26000 - Outdoor Equipment															
864 - Shade Structure 367 sf Pool Equip Shade Structure						17,415									
868 - Shade Structure 378 sf [3] Pool Shade Canopies										16,632					
Total 26000 - Outdoor Equipment						17,415				16,632					
Total [Abrego North (AN)] Expenditures Inflated @ 2.50%	9,468	3,932	29,011	43,986		28,127	4,449	31,423	308,302	42,399	174,275	16,644	61,835	44,108	35,332
00200 - Pickleball Center															
01000 - Paving															
170 - Asphalt: Sealing 39,629 sf Parking Lot				16,379					18,531					20,967	
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)				8,828					9,988					11,301	
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot								151,867							
Total 01000 - Paving				25,207				151,867	28,520					32,268	
04000 - Structural Repairs															
892 - Shed Shed													10,323		
912 - Doors 5 Building Doors (50%)				7,057											
Total 04000 - Structural Repairs				7,057									10,323		
05000 - Roofing															
370 - Low Slope: Single-Ply 12 Squares- Center Roof													17,596		
Total 05000 - Roofing													17,596		
08000 - Rehab															
100 - General Office, Storage, Breezeway				8,597									11,005		
226 - Restrooms 2 Restrooms				25,791									33,014		
Total 08000 - Rehab				34,387									44,019		
17500 - Basketball / Sport Court															
200 - Seal & Striping 54,600 sf [24] Pickleball Courts		68,734		72,213		75,869		79,710		83,745		87,985		92,439	
201 - Seal & Striping [24] Pickleball Courts[nr:1]															
Total 17500 - Basketball / Sport Court		68,734		72,213		75,869		79,710		83,745		87,985		92,439	
19000 - Fencing															
174 - Chain Link: 4' 1,414 lf Court Fences									49,517						
178 - Chain Link: 8' 1,871 lf Court Fences									117,487						
780 - Gates 50 Court Gates				24,071											

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Total 19000 - Fencing			24,071				167,004								
23000 - Mechanical Equipment															
470 - HVAC 3 Mini-split Units													18,818		
870 - Septic System Septic System			12,895												
Total 23000 - Mechanical Equipment			12,895										18,818		
24000 - Furnishings															
570 - Miscellaneous Interior/Exterior Furniture			34,387										44,019		
970 - Miscellaneous 900 sf Artificial Turf			13,369										17,114		
974 - Miscellaneous Entrance Gate			8,597					9,727					11,005		
Total 24000 - Furnishings			56,354					9,727					72,137		
26000 - Outdoor Equipment															
440 - Drinking Fountain 2 Drinking Fountains			8,253												
448 - Bleachers: Aluminum 6 Bleachers			29,032												
884 - Shade Structure 4,182 sf [3] Shade Structures				22,816							27,121				
Total 26000 - Outdoor Equipment			37,285	22,816							27,121				
Total [Pickleball Center] Expenditures Inflated @ 2.50%		68,734	172,049	120,236		75,869		408,308	28,520	83,745	27,121	87,985	162,894	124,707	
00700 - Facility Maintenance Shop (FMS)															
01000 - Paving															
136 - Asphalt: Sealing 29,074 sf Parking Area			11,723					13,264					15,007		
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)			6,319					7,149					8,089		
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area							108,700								
Total 01000 - Paving			18,042				108,700	20,413					23,096		
03000 - Painting: Exterior															
128 - Surface Restoration 5,000 sf Building Exterior	10,746										13,756				
412 - Wrought Iron 835 lf Perimeter Fence	12,627				13,937				15,384				16,981		
Total 03000 - Painting: Exterior	23,373				13,937				15,384		13,756		16,981		
03500 - Painting: Interior															
152 - Building 10,000 sf All Interior Spaces	19,958										25,547				
Total 03500 - Painting: Interior	19,958										25,547				
04000 - Structural Repairs															
800 - Shed Shed			9,285										11,885		

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
804 - Shed 3 Pre-Fab Sheds	25,791										33,014				
960 - Doors 2 Shop Rollup Doors											10,219				
964 - Doors 24 Exterior & Interior Doors (25%)	16,120										20,634				
Total 04000 - Structural Repairs	41,910		9,285								63,867		11,885		
05000 - Roofing															
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	15,260														
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof															
860 - Skylights 10 Pitched & Low Slope Roof Skylights	13,419														
982 - Coating 1,400 sf Low Slope Roof Recoating		6,741				7,627						8,629			
Total 05000 - Roofing	28,679	6,741				7,627						8,629			
08000 - Rehab															
108 - General Common Areas	26,435														
278 - Restrooms 2 Restrooms	50,323														
282 - General Break Room	35,226														
Total 08000 - Rehab	111,984														
19000 - Fencing															
224 - Wrought Iron: 5' 835 lf Perimeter Fencing											60,960				
540 - Metal 165 lf Frontage Fencing											11,339				
Total 19000 - Fencing											72,300				
23000 - Mechanical Equipment															
208 - HVAC 4 Rooftop HVAC Units- 2018											47,240				
224 - HVAC 2 Ground Level Bryant Units- 2017										53,001					
Total 23000 - Mechanical Equipment										53,001	47,240				
24000 - Furnishings															
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	82,194														
Total 24000 - Furnishings	82,194														
25000 - Flooring															
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc								12,455							
480 - Tile 664 sf Floor & Wall Tile	26,728														
Total 25000 - Flooring	26,728							12,455							

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
30000 - Miscellaneous															
236 - Maintenance Equipment Genie Scissor Lift			28,842												
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	31,955										40,905				
Total 30000 - Miscellaneous	31,955		28,842								40,905				
Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50%	366,781	6,741	56,169		13,937		116,327	32,868	15,384	53,001	263,615	8,629	51,962		
00800 - General															
22000 - Office Equipment															
100 - Miscellaneous Facility Maintenance Shop Context Scanner					11,665					13,198					14,932
Total 22000 - Office Equipment					11,665					13,198					14,932
30000 - Miscellaneous															
200 - Maintenance Equipment Vermeer Chipper									16,507						
204 - Maintenance Equipment Vermeer Skid Loader & Attachments															124,091
700 - Trailer Load Trail			9,489												
704 - Trailer Top Hat- 2018											13,751				
710 - Trailer Big Tex															53,989
824 - Maintenance Truck 2011 Ford F150 Pickup- #18				58,359											74,705
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23						148,223									
844 - Vehicle 2016 Ford Fiesta- #26									38,516						
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30									128,835						
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33									219,021						
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34										78,605					
866 - Vehicle 2017 Ford Escape- #36	49,096			52,871			56,936			61,314				66,028	
867 - Vehicle 2017 Ford Escape- #36- 2023 Only[nr:1]															
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	58,489										74,871				
872 - Maintenance Truck 2018 Ford F150- #38	62,430										79,916				
874 - Maintenance Truck Ford F250 PU- #39	59,901										76,678				
876 - Vehicle Ford Transit Connect- #40	54,617										69,915				

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
878 - Vehicle 2018 Ford Transit 150 Van- #41		55,984										71,665			
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42		68,775										88,037			
882 - Vehicle 2018 Ford Transit 250 Van- #43		58,459										74,832			
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44		51,179										65,513			
888 - Vehicle 2020 Ford Escape- #45			51,613										66,069		
892 - Maintenance Truck 2021 Ford Ranger XL- #46				63,224										80,933	
896 - Maintenance Truck 2021 Ford F250 Pickup- #47				72,329										92,587	
990 - Miscellaneous Non-Budgeted MRR Cap Project 2023[nr:1]															
994 - Miscellaneous Non-Budgeted MRR Cap Project 2023[nr:1]															
Total 30000 - Miscellaneous	284,533	234,396	61,103	246,783		148,223	56,936		402,880	139,919	301,380	313,798	132,097	248,225	178,080
Total [General] Expenditures Inflated @ 2.50%	284,533	234,396	61,103	246,783	11,665	148,223	56,936		402,880	153,117	301,380	313,798	132,097	248,225	193,012
Total Expenditures Inflated @ 2.50%	2,046,999	2,856,888	1,672,941	2,358,202	1,210,761	2,121,914	2,765,445	2,586,500	3,304,427	3,101,056	2,931,011	3,389,086	2,244,264	2,493,605	3,310,360

30 Year Reserve Funding Plan Cash Flow Method

2023 Update- 2

Prepared for the 2024 Fiscal Year

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning Balance	7,043,208	6,555,392	6,192,659	6,091,219	5,626,588	5,615,427	5,772,743	5,658,732	6,448,216	6,686,513
Inflated Expenditures @ 2.5%	1,835,641	1,740,411	1,553,195	1,994,424	1,625,667	1,555,507	1,930,193	1,144,584	1,825,173	1,492,592
Reserve Contribution ¹	1,179,941	1,220,295	1,300,102	1,385,129	1,475,716	1,572,228	1,675,052	1,784,600	1,901,313	2,025,659
<i>Household/yr @ 13,610</i>	86.70	89.66	95.53	101.77	108.43	115.52	123.08	131.12	139.70	148.84
<i>Percentage Increase</i>		3.4%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	167,884	157,383	151,653	144,664	138,790	140,595	141,129	149,468	162,157	173,826
Ending Balance	6,555,392	6,192,659	6,091,219	5,626,588	5,615,427	5,772,743	5,658,732	6,448,216	6,686,513	7,393,406

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 2036. The initial increase rate, after 2024 is 6.54% until 2036. Later increases, long term are at 0.0% per year.

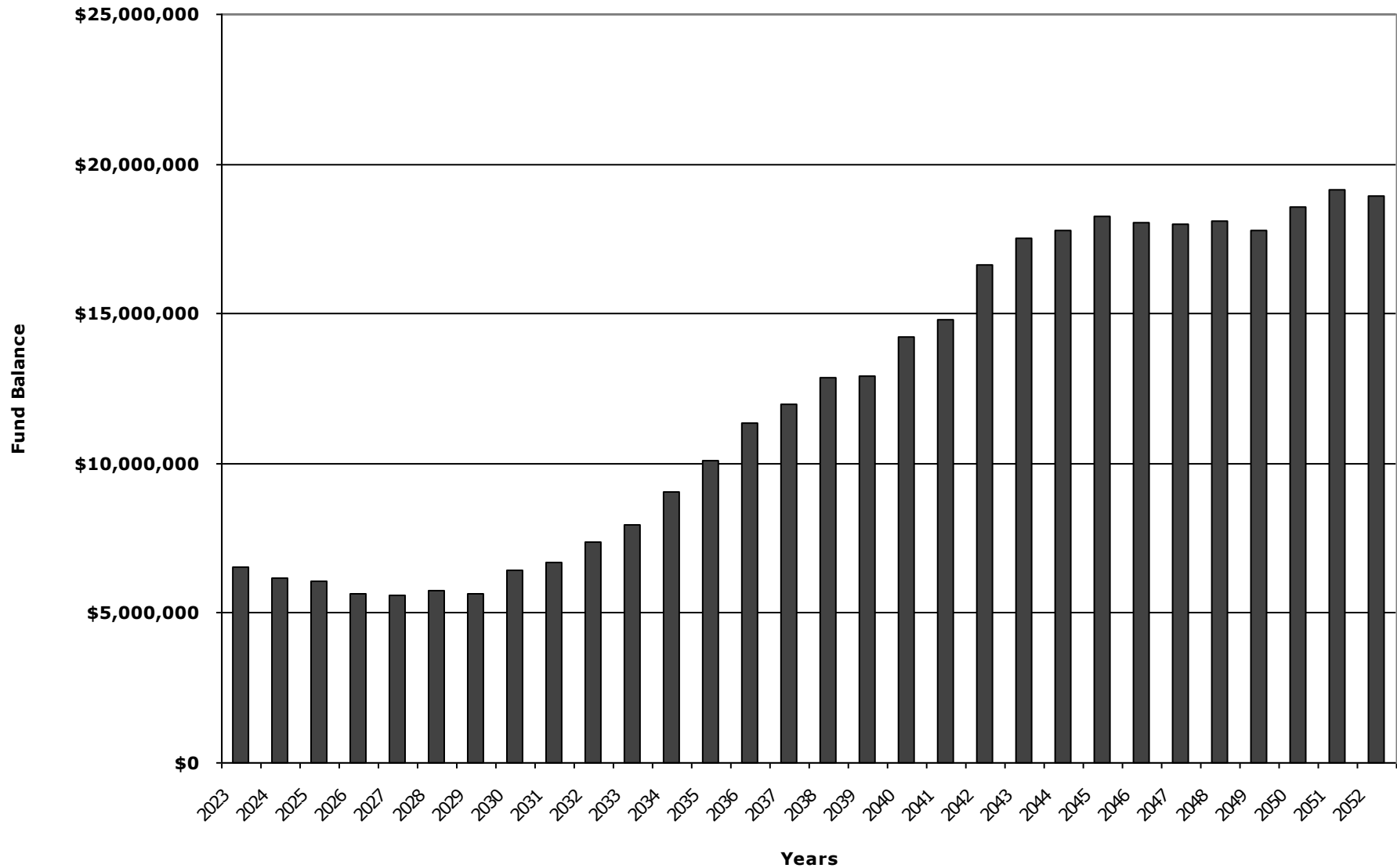
	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Beginning Balance	7,393,406	7,959,553	9,022,282	10,098,307	11,341,445	12,002,285	12,872,239	12,943,928	14,216,156	14,826,363
Inflated Expenditures @ 2.5%	1,781,533	1,446,203	1,609,683	1,631,409	2,237,213	2,046,999	2,856,888	1,672,941	2,358,202	1,210,761
Reserve Contribution	2,158,137	2,299,279	2,449,652	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859
<i>Household/yr @ 13,610</i>	158.57	168.94	179.99	191.76	191.76	191.76	191.76	191.76	191.76	191.76
<i>Percentage Increase</i>	6.5%	6.5%	6.5%	6.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	189,543	209,652	236,057	264,688	288,194	307,093	318,718	335,310	358,550	388,148
Ending Balance	7,959,553	9,022,282	10,098,307	11,341,445	12,002,285	12,872,239	12,943,928	14,216,156	14,826,363	16,613,609

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Beginning Balance	16,613,609	17,522,994	17,803,538	18,272,278	18,025,834	17,979,143	18,103,455	17,767,074	18,581,415	19,163,657
Inflated Expenditures @ 2.5%	2,121,914	2,765,445	2,586,500	3,304,427	3,101,056	2,931,011	3,389,086	2,244,264	2,493,605	3,310,360
Reserve Contribution	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859
<i>Household/yr @ 13,610</i>	191.76	191.76	191.76	191.76	191.76	191.76	191.76	191.76	191.76	191.76
<i>Percentage Increase</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	421,440	436,130	445,380	448,125	444,506	445,464	442,846	448,747	465,989	470,335
Ending Balance	17,522,994	17,803,538	18,272,278	18,025,834	17,979,143	18,103,455	17,767,074	18,581,415	19,163,657	18,933,491

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2023 Update- 2

Prepared for the 2024 Fiscal Year

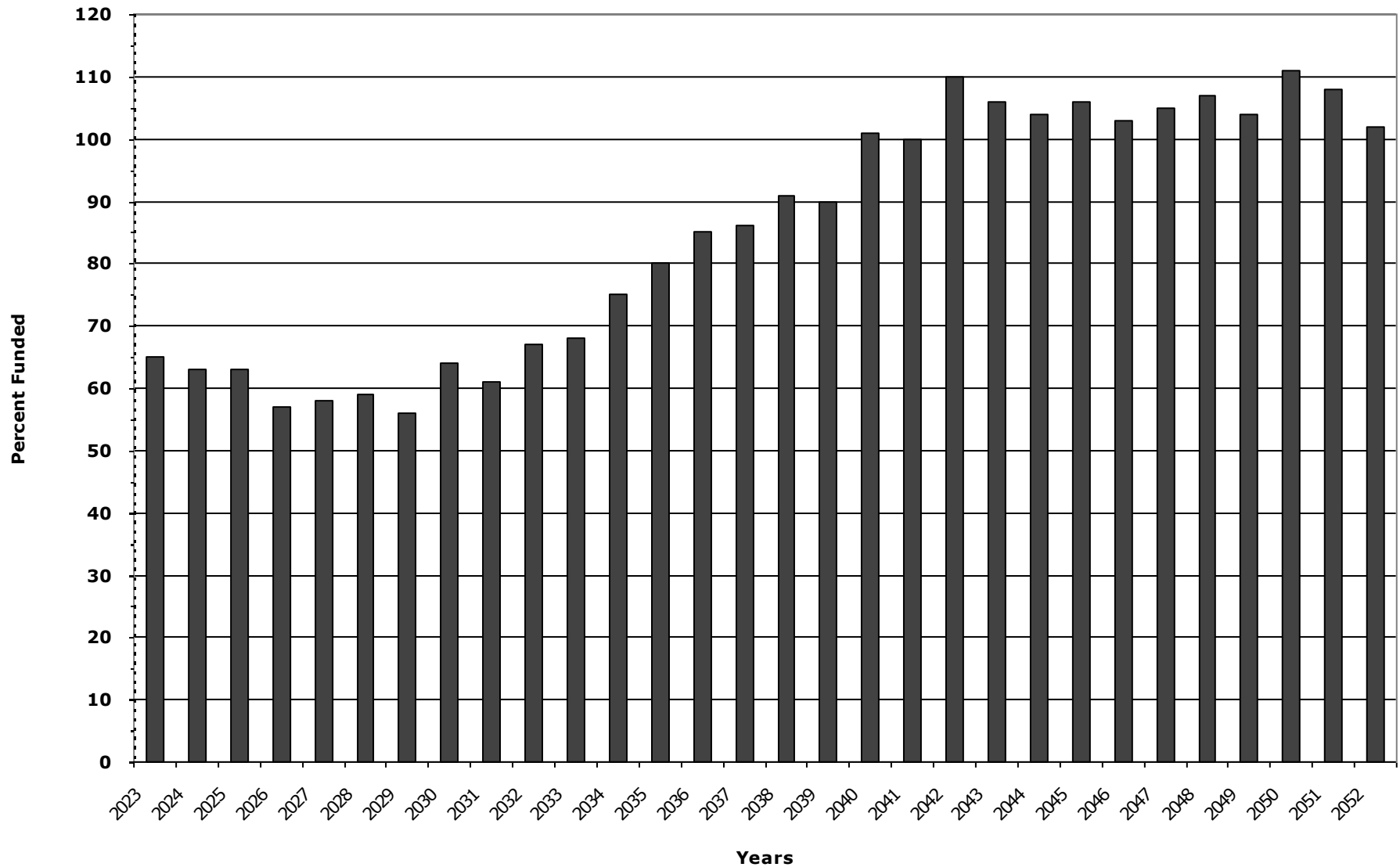


30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

2023 Update- 2

Prepared for the 2024 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2023	7,043,208	10,099,978	64.9%	1,835,641	1,179,941	0	167,884	6,555,392
2024	6,555,392	9,830,329	63.0%	1,740,411	1,220,295	0	157,383	6,192,659
2025	6,192,659	9,742,668	62.5%	1,553,195	1,300,102	0	151,653	6,091,219
2026	6,091,219	9,911,034	56.8%	1,994,424	1,385,129	0	144,664	5,626,588
2027	5,626,588	9,674,186	58.0%	1,625,667	1,475,716	0	138,790	5,615,427
2028	5,615,427	9,852,895	58.6%	1,555,507	1,572,228	0	140,595	5,772,743
2029	5,772,743	10,148,064	55.8%	1,930,193	1,675,052	0	141,129	5,658,732
2030	5,658,732	10,107,640	63.8%	1,144,584	1,784,600	0	149,468	6,448,216
2031	6,448,216	10,913,563	61.3%	1,825,173	1,901,313	0	162,157	6,686,513
2032	6,686,513	11,085,191	66.7%	1,492,592	2,025,659	0	173,826	7,393,406
2033	7,393,406	11,646,244	68.3%	1,781,533	2,158,137	0	189,543	7,959,553
2034	7,959,553	11,970,506	75.4%	1,446,203	2,299,279	0	209,652	9,022,282
2035	9,022,282	12,693,068	79.6%	1,609,683	2,449,652	0	236,057	10,098,307
2036	10,098,307	13,313,766	85.2%	1,631,409	2,609,859	0	264,688	11,341,445
2037	11,341,445	13,976,546	85.9%	2,237,213	2,609,859	0	288,194	12,002,285
2038	12,002,285	14,085,000	91.4%	2,046,999	2,609,859	0	307,093	12,872,239
2039	12,872,239	14,442,440	89.6%	2,856,888	2,609,859	0	318,718	12,943,928
2040	12,943,928	14,031,266	101.3%	1,672,941	2,609,859	0	335,310	14,216,156
2041	14,216,156	14,877,260	99.7%	2,358,202	2,609,859	0	358,550	14,826,363
2042	14,826,363	15,097,261	110.0%	1,210,761	2,609,859	0	388,148	16,613,609
2043	16,613,609	16,555,520	105.8%	2,121,914	2,609,859	0	421,440	17,522,994
2044	17,522,994	17,174,350	103.7%	2,765,445	2,609,859	0	436,130	17,803,538
2045	17,803,538	17,208,529	106.2%	2,586,500	2,609,859	0	445,380	18,272,278
2046	18,272,278	17,487,966	103.1%	3,304,427	2,609,859	0	448,125	18,025,834
2047	18,025,834	17,101,023	105.1%	3,101,056	2,609,859	0	444,506	17,979,143
2048	17,979,143	16,976,934	106.6%	2,931,011	2,609,859	0	445,464	18,103,455
2049	18,103,455	17,089,713	104.0%	3,389,086	2,609,859	0	442,846	17,767,074
2050	17,767,074	16,803,101	110.6%	2,244,264	2,609,859	0	448,747	18,581,415
2051	18,581,415	17,751,765	108.0%	2,493,605	2,609,859	0	465,989	19,163,657
2052	19,163,657	18,539,295	102.1%	3,310,360	2,609,859	0	470,335	18,933,491



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices									
01000 - Paving									
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	7,357	5	3	7,923	1,585	2,943	4,525	0.10%	1,217
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	6,345	5	3	6,832	1,366	2,538	3,902	0.09%	1,050
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	33,312	25	22	57,349	2,294	3,997	5,463	0.14%	1,762
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	14,243	25	22	24,520	981	1,709	2,336	0.06%	753
Sub-total [01000 - Paving]	61,257			96,625	6,226	11,187	16,225	0.39%	4,782
03000 - Painting: Exterior									
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	13,482	10	5	15,254	1,525	6,741	8,292	0.10%	1,172
03500 - Painting: Interior									
100 - Building 16,167 sf All Interior Spaces	22,278	10	3	23,991	2,399	15,595	18,268	0.15%	1,843
04000 - Structural Repairs									
900 - Doors 41 Exterior & Interior Doors (25%)	19,014	10	11	24,948	2,079	1,584	1,772	0.13%	1,597
05000 - Roofing									
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	80,804	20	0	80,804	4,040	80,804	4,141	0.25%	3,103
930 - Coating 7,900 sf Low Slope Roof Recoating	8,039	5	3	8,657	1,731	3,216	4,944	0.11%	1,330
Sub-total [05000 - Roofing]	88,843			89,461	5,772	84,020	9,085	0.36%	4,433
08000 - Rehab									
300 - Restrooms 3 Men's, Women's, Unisex Restrooms	52,152	20	18	81,339	4,067	5,215	8,018	0.26%	3,124
400 - Kitchen Kitchen	7,950	20	4	8,775	439	6,360	6,926	0.03%	337
Sub-total [08000 - Rehab]	60,102			90,115	4,506	11,575	14,945	0.28%	3,461

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices									
22000 - Office Equipment									
200 - Computers, Misc. 5 IT Servers (20%)	13,633	1	0	13,633	13,633	13,633	13,974	0.86%	10,471
240 - Computers, Misc. Office Computer Work Stations	20,246	1	1	20,752	10,376	10,123	20,752	0.65%	7,969
270 - Network Equipment Routers & Switches	6,560	1	0	6,560	6,560	6,560	6,724	0.41%	5,038
Sub-total [22000 - Office Equipment]	40,439			40,945	30,569	30,316	41,450	1.92%	23,479
23000 - Mechanical Equipment									
200 - HVAC 3 Rooftop Carrier Units- 2010	46,428	15	2	48,778	3,252	40,238	44,416	0.20%	2,498
280 - HVAC Rooftop Rheem Unit #5- 2017	11,872	15	9	14,827	988	4,749	5,679	0.06%	759
314 - HVAC Rooftop Carrier Unit #6- 2005	10,282	15	10	13,162	877	3,427	4,216	0.06%	674
348 - HVAC 3 IT Room Trane & Gree Units- 2013	8,586	15	5	9,714	648	5,724	6,454	0.04%	497
376 - HVAC Marvair Unit- 2018	7,420	15	10	9,498	633	2,473	3,042	0.04%	486
Sub-total [23000 - Mechanical Equipment]	84,588			95,979	6,399	56,611	63,807	0.40%	4,915
25000 - Flooring									
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	16,250	10	3	17,499	1,750	11,375	13,325	0.11%	1,344
400 - Tile 430 sf Floors	9,116	20	2	9,577	479	8,204	8,877	0.03%	368
Sub-total [25000 - Flooring]	25,366			27,077	2,229	19,579	22,202	0.14%	1,712
28000 - Water System									
134 - Backflow Valves 4" Backflow	6,000	12	10	7,680	640	1,000	1,537	0.04%	492
Sub-total Administrative Offices	421,368			512,074	62,343	238,209	197,582	3.92%	47,883

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 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	11,539	5	2	12,123	2,425	6,923	9,462	0.15%	1,862
108 - Asphalt: Sealing 75,321 sf West Parking Lot	19,960	5	2	20,971	4,194	11,976	16,367	0.26%	3,221
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	7,685	5	2	8,074	1,615	4,611	6,301	0.10%	1,240
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	96,927	25	4	106,989	4,280	81,418	87,428	0.27%	3,287
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	167,665	25	9	209,390	8,376	107,305	116,862	0.53%	6,433
Sub-total [01000 - Paving]	303,775			357,546	20,889	212,234	236,421	1.31%	16,044
02000 - Concrete									
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	7,941	5	4	8,765	1,753	1,588	3,256	0.11%	1,346
03000 - Painting: Exterior									
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	78,741	10	7	93,598	9,360	23,622	32,284	0.59%	7,189
03500 - Painting: Interior									
106 - Building 24,000 sf All Interior Spaces	33,072	10	2	34,746	3,475	26,458	30,509	0.22%	2,669
04000 - Structural Repairs									
904 - Doors 72 Exterior & Interior Doors (25%)	33,390	10	11	43,811	3,651	2,783	3,111	0.23%	2,804
05000 - Roofing									
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	8,586	30	24	15,530	518	1,717	2,053	0.03%	398
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	255,131	20	6	295,874	14,794	178,592	196,132	0.93%	11,363
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	18,062	30	23	31,873	1,062	4,215	4,937	0.07%	816
934 - Coating 33,900 sf Low Slope Roof Recoating	41,019	5	1	42,044	8,409	32,815	42,044	0.53%	6,459
Sub-total [05000 - Roofing]	322,799			385,321	24,783	217,339	245,167	1.56%	19,035

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
08000 - Rehab									
100 - General Tennis Ramada	6,890	20	3	7,420	371	5,857	6,356	0.02%	285
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	104,304	20	3	112,324	5,616	88,658	96,220	0.35%	4,314
306 - Restrooms 4 Shops & Auditorium Restrooms	76,108	20	4	84,009	4,200	60,886	66,309	0.26%	3,226
460 - Cabinets 2 Woodshop & Lapidary	10,600	20	3	11,415	571	9,010	9,779	0.04%	438
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	20,250	25	23	35,734	1,429	1,620	2,491	0.09%	1,098
Sub-total [08000 - Rehab]	218,152			250,902	12,188	166,031	181,155	0.77%	9,361
12000 - Pool									
100 - Resurface 250 lf Pool	49,820	12	2	52,342	4,362	41,517	46,810	0.27%	3,350
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	49,560	15	3	53,370	3,558	39,648	44,026	0.22%	2,733
728 - Equipment: Replacement Pool Digital Clocks	3,498	10	6	4,057	406	1,399	1,793	0.03%	312
730 - Equipment: Replacement Pool & Spa Equipment (50%)	29,574	5	2	31,071	6,214	17,744	24,251	0.39%	4,773
Sub-total [12000 - Pool]	132,452			140,840	14,540	100,308	116,879	0.92%	11,167
14000 - Recreation									
700 - Billiard Table 4 Billiards Room Tables	32,436	25	20	53,150	2,126	6,487	7,979	0.13%	1,633
17000 - Tennis Court									
100 - Reseal 43,200 sf [6] Tennis Courts	32,512	4	2	34,158	8,540	16,256	24,994	0.54%	6,559
500 - Resurface 43,200 sf [6] Tennis Courts	146,534	21	11	192,266	9,156	69,778	78,675	0.58%	7,032
600 - Lighting 20 Court Lights	91,160	30	29	186,550	6,218	3,039	6,229	0.39%	4,776
724 - Screen 8,685 sf Tennis Court Fence Screens	5,247	5	4	5,792	1,158	1,050	2,151	0.07%	890
Sub-total [17000 - Tennis Court]	275,454			418,767	25,072	90,123	112,050	1.58%	19,257
17500 - Basketball / Sport Court									
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	19,446	8	4	21,465	2,683	9,723	12,458	0.17%	2,061

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
19000 - Fencing									
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	76,129	30	9	95,075	3,169	53,290	57,224	0.20%	2,434
20000 - Lighting									
200 - Pole Lights 15 Walkway Lights	31,323	30	13	43,179	1,439	17,750	19,264	0.09%	1,105
500 - Parking Lot 25 Parking Lot Lights	78,175	60	26	148,555	2,476	44,299	46,742	0.16%	1,902
Sub-total [20000 - Lighting]	109,498			191,734	3,915	62,049	66,006	0.25%	3,007
23000 - Mechanical Equipment									
204 - HVAC 2 Rooftop Carrier Units- 2006	74,200	15	1	76,055	5,070	69,253	76,055	0.32%	3,894
284 - HVAC 2 Rooftop Carrier Units- 2013	31,164	15	5	35,259	2,351	20,776	23,425	0.15%	1,805
320 - HVAC Rooftop Carrier Unit #4- 2018	24,910	15	10	31,887	2,126	8,303	10,213	0.13%	1,633
324 - HVAC Rooftop Carrier Unit #10- 2019	15,434	15	11	20,250	1,350	4,116	5,273	0.08%	1,037
352 - HVAC 3 Rooftop Carrier/American Units- 2009	42,930	15	1	44,003	2,934	40,068	44,003	0.18%	2,253
380 - HVAC Rooftop Carrier Unit #7- 2010	21,412	15	2	22,496	1,500	18,557	20,484	0.09%	1,152
404 - HVAC 4 Rooftop Carrier/American Units- 2008	61,500	15	0	61,500	4,100	61,500	4,203	0.26%	3,149
420 - HVAC Tennis Ramada Rheem Unit #15- 2022	6,164	15	14	8,709	581	411	842	0.04%	446
440 - HVAC 5 Gree HVAC Units- 2012	15,900	15	4	17,551	1,170	11,660	13,038	0.07%	899
900 - Miscellaneous Woodshop Dust Collector	21,412	15	3	23,058	1,537	17,130	19,021	0.10%	1,181
Sub-total [23000 - Mechanical Equipment]	315,025			340,769	22,718	251,774	216,557	1.43%	17,449
24000 - Furnishings									
500 - Miscellaneous 550 Auditorium Padded Chairs	90,365	10	6	104,796	10,480	36,146	46,312	0.66%	8,049
504 - Miscellaneous 500 Auditorium Unpadded Chairs	34,450	10	2	36,194	3,619	27,560	31,780	0.23%	2,780
508 - Tables 175 Auditorium Tables	61,215	10	2	64,314	6,431	48,972	56,471	0.40%	4,940
Sub-total [24000 - Furnishings]	186,030			205,304	20,530	112,678	134,563	1.29%	15,769

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
24500 - Audio / Visual									
100 - Speakers Auditorium	28,938	15	10	37,043	2,470	9,646	11,865	0.16%	1,897
108 - Lighting Console Auditorium Control Room	4,028	10	5	4,557	456	2,014	2,477	0.03%	350
116 - Miscellaneous Auditorium Total Induction Loop	18,550	30	16	27,538	918	8,657	9,507	0.06%	705
220 - PA System Auditorium Bldg	62,328	10	3	67,120	6,712	43,630	51,109	0.42%	5,155
224 - Projector 3 Auditorium Projectors (33%)	12,296	10	5	13,912	1,391	6,148	7,562	0.09%	1,069
400 - Stage Lights Stage Lighting	11,063	20	19	17,686	884	553	1,134	0.06%	679
600 - Stage Curtains Stage Curtains	10,600	15	3	11,415	761	8,480	9,416	0.05%	584
740 - Piano Auditorium Petrof Grand	47,700	30	10	61,060	2,035	31,800	34,225	0.13%	1,563
764 - Piano Auditorium Yamaha Upright	10,600	30	10	13,569	452	7,067	7,606	0.03%	347
800 - Stage Risers Auditorium Stage	20,882	30	24	37,770	1,259	4,176	4,994	0.08%	967
Sub-total [24500 - Audio / Visual]	226,985			291,670	17,338	122,171	139,895	1.09%	13,317
24600 - Safety / Access									
200 - Fire Control Misc Fire Alarm System	47,488	20	2	49,892	2,495	42,739	46,241	0.16%	1,916
25000 - Flooring									
210 - Carpeting 448 Sq. Yds. West Center Carpet	19,945	10	8	24,301	2,430	3,989	6,133	0.15%	1,866
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,713	10	5	5,332	533	2,356	2,898	0.03%	410
410 - Tile 1,618 sf Clubhouse Walls & Floors	25,726	20	4	28,397	1,420	20,581	22,414	0.09%	1,091
414 - Tile 682 sf Green Room Dressing & Restrooms	10,844	20	14	15,322	766	3,253	3,890	0.05%	588
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	89,039	15	14	125,810	8,387	5,936	12,169	0.53%	6,442
Sub-total [25000 - Flooring]	150,267			199,162	13,537	36,115	47,504	0.85%	10,397

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
26000 - Outdoor Equipment									
400 - Bleachers 6 Courtyard & Tennis	13,992	25	20	22,928	917	2,798	3,442	0.06%	704
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	12,141	15	10	15,542	1,036	4,047	4,978	0.07%	796
840 - Shade Structure 680 sf Pool Deck Shade Canopy	16,578	15	10	21,222	1,415	5,526	6,797	0.09%	1,087
844 - Shade Structure 1,955 sf [3] Tennis Court Shade Canopies	47,663	15	9	59,524	3,968	19,065	22,799	0.25%	3,048
846 - Shade Structure 4 Tennis Court Bench Shades (25%)	2,120	15	9	2,648	177	848	1,014	0.01%	136
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018	6,611	30	25	12,257	409	1,102	1,355	0.03%	314
Sub-total [26000 - Outdoor Equipment]	99,106			134,120	7,921	33,387	40,385	0.50%	6,084
27000 - Appliances									
324 - Dishwasher, Commercial Commercial Dishwasher- 2022	10,600	12	11	13,908	1,159	883	1,811	0.07%	890
700 - Miscellaneous 30 Kitchen Appliances (33%)	37,100	5	4	40,951	8,190	7,420	15,211	0.52%	6,291
702 - Stove 2 Vulcan 10-Burner & 6-Burner	7,632	20	15	11,053	553	1,908	2,347	0.03%	424
Sub-total [27000 - Appliances]	55,332			65,913	9,902	10,211	19,369	0.62%	7,605
28000 - Water System									
158 - Backflow Valves 4" Backflow	6,201	12	10	7,938	661	1,034	1,589	0.04%	508
30000 - Miscellaneous									
240 - Maintenance Equipment 2 Portable Lifts	25,016	20	3	26,939	1,347	21,264	23,077	0.08%	1,035
Sub-total West Social Center (WC)	2,754,735			3,417,428	224,052	1,603,407	1,773,679	14.10%	172,086

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)									
01000 - Paving									
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	23,230	5	0	23,230	4,646	23,230	4,762	0.29%	3,568
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	7,155	5	1	7,334	1,467	5,724	7,334	0.09%	1,127
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	62,105	25	8	75,669	3,027	42,232	45,834	0.19%	2,325
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	126,352	25	16	187,571	7,503	45,487	51,804	0.47%	5,763
Sub-total [01000 - Paving]	218,843			293,804	16,642	116,673	109,734	1.05%	12,782
02000 - Concrete									
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,732	2	4	6,328	1,266	1,147	1,469	0.08%	972
03000 - Painting: Exterior									
112 - Stucco 13,905 sf Building Exterior	20,635	10	5	23,347	2,335	10,318	12,691	0.15%	1,793
03500 - Painting: Interior									
112 - Building 17,350 sf All Interior Spaces	23,908	10	8	29,130	2,913	4,782	7,352	0.18%	2,237
04000 - Structural Repairs									
896 - Shed Pool Equipment Area Shed	5,300	20	14	7,489	374	1,590	1,901	0.02%	288
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	26,897	10	11	35,292	2,941	2,241	2,506	0.19%	2,259
Sub-total [04000 - Structural Repairs]	32,197			42,781	3,315	3,831	4,408	0.21%	2,546
05000 - Roofing									
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	77,894	20	2	81,837	4,092	70,105	75,849	0.26%	3,143
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	77,894	20	6	90,333	4,517	54,526	59,881	0.28%	3,469
938 - Coating 20,700 sf Low Slope Roof Recoating	12,946	5	2	13,601	2,720	7,767	10,616	0.17%	2,089
Sub-total [05000 - Roofing]	168,734			185,772	11,329	132,398	146,346	0.71%	8,701

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)									
08000 - Rehab									
204 - Unit Rehab Fine Arts	15,900	20	9	19,857	993	8,745	9,779	0.06%	763
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	127,412	20	9	159,120	7,956	70,077	78,358	0.50%	6,111
214 - Restrooms Pool Patio Companion Restroom	9,540	20	3	10,274	514	8,109	8,801	0.03%	395
250 - Kitchen Kitchen	26,500	20	9	33,095	1,655	14,575	16,298	0.10%	1,271
312 - Restrooms 2 Lobby Hallway Restrooms	34,768	20	3	37,441	1,872	29,553	32,073	0.12%	1,438
Sub-total [08000 - Rehab]	214,120			259,787	12,989	131,058	145,309	0.82%	9,977
12000 - Pool									
106 - Resurface 165 lf Pool	23,582	12	11	30,941	2,578	1,965	4,029	0.16%	1,980
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,328	10	7	11,088	1,109	2,798	3,824	0.07%	852
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	47,585	15	14	67,237	4,482	3,172	6,503	0.28%	3,443
734 - Equipment: Replacement Pool & Spa Equipment (50%)	22,015	5	4	24,301	4,860	4,403	9,026	0.31%	3,733
924 - Furniture: Misc Pool Area Furniture	8,745	6	5	9,894	1,649	1,458	2,988	0.10%	1,267
Sub-total [12000 - Pool]	111,255			143,461	14,679	13,796	26,370	0.92%	11,274
13000 - Spa									
114 - Resurface Spa	5,875	8	7	6,983	873	734	1,505	0.05%	670
14000 - Recreation									
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	28,969	3	0	28,969	9,656	28,969	9,898	0.61%	7,417
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	40,898	8	0	40,898	5,112	40,898	5,240	0.32%	3,927
720 - Billiard Table 2 Billiards Room	20,034	25	23	35,352	1,414	1,603	2,464	0.09%	1,086
Sub-total [14000 - Recreation]	89,901			105,219	16,183	71,470	17,602	1.02%	12,429

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00030 - East Social Center (EC)									
17000 - Tennis Court									
110 - Reseal 14,400 sf [2] Tennis Courts	5,850	4	0	5,850	1,463	5,850	1,499	0.09%	1,123
510 - Resurface 14,400 sf [2] Tennis Courts	48,845	20	8	59,513	2,976	29,307	32,543	0.19%	2,285
Sub-total [17000 - Tennis Court]	54,695			65,363	4,438	35,157	34,042	0.28%	3,409
17500 - Basketball / Sport Court									
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	20,202	2	2	21,225	7,075	6,734	10,354	0.45%	5,434
211 - Seal & Striping [8] Pickleball Courts- 2023 Only[nr:1]	12,960	1	0	0	0	12,960	0	0.00%	0
Sub-total [17500 - Basketball / Sport Court]	33,162			21,225	7,075	19,694	10,354	0.45%	5,434
19000 - Fencing									
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences	6,296	25	21	10,575	423	1,007	1,291	0.03%	325
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	14,946	30	22	25,731	858	3,986	4,596	0.05%	659
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	14,946	30	25	27,709	924	2,491	3,064	0.06%	709
130 - Chain Link: 10' 540 lf Tennis Court Fence	24,041	30	8	29,291	976	17,630	18,892	0.06%	750
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	17,596	30	3	18,949	632	15,836	16,834	0.04%	485
Sub-total [19000 - Fencing]	77,825			112,255	3,812	40,950	44,676	0.24%	2,928
20000 - Lighting									
510 - Parking Lot 7 Parking Lot Lights	21,166	30	0	21,166	706	21,166	723	0.04%	542
604 - Sports Field / Court 8 Pickleball Court Lights	28,832	10	6	33,436	3,344	11,533	14,776	0.21%	2,568
Sub-total [20000 - Lighting]	49,998			54,602	4,049	32,699	15,500	0.25%	3,110

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)									
23000 - Mechanical Equipment									
288 - HVAC 4 Rooftop Units- 2018	45,368	15	10	58,075	3,872	15,123	18,601	0.24%	2,974
326 - HVAC Rooftop Carrier Unit #3- 2009	21,412	15	1	21,947	1,463	19,985	21,947	0.09%	1,124
356 - HVAC Rooftop Carrier Unit #4	9,328	15	12	12,545	836	1,866	2,550	0.05%	642
384 - HVAC Rooftop Carrier Unit #8- 2008	18,350	15	0	18,350	1,223	18,350	1,254	0.08%	940
408 - HVAC 5 Rooftop Carrier Units- 2011	60,685	15	3	65,351	4,357	48,548	53,909	0.27%	3,346
424 - HVAC 2 Rooftop Rheem Units- 2018	19,504	15	10	24,967	1,664	6,501	7,997	0.10%	1,278
Sub-total [23000 - Mechanical Equipment]	174,647			201,235	13,416	110,372	106,257	0.84%	10,304
24000 - Furnishings									
520 - Miscellaneous Tables & Chairs	33,051	10	2	34,724	3,472	26,441	30,489	0.22%	2,667
24500 - Audio / Visual									
300 - PA System Sound Rack- Sound System	11,024	10	8	13,432	1,343	2,205	3,390	0.08%	1,032
744 - Piano East Auditorium Yamaha Upright	10,600	25	7	12,600	504	7,632	8,257	0.03%	387
Sub-total [24500 - Audio / Visual]	21,624			26,032	1,847	9,837	11,647	0.12%	1,419
24600 - Safety / Access									
100 - Fire Equipment Alarm & Sprinkler System	21,412	20	2	22,496	1,125	19,271	20,850	0.07%	864
25000 - Flooring									
220 - Carpeting 850 Sq. Yds. East Center Carpet	26,435	10	8	32,209	3,221	5,287	8,129	0.20%	2,474
420 - Tile 4,200 sf Clubhouse Walls & Floors	53,424	20	3	57,532	2,877	45,410	49,284	0.18%	2,209
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	10,854	15	13	14,963	998	1,447	2,225	0.06%	766
Sub-total [25000 - Flooring]	90,714			104,704	7,095	52,145	59,638	0.45%	5,449
26000 - Outdoor Equipment									
444 - Bleachers: Aluminum 4 Pickleball Bleachers	12,720	20	14	17,973	899	3,816	4,563	0.06%	690

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00030 - East Social Center (EC)									
27000 - Appliances									
448 - Washer & Dryer Washer/Dryer	5,300	10	4	5,850	585	3,180	3,803	0.04%	449
720 - Miscellaneous 12 Kitchen Appliances (33%)	10,176	5	2	10,691	2,138	6,106	8,344	0.13%	1,642
Sub-total [27000 - Appliances]	15,476			16,541	2,723	9,286	12,147	0.17%	2,092
28000 - Water System									
138 - Backflow Valves 4" Backflow	9,180	12	4	10,133	844	6,120	7,057	0.05%	649
Sub-total East Social Center (EC)	1,485,704			1,783,893	133,319	851,993	830,005	8.39%	102,398
00040 - Las Campanas (LC)									
01000 - Paving									
116 - Asphalt: Sealing 70,468 sf Parking Lot	18,674	5	3	20,110	4,022	7,470	11,485	0.25%	3,089
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	7,189	5	3	7,742	1,548	2,876	4,422	0.10%	1,189
320 - Asphalt: Overlay 27,246 sf North Parking Lot	60,650	25	23	107,023	4,281	4,852	7,460	0.27%	3,288
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	98,986	25	12	133,125	5,325	51,473	56,818	0.34%	4,090
Sub-total [01000 - Paving]	185,499			268,000	15,176	66,670	80,184	0.96%	11,656
02000 - Concrete									
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	8,547	2	0	8,547	4,274	8,547	4,380	0.27%	3,282
03000 - Painting: Exterior									
118 - Stucco 18,180 sf Building Exterior	26,979	10	2	28,345	2,834	21,583	24,888	0.18%	2,177
03500 - Painting: Interior									
118 - Building 21,900 sf All Interior Spaces	30,178	10	2	31,706	3,171	24,143	27,839	0.20%	2,435
04000 - Structural Repairs									
912 - Doors 76 Exterior & Interior Doors (25%)	35,245	10	11	46,244	3,854	2,937	3,284	0.24%	2,960

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
05000 - Roofing									
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	149,015	20	1	152,740	7,637	141,564	152,740	0.48%	5,866
942 - Coating 19,800 sf Low Slope Roof Recoating	22,667	5	1	23,234	4,647	18,134	23,234	0.29%	3,569
Sub-total [05000 - Roofing]	171,682			175,974	12,284	159,698	175,974	0.77%	9,435
08000 - Rehab									
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	138,966	20	4	153,392	7,670	111,173	121,074	0.48%	5,891
216 - Restrooms 2 Hallway Restrooms	36,464	20	4	40,249	2,012	29,171	31,769	0.13%	1,546
220 - Restrooms Companion Restroom	18,232	20	4	20,125	1,006	14,586	15,885	0.06%	773
318 - Restrooms 2 Racquetball Court Restrooms	15,264	20	16	22,659	1,133	3,053	3,911	0.07%	870
406 - Kitchen Clubhouse Kitchen	8,904	10	3	9,588	959	6,233	7,301	0.06%	736
560 - Operable Wall/Partition 1,296 sf [2]- Ocotillo/Agave & Agave/Juniper	56,571	25	10	72,416	2,897	33,943	37,111	0.18%	2,225
Sub-total [08000 - Rehab]	274,401			318,431	15,677	198,158	217,051	0.99%	12,041
12000 - Pool									
112 - Resurface 264 lf Pool	50,000	12	0	50,000	4,167	50,000	4,271	0.26%	3,200
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,689	10	8	11,805	1,181	1,938	2,979	0.07%	907
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	44,231	15	12	59,486	3,966	8,846	12,090	0.25%	3,046
738 - Equipment: Replacement Pool & Spa Equipment (50%)	26,560	5	4	29,318	5,864	5,312	10,890	0.37%	4,504
928 - Furniture: Misc Pool Area Furniture	9,460	6	2	9,939	1,657	6,307	8,081	0.10%	1,272
Sub-total [12000 - Pool]	139,941			160,548	16,833	72,403	38,311	1.06%	12,929
13000 - Spa									
118 - Resurface Spa PebbleTec Resurface	7,123	8	2	7,484	935	5,342	6,388	0.06%	718

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
14000 - Recreation									
210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)	39,801	3	0	39,801	13,267	39,801	13,599	0.84%	10,190
310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	55,447	8	0	55,447	6,931	55,447	7,104	0.44%	5,323
Sub-total [14000 - Recreation]	95,248			95,248	20,198	95,248	20,703	1.27%	15,513
17000 - Tennis Court									
120 - Reseal 14,000 sf [2] Tennis Courts	10,536	4	1	10,800	2,700	7,902	10,800	0.17%	2,074
520 - Resurface 14,000 sf [2] Tennis Courts	47,488	21	16	70,496	3,357	11,307	13,907	0.21%	2,578
Sub-total [17000 - Tennis Court]	58,024			81,296	6,057	19,209	24,707	0.38%	4,652
19000 - Fencing									
140 - Chain Link: 10' 600 lf Tennis Court Fence	26,712	30	11	35,048	1,168	16,918	18,253	0.07%	897
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	13,356	30	4	14,743	491	11,575	12,321	0.03%	377
Sub-total [19000 - Fencing]	40,068			49,791	1,660	28,493	30,574	0.10%	1,275
20000 - Lighting									
520 - Parking Lot 8 North Parking Lot Lights	24,940	40	14	35,239	881	16,211	17,255	0.06%	677
560 - Parking Lot 13 East Parking Lot Lights	40,527	40	27	78,938	1,973	13,171	14,539	0.12%	1,516
Sub-total [20000 - Lighting]	65,467			114,178	2,854	29,382	31,794	0.18%	2,192
23000 - Mechanical Equipment									
212 - HVAC 11 Rooftop Trane Units- 2008	173,816	15	1	178,161	11,877	162,228	178,161	0.75%	9,123
292 - HVAC 4 Rooftop Carrier Units- 2010	57,100	15	2	59,991	3,999	49,487	54,626	0.25%	3,072
328 - HVAC Rooftop Carrier Unit #16- 2014	11,872	15	6	13,768	918	7,123	8,113	0.06%	705
612 - Water Heater 2 Rennai Tankless Heaters	12,285	12	10	15,726	1,311	2,048	3,148	0.08%	1,007
Sub-total [23000 - Mechanical Equipment]	255,073			267,646	18,105	220,885	244,047	1.14%	13,906
24000 - Furnishings									
900 - Miscellaneous Tables, Chairs, Misc	54,431	10	4	60,082	6,008	32,659	39,055	0.38%	4,615

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
24500 - Audio / Visual									
748 - Piano Ocotillo Room Yamaha Upright	12,581	25	6	14,590	584	9,561	10,316	0.04%	448
804 - Stage Risers 4 Ocotillo Room- New	26,708	30	25	49,515	1,651	4,451	5,475	0.10%	1,268
808 - Stage Risers 2 Ocotillo Room- Older	890	30	16	1,321	44	415	456	0.00%	34
832 - Stage Curtains 2 Ocotillo Room	8,896	20	6	10,316	516	6,227	6,839	0.03%	396
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	18,388	10	6	21,324	2,132	7,355	9,424	0.13%	1,638
Sub-total [24500 - Audio / Visual]	67,462			97,067	4,926	28,010	32,510	0.31%	3,784
24600 - Safety / Access									
210 - Fire Control Misc Fire Alarm System	21,369	20	7	25,401	1,270	13,890	15,332	0.08%	975
25000 - Flooring									
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	18,916	10	2	19,873	1,987	15,133	17,450	0.13%	1,526
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,803	10	4	6,406	641	3,482	4,164	0.04%	492
430 - Tile 3,050 sf Clubhouse Walls & Floors	45,909	20	2	48,233	2,412	41,318	44,703	0.15%	1,852
620 - Vinyl 540 Sq. Yds. Clubhouse	91,040	15	14	128,637	8,576	6,069	12,442	0.54%	6,587
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	27,950	25	6	32,414	1,297	21,242	22,919	0.08%	996
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	38,508	40	37	0	0	2,888	3,947	0.00%	0
Sub-total [25000 - Flooring]	228,126			235,563	14,912	90,132	105,626	0.94%	11,453
26000 - Outdoor Equipment									
306 - Bocce Ct. Resurface 900 sf Bocce Court	4,770	10	4	5,265	527	2,862	3,422	0.03%	404
27000 - Appliances									
800 - Miscellaneous 13 Kitchen Appliances (33%)	21,038	5	4	23,222	4,644	4,208	8,625	0.29%	3,567
28000 - Water System									
130 - Backflow Valves 4" Backflow	8,614	12	4	9,508	792	5,742	6,622	0.05%	609
Sub-total Las Campanas (LC)	1,799,285			2,109,544	156,991	1,130,201	1,141,318	9.88%	120,579

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
01000 - Paving									
120 - Asphalt: Sealing 104,016 sf Drives & Parking	27,564	5	1	28,253	5,651	22,051	28,253	0.36%	4,340
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	10,612	5	1	10,878	2,176	8,490	10,878	0.14%	1,671
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive	158,683	25	6	184,023	7,361	120,599	130,120	0.46%	5,654
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area	75,286	25	23	132,850	5,314	6,023	9,260	0.33%	4,081
Sub-total [01000 - Paving]	272,145			356,004	20,501	157,163	178,511	1.29%	15,746
02000 - Concrete									
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	11,174	5	3	12,033	2,407	4,470	6,872	0.15%	1,848
415 - Pool Deck Pool/Spa Area Concrete Repair (2023 Only)[nr:1]	4,100	1	0	0	0	4,100	0	0.00%	0
Sub-total [02000 - Concrete]	15,274			12,033	2,407	8,570	6,872	0.15%	1,848
03000 - Painting: Exterior									
124 - Stucco 30,135 sf Building Exterior	54,303	10	4	59,941	5,994	32,582	38,963	0.38%	4,604
03500 - Painting: Interior									
124 - Building 26,950 sf All Interior Spaces (50%)	18,569	5	3	19,996	3,999	7,427	11,420	0.25%	3,072
04000 - Structural Repairs									
916 - Doors 54 Exterior & Interior Doors (25%)	25,042	10	11	32,858	2,738	2,087	2,334	0.17%	2,103
04500 - Decking/Balconies									
200 - Resurface 1,778 sf Second Floor Deck	29,870	18	0	29,870	1,659	29,870	1,701	0.10%	1,275
05000 - Roofing									
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	103,106	20	1	105,684	5,284	97,951	105,684	0.33%	4,059
946 - Coating 13,700 sf Low Slope Roof Recoating	15,539	5	4	17,152	3,430	3,108	6,371	0.22%	2,635
Sub-total [05000 - Roofing]	118,645			122,835	8,715	101,059	112,055	0.55%	6,693

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
08000 - Rehab									
218 - Locker Rooms 2 Men's & Women's	142,112	28	1	145,665	5,202	137,037	145,665	0.33%	3,996
222 - Bathrooms Add Companion Bathroom	18,253	20	2	19,177	959	16,427	17,774	0.06%	736
324 - Restrooms 2 Auditorium Lobby Restrooms	34,746	20	1	35,615	1,781	33,009	35,615	0.11%	1,368
466 - Cabinets 40 lf Countertops & Cabinets	31,930	20	3	34,385	1,719	27,141	29,456	0.11%	1,321
570 - Operable Wall/Partition 770 sf [4] Room Dividers	38,419	21	11	50,408	2,400	18,295	20,627	0.15%	1,844
Sub-total [08000 - Rehab]	265,460			285,250	12,062	231,908	249,136	0.76%	9,264
12000 - Pool									
118 - Resurface 260 lf Pool	51,813	12	15	75,040	4,690	3,238	3,541	0.30%	3,602
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	14,246	10	4	15,725	1,572	8,548	10,221	0.10%	1,208
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	212,956	25	19	340,442	13,618	51,109	61,118	0.86%	10,459
742 - Equipment: Replacement Pool & Spa Equipment (50%)	29,699	5	4	32,782	6,556	5,940	12,177	0.41%	5,036
932 - Furniture: Misc Pool Area Furniture	13,000	6	0	13,000	2,167	13,000	2,221	0.14%	1,664
Sub-total [12000 - Pool]	321,714			476,989	28,603	81,835	89,278	1.80%	21,969
13000 - Spa									
122 - Resurface Spa	10,600	8	7	12,600	1,575	1,325	2,716	0.10%	1,210

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
14000 - Recreation									
140 - Sauna: Wood Kit Sauna	7,020	25	24	12,698	508	281	576	0.03%	390
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	20,327	3	2	21,356	7,119	6,776	13,890	0.45%	5,467
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	27,574	8	4	30,436	3,805	13,787	17,664	0.24%	2,922
740 - Billiard Table 3 Billiards Room Tables	29,204	25	4	32,236	1,289	24,532	26,342	0.08%	990
741 - Billiard Table Billiards Room Tables- 2023 Only[nr:1]	11,840	1	0	0	0	11,840	0	0.00%	0
744 - Billiard Table 2 Diamond Tables	20,012	25	23	35,313	1,413	1,601	2,461	0.09%	1,085
Sub-total [14000 - Recreation]	115,977			132,039	14,133	58,816	60,934	0.89%	10,855
17000 - Tennis Court									
130 - Reseal 28,800 sf [4] Tennis Courts	21,675	4	4	23,925	4,785	4,335	5,554	0.30%	3,675
131 - Reseal [4] Tennis Courts[nr:1]	11,850	1	0	0	0	11,850	0	0.00%	0
Sub-total [17000 - Tennis Court]	33,525			23,925	4,785	16,185	5,554	0.30%	3,675
19000 - Fencing									
150 - Chain Link: 10' 960 lf Tennis Court Fence	42,739	30	8	52,074	1,736	31,342	33,586	0.11%	1,333
20000 - Lighting									
210 - Pole Lights 7 Walkway Lights	8,513	20	3	9,167	458	7,236	7,853	0.03%	352
218 - Landscape 25 Walkway Lights	11,582	20	11	15,197	760	5,212	5,936	0.05%	584
264 - Bollard Lights 22 Walkway Bollard Lights	22,933	20	11	30,090	1,504	10,320	11,753	0.09%	1,156
530 - Parking Lot 11 Parking Lot Lights	30,870	40	13	42,554	1,064	20,837	22,149	0.07%	817
Sub-total [20000 - Lighting]	73,897			97,008	3,787	43,605	47,691	0.24%	2,908

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
23000 - Mechanical Equipment									
216 - HVAC 4 Rooftop Rheem Units- 2022	44,686	15	14	63,141	4,209	2,979	6,107	0.26%	3,233
296 - HVAC 3 Rooftop Units- 2007	40,595	15	12	54,596	3,640	8,119	11,096	0.23%	2,796
332 - HVAC 3 Rooftop Carrier Units- 2009	41,696	15	1	42,738	2,849	38,916	42,738	0.18%	2,188
360 - HVAC Rooftop Rheem Unit #8- 2019	12,007	15	11	15,754	1,050	3,202	4,102	0.07%	807
388 - HVAC 3 Rooftop Carrier Units- 2013	42,738	15	5	48,354	3,224	28,492	32,125	0.20%	2,476
412 - HVAC Rooftop Rheem Unit #11- 2019	11,714	15	11	15,370	1,025	3,124	4,002	0.06%	787
428 - HVAC Rooftop Carrier Unit #16- 2018	12,007	15	10	15,370	1,025	4,002	4,923	0.06%	787
444 - HVAC Ground Level Rheem Unit 17A/B- 2003	5,488	15	11	7,200	480	1,463	1,875	0.03%	369
446 - HVAC Ground Level- Carrier 3-ton Unit	5,223	15	11	6,853	457	1,393	1,784	0.03%	351
604 - Water Heater 2 Pool Equipment Area Water Heaters (50%)	10,764	12	0	10,764	897	10,764	919	0.06%	689
632 - Water Heater Men's Restroom's Janitor's Closet	1,908	15	5	2,159	144	1,272	1,434	0.01%	111
Sub-total [23000 - Mechanical Equipment]	228,825			282,298	18,999	103,726	111,106	1.20%	14,593
24000 - Furnishings									
540 - Miscellaneous Folding Tables & Chairs	27,939	10	2	29,353	2,935	22,351	25,773	0.18%	2,255
24500 - Audio / Visual									
152 - Projector Stage- Epson	7,640	10	7	9,081	908	2,292	3,132	0.06%	697
174 - Projection Screen Stage- Electric Screen	9,970	20	16	14,800	740	1,994	2,555	0.05%	568
308 - PA System Sound Rack- Sound System	19,160	10	8	23,344	2,334	3,832	5,892	0.15%	1,793
752 - Piano Stage Yamaha Upright	12,274	25	7	14,590	584	8,837	9,561	0.04%	448
820 - Stage Curtains 2 Stage Curtains	17,134	20	4	18,913	946	13,707	14,928	0.06%	726
Sub-total [24500 - Audio / Visual]	66,177			80,729	5,512	30,662	36,068	0.35%	4,233

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00050 - Desert Hills (DH)									
24600 - Safety / Access									
220 - Fire Control Misc Fire Alarm System	20,366	20	0	20,366	1,018	20,366	1,044	0.06%	782
25000 - Flooring									
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	36,575	10	6	42,416	4,242	14,630	18,745	0.27%	3,258
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	8,002	10	8	9,750	975	1,600	2,461	0.06%	749
440 - Tile 975 sf Clubhouse Walls & Floors	31,001	20	1	31,776	1,589	29,451	31,776	0.10%	1,220
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	18,359	15	1	18,818	1,255	17,135	18,818	0.08%	964
710 - Hardwood Floors 500 sf Stage- Replace	9,354	50	8	11,398	228	7,858	8,246	0.01%	175
Sub-total [25000 - Flooring]	103,292			114,158	8,288	70,674	80,045	0.52%	6,366
27000 - Appliances									
160 - Ice Machine Tennis Courts	6,857	10	8	8,355	835	1,371	2,109	0.05%	642
740 - Miscellaneous 12 Kitchen Appliances (33%)	17,999	5	2	18,910	3,782	10,799	14,759	0.24%	2,905
764 - Dishwasher, Commercial Dishwasher	10,600	12	11	13,908	1,159	883	1,811	0.07%	890
Sub-total [27000 - Appliances]	35,456			41,172	5,776	13,054	18,678	0.36%	4,437
28000 - Water System									
150 - Backflow Valves 6" Backflow	11,225	12	2	11,793	983	9,354	10,547	0.06%	755
Sub-total Desert Hills (DH)	1,891,039			2,293,292	156,205	1,073,961	1,124,011	9.83%	119,975
00060 - Canoa Hills (CH)									
01000 - Paving									
124 - Asphalt: Sealing 67,354 sf Parking Lot	17,849	5	3	19,221	3,844	7,140	10,977	0.24%	2,953
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	10,995	5	3	11,840	2,368	4,398	6,762	0.15%	1,819
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	149,930	25	23	264,568	10,583	11,994	18,441	0.67%	8,128
Sub-total [01000 - Paving]	178,774			295,630	16,795	23,532	36,180	1.06%	12,900

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
02000 - Concrete									
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	8,893	2	0	8,893	4,446	8,893	4,558	0.28%	3,415
03000 - Painting: Exterior									
130 - Stucco 10,940 sf Building Exterior	27,831	10	7	33,083	3,308	8,349	11,411	0.21%	2,541
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,826	4	0	2,826	706	2,826	724	0.04%	543
Sub-total [03000 - Painting: Exterior]	30,657			35,908	4,015	11,175	12,135	0.25%	3,084
03500 - Painting: Interior									
130 - Building 22,750 sf All Interior Spaces	31,349	10	5	35,469	3,547	15,675	19,280	0.22%	2,724
131 - Building All Interior Spaces (2023 Only)[nr:1]	12,300	1	0	0	0	12,300	0	0.00%	0
Sub-total [03500 - Painting: Interior]	43,649			35,469	3,547	27,975	19,280	0.22%	2,724
04000 - Structural Repairs									
920 - Doors 47 Exterior & Interior Doors (25%)	21,796	10	11	28,599	2,383	1,816	2,031	0.15%	1,830
05000 - Roofing									
328 - Low Slope: Vinyl 227 Squares- Building Roof	170,840	20	7	203,075	10,154	111,046	122,578	0.64%	7,799
950 - Coating 22,700 sf Low Slope Roof Recoating	20,453	5	3	22,025	4,405	8,181	12,578	0.28%	3,383
Sub-total [05000 - Roofing]	191,293			225,101	14,559	119,227	135,156	0.92%	11,182
08000 - Rehab									
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	161,550	20	0	161,550	8,078	161,550	8,279	0.51%	6,204
330 - Restrooms 2 Restrooms	81,600	20	0	81,600	4,080	81,600	4,182	0.26%	3,134
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	42,778	25	16	63,504	2,540	15,400	17,539	0.16%	1,951
Sub-total [08000 - Rehab]	285,928			306,654	14,698	258,550	30,000	0.93%	11,289

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
12000 - Pool									
124 - Resurface 274 lf Pool	54,603	12	3	58,801	4,900	40,952	46,640	0.31%	3,764
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	36,000	10	0	36,000	3,600	36,000	3,690	0.23%	2,765
746 - Equipment: Replacement Pool & Spa Equipment (50%)	30,929	5	3	33,307	6,661	12,372	19,021	0.42%	5,116
936 - Furniture: Misc Pool Area Furniture	13,096	6	2	13,759	2,293	8,731	11,186	0.14%	1,761
Sub-total [12000 - Pool]	134,628			141,867	17,455	98,054	80,537	1.10%	13,406
13000 - Spa									
126 - Resurface Spa	6,110	8	3	6,579	822	3,818	4,697	0.05%	632
14000 - Recreation									
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	28,720	3	0	28,720	9,573	28,720	9,813	0.60%	7,353
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	48,243	8	0	48,243	6,030	48,243	6,181	0.38%	4,632
Sub-total [14000 - Recreation]	76,963			76,963	15,604	76,963	15,994	0.98%	11,985
17000 - Tennis Court									
140 - Reseal 14,000 sf [2] Tennis Courts	10,536	4	1	10,800	2,700	7,902	10,800	0.17%	2,074
504 - Resurface 14,000 sf [2] Tennis Courts	47,488	21	9	59,306	2,824	27,136	30,132	0.18%	2,169
Sub-total [17000 - Tennis Court]	58,024			70,106	5,524	35,038	40,932	0.35%	4,243
19000 - Fencing									
160 - Chain Link: 10' 580 lf Tennis Court Fence	25,822	30	8	31,461	1,049	18,936	20,291	0.07%	805
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,784	30	3	7,306	244	6,106	6,490	0.02%	187
Sub-total [19000 - Fencing]	32,606			38,767	1,292	25,041	26,781	0.08%	993
20000 - Lighting									
220 - Pole Lights 24 Parking Lot & Walkway Lights	74,836	40	13	103,162	2,579	50,514	53,695	0.16%	1,981

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
23000 - Mechanical Equipment									
220 - HVAC 6 Rooftop Carrier Units- 2007	54,686	15	0	54,686	3,646	54,686	3,737	0.23%	2,800
230 - HVAC Rooftop Carrier Unit #4- 2021	9,426	15	13	12,993	866	1,257	1,932	0.05%	665
340 - HVAC Rooftop Carrier Unit #5- 2021	9,426	15	13	12,993	866	1,257	1,932	0.05%	665
364 - HVAC Rooftop Carrier Unit #10- 2021	9,635	15	13	13,282	885	1,285	1,975	0.06%	680
600 - Water Heater Pool Eq Room Heater & Tank	14,967	12	2	15,725	1,310	12,473	14,063	0.08%	1,006
Sub-total [23000 - Mechanical Equipment]	98,139			109,679	7,574	70,957	23,639	0.48%	5,817
24000 - Furnishings									
560 - Miscellaneous Folding Tables & Chairs	14,941	10	1	15,314	1,531	13,447	15,314	0.10%	1,176
620 - Miscellaneous Lobby Furniture	9,649	12	0	9,649	804	9,649	824	0.05%	618
Sub-total [24000 - Furnishings]	24,590			24,963	2,336	23,096	16,139	0.15%	1,794
24500 - Audio / Visual									
156 - Projector Saguaro Room- Panasonic	1,448	10	4	1,598	160	869	1,039	0.01%	123
166 - Projection Screen Saguaro Room- Electric Screen	19,435	20	16	28,852	1,443	3,887	4,980	0.09%	1,108
316 - PA System Sound Rack- Sound System	18,261	10	6	21,178	2,118	7,305	9,359	0.13%	1,627
330 - Miscellaneous Sound Rack- Total Induction Loop	19,159	30	13	26,411	880	10,857	11,783	0.06%	676
756 - Piano Saguaro Room Yamaha Upright	9,258	25	2	9,727	389	8,517	9,110	0.02%	299
812 - Stage Risers 288 sf [6] Saguaro Room Risers	4,257	30	0	4,257	142	4,257	145	0.01%	109
828 - Stage Curtains 2 Saguaro Stage Curtains	16,521	20	9	20,632	1,032	9,087	10,160	0.06%	792
Sub-total [24500 - Audio / Visual]	88,340			112,655	6,163	44,778	46,577	0.39%	4,734
24600 - Safety / Access									
230 - Fire Control Misc Fire Alarm System	21,369	20	3	23,012	1,151	18,164	19,713	0.07%	884

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
25000 - Flooring									
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,651	10	7	6,718	672	1,695	2,317	0.04%	516
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	18,723	10	0	18,723	1,872	18,723	1,919	0.12%	1,438
450 - Tile 6,475 sf Clubhouse Walls & Floors	96,086	20	19	153,608	7,680	4,804	9,849	0.48%	5,899
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	115,060	40	7	136,771	3,419	94,925	100,246	0.22%	2,626
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	23,012	10	7	27,354	2,735	6,904	9,435	0.17%	2,101
Sub-total [25000 - Flooring]	258,533			343,173	16,379	127,051	123,766	1.03%	12,580
26000 - Outdoor Equipment									
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	9,497	10	7	11,289	1,129	2,849	3,894	0.07%	867
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,865	15	15	7,047	440	304	332	0.03%	338
849 - Shade Structure Tennis Court Shade Canopy (2023 Only)[nr:1]	1,230	1	0	0	0	1,230	0	0.00%	0
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	19,462	15	9	24,305	1,620	7,785	9,309	0.10%	1,245
856 - Shade Structure 144 sf Metal Roofed Shade Structure	4,170	30	11	5,472	182	2,641	2,850	0.01%	140
872 - Shade Structure Pool Area Wood Gazebo Structure	11,003	25	19	17,590	704	2,641	3,158	0.04%	540
Sub-total [26000 - Outdoor Equipment]	50,227			65,702	4,076	17,450	19,543	0.26%	3,130
27000 - Appliances									
760 - Miscellaneous 17 Kitchen Appliances (33%)	24,904	5	4	27,489	5,498	4,981	10,210	0.35%	4,223
764 - Dishwasher, Commercial Dishwasher	10,600	12	11	13,908	1,159	883	1,811	0.07%	890
Sub-total [27000 - Appliances]	35,504			41,397	6,657	5,864	12,021	0.42%	5,113
28000 - Water System									
154 - Backflow Valves 6" Backflow	11,225	12	2	11,793	983	9,354	10,547	0.06%	755
Sub-total Canoa Hills (CH)	1,732,083			2,106,072	149,037	1,057,311	733,921	9.38%	114,470

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
01000 - Paving									
128 - Asphalt: Sealing 80,636 sf Parking Lots	21,369	5	3	23,012	4,602	8,547	13,142	0.29%	3,535
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	8,227	5	1	8,433	1,687	6,582	8,433	0.11%	1,295
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	129,967	25	1	133,216	5,329	124,769	133,216	0.34%	4,093
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	49,528	25	1	50,767	2,031	47,547	50,767	0.13%	1,560
Sub-total [01000 - Paving]	209,091			215,427	13,648	187,445	205,557	0.86%	10,483
02000 - Concrete									
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	7,370	2	0	7,370	3,685	7,370	3,777	0.23%	2,830
03000 - Painting: Exterior									
136 - Stucco 28,540 sf Building Exterior	49,916	10	4	55,098	5,510	29,950	35,815	0.35%	4,232
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	13,425	4	0	13,425	3,356	13,425	3,440	0.21%	2,578
Sub-total [03000 - Painting: Exterior]	63,341			68,523	8,866	43,375	39,255	0.56%	6,810
03500 - Painting: Interior									
136 - Building 35,500 sf All Interior Spaces- 2025	48,919	10	2	51,396	5,140	39,135	45,128	0.32%	3,948
137 - Building 2023 Only & 2022 Remaining Areas	21,365	10	0	21,365	2,137	21,365	2,190	0.13%	1,641
Sub-total [03500 - Painting: Interior]	70,284			72,761	7,276	60,500	47,318	0.46%	5,588
04000 - Structural Repairs									
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	26,380	10	1	27,039	2,704	23,742	27,039	0.17%	2,077
924 - Doors 66 Exterior & Interior Doors (25%)	30,607	10	11	40,160	3,347	2,551	2,852	0.21%	2,570
Sub-total [04000 - Structural Repairs]	56,987			67,199	6,051	26,292	29,891	0.38%	4,647
04500 - Decking/Balconies									
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	121,620	20	10	155,684	7,784	60,810	68,563	0.49%	5,979
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	27,519	5	0	27,519	5,504	27,519	5,641	0.35%	4,227
Sub-total [04500 - Decking/Balconies]	149,139			183,203	13,288	88,329	74,205	0.84%	10,206

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
05000 - Roofing									
336 - Low Slope: Vinyl 68 Squares- Building Roof	51,177	20	1	52,456	2,623	48,618	52,456	0.17%	2,014
604 - Pitched: Tile 84 Squares- Building Roof	63,218	30	6	73,314	2,444	50,575	53,999	0.15%	1,877
954 - Coating 6,800 sf Low Slope Roof Recoating	23,138	5	1	23,716	4,743	18,510	23,716	0.30%	3,643
Sub-total [05000 - Roofing]	137,533			149,486	9,810	117,703	130,171	0.62%	7,535
08000 - Rehab									
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	138,985	20	1	142,460	7,123	132,036	142,460	0.45%	5,471
336 - Restrooms 5 Restrooms	57,811	20	5	65,408	3,270	43,358	47,405	0.21%	2,512
412 - Kitchen Art Kitchenette	4,802	20	2	5,045	252	4,322	4,676	0.02%	194
472 - Cabinets 2 Art & Clay Counters & Cabinets	21,515	20	2	22,605	1,130	19,364	20,951	0.07%	868
Sub-total [08000 - Rehab]	223,113			235,517	11,776	199,079	215,491	0.74%	9,045
12000 - Pool									
130 - Resurface 240 lf Pool	46,248	10	0	46,248	4,625	46,248	4,740	0.29%	3,552
408 - ADA Chair Lift Pool Area ADA Lift	5,830	10	6	6,761	676	2,332	2,988	0.04%	519
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	41,168	15	13	56,750	3,783	5,489	8,439	0.24%	2,906
750 - Equipment: Replacement Pool & Spa Equipment (50%)	30,509	5	3	32,855	6,571	12,204	18,763	0.41%	5,047
751 - Equipment: Replacement Pool & Spa Equipment[nr:1]	18,138	1	0	0	0	18,138	0	0.00%	0
940 - Furniture: Misc Pool Area Furniture	8,731	6	2	9,173	1,529	5,821	7,458	0.10%	1,174
Sub-total [12000 - Pool]	150,624			151,787	17,184	90,231	42,388	1.08%	13,198
13000 - Spa									
130 - Resurface Spa	8,714	8	6	10,106	1,263	2,179	3,350	0.08%	970

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
14000 - Recreation									
240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	27,641	3	1	28,332	9,444	18,427	28,332	0.59%	7,254
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	44,005	8	0	44,005	5,501	44,005	5,638	0.35%	4,225
Sub-total [14000 - Recreation]	71,646			72,337	14,945	62,432	33,970	0.94%	11,478
19000 - Fencing									
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	12,298	30	28	24,554	818	820	1,261	0.05%	629
20000 - Lighting									
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	25,481	25	5	28,829	1,153	20,385	21,939	0.07%	886
230 - Pole Lights 10 Bridge Lights	18,397	25	5	20,815	833	14,718	15,840	0.05%	639
280 - Pole Lights 5 2nd Level Deck- Pole Lights	7,239	25	5	8,190	328	5,791	6,233	0.02%	252
Sub-total [20000 - Lighting]	51,117			57,834	2,313	40,893	44,011	0.15%	1,777

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
23000 - Mechanical Equipment									
232 - HVAC 6 Miscellaneous Units- 2013	32,835	15	5	37,150	2,477	21,890	24,681	0.16%	1,902
312 - HVAC Carrier Unit #8- 2016	7,499	15	8	9,137	609	3,500	4,100	0.04%	468
316 - HVAC American Standard Unit #3- 2018	7,499	15	10	9,600	640	2,500	3,075	0.04%	492
344 - HVAC 2 Units- 2019	14,967	15	11	19,638	1,309	3,991	5,114	0.08%	1,006
368 - HVAC 2 Carrier Units- 2012	17,373	15	4	19,177	1,278	12,740	14,246	0.08%	982
392 - HVAC 2 Units- 2018	12,878	15	10	16,485	1,099	4,293	5,280	0.07%	844
416 - HVAC Carrier Unit #7- 2016	8,687	15	8	10,584	706	4,054	4,749	0.04%	542
436 - HVAC Carrier Unit #11- 2014	8,687	15	6	10,074	672	5,212	5,936	0.04%	516
448 - HVAC 8 Rooftop Carrier Units- 2018	108,540	15	10	138,940	9,263	36,180	44,501	0.58%	7,114
452 - HVAC 2 Carrier Units- 2007	33,385	15	11	43,805	2,920	8,903	11,407	0.18%	2,243
616 - Water Heater Bradford White Water Heater	11,003	12	6	12,760	1,063	5,501	6,579	0.07%	817
Sub-total [23000 - Mechanical Equipment]	263,354			327,350	22,036	108,764	129,667	1.39%	16,925
23500 - Elevator									
200 - Modernize/Overhaul Anza Building Elevator	141,302	25	21	237,328	9,493	22,608	28,967	0.60%	7,291
300 - Cab Rehab Anza Elevator Cab	20,744	20	16	30,794	1,540	4,149	5,316	0.10%	1,183
Sub-total [23500 - Elevator]	162,046			268,122	11,033	26,757	34,282	0.69%	8,474
24000 - Furnishings									
600 - Miscellaneous Anza Room Furniture	63,860	10	5	72,252	7,225	31,930	39,274	0.45%	5,549

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
24500 - Audio / Visual									
160 - Projector 3 Projectors (33%)	1,448	4	1	1,484	371	1,086	1,484	0.02%	285
170 - Projection Screen Anza Room	9,961	20	1	10,210	510	9,463	10,210	0.03%	392
324 - PA System Anza Room- Sound System	19,160	10	8	23,344	2,334	3,832	5,892	0.15%	1,793
760 - Piano Anza Room Kawai Upright	8,059	25	15	11,672	467	3,224	3,635	0.03%	359
Sub-total [24500 - Audio / Visual]	38,627			46,710	3,683	17,604	21,220	0.23%	2,829
24600 - Safety / Access									
240 - Fire Control Misc Fire Alarm System	35,615	20	2	37,418	1,871	32,053	34,680	0.12%	1,437
25000 - Flooring									
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	17,808	10	3	19,177	1,918	12,466	14,603	0.12%	1,473
460 - Tile 1,825 sf Clubhouse Walls & Floors	27,470	20	0	27,470	1,373	27,470	1,408	0.09%	1,055
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	29,513	40	13	40,684	1,017	19,921	21,176	0.06%	781
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	16,090	10	3	17,327	1,733	11,263	13,194	0.11%	1,331
Sub-total [25000 - Flooring]	90,881			104,658	6,041	71,120	50,380	0.38%	4,640
26000 - Outdoor Equipment									
804 - Shade Structure 100 sf Small Shade Canopy	2,433	15	7	2,892	193	1,297	1,496	0.01%	148
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	14,596	15	3	15,719	1,048	11,677	12,966	0.07%	805
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	10,947	15	5	12,386	826	7,298	8,229	0.05%	634
Sub-total [26000 - Outdoor Equipment]	27,976			30,996	2,066	20,273	22,691	0.13%	1,587
27000 - Appliances									
780 - Miscellaneous 10 Kitchen Appliances (33%)	13,604	5	4	15,017	3,003	2,721	5,578	0.19%	2,307

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
28000 - Water System									
142 - Backflow Valves 4" Backflow #1	10,153	12	7	12,068	1,006	4,230	5,203	0.06%	772
146 - Backflow Valves 4" Backflow #2	7,491	12	9	9,355	780	1,873	2,559	0.05%	599
Sub-total [28000 - Water System]	17,643			21,423	1,785	6,103	7,763	0.11%	1,371
Sub-total Santa Rita Springs (SRS)	1,924,864			2,240,049	169,667	1,243,973	1,216,180	10.68%	130,315
00080 - Canoa Ranch (CR)									
01000 - Paving									
132 - Asphalt: Sealing 64,068 sf Drives & Parking	16,978	5	1	17,402	3,480	13,582	17,402	0.22%	2,673
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	6,537	5	1	6,700	1,340	5,229	6,700	0.08%	1,029
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)	7,659	5	1	7,851	1,570	6,127	7,851	0.10%	1,206
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	142,615	25	10	182,560	7,302	85,569	93,556	0.46%	5,609
Sub-total [01000 - Paving]	173,789			214,513	13,693	110,508	125,509	0.86%	10,517
02000 - Concrete									
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	3,301	5	3	3,554	711	1,320	2,030	0.04%	546
03000 - Painting: Exterior									
142 - Stucco 14,760 sf Building Exterior	21,904	10	5	24,782	2,478	10,952	13,471	0.16%	1,903
406 - Wrought Iron 614 lf Metal Fencing & Railings	6,899	4	2	7,248	1,812	3,449	5,304	0.11%	1,392
Sub-total [03000 - Painting: Exterior]	28,803			32,030	4,290	14,401	18,774	0.27%	3,295
03500 - Painting: Interior									
142 - Building 26,200 sf All Interior Spaces	36,104	10	0	36,104	3,610	36,104	3,701	0.23%	2,773

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
04000 - Structural Repairs									
606 - Metal Railings 350 lf Parking & Pickleball	10,911	20	5	12,345	617	8,183	8,947	0.04%	474
928 - Doors 40 Exterior & Interior Doors (25%)	18,550	10	11	24,339	2,028	1,546	1,729	0.13%	1,558
932 - Doors 3 Pool East Patio Doors	59,784	20	5	67,640	3,382	44,838	49,023	0.21%	2,598
Sub-total [04000 - Structural Repairs]	89,245			104,324	6,028	54,567	59,699	0.38%	4,630
05000 - Roofing									
200 - Low Slope: BUR 133 Squares- Building Roof	61,617	20	5	69,714	3,486	46,213	50,526	0.22%	2,677
608 - Pitched: Tile 45 Squares- Building Roof	33,867	30	15	49,050	1,635	16,934	18,514	0.10%	1,256
958 - Coating 13,300 sf Low Slope Roof Recoating	23,262	5	1	23,843	4,769	18,609	23,843	0.30%	3,663
Sub-total [05000 - Roofing]	118,745			142,606	9,889	81,755	92,883	0.62%	7,596
08000 - Rehab									
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	150,567	20	5	170,353	8,518	112,925	123,465	0.54%	6,542
234 - Restrooms Companion Restroom Remodel	18,253	20	2	19,177	959	16,427	17,774	0.06%	736
Sub-total [08000 - Rehab]	168,820			189,530	9,476	129,353	141,239	0.60%	7,279
12000 - Pool									
136 - Resurface 256 lf Pool	51,016	12	5	57,720	4,810	29,759	34,861	0.30%	3,694
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	12,556	10	6	14,561	1,456	5,023	6,435	0.09%	1,118
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	11,215	10	8	13,664	1,366	2,243	3,449	0.09%	1,049
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	43,433	15	0	43,433	2,896	43,433	2,968	0.18%	2,224
754 - Equipment: Replacement Pool & Spa Equipment (50%)	24,111	5	3	25,965	5,193	9,644	14,828	0.33%	3,989
Sub-total [12000 - Pool]	142,331			155,343	15,721	90,102	62,541	0.99%	12,075
13000 - Spa									
134 - Resurface Spa	5,715	8	5	6,466	808	2,143	2,929	0.05%	621

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
14000 - Recreation									
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	25,477	3	4	28,122	5,624	5,095	6,529	0.35%	4,320
350 - Exercise: Strength Equipment 26 Fitness Center Strength Machines, Etc (50%)	55,754	8	0	55,754	6,969	55,754	7,143	0.44%	5,353
Sub-total [14000 - Recreation]	81,231			83,876	12,594	60,849	13,672	0.79%	9,673
17500 - Basketball / Sport Court									
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	7,335	4	1	7,519	1,880	5,501	7,519	0.12%	1,444
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	3,935	4	4	4,343	869	787	1,008	0.05%	667
Sub-total [17500 - Basketball / Sport Court]	11,270			11,862	2,748	6,288	8,527	0.17%	2,111
19000 - Fencing									
100 - Chain Link 788 lf Pickleball & Basketball Courts	29,485	30	17	44,865	1,496	12,777	14,104	0.09%	1,149
230 - Wrought Iron: 6' 264 lf Patio Perimeter	11,854	30	15	17,168	572	5,927	6,480	0.04%	440
Sub-total [19000 - Fencing]	41,339			62,034	2,068	18,704	20,584	0.13%	1,588
23000 - Mechanical Equipment									
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	18,988	18	3	20,448	1,136	15,823	17,300	0.07%	873
236 - HVAC 6 Rooftop HVAC Units- 2008	86,684	15	0	86,684	5,779	86,684	5,923	0.36%	4,439
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	18,709	15	3	20,148	1,343	14,967	16,620	0.08%	1,032
636 - Water Heater 2 Shop	12,740	15	2	13,385	892	11,042	12,188	0.06%	685
Sub-total [23000 - Mechanical Equipment]	137,121			140,665	9,150	128,516	52,032	0.58%	7,028
24000 - Furnishings									
540 - Miscellaneous Tables & Chairs	9,701	10	8	11,820	1,182	1,940	2,983	0.07%	908
24500 - Audio / Visual									
164 - Projector Amado Room- EIKI	1,448	10	1	1,484	148	1,303	1,484	0.01%	114
24600 - Safety / Access									
250 - Fire Control Misc Fire Alarm System	21,369	20	5	24,177	1,209	16,026	17,522	0.08%	928

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
25000 - Flooring									
280 - Carpeting 660 Sq. Yds. All Spaces	21,688	10	5	24,538	2,454	10,844	13,338	0.15%	1,885
470 - Tile 2,231 sf Clubhouse Walls & Floors	69,574	20	18	108,512	5,426	6,957	10,697	0.34%	4,167
Sub-total [25000 - Flooring]	91,262			133,050	7,879	17,801	24,035	0.50%	6,052
26000 - Outdoor Equipment									
462 - Drinking Fountain 3 Drinking Fountains	9,728	15	0	9,728	649	9,728	665	0.04%	498
808 - Shade Structure 500 sf [3] Shade Canopies	12,163	15	3	13,099	873	9,731	10,805	0.05%	671
Sub-total [26000 - Outdoor Equipment]	21,891			22,826	1,522	19,458	11,470	0.10%	1,169
27000 - Appliances									
248 - Ice Machine Pickleball Courts	6,856	10	8	8,353	835	1,371	2,108	0.05%	642
28000 - Water System									
162 - Backflow Valves 8" Backflow	15,953	12	8	19,437	1,620	5,318	6,813	0.10%	1,244
Sub-total Canoa Ranch (CR)	1,206,294			1,404,054	105,183	797,830	670,534	6.62%	80,787
00090 - Abrego South (AS)									
01000 - Paving									
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)	7,659	5	4	8,454	1,691	1,532	3,140	0.11%	1,299
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	6,121	5	3	6,592	1,318	2,449	3,765	0.08%	1,013
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	41,778	25	21	70,169	2,807	6,684	8,564	0.18%	2,156
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	33,390	25	22	57,483	2,299	4,007	5,476	0.14%	1,766
Sub-total [01000 - Paving]	88,948			142,699	8,115	14,672	20,945	0.51%	6,233
02000 - Concrete									
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	6,931	2	1	7,104	3,552	3,466	7,104	0.22%	2,728
03000 - Painting: Exterior									
200 - Surface Restoration 7,191 sf Exterior Surfaces	10,671	10	5	12,074	1,207	5,336	6,563	0.08%	927

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (AS)									
04000 - Structural Repairs									
936 - Doors 16 Exterior & Interior Doors (25%)	7,420	10	11	9,736	811	618	691	0.05%	623
05000 - Roofing									
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	36,877	20	8	44,932	2,247	22,126	24,570	0.14%	1,726
962 - Coating 4,900 sf Low Slope Roof Recoating	5,506	5	1	5,643	1,129	4,405	5,643	0.07%	867
Sub-total [05000 - Roofing]	42,383			50,575	3,375	26,531	30,213	0.21%	2,592
08000 - Rehab									
236 - Locker Rooms 2 Men's & Women's	81,073	20	3	87,307	4,365	68,912	74,790	0.27%	3,353
342 - Restrooms 2 Restrooms	34,747	20	4	38,354	1,918	27,797	30,273	0.12%	1,473
Sub-total [08000 - Rehab]	115,820			125,661	6,283	96,710	105,063	0.40%	4,826
12000 - Pool									
140 - Resurface 170 lf Pool	28,832	12	3	31,049	2,587	21,624	24,627	0.16%	1,987
422 - ADA Chair Lift Pool ADA Lift	4,471	10	6	5,185	519	1,788	2,291	0.03%	398
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	52,087	10	8	63,463	6,346	10,417	16,017	0.40%	4,874
758 - Equipment: Replacement Pool & Spa Equipment (50%)	19,435	5	2	20,419	4,084	11,661	15,937	0.26%	3,137
944 - Furniture: Misc Pool Area Furniture	8,109	6	2	8,520	1,420	5,406	6,926	0.09%	1,091
Sub-total [12000 - Pool]	112,934			128,636	14,956	50,897	65,799	0.94%	11,487
13000 - Spa									
138 - Resurface Spa	4,264	8	7	5,069	634	533	1,093	0.04%	487
418 - ADA Chair Lift Spa ADA Lift	5,281	10	4	5,829	583	3,169	3,789	0.04%	448
Sub-total [13000 - Spa]	9,545			10,898	1,217	3,702	4,882	0.08%	934
19000 - Fencing									
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	8,043	20	8	9,800	490	4,826	5,359	0.03%	376

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (AS)									
20000 - Lighting									
240 - Pole Lights 8 Shuffleboard Lights	11,974	20	3	12,894	645	10,178	11,046	0.04%	495
23000 - Mechanical Equipment									
240 - HVAC 2 Rooftop Carrier Units- 2011	23,744	15	3	25,570	1,705	18,995	21,093	0.11%	1,309
26000 - Outdoor Equipment									
480 - Drinking Fountain 2 Drinking Fountain	6,949	20	3	7,484	374	5,907	6,411	0.02%	287
812 - Shade Structure 564 [3] Volleyball Shade Canopies	13,720	15	9	17,135	1,142	5,488	6,563	0.07%	877
880 - Shade Structure 264 sf Pool Shade Canopy	6,422	15	6	7,448	497	3,853	4,389	0.03%	381
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	17,502	8	2	18,388	2,298	13,126	15,697	0.14%	1,765
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	34,763	7	2	36,523	5,218	24,831	30,542	0.33%	4,007
Sub-total [26000 - Outdoor Equipment]	79,357			86,977	9,529	53,205	63,601	0.60%	7,319
Sub-total Abrego South (AS)	517,771			622,623	51,885	289,134	342,358	3.27%	39,851
00100 - Continental Vistas (CV)									
01000 - Paving									
404 - Asphalt: Overlay 6,726 sf Parking Lot	14,972	20	17	22,782	1,139	2,246	3,069	0.07%	875
02000 - Concrete									
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	8,757	2	2	9,201	3,067	2,919	4,488	0.19%	2,356
03000 - Painting: Exterior									
120 - Surface Restoration 3,600 sf Recreation Building & Walls	6,487	10	4	7,161	716	3,892	4,655	0.05%	550
05000 - Roofing									
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	24,253	20	18	37,826	1,891	2,425	3,729	0.12%	1,453
612 - Pitched: Tile 13 Squares- Pool Building Roof	15,434	30	28	30,813	1,027	1,029	1,582	0.06%	789
966 - Coating 2,000 sf Low Slope Roof Recoating	6,487	5	2	6,816	1,363	3,892	5,320	0.09%	1,047
Sub-total [05000 - Roofing]	46,174			75,455	4,282	7,347	10,630	0.27%	3,288

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00100 - Continental Vistas (CV)									
08000 - Rehab									
242 - Locker Rooms 2 Men's & Women's	72,402	20	14	102,302	5,115	21,721	25,974	0.32%	3,929
246 - Bathrooms Companion Restroom	21,369	20	14	30,194	1,510	6,411	7,666	0.10%	1,160
Sub-total [08000 - Rehab]	93,771			132,496	6,625	28,131	33,640	0.42%	5,088
12000 - Pool									
146 - Resurface 180 lf Pool	30,528	12	7	36,288	3,024	12,720	15,646	0.19%	2,323
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	29,040	15	13	40,032	2,669	3,872	5,953	0.17%	2,050
762 - Equipment: Replacement Pool & Spa Equipment (50%)	20,202	5	1	20,707	4,141	16,162	20,707	0.26%	3,181
948 - Furniture: Misc Pool Area Furniture	7,990	6	5	9,040	1,507	1,332	2,730	0.09%	1,157
Sub-total [12000 - Pool]	87,760			106,067	11,341	34,085	45,036	0.71%	8,711
13000 - Spa									
142 - Resurface Spa	8,335	8	6	9,666	1,208	2,084	3,204	0.08%	928
23000 - Mechanical Equipment									
244 - HVAC Rooftop Rheem Unit #3- 2019	8,976	15	11	11,777	785	2,394	3,067	0.05%	603
248 - HVAC 2 Rooftop Carrier Units- 2013	30,866	15	5	34,922	2,328	20,578	23,201	0.15%	1,788
800 - Water Heater Building Water Heater	5,791	12	2	6,084	507	4,826	5,441	0.03%	389
Sub-total [23000 - Mechanical Equipment]	45,633			52,784	3,620	27,797	31,709	0.23%	2,781
25000 - Flooring									
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	19,872	10	4	21,935	2,194	11,923	14,258	0.14%	1,685
Sub-total Continental Vistas (CV)	331,762			437,547	34,191	120,425	150,690	2.15%	26,261
00110 - Madera Vista (MV)									
01000 - Paving									
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	60,596	25	9	75,676	3,027	38,782	42,236	0.19%	2,325

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00110 - Madera Vista (MV)									
02000 - Concrete									
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	7,488	2	4	8,265	1,653	1,498	1,919	0.10%	1,270
03000 - Painting: Exterior									
206 - Surface Restoration 4,020 sf Exterior Surfaces	7,670	10	5	8,678	868	3,835	4,717	0.05%	667
05000 - Roofing									
616 - Pitched: Tile 39 Squares- Pool Building Roof	32,190	30	28	64,268	2,142	2,146	3,299	0.13%	1,645
08000 - Rehab									
248 - Restrooms 2 Men's & Women's	17,373	20	16	25,790	1,290	3,475	4,452	0.08%	990
262 - Kitchen Pool Building Kitchen Area	21,200	20	9	26,476	1,324	11,660	13,038	0.08%	1,017
480 - Shower Outdoor Pool Shower	9,361	15	14	13,227	882	624	1,279	0.06%	677
Sub-total [08000 - Rehab]	47,934			65,493	3,495	15,759	18,769	0.22%	2,684
12000 - Pool									
154 - Resurface 156 lf Pool	26,458	12	5	29,934	2,495	15,434	18,079	0.16%	1,916
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	37,514	15	14	53,006	3,534	2,501	5,127	0.22%	2,714
766 - Equipment: Replacement Pool & Spa Equipment (50%)	17,926	5	0	17,926	3,585	17,926	3,675	0.23%	2,754
952 - Furniture: Misc Pool Area Furniture	8,107	6	4	8,949	1,492	2,702	4,155	0.09%	1,146
Sub-total [12000 - Pool]	90,005			109,816	11,105	38,563	31,036	0.70%	8,529
13000 - Spa									
146 - Resurface Spa	5,212	8	1	5,342	668	4,560	5,342	0.04%	513
17000 - Tennis Court									
540 - Reseal 7,200 sf Tennis Court	5,419	4	2	5,693	1,423	2,709	4,166	0.09%	1,093
560 - Fixtures Tennis Court Bench/Canopy	5,830	15	9	7,281	485	2,332	2,789	0.03%	373
Sub-total [17000 - Tennis Court]	11,249			12,974	1,909	5,041	6,954	0.12%	1,466

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00110 - Madera Vista (MV)									
19000 - Fencing									
170 - Chain Link: 10' 360 lf Tennis Court Fence	16,027	30	8	19,528	651	11,753	12,595	0.04%	500
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	17,063	30	3	18,375	612	15,356	16,323	0.04%	470
Sub-total [19000 - Fencing]	33,090			37,902	1,263	27,110	28,918	0.08%	970
20000 - Lighting									
250 - Sports Field / Court 4 Tennis Court Lights	11,582	20	16	17,194	860	2,316	2,968	0.05%	660
25000 - Flooring									
434 - Tile Recreation Room & Storage	11,517	20	17	17,524	876	1,727	2,361	0.06%	673
26000 - Outdoor Equipment									
816 - Shade Structure 264 sf Pool Shade Canopy	6,422	15	8	7,825	522	2,997	3,511	0.03%	401
834 - Shade Structure 336 sf Pool Equip Shade Canopy	8,174	15	8	9,959	664	3,814	4,468	0.04%	510
Sub-total [26000 - Outdoor Equipment]	14,596			17,784	1,186	6,812	7,979	0.07%	911
Sub-total Madera Vista (MV)	333,129			440,916	29,052	148,149	156,499	1.83%	22,313
00120 - Casa Paloma I (CPI)									
01000 - Paving									
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	44,201	25	4	48,789	1,952	37,129	39,869	0.12%	1,499
02000 - Concrete									
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	12,627	2	1	12,943	6,471	6,314	12,943	0.41%	4,970
03000 - Painting: Exterior									
212 - Surface Restoration 7,470 sf Exterior Surfaces	11,085	10	3	11,938	1,194	7,760	9,090	0.08%	917
05000 - Roofing									
344 - Low Slope: Vinyl 61 Squares- Pool Building & Shade Structure Roofs	45,909	20	1	47,056	2,353	43,613	47,056	0.15%	1,807
970 - Coating 6,100 sf Low Slope Roof Recoating	16,165	5	1	16,569	3,314	12,932	16,569	0.21%	2,545
Sub-total [05000 - Roofing]	62,074			63,625	5,667	56,545	63,625	0.36%	4,352

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00120 - Casa Paloma I (CPI)									
08000 - Rehab									
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	118,646	20	17	180,534	9,027	17,797	24,322	0.57%	6,933
256 - Restrooms Unisex Restroom	5,650	20	17	8,597	430	847	1,158	0.03%	330
418 - Kitchen Clubhouse Kitchen	8,107	20	8	9,878	494	4,864	5,402	0.03%	379
Sub-total [08000 - Rehab]	132,403			199,009	9,950	23,509	30,882	0.63%	7,643
12000 - Pool									
160 - Resurface 200 lf Pool	33,920	12	5	38,377	3,198	19,787	23,179	0.20%	2,456
420 - ADA Chair Lift Aqua Creek Pool Chair	5,830	10	4	6,435	644	3,498	4,183	0.04%	494
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	58,721	15	14	82,971	5,531	3,915	8,025	0.35%	4,248
770 - Equipment: Replacement Pool & Spa Equipment (50%)	22,031	5	0	22,031	4,406	22,031	4,516	0.28%	3,384
956 - Furniture: Misc Pool Area Furniture	8,107	6	2	8,518	1,420	5,405	6,925	0.09%	1,090
957 - Furniture: Misc Pool Area Furniture[nr:1]	3,709	1	0	0	0	3,709	0	0.00%	0
Sub-total [12000 - Pool]	132,318			158,333	15,199	58,344	46,828	0.96%	11,674
13000 - Spa									
150 - Resurface Spa	6,305	8	5	7,134	892	2,364	3,231	0.06%	685
23000 - Mechanical Equipment									
256 - HVAC 2 Rooftop Carrier Units- 2011	19,458	15	3	20,954	1,397	15,566	17,285	0.09%	1,073
25000 - Flooring									
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	12,430	20	17	18,913	946	1,864	2,548	0.06%	726
26000 - Outdoor Equipment									
310 - Benches 18 Common Area Benches	22,896	15	7	27,216	1,814	12,211	14,081	0.11%	1,394
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	9,738	8	4	10,749	1,344	4,869	6,239	0.08%	1,032
826 - Shade Structure 310 sf Pool Equip Shade Structure	8,977	30	22	15,455	515	2,394	2,761	0.03%	396
Sub-total [26000 - Outdoor Equipment]	41,612			53,421	3,673	19,474	23,080	0.23%	2,821

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00120 - Casa Paloma I (CPI)									
Sub-total Casa Paloma I (CPI)	474,513			595,058	47,340	228,870	249,383	2.98%	36,360
00130 - Casa Paloma II (CPII)									
02000 - Concrete									
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	10,824	2	2	11,372	3,791	3,608	5,547	0.24%	2,911
04000 - Structural Repairs									
952 - Doors 14 Exterior & Interior Doors (25%)	6,492	10	11	8,519	710	541	605	0.04%	545
05000 - Roofing									
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	36,910	20	18	57,567	2,878	3,691	5,675	0.18%	2,211
974 - Coating 5,300 sf Low Slope Roof Recoating	8,596	5	1	8,810	1,762	6,876	8,810	0.11%	1,353
Sub-total [05000 - Roofing]	45,506			66,378	4,640	10,567	14,485	0.29%	3,564
08000 - Rehab									
258 - Restrooms Unisex Restroom	10,600	15	2	11,137	742	9,187	10,141	0.05%	570
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	81,075	20	2	85,179	4,259	72,967	78,946	0.27%	3,271
261 - Locker Rooms Men's & Women's Locker Rooms & Outdoor Shower[nr:1]	2,366	1	0	0	0	2,366	0	0.00%	0
424 - Kitchen Clubhouse Kitchen	8,107	20	4	8,949	447	6,486	7,064	0.03%	344
Sub-total [08000 - Rehab]	102,148			105,265	5,449	91,006	96,151	0.34%	4,185
12000 - Pool									
166 - Resurface 180 lf Pool	30,528	10	3	32,875	3,288	21,370	25,033	0.21%	2,525
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	49,180	15	14	69,490	4,633	3,279	6,721	0.29%	3,558
774 - Equipment: Replacement Pool & Spa Equipment (50%)	22,093	5	1	22,645	4,529	17,674	22,645	0.29%	3,479
960 - Furniture: Misc Pool Area Furniture	8,107	6	2	8,518	1,420	5,405	6,925	0.09%	1,090
Sub-total [12000 - Pool]	109,908			133,528	13,869	47,728	61,324	0.87%	10,652
13000 - Spa									
154 - Resurface Spa	5,756	8	3	6,199	775	3,598	4,425	0.05%	595

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00130 - Casa Paloma II (CPII)									
20000 - Lighting									
260 - Pole Lights 8 Shuffleboard Lights	11,578	30	0	11,578	386	11,578	396	0.02%	296
23000 - Mechanical Equipment									
272 - HVAC 2 Rooftop Carrier Units- 2011	19,458	15	3	20,954	1,397	15,566	17,285	0.09%	1,073
25000 - Flooring									
200 - Carpeting 1,284 sf Recreation Room	4,083	10	7	4,854	485	1,225	1,674	0.03%	373
400 - Tile 281 sf Kitchenette & Storage Closet	4,158	20	17	6,327	316	624	852	0.02%	243
Sub-total [25000 - Flooring]	8,241			11,181	802	1,849	2,527	0.05%	616
26000 - Outdoor Equipment									
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	9,109	8	2	9,570	1,196	6,832	8,169	0.08%	919
860 - Shade Structure 294 sf Pool Equip Shade Canopy	7,152	15	8	8,714	581	3,338	3,910	0.04%	446
Sub-total [26000 - Outdoor Equipment]	16,261			18,284	1,777	10,169	12,079	0.11%	1,365
Sub-total Casa Paloma II (CPII)	336,173			393,257	33,595	196,210	214,824	2.11%	25,803
00140 - Abrego North (AN)									
01000 - Paving									
420 - Asphalt: Major Repairs 14,105 sf Parking Area	87,465	25	0	87,465	3,499	87,465	3,586	0.22%	2,687
02000 - Concrete									
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	6,537	5	0	6,537	1,307	6,537	1,340	0.08%	1,004
03000 - Painting: Exterior									
218 - Surface Restoration 5,892 sf Exterior Surfaces	8,744	10	3	9,416	942	6,121	7,170	0.06%	723
04000 - Structural Repairs									
820 - Shed Shed	11,076	10	7	13,166	1,317	3,323	4,541	0.08%	1,011
956 - Doors 10 Exterior & Interior Doors (50%)	9,275	20	9	11,583	579	5,101	5,704	0.04%	445
Sub-total [04000 - Structural Repairs]	20,351			24,749	1,896	8,424	10,245	0.12%	1,456

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00140 - Abrego North (AN)									
05000 - Roofing									
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	15,805	20	3	17,020	851	13,434	14,580	0.05%	654
978 - Coating 2,100 sf Low Slope Roof Recoating	2,649	5	1	2,715	543	2,119	2,715	0.03%	417
Sub-total [05000 - Roofing]	18,454			19,735	1,394	15,553	17,295	0.09%	1,071
08000 - Rehab									
238 - Restrooms Companion Restroom Remodel	18,253	20	2	19,177	959	16,427	17,774	0.06%	736
266 - Locker Rooms 2 Men's & Women's	81,075	20	3	87,309	4,365	68,913	74,791	0.27%	3,353
270 - General 795 sf Recreation Room Tile- 2017	10,416	20	14	14,717	736	3,125	3,737	0.05%	565
Sub-total [08000 - Rehab]	109,743			121,202	6,060	88,466	96,302	0.38%	4,655
12000 - Pool									
172 - Resurface 230 lf Pool	39,008	10	3	42,007	4,201	27,306	31,987	0.26%	3,226
426 - ADA Chair Lift 2 Pool & Spa	14,246	10	4	15,725	1,572	8,548	10,221	0.10%	1,208
778 - Equipment: Replacement Pool & Spa Equipment (50%)	22,093	5	3	23,792	4,758	8,837	13,587	0.30%	3,655
779 - Equipment: Replacement Pool & Spa Equipment- 2023 Only[nr:1]	10,682	1	0	0	0	10,682	0	0.00%	0
964 - Furniture: Misc Pool Area Furniture	7,990	6	5	9,040	1,507	1,332	2,730	0.09%	1,157
965 - Furniture: Misc Pool Area Furniture[nr:1]	3,801	1	0	0	0	3,801	0	0.00%	0
Sub-total [12000 - Pool]	97,820			90,564	12,038	60,505	58,525	0.76%	9,246
13000 - Spa									
158 - Resurface Spa	6,110	8	2	6,419	802	4,582	5,480	0.05%	616
19000 - Fencing									
110 - Wood: Split Rail 152 lf Perimeter Fencing	5,639	20	14	7,968	398	1,692	2,023	0.03%	306
23000 - Mechanical Equipment									
200 - HVAC 3 HVAC	20,670	15	12	27,799	1,853	4,134	5,650	0.12%	1,423

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00140 - Abrego North (AN)									
26000 - Outdoor Equipment									
864 - Shade Structure 367 sf Pool Equip Shade Structure	10,628	30	20	17,415	581	3,543	3,994	0.04%	446
868 - Shade Structure 378 sf [3] Pool Shade Canopies	9,196	15	9	11,484	766	3,678	4,399	0.05%	588
Sub-total [26000 - Outdoor Equipment]	19,824			28,899	1,346	7,221	8,393	0.08%	1,034
Sub-total Abrego North (AN)	401,356			430,754	31,536	290,699	216,008	1.98%	24,222
00200 - Pickleball Center									
01000 - Paving									
170 - Asphalt: Sealing 39,629 sf Parking Lot	10,502	5	3	11,309	2,262	4,201	6,459	0.14%	1,737
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)	5,660	5	3	6,096	1,219	2,264	3,481	0.08%	936
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	88,214	25	22	151,867	6,075	10,586	14,467	0.38%	4,666
Sub-total [01000 - Paving]	104,376			169,272	9,556	17,051	24,407	0.60%	7,339
04000 - Structural Repairs									
892 - Shed Shed	5,300	15	12	7,128	475	1,060	1,449	0.03%	365
912 - Doors 5 Building Doors (50%)	4,637	20	17	7,057	353	696	951	0.02%	271
Sub-total [04000 - Structural Repairs]	9,937			14,184	828	1,756	2,399	0.05%	636
05000 - Roofing									
370 - Low Slope: Single-Ply 12 Squares- Center Roof	9,034	15	12	12,150	810	1,807	2,469	0.05%	622
08000 - Rehab									
100 - General Office, Storage, Breezeway	5,650	10	7	6,716	672	1,695	2,316	0.04%	516
226 - Restrooms 2 Restrooms	16,949	10	7	20,148	2,015	5,085	6,949	0.13%	1,547
Sub-total [08000 - Rehab]	22,599			26,863	2,686	6,780	9,266	0.17%	2,063

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00200 - Pickleball Center									
17500 - Basketball / Sport Court									
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	46,301	2	2	48,645	16,215	15,434	23,729	1.02%	12,454
201 - Seal & Striping [24] Pickleball Courts[nr:1]	29,450	1	0	0	0	29,450	0	0.00%	0
Sub-total [17500 - Basketball / Sport Court]	75,751			48,645	16,215	44,884	23,729	1.02%	12,454
19000 - Fencing									
174 - Chain Link: 4' 1,414 lf Court Fences	28,763	25	22	49,517	1,981	3,452	4,717	0.12%	1,521
178 - Chain Link: 8' 1,871 lf Court Fences	68,244	25	22	117,487	4,699	8,189	11,192	0.30%	3,609
780 - Gates 50 Court Gates	15,819	20	17	24,071	1,204	2,373	3,243	0.08%	924
Sub-total [19000 - Fencing]	112,826			191,075	7,884	14,014	19,152	0.50%	6,055
23000 - Mechanical Equipment									
470 - HVAC 3 Mini-split Units	9,661	15	12	12,993	866	1,932	2,641	0.05%	665
870 - Septic System Septic System	8,475	20	17	12,895	645	1,271	1,737	0.04%	495
Sub-total [23000 - Mechanical Equipment]	18,136			25,888	1,511	3,203	4,378	0.10%	1,161
24000 - Furnishings									
570 - Miscellaneous Interior/Exterior Furniture	22,599	10	7	26,863	2,686	6,780	9,266	0.17%	2,063
970 - Miscellaneous 900 sf Artificial Turf	8,786	10	7	10,444	1,044	2,636	3,602	0.07%	802
974 - Miscellaneous Entrance Gate	5,650	5	2	5,936	1,187	3,390	4,633	0.07%	912
Sub-total [24000 - Furnishings]	37,035			43,243	4,918	12,806	17,501	0.31%	3,777
26000 - Outdoor Equipment									
440 - Drinking Fountain 2 Drinking Fountains	5,424	20	17	8,253	413	814	1,112	0.03%	317
448 - Bleachers: Aluminum 6 Bleachers	19,080	20	17	29,032	1,452	2,862	3,911	0.09%	1,115
884 - Shade Structure 4,182 sf [3] Shade Structures	14,629	7	4	16,147	2,307	6,269	8,568	0.15%	1,772
Sub-total [26000 - Outdoor Equipment]	39,132			53,433	4,171	9,945	13,591	0.26%	3,204

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00200 - Pickleball Center									
Sub-total Pickleball Center	428,828			584,754	48,579	112,244	116,893	3.06%	37,311
00700 - Facility Maintenance Shop (FMS)									
01000 - Paving									
136 - Asphalt: Sealing 29,074 sf Parking Area	7,705	5	2	8,095	1,619	4,623	6,318	0.10%	1,243
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)	4,153	5	2	4,363	873	2,492	3,405	0.05%	670
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	64,719	25	21	108,700	4,348	10,355	13,267	0.27%	3,340
Sub-total [01000 - Paving]	76,576			121,158	6,840	17,469	22,990	0.43%	5,253
03000 - Painting: Exterior									
128 - Surface Restoration 5,000 sf Building Exterior	7,420	10	5	8,395	840	3,710	4,563	0.05%	645
412 - Wrought Iron 835 lf Perimeter Fence	8,718	4	3	9,389	2,347	2,180	4,468	0.15%	1,803
Sub-total [03000 - Painting: Exterior]	16,138			17,784	3,187	5,890	9,031	0.20%	2,448
03500 - Painting: Interior									
152 - Building 10,000 sf All Interior Spaces	13,780	10	5	15,591	1,559	6,890	8,475	0.10%	1,197
04000 - Structural Repairs									
800 - Shed Shed	6,102	10	7	7,253	725	1,831	2,502	0.05%	557
804 - Shed 3 Pre-Fab Sheds	17,807	10	5	20,148	2,015	8,904	10,952	0.13%	1,547
960 - Doors 2 Shop Rollup Doors	5,512	30	25	10,219	341	919	1,130	0.02%	262
964 - Doors 24 Exterior & Interior Doors (25%)	11,130	10	5	12,593	1,259	5,565	6,845	0.08%	967
Sub-total [04000 - Structural Repairs]	40,551			50,212	4,340	17,218	21,428	0.27%	3,333

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00700 - Facility Maintenance Shop (FMS)									
05000 - Roofing									
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	10,536	20	15	15,260	763	2,634	3,240	0.05%	586
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	25,712	30	4	28,382	946	22,284	23,720	0.06%	727
860 - Skylights 10 Pitched & Low Slope Roof Skylights	9,266	20	15	13,419	671	2,316	2,849	0.04%	515
982 - Coating 1,400 sf Low Slope Roof Recoating	4,541	5	1	4,655	931	3,633	4,655	0.06%	715
Sub-total [05000 - Roofing]	50,055			61,715	3,311	30,867	34,463	0.21%	2,543
08000 - Rehab									
108 - General Common Areas	18,253	20	15	26,435	1,322	4,563	5,613	0.08%	1,015
278 - Restrooms 2 Restrooms	34,746	20	15	50,323	2,516	8,687	10,684	0.16%	1,933
282 - General Break Room	24,322	20	15	35,226	1,761	6,081	7,479	0.11%	1,353
Sub-total [08000 - Rehab]	77,321			111,984	5,599	19,330	23,776	0.35%	4,301
19000 - Fencing									
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	32,881	30	25	60,960	2,032	5,480	6,741	0.13%	1,561
540 - Metal 165 lf Frontage Fencing	6,116	30	25	11,339	378	1,019	1,254	0.02%	290
Sub-total [19000 - Fencing]	38,998			72,300	2,410	6,500	7,995	0.15%	1,851
23000 - Mechanical Equipment									
208 - HVAC 4 Rooftop HVAC Units- 2018	25,481	15	10	32,617	2,174	8,494	10,447	0.14%	1,670
224 - HVAC 2 Ground Level Bryant Units- 2017	29,303	15	9	36,595	2,440	11,721	14,016	0.15%	1,874
Sub-total [23000 - Mechanical Equipment]	54,783			69,212	4,614	20,215	24,464	0.29%	3,544
24000 - Furnishings									
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	56,752	20	15	82,194	4,110	14,188	17,451	0.26%	3,157

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00700 - Facility Maintenance Shop (FMS)									
25000 - Flooring									
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	7,234	10	2	7,601	760	5,788	6,674	0.05%	584
480 - Tile 664 sf Floor & Wall Tile	18,455	20	15	26,728	1,336	4,614	5,675	0.08%	1,026
Sub-total [25000 - Flooring]	25,689			34,329	2,096	10,401	12,349	0.13%	1,610
30000 - Miscellaneous									
236 - Maintenance Equipment Genie Scissor Lift	18,955	20	17	28,842	1,442	2,843	3,886	0.09%	1,108
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	22,064	10	5	24,963	2,496	11,032	13,569	0.16%	1,917
Sub-total [30000 - Miscellaneous]	41,019			53,806	3,938	13,875	17,455	0.25%	3,025
Sub-total Facility Maintenance Shop (FMS)	491,664			690,285	42,004	162,843	199,877	2.64%	32,262
00800 - General									
22000 - Office Equipment									
100 - Miscellaneous Facility Maintenance Shop Context Scanner	7,297	5	4	8,054	1,611	1,459	2,992	0.10%	1,237

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00800 - General									
30000 - Miscellaneous									
200 - Maintenance Equipment Vermeer Chipper	9,354	20	3	10,074	504	7,951	8,630	0.03%	387
204 - Maintenance Equipment Vermeer Skid Loader & Attachments	60,638	15	14	85,680	5,712	4,043	8,287	0.36%	4,387
700 - Trailer Load Trail	6,236	15	2	6,552	437	5,405	5,966	0.03%	335
704 - Trailer Top Hat- 2018	7,236	15	11	9,495	633	1,930	2,472	0.04%	486
710 - Trailer Big Tex	26,382	15	14	37,278	2,485	1,759	3,606	0.16%	1,909
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	37,418	10	8	45,590	4,559	7,484	11,506	0.29%	3,502
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	90,456	10	0	90,456	9,046	90,456	9,272	0.57%	6,948
844 - Vehicle 2016 Ford Fiesta- #26	21,827	10	3	23,505	2,351	15,279	17,898	0.15%	1,805
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	73,011	10	3	78,624	7,862	51,107	59,869	0.49%	6,039
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	124,119	10	3	133,662	13,366	86,883	101,777	0.84%	10,266
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	43,459	10	4	47,970	4,797	26,075	31,182	0.30%	3,684
866 - Vehicle 2017 Ford Escape- #36	33,899	3	3	36,505	9,126	8,475	11,582	0.57%	7,010
867 - Vehicle 2017 Ford Escape- #36- 2023 Only[nr:1]	25,075	1	0	0	0	25,075	0	0.00%	0
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	40,385	10	5	45,692	4,569	20,192	24,837	0.29%	3,509
872 - Maintenance Truck 2018 Ford F150- #38	43,106	10	5	48,770	4,877	21,553	26,510	0.31%	3,746
874 - Maintenance Truck Ford F250 PU- #39	41,360	10	5	46,795	4,679	20,680	25,436	0.29%	3,594
876 - Vehicle Ford Transit Connect- #40	37,711	10	5	42,667	4,267	18,856	23,192	0.27%	3,277
878 - Vehicle 2018 Ford Transit 150 Van- #41	37,712	10	6	43,735	4,373	15,085	19,328	0.28%	3,359
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	46,328	10	6	53,727	5,373	18,531	23,743	0.34%	4,127
882 - Vehicle 2018 Ford Transit 250 Van- #43	39,379	10	6	45,668	4,567	15,752	20,182	0.29%	3,508
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	34,475	10	6	39,981	3,998	13,790	17,669	0.25%	3,071

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00800 - General									
30000 - Miscellaneous									
888 - Vehicle 2020 Ford Escape- #45	33,920	10	7	40,320	4,032	10,176	13,907	0.25%	3,097
892 - Maintenance Truck 2021 Ford Ranger XL- #46	40,537	10	8	49,391	4,939	8,107	12,465	0.31%	3,794
896 - Maintenance Truck 2021 Ford F250 Pickup- #47	46,375	10	8	56,503	5,650	9,275	14,260	0.36%	4,340
990 - Miscellaneous Non-Budgeted MRR Cap Project 2023[nr:1]	36,000	2	0	0	0	36,000	0	0.00%	0
994 - Miscellaneous Non-Budgeted MRR Cap Project 2023[nr:1]	13,141	2	0	0	0	13,141	0	0.00%	0
Sub-total [30000 - Miscellaneous]	1,049,541			1,118,641	112,203	553,060	493,576	7.06%	86,179
Sub-total General	1,056,838			1,126,695	113,814	554,519	496,568	7.16%	87,416
Totals	17,587,405			21,188,295	1,588,794	10,099,978	9,830,329	100.00%	1,220,295
						[A]	[B]		
						[EndBal]	[EndBal]		
Percent Funded						64.91%	63.00%		

00010 - Administrative Offices

01000 - Paving

100 - Asphalt: Sealing	Useful Life 5	Remaining Life 3
27,762 sf Parking Lots- Seal, Stripe	Quantity 27,762	Unit of Measure Square Feet
	Cost /SqFt \$0.265	
	% Included 100.00%	Total Cost/Study \$7,357
Summary	Replacement Year 2026	Future Cost \$7,923

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

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

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

200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3
27,762 sf Parking Lots (5.6%)	Quantity 27,762	Unit of Measure Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt \$113,297
	% Included 5.60%	Total Cost/Study \$6,345
Summary	Replacement Year 2026	Future Cost \$6,832

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

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

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

300 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 22
14,965 sf South Parking & Maintenance	Quantity 14,965	Unit of Measure Square Feet
	Cost /SqFt \$2.23	
	% Included 100.00%	Total Cost/Study \$33,312
Summary	Replacement Year 2045	Future Cost \$57,349

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 22
12,797 sf North Parking Lot (50%)	Quantity 12,797	Unit of Measure Square Feet
	Cost /SqFt \$2.23	Qty * \$/SqFt \$28,486
	% Included 50.00%	Total Cost/Study \$14,243
Summary	Replacement Year 2045	Future Cost \$24,520

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 5
9,085 sf Building Exterior & Wall Surfaces	Quantity 9,085	Unit of Measure Square Feet
	Cost /SqFt \$1.48	
	% Included 100.00%	Total Cost/Study \$13,482
Summary	Replacement Year 2028	Future Cost \$15,254

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

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

03500 - Painting: Interior

100 - Building	Useful Life 10	Remaining Life 3
16,167 sf All Interior Spaces	Quantity 16,167	Unit of Measure Square Feet
	Cost /SqFt \$1.38	
	% Included 100.00%	Total Cost/Study \$22,278
Summary	Replacement Year 2026	Future Cost \$23,991

This is to prepare and paint all interior walls.

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

04000 - Structural Repairs

900 - Doors	Useful Life 10	Remaining Life 11
41 Exterior & Interior Doors (25%)	Quantity 41	Unit of Measure Items
	Cost /Itm \$1,855	Qty * \$/Itm \$76,055
	% Included 25.00%	Total Cost/Study \$19,014
Summary	Replacement Year 2034	Future Cost \$24,948

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

7- exterior
 34- interior

2023- Per client, extend remaining life to 2034.

00010 - Administrative Offices

05000 - Roofing

304 - Low Slope: Vinyl	Useful Life 20	Remaining Life 0	
79 Squares- Building Roof- Replace	Quantity 79	Unit of Measure	Squares
	Cost /Sqrs \$1,023		
	% Included 100.00%	Total Cost/Study	\$80,804
Summary	Replacement Year 2023	Future Cost	\$80,804

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

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

930 - Coating	Useful Life 5	Remaining Life 3	
7,900 sf Low Slope Roof Recoating	Quantity 7,900	Unit of Measure	Square Feet
	Cost /SqFt \$1.02		
	% Included 100.00%	Total Cost/Study	\$8,039
Summary	Replacement Year 2026	Future Cost	\$8,657

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

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

08000 - Rehab

300 - Restrooms	Useful Life 20	Remaining Life 18	
3 Men's, Women's, Unisex Restrooms	Quantity 3	Unit of Measure	Room
	Cost /Rm \$17,384		
	% Included 100.00%	Total Cost/Study	\$52,152
Summary	Replacement Year 2041	Future Cost	\$81,339

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

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

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

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

00010 - Administrative Offices

08000 - Rehab

400 - Kitchen	Useful Life 20	Remaining Life 4	
Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$7,950		
	% Included 100.00%	Total Cost/Study \$7,950	
Summary	Replacement Year 2027	Future Cost \$8,775	

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.

2023- Per client, extend remaining life to 2027.

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

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

22000 - Office Equipment

200 - Computers, Misc.	Useful Life 1	Remaining Life 0	
5 IT Servers (20%)	Quantity 5	Unit of Measure Items	
	Cost /Itm \$13,633	Qty * \$/Itm \$68,165	
	% Included 20.00%	Total Cost/Study \$13,633	
Summary	Replacement Year 2023	Future Cost \$13,633	

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

2023- \$13,633 expended.

2022- \$7,845 was expended.

2021- \$12,764 is anticipated

2020- \$12,453 was expended.

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

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

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

240 - Computers, Misc.	Useful Life 1	Remaining Life 1	
Office Computer Work Stations	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$20,246		
	% Included 100.00%	Total Cost/Study \$20,246	
Summary	Replacement Year 2024	Future Cost \$20,752	

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

2023- No expense.

2022- \$25,534 expended.

2021- \$18,395 expended.

2020- \$18,500 expended.

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

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

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

00010 - Administrative Offices

22000 - Office Equipment

270 - Network Equipment	Useful Life 1	Remaining Life 0	
Routers & Switches	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,560	
	% Included	100.00%	Total Cost/Study \$6,560
Summary	Replacement Year	2023	Future Cost \$6,560

This is to replace routers and switch equipment.

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

23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 2	
3 Rooftop Carrier Units- 2010	Quantity 3	Unit of Measure	Items
	Cost /Itm	\$15,476	
	% Included	100.00%	Total Cost/Study \$46,428
Summary	Replacement Year	2025	Future Cost \$48,778

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

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

2023- Per client, defer to 2025.

280 - HVAC	Useful Life 15	Remaining Life 9	
Rooftop Rheem Unit #5- 2017	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$11,872	
	% Included	100.00%	Total Cost/Study \$11,872
Summary	Replacement Year	2032	Future Cost \$14,827

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

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

2018- Per client, unit replaced in 2017.

314 - HVAC	Useful Life 15	Remaining Life 10	
Rooftop Carrier Unit #6- 2005	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$10,282	
	% Included	100.00%	Total Cost/Study \$10,282
Summary	Replacement Year	2033	Future Cost \$13,162

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

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

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

00010 - Administrative Offices

23000 - Mechanical Equipment

348 - HVAC	Useful Life 15	Remaining Life 5	
3 IT Room Trane & Gree Units- 2013	Quantity 3	Unit of Measure	Items
	Cost /Itm \$2,862		
	% Included 100.00%	Total Cost/Study	\$8,586
Summary	Replacement Year 2028	Future Cost	\$9,714

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 10	
Marvair Unit- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,420		
	% Included 100.00%	Total Cost/Study	\$7,420
Summary	Replacement Year 2033	Future Cost	\$9,498

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

Marvair

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

25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 3	
365 Sq. Yds. Hallways, Lobby, Offices	Quantity 365	Unit of Measure	Square Yard
	Cost /SqYd \$44.52		
	% Included 100.00%	Total Cost/Study	\$16,250
Summary	Replacement Year 2026	Future Cost	\$17,499

This is to replace the carpeting.

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

400 - Tile	Useful Life 20	Remaining Life 2	
430 sf Floors	Quantity 430	Unit of Measure	Square Feet
	Cost /SqFt \$21.20		
	% Included 100.00%	Total Cost/Study	\$9,116
Summary	Replacement Year 2025	Future Cost	\$9,577

This is to replace the wall and floor tile.

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

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

00010 - Administrative Offices

28000 - Water System

134 - Backflow Valves	Useful Life 12	Remaining Life 10	
4" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,000		
	% Included 100.00%	Total Cost/Study	\$6,000
Summary	Replacement Year 2033	Future Cost	\$7,680

This is to replace the backflow prevention valve.

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

00020 - West Social Center (WC)

01000 - Paving

104 - Asphalt: Sealing	Useful Life 5	Remaining Life 2	
43,543 sf Drives, North & South Parking	Quantity 43,543	Unit of Measure	Square Feet
	Cost /SqFt \$0.265		
	% Included 100.00%	Total Cost/Study	\$11,539
Summary	Replacement Year 2025	Future Cost	\$12,123

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

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

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

108 - Asphalt: Sealing	Useful Life 5	Remaining Life 2	
75,321 sf West Parking Lot	Quantity 75,321	Unit of Measure	Square Feet
	Cost /SqFt \$0.265		
	% Included 100.00%	Total Cost/Study	\$19,960
Summary	Replacement Year 2025	Future Cost	\$20,971

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

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

00020 - West Social Center (WC)

01000 - Paving

208 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2
75,321 sf West Parking Lot (3%)	Quantity 75,321	Unit of Measure Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt \$307,385
	% Included 2.50%	Total Cost/Study \$7,685
Summary	Replacement Year 2025	Future Cost \$8,074

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

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

304 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 4
43,543 sf Drives, North & South Parking	Quantity 43,543	Unit of Measure Square Feet
	Cost /SqFt \$2.23	
	% Included 100.00%	Total Cost/Study \$96,927
Summary	Replacement Year 2027	Future Cost \$106,989

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 9
75,321 sf West Parking Lot	Quantity 75,321	Unit of Measure Square Feet
	Cost /SqFt \$2.23	
	% Included 100.00%	Total Cost/Study \$167,665
Summary	Replacement Year 2032	Future Cost \$209,390

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

2006- Parking lot installed.

02000 - Concrete

400 - Pool Deck	Useful Life 5	Remaining Life 4
5,313 sf Pool/Spa Area Concrete Repair (6%)	Quantity 5,313	Unit of Measure Square Feet
	Cost /SqFt \$24.91	Qty * \$/SqFt \$132,347
	% Included 6.00%	Total Cost/Study \$7,941
Summary	Replacement Year 2027	Future Cost \$8,765

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

2023- Per client, extend remaining life to 2027.

00020 - West Social Center (WC)

03000 - Painting: Exterior

106 - Stucco	Useful Life 10	Remaining Life 7
53,060 sf Building Exterior & Wall Surfaces	Quantity 53,060	Unit of Measure Square Feet
	Cost /SqFt \$1.48	
	% Included 100.00%	Total Cost/Study \$78,741
Summary	Replacement Year 2030	Future Cost \$93,598

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

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

03500 - Painting: Interior

106 - Building	Useful Life 10	Remaining Life 2
24,000 sf All Interior Spaces	Quantity 24,000	Unit of Measure Square Feet
	Cost /SqFt \$1.38	
	% Included 100.00%	Total Cost/Study \$33,072
Summary	Replacement Year 2025	Future Cost \$34,746

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

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

04000 - Structural Repairs

904 - Doors	Useful Life 10	Remaining Life 11
72 Exterior & Interior Doors (25%)	Quantity 72	Unit of Measure Items
	Cost /Itm \$1,855	Qty * \$/Itm \$133,560
	% Included 25.00%	Total Cost/Study \$33,390
Summary	Replacement Year 2034	Future Cost \$43,811

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

25- exterior
 47- interior

2023- Per client, extend remaining life to 2034.

05000 - Roofing

300 - Low Slope: Metal	Useful Life 30	Remaining Life 24
3 Squares- Pool Eq Enclosure Shade Structure	Quantity 3	Unit of Measure Squares
	Cost /Sqrs \$2,862	
	% Included 100.00%	Total Cost/Study \$8,586
Summary	Replacement Year 2047	Future Cost \$15,530

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

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

00020 - West Social Center (WC)

05000 - Roofing

308 - Low Slope: Vinyl	Useful Life 20	Remaining Life 6	
339 Squares- Building Flat Roofs	Quantity 339	Unit of Measure	Squares
	Cost /Sqrs \$753		
	% Included 100.00%	Total Cost/Study	\$255,131
Summary	Replacement Year 2029	Future Cost	\$295,874

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

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

600 - Pitched: Tile	Useful Life 30	Remaining Life 23	
24 Squares- Tennis Ramada Roof	Quantity 24	Unit of Measure	Squares
	Cost /Sqrs \$753		
	% Included 100.00%	Total Cost/Study	\$18,062
Summary	Replacement Year 2046	Future Cost	\$31,873

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

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

934 - Coating	Useful Life 5	Remaining Life 1	
33,900 sf Low Slope Roof Recoating	Quantity 33,900	Unit of Measure	Square Feet
	Cost /SqFt \$1.21		
	% Included 100.00%	Total Cost/Study	\$41,019
Summary	Replacement Year 2024	Future Cost	\$42,044

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 3	
Tennis Ramada	Quantity 1	Unit of Measure	Building
	Cost /Bldg \$6,890		
	% Included 100.00%	Total Cost/Study	\$6,890
Summary	Replacement Year 2026	Future Cost	\$7,420

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

00020 - West Social Center (WC)

08000 - Rehab

200 - Locker Rooms	Useful Life 20	Remaining Life 3
2 Pool Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room
	Cost /Rm \$52,152	
	% Included 100.00%	Total Cost/Study \$104,304
Summary	Replacement Year 2026	Future Cost \$112,324

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

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

306 - Restrooms	Useful Life 20	Remaining Life 4
4 Shops & Auditorium Restrooms	Quantity 4	Unit of Measure Room
	Cost /Rm \$19,027	
	% Included 100.00%	Total Cost/Study \$76,108
Summary	Replacement Year 2027	Future Cost \$84,009

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

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

2023- Per client, extend remaining life to 2027.

2022- Extend RL to 2024.

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

460 - Cabinets	Useful Life 20	Remaining Life 3
2 Woodshop & Lapidary	Quantity 2	Unit of Measure Room
	Cost /Rm \$5,300	
	% Included 100.00%	Total Cost/Study \$10,600
Summary	Replacement Year 2026	Future Cost \$11,415

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

550 - Operable Wall/Partition	Useful Life 25	Remaining Life 23
320 sf Auditorium/Room 1	Quantity 320	Unit of Measure Square Feet
	Cost /SqFt \$63.28	
	% Included 100.00%	Total Cost/Study \$20,250
Summary	Replacement Year 2046	Future Cost \$35,734

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

Modernfold
 10' x 32'

2021- \$18,369 was expended.

2019- Some damage was observed.

00020 - West Social Center (WC)

12000 - Pool

100 - Resurface	Useful Life 12	Remaining Life 2	
250 lf Pool	Quantity 250	Unit of Measure	Linear Feet
	Cost /l.f. \$199		
	% Included 100.00%	Total Cost/Study	\$49,820
Summary	Replacement Year 2025	Future Cost	\$52,342

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 3	
5,313 sf Pool/Spa Deck Coating	Quantity 5,313	Unit of Measure	Square Feet
	Cost /SqFt \$9.33		
	% Included 100.00%	Total Cost/Study	\$49,560
Summary	Replacement Year 2026	Future Cost	\$53,370

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

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

728 - Equipment: Replacement	Useful Life 10	Remaining Life 6	
Pool Digital Clocks	Quantity 1	Unit of Measure	Pair
	Cost /Pair \$3,498		
	% Included 100.00%	Total Cost/Study	\$3,498
Summary	Replacement Year 2029	Future Cost	\$4,057

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

- Colorado Time Systems
- MN PCW-PRO
- SN 20180202-M3

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

00020 - West Social Center (WC)

12000 - Pool

730 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$59,148	Qty * \$/LS	\$59,148
	% Included 50.00%	Total Cost/Study	\$29,574
Summary	Replacement Year 2025	Future Cost	\$31,071

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

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

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

14000 - Recreation

700 - Billiard Table	Useful Life 25	Remaining Life 20	
4 Billiards Room Tables	Quantity 4	Unit of Measure	Items
	Cost /Itm \$8,109		
	% Included 100.00%	Total Cost/Study	\$32,436
Summary	Replacement Year 2043	Future Cost	\$53,150

This is to replace the billiard tables.

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

00020 - West Social Center (WC)

17000 - Tennis Court

100 - Reseal	Useful Life 4	Remaining Life 2
43,200 sf [6] Tennis Courts	Quantity 43,200	Unit of Measure Square Feet
	Cost /SqFt \$0.753	
	% Included 100.00%	Total Cost/Study \$32,512
Summary	Replacement Year 2025	Future Cost \$34,158

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

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

500 - Resurface	Useful Life 21	Remaining Life 11
43,200 sf [6] Tennis Courts	Quantity 43,200	Unit of Measure Square Feet
	Cost /SqFt \$3.39	
	% Included 100.00%	Total Cost/Study \$146,534
Summary	Replacement Year 2034	Future Cost \$192,266

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

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

600 - Lighting	Useful Life 30	Remaining Life 29
20 Court Lights	Quantity 20	Unit of Measure Items
	Cost /Itm \$4,558	
	% Included 100.00%	Total Cost/Study \$91,160
Summary	Replacement Year 2052	Future Cost \$186,550

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

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

724 - Screen	Useful Life 5	Remaining Life 4
8,685 sf Tennis Court Fence Screens	Quantity 8,685	Unit of Measure Square Feet
	Cost /SqFt \$0.604	
	% Included 100.00%	Total Cost/Study \$5,247
Summary	Replacement Year 2027	Future Cost \$5,792

This is to replace the court perimeter windscreen.

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

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

00020 - West Social Center (WC)

17500 - Basketball / Sport Court

200 - Seal & Striping	Useful Life 8	Remaining Life 4	
3,744 sf [12] Shuffleboard Courts	Quantity 3,744	Unit of Measure	Square Feet
	Cost /SqFt \$5.19		
	% Included 100.00%	Total Cost/Study	\$19,446
Summary	Replacement Year 2027	Future Cost	\$21,465

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

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

19000 - Fencing

120 - Chain Link: 10'	Useful Life 30	Remaining Life 9	
1,710 lf Tennis Court Fence	Quantity 1,710	Unit of Measure	Linear Feet
	Cost /l.f. \$44.52		
	% Included 100.00%	Total Cost/Study	\$76,129
Summary	Replacement Year 2032	Future Cost	\$95,075

This is to replace the 10' chain link fencing.

20000 - Lighting

200 - Pole Lights	Useful Life 30	Remaining Life 13	
15 Walkway Lights	Quantity 15	Unit of Measure	Items
	Cost /Itm \$2,088		
	% Included 100.00%	Total Cost/Study	\$31,323
Summary	Replacement Year 2036	Future Cost	\$43,179

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

2019- The standards need paint.

500 - Parking Lot	Useful Life 60	Remaining Life 26	
25 Parking Lot Lights	Quantity 25	Unit of Measure	Items
	Cost /Itm \$3,127		
	% Included 100.00%	Total Cost/Study	\$78,175
Summary	Replacement Year 2049	Future Cost	\$148,555

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

2019- Some standards need paint.

00020 - West Social Center (WC)

23000 - Mechanical Equipment

204 - HVAC	Useful Life 15	Remaining Life 1
2 Rooftop Carrier Units- 2006	Quantity 2	Unit of Measure Items
	Cost /Itm \$37,100	
	% Included 100.00%	Total Cost/Study \$74,200
Summary	Replacement Year 2024	Future Cost \$76,055

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

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

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

284 - HVAC	Useful Life 15	Remaining Life 5
2 Rooftop Carrier Units- 2013	Quantity 2	Unit of Measure Items
	Cost /Itm \$15,582	
	% Included 100.00%	Total Cost/Study \$31,164
Summary	Replacement Year 2028	Future Cost \$35,259

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 10
Rooftop Carrier Unit #4- 2018	Quantity 1	Unit of Measure Items
	Cost /Itm \$24,910	
	% Included 100.00%	Total Cost/Study \$24,910
Summary	Replacement Year 2033	Future Cost \$31,887

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

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

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

324 - HVAC	Useful Life 15	Remaining Life 11
Rooftop Carrier Unit #10- 2019	Quantity 1	Unit of Measure Items
	Cost /Itm \$15,434	
	% Included 100.00%	Total Cost/Study \$15,434
Summary	Replacement Year 2034	Future Cost \$20,250

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

Unit 10- Woodshop- Rheem- 5T

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

00020 - West Social Center (WC)

23000 - Mechanical Equipment

352 - HVAC	Useful Life 15	Remaining Life 1
3 Rooftop Carrier/American Units- 2009	Quantity 3	Unit of Measure Items
	Cost /Itm \$14,310	
	% Included 100.00%	Total Cost/Study \$42,930
Summary	Replacement Year 2024	Future Cost \$44,003

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

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

380 - HVAC	Useful Life 15	Remaining Life 2
Rooftop Carrier Unit #7- 2010	Quantity 1	Unit of Measure Items
	Cost /Itm \$21,412	
	% Included 100.00%	Total Cost/Study \$21,412
Summary	Replacement Year 2025	Future Cost \$22,496

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

Unit 7- Woodshop- Carrier- 10T

404 - HVAC	Useful Life 15	Remaining Life 0
4 Rooftop Carrier/American Units- 2008	Quantity 4	Unit of Measure Items
	Cost /Itm \$15,375	
	% Included 100.00%	Total Cost/Study \$61,500
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)

2023- \$61,500 projected.

420 - HVAC	Useful Life 15	Remaining Life 14
Tennis Ramada Rheem Unit #15- 2022	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,164	
	% Included 100.00%	Total Cost/Study \$6,164
Summary	Replacement Year 2037	Future Cost \$8,709

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 4
5 Gree HVAC Units- 2012	Quantity 5	Unit of Measure Items
	Cost /Itm \$3,180	
	% Included 100.00%	Total Cost/Study \$15,900
Summary	Replacement Year 2027	Future Cost \$17,551

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

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

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

900 - Miscellaneous	Useful Life 15	Remaining Life 3
Woodshop Dust Collector	Quantity 1	Unit of Measure Items
	Cost /Itm \$21,412	
	% Included 100.00%	Total Cost/Study \$21,412
Summary	Replacement Year 2026	Future Cost \$23,058

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 6
550 Auditorium Padded Chairs	Quantity 550	Unit of Measure Items
	Cost /Itm \$164	
	% Included 100.00%	Total Cost/Study \$90,365
Summary	Replacement Year 2029	Future Cost \$104,796

This is to replace the padded chairs.

550 padded chairs- \$145 each replaced in 2019

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

00020 - West Social Center (WC)

24000 - Furnishings

504 - Miscellaneous	Useful Life 10	Remaining Life 2	
500 Auditorium Unpadded Chairs	Quantity 500	Unit of Measure	Items
	Cost /Itm \$68.90		
	% Included 100.00%	Total Cost/Study	\$34,450
Summary	Replacement Year 2025	Future Cost	\$36,194

This is to replace the unpadded chairs.

500 unpadded chairs- \$60 each

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

508 - Tables	Useful Life 10	Remaining Life 2	
175 Auditorium Tables	Quantity 175	Unit of Measure	Items
	Cost /Itm \$350		
	% Included 100.00%	Total Cost/Study	\$61,215
Summary	Replacement Year 2025	Future Cost	\$64,314

This is to replace assorted tables.

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

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

24500 - Audio / Visual

100 - Speakers	Useful Life 15	Remaining Life 10	
Auditorium	Quantity 1	Unit of Measure	System
	Cost /Sys \$28,938		
	% Included 100.00%	Total Cost/Study	\$28,938
Summary	Replacement Year 2033	Future Cost	\$37,043

This is to replace the speakers.

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

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

108 - Lighting Console	Useful Life 10	Remaining Life 5	
Auditorium Control Room	Quantity 1	Unit of Measure	System
	Cost /Sys \$4,028		
	% Included 100.00%	Total Cost/Study	\$4,028
Summary	Replacement Year 2028	Future Cost	\$4,557

This is to replace the stage lighting controller.

ETC Congo Jr

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

00020 - West Social Center (WC)

24500 - Audio / Visual

116 - Miscellaneous	Useful Life 30	Remaining Life 16
Auditorium Total Induction Loop	Quantity 1	Unit of Measure System
	Cost /Sys \$18,550	
	% Included 100.00%	Total Cost/Study \$18,550
Summary	Replacement Year 2039	Future Cost \$27,538

This is to replace the total induction loop.

220 - PA System	Useful Life 10	Remaining Life 3
Auditorium Bldg	Quantity 1	Unit of Measure System
	Cost /Sys \$62,328	
	% Included 100.00%	Total Cost/Study \$62,328
Summary	Replacement Year 2026	Future Cost \$67,120

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

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

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

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

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

Lighting closet: DLP projector, scoops/gels

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

224 - Projector	Useful Life 10	Remaining Life 5
3 Auditorium Projectors (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$12,296	Qty * \$/Itm \$36,888
	% Included 33.33%	Total Cost/Study \$12,296
Summary	Replacement Year 2028	Future Cost \$13,912

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

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

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

00020 - West Social Center (WC)

24500 - Audio / Visual

400 - Stage Lights	Useful Life 20	Remaining Life 19	
Stage Lighting	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$11,063		
	% Included 100.00%	Total Cost/Study	\$11,063
Summary	Replacement Year 2042	Future Cost	\$17,686

This is to replace various stage lighting fixtures.

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

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

600 - Stage Curtains	Useful Life 15	Remaining Life 3	
Stage Curtains	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,600		
	% Included 100.00%	Total Cost/Study	\$10,600
Summary	Replacement Year 2026	Future Cost	\$11,415

This is to replace miscellaneous stage curtains.

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

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

740 - Piano	Useful Life 30	Remaining Life 10	
Auditorium Petrof Grand	Quantity 1	Unit of Measure	Items
	Cost /Itm \$47,700		
	% Included 100.00%	Total Cost/Study	\$47,700
Summary	Replacement Year 2033	Future Cost	\$61,060

This is to replace the grand piano.

- Petrof w/ bench
- Mod II, 558 002

2018- Added to study.

00020 - West Social Center (WC)

24500 - Audio / Visual

764 - Piano	Useful Life 30	Remaining Life 10	
Auditorium Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,600		
	% Included 100.00%	Total Cost/Study	\$10,600
Summary	Replacement Year 2033	Future Cost	\$13,569

This is to replace the upright piano and bench.

Yamaha T121
 SN 6076008

800 - Stage Risers	Useful Life 30	Remaining Life 24	
Auditorium Stage	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$20,882		
	% Included 100.00%	Total Cost/Study	\$20,882
Summary	Replacement Year 2047	Future Cost	\$37,770

This is to replace the stage risers.

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

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

24600 - Safety / Access

200 - Fire Control Misc	Useful Life 20	Remaining Life 2	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$47,488		
	% Included 100.00%	Total Cost/Study	\$47,488
Summary	Replacement Year 2025	Future Cost	\$49,892

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 8	
448 Sq. Yds. West Center Carpet	Quantity 448	Unit of Measure	Square Yard
	Cost /SqYd \$44.52		
	% Included 100.00%	Total Cost/Study	\$19,945
Summary	Replacement Year 2031	Future Cost	\$24,301

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

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

00020 - West Social Center (WC)

25000 - Flooring

214 - Carpeting	Useful Life 10	Remaining Life 5
117 Sq. Yds. West Center Billiards Room	Quantity 117	Unit of Measure Square Yard
	Cost /SqYd \$40.28	
	% Included 100.00%	Total Cost/Study \$4,713
Summary	Replacement Year 2028	Future Cost \$5,332

This is to replace the carpeting.

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

410 - Tile	Useful Life 20	Remaining Life 4
1,618 sf Clubhouse Walls & Floors	Quantity 1,618	Unit of Measure Square Feet
	Cost /SqFt \$15.90	
	% Included 100.00%	Total Cost/Study \$25,726
Summary	Replacement Year 2027	Future Cost \$28,397

This is to replace the wall and floor tile.

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

2023- Per client, extend remaining life to 2027.

414 - Tile	Useful Life 20	Remaining Life 14
682 sf Green Room Dressing & Restrooms	Quantity 682	Unit of Measure Square Feet
	Cost /SqFt \$15.90	
	% Included 100.00%	Total Cost/Study \$10,844
Summary	Replacement Year 2037	Future Cost \$15,322

This is to replace the wall and floor tile.

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

600 - Vinyl	Useful Life 15	Remaining Life 14
1,100 Sq. Yds. West Center Vinyl	Quantity 1,100	Unit of Measure Square Yard
	Cost /SqYd \$80.94	
	% Included 100.00%	Total Cost/Study \$89,039
Summary	Replacement Year 2037	Future Cost \$125,810

This is to replace the vinyl flooring.

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

00020 - West Social Center (WC)

26000 - Outdoor Equipment

400 - Bleachers	Useful Life 25	Remaining Life 20	
6 Courtyard & Tennis	Quantity 6	Unit of Measure	Items
	Cost /Itm \$2,332		
	% Included 100.00%	Total Cost/Study	\$13,992
Summary	Replacement Year 2043	Future Cost	\$22,928

This is to replace the aluminum bleachers.

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

800 - Shade Structure	Useful Life 15	Remaining Life 10	
498 sf [2] Green Rm & Woodshop Shade Canopies	Quantity 498	Unit of Measure	Square Feet
	Cost /SqFt \$24.38		
	% Included 100.00%	Total Cost/Study	\$12,141
Summary	Replacement Year 2033	Future Cost	\$15,542

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

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

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

840 - Shade Structure	Useful Life 15	Remaining Life 10	
680 sf Pool Deck Shade Canopy	Quantity 680	Unit of Measure	Square Feet
	Cost /SqFt \$24.38		
	% Included 100.00%	Total Cost/Study	\$16,578
Summary	Replacement Year 2033	Future Cost	\$21,222

This is to replace the canvas canopy shade structure.

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

844 - Shade Structure	Useful Life 15	Remaining Life 9	
1,955 sf [3] Tennis Court Shade Canopies	Quantity 1,955	Unit of Measure	Square Feet
	Cost /SqFt \$24.38		
	% Included 100.00%	Total Cost/Study	\$47,663
Summary	Replacement Year 2032	Future Cost	\$59,524

This is to replace the canvas canopy shade structures.

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

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

00020 - West Social Center (WC)

26000 - Outdoor Equipment

846 - Shade Structure	Useful Life 15	Remaining Life 9
4 Tennis Court Bench Shades (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,120	Qty * \$/Itm \$8,480
	% Included 25.00%	Total Cost/Study \$2,120
Summary	Replacement Year 2032	Future Cost \$2,648

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

876 - Shade Structure	Useful Life 30	Remaining Life 25
231 sf Shop Metal Shade Structure- 2018	Quantity 231	Unit of Measure Square Feet
	Cost /SqFt \$28.62	
	% Included 100.00%	Total Cost/Study \$6,611
Summary	Replacement Year 2048	Future Cost \$12,257

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

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

27000 - Appliances

324 - Dishwasher, Commercial	Useful Life 12	Remaining Life 11
Commercial Dishwasher- 2022	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,600	
	% Included 100.00%	Total Cost/Study \$10,600
Summary	Replacement Year 2034	Future Cost \$13,908

This is to replace the commercial grade dishwasher.

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

2022- \$10,000 anticipated.

00020 - West Social Center (WC)

27000 - Appliances

700 - Miscellaneous	Useful Life 5	Remaining Life 4	
30 Kitchen Appliances (33%)	Quantity 30	Unit of Measure	Items
	Cost /Itm \$3,710	Qty * \$/Itm	\$111,300
	% Included 33.33%	Total Cost/Study	\$37,100
Summary	Replacement Year 2027	Future Cost	\$40,951

This is to periodically repair or replace miscellaneous appliances.

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

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

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

702 - Stove	Useful Life 20	Remaining Life 15	
2 Vulcan 10-Burner & 6-Burner	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,816		
	% Included 100.00%	Total Cost/Study	\$7,632
Summary	Replacement Year 2038	Future Cost	\$11,053

This is to replace the kitchen stoves.

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

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

00020 - West Social Center (WC)

28000 - Water System

158 - Backflow Valves	Useful Life 12	Remaining Life 10	
4" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,201		
	% Included 100.00%	Total Cost/Study	\$6,201
Summary	Replacement Year 2033	Future Cost	\$7,938

This is to replace the backflow prevention valve.

2021- \$5,631 was expended.

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

30000 - Miscellaneous

240 - Maintenance Equipment	Useful Life 20	Remaining Life 3	
2 Portable Lifts	Quantity 2	Unit of Measure	Items
	Cost /Itm \$12,508		
	% Included 100.00%	Total Cost/Study	\$25,016
Summary	Replacement Year 2026	Future Cost	\$26,939

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 0	
87,662 sf Parking Lot & N Driveway	Quantity 87,662	Unit of Measure	Square Feet
	Cost /SqFt \$0.265		
	% Included 100.00%	Total Cost/Study	\$23,230
Summary	Replacement Year 2023	Future Cost	\$23,230

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

2023- Work done in 2023.

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

2019- The surface is due for seal coat. \$8,400 was expended per client 6/14/2019.

2014- West and north lots overlaid.

2006- South lot reconstructed.

212 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
87,662 sf Parking Lot & N Driveway (2%)	Quantity 87,662	Unit of Measure	Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt	\$357,749
	% Included 2.00%	Total Cost/Study	\$7,155
Summary	Replacement Year 2024	Future Cost	\$7,334

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

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

312 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 8
27,900 sf South Parking Lot	Quantity 27,900	Unit of Measure Square Feet
	Cost /SqFt \$2.23	
	% Included 100.00%	Total Cost/Study \$62,105
Summary	Replacement Year 2031	Future Cost \$75,669

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

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

316 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 16
56,762 sf West & North Parking Lots & N Driveway	Quantity 56,762	Unit of Measure Square Feet
	Cost /SqFt \$2.23	
	% Included 100.00%	Total Cost/Study \$126,352
Summary	Replacement Year 2039	Future Cost \$187,571

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 4
5,661 sf Pool/Spa Area Concrete Repair (4%)	Quantity 5,661	Unit of Measure Square Feet
	Cost /SqFt \$24.59	Qty * \$/SqFt \$139,189
	% Included 4.12%	Total Cost/Study \$5,732
Summary	Replacement Year 2027	Future Cost \$6,328

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

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

03000 - Painting: Exterior

112 - Stucco	Useful Life 10	Remaining Life 5
13,905 sf Building Exterior	Quantity 13,905	Unit of Measure Square Feet
	Cost /SqFt \$1.48	
	% Included 100.00%	Total Cost/Study \$20,635
Summary	Replacement Year 2028	Future Cost \$23,347

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

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

00030 - East Social Center (EC)

03000 - Painting: Exterior

03500 - Painting: Interior

112 - Building	Useful Life 10	Remaining Life 8
17,350 sf All Interior Spaces	Quantity 17,350	Unit of Measure Square Feet
	Cost /SqFt \$1.38	
	% Included 100.00%	Total Cost/Study \$23,908
Summary	Replacement Year 2031	Future Cost \$29,130

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

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

04000 - Structural Repairs

896 - Shed	Useful Life 20	Remaining Life 14
Pool Equipment Area Shed	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,300	
	% Included 100.00%	Total Cost/Study \$5,300
Summary	Replacement Year 2037	Future Cost \$7,489

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

908 - Doors	Useful Life 10	Remaining Life 11
58 Exterior/Interior Doors & Access Gates (25%)	Quantity 58	Unit of Measure Items
	Cost /Itm \$1,855	Qty * \$/Itm \$107,590
	% Included 25.00%	Total Cost/Study \$26,897
Summary	Replacement Year 2034	Future Cost \$35,292

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

27- interior
 31- exterior

2023- Per client, extend remaining life to 2034.

05000 - Roofing

312 - Low Slope: Vinyl	Useful Life 20	Remaining Life 2
207 Squares- Building Roof (50%)	Quantity 207	Unit of Measure Squares
	Cost /Sqrs \$753	Qty * \$/Sqrs \$155,788
	% Included 50.00%	Total Cost/Study \$77,894
Summary	Replacement Year 2025	Future Cost \$81,837

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

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

2023- Per client, extend remaining life to 2025.

00030 - East Social Center (EC)

05000 - Roofing

356 - Low Slope: Vinyl	Useful Life 20	Remaining Life 6
207 Squares- Building Roof (50%)	Quantity 207	Unit of Measure Squares
	Cost /Sqrs \$753	Qty * \$/Sqrs \$155,788
	% Included 50.00%	Total Cost/Study \$77,894
Summary	Replacement Year 2029	Future Cost \$90,333

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

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

938 - Coating	Useful Life 5	Remaining Life 2
20,700 sf Low Slope Roof Recoating	Quantity 20,700	Unit of Measure Square Feet
	Cost /SqFt \$0.625	
	% Included 100.00%	Total Cost/Study \$12,946
Summary	Replacement Year 2025	Future Cost \$13,601

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

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

2023- Per client, extend remaining life to 2025.

08000 - Rehab

204 - Unit Rehab	Useful Life 20	Remaining Life 9
Fine Arts	Quantity 1	Unit of Measure Room
	Cost /Rm \$15,900	
	% Included 100.00%	Total Cost/Study \$15,900
Summary	Replacement Year 2032	Future Cost \$19,857

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

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

00030 - East Social Center (EC)

08000 - Rehab

206 - Locker Rooms	Useful Life 20	Remaining Life 9	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$63,706		
	% Included 100.00%	Total Cost/Study \$127,412	
Summary	Replacement Year 2032	Future Cost \$159,120	

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

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

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

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

2022- \$65,000 was expended.

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

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

214 - Restrooms	Useful Life 20	Remaining Life 3	
Pool Patio Companion Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$9,540		
	% Included 100.00%	Total Cost/Study \$9,540	
Summary	Replacement Year 2026	Future Cost \$10,274	

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

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

2018- Added to study as a separate component.

250 - Kitchen	Useful Life 20	Remaining Life 9	
Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$26,500		
	% Included 100.00%	Total Cost/Study \$26,500	
Summary	Replacement Year 2032	Future Cost \$33,095	

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

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

00030 - East Social Center (EC)

08000 - Rehab

312 - Restrooms	Useful Life 20	Remaining Life 3	
2 Lobby Hallway Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$17,384		
	% Included 100.00%	Total Cost/Study \$34,768	
Summary	Replacement Year 2026	Future Cost \$37,441	

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

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

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

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

12000 - Pool

106 - Resurface	Useful Life 12	Remaining Life 11	
165 lf Pool	Quantity 165	Unit of Measure Linear Feet	
	Cost /l.f. \$143		
	% Included 100.00%	Total Cost/Study \$23,582	
Summary	Replacement Year 2034	Future Cost \$30,941	

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

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

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

2020- \$21,704 was expended.

2019- Stains, patches and minor spall were observed.

400 - ADA Chair Lift	Useful Life 10	Remaining Life 7	
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure Items	
	Cost /Itm \$4,664		
	% Included 100.00%	Total Cost/Study \$9,328	
Summary	Replacement Year 2030	Future Cost \$11,088	

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

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

1- pool Aqua Creek, MN F004PLB, SN 6868

2022- 2 new Aqua Creek models noted during reserve study site visit.

2020- \$7,008 was expended.

00030 - East Social Center (EC)

12000 - Pool

606 - Deck: Re-Surface	Useful Life 15	Remaining Life 14	
5,661 sf Pool/Spa Deck Coating	Quantity 5,661	Unit of Measure Square Feet	
	Cost /SqFt \$8.41		
	% Included 100.00%	Total Cost/Study \$47,585	
Summary	Replacement Year 2037	Future Cost \$67,237	

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

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

734 - Equipment: Replacement	Useful Life 5	Remaining Life 4	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$44,030	Qty * \$/LS \$44,030	
	% Included 50.00%	Total Cost/Study \$22,015	
Summary	Replacement Year 2027	Future Cost \$24,301	

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

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

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

924 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,745		
	% Included 100.00%	Total Cost/Study \$8,745	
Summary	Replacement Year 2028	Future Cost \$9,894	

This is to replace miscellaneous pool furniture.

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

00030 - East Social Center (EC)

13000 - Spa

114 - Resurface	Useful Life 8	Remaining Life 7	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,875		
	% Included 100.00%	Total Cost/Study	\$5,875
Summary	Replacement Year 2030	Future Cost	\$6,983

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

2022- \$5,542 is anticipated.

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

2020- \$5,407 is anticipated.

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

14000 - Recreation

200 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 0	
17 Fitness Room Cardio Machines (25%)	Quantity 17	Unit of Measure	Items
	Cost /Itm \$6,816	Qty * \$/Itm	\$115,876
	% Included 25.00%	Total Cost/Study	\$28,969
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

2023- \$28,969 projected. This is approximately \$10,000 more than previously planned.

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

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

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

00030 - East Social Center (EC)

14000 - Recreation

300 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 0
19 Fitness Room Strength Machines, Etc (50%)	Quantity 19	Unit of Measure Items
	Cost /Itm \$4,305	Qty * \$/Itm \$81,796
	% Included 50.00%	Total Cost/Study \$40,898
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

2023- \$40,898 projected.

720 - Billiard Table	Useful Life 25	Remaining Life 23
2 Billiards Room	Quantity 2	Unit of Measure Items
	Cost /Itm \$10,017	
	% Included 100.00%	Total Cost/Study \$20,034
Summary	Replacement Year 2046	Future Cost \$35,352

This is to replace the Diamond billiard tables.

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

17000 - Tennis Court

110 - Reseal	Useful Life 4	Remaining Life 0
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure Square Feet
	Cost /SqFt \$0.406	
	% Included 100.00%	Total Cost/Study \$5,850
Summary	Replacement Year 2023	Future Cost \$5,850

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

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

00030 - East Social Center (EC)

17000 - Tennis Court

510 - Resurface	Useful Life 20	Remaining Life 8	
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure Square Feet	
	Cost /SqFt \$3.39		
	% Included 100.00%	Total Cost/Study \$48,845	
Summary	Replacement Year 2031	Future Cost \$59,513	

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

17500 - Basketball / Sport Court

210 - Seal & Striping	Useful Life 2	Remaining Life 2	
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 2025	Future Cost \$21,225	

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

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

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

211 - Seal & Striping	Useful Life 1	Remaining Life 0	Treatment [nr:1]
[8] Pickleball Courts- 2023 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$12,960		
	% Included 100.00%	Total Cost/Study \$12,960	
Summary	Replacement Year 2023	Future Cost \$12,960	

2023- \$12,960 expended.

19000 - Fencing

104 - Chain Link: 4'	Useful Life 25	Remaining Life 21	
270 lf Pickleball Court Divider Fences	Quantity 270	Unit of Measure Linear Feet	
	Cost /l.f. \$23.32		
	% Included 100.00%	Total Cost/Study \$6,296	
Summary	Replacement Year 2044	Future Cost \$10,575	

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 22
600 lf North Pickleball Court Fencing- 2015	Quantity 600	Unit of Measure Linear Feet
	Cost /l.f. \$24.91	
	% Included 100.00%	Total Cost/Study \$14,946
Summary	Replacement Year 2045	Future Cost \$25,731

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

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

2015- Approximate installation date.

114 - Chain Link: 6'	Useful Life 30	Remaining Life 25
600 lf South Pickleball Court Fencing- 2018	Quantity 600	Unit of Measure Linear Feet
	Cost /l.f. \$24.91	
	% Included 100.00%	Total Cost/Study \$14,946
Summary	Replacement Year 2048	Future Cost \$27,709

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

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

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

130 - Chain Link: 10'	Useful Life 30	Remaining Life 8
540 lf Tennis Court Fence	Quantity 540	Unit of Measure Linear Feet
	Cost /l.f. \$44.52	
	% Included 100.00%	Total Cost/Study \$24,041
Summary	Replacement Year 2031	Future Cost \$29,291

This is to replace the 10' chain link fencing.

200 - Wrought Iron: 5'	Useful Life 30	Remaining Life 3
415 lf Pool Perimeter Fence	Quantity 415	Unit of Measure Linear Feet
	Cost /l.f. \$42.40	
	% Included 100.00%	Total Cost/Study \$17,596
Summary	Replacement Year 2026	Future Cost \$18,949

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

00030 - East Social Center (EC)

20000 - Lighting

510 - Parking Lot	Useful Life 30	Remaining Life 0	
7 Parking Lot Lights	Quantity 7	Unit of Measure	Items
	Cost /Itm \$3,024		
	% Included 100.00%	Total Cost/Study	\$21,166
Summary	Replacement Year 2023	Future Cost	\$21,166

This is to replace the parking lot lights.

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

604 - Sports Field / Court	Useful Life 10	Remaining Life 6	
8 Pickleball Court Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm \$3,604		
	% Included 100.00%	Total Cost/Study	\$28,832
Summary	Replacement Year 2029	Future Cost	\$33,436

This is to replace the pickleball court lights.

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

23000 - Mechanical Equipment

288 - HVAC	Useful Life 15	Remaining Life 10	
4 Rooftop Units- 2018	Quantity 4	Unit of Measure	Items
	Cost /Itm \$11,342		
	% Included 100.00%	Total Cost/Study	\$45,368
Summary	Replacement Year 2033	Future Cost	\$58,075

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

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

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

326 - HVAC	Useful Life 15	Remaining Life 1	
Rooftop Carrier Unit #3- 2009	Quantity 1	Unit of Measure	Items
	Cost /Itm \$21,412		
	% Included 100.00%	Total Cost/Study	\$21,412
Summary	Replacement Year 2024	Future Cost	\$21,947

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

Unit 3- Auditorium- Carrier- 10T

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

00030 - East Social Center (EC)

23000 - Mechanical Equipment

356 - HVAC	Useful Life 15	Remaining Life 12	
Rooftop Carrier Unit #4	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,328		
	% Included 100.00%	Total Cost/Study	\$9,328
Summary	Replacement Year 2035	Future Cost	\$12,545

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

Unit 4- Auditorium- Rheem

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

384 - HVAC	Useful Life 15	Remaining Life 0	
Rooftop Carrier Unit #8- 2008	Quantity 1	Unit of Measure	Items
	Cost /Itm \$18,350		
	% Included 100.00%	Total Cost/Study	\$18,350
Summary	Replacement Year 2023	Future Cost	\$18,350

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

Unit 8- Lounge- Carrier- 10T

2023- \$18,350 projected.

408 - HVAC	Useful Life 15	Remaining Life 3	
5 Rooftop Carrier Units- 2011	Quantity 5	Unit of Measure	Items
	Cost /Itm \$12,137		
	% Included 100.00%	Total Cost/Study	\$60,685
Summary	Replacement Year 2026	Future Cost	\$65,351

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

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

424 - HVAC	Useful Life 15	Remaining Life 10	
2 Rooftop Rheem Units- 2018	Quantity 2	Unit of Measure	Items
	Cost /Itm \$9,752		
	% Included 100.00%	Total Cost/Study	\$19,504
Summary	Replacement Year 2033	Future Cost	\$24,967

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.

00030 - East Social Center (EC)

24000 - Furnishings

520 - Miscellaneous	Useful Life 10	Remaining Life 2	
Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$33,051	
	% Included	100.00%	Total Cost/Study \$33,051
Summary	Replacement Year	2025	Future Cost \$34,724

This is to replace miscellaneous tables and chairs.

2020- \$21,300 was expended for 64- 6' tables.

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

24500 - Audio / Visual

300 - PA System	Useful Life 10	Remaining Life 8	
Sound Rack- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys	\$11,024	
	% Included	100.00%	Total Cost/Study \$11,024
Summary	Replacement Year	2031	Future Cost \$13,432

This is to replace the sound system.

2021- \$10,000 is anticipated, per A & E Supervisor.

2019- Per client, decrease useful life from 20 to 10 years and remaining life from 2031 to 2021.

2017- Per client, \$5,900 was expended in 2011.

744 - Piano	Useful Life 25	Remaining Life 7	
East Auditorium Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$10,600	
	% Included	100.00%	Total Cost/Study \$10,600
Summary	Replacement Year	2030	Future Cost \$12,600

This is to replace the piano and dolly.

Yamaha upright
 model- T121
 serial #- 6087442

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

24600 - Safety / Access

100 - Fire Equipment	Useful Life 20	Remaining Life 2	
Alarm & Sprinkler System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$21,412	
	% Included	100.00%	Total Cost/Study \$21,412
Summary	Replacement Year	2025	Future Cost \$22,496

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.

00030 - East Social Center (EC)

25000 - Flooring

220 - Carpeting	Useful Life 10	Remaining Life 8
850 Sq. Yds. East Center Carpet	Quantity 850	Unit of Measure Square Yard
	Cost /SqYd \$31.10	
	% Included 100.00%	Total Cost/Study \$26,435
Summary	Replacement Year 2031	Future Cost \$32,209

This is to replace the carpeting.

2021- \$23,979 was expended.

420 - Tile	Useful Life 20	Remaining Life 3
4,200 sf Clubhouse Walls & Floors	Quantity 4,200	Unit of Measure Square Feet
	Cost /SqFt \$12.72	
	% Included 100.00%	Total Cost/Study \$53,424
Summary	Replacement Year 2026	Future Cost \$57,532

This is to replace the wall and floor tile.

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

610 - Tile	Useful Life 15	Remaining Life 13
160 Sq. Yds. Art Room, Lobby, Kitchen	Quantity 160	Unit of Measure Square Yard
	Cost /SqYd \$67.84	
	% Included 100.00%	Total Cost/Study \$10,854
Summary	Replacement Year 2036	Future Cost \$14,963

This is to replace the porcelain tile.

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

26000 - Outdoor Equipment

444 - Bleachers: Aluminum	Useful Life 20	Remaining Life 14
4 Pickleball Bleachers	Quantity 4	Unit of Measure Items
	Cost /Itm \$3,180	
	% Included 100.00%	Total Cost/Study \$12,720
Summary	Replacement Year 2037	Future Cost \$17,973

This is to replace the aluminum bleachers.

27000 - Appliances

448 - Washer & Dryer	Useful Life 10	Remaining Life 4
Washer/Dryer	Quantity 1	Unit of Measure Set
	Cost /Set \$5,300	
	% Included 100.00%	Total Cost/Study \$5,300
Summary	Replacement Year 2027	Future Cost \$5,850

This is to replace the washer and dryer.

00030 - East Social Center (EC)

27000 - Appliances

720 - Miscellaneous	Useful Life 5	Remaining Life 2
12 Kitchen Appliances (33%)	Quantity 12	Unit of Measure Items
	Cost /Itm \$2,544	Qty * \$/Itm \$30,528
	% Included 33.33%	Total Cost/Study \$10,176
Summary	Replacement Year 2025	Future Cost \$10,691

This is to repair or replace miscellaneous appliances.

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

28000 - Water System

138 - Backflow Valves	Useful Life 12	Remaining Life 4
4" Backflow	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,180	
	% Included 100.00%	Total Cost/Study \$9,180
Summary	Replacement Year 2027	Future Cost \$10,133

This is to replace the backflow prevention valve.

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

00040 - Las Campanas (LC)

01000 - Paving

116 - Asphalt: Sealing	Useful Life 5	Remaining Life 3
70,468 sf Parking Lot	Quantity 70,468	Unit of Measure Square Feet
	Cost /SqFt \$0.265	
	% Included 100.00%	Total Cost/Study \$18,674
Summary	Replacement Year 2026	Future Cost \$20,110

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 70,468 sf Parking Lot (3%)	Useful Life 5 Quantity 70,468 Cost /SqFt \$4.08 % Included 2.50%	Remaining Life 3 Unit of Measure Square Feet Qty * \$/SqFt \$287,580 Total Cost/Study \$7,189
Summary	Replacement Year 2026	Future Cost \$7,742

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

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

320 - Asphalt: Overlay 27,246 sf North Parking Lot	Useful Life 25 Quantity 27,246 Cost /SqFt \$2.23 % Included 100.00%	Remaining Life 23 Unit of Measure Square Feet Total Cost/Study \$60,650
Summary	Replacement Year 2046	Future Cost \$107,023

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

2021- \$28,875 was expended.

324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	Useful Life 25 Quantity 44,468 Cost /SqFt \$2.23 % Included 100.00%	Remaining Life 12 Unit of Measure Square Feet Total Cost/Study \$98,986
Summary	Replacement Year 2035	Future Cost \$133,125

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 Quantity 4,731 Cost /SqFt \$24.09 % Included 7.50%	Remaining Life 0 Unit of Measure Square Feet Qty * \$/SqFt \$113,960 Total Cost/Study \$8,547
Summary	Replacement Year 2023	Future Cost \$8,547

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

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

00040 - Las Campanas (LC)

03000 - Painting: Exterior

118 - Stucco	Useful Life 10	Remaining Life 2	
18,180 sf Building Exterior	Quantity 18,180	Unit of Measure Square Feet	
	Cost /SqFt \$1.48		
	% Included 100.00%	Total Cost/Study \$26,979	
Summary	Replacement Year 2025	Future Cost \$28,345	

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

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

03500 - Painting: Interior

118 - Building	Useful Life 10	Remaining Life 2	
21,900 sf All Interior Spaces	Quantity 21,900	Unit of Measure Square Feet	
	Cost /SqFt \$1.38		
	% Included 100.00%	Total Cost/Study \$30,178	
Summary	Replacement Year 2025	Future Cost \$31,706	

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

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

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

04000 - Structural Repairs

912 - Doors	Useful Life 10	Remaining Life 11	
76 Exterior & Interior Doors (25%)	Quantity 76	Unit of Measure Items	
	Cost /Itm \$1,855	Qty * \$/Itm \$140,980	
	% Included 25.00%	Total Cost/Study \$35,245	
Summary	Replacement Year 2034	Future Cost \$46,244	

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

17- exterior
 59- interior

2023- Per client, extend remaining life to 2034.

05000 - Roofing

316 - Low Slope: Vinyl	Useful Life 20	Remaining Life 1	
198 Squares- Clubhouse & Racquetball Roof	Quantity 198	Unit of Measure Squares	
	Cost /Sqrs \$753		
	% Included 100.00%	Total Cost/Study \$149,015	
Summary	Replacement Year 2024	Future Cost \$152,740	

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

Clubhouse- 193 squares
 Racquetball building- 5 squares

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

00040 - Las Campanas (LC)

05000 - Roofing

942 - Coating	Useful Life 5	Remaining Life 1	
19,800 sf Low Slope Roof Recoating	Quantity 19,800	Unit of Measure Square Feet	
	Cost /SqFt \$1.14		
	% Included 100.00%	Total Cost/Study \$22,667	
Summary	Replacement Year 2024	Future Cost \$23,234	

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

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

08000 - Rehab

212 - Locker Rooms	Useful Life 20	Remaining Life 4	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$69,483		
	% Included 100.00%	Total Cost/Study \$138,966	
Summary	Replacement Year 2027	Future Cost \$153,392	

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

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

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

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

2023- Per client, extend remaining life to 2027.

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

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

216 - Restrooms	Useful Life 20	Remaining Life 4	
2 Hallway Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$18,232		
	% Included 100.00%	Total Cost/Study \$36,464	
Summary	Replacement Year 2027	Future Cost \$40,249	

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

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

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

2017- Added per client.

00040 - Las Campanas (LC)

08000 - Rehab

220 - Restrooms	Useful Life 20	Remaining Life 4	
Companion Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$18,232		
	% Included 100.00%	Total Cost/Study \$18,232	
Summary	Replacement Year 2027	Future Cost \$20,125	

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

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

2019- Unisex restroom at north end of building near kitchen.
 2018- Added per client.

318 - Restrooms	Useful Life 20	Remaining Life 16	
2 Racquetball Court Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$7,632		
	% Included 100.00%	Total Cost/Study \$15,264	
Summary	Replacement Year 2039	Future Cost \$22,659	

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

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

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

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

406 - Kitchen	Useful Life 10	Remaining Life 3	
Clubhouse Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$8,904		
	% Included 100.00%	Total Cost/Study \$8,904	
Summary	Replacement Year 2026	Future Cost \$9,588	

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

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

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

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

00040 - Las Campanas (LC)

08000 - Rehab

560 - Operable Wall/Partition	Useful Life 25	Remaining Life 10
1,296 sf [2]- Ocotillo/Agave & Agave/Juniper	Quantity 1,296	Unit of Measure Square Feet
	Cost /SqFt \$43.65	
	% Included 100.00%	Total Cost/Study \$56,571
Summary	Replacement Year 2033	Future Cost \$72,416

This is to repair and replace the operable panel walls.

2- 12' x 54'

12000 - Pool

112 - Resurface	Useful Life 12	Remaining Life 0
264 lf Pool	Quantity 264	Unit of Measure Linear Feet
	Cost /l.f. \$189	
	% Included 100.00%	Total Cost/Study \$50,000
Summary	Replacement Year 2023	Future Cost \$50,000

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

2023- \$50,000 projected. This is tied with the pool deck in 2000/412.

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

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

416 - ADA Chair Lift	Useful Life 10	Remaining Life 8
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure Items
	Cost /Itm \$4,844	
	% Included 100.00%	Total Cost/Study \$9,689
Summary	Replacement Year 2031	Future Cost \$11,805

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

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

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

2021- \$8,789 expended.

612 - Deck: Re-Surface	Useful Life 15	Remaining Life 12
4,731 sf Pool/Spa Deck Coating	Quantity 4,731	Unit of Measure Square Feet
	Cost /SqFt \$9.35	
	% Included 100.00%	Total Cost/Study \$44,231
Summary	Replacement Year 2035	Future Cost \$59,486

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

2020- \$39,138 expended.

2019- Chips and discoloration were observed.

00040 - Las Campanas (LC)

12000 - Pool

738 - Equipment: Replacement	Useful Life 5	Remaining Life 4	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$53,121	Qty * \$/LS	\$53,121
	% Included 50.00%	Total Cost/Study	\$26,560
Summary	Replacement Year 2027	Future Cost	\$29,318

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

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

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

928 - Furniture: Misc	Useful Life 6	Remaining Life 2	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$9,460		
	% Included 100.00%	Total Cost/Study	\$9,460
Summary	Replacement Year 2025	Future Cost	\$9,939

This is to replace miscellaneous pool furniture.

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

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

00040 - Las Campanas (LC)

13000 - Spa

118 - Resurface	Useful Life 8	Remaining Life 2	
Spa PebbleTec Resurface	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,123		
	% Included 100.00%	Total Cost/Study	\$7,123
Summary	Replacement Year 2025	Future Cost	\$7,484

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

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

14000 - Recreation

210 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 0	
22 Fitness Center Cardio Machines (25%)	Quantity 22	Unit of Measure	Items
	Cost /Itm \$7,237	Qty * \$/Itm	\$159,204
	% Included 25.00%	Total Cost/Study	\$39,801
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

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

00040 - Las Campanas (LC)

14000 - Recreation

310 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 0	
23 Fitness Center Strength Machines (50%)	Quantity 23	Unit of Measure Items	
	Cost /Itm \$4,821	Qty * \$/Itm \$110,894	
	% Included 50.00%	Total Cost/Study \$55,447	
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

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

17000 - Tennis Court

120 - Reseal	Useful Life 4	Remaining Life 1	
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet	
	Cost /SqFt \$0.753		
	% Included 100.00%	Total Cost/Study \$10,536	
Summary	Replacement Year 2024	Future Cost \$10,800	

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

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

00040 - Las Campanas (LC)

17000 - Tennis Court

520 - Resurface	Useful Life 21	Remaining Life 16	
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure	Square Feet
	Cost /SqFt \$3.39		
	% Included 100.00%	Total Cost/Study	\$47,488
Summary	Replacement Year 2039	Future Cost	\$70,496

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

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

19000 - Fencing

140 - Chain Link: 10'	Useful Life 30	Remaining Life 11	
600 lf Tennis Court Fence	Quantity 600	Unit of Measure	Linear Feet
	Cost /l.f. \$44.52		
	% Included 100.00%	Total Cost/Study	\$26,712
Summary	Replacement Year 2034	Future Cost	\$35,048

This is to replace the 10' chain link fencing.

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

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

210 - Wrought Iron: 5'	Useful Life 30	Remaining Life 4	
315 lf Pool Area Fencing	Quantity 315	Unit of Measure	Linear Feet
	Cost /l.f. \$42.40		
	% Included 100.00%	Total Cost/Study	\$13,356
Summary	Replacement Year 2027	Future Cost	\$14,743

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

2017- \$1,350 was expended.

20000 - Lighting

520 - Parking Lot	Useful Life 40	Remaining Life 14	
8 North Parking Lot Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm \$3,117		
	% Included 100.00%	Total Cost/Study	\$24,940
Summary	Replacement Year 2037	Future Cost	\$35,239

This is to replace the parking lot lights.

560 - Parking Lot	Useful Life 40	Remaining Life 27	
13 East Parking Lot Lights	Quantity 13	Unit of Measure	Items
	Cost /Itm \$3,117		
	% Included 100.00%	Total Cost/Study	\$40,527
Summary	Replacement Year 2050	Future Cost	\$78,938

This is to replace the parking lot lights.

00040 - Las Campanas (LC)

23000 - Mechanical Equipment

212 - HVAC	Useful Life 15	Remaining Life 1	
11 Rooftop Trane Units- 2008	Quantity 11	Unit of Measure	Items
	Cost /Itm \$15,801		
	% Included 100.00%	Total Cost/Study	\$173,816
Summary	Replacement Year 2024	Future Cost	\$178,161

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

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

2022- \$12,750 was expended.

292 - HVAC	Useful Life 15	Remaining Life 2	
4 Rooftop Carrier Units- 2010	Quantity 4	Unit of Measure	Items
	Cost /Itm \$14,275		
	% Included 100.00%	Total Cost/Study	\$57,100
Summary	Replacement Year 2025	Future Cost	\$59,991

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

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

328 - HVAC	Useful Life 15	Remaining Life 6	
Rooftop Carrier Unit #16- 2014	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,872		
	% Included 100.00%	Total Cost/Study	\$11,872
Summary	Replacement Year 2029	Future Cost	\$13,768

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 10	
2 Rennai Tankless Heaters	Quantity 2	Unit of Measure	Items
	Cost /Itm \$6,143		
	% Included 100.00%	Total Cost/Study	\$12,285
Summary	Replacement Year 2033	Future Cost	\$15,726

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

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

24000 - Furnishings

900 - Miscellaneous	Useful Life 10	Remaining Life 4	
Tables, Chairs, Misc	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$54,431		
	% Included 100.00%	Total Cost/Study	\$54,431
Summary	Replacement Year 2027	Future Cost	\$60,082

This is to replace miscellaneous furnishings.

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

24500 - Audio / Visual

748 - Piano	Useful Life 25	Remaining Life 6	
Ocotillo Room Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$12,581		
	% Included 100.00%	Total Cost/Study	\$12,581
Summary	Replacement Year 2029	Future Cost	\$14,590

This is to replace the piano and dolly.

Yamaha studio piano
 model- T121
 serial #- 6107706

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

804 - Stage Risers	Useful Life 30	Remaining Life 25	
4 Ocotillo Room- New	Quantity 4	Unit of Measure	Items
	Cost /Itm \$6,677		
	% Included 100.00%	Total Cost/Study	\$26,708
Summary	Replacement Year 2048	Future Cost	\$49,515

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

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

00040 - Las Campanas (LC)

24500 - Audio / Visual

808 - Stage Risers	Useful Life 30	Remaining Life 16	
2 Ocotillo Room- Older	Quantity 2	Unit of Measure	Items
	Cost /Itm \$445		
	% Included 100.00%	Total Cost/Study	\$890
Summary	Replacement Year 2039	Future Cost	\$1,321

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

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

832 - Stage Curtains	Useful Life 20	Remaining Life 6	
2 Ocotillo Room	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,448		
	% Included 100.00%	Total Cost/Study	\$8,896
Summary	Replacement Year 2029	Future Cost	\$10,316

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

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

900 - Miscellaneous	Useful Life 10	Remaining Life 6	
Ocotillo Room- Sound System & Induction Loop	Quantity 1	Unit of Measure	System
	Cost /Sys \$18,388		
	% Included 100.00%	Total Cost/Study	\$18,388
Summary	Replacement Year 2029	Future Cost	\$21,324

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

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

24600 - Safety / Access

210 - Fire Control Misc	Useful Life 20	Remaining Life 7	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$21,369		
	% Included 100.00%	Total Cost/Study	\$21,369
Summary	Replacement Year 2030	Future Cost	\$25,401

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

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

00040 - Las Campanas (LC)

25000 - Flooring

230 - Carpeting	Useful Life 10	Remaining Life 2
430 Sq. Yds. Clubhouse Carpet	Quantity 430	Unit of Measure Square Yard
	Cost /SqYd \$43.99	
	% Included 100.00%	Total Cost/Study \$18,916
Summary	Replacement Year 2025	Future Cost \$19,873

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 4
150 Sq. Yds. Juniper Room Only	Quantity 150	Unit of Measure Square Yard
	Cost /SqYd \$38.69	
	% Included 100.00%	Total Cost/Study \$5,803
Summary	Replacement Year 2027	Future Cost \$6,406

This is to replace the carpeting.

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

430 - Tile	Useful Life 20	Remaining Life 2
3,050 sf Clubhouse Walls & Floors	Quantity 3,050	Unit of Measure Square Feet
	Cost /SqFt \$15.05	
	% Included 100.00%	Total Cost/Study \$45,909
Summary	Replacement Year 2025	Future Cost \$48,233

This is to replace the wall and floor tile.

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

620 - Vinyl	Useful Life 15	Remaining Life 14
540 Sq. Yds. Clubhouse	Quantity 540	Unit of Measure Square Yard
	Cost /SqYd \$169	
	% Included 100.00%	Total Cost/Study \$91,040
Summary	Replacement Year 2037	Future Cost \$128,637

This is to replace the vinyl flooring.

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

00040 - Las Campanas (LC)

25000 - Flooring

700 - Hardwood Floors	Useful Life 25	Remaining Life 6	
1,600 sf [2] Racquetball Courts- Replace	Quantity 1,600	Unit of Measure	Square Feet
	Cost /SqFt \$17.47		
	% Included 100.00%	Total Cost/Study	\$27,950
Summary	Replacement Year 2029	Future Cost	\$32,414

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

2- 20' x 40' racquetball courts

2022- Well maintained appearance continues.

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

740 - Vinyl	Useful Life 40	Remaining Life 37	
2,925 sf Agave & Ocotillo Floor	Quantity 2,925	Unit of Measure	Square Feet
	Cost /SqFt \$13.17		
	% Included 100.00%	Total Cost/Study	\$38,508
Summary	Replacement Year 2060	Future Cost	\$96,014

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.

26000 - Outdoor Equipment

306 - Bocce Ct. Resurface	Useful Life 10	Remaining Life 4	
900 sf Bocce Court	Quantity 900	Unit of Measure	Square Feet
	Cost /SqFt \$5.30		
	% Included 100.00%	Total Cost/Study	\$4,770
Summary	Replacement Year 2027	Future Cost	\$5,265

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

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

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

00040 - Las Campanas (LC)

27000 - Appliances

800 - Miscellaneous	Useful Life 5	Remaining Life 4	
13 Kitchen Appliances (33%)	Quantity 13	Unit of Measure	Items
	Cost /Itm \$4,855	Qty * \$/Itm	\$63,113
	% Included 33.33%	Total Cost/Study	\$21,038
Summary	Replacement Year 2027	Future Cost	\$23,222

This is to repair or replace miscellaneous appliances.

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

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

28000 - Water System

130 - Backflow Valves	Useful Life 12	Remaining Life 4	
4" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,614		
	% Included 100.00%	Total Cost/Study	\$8,614
Summary	Replacement Year 2027	Future Cost	\$9,508

This is to replace the backflow prevention valve.

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

00050 - Desert Hills (DH)

01000 - Paving

120 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
104,016 sf Drives & Parking	Quantity 104,016	Unit of Measure	Square Feet
	Cost /SqFt \$0.265		
	% Included 100.00%	Total Cost/Study	\$27,564
Summary	Replacement Year 2024	Future Cost	\$28,253

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

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

00050 - Desert Hills (DH)

01000 - Paving

220 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
104,016 sf Drives & Parking (3%)	Quantity 104,016	Unit of Measure Square Feet	
	Cost /SqFt \$4.08	Qty * \$/SqFt \$424,489	
	% Included 2.50%	Total Cost/Study \$10,612	
Summary	Replacement Year 2024	Future Cost \$10,878	

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

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

328 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 6	
71,286 sf Upper Parking Area & Drive	Quantity 71,286	Unit of Measure Square Feet	
	Cost /SqFt \$2.23		
	% Included 100.00%	Total Cost/Study \$158,683	
Summary	Replacement Year 2029	Future Cost \$184,023	

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

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

332 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 23	
32,730 sf Lower Parking Area	Quantity 32,730	Unit of Measure Square Feet	
	Cost /SqFt \$2.30		
	% Included 100.00%	Total Cost/Study \$75,286	
Summary	Replacement Year 2046	Future Cost \$132,850	

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

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

02000 - Concrete

414 - Pool Deck	Useful Life 5	Remaining Life 3	
5,981 sf Pool/Spa Area Concrete Repair (7.5%)	Quantity 5,981	Unit of Measure Square Feet	
	Cost /SqFt \$24.91	Qty * \$/SqFt \$148,987	
	% Included 7.50%	Total Cost/Study \$11,174	
Summary	Replacement Year 2026	Future Cost \$12,033	

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

This is for the \$4,100 expended.

03000 - Painting: Exterior

124 - Stucco	Useful Life 10	Remaining Life 4	
30,135 sf Building Exterior	Quantity 30,135	Unit of Measure	Square Feet
	Cost /SqFt \$1.80		
	% Included 100.00%	Total Cost/Study	\$54,303
Summary	Replacement Year 2027	Future Cost	\$59,941

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

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

03500 - Painting: Interior

124 - Building	Useful Life 5	Remaining Life 3	
26,950 sf All Interior Spaces (50%)	Quantity 26,950	Unit of Measure	Square Feet
	Cost /SqFt \$1.38	Qty * \$/SqFt	\$37,137
	% Included 50.00%	Total Cost/Study	\$18,569
Summary	Replacement Year 2026	Future Cost	\$19,996

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

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

04000 - Structural Repairs

916 - Doors	Useful Life 10	Remaining Life 11	
54 Exterior & Interior Doors (25%)	Quantity 54	Unit of Measure	Items
	Cost /Itm \$1,855	Qty * \$/Itm	\$100,170
	% Included 25.00%	Total Cost/Study	\$25,042
Summary	Replacement Year 2034	Future Cost	\$32,858

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

24- interior
 30- exterior

2023- Per client, extend remaining life to 2034.

00050 - Desert Hills (DH)

04500 - Decking/Balconies

200 - Resurface	Useful Life 18	Remaining Life 0	
1,778 sf Second Floor Deck	Quantity 1,778	Unit of Measure	Square Feet
	Cost /SqFt \$16.80		
	% Included 100.00%	Total Cost/Study	\$29,870
Summary	Replacement Year 2023	Future Cost	\$29,870

This is to resurface the 2nd floor deck.

2023- \$29,870 projected.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2023, per Facility Director.
 2019- Per client 6/14/2019, current estimate is \$15/sf and extend remaining life from 2019 to 2021.
 2017- 18 year useful life and 2019 remaining life estimates per client.

05000 - Roofing

324 - Low Slope: Vinyl	Useful Life 20	Remaining Life 1	
137 Squares- Roof Replacement	Quantity 137	Unit of Measure	Squares
	Cost /Sqrs \$753		
	% Included 100.00%	Total Cost/Study	\$103,106
Summary	Replacement Year 2024	Future Cost	\$105,684

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

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

946 - Coating	Useful Life 5	Remaining Life 4	
13,700 sf Low Slope Roof Recoating	Quantity 13,700	Unit of Measure	Square Feet
	Cost /SqFt \$1.13		
	% Included 100.00%	Total Cost/Study	\$15,539
Summary	Replacement Year 2027	Future Cost	\$17,152

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

2022- \$14,591 is anticipated.
 2019- Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life.
 2017- Client advised the recoat was done in 2016 and also the life should be extended from 5 to 10 years.

08000 - Rehab

218 - Locker Rooms	Useful Life 28	Remaining Life 1	
2 Men's & Women's	Quantity 2	Unit of Measure	Room
	Cost /Rm \$71,056		
	% Included 100.00%	Total Cost/Study	\$142,112
Summary	Replacement Year 2024	Future Cost	\$145,665

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

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

00050 - Desert Hills (DH)

08000 - Rehab

222 - Bathrooms	Useful Life 20	Remaining Life 2	
Add Companion Bathroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$18,253		
	% Included 100.00%	Total Cost/Study \$18,253	
Summary	Replacement Year 2025	Future Cost \$19,177	

This is to add a companion bathroom.

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

324 - Restrooms	Useful Life 20	Remaining Life 1	
2 Auditorium Lobby Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$17,373		
	% Included 100.00%	Total Cost/Study \$34,746	
Summary	Replacement Year 2024	Future Cost \$35,615	

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.

466 - Cabinets	Useful Life 20	Remaining Life 3	
40 If Countertops & Cabinets	Quantity 40	Unit of Measure Linear Feet	
	Cost /l.f. \$798		
	% Included 100.00%	Total Cost/Study \$31,930	
Summary	Replacement Year 2026	Future Cost \$34,385	

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

570 - Operable Wall/Partition	Useful Life 21	Remaining Life 11	
770 sf [4] Room Dividers	Quantity 770	Unit of Measure Square Feet	
	Cost /SqFt \$49.89		
	% Included 100.00%	Total Cost/Study \$38,419	
Summary	Replacement Year 2034	Future Cost \$50,408	

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

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

2017- Client advises work done in 2013.

00050 - Desert Hills (DH)

12000 - Pool

118 - Resurface	Useful Life 12	Remaining Life 15
260 lf Pool	Quantity 260	Unit of Measure Linear Feet
	Cost /l.f. \$199	
	% Included 100.00%	Total Cost/Study \$51,813
Summary	Replacement Year 2038	Future Cost \$75,040

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

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

404 - ADA Chair Lift	Useful Life 10	Remaining Life 4
2 Pool & Spa Chair Lifts	Quantity 2	Unit of Measure Items
	Cost /Itm \$7,123	
	% Included 100.00%	Total Cost/Study \$14,246
Summary	Replacement Year 2027	Future Cost \$15,725

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

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

618 - Deck: Re-Surface	Useful Life 25	Remaining Life 19
5,981 sf Pool/Spa Deck Coating	Quantity 5,981	Unit of Measure Square Feet
	Cost /SqFt \$35.61	
	% Included 100.00%	Total Cost/Study \$212,956
Summary	Replacement Year 2042	Future Cost \$340,442

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

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

00050 - Desert Hills (DH)

12000 - Pool

742 - Equipment: Replacement	Useful Life 5	Remaining Life 4	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$59,398	Qty * \$/LS	\$59,398
	% Included 50.00%	Total Cost/Study	\$29,699
Summary	Replacement Year 2027	Future Cost	\$32,782

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

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

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

932 - Furniture: Misc	Useful Life 6	Remaining Life 0	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$13,000		
	% Included 100.00%	Total Cost/Study	\$13,000
Summary	Replacement Year 2023	Future Cost	\$13,000

This is to replace miscellaneous pool furniture.

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

13000 - Spa

122 - Resurface	Useful Life 8	Remaining Life 7	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,600		
	% Included 100.00%	Total Cost/Study	\$10,600
Summary	Replacement Year 2030	Future Cost	\$12,600

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

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

00050 - Desert Hills (DH)

14000 - Recreation

140 - Sauna: Wood Kit	Useful Life 25	Remaining Life 24
Sauna	Quantity 1	Unit of Measure Room
	Cost /Rm \$7,020	
	% Included 100.00%	Total Cost/Study \$7,020
Summary	Replacement Year 2047	Future Cost \$12,698

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

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

220 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 2
13 Fitness Center Cardio Machines (25%)	Quantity 13	Unit of Measure Items
	Cost /Itm \$6,254	Qty * \$/Itm \$81,306
	% Included 25.00%	Total Cost/Study \$20,327
Summary	Replacement Year 2025	Future Cost \$21,356

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

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

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

00050 - Desert Hills (DH)

14000 - Recreation

320 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 4	
11 Fitness Center Strength Machines (50%)	Quantity 11	Unit of Measure	Items
	Cost /Itm \$5,013	Qty * \$/Itm	\$55,147
	% Included 50.00%	Total Cost/Study	\$27,574
Summary	Replacement Year 2027	Future Cost	\$30,436

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

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

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

740 - Billiard Table	Useful Life 25	Remaining Life 4	
3 Billiards Room Tables	Quantity 3	Unit of Measure	Items
	Cost /Itm \$9,735		
	% Included 100.00%	Total Cost/Study	\$29,204
Summary	Replacement Year 2027	Future Cost	\$32,236

This is to replace the billiard tables.

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

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

2023- Per client, extend remaining life to 2027.

741 - Billiard Table	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Billiards Room Tables- 2023 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$11,840		
	% Included 100.00%	Total Cost/Study	\$11,840
Summary	Replacement Year 2023	Future Cost	\$11,840

2023- \$11,840 projected in 2023 only.

00050 - Desert Hills (DH)

14000 - Recreation

744 - Billiard Table	Useful Life 25	Remaining Life 23	
2 Diamond Tables	Quantity 2	Unit of Measure	Items
	Cost /Itm \$10,006		
	% Included 100.00%	Total Cost/Study	\$20,012
Summary	Replacement Year 2046	Future Cost	\$35,313

This is to replace the two Diamond tables.

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

17000 - Tennis Court

130 - Reseal	Useful Life 4	Remaining Life 4	
28,800 sf [4] Tennis Courts	Quantity 28,800	Unit of Measure	Square Feet
	Cost /SqFt \$0.753		
	% Included 100.00%	Total Cost/Study	\$21,675
Summary	Replacement Year 2027	Future Cost	\$23,925

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

2023- \$11,850 projected.

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

2019- \$4,700/court every 4 years per client 7/22/2019 estimate.

2018- \$18,900 was expended to resurface.

2017- Client directed 2018 remaining life and decrease useful life from 7 to 4 years.

131 - Reseal	Useful Life 1	Remaining Life 0	Treatment [nr:1]
[4] Tennis Courts	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$11,850		
	% Included 100.00%	Total Cost/Study	\$11,850
Summary	Replacement Year 2023	Future Cost	\$11,850

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

2023- \$11,850 projected.

19000 - Fencing

150 - Chain Link: 10'	Useful Life 30	Remaining Life 8	
960 lf Tennis Court Fence	Quantity 960	Unit of Measure	Linear Feet
	Cost /l.f. \$44.52		
	% Included 100.00%	Total Cost/Study	\$42,739
Summary	Replacement Year 2031	Future Cost	\$52,074

This is to replace the 10' chain link fencing.

20000 - Lighting

210 - Pole Lights	Useful Life 20	Remaining Life 3	
7 Walkway Lights	Quantity 7	Unit of Measure	Items
	Cost /Itm \$1,216		
	% Included 100.00%	Total Cost/Study	\$8,513
Summary	Replacement Year 2026	Future Cost	\$9,167

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

00050 - Desert Hills (DH)

20000 - Lighting

218 - Landscape	Useful Life 20	Remaining Life 11	
25 Walkway Lights	Quantity 25	Unit of Measure	Items
	Cost /Itm \$463		
	% Included 100.00%	Total Cost/Study	\$11,582
Summary	Replacement Year 2034	Future Cost	\$15,197

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

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

264 - Bollard Lights	Useful Life 20	Remaining Life 11	
22 Walkway Bollard Lights	Quantity 22	Unit of Measure	Items
	Cost /Itm \$1,042		
	% Included 100.00%	Total Cost/Study	\$22,933
Summary	Replacement Year 2034	Future Cost	\$30,090

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

530 - Parking Lot	Useful Life 40	Remaining Life 13	
11 Parking Lot Lights	Quantity 11	Unit of Measure	Items
	Cost /Itm \$2,806		
	% Included 100.00%	Total Cost/Study	\$30,870
Summary	Replacement Year 2036	Future Cost	\$42,554

This is to replace the parking lot lights.

23000 - Mechanical Equipment

216 - HVAC	Useful Life 15	Remaining Life 14	
4 Rooftop Rheem Units- 2022	Quantity 4	Unit of Measure	Items
	Cost /Itm \$11,172		
	% Included 100.00%	Total Cost/Study	\$44,686
Summary	Replacement Year 2037	Future Cost	\$63,141

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.

00050 - Desert Hills (DH)

23000 - Mechanical Equipment

296 - HVAC	Useful Life 15	Remaining Life 12	
3 Rooftop Units- 2007	Quantity 3	Unit of Measure	Items
	Cost /Itm \$13,532		
	% Included 100.00%	Total Cost/Study	\$40,595
Summary	Replacement Year 2035	Future Cost	\$54,596

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

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

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

332 - HVAC	Useful Life 15	Remaining Life 1	
3 Rooftop Carrier Units- 2009	Quantity 3	Unit of Measure	Items
	Cost /Itm \$13,899		
	% Included 100.00%	Total Cost/Study	\$41,696
Summary	Replacement Year 2024	Future Cost	\$42,738

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

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

360 - HVAC	Useful Life 15	Remaining Life 11	
Rooftop Rheem Unit #8- 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$12,007		
	% Included 100.00%	Total Cost/Study	\$12,007
Summary	Replacement Year 2034	Future Cost	\$15,754

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

Unit 8- Ceramics Class- Rheem- 4T

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

388 - HVAC	Useful Life 15	Remaining Life 5	
3 Rooftop Carrier Units- 2013	Quantity 3	Unit of Measure	Items
	Cost /Itm \$14,246		
	% Included 100.00%	Total Cost/Study	\$42,738
Summary	Replacement Year 2028	Future Cost	\$48,354

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

00050 - Desert Hills (DH)

23000 - Mechanical Equipment

412 - HVAC	Useful Life 15	Remaining Life 11	
Rooftop Rheem Unit #11- 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,714		
	% Included 100.00%	Total Cost/Study	\$11,714
Summary	Replacement Year 2034	Future Cost	\$15,370

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

Unit 11- Fitness- Rheem- 3T

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

428 - HVAC	Useful Life 15	Remaining Life 10	
Rooftop Carrier Unit #16- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$12,007		
	% Included 100.00%	Total Cost/Study	\$12,007
Summary	Replacement Year 2033	Future Cost	\$15,370

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 11	
Ground Level Rheem Unit 17A/B- 2003	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,488		
	% Included 100.00%	Total Cost/Study	\$5,488
Summary	Replacement Year 2034	Future Cost	\$7,200

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

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

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

446 - HVAC	Useful Life 15	Remaining Life 11	
Ground Level- Carrier 3-ton Unit	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,223		
	% Included 100.00%	Total Cost/Study	\$5,223
Summary	Replacement Year 2034	Future Cost	\$6,853

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

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

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

00050 - Desert Hills (DH)

23000 - Mechanical Equipment

604 - Water Heater	Useful Life 12	Remaining Life 0	
2 Pool Equipment Area Water Heaters (50%)	Quantity 2	Unit of Measure Items	
	Cost /Itm \$10,764	Qty * \$/Itm \$21,528	
	% Included 50.00%	Total Cost/Study \$10,764	
Summary	Replacement Year 2023	Future Cost \$10,764	

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

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

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

632 - Water Heater	Useful Life 15	Remaining Life 5	
Men's Restroom's Janitor's Closet	Quantity 1	Unit of Measure Items	
	Cost /Itm \$1,908		
	% Included 100.00%	Total Cost/Study \$1,908	
Summary	Replacement Year 2028	Future Cost \$2,159	

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

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

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

24000 - Furnishings

540 - Miscellaneous	Useful Life 10	Remaining Life 2	
Folding Tables & Chairs	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$27,939		
	% Included 100.00%	Total Cost/Study \$27,939	
Summary	Replacement Year 2025	Future Cost \$29,353	

This is to replace miscellaneous furnishings.

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

24500 - Audio / Visual

152 - Projector	Useful Life 10	Remaining Life 7	
Stage- Epson	Quantity 1	Unit of Measure Items	
	Cost /Itm \$7,640		
	% Included 100.00%	Total Cost/Study \$7,640	
Summary	Replacement Year 2030	Future Cost \$9,081	

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

Epson Pro- G7400U

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

00050 - Desert Hills (DH)

24500 - Audio / Visual

174 - Projection Screen	Useful Life 20	Remaining Life 16	
Stage- Electric Screen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,970		
	% Included 100.00%	Total Cost/Study	\$9,970
Summary	Replacement Year 2039	Future Cost	\$14,800

This is to replace the electric screen.

Targa 12" x 9'

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

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

308 - PA System	Useful Life 10	Remaining Life 8	
Sound Rack- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys \$19,160		
	% Included 100.00%	Total Cost/Study	\$19,160
Summary	Replacement Year 2031	Future Cost	\$23,344

This is to replace the sound system.

2021- \$17,380 was expended, was not replaced in 2020 as anticipated, per client.

2020- \$12,033 is anticipated.

2019- Per client 6/14/2019, reduce useful life from 20 to 10 years and remaining life from 2030 to 2020.

2017- Per client, \$9,400 was expended in 2010.

752 - Piano	Useful Life 25	Remaining Life 7	
Stage Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$12,274		
	% Included 100.00%	Total Cost/Study	\$12,274
Summary	Replacement Year 2030	Future Cost	\$14,590

This is to replace the piano and dolly.

Yamaha upright
model- T121
serial #- 6058452

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

820 - Stage Curtains	Useful Life 20	Remaining Life 4	
2 Stage Curtains	Quantity 2	Unit of Measure	Items
	Cost /Itm \$8,567		
	% Included 100.00%	Total Cost/Study	\$17,134
Summary	Replacement Year 2027	Future Cost	\$18,913

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

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

00050 - Desert Hills (DH)

24600 - Safety / Access

220 - Fire Control Misc	Useful Life 20	Remaining Life 0	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$20,366	
	% Included	100.00%	Total Cost/Study \$20,366
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

2023- \$20,366 expended.
 2022- \$19,869 is anticipated.
 2017- \$4,164 was expended.

25000 - Flooring

240 - Carpeting	Useful Life 10	Remaining Life 6	
670 Sq. Yds. Clubhouse Carpet	Quantity 670	Unit of Measure	Square Yard
	Cost /SqYd	\$54.59	
	% Included	100.00%	Total Cost/Study \$36,575
Summary	Replacement Year	2029	Future Cost \$42,416

This is to replace the carpeting.

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

244 - Carpeting	Useful Life 10	Remaining Life 8	
384 Sq. Yds. Clubhouse Carpet	Quantity 384	Unit of Measure	Square Yard
	Cost /SqYd	\$20.84	
	% Included	100.00%	Total Cost/Study \$8,002
Summary	Replacement Year	2031	Future Cost \$9,750

This is to replace the carpeting.

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

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 \$31.80	
	% Included 100.00%	Total Cost/Study \$31,001
Summary	Replacement Year 2024	Future Cost \$31,776

This is to replace the wall and floor tile.

2023- BRG deferred to 2024.
 2022- Per client, move remaining life from 2022 to 2023.
 2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.
 2019- Per client 6/14/2019, increase estimate from \$12,675 to \$27,675.

630 - Vinyl	Useful Life 15	Remaining Life 1
566 Sq. Yds. Clubhouse Vinyl	Quantity 566	Unit of Measure Square Yard
	Cost /SqYd \$32.44	
	% Included 100.00%	Total Cost/Study \$18,359
Summary	Replacement Year 2024	Future Cost \$18,818

This is to replace the vinyl flooring.

2023- Per client, defer to 2024 from 2025.
 2021- Per client 6/1/2021, change quantity from 650 to 566 square yds, remove 83.33 sy of VCT and replaced with carpet, see component 50/25000/244.

710 - Hardwood Floors	Useful Life 50	Remaining Life 8
500 sf Stage- Replace	Quantity 500	Unit of Measure Square Feet
	Cost /SqFt \$18.71	
	% Included 100.00%	Total Cost/Study \$9,354
Summary	Replacement Year 2031	Future Cost \$11,398

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

2016- The floor appears in good condition.

27000 - Appliances

160 - Ice Machine	Useful Life 10	Remaining Life 8
Tennis Courts	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,857	
	% Included 100.00%	Total Cost/Study \$6,857
Summary	Replacement Year 2031	Future Cost \$8,355

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

Scotsman

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

00050 - Desert Hills (DH)

27000 - Appliances

740 - Miscellaneous	Useful Life 5	Remaining Life 2	
12 Kitchen Appliances (33%)	Quantity 12	Unit of Measure	Items
	Cost /Itm \$4,500	Qty * \$/Itm	\$53,996
	% Included 33.33%	Total Cost/Study	\$17,999
Summary	Replacement Year 2025	Future Cost	\$18,910

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 11	
Dishwasher	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,600		
	% Included 100.00%	Total Cost/Study	\$10,600
Summary	Replacement Year 2034	Future Cost	\$13,908

This is to replace the commercial grade dishwasher.

2022- \$10,000 anticipated.

28000 - Water System

150 - Backflow Valves	Useful Life 12	Remaining Life 2	
6" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,225		
	% Included 100.00%	Total Cost/Study	\$11,225
Summary	Replacement Year 2025	Future Cost	\$11,793

This is to replace the backflow prevention valve.

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

00060 - Canoa Hills (CH)

01000 - Paving

124 - Asphalt: Sealing	Useful Life 5	Remaining Life 3	
67,354 sf Parking Lot	Quantity 67,354	Unit of Measure	Square Feet
	Cost /SqFt \$0.265		
	% Included 100.00%	Total Cost/Study	\$17,849
Summary	Replacement Year 2026	Future Cost	\$19,221

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

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

224 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3	
67,354 sf Parking Lot (4%)	Quantity 67,354	Unit of Measure	Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt	\$274,872
	% Included 4.00%	Total Cost/Study	\$10,995
Summary	Replacement Year 2026	Future Cost	\$11,840

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

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

332 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 23	
67,354 sf Parking Lot	Quantity 67,354	Unit of Measure	Square Feet
	Cost /SqFt \$2.23		
	% Included 100.00%	Total Cost/Study	\$149,930
Summary	Replacement Year 2046	Future Cost	\$264,568

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

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

02000 - Concrete

424 - Pool Deck	Useful Life 2	Remaining Life 0	
5,950 sf Pool/Spa Area Concrete Repair (6%)	Quantity 5,950	Unit of Measure	Square Feet
	Cost /SqFt \$24.91	Qty * \$/SqFt	\$148,214
	% Included 6.00%	Total Cost/Study	\$8,893
Summary	Replacement Year 2023	Future Cost	\$8,893

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

2023- Completed in 2023.
 2021- Per client 6/30/2021, extend remaining life from 2022 to 2024.
 2020- \$20,724 was expended for deck resurface. Per client 8/6/2020, reduce remaining life from 2024 to 2022.
 2017- \$2,073 was expended to repair deck at spa. Per client 7/22/2019, decrease useful life from 5 to 2 years.

00060 - Canoa Hills (CH)

03000 - Painting: Exterior

130 - Stucco	Useful Life 10	Remaining Life 7	
10,940 sf Building Exterior	Quantity 10,940	Unit of Measure Square Feet	
	Cost /SqFt \$2.54		
	% Included 100.00%	Total Cost/Study \$27,831	
Summary	Replacement Year 2030	Future Cost \$33,083	

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

2020- \$24,580 was expended.

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

416 - Wrought Iron	Useful Life 4	Remaining Life 0	
160 lf Pool Perimeter Fence	Quantity 160	Unit of Measure Linear Feet	
	Cost /l.f. \$17.66		
	% Included 100.00%	Total Cost/Study \$2,826	
Summary	Replacement Year 2023	Future Cost \$2,826	

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

2020- \$2,500 was expended.

2019- Per client 7/22/2019, anticipate 2020 painting in conjunction with building painting.

2023- Completed in 2023.

03500 - Painting: Interior

130 - Building	Useful Life 10	Remaining Life 5	
22,750 sf All Interior Spaces	Quantity 22,750	Unit of Measure Square Feet	
	Cost /SqFt \$1.38		
	% Included 100.00%	Total Cost/Study \$31,349	
Summary	Replacement Year 2028	Future Cost \$35,469	

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

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

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

131 - Building	Useful Life 1	Remaining Life 0	Treatment [nr:1]
All Interior Spaces (2023 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$12,300		
	% Included 100.00%	Total Cost/Study \$12,300	
Summary	Replacement Year 2023	Future Cost \$12,300	

This is for the \$12,000 anticipated.

00060 - Canoa Hills (CH)

04000 - Structural Repairs

920 - Doors	Useful Life 10	Remaining Life 11
47 Exterior & Interior Doors (25%)	Quantity 47	Unit of Measure Items
	Cost /Itm \$1,855	Qty * \$/Itm \$87,185
	% Included 25.00%	Total Cost/Study \$21,796
Summary	Replacement Year 2034	Future Cost \$28,599

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

17- exterior
 30- interior

2023- Per client, extend remaining life to 2034.

05000 - Roofing

328 - Low Slope: Vinyl	Useful Life 20	Remaining Life 7
227 Squares- Building Roof	Quantity 227	Unit of Measure Squares
	Cost /Sqrs \$753	
	% Included 100.00%	Total Cost/Study \$170,840
Summary	Replacement Year 2030	Future Cost \$203,075

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

950 - Coating	Useful Life 5	Remaining Life 3
22,700 sf Low Slope Roof Recoating	Quantity 22,700	Unit of Measure Square Feet
	Cost /SqFt \$0.901	
	% Included 100.00%	Total Cost/Study \$20,453
Summary	Replacement Year 2026	Future Cost \$22,025

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

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

00060 - Canoa Hills (CH)

08000 - Rehab

224 - Locker Rooms	Useful Life 20	Remaining Life 0	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure	Room
	Cost /Rm \$80,775		
	% Included 100.00%	Total Cost/Study	\$161,550
Summary	Replacement Year 2023	Future Cost	\$161,550

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

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

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

2023- 10/17/23- Per client, all work done in 2023.

2022- \$169,953 is anticipated.

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

2020- No work indicated, moved to 2021.

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

2017- Estimates per client.

330 - Restrooms	Useful Life 20	Remaining Life 0	
2 Restrooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$40,800		
	% Included 100.00%	Total Cost/Study	\$81,600
Summary	Replacement Year 2023	Future Cost	\$81,600

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

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

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

2023- Work done in 2023 for projected \$81,600.

2022- \$75,544 is anticipated.

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

2020- No work indicated, moved to 2021.

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

2017- Estimates per client.

580 - Operable Wall/Partition	Useful Life 25	Remaining Life 16	
980 sf Saguaro & Palo Verde Divider	Quantity 980	Unit of Measure	Square Feet
	Cost /SqFt \$43.65		
	% Included 100.00%	Total Cost/Study	\$42,778
Summary	Replacement Year 2039	Future Cost	\$63,504

This is to replace the operable panel wall.

70'x14'

2017- Per client, operable wall installed in 2014 with a 2039 remaining life.

00060 - Canoa Hills (CH)

12000 - Pool

124 - Resurface	Useful Life 12	Remaining Life 3	
274 lf Pool	Quantity 274	Unit of Measure	Linear Feet
	Cost /l.f. \$199		
	% Included 100.00%	Total Cost/Study	\$54,603
Summary	Replacement Year 2026	Future Cost	\$58,801

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

2023- Per client, extend remaining life to 2026.

2012- Pool resurfaced.

624 - Deck: Re-Surface	Useful Life 10	Remaining Life 0	
5,950 sf Pool/Spa Deck Coating	Quantity 5,950	Unit of Measure	Square Feet
	Cost /SqFt \$6.05		
	% Included 100.00%	Total Cost/Study	\$36,000
Summary	Replacement Year 2023	Future Cost	\$36,000

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

2023- \$36,000 Projected for 2023. This is less than was planned previously so the scope needs verification.

2020- \$20,276 was expended for unspecified scope of work.

2017- Client advised this was done in 2016 and should be done every five years. That may be a short life so BRG extended to 10 years pending clarification.

00060 - Canoa Hills (CH)

12000 - Pool

746 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$61,859	Qty * \$/LS	\$61,859
	% Included 50.00%	Total Cost/Study	\$30,929
Summary	Replacement Year 2026	Future Cost	\$33,307

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

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

2022- \$10,000 total is anticipated. \$7,728 was expended by May 2022 and \$2,272 is anticipated for work currently in progress.
 2021- \$6,109 was expended for unspecified equipment.
 2020- Per client 6/16/2020, added automatic water system to equipment list, cost \$1,408, increased overall current cost.
 2019- \$20,282 total was expended for pool equipment per client 6/14/2019.
 2018- \$1,183 was expended for pool filter pump #1, misc.
 2017- \$875 was expended. \$3,400 was expended for pool vacuum original purchase.
 2016- \$31,220 total was expended to replace prior Xtherm with 4 Raypak 408 heaters.

936 - Furniture: Misc	Useful Life 6	Remaining Life 2	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$13,096		
	% Included 100.00%	Total Cost/Study	\$13,096
Summary	Replacement Year 2025	Future Cost	\$13,759

This is to replace miscellaneous pool furniture.

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

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

00060 - Canoa Hills (CH)

13000 - Spa

126 - Resurface	Useful Life 8	Remaining Life 3	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,110		
	% Included 100.00%	Total Cost/Study	\$6,110
Summary	Replacement Year 2026	Future Cost	\$6,579

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

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

14000 - Recreation

234 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 0	
16 Fitness Center Cardio Machines (25%)	Quantity 16	Unit of Measure	Items
	Cost /Itm \$7,180	Qty * \$/Itm	\$114,880
	% Included 25.00%	Total Cost/Study	\$28,720
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

2023- \$28,720 projected.

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

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

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

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

2017- \$25,982 was expended.

00060 - Canoa Hills (CH)

14000 - Recreation

330 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 0	
20 Fitness Center Strength Machines (50%)	Quantity 20	Unit of Measure Items	
	Cost /Itm \$4,824	Qty * \$/Itm \$96,486	
	% Included 50.00%	Total Cost/Study \$48,243	
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

2023- \$48,223 projected.
 2022- The Paramount leg press was out of order.
 2020- \$1,000 was expended to replace one Precor stretch trainer.
 2019- \$10,839 was expended per client 6/14/2019.
 2018- \$6,265 was expended to replace rotary torso machine.
 2017- \$10,673 was expended.

17000 - Tennis Court

140 - Reseal	Useful Life 4	Remaining Life 1	
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet	
	Cost /SqFt \$0.753		
	% Included 100.00%	Total Cost/Study \$10,536	
Summary	Replacement Year 2024	Future Cost \$10,800	

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

2020- \$9,200 was expended.
 2019- \$4,700/court every 4 years per client 7/22/2019 estimate.
 2017- Client advises done in 2016.

504 - Resurface	Useful Life 21	Remaining Life 9	
14,000 sf [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet	
	Cost /SqFt \$3.39		
	% Included 100.00%	Total Cost/Study \$47,488	
Summary	Replacement Year 2032	Future Cost \$59,306	

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

00060 - Canoa Hills (CH)

17000 - Tennis Court

19000 - Fencing

160 - Chain Link: 10'	Useful Life 30	Remaining Life 8
580 lf Tennis Court Fence	Quantity 580	Unit of Measure Linear Feet
	Cost /l.f. \$44.52	
	% Included 100.00%	Total Cost/Study \$25,822
Summary	Replacement Year 2031	Future Cost \$31,461

This is to replace the 10' chain link fencing.

2017- \$12,806 was expended.

250 - Wrought Iron: 5'	Useful Life 30	Remaining Life 3
160 lf Pool Perimeter Fence	Quantity 160	Unit of Measure Linear Feet
	Cost /l.f. \$42.40	
	% Included 100.00%	Total Cost/Study \$6,784
Summary	Replacement Year 2026	Future Cost \$7,306

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

20000 - Lighting

220 - Pole Lights	Useful Life 40	Remaining Life 13
24 Parking Lot & Walkway Lights	Quantity 24	Unit of Measure Items
	Cost /Itm \$3,118	
	% Included 100.00%	Total Cost/Study \$74,836
Summary	Replacement Year 2036	Future Cost \$103,162

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

23000 - Mechanical Equipment

220 - HVAC	Useful Life 15	Remaining Life 0
6 Rooftop Carrier Units- 2007	Quantity 6	Unit of Measure Items
	Cost /Itm \$9,114	
	% Included 100.00%	Total Cost/Study \$54,686
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

2023- \$54,686 projected.

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 13	
Rooftop Carrier Unit #4- 2021	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,426		
	% Included 100.00%	Total Cost/Study	\$9,426
Summary	Replacement Year 2036	Future Cost	\$12,993

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

Unit 4- Bath- Rheem- 5T

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

340 - HVAC	Useful Life 15	Remaining Life 13	
Rooftop Carrier Unit #5- 2021	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,426		
	% Included 100.00%	Total Cost/Study	\$9,426
Summary	Replacement Year 2036	Future Cost	\$12,993

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

Unit 5- Kitchen- Carrier- 5T

2021- \$8,550 was expended.

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

364 - HVAC	Useful Life 15	Remaining Life 13	
Rooftop Carrier Unit #10- 2021	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,635		
	% Included 100.00%	Total Cost/Study	\$9,635
Summary	Replacement Year 2036	Future Cost	\$13,282

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

Unit 10- Mesquite Room- Carrier- 5T

2021- \$8,740 was expended.

00060 - Canoa Hills (CH)

23000 - Mechanical Equipment

600 - Water Heater	Useful Life 12	Remaining Life 2	
Pool Eq Room Heater & Tank	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$14,967	
	% Included	100.00%	Total Cost/Study \$14,967
Summary	Replacement Year	2025	Future Cost \$15,725

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 1	
Folding Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$14,941	
	% Included	100.00%	Total Cost/Study \$14,941
Summary	Replacement Year	2024	Future Cost \$15,314

This is to replace miscellaneous furnishings.

- 2019- \$5,000 was expended to replace card tables per client 6/14/2019.
- 2017- \$1,072 was expended for 2 poker tables.

620 - Miscellaneous	Useful Life 12	Remaining Life 0	
Lobby Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$9,649	
	% Included	100.00%	Total Cost/Study \$9,649
Summary	Replacement Year	2023	Future Cost \$9,649

This is to replace miscellaneous furnishings.

- 2023- \$9,649 projected.
- 2022- Per client, move remaining life from 2022 to 2023.
- 2017- \$959 was expended.

24500 - Audio / Visual

156 - Projector	Useful Life 10	Remaining Life 4	
Saguaro Room- Panasonic	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,448	
	% Included	100.00%	Total Cost/Study \$1,448
Summary	Replacement Year	2027	Future Cost \$1,598

This is to replace the video projector.

Panasonic PT-VX600 XGA

- 2023- Per client, extend remaining life to 2027.
- 2019- Per client 7/22/2019, keep A/V components in study.

00060 - Canoa Hills (CH)

24500 - Audio / Visual

166 - Projection Screen	Useful Life 20	Remaining Life 16	
Saguaro Room- Electric Screen	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$19,435	
	% Included	100.00%	Total Cost/Study \$19,435
Summary	Replacement Year	2039	Future Cost \$28,852

This is to replace the 16' x 16' electric screen.

2019- \$16,781 was expended per client 6/14/2019.
 2017- Per client, \$8,000 was expended in 1989.

316 - PA System	Useful Life 10	Remaining Life 6	
Sound Rack- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys	\$18,261	
	% Included	100.00%	Total Cost/Study \$18,261
Summary	Replacement Year	2029	Future Cost \$21,178

This is to replace the Tech-Unique sound system.

2019- \$15,767 was expended and useful life decreased from 20 to 10 years per client 6/14/2019.
 2017- Per client, \$6,400 was expended in 2011.

330 - Miscellaneous	Useful Life 30	Remaining Life 13	
Sound Rack- Total Induction Loop	Quantity 1	Unit of Measure	System
	Cost /Sys	\$19,159	
	% Included	100.00%	Total Cost/Study \$19,159
Summary	Replacement Year	2036	Future Cost \$26,411

This is to replace the total induction loop.

2017- Per client, \$12,000 was expended in 2011.

756 - Piano	Useful Life 25	Remaining Life 2	
Saguaro Room Yamaha Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$9,258	
	% Included	100.00%	Total Cost/Study \$9,258
Summary	Replacement Year	2025	Future Cost \$9,727

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 0
288 sf [6] Saguaro Room Risers	Quantity 288	Unit of Measure Square Feet
	Cost /SqFt \$14.78	
	% Included 100.00%	Total Cost/Study \$4,257
Summary	Replacement Year 2023	Future Cost \$4,257

This is to replace the Stage Right risers.

2023- \$4,257 projected.
 2019- Per client 7/22/2019, keep A/V components in study.
 2017- Per client, \$12,000 was expended to purchase in 1993.

828 - Stage Curtains	Useful Life 20	Remaining Life 9
2 Saguaro Stage Curtains	Quantity 2	Unit of Measure Items
	Cost /Itm \$8,260	
	% Included 100.00%	Total Cost/Study \$16,521
Summary	Replacement Year 2032	Future Cost \$20,632

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

2017- Per client, \$12,000 was expended in 2012.

24600 - Safety / Access

230 - Fire Control Misc	Useful Life 20	Remaining Life 3
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$21,369	
	% Included 100.00%	Total Cost/Study \$21,369
Summary	Replacement Year 2026	Future Cost \$23,012

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

2019- \$6,150 was expended per client 6/14/2019.
 2018- \$6,000 will be expended to replace the alarm panel in 2019 because not done in 2017 as planned.

25000 - Flooring

250 - Carpeting	Useful Life 10	Remaining Life 7
122 Sq. Yds. Mesquite Room	Quantity 122	Unit of Measure Square Yard
	Cost /SqYd \$46.32	
	% Included 100.00%	Total Cost/Study \$5,651
Summary	Replacement Year 2030	Future Cost \$6,718

This is to replace the carpeting.

2020- \$5,000 was expended to replace Mesquite Room carpet, (approximately 1,097 sf/122 sy).

00060 - Canoa Hills (CH)

25000 - Flooring

254 - Carpeting	Useful Life 10	Remaining Life 0
418 Sq. Yds. Clubhouse Carpeting	Quantity 418	Unit of Measure Square Yard
	Cost /SqYd \$44.79	
	% Included 100.00%	Total Cost/Study \$18,723
Summary	Replacement Year 2023	Future Cost \$18,723

This is to replace the carpeting.

2023- \$18,723 projected.

2020- Mesquite Room carpet was replaced, so moved that room from this component to another component and reduced this component's quantity from 540 to 418 square yards.

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

450 - Tile	Useful Life 20	Remaining Life 19
6,475 sf Clubhouse Walls & Floors	Quantity 6,475	Unit of Measure Square Feet
	Cost /SqFt \$14.84	
	% Included 100.00%	Total Cost/Study \$96,086
Summary	Replacement Year 2042	Future Cost \$153,608

This is to replace the wall and floor tile.

2022- \$90,647 is anticipated.

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

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

2020- No work indicated, moved to 2021.

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

720 - Hardwood Floors	Useful Life 40	Remaining Life 7
6,150 sf Wood Floor- Replace	Quantity 6,150	Unit of Measure Square Feet
	Cost /SqFt \$18.71	
	% Included 100.00%	Total Cost/Study \$115,060
Summary	Replacement Year 2030	Future Cost \$136,771

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

750 - Hardwood Floors	Useful Life 10	Remaining Life 7
6,150 sf Wood Floor- Refinish	Quantity 6,150	Unit of Measure Square Feet
	Cost /SqFt \$3.74	
	% Included 100.00%	Total Cost/Study \$23,012
Summary	Replacement Year 2030	Future Cost \$27,354

This is to refinish the hardwood flooring.

2020- \$20,336 was expended to sand floor to bare wood, apply 6 coats of Hillyard Pro200 Gym Finish.

00060 - Canoa Hills (CH)

26000 - Outdoor Equipment

302 - Bocce Ct. Resurface	Useful Life 10	Remaining Life 7	
4 Bocce Ball Courts	Quantity 4	Unit of Measure	Items
	Cost /Itm \$2,374		
	% Included 100.00%	Total Cost/Study	\$9,497
Summary	Replacement Year 2030	Future Cost	\$11,289

This is to replace the court surface and rehab the court rails as needed.

2020- \$8,405 was expended, courts replaced in 2020.

848 - Shade Structure	Useful Life 15	Remaining Life 15	
200 sf Tennis Court Shade Canopy	Quantity 200	Unit of Measure	Square Feet
	Cost /SqFt \$24.33		
	% Included 100.00%	Total Cost/Study	\$4,865
Summary	Replacement Year 2038	Future Cost	\$7,047

This is to replace the tennis court canvas canopy shade structure.

1- 10' x 20' 4-metal post, canvas topped structure, south of tennis courts.

2023- \$1,230 projected.

2022- \$1,200 was projected for 2023.

849 - Shade Structure	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Tennis Court Shade Canopy (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,230		
	% Included 100.00%	Total Cost/Study	\$1,230
Summary	Replacement Year 2023	Future Cost	\$1,230

This is for the \$1,230 projected.

852 - Shade Structure	Useful Life 15	Remaining Life 9	
800 sf [4] Bocce Court Shade Canopies	Quantity 800	Unit of Measure	Square Feet
	Cost /SqFt \$24.33		
	% Included 100.00%	Total Cost/Study	\$19,462
Summary	Replacement Year 2032	Future Cost	\$24,305

This is to replace the bocce court canvas canopy shade structures.

4- 10' x 20' canvas canopy T-bar shade structures.

2017- \$18,172 total was expended to install 4 T-bar shade structures.

856 - Shade Structure	Useful Life 30	Remaining Life 11	
144 sf Metal Roofed Shade Structure	Quantity 144	Unit of Measure	Square Feet
	Cost /SqFt \$28.96		
	% Included 100.00%	Total Cost/Study	\$4,170
Summary	Replacement Year 2034	Future Cost	\$5,472

This is to repair and replace the metal shade structure.

12' x 12' metal roofed structure west of pool area.

00060 - Canoa Hills (CH)

26000 - Outdoor Equipment

872 - Shade Structure	Useful Life 25	Remaining Life 19
Pool Area Wood Gazebo Structure	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,003	
	% Included 100.00%	Total Cost/Study \$11,003
Summary	Replacement Year 2042	Future Cost \$17,590

This is to repair and replace the wood gazebo structure.

16' diameter gazebo structure east of pool.

2019- The structure appears to have been refurbished since the 2016 study.

27000 - Appliances

760 - Miscellaneous	Useful Life 5	Remaining Life 4
17 Kitchen Appliances (33%)	Quantity 17	Unit of Measure Items
	Cost /Itm \$4,395	Qty * \$/Itm \$74,711
	% Included 33.33%	Total Cost/Study \$24,904
Summary	Replacement Year 2027	Future Cost \$27,489

This is to repair or replace miscellaneous appliances.

- 1- Frigidaire single door commercial freezer, MN FCFS201LFB3, mfg 5/2008
- 1- Traulsen double door commercial refer, MN GRI 2-32 LUT
- 1- Manitowoc ice maker, MN IY0606W-261, SN 1101347634, mfg 8/2014, bin- MN B570, SN 1101349642
- 1- Captive-Aire Systems SS Hood, MN 4230 ND
- 1- Ansul fire suppression system
- 1- Hobart disposer
- 1- Wolf 6-burner range
- 1- Haier microwave
- 1- Bunn coffee
- 1- SS table
- 1- SS sink
- 1- commercial washer and dryer
- 1- Alto-Sham 1000-TH-1 double cook & hold
- 1- Cecilware CL75-n coffee
- 1- SS triple sink
- 2- portable SS tables

2023- Per client, extend remaining life to 2027.

764 - Dishwasher, Commercial	Useful Life 12	Remaining Life 11
Dishwasher	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,600	
	% Included 100.00%	Total Cost/Study \$10,600
Summary	Replacement Year 2034	Future Cost \$13,908

This is to replace the commercial grade dishwasher.

2022- \$10,000 anticipated.

00060 - Canoa Hills (CH)

28000 - Water System

154 - Backflow Valves	Useful Life 12	Remaining Life 2	
6" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,225		
	% Included 100.00%	Total Cost/Study	\$11,225
Summary	Replacement Year 2025	Future Cost	\$11,793

This is to replace the backflow prevention valve.

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

00070 - Santa Rita Springs (SRS)

01000 - Paving

128 - Asphalt: Sealing	Useful Life 5	Remaining Life 3	
80,636 sf Parking Lots	Quantity 80,636	Unit of Measure	Square Feet
	Cost /SqFt \$0.265		
	% Included 100.00%	Total Cost/Study	\$21,369
Summary	Replacement Year 2026	Future Cost	\$23,012

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

2021- \$9,980 was expended.

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

228 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
80,636 sf Parking Lots (3%)	Quantity 80,636	Unit of Measure	Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt	\$329,075
	% Included 2.50%	Total Cost/Study	\$8,227
Summary	Replacement Year 2024	Future Cost	\$8,433

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.

336 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 1	
58,386 sf North & East Parking Lots	Quantity 58,386	Unit of Measure	Square Feet
	Cost /SqFt \$2.23		
	% Included 100.00%	Total Cost/Study	\$129,967
Summary	Replacement Year 2024	Future Cost	\$133,216

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.

00070 - Santa Rita Springs (SRS)

01000 - Paving

340 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 1	
22,250 sf South Parking Lot	Quantity 22,250	Unit of Measure	Square Feet
	Cost /SqFt \$2.23		
	% Included 100.00%	Total Cost/Study	\$49,528
Summary	Replacement Year 2024	Future Cost	\$50,767

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

2022- Per client, move remaining life from 2022 to 2024.
 2021- Per client 6/1/2021, move remaining life from 2026 to 2022, per Facility Director.

02000 - Concrete

430 - Pool Deck	Useful Life 2	Remaining Life 0	
5,975 sf Pool/Spa Area Concrete Repair (6%)	Quantity 5,975	Unit of Measure	Square Feet
	Cost /SqFt \$20.56	Qty * \$/SqFt	\$122,833
	% Included 6.00%	Total Cost/Study	\$7,370
Summary	Replacement Year 2023	Future Cost	\$7,370

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

2023- \$7,370 projected.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2023.
 2019- \$9,832 was expended per client 6/14/2019. Per client 7/22/2019, decrease useful life from 5 to 2 years.

03000 - Painting: Exterior

136 - Stucco	Useful Life 10	Remaining Life 4	
28,540 sf Building Exterior	Quantity 28,540	Unit of Measure	Square Feet
	Cost /SqFt \$1.75		
	% Included 100.00%	Total Cost/Study	\$49,916
Summary	Replacement Year 2027	Future Cost	\$55,098

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

2019- Client reports that the exterior building surfaces were painted in 2018. The surfaces exhibit premature deterioration including wide spread efflorescence.
 2016- The surface is faded and exhibits efflorescence and dark stains.

400 - Wrought Iron	Useful Life 4	Remaining Life 0	
1,758 lf Pool Fence, Metal Railings	Quantity 1,758	Unit of Measure	Linear Feet
	Cost /l.f. \$7.64		
	% Included 100.00%	Total Cost/Study	\$13,425
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

2023- \$13,425 projected. Remaining in 2025 per client.
 2022- \$2,500 was expended. Move remaining life from 2022 to 2023.

00070 - Santa Rita Springs (SRS)

03000 - Painting: Exterior

03500 - Painting: Interior

136 - Building	Useful Life 10	Remaining Life 2
35,500 sf All Interior Spaces- 2025	Quantity 35,500	Unit of Measure Square Feet
	Cost /SqFt \$1.38	
	% Included 100.00%	Total Cost/Study \$48,919
Summary	Replacement Year 2025	Future Cost \$51,396

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

2023- \$15,411 expended in 2023, & this includes \$5,945 from 2022 unpent, with remaining projected for 2025. See related recurring component.

2022- \$5,800 expended. BRG extended remaining life from 2022 to 2023.

137 - Building	Useful Life 10	Remaining Life 0
2023 Only & 2022 Remaiing Areas	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$21,365	
	% Included 100.00%	Total Cost/Study \$21,365
Summary	Replacement Year 2023	Future Cost \$21,365

This is for the \$5,800 + 2022 work expended in 2023.

04000 - Structural Repairs

600 - Metal Railings	Useful Life 10	Remaining Life 1
1,410 lf Deck, Stair & Bridge Railings (50%)	Quantity 1,410	Unit of Measure Linear Feet
	Cost /l.f. \$37.42	Qty * \$/l.f. \$52,759
	% Included 50.00%	Total Cost/Study \$26,380
Summary	Replacement Year 2024	Future Cost \$27,039

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 11
66 Exterior & Interior Doors (25%)	Quantity 66	Unit of Measure Items
	Cost /Itm \$1,855	Qty * \$/Itm \$122,430
	% Included 25.00%	Total Cost/Study \$30,607
Summary	Replacement Year 2034	Future Cost \$40,160

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

31- exterior
 35- interior

2023- Per client, extend remaining life to 2034.

00070 - Santa Rita Springs (SRS)

04500 - Decking/Balconies

206 - Resurface	Useful Life 20	Remaining Life 10
12,664 sf Elastomeric Deck- Resurface	Quantity 12,664	Unit of Measure Square Feet
	Cost /SqFt \$9.60	
	% Included 100.00%	Total Cost/Study \$121,620
Summary	Replacement Year 2033	Future Cost \$155,684

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

2019- Per client, conditions similar to 2016. Some repairs have been made. Per client 6/14/2019, extend remaining life from 2020 to 2033.

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

300 - Repairs	Useful Life 5	Remaining Life 0
12,664 sf Elastomeric Deck- Seal/Repair	Quantity 12,664	Unit of Measure Square Feet
	Cost /SqFt \$2.17	
	% Included 100.00%	Total Cost/Study \$27,519
Summary	Replacement Year 2023	Future Cost \$27,519

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

2023- \$27,519 projected.

2019- Per client 6/14/2019, repairs completed in 2018 so extend remaining life from 2019 to 2023.

2018- \$18,376 was expended.

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

05000 - Roofing

336 - Low Slope: Vinyl	Useful Life 20	Remaining Life 1
68 Squares- Building Roof	Quantity 68	Unit of Measure Squares
	Cost /Sqrs \$753	
	% Included 100.00%	Total Cost/Study \$51,177
Summary	Replacement Year 2024	Future Cost \$52,456

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	Useful Life 30	Remaining Life 6
84 Squares- Building Roof	Quantity 84	Unit of Measure Squares
	Cost /Sqrs \$753	
	% Included 100.00%	Total Cost/Study \$63,218
Summary	Replacement Year 2029	Future Cost \$73,314

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 1
6,800 sf Low Slope Roof Recoating	Quantity 6,800	Unit of Measure Square Feet
	Cost /SqFt \$3.40	
	% Included 100.00%	Total Cost/Study \$23,138
Summary	Replacement Year 2024	Future Cost \$23,716

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

2019- \$20,000 was expended per client 6/14/2019.

08000 - Rehab

230 - Locker Rooms	Useful Life 20	Remaining Life 1
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room
	Cost /Rm \$69,493	
	% Included 100.00%	Total Cost/Study \$138,985
Summary	Replacement Year 2024	Future Cost \$142,460

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 5	
5 Restrooms	Quantity 5	Unit of Measure	Room
	Cost /Rm \$11,562		
	% Included 100.00%	Total Cost/Study	\$57,811
Summary	Replacement Year 2028	Future Cost	\$65,408

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

Men's (2nd floor Bldg. 1, west end)- auto-door, 1 toilet stall with metal partition, 1 mirror, 2 urinal, 5 lf counter with 2 manual sinks, 1 stainless steel grab bar, 7 fluorescent lights, 2 soap dispensers, 1 paper towel dispenser, 1 toilet paper dispenser, 170 sf floor tile, 371 sf wall tile,.

Women's (2nd floor Bldg. 1 west end)- similar to men's at same location with: 3 toilet stalls, 3 toilet paper dispensers, & no urinal.

Men's (1st floor Bldg. 2, northwest corner)- 208 sf floor tile, 1 manual urinal, 2 toilet stalls with metal partitions, 8 lf counter with 3 manual sinks, 2 soap dispensers, 1 paper towel dispenser, 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.

412 - Kitchen	Useful Life 20	Remaining Life 2	
Art Kitchenette	Quantity 1	Unit of Measure	Room
	Cost /Rm \$4,802		
	% Included 100.00%	Total Cost/Study	\$4,802
Summary	Replacement Year 2025	Future Cost	\$5,045

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

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

472 - Cabinets	Useful Life 20	Remaining Life 2	
2 Art & Clay Counters & Cabinets	Quantity 2	Unit of Measure	Room
	Cost /Rm \$10,758		
	% Included 100.00%	Total Cost/Study	\$21,515
Summary	Replacement Year 2025	Future Cost	\$22,605

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 0	
240 lf Pool	Quantity 240	Unit of Measure	Linear Feet
	Cost /l.f. \$193		
	% Included 100.00%	Total Cost/Study	\$46,248
Summary	Replacement Year 2023	Future Cost	\$46,248

This is to resurface the pool including start-up costs. Includes 5 tile lanes with targets.

2023- \$46,248 projected.

2022- Splotchy appearance.
 2017- Life estimates per client.

408 - ADA Chair Lift	Useful Life 10	Remaining Life 6	
Pool Area ADA Lift	Quantity 1	Unit of Measure	Items
	Cost /itm \$5,830		
	% Included 100.00%	Total Cost/Study	\$5,830
Summary	Replacement Year 2029	Future Cost	\$6,761

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

Model # F-411RPL-AT1
 Serial # 34345
 Max Weight 350 LB
 Mfg. March 2019

2019- \$3,313 was expended per client 6/14/2019.
 2009- Lift installed.

630 - Deck: Re-Surface	Useful Life 15	Remaining Life 13	
5,975 sf Pool/Spa Deck Coating	Quantity 5,975	Unit of Measure	Square Feet
	Cost /SqFt \$6.89		
	% Included 100.00%	Total Cost/Study	\$41,168
Summary	Replacement Year 2036	Future Cost	\$56,750

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

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 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$61,018	Qty * \$/LS	\$61,018
	% Included 50.00%	Total Cost/Study	\$30,509
Summary	Replacement Year 2026	Future Cost	\$32,855

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

- 1- pool filter #1, Pentair Triton II Commercial, MN TR-100C, SN 0116313120009V, mfg. 2012
- 1- pool filter #2, Pentair Triton II Commercial, MN TR-100C, SN 0116313120008U, mfg. 2012
- 1- spa filter, Pentair Triton II Commercial, MN TR-100C, SN 0116008190034X, Date 01/08/2019
- 3- Pentair IntelliFlo pumps
- 2- Spa pumps
- 1- Dolphin C5 pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- pool heater #3, Raypak Professional, installed 2018
- 1- spa heater, Raypak Professional
- 1- pool chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- 1- Pool Clear Comfort Sanitation system (\$9,000 in 2020)
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.
- 4- lane ropes and reel
- Pool- 2 ladders, 1 grab bar, 6 lights, 5 skimmers, 4 drain covers
- Spa- 1 grab bar, 1 light, 5 drain covers, 1 skimmer

2023- \$18,138 projected for partial work. Remaining life for full component extended to 2026.

2020- \$454 was expended. \$9,000 was expended for the pool Clear Comfort Sanitation system.
 2018- \$9,697 total was expended for pool heater #3, spa jet pump #1, misc. Aquasols.

751 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$18,138		
	% Included 100.00%	Total Cost/Study	\$18,138
Summary	Replacement Year 2023	Future Cost	\$18,138

2023- \$18,138 projected for partial work. Remaining life for full component extended to 2026.

940 - Furniture: Misc	Useful Life 6	Remaining Life 2	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,731		
	% Included 100.00%	Total Cost/Study	\$8,731
Summary	Replacement Year 2025	Future Cost	\$9,173

This is to replace miscellaneous pool furniture.

- 17- chairs
- 4- tables
- 32- lounges

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

00070 - Santa Rita Springs (SRS)

13000 - Spa

130 - Resurface	Useful Life 8	Remaining Life 6
Spa	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,714	
	% Included 100.00%	Total Cost/Study \$8,714
Summary	Replacement Year 2029	Future Cost \$10,106

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

2022- Spa appears in excellent condition.
 2021- \$7,905 was expended
 2019- Per client 7/22/2019, resurfaced 7/2013. Per client 8/5/2019, increase useful life from 6 to 8 years.

14000 - Recreation

240 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 1
16 Fitness Center Cardio Machines (25%)	Quantity 16	Unit of Measure Items
	Cost /Itm \$6,910	Qty * \$/Itm \$110,564
	% Included 25.00%	Total Cost/Study \$27,641
Summary	Replacement Year 2024	Future Cost \$28,332

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

- 1- Assault Fitness fan bike
- 3- True recumbent bikes
- 2- Technogym upright bike
- 1- True elliptical
- 1- True EFX elliptical
- 1- Precor elliptical
- 1- Concept-2 rower
- 1- Stairmaster stepper
- 1- Technogym treadmill
- 1- True treadmill
- 2- Woodway treadmills
- 1- Cybex arc trainer

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

00070 - Santa Rita Springs (SRS)

14000 - Recreation

340 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 0	
23 Fitness Center Strength Machines (50%)	Quantity 23	Unit of Measure Items	
	Cost /Itm \$3,827	Qty * \$/Itm \$88,010	
	% Included 50.00%	Total Cost/Study \$44,005	
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 |

2023- \$44,005 projected.

19000 - Fencing

220 - Wrought Iron: 5'	Useful Life 30	Remaining Life 28	
348 lf Pool Perimeter Fence	Quantity 348	Unit of Measure Linear Feet	
	Cost /l.f. \$35.34		
	% Included 100.00%	Total Cost/Study \$12,298	
Summary	Replacement Year 2051	Future Cost \$24,554	

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

2021- \$11,154 was expended.

20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 25	Remaining Life 5	
40 Wall & Wall Top Lantern Lights	Quantity 40	Unit of Measure Items	
	Cost /Itm \$637		
	% Included 100.00%	Total Cost/Study \$25,481	
Summary	Replacement Year 2028	Future Cost \$28,829	

This is to replace wall-top and wall common area lantern lighting fixtures.

- 19- wall-top
- 21- building and wall

230 - Pole Lights	Useful Life 25	Remaining Life 5	
10 Bridge Lights	Quantity 10	Unit of Measure Items	
	Cost /Itm \$1,840		
	% Included 100.00%	Total Cost/Study \$18,397	
Summary	Replacement Year 2028	Future Cost \$20,815	

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

00070 - Santa Rita Springs (SRS)

20000 - Lighting

280 - Pole Lights	Useful Life 25	Remaining Life 5	
5 2nd Level Deck- Pole Lights	Quantity 5	Unit of Measure	Items
	Cost /Itm \$1,448		
	% Included 100.00%	Total Cost/Study	\$7,239
Summary	Replacement Year 2028	Future Cost	\$8,190

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

23000 - Mechanical Equipment

232 - HVAC	Useful Life 15	Remaining Life 5	
6 Miscellaneous Units- 2013	Quantity 6	Unit of Measure	Items
	Cost /Itm \$5,473		
	% Included 100.00%	Total Cost/Study	\$32,835
Summary	Replacement Year 2028	Future Cost	\$37,150

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

- Unit 1- Pottery- Carrier- 2.5T, Model 25HBC530A300, Serial 3913E06486
- Unit 2- Clay Studio- Carrier- 3T Model 25HCD336A600, Serial 2113E12280
- Unit 10- Coordinator's Office- Gree- 1T Model GWH12AB-D3DNA2D/0
- Unit 12- Santa Cruz- Carrier- 3T
- Unit 13- Fiesta Bath Room- Carrier- 2T
- Unit 16- Comp Mac Room- Carrier- 4T

312 - HVAC	Useful Life 15	Remaining Life 8	
Carrier Unit #8- 2016	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,499		
	% Included 100.00%	Total Cost/Study	\$7,499
Summary	Replacement Year 2031	Future Cost	\$9,137

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

Unit 8- Fitness- Rheem- 5T

2016- \$6,150 was expended for Unit 8 only, so BRG separated unit #3 to its own component.

316 - HVAC	Useful Life 15	Remaining Life 10	
American Standard Unit #3- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,499		
	% Included 100.00%	Total Cost/Study	\$7,499
Summary	Replacement Year 2033	Future Cost	\$9,600

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

Unit 3- Sculpture- American Standard- 3T, Model 4A6C4036A4000AA, Serial # 1836545A4F, MFR Date 9/2018.

2018- \$6,150 was expended.

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

344 - HVAC	Useful Life 15	Remaining Life 11	
2 Units- 2019	Quantity 2	Unit of Measure	Items
	Cost /Itm \$7,484		
	% Included 100.00%	Total Cost/Study	\$14,967
Summary	Replacement Year 2034	Future Cost	\$19,638

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

Unit 4- Hand Studio- American Standard- 3T Model # 4AC4036A4000AA, Serial # 1838138F4F, MFR Date 9/2018

Unit 9- Fitness- Carrier- 5T

2019- \$12,923 was expended per client 6/14/2019.

368 - HVAC	Useful Life 15	Remaining Life 4	
2 Carrier Units- 2012	Quantity 2	Unit of Measure	Items
	Cost /Itm \$8,687		
	% Included 100.00%	Total Cost/Study	\$17,373
Summary	Replacement Year 2027	Future Cost	\$19,177

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

Unit 5- Fiesta Room- Carrier- 5T, Model 25HBC360A600, Serial 4212E01407

Unit 24- Art Room- Carrier- 5T

392 - HVAC	Useful Life 15	Remaining Life 10	
2 Units- 2018	Quantity 2	Unit of Measure	Items
	Cost /Itm \$6,439		
	% Included 100.00%	Total Cost/Study	\$12,878
Summary	Replacement Year 2033	Future Cost	\$16,485

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

Unit 6- Clay Studio- American Standard- 3T, Model # 4A6H4036G1000AA, Serial # 19132LKF4F, MFR Date 3/2019.

Unit 14- Kitchen- Carrier- 2.5T

2019- Per client 6/14/2019, replaced in 2018 for \$5,424 of which half was paid in 2018 and 2019.

416 - HVAC	Useful Life 15	Remaining Life 8	
Carrier Unit #7- 2016	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,687		
	% Included 100.00%	Total Cost/Study	\$8,687
Summary	Replacement Year 2031	Future Cost	\$10,584

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

2016- Placed in service: Unit 7- Fitness- Carrier- 5T

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

436 - HVAC	Useful Life 15	Remaining Life 6	
Carrier Unit #11- 2014	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,687		
	% Included 100.00%	Total Cost/Study	\$8,687
Summary	Replacement Year 2029	Future Cost	\$10,074

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

Unit 11- Locker Room- Carrier- 5T

448 - HVAC	Useful Life 15	Remaining Life 10	
8 Rooftop Carrier Units- 2018	Quantity 8	Unit of Measure	Items
	Cost /Itm \$13,568		
	% Included 100.00%	Total Cost/Study	\$108,540
Summary	Replacement Year 2033	Future Cost	\$138,940

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 11	
2 Carrier Units- 2007	Quantity 2	Unit of Measure	Items
	Cost /Itm \$16,693		
	% Included 100.00%	Total Cost/Study	\$33,385
Summary	Replacement Year 2034	Future Cost	\$43,805

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

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

2022- \$20,175 was expended. Move remaining life from 2022 to 2034.

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

616 - Water Heater	Useful Life 12	Remaining Life 6
Bradford White Water Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,003	
	% Included 100.00%	Total Cost/Study \$11,003
Summary	Replacement Year 2029	Future Cost \$12,760

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

- 1- Bradford White 100 gallon gas water heater and storage tank. Installed 10/27/2014.
- 1- Laundry Bosch on-demand electric, ES 8.1M WIR

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

23500 - Elevator

200 - Modernize/Overhaul	Useful Life 25	Remaining Life 21
Anza Building Elevator	Quantity 1	Unit of Measure Items
	Cost /Itm \$141,302	
	% Included 100.00%	Total Cost/Study \$141,302
Summary	Replacement Year 2044	Future Cost \$237,328

This is to modernize or overhaul the elevator system.

2019- \$107,095 was expended per client 6/14/2019. Per client 7/22/2019, increase estimate from \$107,095 to \$122,000.

2018- The actual quote is higher than the initial projection of approximately \$48,000. \$88,000 is the updated quote.

300 - Cab Rehab	Useful Life 20	Remaining Life 16
Anza Elevator Cab	Quantity 1	Unit of Measure Items
	Cost /Itm \$20,744	
	% Included 100.00%	Total Cost/Study \$20,744
Summary	Replacement Year 2039	Future Cost \$30,794

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

2019- \$20,250 was expended per client 6/14/2019. Per client 7/22/2019, reduce estimate from \$20,250 to \$17,910.

2018- Accelerated the remaining life to 2019.

24000 - Furnishings

600 - Miscellaneous	Useful Life 10	Remaining Life 5
Anza Room Furniture	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$63,860	
	% Included 100.00%	Total Cost/Study \$63,860
Summary	Replacement Year 2028	Future Cost \$72,252

This is to replace miscellaneous furnishings.

2022- \$39,132 was expended for work currently in progress. Move remaining life from 2022 to 2028.

2021- \$57,928 is anticipated.

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

00070 - Santa Rita Springs (SRS)

24500 - Audio / Visual

160 - Projector	Useful Life 4	Remaining Life 1	
3 Projectors (33%)	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,448	Qty * \$/Itm	\$4,343
	% Included 33.33%	Total Cost/Study	\$1,448
Summary	Replacement Year 2024	Future Cost	\$1,484

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

- 1- Ansel Adams Sanyo PROxrtraX
- 1- Kino Room Epson
- 1- Anza Room Optoma

2022- No work indicated, move remaining life from 2022 to 2023.

170 - Projection Screen	Useful Life 20	Remaining Life 1	
Anza Room	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,961		
	% Included 100.00%	Total Cost/Study	\$9,961
Summary	Replacement Year 2024	Future Cost	\$10,210

This is to replace the projection screen.

324 - PA System	Useful Life 10	Remaining Life 8	
Anza Room- Sound System	Quantity 1	Unit of Measure	System
	Cost /Sys \$19,160		
	% Included 100.00%	Total Cost/Study	\$19,160
Summary	Replacement Year 2031	Future Cost	\$23,344

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

2022- \$7,360 was expended.
 2021- \$17,380 was expended, did not get replaced in 2020 as anticipated.
 2020- \$16,400 is anticipated.
 2019- Per client, decrease useful life from 20 to 10 years, remaining life from 2031 to 2020 and increase estimate from \$6,823 to \$16,000.
 2017- Per client, \$5,600 was expended in 2011.

760 - Piano	Useful Life 25	Remaining Life 15	
Anza Room Kawai Upright	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,059		
	% Included 100.00%	Total Cost/Study	\$8,059
Summary	Replacement Year 2038	Future Cost	\$11,672

This is to replace the piano, bench and dolly.

Kawai upright, 506N, SN F054134

2017- Per client, \$6,000 was expended in 2013.

00070 - Santa Rita Springs (SRS)

24600 - Safety / Access

240 - Fire Control Misc	Useful Life 20	Remaining Life 2	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$35,615	
	% Included	100.00%	Total Cost/Study \$35,615
Summary	Replacement Year	2025	Future Cost \$37,418

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 3	
400 Sq. Yds. Kino, Fitness, Office Areas	Quantity 400	Unit of Measure	Square Yard
	Cost /SqYd	\$44.52	
	% Included	100.00%	Total Cost/Study \$17,808
Summary	Replacement Year	2026	Future Cost \$19,177

This is to replace the carpeting.

2022- \$5,500 was expended. Move remaining life from 2022 to 2023.
 2017- These areas were added by client, and need to be verified.

460 - Tile	Useful Life 20	Remaining Life 0	
1,825 sf Clubhouse Walls & Floors	Quantity 1,825	Unit of Measure	Square Feet
	Cost /SqFt	\$15.05	
	% Included	100.00%	Total Cost/Study \$27,470
Summary	Replacement Year	2023	Future Cost \$27,470

This is to replace the wall and floor tile.

2023- \$27,470 projected.
 2022- Per client, move remaining life from 2022 to 2023.
 2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.

730 - Hardwood Floors	Useful Life 40	Remaining Life 13	
2,150 sf Anza & Santa Cruz- Replace	Quantity 2,150	Unit of Measure	Square Feet
	Cost /SqFt	\$13.73	
	% Included	100.00%	Total Cost/Study \$29,513
Summary	Replacement Year	2036	Future Cost \$40,684

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

760 - Hardwood Floors	Useful Life 10	Remaining Life 3	
2,150 sf Anza & Santa Cruz- Refinish	Quantity 2,150	Unit of Measure	Square Feet
	Cost /SqFt	\$7.48	
	% Included	100.00%	Total Cost/Study \$16,090
Summary	Replacement Year	2026	Future Cost \$17,327

This is to refinish the hardwood flooring.

00070 - Santa Rita Springs (SRS)

26000 - Outdoor Equipment

804 - Shade Structure	Useful Life 15	Remaining Life 7	
100 sf Small Shade Canopy	Quantity 100	Unit of Measure Square Feet	
	Cost /SqFt \$24.33		
	% Included 100.00%	Total Cost/Study \$2,433	
Summary	Replacement Year 2030	Future Cost \$2,892	

This is to repair, replace and maintain the canvas canopy shade structure.

1- metal frame and post with 10' x 10' canvas canopy southeast of pool.

2015- Canopy installed.

820 - Shade Structure	Useful Life 15	Remaining Life 3	
600 sf NW of Pool- Large Shade Canopy	Quantity 600	Unit of Measure Square Feet	
	Cost /SqFt \$24.33		
	% Included 100.00%	Total Cost/Study \$14,596	
Summary	Replacement Year 2026	Future Cost \$15,719	

This is to repair, replace and maintain the canvas canopy shade structure.

1- metal frame and post with 20' x 30' canvas canopy northwest side of pool.

2011- Canopy installed.

824 - Shade Structure	Useful Life 15	Remaining Life 5	
450 sf Pool Equip Encl Shade Canopy	Quantity 450	Unit of Measure Square Feet	
	Cost /SqFt \$24.33		
	% Included 100.00%	Total Cost/Study \$10,947	
Summary	Replacement Year 2028	Future Cost \$12,386	

This is to repair, replace and maintain the canvas canopy shade structure.

1- metal frame and 6 posts with 10' x 45' canvas canopy over pool equipment enclosure.

2013- Canopy installed.

00070 - Santa Rita Springs (SRS)

27000 - Appliances

780 - Miscellaneous	Useful Life 5	Remaining Life 4
10 Kitchen Appliances (33%)	Quantity 10	Unit of Measure Items
	Cost /Itm \$4,081	Qty * \$/Itm \$40,813
	% Included 33.33%	Total Cost/Study \$13,604
Summary	Replacement Year 2027	Future Cost \$15,017

This is to repair or replace miscellaneous appliances.

- 1- True double door reach in refrigerator, MN T-43, SN 8138575
- 1- Manitowoc undercounter ice maker
- 1- Moyer Diebel undercounter commercial dishwasher, MN 401LTM2, SN W9186
- 1- Speed Queen clothes dryer & front load washer
- 1- True single door reach in freezer, MN T-19F-HC, SN 9276436
- 1- Vollrath warming station
- 1- GE Oven/Stove
- 1- GE Microwave
- 2- Duke Ovens

2023- Per client, extend remaining life to 2027.
 2021- \$2,000 was expended to replace range.
 2018- \$1,937 was expended to replace prior McCall Freezer.

28000 - Water System

142 - Backflow Valves	Useful Life 12	Remaining Life 7
4" Backflow #1	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,153	
	% Included 100.00%	Total Cost/Study \$10,153
Summary	Replacement Year 2030	Future Cost \$12,068

This is to replace the backflow prevention valve.

2020- \$8,553 was expended to replace in 2018 per client 6/15/2020.

146 - Backflow Valves	Useful Life 12	Remaining Life 9
4" Backflow #2	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,491	
	% Included 100.00%	Total Cost/Study \$7,491
Summary	Replacement Year 2032	Future Cost \$9,355

This is to replace the backflow prevention valve.

2020- \$6,629 anticipated for replacement in 2021 per client 6/15/2020. Per client 8/6/2020, backflow failed testing so reduce remaining life from 2021 to 2020.

00080 - Canoa Ranch (CR)

01000 - Paving

132 - Asphalt: Sealing	Useful Life 5	Remaining Life 1
64,068 sf Drives & Parking	Quantity 64,068	Unit of Measure Square Feet
	Cost /SqFt \$0.265	
	% Included 100.00%	Total Cost/Study \$16,978
Summary	Replacement Year 2024	Future Cost \$17,402

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

2018- \$10,425 was expended.

246 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
64,068 sf Drives & Parking (3%)	Quantity 64,068	Unit of Measure Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt \$261,461
	% Included 2.50%	Total Cost/Study \$6,537
Summary	Replacement Year 2024	Future Cost \$6,700

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

2019- \$5,606 was expended per client 6/14/2019.

254 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
18,768 sf Seal, Crack Fill, Stripe (10%)	Quantity 18,768	Unit of Measure Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt \$76,592
	% Included 10.00%	Total Cost/Study \$7,659
Summary	Replacement Year 2024	Future Cost \$7,851

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 10
64,068 sf Drives & Parking	Quantity 64,068	Unit of Measure Square Feet
	Cost /SqFt \$2.23	
	% Included 100.00%	Total Cost/Study \$142,615
Summary	Replacement Year 2033	Future Cost \$182,560

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 3	
2,650 sf Pool/Spa Area Concrete Repair (5%)	Quantity 2,650	Unit of Measure Square Feet	
	Cost /SqFt \$24.91	Qty * \$/SqFt \$66,011	
	% Included 5.00%	Total Cost/Study \$3,301	
Summary	Replacement Year 2026	Future Cost \$3,554	

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

2019- Delayed 5-year replacement cycle until 2026 due to recent replacement.

2018- Replacement deck is not coated, so deck recoating has been excluded.

2016- The deck coating was in very poor condition with many bubbled and chipped areas. The root cause for the surface's failure needs to be determined prior to removing and replacing the surface. It is possible that some concrete preparation may be required during the deck recoating process. Per client 4/21/2016, \$36,000 total is anticipated to replace in 2016. Tinted sweat finish deck replaced prior coated deck.

03000 - Painting: Exterior

142 - Stucco	Useful Life 10	Remaining Life 5	
14,760 sf Building Exterior	Quantity 14,760	Unit of Measure Square Feet	
	Cost /SqFt \$1.48		
	% Included 100.00%	Total Cost/Study \$21,904	
Summary	Replacement Year 2028	Future Cost \$24,782	

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

2018- \$12,625 was expended.

406 - Wrought Iron	Useful Life 4	Remaining Life 2	
614 lf Metal Fencing & Railings	Quantity 614	Unit of Measure Linear Feet	
	Cost /l.f. \$11.24		
	% Included 100.00%	Total Cost/Study \$6,899	
Summary	Replacement Year 2025	Future Cost \$7,248	

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

4' metal rail, north side parking lot @ ditch- 300 lf

6' wrought iron fencing @ patio perimeter- 264 lf

Pickleball court walkway metal hand rail- 50 lf

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

00080 - Canoa Ranch (CR)

03500 - Painting: Interior

142 - Building	Useful Life 10	Remaining Life 0	
26,200 sf All Interior Spaces	Quantity 26,200	Unit of Measure Square Feet	
	Cost /SqFt \$1.38		
	% Included 100.00%	Total Cost/Study \$36,104	
Summary	Replacement Year 2023	Future Cost \$36,104	

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

2022- \$3,000 was expended. Move remaining life from 2022 to 2024.

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

2023- Completed in 2023.

04000 - Structural Repairs

606 - Metal Railings	Useful Life 20	Remaining Life 5	
350 lf Parking & Pickleball	Quantity 350	Unit of Measure Linear Feet	
	Cost /l.f. \$31.17		
	% Included 100.00%	Total Cost/Study \$10,911	
Summary	Replacement Year 2028	Future Cost \$12,345	

This is to replace the metal railings. Painting is provided for within another component.

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

928 - Doors	Useful Life 10	Remaining Life 11	
40 Exterior & Interior Doors (25%)	Quantity 40	Unit of Measure Items	
	Cost /Itm \$1,855	Qty * \$/Itm \$74,200	
	% Included 25.00%	Total Cost/Study \$18,550	
Summary	Replacement Year 2034	Future Cost \$24,339	

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

17- exterior
 23- interior

2023- Per client, extend remaining life to 2034.

932 - Doors	Useful Life 20	Remaining Life 5	
3 Pool East Patio Doors	Quantity 3	Unit of Measure Items	
	Cost /Itm \$19,928		
	% Included 100.00%	Total Cost/Study \$59,784	
Summary	Replacement Year 2028	Future Cost \$67,640	

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

3- 10' x 16.5' glass doors
 3- LiftMaster operators

00080 - Canoa Ranch (CR)

05000 - Roofing

200 - Low Slope: BUR 133 Squares- Building Roof	Useful Life 20 Quantity 133 Cost /Sqrs \$463 % Included 100.00%	Remaining Life 5 Unit of Measure Squares Total Cost/Study \$61,617
Summary	Replacement Year 2028	Future Cost \$69,714

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

608 - Pitched: Tile 45 Squares- Building Roof	Useful Life 30 Quantity 45 Cost /Sqrs \$753 % Included 100.00%	Remaining Life 15 Unit of Measure Squares Total Cost/Study \$33,867
Summary	Replacement Year 2038	Future Cost \$49,050

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

958 - Coating 13,300 sf Low Slope Roof Recoating	Useful Life 5 Quantity 13,300 Cost /SqFt \$1.75 % Included 100.00%	Remaining Life 1 Unit of Measure Square Feet Total Cost/Study \$23,262
Summary	Replacement Year 2024	Future Cost \$23,843

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

2019- \$11,506 was expended to partially recoat the roof. Per client 7/22/2019, anticipate \$20,094 to recoat entire roof in 2019.

08000 - Rehab

226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	Useful Life 20 Quantity 2 Cost /Rm \$75,284 % Included 100.00%	Remaining Life 5 Unit of Measure Room Total Cost/Study \$150,567
Summary	Replacement Year 2028	Future Cost \$170,353

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

2019- Increased estimate from \$16,000 to \$65,000 per room. Client input will further define this component.
 2017- Client to provide scope of work and estimate.

234 - Restrooms Companion Restroom Remodel	Useful Life 20 Quantity 1 Cost /Rm \$18,253 % Included 100.00%	Remaining Life 2 Unit of Measure Room Total Cost/Study \$18,253
Summary	Replacement Year 2025	Future Cost \$19,177

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.

00080 - Canoa Ranch (CR)

12000 - Pool

136 - Resurface	Useful Life 12	Remaining Life 5	
256 lf Pool	Quantity 256	Unit of Measure	Linear Feet
	Cost /l.f. \$199		
	% Included 100.00%	Total Cost/Study	\$51,016
Summary	Replacement Year 2028	Future Cost	\$57,720

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

2017- Per client, pool resurfaced in 2016.

412 - ADA Chair Lift	Useful Life 10	Remaining Life 6	
Spa ADA Chair- Repl in 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm \$12,556		
	% Included 100.00%	Total Cost/Study	\$12,556
Summary	Replacement Year 2029	Future Cost	\$14,561

This is to replace the spa ADA compliant chair lift.

2022- \$1,259 was expended.

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

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

416 - ADA Chair Lift	Useful Life 10	Remaining Life 8	
Pool ADA Chair- Repl in 2021	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,215		
	% Included 100.00%	Total Cost/Study	\$11,215
Summary	Replacement Year 2031	Future Cost	\$13,664

This is to replace the pool ADA compliant chair lift.

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

636 - Deck: Re-Surface	Useful Life 15	Remaining Life 0	
2,650 sf Pool Area Decking	Quantity 2,650	Unit of Measure	Square Feet
	Cost /SqFt \$16.39		
	% Included 100.00%	Total Cost/Study	\$43,433
Summary	Replacement Year 2023	Future Cost	\$43,433

This is to prepare and resurface the deck.

2023- \$43,433 expended.

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

2021- Per client 6/30/2021, reinstate 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 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$48,222	Qty * \$/LS	\$48,222
	% Included 50.00%	Total Cost/Study	\$24,111
Summary	Replacement Year 2026	Future Cost	\$25,965

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

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- pool filter #3, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial
- 3- Pentair IntelliFlo variable speed pumps
- 2- additional spa pumps
- 1- Dolphin Wave 100 pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$10,000 total was expended. \$5,811 was expended by May 2022 and \$4,189 is anticipated for work currently in progress.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
 2019- \$2,388 was expended per client 6/14/2019.
 2017- \$1,531 was expended.
 2015- Equipment including filters were replaced.

13000 - Spa

134 - Resurface	Useful Life 8	Remaining Life 5	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,715		
	% Included 100.00%	Total Cost/Study	\$5,715
Summary	Replacement Year 2028	Future Cost	\$6,466

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

2020- \$5,058 was expended.
 2019- Per client 7/22/2019, resurfaced 8/2012. Per client 8/5/2019, increase useful life from 6 to 8 years.

00080 - Canoa Ranch (CR)

14000 - Recreation

250 - Exercise: Cardio Equipment	Useful Life 3	Remaining Life 4
14 Fitness Center Cardio Machines (25%)	Quantity 14	Unit of Measure Items
	Cost /Itm \$7,279	Qty * \$/Itm \$101,909
	% Included 25.00%	Total Cost/Study \$25,477
Summary	Replacement Year 2027	Future Cost \$28,122

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

- 1- Cybex Arc trainer
- 1- Technogym Excite elliptical (replaced 2020)
- 1- Technogym Excite elliptical (replaced 2020)
- 1- Technogym Excite elliptical
- 1- Woodway treadmill 1- Woodway treadmill 1- Woodway treadmill
- 1- Woodway treadmill (added between 2016 & 2019)
- 1- True recumbent bike (replaced 2020) 1- Technogym Excite recumbent bike
- 1- Technogym recumbent bike 1- True upright bike (replaced 2020)
- 1- Technogym upright bike 1- Concept-2 rower

2023- Per client, extend remaining life to 2027.
 2021- \$15,000 was expended to replace 1 upright bike and 1 treadmill.
 2020- \$25,000 was expended to replace 1 TechnoGym recumbent bike & upright bike and two ellipticals.
 2019- \$21,997 was expended per client 6/14/2019.
 2018- \$15,000 was expended for fitness equipment.
 2017- \$8,513 was expended for fitness equipment.

00080 - Canoa Ranch (CR)

14000 - Recreation

350 - Exercise: Strength Equipment	Useful Life 8	Remaining Life 0	
26 Fitness Center Strength Machines, Etc (50%)	Quantity 26	Unit of Measure Items	
	Cost /Itm \$4,289	Qty * \$/Itm \$111,508	
	% Included 50.00%	Total Cost/Study \$55,754	
Summary	Replacement Year 2023	Future Cost \$55,754	

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

- 1- Technogym anterior flexibility
- 1- Technogym posterior flexibility
- 1- Precor stretch trainer
- 1- Paramount vertical knee dip
- 1- Adjustable bench
- 1- Adjustable bench
- 1- Adjustable bench
- 1- Hampton 10-pair 5-50# dumbbell set w/ 2-teir horizontal rack
- 1- 4-pair dumbbell set w/ vertical rack
- 1- Cybex fly/rear deltoid
- 1- Cybex Prestige pull down
- 1- Technogym Radiant functional trainer, dual pulley
- 1- Technogym shoulder press
- 1- Technogym arm extension
- 1- Technogym arm curl
- 1- Technogym rotary torso
- 1- Technogym abdominal crunch
- 1- Technogym lower back
- 1- Technogym leg extension
- 1- Technogym leg curl
- 1- Technogym chest incline
- 1- Technogym hip abductor
- 1- Technogym hip adductor
- 1- Technogym assisted chin dip
- 1- Technogym leg press
- 0- Technogym low row (2019)

2023- \$55,754 expended.

17500 - Basketball / Sport Court

220 - Seal & Striping	Useful Life 4	Remaining Life 1	
8,650 sf [4] Pickleball Courts	Quantity 8,650	Unit of Measure Square Feet	
	Cost /SqFt \$0.848		
	% Included 100.00%	Total Cost/Study \$7,335	
Summary	Replacement Year 2024	Future Cost \$7,519	

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

2020- \$6,450 was expended for unspecified scope of work. Per client 8/5/2020, reduce estimate from \$4,500 to \$1,613 per court.

2019- Resurfaced in 2013, \$4,500/court every 4 years per client 7/22/2019 estimate.

00080 - Canoa Ranch (CR)

17500 - Basketball / Sport Court

224 - Seal & Striping	Useful Life 4	Remaining Life 4	
2,690 sf Basketball 1/2 Court	Quantity 2,690	Unit of Measure	Square Feet
	Cost /SqFt \$1.46		
	% Included 100.00%	Total Cost/Study	\$3,935
Summary	Replacement Year 2027	Future Cost	\$4,343

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

2023- Per client, extend remaining life to 2027.
 2019- \$3,400 was expended to seal basketball court only per client 6/14/2019.

19000 - Fencing

100 - Chain Link	Useful Life 30	Remaining Life 17	
788 lf Pickleball & Basketball Courts	Quantity 788	Unit of Measure	Linear Feet
	Cost /l.f. \$37.42		
	% Included 100.00%	Total Cost/Study	\$29,485
Summary	Replacement Year 2040	Future Cost	\$44,865

This is to replace the chain link fencing.

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

230 - Wrought Iron: 6'	Useful Life 30	Remaining Life 15	
264 lf Patio Perimeter	Quantity 264	Unit of Measure	Linear Feet
	Cost /l.f. \$44.90		
	% Included 100.00%	Total Cost/Study	\$11,854
Summary	Replacement Year 2038	Future Cost	\$17,168

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

23000 - Mechanical Equipment

100 - HVAC	Useful Life 18	Remaining Life 3	
435 lf [5] Pool Area Fabric Ducts	Quantity 435	Unit of Measure	Linear Feet
	Cost /l.f. \$43.65		
	% Included 100.00%	Total Cost/Study	\$18,988
Summary	Replacement Year 2026	Future Cost	\$20,448

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

2022- \$26,000 was expended on HVAC work. Association input will further define this cost and where it belongs.

00080 - Canoa Ranch (CR)

23000 - Mechanical Equipment

236 - HVAC	Useful Life 15	Remaining Life 0
6 Rooftop HVAC Units- 2008	Quantity 6	Unit of Measure Items
	Cost /Itm \$14,447	
	% Included 100.00%	Total Cost/Study \$86,684
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

2023- \$86,684 expended.

508 - Swamp Cooler	Useful Life 15	Remaining Life 3
5 Rooftop Evaporative Coolers- 2008	Quantity 5	Unit of Measure Items
	Cost /Itm \$3,742	
	% Included 100.00%	Total Cost/Study \$18,709
Summary	Replacement Year 2026	Future Cost \$20,148

This is to replace the swamp coolers.

- Unit EC- Pool- Aerocool- Evaporative Cooler
- Unit EC- Pool- Aerocool- Evaporative Cooler
- Unit EC- Pool- Aerocool- Evaporative Cooler
- Unit ECH1- Pool- Trane- Evaporative Cooler
- Unit ECH1- Pool- Trane- Evaporative Cooler

636 - Water Heater	Useful Life 15	Remaining Life 2
2 Shop	Quantity 2	Unit of Measure Items
	Cost /Itm \$6,370	
	% Included 100.00%	Total Cost/Study \$12,740
Summary	Replacement Year 2025	Future Cost \$13,385

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

- Heater #1, Bradford White, MN D100L1993N, SN HC14634088, mfg. 2011
- Heater #2, Bradford White, MN D100L1993N, SN EB10255184, mfg. 2008

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

00080 - Canoa Ranch (CR)

24000 - Furnishings

540 - Miscellaneous	Useful Life 10	Remaining Life 8	
Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$9,701	
	% Included	100.00%	Total Cost/Study \$9,701
Summary	Replacement Year	2031	Future Cost \$11,820

This is for the tables and chairs.

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

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

24500 - Audio / Visual

164 - Projector	Useful Life 10	Remaining Life 1	
Amado Room- EIKI	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,448	
	% Included	100.00%	Total Cost/Study \$1,448
Summary	Replacement Year	2024	Future Cost \$1,484

This is to replace the video projector.

EIKI LC-XB42N

24600 - Safety / Access

250 - Fire Control Misc	Useful Life 20	Remaining Life 5	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$21,369	
	% Included	100.00%	Total Cost/Study \$21,369
Summary	Replacement Year	2028	Future Cost \$24,177

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

25000 - Flooring

280 - Carpeting	Useful Life 10	Remaining Life 5	
660 Sq. Yds. All Spaces	Quantity 660	Unit of Measure	Square Yard
	Cost /SqYd	\$32.86	
	% Included	100.00%	Total Cost/Study \$21,688
Summary	Replacement Year	2028	Future Cost \$24,538

This is to replace the carpeting.

2018- \$18,364 was expended.

00080 - Canoa Ranch (CR)

25000 - Flooring

470 - Tile	Useful Life 20	Remaining Life 18
2,231 sf Clubhouse Walls & Floors	Quantity 2,231	Unit of Measure Square Feet
	Cost /SqFt \$31.19	
	% Included 100.00%	Total Cost/Study \$69,574
Summary	Replacement Year 2041	Future Cost \$108,512

This is to replace the wall and floor tile.

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

26000 - Outdoor Equipment

462 - Drinking Fountain	Useful Life 15	Remaining Life 0
3 Drinking Fountains	Quantity 3	Unit of Measure Items
	Cost /Itm \$3,243	
	% Included 100.00%	Total Cost/Study \$9,728
Summary	Replacement Year 2023	Future Cost \$9,728

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

- 1- Hallway Hi-Lo
- 1- Fitness Elkay
- 1- Pool Elkay

2023- Completed in 2023.
 2019- Per client 7/22/2019, keep this component in study.

808 - Shade Structure	Useful Life 15	Remaining Life 3
500 sf [3] Shade Canopies	Quantity 500	Unit of Measure Square Feet
	Cost /SqFt \$24.33	
	% Included 100.00%	Total Cost/Study \$12,163
Summary	Replacement Year 2026	Future Cost \$13,099

This is to repair, replace and maintain the canvas canopy shade structures.

- 1- 10' x 10' metal frame, canvas top between building and basketball court.
- 2- 10' x 20' metal frame, canvas top at pickleball courts.

2011- Structures installed.

27000 - Appliances

248 - Ice Machine	Useful Life 10	Remaining Life 8
Pickleball Courts	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,856	
	% Included 100.00%	Total Cost/Study \$6,856
Summary	Replacement Year 2031	Future Cost \$8,353

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

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

00080 - Canoa Ranch (CR)

28000 - Water System

162 - Backflow Valves	Useful Life 12	Remaining Life 8	
8" Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$15,953		
	% Included 100.00%	Total Cost/Study	\$15,953
Summary	Replacement Year 2031	Future Cost	\$19,437

This is to replace the backflow prevention valve.

2020- \$13,777 was expended to replace in 2019 per client 6/15/2020.

00090 - Abrego South (AS)

01000 - Paving

232 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4	
18,768 sf 2019 Replacement Area (10%)	Quantity 18,768	Unit of Measure	Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt	\$76,592
	% Included 10.00%	Total Cost/Study	\$7,659
Summary	Replacement Year 2027	Future Cost	\$8,454

This is for miscellaneous repairs including emulsion sealing, crack fill, skin patching, minor dig out & fill, and re-striping to match the existing layout. Cracks 1/4" or wider should be filled when observed.

2023- Per client, extend remaining life to 2027.

2019- Lot was removed and replaced.

236 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3	
15,000 sf 2020 Addition Area (10%)	Quantity 15,000	Unit of Measure	Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt	\$61,215
	% Included 10.00%	Total Cost/Study	\$6,121
Summary	Replacement Year 2026	Future Cost	\$6,592

This is for miscellaneous repairs including emulsion sealing, crack fill, skin patching, minor dig out & fill, and re-striping to match the existing layout. Cracks 1/4" or wider should be filled when observed.

2020- Per client 6/15/2020, 15,000 sf was added to the east side for \$28,910 in 2020.

348 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 21	
18,768 sf 2019 Replacement Area	Quantity 18,768	Unit of Measure	Square Feet
	Cost /SqFt \$2.23		
	% Included 100.00%	Total Cost/Study	\$41,778
Summary	Replacement Year 2044	Future Cost	\$70,169

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 22
15,000 sf 2020 Addition Area	Quantity 15,000	Unit of Measure Square Feet
	Cost /SqFt \$2.23	
	% Included 100.00%	Total Cost/Study \$33,390
Summary	Replacement Year 2045	Future Cost \$57,483

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

2020- Per client 6/15/2020, 15,000 sf was added in 2020.

02000 - Concrete

442 - Pool Deck	Useful Life 2	Remaining Life 1
5,565 sf Pool/Spa Area Concrete Repair (5%)	Quantity 5,565	Unit of Measure Square Feet
	Cost /SqFt \$24.91	Qty * \$/SqFt \$138,624
	% Included 5.00%	Total Cost/Study \$6,931
Summary	Replacement Year 2024	Future Cost \$7,104

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

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

03000 - Painting: Exterior

200 - Surface Restoration	Useful Life 10	Remaining Life 5
7,191 sf Exterior Surfaces	Quantity 7,191	Unit of Measure Square Feet
	Cost /SqFt \$1.48	
	% Included 100.00%	Total Cost/Study \$10,671
Summary	Replacement Year 2028	Future Cost \$12,074

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 11
16 Exterior & Interior Doors (25%)	Quantity 16	Unit of Measure Items
	Cost /Itm \$1,855	Qty * \$/Itm \$29,680
	% Included 25.00%	Total Cost/Study \$7,420
Summary	Replacement Year 2034	Future Cost \$9,736

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

3- interior
 13- exterior

2023- Per client, extend remaining life to 2034.

00090 - Abrego South (AS)

05000 - Roofing

360 - Low Slope: Vinyl	Useful Life 20	Remaining Life 8	
49 Squares- Pool Building Roofs	Quantity 49	Unit of Measure Squares	
	Cost /Sqrs \$753		
	% Included 100.00%	Total Cost/Study \$36,877	
Summary	Replacement Year 2031	Future Cost \$44,932	

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

962 - Coating	Useful Life 5	Remaining Life 1	
4,900 sf Low Slope Roof Recoating	Quantity 4,900	Unit of Measure Square Feet	
	Cost /SqFt \$1.12		
	% Included 100.00%	Total Cost/Study \$5,506	
Summary	Replacement Year 2024	Future Cost \$5,643	

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

2019- Some chipping exhibited. Sealing and recoating needed. Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life. Per client 7/22/2019, Anticipate \$4,755 to recoat in 2019.

08000 - Rehab

236 - Locker Rooms	Useful Life 20	Remaining Life 3	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$40,537		
	% Included 100.00%	Total Cost/Study \$81,073	
Summary	Replacement Year 2026	Future Cost \$87,307	

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

Men's- 2 auto-sensor sinks, 2 mirrors, 1 urinal, 1 stall, 2 showers, 3 benches, 2 electric heaters, 1 gas heater, 5 stainless steel bars, 3 lights, 1 electric hand dryer, 1 toilet paper dispenser, 2 soap dispensers, 1 paper towel dispenser, 3 clothes hangers

Women's- 2 auto-sensor sinks, 2 mirrors, 2 stalls, 2 showers, 3 benches, 2 electric heaters, 1 gas heater, 5 stainless steel bars, 3 lights, 1 electric hand dryer, 2 toilet paper dispensers, 2 soap dispensers, 1 paper towel dispenser, 3 clothes hangers

2019- Increased estimate from \$9,000 to \$35,000 per room. Client input will further define this component.

00090 - Abrego South (AS)

08000 - Rehab

342 - Restrooms	Useful Life 20	Remaining Life 4	
2 Restrooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$17,373		
	% Included 100.00%	Total Cost/Study	\$34,747
Summary	Replacement Year 2027	Future Cost	\$38,354

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

Men's- 2 sinks, 1 stall, 1 urinal, 2 soap dispensers, 2 toilet paper dispensers, 1 soap dispenser, 1 floor light, 1 wall light

Women's- 2 sinks, 2 stalls, 2 soap dispensers, 2 toilet paper dispensers, 1 soap dispenser, 1 floor light, 1 wall light

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

12000 - Pool

140 - Resurface	Useful Life 12	Remaining Life 3	
170 lf Pool	Quantity 170	Unit of Measure	Linear Feet
	Cost /l.f. \$170		
	% Included 100.00%	Total Cost/Study	\$28,832
Summary	Replacement Year 2026	Future Cost	\$31,049

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

422 - ADA Chair Lift	Useful Life 10	Remaining Life 6	
Pool ADA Lift	Quantity 1	Unit of Measure	Items
	Cost /itm \$4,471		
	% Included 100.00%	Total Cost/Study	\$4,471
Summary	Replacement Year 2029	Future Cost	\$5,185

This is to replace the pool ADA compliant chair lift.

2019- \$3,861 was expended per client 6/14/2019.

642 - Deck: Re-Surface	Useful Life 10	Remaining Life 8	
5,565 sf Pool/Spa Deck Coating	Quantity 5,565	Unit of Measure	Square Feet
	Cost /SqFt \$9.36		
	% Included 100.00%	Total Cost/Study	\$52,087
Summary	Replacement Year 2031	Future Cost	\$63,463

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

2022- Work appears to have been done. No costing was provided.

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

00090 - Abrego South (AS)

12000 - Pool

758 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$38,870	Qty * \$/LS	\$38,870
	% Included 50.00%	Total Cost/Study	\$19,435
Summary	Replacement Year 2025	Future Cost	\$20,419

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

- 1- pool filter, Pentair Triton II commercial
- 1- spa filter, Pentair Triton II commercial (2021)
- 2- Pentair IntelliFlo variable speed pumps
- 1- spa air blower pump
- 1- 3 hp Pentair pump
- 1- Dolphin pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- automatic water level system
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- 1- Chemical tank

Assorted- chemical system probes, fittings, 2 chem pumps, injectors, etc.
 Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$9,000 is anticipated. Move remaining life from 2022 to 2025.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
 2020- Per client 6/16/2020, added water level system to inventory, approximate cost \$1,564. Increased current cost by \$782, from \$16,418 to \$17,200.
 2019- \$629 was expended per client 6/14/2019.
 2018- \$1,200 was expended for spa jet pump.

944 - Furniture: Misc	Useful Life 6	Remaining Life 2	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,109		
	% Included 100.00%	Total Cost/Study	\$8,109
Summary	Replacement Year 2025	Future Cost	\$8,520

This is to replace miscellaneous pool furniture.

- 16- lounge chairs
- 8- chairs
- 6- tables
- 3- umbrellas

2019- \$7,000 was expended per client 6/14/2019.

00090 - Abrego South (AS)

13000 - Spa

138 - Resurface Spa	Useful Life 8	Remaining Life 7	
	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$4,264	
	% Included	100.00%	Total Cost/Study \$4,264
Summary	Replacement Year	2030	Future Cost \$5,069

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

2022- \$4,023 was expended for work currently in progress.

2019- Per client 7/22/2019, resurfaced 6/2014. Per client 8/5/2019, increase useful life from 6 to 8 years.

418 - ADA Chair Lift Spa ADA Lift	Useful Life 10	Remaining Life 4	
	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$5,281	
	% Included	100.00%	Total Cost/Study \$5,281
Summary	Replacement Year	2027	Future Cost \$5,829

This is to replace the spa ADA compliant chair lift.

2017- The spa lift was replaced for \$4,340.

19000 - Fencing

900 - Miscellaneous 258 If Pool Perimeter Wall/Fence	Useful Life 20	Remaining Life 8	
	Quantity 258	Unit of Measure	Linear Feet
	Cost /l.f.	\$31.17	
	% Included	100.00%	Total Cost/Study \$8,043
Summary	Replacement Year	2031	Future Cost \$9,800

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

20000 - Lighting

240 - Pole Lights 8 Shuffleboard Lights	Useful Life 20	Remaining Life 3	
	Quantity 8	Unit of Measure	Items
	Cost /Itm	\$1,497	
	% Included	100.00%	Total Cost/Study \$11,974
Summary	Replacement Year	2026	Future Cost \$12,894

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

23000 - Mechanical Equipment

240 - HVAC 2 Rooftop Carrier Units- 2011	Useful Life 15	Remaining Life 3	
	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$11,872	
	% Included	100.00%	Total Cost/Study \$23,744
Summary	Replacement Year	2026	Future Cost \$25,570

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 3	
2 Drinking Fountain	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,475		
	% Included 100.00%	Total Cost/Study	\$6,949
Summary	Replacement Year 2026	Future Cost	\$7,484

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

- 1- pool area
- 1- volleyball court

2019- Per client 7/22/2019, increase estimate from \$1,800 to \$3,000 and keep this drinking fountain component in study.

812 - Shade Structure	Useful Life 15	Remaining Life 9	
564 [3] Volleyball Shade Canopies	Quantity 564	Unit of Measure	Items
	Cost /Itm \$24.33		
	% Included 100.00%	Total Cost/Study	\$13,720
Summary	Replacement Year 2032	Future Cost	\$17,135

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

- 1- 12'x12'
- 2- 14'x15' (2017)

2018- Verified \$11,890/each for 2 structures installed in 2017.

880 - Shade Structure	Useful Life 15	Remaining Life 6	
264 sf Pool Shade Canopy	Quantity 264	Unit of Measure	Square Feet
	Cost /SqFt \$24.33		
	% Included 100.00%	Total Cost/Study	\$6,422
Summary	Replacement Year 2029	Future Cost	\$7,448

This is to repair and replace the canvas canopy shade structure.

- 1- 10'x20'

2014- Structure installed.

900 - Shuffleboard Court	Useful Life 8	Remaining Life 2	
3,744 sf [12] Shuffleboard Courts	Quantity 3,744	Unit of Measure	Square Feet
	Cost /SqFt \$4.67		
	% Included 100.00%	Total Cost/Study	\$17,502
Summary	Replacement Year 2025	Future Cost	\$18,388

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 2	
3,500 sf [2] Volleyball Court Sand	Quantity 3,500	Unit of Measure Square Feet	
	Cost /SqFt \$9.93		
	% Included 100.00%	Total Cost/Study \$34,763	
Summary	Replacement Year 2025	Future Cost \$36,523	

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 17	
6,726 sf Parking Lot	Quantity 6,726	Unit of Measure Square Feet	
	Cost /SqFt \$2.23		
	% Included 100.00%	Total Cost/Study \$14,972	
Summary	Replacement Year 2040	Future Cost \$22,782	

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

2020- \$18,100 was expended for pavement overlay.

2017- Client advises this was sealed in 2015, but sealing has been excluded.

02000 - Concrete

448 - Pool Deck	Useful Life 2	Remaining Life 2	
4,748 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,748	Unit of Measure Square Feet	
	Cost /SqFt \$30.74	Qty * \$/SqFt \$145,954	
	% Included 6.00%	Total Cost/Study \$8,757	
Summary	Replacement Year 2025	Future Cost \$9,201	

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

2020- \$7,747 is anticipated in 2020. Per client 8/6/2020, the 2020 work has been cancelled and now anticipated during 2023.

2019- Per client 7/22/2019, decrease useful life from 5 to 2 years.

03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 10	Remaining Life 4	
3,600 sf Recreation Building & Walls	Quantity 3,600	Unit of Measure Square Feet	
	Cost /SqFt \$1.80		
	% Included 100.00%	Total Cost/Study \$6,487	
Summary	Replacement Year 2027	Future Cost \$7,161	

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

2018- Added to study for first time. Scope and quantity estimated.

00100 - Continental Vistas (CV)

05000 - Roofing

340 - Low Slope: Vinyl	Useful Life 20	Remaining Life 18	
20 Squares- Pool Building Roof	Quantity 20	Unit of Measure Squares	
	Cost /Sqrs \$1,213		
	% Included 100.00%	Total Cost/Study \$24,253	
Summary	Replacement Year 2041	Future Cost \$37,826	

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 28	
13 Squares- Pool Building Roof	Quantity 13	Unit of Measure Squares	
	Cost /Sqrs \$1,187		
	% Included 100.00%	Total Cost/Study \$15,434	
Summary	Replacement Year 2051	Future Cost \$30,813	

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

2021- \$14,000 was expended.

966 - Coating	Useful Life 5	Remaining Life 2	
2,000 sf Low Slope Roof Recoating	Quantity 2,000	Unit of Measure Square Feet	
	Cost /SqFt \$3.24		
	% Included 100.00%	Total Cost/Study \$6,487	
Summary	Replacement Year 2025	Future Cost \$6,816	

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

2020- \$2,500 was expended for roof coating done in-house by staff.
 2019- Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life.

08000 - Rehab

242 - Locker Rooms	Useful Life 20	Remaining Life 14	
2 Men's & Women's	Quantity 2	Unit of Measure Room	
	Cost /Rm \$36,201		
	% Included 100.00%	Total Cost/Study \$72,402	
Summary	Replacement Year 2037	Future Cost \$102,302	

This is to rehab the locker rooms including items such as showers, fixtures, partitions, lighting, ventilation, etc. Client input will further define this component.

2017- \$59,500 was expended for rehab which was performed earlier and for more than previously estimated.

00100 - Continental Vistas (CV)

08000 - Rehab

246 - Bathrooms	Useful Life 20	Remaining Life 14	
Companion Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$21,369		
	% Included 100.00%	Total Cost/Study \$21,369	
Summary	Replacement Year 2037	Future Cost \$30,194	

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

2018- Per client, work was performed for unknown cost in 2017.
 2017- Scope includes countertops, sink, toilets, wall & floor tile.

12000 - Pool

146 - Resurface	Useful Life 12	Remaining Life 7	
180 lf Pool	Quantity 180	Unit of Measure Linear Feet	
	Cost /l.f. \$170		
	% Included 100.00%	Total Cost/Study \$30,528	
Summary	Replacement Year 2030	Future Cost \$36,288	

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

2018- \$25,735 was expended to re-plaster in July.

648 - Deck: Re-Surface	Useful Life 15	Remaining Life 13	
4,748 sf Pool/Spa Deck Coating	Quantity 4,748	Unit of Measure Square Feet	
	Cost /SqFt \$6.12		
	% Included 100.00%	Total Cost/Study \$29,040	
Summary	Replacement Year 2036	Future Cost \$40,032	

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

2021- \$26,323 was expended.

00100 - Continental Vistas (CV)

12000 - Pool

762 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$40,404	Qty * \$/LS	\$40,404
	% Included 50.00%	Total Cost/Study	\$20,202
Summary	Replacement Year 2024	Future Cost	\$20,707

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

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial
- 3- Pentair IntelliFlo Variable Speed pumps- Spa & pool pumps (2) repl. 2018
- 1- additional spa pump
- 1- Dolphin C5 pool vacuum
- 1- pool heater, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller- replaced 2018
- 1- spa Aquasol chemical controller- replaced 2018
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$6,000 was expended. Move remaining life from 2022 to 2024.
 2019- \$14,729 total was expended pool and spa equipment per client 6/14/2019.
 2018- \$5,803 total was expended for #1 pump motor, spa filter pump, pool/spa Aquasol systems.

948 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,990		
	% Included 100.00%	Total Cost/Study	\$7,990
Summary	Replacement Year 2028	Future Cost	\$9,040

This is to replace miscellaneous pool furniture.

2022- \$7,538 is anticipated.
 2019- \$3,500 was expended to replace the slings only per client 6/14/2019.
 2017- \$2,463 total was expended to replace 2 tables and 8 chairs.

13000 - Spa

142 - Resurface	Useful Life 8	Remaining Life 6	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,335		
	% Included 100.00%	Total Cost/Study	\$8,335
Summary	Replacement Year 2029	Future Cost	\$9,666

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

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

00100 - Continental Vistas (CV)

23000 - Mechanical Equipment

244 - HVAC	Useful Life 15	Remaining Life 11
Rooftop Rheem Unit #3- 2019	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,976	
	% Included 100.00%	Total Cost/Study \$8,976
Summary	Replacement Year 2034	Future Cost \$11,777

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 5
2 Rooftop Carrier Units- 2013	Quantity 2	Unit of Measure Items
	Cost /Itm \$15,433	
	% Included 100.00%	Total Cost/Study \$30,866
Summary	Replacement Year 2028	Future Cost \$34,922

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

Unit 1- Building Roof- Carrier- 5T

Unit 2- Building Roof- Carrier- 5T

800 - Water Heater	Useful Life 12	Remaining Life 2
Building Water Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,791	
	% Included 100.00%	Total Cost/Study \$5,791
Summary	Replacement Year 2025	Future Cost \$6,084

This is to replace the Bradford White 100 gallon gas water heater.

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

25000 - Flooring

640 - Vinyl	Useful Life 10	Remaining Life 4
125 Sq. Yds. Rec Room Sport Flooring	Quantity 125	Unit of Measure Square Yard
	Cost /SqYd \$159	
	% Included 100.00%	Total Cost/Study \$19,872
Summary	Replacement Year 2027	Future Cost \$21,935

This is to replace the Rec Room Gerflor Taraflex Sport Flooring.

2018- \$16,739 was expended to install flooring in 2017 per client.

00110 - Madera Vista (MV)

01000 - Paving

408 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 9
9,772 sf Parking Lot	Quantity 9,772	Unit of Measure Square Feet
	Cost /SqFt \$6.20	
	% Included 100.00%	Total Cost/Study \$60,596
Summary	Replacement Year 2032	Future Cost \$75,676

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

2017- BRG had been asked to exclude the striping, crackfill and sealing. Client directed to show a 2017 expense of \$2,560 for same.

02000 - Concrete

454 - Pool Deck	Useful Life 2	Remaining Life 4
4,008 sf Pool/Spa Area Concrete Repair (7.5%)	Quantity 4,008	Unit of Measure Square Feet
	Cost /SqFt \$24.91	Qty * \$/SqFt \$99,839
	% Included 7.50%	Total Cost/Study \$7,488
Summary	Replacement Year 2027	Future Cost \$8,265

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

2023- Per client, extend remaining life to 2027.
 2022- No work indicated, extend remaining life from 2022 to 2023.
 2020- \$6,204 was expended.
 2019- Per client 7/22/2019, decrease useful life from 5 to 2 years.
 2018- Approximately \$5,000 was expended but not from reserves.

03000 - Painting: Exterior

206 - Surface Restoration	Useful Life 10	Remaining Life 5
4,020 sf Exterior Surfaces	Quantity 4,020	Unit of Measure Square Feet
	Cost /SqFt \$1.91	
	% Included 100.00%	Total Cost/Study \$7,670
Summary	Replacement Year 2028	Future Cost \$8,678

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

2019- Per client 7/22/2019, painted by staff in 2018.

05000 - Roofing

616 - Pitched: Tile	Useful Life 30	Remaining Life 28
39 Squares- Pool Building Roof	Quantity 39	Unit of Measure Squares
	Cost /Sqrs \$825	
	% Included 100.00%	Total Cost/Study \$32,190
Summary	Replacement Year 2051	Future Cost \$64,268

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 16
2 Men's & Women's	Quantity 2	Unit of Measure Room
	Cost /Rm \$8,687	
	% Included 100.00%	Total Cost/Study \$17,373
Summary	Replacement Year 2039	Future Cost \$25,790

This is to rehab the restrooms including items such as fixtures, partitions, benches, dispensers, lighting, shelves, ventilation, tile, design, etc.

Men's- 365 sf wall tile, 220 sf floor tile, 2 toilets, 2 sinks, 2 benches, 2 heaters, 2 fluorescent lights.

Women's- similar to men's.

2019- \$15,000 was expended per client 6/14/2019.

262 - Kitchen	Useful Life 20	Remaining Life 9
Pool Building Kitchen Area	Quantity 1	Unit of Measure Room
	Cost /Rm \$21,200	
	% Included 100.00%	Total Cost/Study \$21,200
Summary	Replacement Year 2032	Future Cost \$26,476

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

1- 5' x 7' roll up door, 2 recessed lights, 78 sf floor tile, 1 Whirlpool fridge, 10 lf upper cabinets, 10 lf lower cabinets, 1 Whirlpool microwave, 1 Whirlpool stove.

480 - Shower	Useful Life 15	Remaining Life 14
Outdoor Pool Shower	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$9,361	
	% Included 100.00%	Total Cost/Study \$9,361
Summary	Replacement Year 2037	Future Cost \$13,227

This is to replace elements of the pool shower.

114 sf wall tile

2022- \$8,831 is anticipated.

2018- Scope and cost pending in 2018.

12000 - Pool

154 - Resurface	Useful Life 12	Remaining Life 5
156 lf Pool	Quantity 156	Unit of Measure Linear Feet
	Cost /l.f. \$170	
	% Included 100.00%	Total Cost/Study \$26,458
Summary	Replacement Year 2028	Future Cost \$29,934

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 14	
4,008 sf Pool/Spa Deck Coating	Quantity 4,008	Unit of Measure	Square Feet
	Cost /SqFt \$9.36		
	% Included 100.00%	Total Cost/Study	\$37,514
Summary	Replacement Year 2037	Future Cost	\$53,006

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

2022- \$28,165 was expended for pool/spa deck coating. Work currently in progress.
 2018- \$5,000 was expended for deck repairs. See concrete.

766 - Equipment: Replacement	Useful Life 5	Remaining Life 0	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$35,852	Qty * \$/LS	\$35,852
	% Included 50.00%	Total Cost/Study	\$17,926
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.

2023- \$17,926 expended.
 2020- Per client 6/16/2020, add automatic water level system, approximate cost \$1,564, added \$782 to current cost, (\$15,624 to \$16,406).
 2019- \$25,126 total was expended for pool and spa equipment per client 6/14/2019.
 2018- \$5,020 was expended for chlorinator Aquasol System.

952 - Furniture: Misc	Useful Life 6	Remaining Life 4	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,107		
	% Included 100.00%	Total Cost/Study	\$8,107
Summary	Replacement Year 2027	Future Cost	\$8,949

This is to replace miscellaneous pool furniture.

- 16- lounges
- 6- chairs
- 6- end tables
- 2- tables

2022- \$4,865 anticipated. Move remaining life from 2025 to 2027.
 2019- \$7,000 was expended per client 6/14/2019.

00110 - Madera Vista (MV)

13000 - Spa

146 - Resurface Spa	Useful Life 8	Remaining Life 1	
	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,212		
	% Included 100.00%	Total Cost/Study	\$5,212
Summary	Replacement Year 2024	Future Cost	\$5,342

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

2019- Per client 7/22/2019, resurfaced 9/2016. Per client 8/5/2019, increase useful life from 6 to 8 years.

17000 - Tennis Court

540 - Reseal 7,200 sf Tennis Court	Useful Life 4	Remaining Life 2	
	Quantity 7,200	Unit of Measure	Square Feet
	Cost /SqFt \$0.753		
	% Included 100.00%	Total Cost/Study	\$5,419
Summary	Replacement Year 2025	Future Cost	\$5,693

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

2023- Per client, extend remaining life to 2025.

2019- \$21,322 was expended to pour new post-tension court in May per client 6/14/2019. \$4,700/court every 4 years per client 7/22/2019 estimate.

2018- Per client, reduce life to 2019.

560 - Fixtures Tennis Court Bench/Canopy	Useful Life 15	Remaining Life 9	
	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,830		
	% Included 100.00%	Total Cost/Study	\$5,830
Summary	Replacement Year 2032	Future Cost	\$7,281

This is to replace the tennis court bench and shade canopy.

19000 - Fencing

170 - Chain Link: 10' 360 lf Tennis Court Fence	Useful Life 30	Remaining Life 8	
	Quantity 360	Unit of Measure	Linear Feet
	Cost /l.f. \$44.52		
	% Included 100.00%	Total Cost/Study	\$16,027
Summary	Replacement Year 2031	Future Cost	\$19,528

This is to replace the 10' chain link fencing.

240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	Useful Life 30	Remaining Life 3	
	Quantity 380	Unit of Measure	Linear Feet
	Cost /l.f. \$44.90		
	% Included 100.00%	Total Cost/Study	\$17,063
Summary	Replacement Year 2026	Future Cost	\$18,375

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

2022- Fence exhibits faded paint. Appears structurally sound.

00110 - Madera Vista (MV)

20000 - Lighting

250 - Sports Field / Court	Useful Life 20	Remaining Life 16
4 Tennis Court Lights	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,896	
	% Included 100.00%	Total Cost/Study \$11,582
Summary	Replacement Year 2039	Future Cost \$17,194

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

2019- \$10,000 was expended per client 6/14/2019.

25000 - Flooring

434 - Tile	Useful Life 20	Remaining Life 17
Recreation Room & Storage	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$11,517	
	% Included 100.00%	Total Cost/Study \$11,517
Summary	Replacement Year 2040	Future Cost \$17,524

This is to replace the tile flooring.

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

26000 - Outdoor Equipment

816 - Shade Structure	Useful Life 15	Remaining Life 8
264 sf Pool Shade Canopy	Quantity 264	Unit of Measure Square Feet
	Cost /SqFt \$24.33	
	% Included 100.00%	Total Cost/Study \$6,422
Summary	Replacement Year 2031	Future Cost \$7,825

This is to repair and replace the canvas canopy shade structure.

1- 24'x11'

2016- Structure installed.

834 - Shade Structure	Useful Life 15	Remaining Life 8
336 sf Pool Equip Shade Canopy	Quantity 336	Unit of Measure Square Feet
	Cost /SqFt \$24.33	
	% Included 100.00%	Total Cost/Study \$8,174
Summary	Replacement Year 2031	Future Cost \$9,959

This is to repair and replace the canvas canopy shade structure.

1- 12'x28'

2016- Structure installed.

00120 - Casa Paloma I (CPI)

01000 - Paving

412 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 4	
7,128 sf Parking Areas	Quantity 7,128	Unit of Measure	Square Feet
	Cost /SqFt \$6.20		
	% Included 100.00%	Total Cost/Study	\$44,201
Summary	Replacement Year 2027	Future Cost	\$48,789

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

2023- Per client, extend remaining life to 2027.

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

02000 - Concrete

460 - Pool Deck	Useful Life 2	Remaining Life 1	
6,128 sf Pool/Spa Area Concrete Repair (8%)	Quantity 6,128	Unit of Measure	Square Feet
	Cost /SqFt \$24.91	Qty * \$/SqFt	\$152,648
	% Included 8.27%	Total Cost/Study	\$12,627
Summary	Replacement Year 2024	Future Cost	\$12,943

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 3	
7,470 sf Exterior Surfaces	Quantity 7,470	Unit of Measure	Square Feet
	Cost /SqFt \$1.48		
	% Included 100.00%	Total Cost/Study	\$11,085
Summary	Replacement Year 2026	Future Cost	\$11,938

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

2017- \$4,124 was expended for unknown scope.

05000 - Roofing

344 - Low Slope: Vinyl	Useful Life 20	Remaining Life 1	
61 Squares- Pool Building & Shade Structure Roofs	Quantity 61	Unit of Measure	Squares
	Cost /Sqrs \$753		
	% Included 100.00%	Total Cost/Study	\$45,909
Summary	Replacement Year 2024	Future Cost	\$47,056

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.

00120 - Casa Paloma I (CPI)

05000 - Roofing

970 - Coating	Useful Life 5	Remaining Life 1	
6,100 sf Low Slope Roof Recoating	Quantity 6,100	Unit of Measure Square Feet	
	Cost /SqFt \$2.65		
	% Included 100.00%	Total Cost/Study \$16,165	
Summary	Replacement Year 2024	Future Cost \$16,569	

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

2019- \$13,800 was expended per client 6/14/2019.

08000 - Rehab

254 - Locker Rooms	Useful Life 20	Remaining Life 17	
2 Men's, Women's & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$59,323		
	% Included 100.00%	Total Cost/Study \$118,646	
Summary	Replacement Year 2040	Future Cost \$180,534	

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

Men's- 325 sf floor tile, 356 sf- wall tile, 613 sf painted walls & ceiling, 6 lf partition, 1 skylight, 10 stainless steel grab bars, 2 showers, 5 lights, 1 bench, 1 sink, 1 urinal, 1 toilet, 1 toilet paper dispenser, 1 soap dispenser, 1 paper towel dispenser.

Women's- similar to men's with: no urinal, 6 lf counter, and 2 benches

Outdoor shower- 85 sf floor tile, 120 sf wall tile

2020- \$105,000 was expended.

2019- Per client 6/14/2019, increase estimate from \$38,950 to \$108,950 and extend remaining life from 2019 to 2020.

2018- Estimate increased by \$20,000 per client.

256 - Restrooms	Useful Life 20	Remaining Life 17	
Unisex Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$5,650		
	% Included 100.00%	Total Cost/Study \$5,650	
Summary	Replacement Year 2040	Future Cost \$8,597	

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

1 toilet, 1 sink, 1 fluorescent light, 4 stainless steel grab bars, 1 soap dispenser, 1 paper towel dispenser, 1 toilet paper dispenser.

2020- \$5,000 was expended. Tile was also installed and is provided for within another component.

2019- Increased estimate from \$9,000 to \$15,000.

2018- Added to study.

00120 - Casa Paloma I (CPI)

08000 - Rehab

418 - Kitchen	Useful Life 20	Remaining Life 8	
Clubhouse Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$8,107		
	% Included 100.00%	Total Cost/Study \$8,107	
Summary	Replacement Year 2031	Future Cost \$9,878	

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

2020- Tile was installed and is provided for within another component.

12000 - Pool

160 - Resurface	Useful Life 12	Remaining Life 5	
200 lf Pool	Quantity 200	Unit of Measure Linear Feet	
	Cost /l.f. \$170		
	% Included 100.00%	Total Cost/Study \$33,920	
Summary	Replacement Year 2028	Future Cost \$38,377	

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

2017- Client advises done in 2016.

420 - ADA Chair Lift	Useful Life 10	Remaining Life 4	
Aqua Creek Pool Chair	Quantity 1	Unit of Measure Items	
	Cost /Itm \$5,830		
	% Included 100.00%	Total Cost/Study \$5,830	
Summary	Replacement Year 2027	Future Cost \$6,435	

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

Aqua Creek Products
 Model # F-RNGER-W
 Serial # 41008
 Max Weight 350 LB

660 - Deck: Re-Surface	Useful Life 15	Remaining Life 14	
6,128 sf Pool/Spa Deck Coating	Quantity 6,128	Unit of Measure Square Feet	
	Cost /SqFt \$9.58		
	% Included 100.00%	Total Cost/Study \$58,721	
Summary	Replacement Year 2037	Future Cost \$82,971	

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

2022- \$55,371 was expended. Work currently in progress.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per Aquatic Supervisor.
 2020- Per client 8/6/2020, reduce remaining life from 2028 to 2021.

00120 - Casa Paloma I (CPI)

12000 - Pool

770 - Equipment: Replacement	Useful Life 5	Remaining Life 0	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$44,062	Qty * \$/LS	\$44,062
	% Included 50.00%	Total Cost/Study	\$22,031
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.

2023- \$22,031 expended.
 2020- Per client 6/16/2020, add automatic water system, approximate cost \$2,505, added \$1,252 to current cost (\$18,911 to \$20,163).
 2019- \$15,089 total was expended for pool and spa equipment per client 6/14/2019.
 2017- \$1,881 was expended.

956 - Furniture: Misc	Useful Life 6	Remaining Life 2	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,107		
	% Included 100.00%	Total Cost/Study	\$8,107
Summary	Replacement Year 2025	Future Cost	\$8,518

This is to replace miscellaneous pool furniture.

- 18- old lounges
- 11- side tables
- 5- round tables
- 12- new chairs
- 6- new lounges
- 1- umbrella

2023- \$3,709 expended.
 2019- \$7,000 was expended per client 6/14/2019.

957 - Furniture: Misc	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,709		
	% Included 100.00%	Total Cost/Study	\$3,709
Summary	Replacement Year 2023	Future Cost	\$3,709

2023- \$3,709 expended.

00120 - Casa Paloma I (CPI)

13000 - Spa

150 - Resurface Spa	Useful Life 8	Remaining Life 5	
	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$6,305	
	% Included	100.00%	Total Cost/Study \$6,305
Summary	Replacement Year	2028	Future Cost \$7,134

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

2020- \$5,580 was expended.

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

23000 - Mechanical Equipment

256 - HVAC 2 Rooftop Carrier Units- 2011	Useful Life 15	Remaining Life 3	
	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$9,729	
	% Included	100.00%	Total Cost/Study \$19,458
Summary	Replacement Year	2026	Future Cost \$20,954

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 Rec Rm, Unisex RR, Kitchen, Storage	Useful Life 20	Remaining Life 17	
	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$12,430	
	% Included	100.00%	Total Cost/Study \$12,430
Summary	Replacement Year	2040	Future Cost \$18,913

This is to replace the tile flooring.

2020- \$11,000 was expended to install porcelain tile in the recreation room, unisex restroom, kitchenette, and storage closet.

26000 - Outdoor Equipment

310 - Benches 18 Common Area Benches	Useful Life 15	Remaining Life 7	
	Quantity 18	Unit of Measure	Items
	Cost /Itm	\$1,272	
	% Included	100.00%	Total Cost/Study \$22,896
Summary	Replacement Year	2030	Future Cost \$27,216

This is to replace the benches. This can include demo, disposal, installation, shipping, tax, etc.

14- backed benches

4- backless benches

00120 - Casa Paloma I (CPI)

26000 - Outdoor Equipment

316 - Shuffleboard Court	Useful Life 8	Remaining Life 4	
1,980 sf [6] Shuffleboard Courts	Quantity 1,980	Unit of Measure	Square Feet
	Cost /SqFt \$4.92		
	% Included 100.00%	Total Cost/Study	\$9,738
Summary	Replacement Year 2027	Future Cost	\$10,749

This is to resurface the shuffleboard courts.

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

826 - Shade Structure	Useful Life 30	Remaining Life 22	
310 sf Pool Equip Shade Structure	Quantity 310	Unit of Measure	Square Feet
	Cost /SqFt \$28.96		
	% Included 100.00%	Total Cost/Study	\$8,977
Summary	Replacement Year 2045	Future Cost	\$15,455

This is to repair and replace the metal shade structure.

2015- Structure installed.

00130 - Casa Paloma II (CPII)

02000 - Concrete

466 - Pool Deck	Useful Life 2	Remaining Life 2	
4,933 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,933	Unit of Measure	Square Feet
	Cost /SqFt \$36.57	Qty * \$/SqFt	\$180,400
	% Included 6.00%	Total Cost/Study	\$10,824
Summary	Replacement Year 2025	Future Cost	\$11,372

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

2022- Vertical displacements noted at deck drains.

2020- \$9,592 was expended. Per client 8/6/2020, extend remaining life from 2022 to 2023.

2019- Per client 7/22/2019, reduce useful life from 5 to 2 years.

2018- Estimate increased from \$6,219 to \$19,352.

04000 - Structural Repairs

952 - Doors	Useful Life 10	Remaining Life 11	
14 Exterior & Interior Doors (25%)	Quantity 14	Unit of Measure	Items
	Cost /Itm \$1,855	Qty * \$/Itm	\$25,970
	% Included 25.00%	Total Cost/Study	\$6,492
Summary	Replacement Year 2034	Future Cost	\$8,519

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

6- interior

8- exterior

2023- Per client, extend remaining life to 2034.

00130 - Casa Paloma II (CPII)

05000 - Roofing

348 - Low Slope: Vinyl	Useful Life 20	Remaining Life 18
53 Squares- Pool Building Roofs	Quantity 53	Unit of Measure Squares
	Cost /Sqrs \$696	
	% Included 100.00%	Total Cost/Study \$36,910
Summary	Replacement Year 2041	Future Cost \$57,567

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

2021- \$33,500 was expended.

974 - Coating	Useful Life 5	Remaining Life 1
5,300 sf Low Slope Roof Recoating	Quantity 5,300	Unit of Measure Square Feet
	Cost /SqFt \$1.62	
	% Included 100.00%	Total Cost/Study \$8,596
Summary	Replacement Year 2024	Future Cost \$8,810

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

2019- \$7,395 was expended per client 6/14/2019.

08000 - Rehab

258 - Restrooms	Useful Life 15	Remaining Life 2
Unisex Restroom	Quantity 1	Unit of Measure Room
	Cost /Rm \$10,600	
	% Included 100.00%	Total Cost/Study \$10,600
Summary	Replacement Year 2025	Future Cost \$11,137

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

Painted walls & ceiling, 112 sf wall tile, 6' x 10' overall dimensions, 1 sink, 1 toilet, 2 stainless steel grab bars, 1 fluorescent light, 1 mirror, 1 toilet paper dispenser, 1 paper towel dispenser, 1 soap dispenser.

00130 - Casa Paloma II (CPII)

08000 - Rehab

260 - Locker Rooms	Useful Life 20	Remaining Life 2	
2 Men's & Women's Locker Rooms & Outdoor Shower	Quantity 2	Unit of Measure Room	
	Cost /Rm \$40,537		
	% Included 100.00%	Total Cost/Study \$81,075	
Summary	Replacement Year 2025	Future Cost \$85,179	

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

Men's- 2 showers, 1 urinal with auto flush, 1 toilet stall with vinyl partition, 4 fluorescent lights, 6 stainless steel grab bars, painted walls & ceiling, 320 sf wall tile, counter with 2 manual sinks, 2 soap dispensers, 2 paper towel dispensers, 2 toilet paper dispensers, 1 mirror.

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

Outdoor Shower- 8' x 12', floor and wall tile, 2 stainless steel grab bars

2023- \$2,366 projected, remaining in 2025.

2022- \$13,000 was expended. Move remaining life from 2022 to 2025.

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

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

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

261 - Locker Rooms	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Men's & Women's Locker Rooms & Outdoor Shower	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,366		
	% Included 100.00%	Total Cost/Study \$2,366	
Summary	Replacement Year 2023	Future Cost \$2,366	

2023- \$2,366 projected, remaining in 2025.

424 - Kitchen	Useful Life 20	Remaining Life 4	
Clubhouse Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$8,107		
	% Included 100.00%	Total Cost/Study \$8,107	
Summary	Replacement Year 2027	Future Cost \$8,949	

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

10' x 12' overall dimensions, refrigerator, microwave oven, range, counter with sink, 12 lf upper and lower wood cabinets.

2023- Per client, extend remaining life to 2027.

12000 - Pool

166 - Resurface	Useful Life 10	Remaining Life 3	
180 lf Pool	Quantity 180	Unit of Measure Linear Feet	
	Cost /l.f. \$170		
	% Included 100.00%	Total Cost/Study \$30,528	
Summary	Replacement Year 2026	Future Cost \$32,875	

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

2017- Client advises done in 2016.

00130 - Casa Paloma II (CPII)

12000 - Pool

666 - Deck: Re-Surface	Useful Life 15	Remaining Life 14	
4,933 sf Pool/Spa Deck Coating	Quantity 4,933	Unit of Measure Square Feet	
	Cost /SqFt \$9.97		
	% Included 100.00%	Total Cost/Study \$49,180	
Summary	Replacement Year 2037	Future Cost \$69,490	

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

2022- \$46,396 was expended. Work currently in progress.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per Aquatics Supervisor.
 2020- Per client 8/6/2020, reduce remaining life from 2028 to 2021.

774 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$44,186	Qty * \$/LS \$44,186	
	% Included 50.00%	Total Cost/Study \$22,093	
Summary	Replacement Year 2024	Future Cost \$22,645	

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

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial- replaced 2018
- 3- Pentair IntelliFlo variable speed pumps
- 1- additional spa pump
- 1- Dolphin Wave pool vacuum
- 1- pool heater #1, Raypak Professional- replaced 2018
- 1- pool heater #2, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- 1- chemical tank
- Pool- 2- submerged lights, 5 skimmers, 2 ladders, 4 grab bars
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2022- \$6,000 was expended. Move remaining life from 2022 to 2024.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
 2019- \$8,319 total was expended for pool and spa equipment.
 2018- \$6,264 was expended for pool electronic feed controller, pool heater #1, spa sand filter.
 2017- \$1,613 was expended.

00130 - Casa Paloma II (CPII)

12000 - Pool

960 - Furniture: Misc	Useful Life 6	Remaining Life 2	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,107	
	% Included	100.00%	Total Cost/Study \$8,107
Summary	Replacement Year	2025	Future Cost \$8,518

This is to replace miscellaneous pool furniture.

- 1- metal umbrella
- 3- lounges
- 10- chairs
- 3- tables

2019- \$7,000 was expended per client 6/14/2019.

13000 - Spa

154 - Resurface	Useful Life 8	Remaining Life 3	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$5,756	
	% Included	100.00%	Total Cost/Study \$5,756
Summary	Replacement Year	2026	Future Cost \$6,199

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

2019- Per client 7/22/2019, spa re-plastered 5/2018 for \$4,850. Per client 8/5/2019, increase useful life from 6 to 8 years.

20000 - Lighting

260 - Pole Lights	Useful Life 30	Remaining Life 0	
8 Shuffleboard Lights	Quantity 8	Unit of Measure	Items
	Cost /Itm	\$1,447	
	% Included	100.00%	Total Cost/Study \$11,578
Summary	Replacement Year	2023	Future Cost \$11,578

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

- 2023- \$11,578 expended.
- 2022- No work indicated for 2021, move remaining life to 2023.
- 2021- \$10,862 is anticipated.

23000 - Mechanical Equipment

272 - HVAC	Useful Life 15	Remaining Life 3	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$9,729	
	% Included	100.00%	Total Cost/Study \$19,458
Summary	Replacement Year	2026	Future Cost \$20,954

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

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

00130 - Casa Paloma II (CPII)

25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 7	
1,284 sf Recreation Room	Quantity 1,284	Unit of Measure	Square Feet
	Cost /SqFt \$3.18		
	% Included 100.00%	Total Cost/Study	\$4,083
Summary	Replacement Year 2030	Future Cost	\$4,854

This is to replace the carpeting.

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

400 - Tile	Useful Life 20	Remaining Life 17	
281 sf Kitchenette & Storage Closet	Quantity 281	Unit of Measure	Square Feet
	Cost /SqFt \$14.80		
	% Included 100.00%	Total Cost/Study	\$4,158
Summary	Replacement Year 2040	Future Cost	\$6,327

This is to replace the porcelain tile flooring.

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

26000 - Outdoor Equipment

304 - Shuffleboard Court	Useful Life 8	Remaining Life 2	
1,980 sf [6] Courts Resurface & Recoat	Quantity 1,980	Unit of Measure	Square Feet
	Cost /SqFt \$4.60		
	% Included 100.00%	Total Cost/Study	\$9,109
Summary	Replacement Year 2025	Future Cost	\$9,570

This is to resurface and recoat the shuffleboard courts.

2018- Per client, add component for \$7,475 expended in 2017.

860 - Shade Structure	Useful Life 15	Remaining Life 8	
294 sf Pool Equip Shade Canopy	Quantity 294	Unit of Measure	Square Feet
	Cost /SqFt \$24.33		
	% Included 100.00%	Total Cost/Study	\$7,152
Summary	Replacement Year 2031	Future Cost	\$8,714

This is to repair and replace the canvas canopy shade structure.

1- 21'x14'

2016- Structure installed.

00140 - Abrego North (AN)

01000 - Paving

420 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 0	
14,105 sf Parking Area	Quantity 14,105	Unit of Measure	Square Feet
	Cost /SqFt \$6.20		
	% Included 100.00%	Total Cost/Study	\$87,465
Summary	Replacement Year 2023	Future Cost	\$87,465

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

2023- \$87,465 expended.
 2022- Alligator type cracking exhibited.
 2018- 7,650 sf added as a new parking lot at this location, so quantity increased from 6,455 sf to 14,105 sf.
 1997- Overlay work performed.

02000 - Concrete

472 - Pool Deck	Useful Life 5	Remaining Life 0	
4,523 sf Pool/Spa Area Concrete Repair (6%)	Quantity 4,523	Unit of Measure	Square Feet
	Cost /SqFt \$24.09	Qty * \$/SqFt	\$108,950
	% Included 6.00%	Total Cost/Study	\$6,537
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.

2023- \$6,573 projected.
 2021- Per client 6/1/2021, move remaining life from 2021 to 2023.
 2016- Total pool replacement was in progress at the time of the reserve site visit. This component provides for repairs and not the total replacement.

03000 - Painting: Exterior

218 - Surface Restoration	Useful Life 10	Remaining Life 3	
5,892 sf Exterior Surfaces	Quantity 5,892	Unit of Measure	Square Feet
	Cost /SqFt \$1.48		
	% Included 100.00%	Total Cost/Study	\$8,744
Summary	Replacement Year 2026	Future Cost	\$9,416

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

2017- Client advises this was done in 2016.

04000 - Structural Repairs

820 - Shed	Useful Life 10	Remaining Life 7	
Shed	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,076		
	% Included 100.00%	Total Cost/Study	\$11,076
Summary	Replacement Year 2030	Future Cost	\$13,166

This is to repair, replace and maintain the shed.

2020- Per client 6/15/2020, 10 year life for shed purchased for \$9,802 in 2020.

00140 - Abrego North (AN)

04000 - Structural Repairs

956 - Doors	Useful Life 20	Remaining Life 9
10 Exterior & Interior Doors (50%)	Quantity 10	Unit of Measure Items
	Cost /Itm \$1,855	Qty * \$/Itm \$18,550
	% Included 50.00%	Total Cost/Study \$9,275
Summary	Replacement Year 2032	Future Cost \$11,583

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

2- interior
 8- exterior

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

05000 - Roofing

352 - Low Slope: Vinyl	Useful Life 20	Remaining Life 3
21 Squares- Pool Building Roof	Quantity 21	Unit of Measure Squares
	Cost /Sqrs \$753	
	% Included 100.00%	Total Cost/Study \$15,805
Summary	Replacement Year 2026	Future Cost \$17,020

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

978 - Coating	Useful Life 5	Remaining Life 1
2,100 sf Low Slope Roof Recoating	Quantity 2,100	Unit of Measure Square Feet
	Cost /SqFt \$1.26	
	% Included 100.00%	Total Cost/Study \$2,649
Summary	Replacement Year 2024	Future Cost \$2,715

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

2019- Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life. Per client 7/22/2019, Anticipate \$2,280 to recoat in 2019.

08000 - Rehab

238 - Restrooms	Useful Life 20	Remaining Life 2
Companion Restroom Remodel	Quantity 1	Unit of Measure Room
	Cost /Rm \$18,253	
	% Included 100.00%	Total Cost/Study \$18,253
Summary	Replacement Year 2025	Future Cost \$19,177

This is to rehab and redecorate the companion restroom.

2018- Added to study.

00140 - Abrego North (AN)

08000 - Rehab

266 - Locker Rooms	Useful Life 20	Remaining Life 3	
2 Men's & Women's	Quantity 2	Unit of Measure	Room
	Cost /Rm \$40,537		
	% Included 100.00%	Total Cost/Study	\$81,075
Summary	Replacement Year 2026	Future Cost	\$87,309

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

2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component.
 2006- Remodeled.

270 - General	Useful Life 20	Remaining Life 14	
795 sf Recreation Room Tile- 2017	Quantity 795	Unit of Measure	Square Feet
	Cost /SqFt \$13.10		
	% Included 100.00%	Total Cost/Study	\$10,416
Summary	Replacement Year 2037	Future Cost	\$14,717

This is to replace the tile.

2017- \$8,771 was expended to install new recreation room tile per client.

12000 - Pool

172 - Resurface	Useful Life 10	Remaining Life 3	
230 lf Pool	Quantity 230	Unit of Measure	Linear Feet
	Cost /l.f. \$170		
	% Included 100.00%	Total Cost/Study	\$39,008
Summary	Replacement Year 2026	Future Cost	\$42,007

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

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

426 - ADA Chair Lift	Useful Life 10	Remaining Life 4	
2 Pool & Spa	Quantity 2	Unit of Measure	Items
	Cost /Itm \$7,123		
	% Included 100.00%	Total Cost/Study	\$14,246
Summary	Replacement Year 2027	Future Cost	\$15,725

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 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$44,186	Qty * \$/LS	\$44,186
	% Included 50.00%	Total Cost/Study	\$22,093
Summary	Replacement Year 2026	Future Cost	\$23,792

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

- 1- pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 0116081120026Q, mfg. 2012
- 1- pool filter #2, Pentair Triton II Commercial, MN TR100C, SN 01162411100228, mfg. 2011
- 1- spa filter, Pentair Triton II Commercial, MN TR-140C, SN 1162801100273, mfg. 2011
- 3- Pentair IntelliFlo variable speed pumps
- 1- additional spa pump
- 1- Dolphin Wave pool vacuum
- 1- pool heater #1, Raypak Professional, MN B-R408-EN-X, SN 1210346541, mfg. 2012
- 1- pool heater #1, Raypak Professional, MN B-R408-EN-X, SN 1304355514, mfg. 2013
- 1- spa heater, Raypak Professional, MN C-R406C-EN-X, SN 1103321942, mfg. 2011- repaired 2018
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
- Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2023- \$10,682 expended.
 2022- \$38 was expended. Move remaining life from 2022 to 2023.
 2020- \$4,002 was expended to replace sand filter1, sand filter 2, and spa sand filter.
 2018- \$4,120 total was expended for spa heater, pool & spa chlorine pump.
 2016- Per client 4/21/2016, \$364,000 total is anticipated to replace the pool in 2016.

779 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment- 2023 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,682		
	% Included 100.00%	Total Cost/Study	\$10,682
Summary	Replacement Year 2023	Future Cost	\$10,682

2023- \$10,682 expended.

964 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,990		
	% Included 100.00%	Total Cost/Study	\$7,990
Summary	Replacement Year 2028	Future Cost	\$9,040

This is to replace miscellaneous pool furniture.

- 16- lounges
- 19- side tables
- 4- chairs
- 3- tables

2023- \$3,801 expended.
 2022- \$7,538 was expended.
 2017- Client advises done in 2016.

00140 - Abrego North (AN)

12000 - Pool

965 - Furniture: Misc	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS		\$3,801
	% Included	100.00%	Total Cost/Study \$3,801
Summary	Replacement Year	2023	Future Cost \$3,801

2023- \$3,801 expended.

13000 - Spa

158 - Resurface	Useful Life 8	Remaining Life 2	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm		\$6,110
	% Included	100.00%	Total Cost/Study \$6,110
Summary	Replacement Year	2025	Future Cost \$6,419

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

2023- Per client, extend remaining life to 2025.

2019- Per client 7/22/2019, spa built in 2016. Per client 8/5/2019, increase useful life from 6 to 8 years.

19000 - Fencing

110 - Wood: Split Rail	Useful Life 20	Remaining Life 14	
152 lf Perimeter Fencing	Quantity 152	Unit of Measure	Linear Feet
	Cost /l.f.		\$37.10
	% Included	100.00%	Total Cost/Study \$5,639
Summary	Replacement Year	2037	Future Cost \$7,968

This is to replace the split rail fencing.

23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 12	
3 HVAC	Quantity 3	Unit of Measure	Items
	Cost /Itm		\$6,890
	% Included	100.00%	Total Cost/Study \$20,670
Summary	Replacement Year	2035	Future Cost \$27,799

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 20
367 sf Pool Equip Shade Structure	Quantity 367	Unit of Measure Square Feet
	Cost /SqFt \$28.96	
	% Included 100.00%	Total Cost/Study \$10,628
Summary	Replacement Year 2043	Future Cost \$17,415

This is to repair and replace the metal shade structure.

2013- Structure installed.

868 - Shade Structure	Useful Life 15	Remaining Life 9
378 sf [3] Pool Shade Canopies	Quantity 378	Unit of Measure Square Feet
	Cost /SqFt \$24.33	
	% Included 100.00%	Total Cost/Study \$9,196
Summary	Replacement Year 2032	Future Cost \$11,484

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

- 1- 7'x14'
- 2- 10'x14'

2017- 2 structures installed.
 2016- 1 structure installed.

00200 - Pickleball Center

01000 - Paving

170 - Asphalt: Sealing	Useful Life 5	Remaining Life 3
39,629 sf Parking Lot	Quantity 39,629	Unit of Measure Square Feet
	Cost /SqFt \$0.265	
	% Included 100.00%	Total Cost/Study \$10,502
Summary	Replacement Year 2026	Future Cost \$11,309

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 3
39,629 sf Parking Lot (3.5%)	Quantity 39,629	Unit of Measure Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt \$161,726
	% Included 3.50%	Total Cost/Study \$5,660
Summary	Replacement Year 2026	Future Cost \$6,096

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

2020- 39,629 sf estimate per client 6/15/2020. This component will be merged with the ongoing seal coat component after the 2021 seal coat.

00200 - Pickleball Center

01000 - Paving

370 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 22
39,629 sf Parking Lot	Quantity 39,629	Unit of Measure Square Feet
	Cost /SqFt \$2.23	
	% Included 100.00%	Total Cost/Study \$88,214
Summary	Replacement Year 2045	Future Cost \$151,867

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

2020- 39,629 sf estimate per client 6/15/2020.

04000 - Structural Repairs

892 - Shed	Useful Life 15	Remaining Life 12
Shed	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,300	
	% Included 100.00%	Total Cost/Study \$5,300
Summary	Replacement Year 2035	Future Cost \$7,128

This is to replace the freestanding pre-fab shed.

4' x 8'

912 - Doors	Useful Life 20	Remaining Life 17
5 Building Doors (50%)	Quantity 5	Unit of Measure Items
	Cost /Itm \$1,855	Qty * \$/Itm \$9,275
	% Included 50.00%	Total Cost/Study \$4,637
Summary	Replacement Year 2040	Future Cost \$7,057

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

- 1- double exterior door
- 4- single exterior doors

2020- Quantity per website drawing.

05000 - Roofing

370 - Low Slope: Single-Ply	Useful Life 15	Remaining Life 12
12 Squares- Center Roof	Quantity 12	Unit of Measure Squares
	Cost /Sqrs \$753	
	% Included 100.00%	Total Cost/Study \$9,034
Summary	Replacement Year 2035	Future Cost \$12,150

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

60 mil TPO (Carlisle Sure-Weld, 1 layer 1.5" poly iso Insulbase)

2020- 1,140 sf estimate per client 6/15/2020.

00200 - Pickleball Center

08000 - Rehab

100 - General	Useful Life 10	Remaining Life 7	
Office, Storage, Breezeway	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,650		
	% Included 100.00%	Total Cost/Study	\$5,650
Summary	Replacement Year 2030	Future Cost	\$6,716

This is for a general rehab.

226 - Restrooms	Useful Life 10	Remaining Life 7	
2 Restrooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$8,475		
	% Included 100.00%	Total Cost/Study	\$16,949
Summary	Replacement Year 2030	Future Cost	\$20,148

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

Men's- 198 sf wall tile, 2 toilet stalls with vinyl partitions, painted walls & ceiling, 2 urinals, 1 automatic door, 2 sinks, 3 can lights, stainless steel grab bars, 1 wall light, 2 mirrors, 2 toilet liner dispensers, 2 toilet paper dispensers, 2 soap dispensers, 1 paper towel dispenser.

Women's- similar to men's with: no urinals, 4 toilet stalls, and 4 toilet seat liner dispensers.

2020- 2 restrooms per client 6/15/2020.

17500 - Basketball / Sport Court

200 - Seal & Striping	Useful Life 2	Remaining Life 2	
54,600 sf [24] Pickleball Courts	Quantity 54,600	Unit of Measure	Square Feet
	Cost /SqFt \$0.848		
	% Included 100.00%	Total Cost/Study	\$46,301
Summary	Replacement Year 2025	Future Cost	\$48,645

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

2023- \$29,450 expended for unknown scope.

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

2020- Seal/stripping every 2 years at \$3,613/court based on East Center estimates per client in 2019. Per client 8/6/2020, reduce estimate from \$3,613 to \$1,613 per court.

201 - Seal & Striping	Useful Life 1	Remaining Life 0	Treatment [nr:1]
[24] Pickleball Courts	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$29,450		
	% Included 100.00%	Total Cost/Study	\$29,450
Summary	Replacement Year 2023	Future Cost	\$29,450

2023- \$29,450 expended for unknown scope.

00200 - Pickleball Center

19000 - Fencing

174 - Chain Link: 4'	Useful Life 25	Remaining Life 22	
1,414 lf Court Fences	Quantity 1,414	Unit of Measure Linear Feet	
	Cost /l.f. \$20.34		
	% Included 100.00%	Total Cost/Study \$28,763	
Summary	Replacement Year 2045	Future Cost \$49,517	

This is to replace the 4' chain link fencing.

2020- 1,414 lf per client 6/15/2020.

178 - Chain Link: 8'	Useful Life 25	Remaining Life 22	
1,871 lf Court Fences	Quantity 1,871	Unit of Measure Linear Feet	
	Cost /l.f. \$36.47		
	% Included 100.00%	Total Cost/Study \$68,244	
Summary	Replacement Year 2045	Future Cost \$117,487	

This is to replace the 8' chain link fencing.

2020- 1,871 lf per client 6/15/2020.

780 - Gates	Useful Life 20	Remaining Life 17	
50 Court Gates	Quantity 50	Unit of Measure Items	
	Cost /itm \$316		
	% Included 100.00%	Total Cost/Study \$15,819	
Summary	Replacement Year 2040	Future Cost \$24,071	

This is to maintain, repair and replace the chain link gates and gate hardware.

28- 7' gates
 22- 4' gates

2022- Onsite observation revealed 50 gates listed above.
 2020- 53 gates per client 6/15/2020.

23000 - Mechanical Equipment

470 - HVAC	Useful Life 15	Remaining Life 12	
3 Mini-split Units	Quantity 3	Unit of Measure Items	
	Cost /itm \$3,220		
	% Included 100.00%	Total Cost/Study \$9,661	
Summary	Replacement Year 2035	Future Cost \$12,993	

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.

00200 - Pickleball Center

23000 - Mechanical Equipment

870 - Septic System	Useful Life 20	Remaining Life 17
Septic System	Quantity 1	Unit of Measure System
	Cost /Sys \$8,475	
	% Included 100.00%	Total Cost/Study \$8,475
Summary	Replacement Year 2040	Future Cost \$12,895

This is to repair and replace the septic system.

24000 - Furnishings

570 - Miscellaneous	Useful Life 10	Remaining Life 7
Interior/Exterior Furniture	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$22,599	
	% Included 100.00%	Total Cost/Study \$22,599
Summary	Replacement Year 2030	Future Cost \$26,863

This is to for miscellaneous interior/exterior furnishings.

2020- \$10,000 with 10 year useful life estimates per client 6/15/2020.

970 - Miscellaneous	Useful Life 10	Remaining Life 7
900 sf Artificial Turf	Quantity 900	Unit of Measure Square Feet
	Cost /SqFt \$9.76	
	% Included 100.00%	Total Cost/Study \$8,786
Summary	Replacement Year 2030	Future Cost \$10,444

This is to for miscellaneous artificial turf.

2020- \$7,775 (per contract) with 10 year useful life estimates per client 6/15/2020.

974 - Miscellaneous	Useful Life 5	Remaining Life 2
Entrance Gate	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,650	
	% Included 100.00%	Total Cost/Study \$5,650
Summary	Replacement Year 2025	Future Cost \$5,936

This is to for miscellaneous furnishings.

2020- \$5,000 with 5 year useful life estimates per client 6/15/2020.

26000 - Outdoor Equipment

440 - Drinking Fountain	Useful Life 20	Remaining Life 17
2 Drinking Fountains	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,712	
	% Included 100.00%	Total Cost/Study \$5,424
Summary	Replacement Year 2040	Future Cost \$8,253

This is to replace the drinking fountains. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2020- 2 units per website drawing.

00200 - Pickleball Center

26000 - Outdoor Equipment

448 - Bleachers: Aluminum	Useful Life 20	Remaining Life 17	
6 Bleachers	Quantity 6	Unit of Measure	Items
	Cost /Itm \$3,180		
	% Included 100.00%	Total Cost/Study	\$19,080
Summary	Replacement Year 2040	Future Cost	\$29,032

This is to replace the aluminum bleachers.

884 - Shade Structure	Useful Life 7	Remaining Life 4	
4,182 sf [3] Shade Structures	Quantity 4,182	Unit of Measure	Square Feet
	Cost /SqFt \$3.50		
	% Included 100.00%	Total Cost/Study	\$14,629
Summary	Replacement Year 2027	Future Cost	\$16,147

This is to replace the shade structures.

12' x 135'
 14' x' 135'
 28' x 24'

2020- \$10,880 with 7 year useful life estimates per client 6/15/2020.

00700 - Facility Maintenance Shop (FMS)

01000 - Paving

136 - Asphalt: Sealing	Useful Life 5	Remaining Life 2	
29,074 sf Parking Area	Quantity 29,074	Unit of Measure	Square Feet
	Cost /SqFt \$0.265		
	% Included 100.00%	Total Cost/Study	\$7,705
Summary	Replacement Year 2025	Future Cost	\$8,095

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 2	
29,074 sf Parking Area (3.5%)	Quantity 29,074	Unit of Measure	Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt	\$118,651
	% Included 3.50%	Total Cost/Study	\$4,153
Summary	Replacement Year 2025	Future Cost	\$4,363

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	Useful Life 25	Remaining Life 21	
29,074 sf Parking Area	Quantity 29,074	Unit of Measure Square Feet	
	Cost /SqFt \$2.23		
	% Included 100.00%	Total Cost/Study \$64,719	
Summary	Replacement Year 2044	Future Cost \$108,700	

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

2019- \$22,910 was expended to add 14,874 sf in June 2019 per client 6/14/2019. New total quantity 29,074 sf.
 Reverted component from major repair to overlay.
 2018- Pavement rehabilitation complete.

03000 - Painting: Exterior

128 - Surface Restoration	Useful Life 10	Remaining Life 5	
5,000 sf Building Exterior	Quantity 5,000	Unit of Measure Square Feet	
	Cost /SqFt \$1.48		
	% Included 100.00%	Total Cost/Study \$7,420	
Summary	Replacement Year 2028	Future Cost \$8,395	

This is to prepare, power wash, sand, scrape, caulk, paint stucco and wood trim with a 100% premium acrylic paint. Includes power washing and sealing of brick surfaces as needed.

412 - Wrought Iron	Useful Life 4	Remaining Life 3	
835 lf Perimeter Fence	Quantity 835	Unit of Measure Linear Feet	
	Cost /l.f. \$10.44		
	% Included 100.00%	Total Cost/Study \$8,718	
Summary	Replacement Year 2026	Future Cost \$9,389	

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron. Please see fence component for more details.

4' wrought iron fencing, westerly driveway to west perimeter- 65 lf
 west perimeter- 310 lf
 south and east perimeters- 460 lf

2022- \$11,800 anticipated. Rust exhibited.

03500 - Painting: Interior

152 - Building	Useful Life 10	Remaining Life 5	
10,000 sf All Interior Spaces	Quantity 10,000	Unit of Measure Square Feet	
	Cost /SqFt \$1.38		
	% Included 100.00%	Total Cost/Study \$13,780	
Summary	Replacement Year 2028	Future Cost \$15,591	

This is to prepare and paint all building interior spaces.

2022- Scuffed paint exhibited.

00700 - Facility Maintenance Shop (FMS)

04000 - Structural Repairs

800 - Shed	Useful Life 10	Remaining Life 7	
Shed	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,102		
	% Included 100.00%	Total Cost/Study	\$6,102
Summary	Replacement Year 2030	Future Cost	\$7,253

This is to repair, replace and maintain the shed.

2020- Per client 6/15/2020, \$5,400 is anticipated to add a new shed.

804 - Shed	Useful Life 10	Remaining Life 5	
3 Pre-Fab Sheds	Quantity 3	Unit of Measure	Items
	Cost /Itm \$5,936		
	% Included 100.00%	Total Cost/Study	\$17,807
Summary	Replacement Year 2028	Future Cost	\$20,148

This is to repair, replace and maintain the freestanding pre-fab sheds.

2019- Quantity increased from 1 to 3 and useful life reduced from 15 to 10 years per site visit and per client 6/14/2019.

2018- Added to study.

960 - Doors	Useful Life 30	Remaining Life 25	
2 Shop Rollup Doors	Quantity 2	Unit of Measure	Items
	Cost /Itm \$2,756		
	% Included 100.00%	Total Cost/Study	\$5,512
Summary	Replacement Year 2048	Future Cost	\$10,219

This is to repair, replace and maintain the rollup doors including springs, tracks, rollers, latches, etc.

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

964 - Doors	Useful Life 10	Remaining Life 5	
24 Exterior & Interior Doors (25%)	Quantity 24	Unit of Measure	Items
	Cost /Itm \$1,855	Qty * \$/Itm	\$44,520
	% Included 25.00%	Total Cost/Study	\$11,130
Summary	Replacement Year 2028	Future Cost	\$12,593

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

7- exterior

17- interior w/ 6 equipped with panic exit hardware

00700 - Facility Maintenance Shop (FMS)

05000 - Roofing

332 - Low Slope: Vinyl	Useful Life 20	Remaining Life 15	
14 Squares- Maintenance Shop Low Slope Roof	Quantity 14	Unit of Measure Squares	
	Cost /Sqrs \$753		
	% Included 100.00%	Total Cost/Study \$10,536	
Summary	Replacement Year 2038	Future Cost \$15,260	

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 4	
37 Squares- Maintenance Shop Pitched Roof	Quantity 37	Unit of Measure Squares	
	Cost /Sqrs \$695		
	% Included 100.00%	Total Cost/Study \$25,712	
Summary	Replacement Year 2027	Future Cost \$28,382	

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

860 - Skylights	Useful Life 20	Remaining Life 15	
10 Pitched & Low Slope Roof Skylights	Quantity 10	Unit of Measure Items	
	Cost /Itm \$927		
	% Included 100.00%	Total Cost/Study \$9,266	
Summary	Replacement Year 2038	Future Cost \$13,419	

This is to replace the skylights.

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

982 - Coating	Useful Life 5	Remaining Life 1	
1,400 sf Low Slope Roof Recoating	Quantity 1,400	Unit of Measure Square Feet	
	Cost /SqFt \$3.24		
	% Included 100.00%	Total Cost/Study \$4,541	
Summary	Replacement Year 2024	Future Cost \$4,655	

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

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

00700 - Facility Maintenance Shop (FMS)

08000 - Rehab

108 - General	Useful Life 20	Remaining Life 15	
Common Areas	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$18,253	
	% Included	100.00%	Total Cost/Study \$18,253
Summary	Replacement Year	2038	Future Cost \$26,435

This is for a general rehab of the interior other than the other areas listed separately. Items may include lighting, window coverings, décor, design, sign package, deep sink, Client input will further define this component. This component doesn't provide for repurposing. Paint, flooring, furnishings, and doors are provided for within other components.

278 - Restrooms	Useful Life 20	Remaining Life 15	
2 Restrooms	Quantity 2	Unit of Measure	Room
	Cost /Rm	\$17,373	
	% Included	100.00%	Total Cost/Study \$34,746
Summary	Replacement Year	2038	Future Cost \$50,323

This is to rehab and redecorate the restrooms including items such as fixtures, lighting, ventilation, design, etc. Client input will further define this component. Paint, tile and doors are provided for within other components.

- 2- toilets
- 2- sinks
- 2- mirrors
- 2- soap, paper towel, toilet paper dispenser sets
- 6- stainless grab bars

282 - General	Useful Life 20	Remaining Life 15	
Break Room	Quantity 1	Unit of Measure	Room
	Cost /Rm	\$24,322	
	% Included	100.00%	Total Cost/Study \$24,322
Summary	Replacement Year	2038	Future Cost \$35,226

This is to rehab and redecorate the break room including items such as cabinets, countertops, fixtures, lighting, small appliances, design, décor, etc. Client input will further define this component. This component doesn't provide for repurposing. Tile, doors, chairs, and paint are provided for within other components.

- 1- sink w/ disposer
- 1- L-shape overhead/lower cabinet, 8 lf
- 1- L-shape kitchen counter, 8 lf
- 1- vertical cabinet, 2 lf
- 1- L-shape lunch counter, 30 lf
- 1- window covering
- 1- Bloomfield coffee brewer, MN 8572
- 2- Kenmore microwave ovens
- 1- Frigidaire refrigerator, MN LFHT1713LW3, SN BA23614208, mfg 9/2012
- 1- Waterlogic bottle-less cooler, Quench Q0238097

00700 - Facility Maintenance Shop (FMS)

19000 - Fencing

224 - Wrought Iron: 5'	Useful Life 30	Remaining Life 25	
835 lf Perimeter Fencing	Quantity 835	Unit of Measure Linear Feet	
	Cost /l.f. \$39.38		
	% Included 100.00%	Total Cost/Study \$32,881	
Summary	Replacement Year 2048	Future Cost \$60,960	

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

4' wrought iron fencing, westerly driveway to west perimeter- 65 lf
 west perimeter- 310 lf
 south and east perimeters- 460 lf

2018- \$22,768 expended for 13 gauge metal fencing which was approximately \$10,000 less than planned.
 2017- Added as a placeholder. BRG has drawn a perimeter from an aerial view, but BRG is unsure of the new fence line location. Also this does not include gate motors, if any, or the install of new heavy duty slide gates.

540 - Metal	Useful Life 30	Remaining Life 25	
165 lf Frontage Fencing	Quantity 165	Unit of Measure Linear Feet	
	Cost /l.f. \$37.07		
	% Included 100.00%	Total Cost/Study \$6,116	
Summary	Replacement Year 2048	Future Cost \$11,339	

This is to replace the 6' metal fencing.

between westerly and easterly driveways- 145 lf
 from easterly driveway to east perimeter- 20 lf

23000 - Mechanical Equipment

208 - HVAC	Useful Life 15	Remaining Life 10	
4 Rooftop HVAC Units- 2018	Quantity 4	Unit of Measure Items	
	Cost /Itm \$6,370		
	% Included 100.00%	Total Cost/Study \$25,481	
Summary	Replacement Year 2033	Future Cost \$32,617	

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

- 1- Daikin Inverter: RXB09XVJV, 6/2018, KWDA5SLY10FR
- 1- Aerocool Trophy Series Evaporative Air Cooler: TD4801C, 2654384
- 1- Carrier 1-ton split system: 38MAQB12R--301--, 38MAQB12R--3, 1818V15141
- 1- Aerocool Trophy Series Evaporative Air Cooler: TD6801C, 2663517

00700 - Facility Maintenance Shop (FMS)

23000 - Mechanical Equipment

224 - HVAC	Useful Life 15	Remaining Life 9
2 Ground Level Bryant Units- 2017	Quantity 2	Unit of Measure Items
	Cost /Itm \$14,651	
	% Included 100.00%	Total Cost/Study \$29,303
Summary	Replacement Year 2032	Future Cost \$36,595

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

- 1- Bryant Air Handler, 5 ton (CU1, North Office): 106ANA060-A, 3517E18989
- 1- Bryant Air Handler, 2.5 ton (CU2, South Office): 106ANA030-A, 2517E05957
- 2- Bryant Plus 80V gas furnaces, North Office 1 & South Office 2

2017- Per scope of work, the prior Mastercool units were replaced with Bryant Units.

24000 - Furnishings

200 - Miscellaneous	Useful Life 20	Remaining Life 15
64 Chairs, Desks, Storage, Etc	Quantity 64	Unit of Measure Items
	Cost /Itm \$887	
	% Included 100.00%	Total Cost/Study \$56,752
Summary	Replacement Year 2038	Future Cost \$82,194

This is to replace miscellaneous office furnishings.

- 1- conference table
- 10- miscellaneous book cases, file cabinets, and blueprint cabinets
- 13- office workstations including hutches & reception counter
- 40- office, task, miscellaneous chairs

25000 - Flooring

290 - Carpeting	Useful Life 10	Remaining Life 2
195 Sq. Yds. Offices, Hallways, Misc	Quantity 195	Unit of Measure Square Yard
	Cost /SqYd \$37.10	
	% Included 100.00%	Total Cost/Study \$7,234
Summary	Replacement Year 2025	Future Cost \$7,601

This is to replace the carpeting.

2022- Carpeting exhibits stained, poor condition.
 2019- Per client 7/22/2019, original installation was base carpet and not expected to last 10 years, so reduce remaining life from 2028 to 2023.

480 - Tile	Useful Life 20	Remaining Life 15
664 sf Floor & Wall Tile	Quantity 664	Unit of Measure Square Feet
	Cost /SqFt \$27.79	
	% Included 100.00%	Total Cost/Study \$18,455
Summary	Replacement Year 2038	Future Cost \$26,728

This is to replace the wall and floor tile.

- Restrooms
- Break room
- Hall/sink area

00700 - Facility Maintenance Shop (FMS)

30000 - Miscellaneous

236 - Maintenance Equipment	Useful Life 20	Remaining Life 17	
Genie Scissor Lift	Quantity 1	Unit of Measure	Items
	Cost /Itm \$18,955		
	% Included 100.00%	Total Cost/Study	\$18,955
Summary	Replacement Year 2040	Future Cost	\$28,842

This is to repair and replace the electric scissor lift.

Genie Industries, GS-1530

2020- \$16,775 was expended per client 6/14/2020.

822 - Maintenance Equipment	Useful Life 10	Remaining Life 5	
11 Shop Tools, Portacoolers, Misc (50%)	Quantity 11	Unit of Measure	Items
	Cost /Itm \$4,012	Qty * \$/Itm	\$44,128
	% Included 50.00%	Total Cost/Study	\$22,064
Summary	Replacement Year 2028	Future Cost	\$24,963

This is to periodically replace miscellaneous shop equipment on a percentage basis.

- 1- Jet drill press, MN J-2530, SN 18043036
- 1- Dayton band saw, MN 400H60, LN 17122812019
- 1- DeWalt chop saw
- 1- Miller Welder, Millermatic 211 auto-set
- 1- Powermatic table saw, MN 66-TA
- 1- Ingersoll Rand, 7.5-HP, 80-Gallon, MN 2475N7.5
- 1- Honda Generator, MN EM6500SX
- 2- Portacool portable evaporative cooling units, MN PACCY120GA1
- 2- Roll-around tool boxes

00800 - General

22000 - Office Equipment

100 - Miscellaneous	Useful Life 5	Remaining Life 4	
Facility Maintenance Shop Contex Scanner	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,297		
	% Included 100.00%	Total Cost/Study	\$7,297
Summary	Replacement Year 2027	Future Cost	\$8,054

This is to replace large format scanner.

IQ Quattro

- 2023- Per client, extend remaining life to 2027.
- 2020- Per client 8/12/2020, extend remaining life from 2021 to 2024.
- 2019- Unit was previously located in the member services building.
- 2016- Unit installed.

00800 - General

30000 - Miscellaneous

200 - Maintenance Equipment	Useful Life 20	Remaining Life 3	
Vermeer Chipper	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,354		
	% Included 100.00%	Total Cost/Study	\$9,354
Summary	Replacement Year 2026	Future Cost	\$10,074

This is to replace Vermeer chipper.

Model #- BC700XL
 VIN/PIN- 1VRC101V9F10 00862

204 - Maintenance Equipment	Useful Life 15	Remaining Life 14	
Vermeer Skid Loader & Attachments	Quantity 1	Unit of Measure	Items
	Cost /Itm \$60,638		
	% Included 100.00%	Total Cost/Study	\$60,638
Summary	Replacement Year 2037	Future Cost	\$85,680

This is to replace the Vermeer track mini skid and attachments. Includes purchase, factory FRT & prep, and sales tax.

S925TX Skid Loader, 40HP gas
 Berlon HD extended lip bucket- 42" wide
 Berlon bolt on cutting edge- 42" wide
 Rotary broom- 42", manual angle
 2250LP welded shark 4in 52 pin trencher chain
 24 Boom greaseless idler w/restraint bar- trencher boom kit
 Vermeer trencher attachment- STR48 boom kit

2022- \$57,205.90 expended (Vermeer Southwest) per multiple invoices.

700 - Trailer	Useful Life 15	Remaining Life 2	
Load Trail	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,236		
	% Included 100.00%	Total Cost/Study	\$6,236
Summary	Replacement Year 2025	Future Cost	\$6,552

This is to replace the utility trailer.

Load Trail
 License- Y66945

2022- No work indicated for 2021, move remaining life to 2023.
 2021- \$5,657 is anticipated.

00800 - General

30000 - Miscellaneous

704 - Trailer	Useful Life 15	Remaining Life 11	
Top Hat- 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,236		
	% Included 100.00%	Total Cost/Study	\$7,236
Summary	Replacement Year 2034	Future Cost	\$9,495

This is to replace the utility trailer.

Top Hat Trailer 2018
 License- 84217F

2019- Per client 6/14/2019, \$6,248 was expended to add a new 2018 Top Hat trailer in 2019.

710 - Trailer	Useful Life 15	Remaining Life 14	
Big Tex	Quantity 1	Unit of Measure	Items
	Cost /Itm \$26,382		
	% Included 100.00%	Total Cost/Study	\$26,382
Summary	Replacement Year 2037	Future Cost	\$37,278

This is to replace the landscaping trailer.

Big Tex
 License- K00575
 30SV

2022- \$24,889 was expended.

824 - Maintenance Truck	Useful Life 10	Remaining Life 8	
2011 Ford F150 Pickup- #18	Quantity 1	Unit of Measure	Items
	Cost /Itm \$37,418		
	% Included 100.00%	Total Cost/Study	\$37,418
Summary	Replacement Year 2031	Future Cost	\$45,590

This is to replace the pickup truck.

2011 Ford F150
 License Plate- CG84220
 VIN- 1FTMF1CM5BKD49232

2021- \$33,942 was expended.

832 - Vehicle	Useful Life 10	Remaining Life 0	
3 2013 Ford Transit Connects- #20, 21, 23	Quantity 3	Unit of Measure	Items
	Cost /Itm \$30,152		
	% Included 100.00%	Total Cost/Study	\$90,456
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

2023- \$90,456 expended.

00800 - General

30000 - Miscellaneous

844 - Vehicle	Useful Life 10	Remaining Life 3	
2016 Ford Fiesta- #26	Quantity 1	Unit of Measure	Items
	Cost /Itm \$21,827		
	% Included 100.00%	Total Cost/Study	\$21,827
Summary	Replacement Year 2026	Future Cost	\$23,505

This is to replace the compact vehicle.

2016 Ford Fiesta
 License- BRW9820
 VIN- 3FA0P4TJ6GX1336

852 - Vehicle	Useful Life 10	Remaining Life 3	
2 2016 Ram Promaster City Vans- #29, 30	Quantity 2	Unit of Measure	Items
	Cost /Itm \$36,505		
	% Included 100.00%	Total Cost/Study	\$73,011
Summary	Replacement Year 2026	Future Cost	\$78,624

This is to replace the vans.

2016 Ram Promaster City vans
 License- CK49240 (#29), CK49241 (#30)
 VIN- ZFBERFBT1G6B90166 (#29), ZFBERFBT1G6B92239

2016- Vans purchased.

856 - Maintenance Truck	Useful Life 10	Remaining Life 3	
3 2016 Ram 1500 Pickups- #31, 32, 33	Quantity 3	Unit of Measure	Items
	Cost /Itm \$41,373		
	% Included 100.00%	Total Cost/Study	\$124,119
Summary	Replacement Year 2026	Future Cost	\$133,662

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.

860 - Maintenance Truck	Useful Life 10	Remaining Life 4	
2017 Ram 1500 Pickup- #34	Quantity 1	Unit of Measure	Items
	Cost /Itm \$43,459		
	% Included 100.00%	Total Cost/Study	\$43,459
Summary	Replacement Year 2027	Future Cost	\$47,970

This is to replace the pickup truck.

2017 Ram 1500
 License- CK53480
 VIN- 3C6JF6DGOHG598741

2017- Truck purchased.

00800 - General

30000 - Miscellaneous

866 - Vehicle	Useful Life 3	Remaining Life 3	
2017 Ford Escape- #36	Quantity 1	Unit of Measure	Items
	Cost /Itm \$33,899		
	% Included 100.00%	Total Cost/Study	\$33,899
Summary	Replacement Year 2026	Future Cost	\$36,505

This is to replace the SUV.

2017 Ford Escape. This had been Vehicle #19 (2012 Ford Escape.)
 License- CK85866
 VIN- unavailable

2023- \$25,075 expended.
 2020- \$30,000 was expended for unspecified vehicle replacement.
 2019- Per client 7/22/2019, this is a high use vehicle, so reduce useful life from 10 to 3 years and increase estimate from \$13,642 to \$25,000.

867 - Vehicle	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2017 Ford Escape- #36- 2023 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$25,075		
	% Included 100.00%	Total Cost/Study	\$25,075
Summary	Replacement Year 2023	Future Cost	\$25,075

2023- \$25,075 expended.

868 - Maintenance Truck	Useful Life 10	Remaining Life 5	
2018 Ford F150 Supercrew- #37	Quantity 1	Unit of Measure	Items
	Cost /Itm \$40,385		
	% Included 100.00%	Total Cost/Study	\$40,385
Summary	Replacement Year 2028	Future Cost	\$45,692

This is to replace the pickup truck.

2018 Ford F150 Supercrew
 License- CK99967
 VIN- 1FTEW1CP7JKC96126

2018- Purchased for \$34,018 and the association traded in vehicles 11 & 16 which have been deleted from the vehicle inventory.

872 - Maintenance Truck	Useful Life 10	Remaining Life 5	
2018 Ford F150- #38	Quantity 1	Unit of Measure	Items
	Cost /Itm \$43,106		
	% Included 100.00%	Total Cost/Study	\$43,106
Summary	Replacement Year 2028	Future Cost	\$48,770

This is to replace the pickup truck

2018 Ford F150
 License- CL39559
 VIN- unavailable

2018- Vehicle #35 was totaled by insurance company and replaced with a new truck #38.

00800 - General

30000 - Miscellaneous

874 - Maintenance Truck	Useful Life 10	Remaining Life 5	
Ford F250 PU- #39	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$41,360	
	% Included	100.00%	Total Cost/Study \$41,360
Summary	Replacement Year	2028	Future Cost \$46,795

This is to replace the pickup truck.

2018 Ford F250, #39 replaced prior 2006 Ford F250 pickup truck.
 License- CL39574
 VIN- 1FTBF2A6XJEC41798

876 - Vehicle	Useful Life 10	Remaining Life 5	
Ford Transit Connect- #40	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$37,711	
	% Included	100.00%	Total Cost/Study \$37,711
Summary	Replacement Year	2028	Future Cost \$42,667

This is to replace the Ford Transit Connect cargo van.

Ford Transit Connect
 License Plate- CL58879
 VIN- 1FTYE1ZM4JKA60532

2019- Per client 6/14/2019, vehicle #24 was traded in for new vehicle #40 with \$32,560 value in 2018.

878 - Vehicle	Useful Life 10	Remaining Life 6	
2018 Ford Transit 150 Van- #41	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$37,712	
	% Included	100.00%	Total Cost/Study \$37,712
Summary	Replacement Year	2029	Future Cost \$43,735

This is to replace the Ford Transit 150 van.

Ford Transit 150 van
 License Plate- CL58880
 VIN- 1FTYE1ZM0JKA96198

2019- \$32,561 was expended per client 6/14/2019.

880 - Vehicle	Useful Life 10	Remaining Life 6	
2019 Ford F-250 Pickup Truck- #42	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$46,328	
	% Included	100.00%	Total Cost/Study \$46,328
Summary	Replacement Year	2029	Future Cost \$53,727

This is to replace the Ford F-250 pickup truck.

Ford F-250
 License- CL79162
 VIN- ____7X2A65KEC55175

2019- Per client 6/14/2019, vehicles #10 and #25 were traded in for new vehicle #42 with a \$40,000 value.

00800 - General

30000 - Miscellaneous

882 - Vehicle	Useful Life 10	Remaining Life 6	
2018 Ford Transit 250 Van- #43	Quantity 1	Unit of Measure	Items
	Cost /Itm \$39,379		
	% Included 100.00%	Total Cost/Study	\$39,379
Summary	Replacement Year 2029	Future Cost	\$45,668

This is to replace the Ford Transit 250 Van.

2018 Ford Transit 250
 License- B226028 (temp)
 VIN- 1FTYR1CMXKKA28585

2019- Van was un-numbered and lacked Arizona license plates at the time of the site inspection, client input may further define this component. Per client 6/14/2019, vehicle #17 was traded in for new vehicle #43 with \$34,000 value.

884 - Vehicle	Useful Life 10	Remaining Life 6	
2018 Ford F-150 Pickup Truck- #44	Quantity 1	Unit of Measure	Items
	Cost /Itm \$34,475		
	% Included 100.00%	Total Cost/Study	\$34,475
Summary	Replacement Year 2029	Future Cost	\$39,981

This is to replace the Ford F-150 pickup truck.

2018 Ford F-150
 License- CL70199
 VIN- 1FTMF1CB4JKE44944

2019- Truck was un-numbered and lacked Arizona license plates at the time of the site inspection, client input may further define this component. \$29,766, was expended for 2018 Ford F-150 per client 6/14/2019.

888 - Vehicle	Useful Life 10	Remaining Life 7	
2020 Ford Escape- #45	Quantity 1	Unit of Measure	Items
	Cost /Itm \$33,920		
	% Included 100.00%	Total Cost/Study	\$33,920
Summary	Replacement Year 2030	Future Cost	\$40,320

This is to replace the Ford Escape.

2020 Ford Escape
 License- HTA2CZA
 VIN- 1FMCU0G62LUA79188

2022- Information determined and component added per onsite observations. Client input may further define this component.

00800 - General

30000 - Miscellaneous

892 - Maintenance Truck	Useful Life 10	Remaining Life 8	
2021 Ford Ranger XL- #46	Quantity 1	Unit of Measure	Items
	Cost /Itm \$40,537		
	% Included 100.00%	Total Cost/Study	\$40,537
Summary	Replacement Year 2031	Future Cost	\$49,391

This is to replace the truck.

2021 Ford Ranger XL
 License- RAAOSE
 VIN- 1FTER1EH7MLD61276

2022- BRG assumption based on site observations. Client input may further define this component.
 2021- \$36,772 is anticipated.
 2019- Per client 7/22/2019, 2011 Ford Ranger will be replaced with a full-size truck, so increase estimate from \$15,759 to \$35,000.
 2016- Pickup purchased.

896 - Maintenance Truck	Useful Life 10	Remaining Life 8	
2021 Ford F250 Pickup- #47	Quantity 1	Unit of Measure	Items
	Cost /Itm \$46,375		
	% Included 100.00%	Total Cost/Study	\$46,375
Summary	Replacement Year 2031	Future Cost	\$56,503

This is to replace the pickup truck.

2021 Ford F250
 License- LVA13F
 VIN- Unavailable

2022- BRG added component based on onsite observations. Client input may further define this component.

990 - Miscellaneous	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Non-Budgeted MRR Cap Project 2023	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$36,000		
	% Included 100.00%	Total Cost/Study	\$36,000
Summary	Replacement Year 2023	Future Cost	\$36,000

This is for miscellaneous reserve expenses for Non-Budgeted MRR Cap Project 2023.

994 - Miscellaneous	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Non-Budgeted MRR Cap Project 2023	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$13,141		
	% Included 100.00%	Total Cost/Study	\$13,141
Summary	Replacement Year 2023	Future Cost	\$13,141

This is for miscellaneous reserve expenses for Non-Budgeted MRR Cap Project 2023.

00010 - Administrative Offices

22000 - Office Equipment

190 - Miscellaneous	Useful Life 8	Remaining Life 1	
Printers & Copiers	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$17,490		
	% Included 100.00%	Total Cost/Study \$17,490	
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 11	
Telephone System	Quantity 1	Unit of Measure System	
	Cost /Sys \$26,500		
	% Included 100.00%	Total Cost/Study \$26,500	
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 2	
43,543 sf Drives, North & South Parking (3%)	Quantity 43,543	Unit of Measure Square Feet	
	Cost /SqFt \$4.08	Qty * \$/SqFt \$177,699	
	% Included 2.50%	Total Cost/Study \$4,442	
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 13	
250 lf WC Pool & Spa Area	Quantity 250	Unit of Measure Linear Feet	
	Cost /l.f. \$5,512		
	% Included 100.00%	Total Cost/Study \$1,378,000	
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 1
4,000 sf Pool Cover	Quantity 4,000	Unit of Measure Square Feet
	Cost /SqFt \$2.07	
	% Included 100.00%	Total Cost/Study \$8,268
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 2
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$10,229	
	% Included 100.00%	Total Cost/Study \$10,229
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 5
Spa	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,544	
	% Included 100.00%	Total Cost/Study \$8,544
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 2
4 Water Heaters (50%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,908	Qty * \$/Itm \$7,632
	% Included 50.00%	Total Cost/Study \$3,816
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 0
7 Drinking Fountains (28.6%)	Quantity 7	Unit of Measure Items
	Cost /Itm \$2,120	Qty * \$/Itm \$14,840
	% Included 28.57%	Total Cost/Study \$4,240
Summary	Replacement Year N/A	Future Cost N/A

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

- 1- shop atrium, Halsey Taylor, freestanding, chilled, MN HOF14AQ-1D, SN 101026316
- 1- dressing room, Symphony Plus, Ice & water dispenser, Quench Q0205281
- 1- lobby, chilled DF
- 1- pool, Halsey Taylor, chilled
- 1- shuffle, Halsey Taylor, chilled
- 2- lobby, Elkay EZH2O, MN EZWSR_1C

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

00030 - East Social Center (EC)

12000 - Pool

001 - Cover	Useful Life 6	Remaining Life 1
1,360 sf Pool Cover	Quantity 1,360	Unit of Measure Square Feet
	Cost /SqFt \$2.12	
	% Included 100.00%	Total Cost/Study \$2,883
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 4
165 lf EC Pool Re-build	Quantity 165	Unit of Measure Linear Feet
	Cost /l.f. \$4,982	
	% Included 100.00%	Total Cost/Study \$822,030
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 3
4,835 sf Tennis & Pickleball Courts	Quantity 4,835	Unit of Measure Square Feet
	Cost /SqFt \$0.604	
	% Included 100.00%	Total Cost/Study \$2,921
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 1
2,200 sf [4] South Pickleball Courts	Quantity 2,200	Unit of Measure Square Feet
	Cost /SqFt \$0.604	
	% Included 100.00%	Total Cost/Study \$1,329
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreens.

[4] south pickleball courts- 440 lf

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

23000 - Mechanical Equipment

608 - Water Heater	Useful Life 4	Remaining Life 2
4 Water Heaters (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,088	Qty * \$/Itm \$8,353
	% Included 25.00%	Total Cost/Study \$2,088
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 3
8 Drinking Fountains (25%)	Quantity 8	Unit of Measure Items
	Cost /Itm \$2,120	Qty * \$/Itm \$16,960
	% Included 25.00%	Total Cost/Study \$4,240
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 4	
144 sf Tennis Shade Canopy	Quantity 144	Unit of Measure	Square Feet
	Cost /SqFt \$24.38		
	% Included 100.00%	Total Cost/Study	\$3,511
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 34	
264 LC Pool & Spa Area	Quantity 264	Unit of Measure	Lump Sum
	Cost /LS \$4,410		
	% Included 100.00%	Total Cost/Study	\$1,164,134
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 1	
4,400 sf Pool Cover	Quantity 4,400	Unit of Measure	Square Feet
	Cost /SqFt \$2.07		
	% Included 100.00%	Total Cost/Study	\$9,095
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.
 2019- Per client 6/14/2019, extend remaining life from 2019 to 2021.

17000 - Tennis Court

716 - Screen	Useful Life 5	Remaining Life 3	
5,400 sf Tennis Court Fence Screen	Quantity 5,400	Unit of Measure	Square Feet
	Cost /SqFt \$0.604		
	% Included 100.00%	Total Cost/Study	\$3,263
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 3	
4 Drinking Fountains (25%)	Quantity 4	Unit of Measure	Items
	Cost /Itm \$2,085	Qty * \$/Itm	\$8,339
	% Included 25.00%	Total Cost/Study	\$2,085
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 18	
260 lf DH Pool & Spa Area	Quantity 260	Unit of Measure	Linear Feet
	Cost /l.f. \$4,410		
	% Included 100.00%	Total Cost/Study	\$1,146,496
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 1	
3,870 sf Pool Cover	Quantity 3,870	Unit of Measure	Square Feet
	Cost /SqFt \$2.07		
	% Included 100.00%	Total Cost/Study	\$7,999
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 0	
Sauna	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,137		
	% Included 100.00%	Total Cost/Study	\$2,137
Summary	Replacement Year	N/A	Future Cost N/A

This is to replace the 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 7
28,800 sf [4] Tennis Courts	Quantity 28,800	Unit of Measure Square Feet
	Cost /SqFt \$3.39	
	% Included 100.00%	Total Cost/Study \$97,690
Summary	Replacement Year N/A	Future Cost N/A

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

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

720 - Screen	Useful Life 4	Remaining Life 2
8,640 sf Tennis Wind Screens	Quantity 8,640	Unit of Measure Square Feet
	Cost /SqFt \$0.604	
	% Included 100.00%	Total Cost/Study \$5,220
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the court perimeter windscreen.

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

2015- Screens installed.

17500 - Basketball / Sport Court

410 - Overlay	Useful Life 8	Remaining Life 2
2,184 sf [7] Shuffleboard Courts- Resurfacing	Quantity 2,184	Unit of Measure Square Feet
	Cost /SqFt \$3.12	
	% Included 100.00%	Total Cost/Study \$6,806
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 2
2 Ground Level- Bard Units #1 & #2	Quantity 2	Unit of Measure Items
	Cost /Itm \$6,236	
	% Included 100.00%	Total Cost/Study \$12,473
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 2
3 Drinking Fountains (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$2,085	Qty * \$/Itm \$6,254
	% Included 33.33%	Total Cost/Study \$2,085
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 27
274 CH Pool & Spa Area	Quantity 274	Unit of Measure Lump Sum
	Cost /LS \$4,410	
	% Included 100.00%	Total Cost/Study \$1,208,230
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 1
4,800 sf Pool Cover	Quantity 4,800	Unit of Measure Square Feet
	Cost /SqFt \$2.07	
	% Included 100.00%	Total Cost/Study \$9,922
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 0
Duplimate Bridge Dealing Machine	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,411	
	% Included 100.00%	Total Cost/Study \$6,411
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 1
5,220 sf Tennis Court Windscreens	Quantity 5,220	Unit of Measure Square Feet
	Cost /SqFt \$0.604	
	% Included 100.00%	Total Cost/Study \$3,154
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 11
Evaporative Cooler- 2014	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,495	
	% Included 100.00%	Total Cost/Study \$2,495
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 0
4 Drinking Fountains (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,085	Qty * \$/Itm \$8,339
	% Included 25.00%	Total Cost/Study \$2,085
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 33
240 SR Pool & Spa Area	Quantity 240	Unit of Measure Lump Sum
	Cost /LS \$4,410	
	% Included 100.00%	Total Cost/Study \$1,058,304
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 4
3,600 sf Pool Cover	Quantity 3,600	Unit of Measure Square Feet
	Cost /SqFt \$2.07	
	% Included 100.00%	Total Cost/Study \$7,441
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 11
10 Parking Lot Lights	Quantity 10	Unit of Measure Items
	Cost /Itm \$2,548	
	% Included 100.00%	Total Cost/Study \$25,481
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 3
Fiesta Room- Total Induction Loop	Quantity 1	Unit of Measure System
	Cost /Sys \$8,462	
	% Included 100.00%	Total Cost/Study \$8,462
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 0
1,400 Sq. Yds. Anza, Fiesta, Computer, Office	Quantity 1,400	Unit of Measure Square Yard
	Cost /SqYd \$44.52	
	% Included 100.00%	Total Cost/Study \$62,328
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 1
3 Drinking Fountains (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$2,085	Qty * \$/Itm \$6,254
	% Included 33.33%	Total Cost/Study \$2,085
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 45
256 lf CR Pool & Spa Area	Quantity 256	Unit of Measure Linear Feet
	Cost /l.f. \$4,410	
	% Included 100.00%	Total Cost/Study \$1,128,857
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 1
4,140 sf Pickleball Court Windscreens	Quantity 4,140	Unit of Measure Square Feet
	Cost /SqFt \$0.604	
	% Included 100.00%	Total Cost/Study \$2,501
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 9
11,204 sf Pickleball & Basketball Courts	Quantity 11,204	Unit of Measure Square Feet
	Cost /SqFt \$3.42	
	% Included 100.00%	Total Cost/Study \$38,360
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 1
2 Amado Rm Microwave, Refrigerator	Quantity 2	Unit of Measure Items
	Cost /Itm \$926	
	% Included 100.00%	Total Cost/Study \$1,853
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 1
5,884 sf All Interior Spaces	Quantity 5,884	Unit of Measure Square Feet
	Cost /SqFt \$1.38	
	% Included 100.00%	Total Cost/Study \$8,108
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 11
170 AS Pool & Spa Area	Quantity 170	Unit of Measure Lump Sum
	Cost /LS \$4,410	
	% Included 100.00%	Total Cost/Study \$749,632
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 1
1,575 Pool Cover	Quantity 1,575	Unit of Measure Items
	Cost /Itm \$2.07	
	% Included 100.00%	Total Cost/Study \$3,256
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 1
6,726 sf Seal, Crack Fill, Stripe (10%)	Quantity 6,726	Unit of Measure Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt \$27,449
	% Included 10.00%	Total Cost/Study \$2,745
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 1
12 Exterior & Interior Doors (25%)	Quantity 12	Unit of Measure Items
	Cost /Itm \$1,855	Qty * \$/Itm \$22,260
	% Included 25.00%	Total Cost/Study \$5,565
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 16
180 CV Pool & Spa Area	Quantity 180	Unit of Measure Lump Sum
	Cost /LS \$4,410	
	% Included 100.00%	Total Cost/Study \$793,728
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 0
1,775 sf Pool Cover	Quantity 1,775	Unit of Measure Square Feet
	Cost /SqFt \$2.07	
	% Included 100.00%	Total Cost/Study \$3,669
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 14
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,085	
	% Included 100.00%	Total Cost/Study \$2,085
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 1
9,772 sf Seal, Crack Fill, Stripe (10%)	Quantity 9,772	Unit of Measure Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt \$39,880
	% Included 10.00%	Total Cost/Study \$3,988
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 1
12 Exterior & Interior Doors (25%)	Quantity 12	Unit of Measure Items
	Cost /Itm \$1,855	Qty * \$/Itm \$22,260
	% Included 25.00%	Total Cost/Study \$5,565
Summary	Replacement Year N/A	Future Cost N/A

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

2- interior
 10- exterior

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

12000 - Pool

160 - Structural Replacement of Pool	Useful Life 60	Remaining Life 21
156 MV Pool & Spa Area	Quantity 156	Unit of Measure Lump Sum
	Cost /LS \$4,410	
	% Included 100.00%	Total Cost/Study \$687,898
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 3
Rooftop Carrier Unit #1- 2011	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,729	
	% Included 100.00%	Total Cost/Study \$9,729
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 2	
Building Water Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,085		
	% Included 100.00%	Total Cost/Study	\$2,085
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 0	
660 sf [2] Shuffleboard Courts	Quantity 660	Unit of Measure	Square Feet
	Cost /SqFt \$4.92		
	% Included 100.00%	Total Cost/Study	\$3,246
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 3	
Drinking Fountain	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,085		
	% Included 100.00%	Total Cost/Study	\$2,085
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 0	
7,128 sf Seal, Crack Fill, Stripe (10%)	Quantity 7,128	Unit of Measure	Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt	\$29,089
	% Included 10.00%	Total Cost/Study	\$2,909
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 1
10 Exterior & Interior Doors (25%)	Quantity 10	Unit of Measure Items
	Cost /Itm \$1,855	Qty * \$/Itm \$18,550
	% Included 25.00%	Total Cost/Study \$4,637
Summary	Replacement Year N/A	Future Cost N/A

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

2- interior
 8- exterior

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

12000 - Pool

162 - Structural Replacement of Pool	Useful Life 40	Remaining Life 10
200 CPI Pool & Spa Area	Quantity 200	Unit of Measure Lump Sum
	Cost /LS \$4,410	
	% Included 100.00%	Total Cost/Study \$881,920
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 3
2,100 sf Pool Cover	Quantity 2,100	Unit of Measure Square Feet
	Cost /SqFt \$2.07	
	% Included 100.00%	Total Cost/Study \$4,341
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 10
Rooftop Evaporative Cooler Unit #4- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,495	
	% Included 100.00%	Total Cost/Study \$2,495
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 5
Rooftop Forced Air Furnace Unit #3- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,617	
	% Included 100.00%	Total Cost/Study \$3,617
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 1
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,085	
	% Included 100.00%	Total Cost/Study \$2,085
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 0
4,536 sf Parking Areas (10%)	Quantity 4,536	Unit of Measure Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt \$18,511
	% Included 10.00%	Total Cost/Study \$1,851
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 1
4,536 sf Parking Areas	Quantity 4,536	Unit of Measure Square Feet
	Cost /SqFt \$6.20	
	% Included 100.00%	Total Cost/Study \$28,128
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 13
180 CPII Pool & Spa Area	Quantity 180	Unit of Measure Lump Sum
	Cost /LS \$4,410	
	% Included 100.00%	Total Cost/Study \$793,728
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 2
Rooftop Rheem Unit #3- 2005	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,147	
	% Included 100.00%	Total Cost/Study \$4,147
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 0
Building Water Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,085	
	% Included 100.00%	Total Cost/Study \$2,085
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 1
Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,085	
	% Included 100.00%	Total Cost/Study \$2,085
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 0
6,455 sf Seal, Crack Fill, Stripe (10%)	Quantity 6,455	Unit of Measure Square Feet
	Cost /SqFt \$4.08	Qty * \$/SqFt \$26,343
	% Included 10.00%	Total Cost/Study \$2,634
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 30	
230 lf Albrego N	Quantity 230	Unit of Measure Linear Feet	
	Cost /l.f. \$2,425		
	% Included 100.00%	Total Cost/Study \$557,814	
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 18	
4,523 sf Pool/Spa Tinted Deck	Quantity 4,523	Unit of Measure Square Feet	
	Cost /SqFt \$9.36		
	% Included 100.00%	Total Cost/Study \$42,334	
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 13	
Drinking Fountain	Quantity 1	Unit of Measure Items	
	Cost /Itm \$2,780		
	% Included 100.00%	Total Cost/Study \$2,780	
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 12	
Walks	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,260		
	% Included 100.00%	Total Cost/Study \$2,260	
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 27	
Placeholder Pending Additional Data	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1.06		
	% 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 9	
Monument & Other	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,825		
	% Included 100.00%	Total Cost/Study	\$2,825
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 7	
Center Building	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,316		
	% Included 100.00%	Total Cost/Study	\$2,316
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 4	
145 lf Gutters & Downspouts	Quantity 145	Unit of Measure	Linear Feet
	Cost /l.f. \$10.42		
	% Included 100.00%	Total Cost/Study	\$1,511
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 5
Conference Room	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,737	
	% Included 100.00%	Total Cost/Study \$1,737
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 4
Hallway Manitowoc	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,316	
	% Included 100.00%	Total Cost/Study \$2,316
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the commercial icemaker.

Manitowoc undercounter, MN QM30A, SN 310282225

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

00800 - General

22000 - Office Equipment

110 - Miscellaneous	Useful Life 5	Remaining Life 1
Facility Maintenance Shop HP Plotter	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,648	
	% Included 100.00%	Total Cost/Study \$3,648
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 1
2009 Ford E150 Van- #17	Quantity 1	Unit of Measure Items
	Cost /Itm \$34,300	
	% Included 100.00%	Total Cost/Study \$34,300
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	0
2005 Chevy Silverado 2500 HD- #25	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$43,654		
	% Included	100.00%	Total Cost/Study	\$43,654
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	\$7,357	5	3	27,762	\$.26/SqFt		Parking Lots- Seal, Stripe
200 - Asphalt: Ongoing Repairs	\$6,345	5	3	27,762	\$4.08/SqFt (5.6%)		Parking Lots
300 - Asphalt: Overlay w/ Interlayer	\$33,312	25	22	14,965	\$2.23/SqFt		South Parking & Maintenance
330 - Asphalt: Overlay w/ Interlayer	\$14,243	25	22	12,797	\$2.23/SqFt (50%)		North Parking Lot
03000 - Painting: Exterior							
100 - Stucco	\$13,482	10	5	9,085	\$1.48/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
100 - Building	\$22,278	10	3	16,167	\$1.38/SqFt		All Interior Spaces
04000 - Structural Repairs							
900 - Doors	\$19,014	10	11	41	\$1,855/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
304 - Low Slope: Vinyl	\$80,804	20	0	79	\$1,023/Sqrs		Building Roof- Replace
930 - Coating	\$8,039	5	3	7,900	\$1.02/SqFt		Low Slope Roof Recoating
08000 - Rehab							
300 - Restrooms	\$52,152	20	18	3	\$17,384/Rm		Men's, Women's, Unisex Restrooms
400 - Kitchen	\$7,950	20	4	1	\$7,950/Rm		Kitchen
22000 - Office Equipment							
200 - Computers, Misc.	\$13,633	1	0	5	\$13,633/Itm (20%)		IT Servers
240 - Computers, Misc.	\$20,246	1	1	1	\$20,246/LS		Office Computer Work Stations
270 - Network Equipment	\$6,560	1	0	1	\$6,560/LS		Routers & Switches
23000 - Mechanical Equipment							
200 - HVAC	\$46,428	15	2	3	\$15,476/Itm		Rooftop Carrier Units- 2010
280 - HVAC	\$11,872	15	9	1	\$11,872/Itm		Rooftop Rheem Unit #5- 2017
314 - HVAC	\$10,282	15	10	1	\$10,282/Itm		Rooftop Carrier Unit #6- 2005
348 - HVAC	\$8,586	15	5	3	\$2,862/Itm		IT Room Trane & Gree Units- 2013
376 - HVAC	\$7,420	15	10	1	\$7,420/Itm		Marvair Unit- 2018

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Administrative Offices							
25000 - Flooring							
200 - Carpeting	\$16,250	10	3	365	\$44.52/SqYd		Hallways, Lobby, Offices
400 - Tile	\$9,116	20	2	430	\$21.20/SqFt		Floors
28000 - Water System							
134 - Backflow Valves	\$6,000	12	10	1	\$6,000/Itm		4" Backflow
00020 - West Social Center (WC)							
01000 - Paving							
104 - Asphalt: Sealing	\$11,539	5	2	43,543	\$.26/SqFt		Drives, North & South Parking
108 - Asphalt: Sealing	\$19,960	5	2	75,321	\$.26/SqFt		West Parking Lot
208 - Asphalt: Ongoing Repairs	\$7,685	5	2	75,321	\$4.08/SqFt (3%)		West Parking Lot
304 - Asphalt: Overlay w/ Interlayer	\$96,927	25	4	43,543	\$2.23/SqFt		Drives, North & South Parking
308 - Asphalt: Overlay w/ Interlayer	\$167,665	25	9	75,321	\$2.23/SqFt		West Parking Lot
02000 - Concrete							
400 - Pool Deck	\$7,941	5	4	5,313	\$24.91/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
106 - Stucco	\$78,741	10	7	53,060	\$1.48/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
106 - Building	\$33,072	10	2	24,000	\$1.38/SqFt		All Interior Spaces
04000 - Structural Repairs							
904 - Doors	\$33,390	10	11	72	\$1,855/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
300 - Low Slope: Metal	\$8,586	30	24	3	\$2,862/Sqrs		Pool Eq Enclosure Shade Structure
308 - Low Slope: Vinyl	\$255,131	20	6	339	\$753/Sqrs		Building Flat Roofs
600 - Pitched: Tile	\$18,062	30	23	24	\$753/Sqrs		Tennis Ramada Roof
934 - Coating	\$41,019	5	1	33,900	\$1.21/SqFt		Low Slope Roof Recoating
08000 - Rehab							
100 - General	\$6,890	20	3	1	\$6,890/Bldg		Tennis Ramada
200 - Locker Rooms	\$104,304	20	3	2	\$52,152/Rm		Pool Men's, Women's & Outdoor Shower
306 - Restrooms	\$76,108	20	4	4	\$19,027/Rm		Shops & Auditorium Restrooms
460 - Cabinets	\$10,600	20	3	2	\$5,300/Rm		Woodshop & Lapidary
550 - Operable Wall/Partition	\$20,250	25	23	320	\$63.28/SqFt		Auditorium/Room 1
12000 - Pool							
100 - Resurface	\$49,820	12	2	250	\$199/l.f.		Pool

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
12000 - Pool							
600 - Deck: Re-Surface	\$49,560	15	3	5,313	\$9.33/SqFt		Pool/Spa Deck Coating
728 - Equipment: Replacement	\$3,498	10	6	1	\$3,498/Pair		Pool Digital Clocks
730 - Equipment: Replacement	\$29,574	5	2	1	\$59,148/LS	(50%)	Pool & Spa Equipment
14000 - Recreation							
700 - Billiard Table	\$32,436	25	20	4	\$8,109/Itm		Billiards Room Tables
17000 - Tennis Court							
100 - Reseal	\$32,512	4	2	43,200	\$.75/SqFt		[6] Tennis Courts
500 - Resurface	\$146,534	21	11	43,200	\$3.39/SqFt		[6] Tennis Courts
600 - Lighting	\$91,160	30	29	20	\$4,558/Itm		Court Lights
724 - Screen	\$5,247	5	4	8,685	\$.60/SqFt		Tennis Court Fence Screens
17500 - Basketball / Sport Court							
200 - Seal & Striping	\$19,446	8	4	3,744	\$5.19/SqFt		[12] Shuffleboard Courts
19000 - Fencing							
120 - Chain Link: 10'	\$76,129	30	9	1,710	\$44.52/l.f.		Tennis Court Fence
20000 - Lighting							
200 - Pole Lights	\$31,323	30	13	15	\$2,088/Itm		Walkway Lights
500 - Parking Lot	\$78,175	60	26	25	\$3,127/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
204 - HVAC	\$74,200	15	1	2	\$37,100/Itm		Rooftop Carrier Units- 2006
284 - HVAC	\$31,164	15	5	2	\$15,582/Itm		Rooftop Carrier Units- 2013
320 - HVAC	\$24,910	15	10	1	\$24,910/Itm		Rooftop Carrier Unit #4- 2018
324 - HVAC	\$15,434	15	11	1	\$15,434/Itm		Rooftop Carrier Unit #10- 2019
352 - HVAC	\$42,930	15	1	3	\$14,310/Itm		Rooftop Carrier/American Units- 2009
380 - HVAC	\$21,412	15	2	1	\$21,412/Itm		Rooftop Carrier Unit #7- 2010
404 - HVAC	\$61,500	15	0	4	\$15,375/Itm		Rooftop Carrier/American Units- 2008
420 - HVAC	\$6,164	15	14	1	\$6,164/Itm		Tennis Ramada Rheem Unit #15- 2022
440 - HVAC	\$15,900	15	4	5	\$3,180/Itm		Gree HVAC Units- 2012
900 - Miscellaneous	\$21,412	15	3	1	\$21,412/Itm		Woodshop Dust Collector
24000 - Furnishings							
500 - Miscellaneous	\$90,365	10	6	550	\$164/Itm		Auditorium Padded Chairs
504 - Miscellaneous	\$34,450	10	2	500	\$68.90/Itm		Auditorium Unpadded Chairs
508 - Tables	\$61,215	10	2	175	\$350/Itm		Auditorium Tables

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
24500 - Audio / Visual							
100 - Speakers	\$28,938	15	10	1	\$28,938/Sys		Auditorium
108 - Lighting Console	\$4,028	10	5	1	\$4,028/Sys		Auditorium Control Room
116 - Miscellaneous	\$18,550	30	16	1	\$18,550/Sys		Auditorium Total Induction Loop
220 - PA System	\$62,328	10	3	1	\$62,328/Sys		Auditorium Bldg
224 - Projector	\$12,296	10	5	3	\$12,296/Itm (33%)		Auditorium Projectors
400 - Stage Lights	\$11,063	20	19	1	\$11,063/LS		Stage Lighting
600 - Stage Curtains	\$10,600	15	3	1	\$10,600/LS		Stage Curtains
740 - Piano	\$47,700	30	10	1	\$47,700/Itm		Auditorium Petrof Grand
764 - Piano	\$10,600	30	10	1	\$10,600/Itm		Auditorium Yamaha Upright
800 - Stage Risers	\$20,882	30	24	1	\$20,882/LS		Auditorium Stage
24600 - Safety / Access							
200 - Fire Control Misc	\$47,488	20	2	1	\$47,488/LS		Fire Alarm System
25000 - Flooring							
210 - Carpeting	\$19,945	10	8	448	\$44.52/SqYd		West Center Carpet
214 - Carpeting	\$4,713	10	5	117	\$40.28/SqYd		West Center Billiards Room
410 - Tile	\$25,726	20	4	1,618	\$15.90/SqFt		Clubhouse Walls & Floors
414 - Tile	\$10,844	20	14	682	\$15.90/SqFt		Green Room Dressing & Restrooms
600 - Vinyl	\$89,039	15	14	1,100	\$80.94/SqYd		West Center Vinyl
26000 - Outdoor Equipment							
400 - Bleachers	\$13,992	25	20	6	\$2,332/Itm		Courtyard & Tennis
800 - Shade Structure	\$12,141	15	10	498	\$24.38/SqFt		[2] Green Rm & Woodshop Shade Canopies
840 - Shade Structure	\$16,578	15	10	680	\$24.38/SqFt		Pool Deck Shade Canopy
844 - Shade Structure	\$47,663	15	9	1,955	\$24.38/SqFt		[3] Tennis Court Shade Canopies
846 - Shade Structure	\$2,120	15	9	4	\$2,120/Itm (25%)		Tennis Court Bench Shades
876 - Shade Structure	\$6,611	30	25	231	\$28.62/SqFt		Shop Metal Shade Structure- 2018
27000 - Appliances							
324 - Dishwasher, Commercial	\$10,600	12	11	1	\$10,600/Itm		Commercial Dishwasher- 2022
700 - Miscellaneous	\$37,100	5	4	30	\$3,710/Itm (33%)		Kitchen Appliances
702 - Stove	\$7,632	20	15	2	\$3,816/Itm		Vulcan 10-Burner & 6-Burner
28000 - Water System							
158 - Backflow Valves	\$6,201	12	10	1	\$6,201/Itm		4" Backflow
30000 - Miscellaneous							
240 - Maintenance Equipment	\$25,016	20	3	2	\$12,508/Itm		Portable Lifts

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - East Social Center (EC)							
01000 - Paving							
112 - Asphalt: Sealing	\$23,230	5	0	87,662	\$.26/SqFt		Parking Lot & N Driveway
212 - Asphalt: Ongoing Repairs	\$7,155	5	1	87,662	\$4.08/SqFt (2%)		Parking Lot & N Driveway
312 - Asphalt: Overlay w/ Interlayer	\$62,105	25	8	27,900	\$2.23/SqFt		South Parking Lot
316 - Asphalt: Overlay w/ Interlayer	\$126,352	25	16	56,762	\$2.23/SqFt		West & North Parking Lots & N Driveway
02000 - Concrete							
406 - Pool Deck	\$5,732	2	4	5,661	\$24.59/SqFt (4%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
112 - Stucco	\$20,635	10	5	13,905	\$1.48/SqFt		Building Exterior
03500 - Painting: Interior							
112 - Building	\$23,908	10	8	17,350	\$1.38/SqFt		All Interior Spaces
04000 - Structural Repairs							
896 - Shed	\$5,300	20	14	1	\$5,300/Itm		Pool Equipment Area Shed
908 - Doors	\$26,897	10	11	58	\$1,855/Itm (25%)		Exterior/Interior Doors & Access Gates
05000 - Roofing							
312 - Low Slope: Vinyl	\$77,894	20	2	207	\$753/Sqrs (50%)		Building Roof
356 - Low Slope: Vinyl	\$77,894	20	6	207	\$753/Sqrs (50%)		Building Roof
938 - Coating	\$12,946	5	2	20,700	\$.63/SqFt		Low Slope Roof Recoating
08000 - Rehab							
204 - Unit Rehab	\$15,900	20	9	1	\$15,900/Rm		Fine Arts
206 - Locker Rooms	\$127,412	20	9	2	\$63,706/Rm		Men's, Women's & Outdoor Shower
214 - Restrooms	\$9,540	20	3	1	\$9,540/Rm		Pool Patio Companion Restroom
250 - Kitchen	\$26,500	20	9	1	\$26,500/Rm		Kitchen
312 - Restrooms	\$34,768	20	3	2	\$17,384/Rm		Lobby Hallway Restrooms
12000 - Pool							
106 - Resurface	\$23,582	12	11	165	\$143/l.f.		Pool
400 - ADA Chair Lift	\$9,328	10	7	2	\$4,664/Itm		Pool & Spa ADA Chairs
606 - Deck: Re-Surface	\$47,585	15	14	5,661	\$8.41/SqFt		Pool/Spa Deck Coating
734 - Equipment: Replacement	\$22,015	5	4	1	\$44,030/LS (50%)		Pool & Spa Equipment
924 - Furniture: Misc	\$8,745	6	5	1	\$8,745/LS		Pool Area Furniture
13000 - Spa							
114 - Resurface	\$5,875	8	7	1	\$5,875/Itm		Spa

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - East Social Center (EC)							
14000 - Recreation							
200 - Exercise: Cardio Equipment	\$28,969	3	0	17	\$6,816/Itm	(25%)	Fitness Room Cardio Machines
300 - Exercise: Strength Equipment	\$40,898	8	0	19	\$4,305/Itm	(50%)	Fitness Room Strength Machines, Etc
720 - Billiard Table	\$20,034	25	23	2	\$10,017/Itm		Billiards Room
17000 - Tennis Court							
110 - Reseal	\$5,850	4	0	14,400	\$.41/SqFt		[2] Tennis Courts
510 - Resurface	\$48,845	20	8	14,400	\$3.39/SqFt		[2] Tennis Courts
17500 - Basketball / Sport Court							
210 - Seal & Striping	\$20,202	2	2	18,200	\$1.11/SqFt		[8] Pickleball Courts
211 - Seal & Striping	\$12,960	1	0	1	\$12,960/LS	[nr:1]	[8] Pickleball Courts- 2023 Only
19000 - Fencing							
104 - Chain Link: 4'	\$6,296	25	21	270	\$23.32/l.f.		Pickleball Court Divider Fences
110 - Chain Link: 6'	\$14,946	30	22	600	\$24.91/l.f.		North Pickleball Court Fencing- 2015
114 - Chain Link: 6'	\$14,946	30	25	600	\$24.91/l.f.		South Pickleball Court Fencing- 2018
130 - Chain Link: 10'	\$24,041	30	8	540	\$44.52/l.f.		Tennis Court Fence
200 - Wrought Iron: 5'	\$17,596	30	3	415	\$42.40/l.f.		Pool Perimeter Fence
20000 - Lighting							
510 - Parking Lot	\$21,166	30	0	7	\$3,024/Itm		Parking Lot Lights
604 - Sports Field / Court	\$28,832	10	6	8	\$3,604/Itm		Pickleball Court Lights
23000 - Mechanical Equipment							
288 - HVAC	\$45,368	15	10	4	\$11,342/Itm		Rooftop Units- 2018
326 - HVAC	\$21,412	15	1	1	\$21,412/Itm		Rooftop Carrier Unit #3- 2009
356 - HVAC	\$9,328	15	12	1	\$9,328/Itm		Rooftop Carrier Unit #4
384 - HVAC	\$18,350	15	0	1	\$18,350/Itm		Rooftop Carrier Unit #8- 2008
408 - HVAC	\$60,685	15	3	5	\$12,137/Itm		Rooftop Carrier Units- 2011
424 - HVAC	\$19,504	15	10	2	\$9,752/Itm		Rooftop Rheem Units- 2018
24000 - Furnishings							
520 - Miscellaneous	\$33,051	10	2	1	\$33,051/LS		Tables & Chairs
24500 - Audio / Visual							
300 - PA System	\$11,024	10	8	1	\$11,024/Sys		Sound Rack- Sound System
744 - Piano	\$10,600	25	7	1	\$10,600/Itm		East Auditorium Yamaha Upright
24600 - Safety / Access							
100 - Fire Equipment	\$21,412	20	2	1	\$21,412/LS		Alarm & Sprinkler System

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - East Social Center (EC)							
25000 - Flooring							
220 - Carpeting	\$26,435	10	8	850	\$31.10/SqYd		East Center Carpet
420 - Tile	\$53,424	20	3	4,200	\$12.72/SqFt		Clubhouse Walls & Floors
610 - Tile	\$10,854	15	13	160	\$67.84/SqYd		Art Room, Lobby, Kitchen
26000 - Outdoor Equipment							
444 - Bleachers: Aluminum	\$12,720	20	14	4	\$3,180/Itm		Pickleball Bleachers
27000 - Appliances							
448 - Washer & Dryer	\$5,300	10	4	1	\$5,300/Set		Washer/Dryer
720 - Miscellaneous	\$10,176	5	2	12	\$2,544/Itm	(33%)	Kitchen Appliances
28000 - Water System							
138 - Backflow Valves	\$9,180	12	4	1	\$9,180/Itm		4" Backflow
00040 - Las Campanas (LC)							
01000 - Paving							
116 - Asphalt: Sealing	\$18,674	5	3	70,468	\$.26/SqFt		Parking Lot
216 - Asphalt: Ongoing Repairs	\$7,189	5	3	70,468	\$4.08/SqFt	(3%)	Parking Lot
320 - Asphalt: Overlay	\$60,650	25	23	27,246	\$2.23/SqFt		North Parking Lot
324 - Asphalt: Overlay w/ Interlayer	\$98,986	25	12	44,468	\$2.23/SqFt		East Parking Lot
02000 - Concrete							
412 - Pool Deck	\$8,547	2	0	4,731	\$24.09/SqFt	(7.5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
118 - Stucco	\$26,979	10	2	18,180	\$1.48/SqFt		Building Exterior
03500 - Painting: Interior							
118 - Building	\$30,178	10	2	21,900	\$1.38/SqFt		All Interior Spaces
04000 - Structural Repairs							
912 - Doors	\$35,245	10	11	76	\$1,855/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
316 - Low Slope: Vinyl	\$149,015	20	1	198	\$753/Sqrs		Clubhouse & Racquetball Roof
942 - Coating	\$22,667	5	1	19,800	\$1.14/SqFt		Low Slope Roof Recoating
08000 - Rehab							
212 - Locker Rooms	\$138,966	20	4	2	\$69,483/Rm		Men's, Women's & Outdoor Shower
216 - Restrooms	\$36,464	20	4	2	\$18,232/Rm		Hallway Restrooms
220 - Restrooms	\$18,232	20	4	1	\$18,232/Rm		Companion Restroom
318 - Restrooms	\$15,264	20	16	2	\$7,632/Rm		Racquetball Court Restrooms

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
08000 - Rehab							
406 - Kitchen	\$8,904	10	3	1	\$8,904/Rm		Clubhouse Kitchen
560 - Operable Wall/Partition	\$56,571	25	10	1,296	\$43.65/SqFt		[2]- Ocotillo/Agave & Agave/Juniper
12000 - Pool							
112 - Resurface	\$50,000	12	0	264	\$189/l.f.		Pool
416 - ADA Chair Lift	\$9,689	10	8	2	\$4,844/Itm		Pool & Spa ADA Chairs
612 - Deck: Re-Surface	\$44,231	15	12	4,731	\$9.35/SqFt		Pool/Spa Deck Coating
738 - Equipment: Replacement	\$26,560	5	4	1	\$53,121/LS	(50%)	Pool & Spa Equipment
928 - Furniture: Misc	\$9,460	6	2	1	\$9,460/LS		Pool Area Furniture
13000 - Spa							
118 - Resurface	\$7,123	8	2	1	\$7,123/Itm		Spa PebbleTec Resurface
14000 - Recreation							
210 - Exercise: Cardio Equipment	\$39,801	3	0	22	\$7,237/Itm	(25%)	Fitness Center Cardio Machines
310 - Exercise: Strength Equipment	\$55,447	8	0	23	\$4,821/Itm	(50%)	Fitness Center Strength Machines
17000 - Tennis Court							
120 - Reseal	\$10,536	4	1	14,000	\$.75/SqFt		[2] Tennis Courts
520 - Resurface	\$47,488	21	16	14,000	\$3.39/SqFt		[2] Tennis Courts
19000 - Fencing							
140 - Chain Link: 10'	\$26,712	30	11	600	\$44.52/l.f.		Tennis Court Fence
210 - Wrought Iron: 5'	\$13,356	30	4	315	\$42.40/l.f.		Pool Area Fencing
20000 - Lighting							
520 - Parking Lot	\$24,940	40	14	8	\$3,117/Itm		North Parking Lot Lights
560 - Parking Lot	\$40,527	40	27	13	\$3,117/Itm		East Parking Lot Lights
23000 - Mechanical Equipment							
212 - HVAC	\$173,816	15	1	11	\$15,801/Itm		Rooftop Trane Units- 2008
292 - HVAC	\$57,100	15	2	4	\$14,275/Itm		Rooftop Carrier Units- 2010
328 - HVAC	\$11,872	15	6	1	\$11,872/Itm		Rooftop Carrier Unit #16- 2014
612 - Water Heater	\$12,285	12	10	2	\$6,143/Itm		Rennai Tankless Heaters
24000 - Furnishings							
900 - Miscellaneous	\$54,431	10	4	1	\$54,431/LS		Tables, Chairs, Misc
24500 - Audio / Visual							
748 - Piano	\$12,581	25	6	1	\$12,581/Itm		Ocotillo Room Yamaha Upright
804 - Stage Risers	\$26,708	30	25	4	\$6,677/Itm		Ocotillo Room- New

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
24500 - Audio / Visual							
808 - Stage Risers	\$890	30	16	2	\$445/Itm		Ocotillo Room- Older
832 - Stage Curtains	\$8,896	20	6	2	\$4,448/Itm		Ocotillo Room
900 - Miscellaneous	\$18,388	10	6	1	\$18,388/Sys		Ocotillo Room- Sound System & Induction Loop
24600 - Safety / Access							
210 - Fire Control Misc	\$21,369	20	7	1	\$21,369/LS		Fire Alarm System
25000 - Flooring							
230 - Carpeting	\$18,916	10	2	430	\$43.99/SqYd		Clubhouse Carpet
236 - Carpeting	\$5,803	10	4	150	\$38.69/SqYd		Juniper Room Only
430 - Tile	\$45,909	20	2	3,050	\$15.05/SqFt		Clubhouse Walls & Floors
620 - Vinyl	\$91,040	15	14	540	\$169/SqYd		Clubhouse
700 - Hardwood Floors	\$27,950	25	6	1,600	\$17.47/SqFt		[2] Racquetball Courts- Replace
740 - Vinyl	\$38,508	40	37	2,925	\$13.17/SqFt		Agave & Ocotillo Floor
26000 - Outdoor Equipment							
306 - Bocce Ct. Resurface	\$4,770	10	4	900	\$5.30/SqFt		Bocce Court
27000 - Appliances							
800 - Miscellaneous	\$21,038	5	4	13	\$4,855/Itm (33%)		Kitchen Appliances
28000 - Water System							
130 - Backflow Valves	\$8,614	12	4	1	\$8,614/Itm		4" Backflow
00050 - Desert Hills (DH)							
01000 - Paving							
120 - Asphalt: Sealing	\$27,564	5	1	104,016	\$.26/SqFt		Drives & Parking
220 - Asphalt: Ongoing Repairs	\$10,612	5	1	104,016	\$4.08/SqFt (3%)		Drives & Parking
328 - Asphalt: Overlay w/ Interlayer	\$158,683	25	6	71,286	\$2.23/SqFt		Upper Parking Area & Drive
332 - Asphalt: Overlay w/ Interlayer	\$75,286	25	23	32,730	\$2.30/SqFt		Lower Parking Area
02000 - Concrete							
414 - Pool Deck	\$11,174	5	3	5,981	\$24.91/SqFt (7.5%)		Pool/Spa Area Concrete Repair
415 - Pool Deck	\$4,100	1	0	1	\$4,100/LS [nr:1]		Pool/Spa Area Concrete Repair (2023 Only)
03000 - Painting: Exterior							
124 - Stucco	\$54,303	10	4	30,135	\$1.80/SqFt		Building Exterior
03500 - Painting: Interior							
124 - Building	\$18,569	5	3	26,950	\$1.38/SqFt (50%)		All Interior Spaces

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
04000 - Structural Repairs							
916 - Doors	\$25,042	10	11	54	\$1,855/Itm	(25%)	Exterior & Interior Doors
04500 - Decking/Balconies							
200 - Resurface	\$29,870	18	0	1,778	\$16.80/SqFt		Second Floor Deck
05000 - Roofing							
324 - Low Slope: Vinyl	\$103,106	20	1	137	\$753/Sqrs		Roof Replacement
946 - Coating	\$15,539	5	4	13,700	\$1.13/SqFt		Low Slope Roof Recoating
08000 - Rehab							
218 - Locker Rooms	\$142,112	28	1	2	\$71,056/Rm		Men's & Women's
222 - Bathrooms	\$18,253	20	2	1	\$18,253/Rm		Add Companion Bathroom
324 - Restrooms	\$34,746	20	1	2	\$17,373/Rm		Auditorium Lobby Restrooms
466 - Cabinets	\$31,930	20	3	40	\$798/l.f.		Countertops & Cabinets
570 - Operable Wall/Partition	\$38,419	21	11	770	\$49.89/SqFt		[4] Room Dividers
12000 - Pool							
118 - Resurface	\$51,813	12	15	260	\$199/l.f.		Pool
404 - ADA Chair Lift	\$14,246	10	4	2	\$7,123/Itm		Pool & Spa Chair Lifts
618 - Deck: Re-Surface	\$212,956	25	19	5,981	\$35.61/SqFt		Pool/Spa Deck Coating
742 - Equipment: Replacement	\$29,699	5	4	1	\$59,398/LS	(50%)	Pool & Spa Equipment
932 - Furniture: Misc	\$13,000	6	0	1	\$13,000/LS		Pool Area Furniture
13000 - Spa							
122 - Resurface	\$10,600	8	7	1	\$10,600/Itm		Spa
14000 - Recreation							
140 - Sauna: Wood Kit	\$7,020	25	24	1	\$7,020/Rm		Sauna
220 - Exercise: Cardio Equipment	\$20,327	3	2	13	\$6,254/Itm	(25%)	Fitness Center Cardio Machines
320 - Exercise: Strength Equipment	\$27,574	8	4	11	\$5,013/Itm	(50%)	Fitness Center Strength Machines
740 - Billiard Table	\$29,204	25	4	3	\$9,735/Itm		Billiards Room Tables
741 - Billiard Table	\$11,840	1	0	1	\$11,840/LS	[nr:1]	Billiards Room Tables- 2023 Only
744 - Billiard Table	\$20,012	25	23	2	\$10,006/Itm		Diamond Tables
17000 - Tennis Court							
130 - Reseal	\$21,675	4	4	28,800	\$.75/SqFt		[4] Tennis Courts
131 - Reseal	\$11,850	1	0	1	\$11,850/LS	[nr:1]	[4] Tennis Courts
19000 - Fencing							
150 - Chain Link: 10'	\$42,739	30	8	960	\$44.52/l.f.		Tennis Court Fence

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
20000 - Lighting							
210 - Pole Lights	\$8,513	20	3	7	\$1,216/Itm		Walkway Lights
218 - Landscape	\$11,582	20	11	25	\$463/Itm		Walkway Lights
264 - Bollard Lights	\$22,933	20	11	22	\$1,042/Itm		Walkway Bollard Lights
530 - Parking Lot	\$30,870	40	13	11	\$2,806/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
216 - HVAC	\$44,686	15	14	4	\$11,172/Itm		Rooftop Rheem Units- 2022
296 - HVAC	\$40,595	15	12	3	\$13,532/Itm		Rooftop Units- 2007
332 - HVAC	\$41,696	15	1	3	\$13,899/Itm		Rooftop Carrier Units- 2009
360 - HVAC	\$12,007	15	11	1	\$12,007/Itm		Rooftop Rheem Unit #8- 2019
388 - HVAC	\$42,738	15	5	3	\$14,246/Itm		Rooftop Carrier Units- 2013
412 - HVAC	\$11,714	15	11	1	\$11,714/Itm		Rooftop Rheem Unit #11- 2019
428 - HVAC	\$12,007	15	10	1	\$12,007/Itm		Rooftop Carrier Unit #16- 2018
444 - HVAC	\$5,488	15	11	1	\$5,488/Itm		Ground Level Rheem Unit 17A/B- 2003
446 - HVAC	\$5,223	15	11	1	\$5,223/Itm		Ground Level- Carrier 3-ton Unit
604 - Water Heater	\$10,764	12	0	2	\$10,764/Itm	(50%)	Pool Equipment Area Water Heaters
632 - Water Heater	\$1,908	15	5	1	\$1,908/Itm		Men's Restroom's Janitor's Closet
24000 - Furnishings							
540 - Miscellaneous	\$27,939	10	2	1	\$27,939/LS		Folding Tables & Chairs
24500 - Audio / Visual							
152 - Projector	\$7,640	10	7	1	\$7,640/Itm		Stage- Epson
174 - Projection Screen	\$9,970	20	16	1	\$9,970/Itm		Stage- Electric Screen
308 - PA System	\$19,160	10	8	1	\$19,160/Sys		Sound Rack- Sound System
752 - Piano	\$12,274	25	7	1	\$12,274/Itm		Stage Yamaha Upright
820 - Stage Curtains	\$17,134	20	4	2	\$8,567/Itm		Stage Curtains
24600 - Safety / Access							
220 - Fire Control Misc	\$20,366	20	0	1	\$20,366/LS		Fire Alarm System
25000 - Flooring							
240 - Carpeting	\$36,575	10	6	670	\$54.59/SqYd		Clubhouse Carpet
244 - Carpeting	\$8,002	10	8	384	\$20.84/SqYd		Clubhouse Carpet
440 - Tile	\$31,001	20	1	975	\$31.80/SqFt		Clubhouse Walls & Floors
630 - Vinyl	\$18,359	15	1	566	\$32.44/SqYd		Clubhouse Vinyl
710 - Hardwood Floors	\$9,354	50	8	500	\$18.71/SqFt		Stage- Replace

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
27000 - Appliances							
160 - Ice Machine	\$6,857	10	8	1	\$6,857/Itm		Tennis Courts
740 - Miscellaneous	\$17,999	5	2	12	\$4,500/Itm (33%)		Kitchen Appliances
764 - Dishwasher, Commercial	\$10,600	12	11	1	\$10,600/Itm		Dishwasher
28000 - Water System							
150 - Backflow Valves	\$11,225	12	2	1	\$11,225/Itm		6" Backflow
00060 - Canoa Hills (CH)							
01000 - Paving							
124 - Asphalt: Sealing	\$17,849	5	3	67,354	\$.26/SqFt		Parking Lot
224 - Asphalt: Ongoing Repairs	\$10,995	5	3	67,354	\$4.08/SqFt (4%)		Parking Lot
332 - Asphalt: Overlay w/ Interlayer	\$149,930	25	23	67,354	\$2.23/SqFt		Parking Lot
02000 - Concrete							
424 - Pool Deck	\$8,893	2	0	5,950	\$24.91/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
130 - Stucco	\$27,831	10	7	10,940	\$2.54/SqFt		Building Exterior
416 - Wrought Iron	\$2,826	4	0	160	\$17.66/l.f.		Pool Perimeter Fence
03500 - Painting: Interior							
130 - Building	\$31,349	10	5	22,750	\$1.38/SqFt		All Interior Spaces
131 - Building	\$12,300	1	0	1	\$12,300/LS [nr:1]		All Interior Spaces (2023 Only)
04000 - Structural Repairs							
920 - Doors	\$21,796	10	11	47	\$1,855/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
328 - Low Slope: Vinyl	\$170,840	20	7	227	\$753/Sqrs		Building Roof
950 - Coating	\$20,453	5	3	22,700	\$.90/SqFt		Low Slope Roof Recoating
08000 - Rehab							
224 - Locker Rooms	\$161,550	20	0	2	\$80,775/Rm		Men's, Women's & Outdoor Shower
330 - Restrooms	\$81,600	20	0	2	\$40,800/Rm		Restrooms
580 - Operable Wall/Partition	\$42,778	25	16	980	\$43.65/SqFt		Saguaro & Palo Verde Divider
12000 - Pool							
124 - Resurface	\$54,603	12	3	274	\$199/l.f.		Pool
624 - Deck: Re-Surface	\$36,000	10	0	5,950	\$6.05/SqFt		Pool/Spa Deck Coating
746 - Equipment: Replacement	\$30,929	5	3	1	\$61,859/LS (50%)		Pool & Spa Equipment
936 - Furniture: Misc	\$13,096	6	2	1	\$13,096/LS		Pool Area Furniture

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00060 - Canoa Hills (CH)							
13000 - Spa							
126 - Resurface	\$6,110	8	3	1	\$6,110/Itm		Spa
14000 - Recreation							
234 - Exercise: Cardio Equipment	\$28,720	3	0	16	\$7,180/Itm (25%)		Fitness Center Cardio Machines
330 - Exercise: Strength Equipment	\$48,243	8	0	20	\$4,824/Itm (50%)		Fitness Center Strength Machines
17000 - Tennis Court							
140 - Reseal	\$10,536	4	1	14,000	\$.75/SqFt		[2] Tennis Courts
504 - Resurface	\$47,488	21	9	14,000	\$3.39/SqFt		[2] Tennis Courts
19000 - Fencing							
160 - Chain Link: 10'	\$25,822	30	8	580	\$44.52/l.f.		Tennis Court Fence
250 - Wrought Iron: 5'	\$6,784	30	3	160	\$42.40/l.f.		Pool Perimeter Fence
20000 - Lighting							
220 - Pole Lights	\$74,836	40	13	24	\$3,118/Itm		Parking Lot & Walkway Lights
23000 - Mechanical Equipment							
220 - HVAC	\$54,686	15	0	6	\$9,114/Itm		Rooftop Carrier Units- 2007
230 - HVAC	\$9,426	15	13	1	\$9,426/Itm		Rooftop Carrier Unit #4- 2021
340 - HVAC	\$9,426	15	13	1	\$9,426/Itm		Rooftop Carrier Unit #5- 2021
364 - HVAC	\$9,635	15	13	1	\$9,635/Itm		Rooftop Carrier Unit #10- 2021
600 - Water Heater	\$14,967	12	2	1	\$14,967/LS		Pool Eq Room Heater & Tank
24000 - Furnishings							
560 - Miscellaneous	\$14,941	10	1	1	\$14,941/LS		Folding Tables & Chairs
620 - Miscellaneous	\$9,649	12	0	1	\$9,649/LS		Lobby Furniture
24500 - Audio / Visual							
156 - Projector	\$1,448	10	4	1	\$1,448/Itm		Saguaro Room- Panasonic
166 - Projection Screen	\$19,435	20	16	1	\$19,435/Itm		Saguaro Room- Electric Screen
316 - PA System	\$18,261	10	6	1	\$18,261/Sys		Sound Rack- Sound System
330 - Miscellaneous	\$19,159	30	13	1	\$19,159/Sys		Sound Rack- Total Induction Loop
756 - Piano	\$9,258	25	2	1	\$9,258/Itm		Saguaro Room Yamaha Upright
812 - Stage Risers	\$4,257	30	0	288	\$14.78/SqFt		[6] Saguaro Room Risers
828 - Stage Curtains	\$16,521	20	9	2	\$8,260/Itm		Saguaro Stage Curtains
24600 - Safety / Access							
230 - Fire Control Misc	\$21,369	20	3	1	\$21,369/LS		Fire Alarm System

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00060 - Canoa Hills (CH)							
25000 - Flooring							
250 - Carpeting	\$5,651	10	7	122	\$46.32/SqYd		Mesquite Room
254 - Carpeting	\$18,723	10	0	418	\$44.79/SqYd		Clubhouse Carpeting
450 - Tile	\$96,086	20	19	6,475	\$14.84/SqFt		Clubhouse Walls & Floors
720 - Hardwood Floors	\$115,060	40	7	6,150	\$18.71/SqFt		Wood Floor- Replace
750 - Hardwood Floors	\$23,012	10	7	6,150	\$3.74/SqFt		Wood Floor- Refinish
26000 - Outdoor Equipment							
302 - Bocce Ct. Resurface	\$9,497	10	7	4	\$2,374/Itm		Bocce Ball Courts
848 - Shade Structure	\$4,865	15	15	200	\$24.33/SqFt		Tennis Court Shade Canopy
849 - Shade Structure	\$1,230	1	0	1	\$1,230/LS [nr:1]		Tennis Court Shade Canopy (2023 Only)
852 - Shade Structure	\$19,462	15	9	800	\$24.33/SqFt		[4] Bocce Court Shade Canopies
856 - Shade Structure	\$4,170	30	11	144	\$28.96/SqFt		Metal Roofed Shade Structure
872 - Shade Structure	\$11,003	25	19	1	\$11,003/Itm		Pool Area Wood Gazebo Structure
27000 - Appliances							
760 - Miscellaneous	\$24,904	5	4	17	\$4,395/Itm (33%)		Kitchen Appliances
764 - Dishwasher, Commercial	\$10,600	12	11	1	\$10,600/Itm		Dishwasher
28000 - Water System							
154 - Backflow Valves	\$11,225	12	2	1	\$11,225/Itm		6" Backflow
00070 - Santa Rita Springs (SRS)							
01000 - Paving							
128 - Asphalt: Sealing	\$21,369	5	3	80,636	\$.26/SqFt		Parking Lots
228 - Asphalt: Ongoing Repairs	\$8,227	5	1	80,636	\$4.08/SqFt (3%)		Parking Lots
336 - Asphalt: Overlay w/ Interlayer	\$129,967	25	1	58,386	\$2.23/SqFt		North & East Parking Lots
340 - Asphalt: Overlay w/ Interlayer	\$49,528	25	1	22,250	\$2.23/SqFt		South Parking Lot
02000 - Concrete							
430 - Pool Deck	\$7,370	2	0	5,975	\$20.56/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
136 - Stucco	\$49,916	10	4	28,540	\$1.75/SqFt		Building Exterior
400 - Wrought Iron	\$13,425	4	0	1,758	\$7.64/l.f.		Pool Fence, Metal Railings
03500 - Painting: Interior							
136 - Building	\$48,919	10	2	35,500	\$1.38/SqFt		All Interior Spaces- 2025
137 - Building	\$21,365	10	0	1	\$21,365/LS		2023 Only & 2022 Remaining Areas
04000 - Structural Repairs							
600 - Metal Railings	\$26,380	10	1	1,410	\$37.42/l.f. (50%)		Deck, Stair & Bridge Railings

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
04000 - Structural Repairs							
924 - Doors	\$30,607	10	11	66	\$1,855/Itm	(25%)	Exterior & Interior Doors
04500 - Decking/Balconies							
206 - Resurface	\$121,620	20	10	12,664	\$9.60/SqFt		Elastomeric Deck- Resurface
300 - Repairs	\$27,519	5	0	12,664	\$2.17/SqFt		Elastomeric Deck- Seal/Repair
05000 - Roofing							
336 - Low Slope: Vinyl	\$51,177	20	1	68	\$753/Sqrs		Building Roof
604 - Pitched: Tile	\$63,218	30	6	84	\$753/Sqrs		Building Roof
954 - Coating	\$23,138	5	1	6,800	\$3.40/SqFt		Low Slope Roof Recoating
08000 - Rehab							
230 - Locker Rooms	\$138,985	20	1	2	\$69,493/Rm		Men's, Women's & Outdoor Shower
336 - Restrooms	\$57,811	20	5	5	\$11,562/Rm		Restrooms
412 - Kitchen	\$4,802	20	2	1	\$4,802/Rm		Art Kitchenette
472 - Cabinets	\$21,515	20	2	2	\$10,758/Rm		Art & Clay Counters & Cabinets
12000 - Pool							
130 - Resurface	\$46,248	10	0	240	\$193/l.f.		Pool
408 - ADA Chair Lift	\$5,830	10	6	1	\$5,830/Itm		Pool Area ADA Lift
630 - Deck: Re-Surface	\$41,168	15	13	5,975	\$6.89/SqFt		Pool/Spa Deck Coating
750 - Equipment: Replacement	\$30,509	5	3	1	\$61,018/LS	(50%)	Pool & Spa Equipment
751 - Equipment: Replacement	\$18,138	1	0	1	\$18,138/LS	[nr:1]	Pool & Spa Equipment
940 - Furniture: Misc	\$8,731	6	2	1	\$8,731/LS		Pool Area Furniture
13000 - Spa							
130 - Resurface	\$8,714	8	6	1	\$8,714/Itm		Spa
14000 - Recreation							
240 - Exercise: Cardio Equipment	\$27,641	3	1	16	\$6,910/Itm	(25%)	Fitness Center Cardio Machines
340 - Exercise: Strength Equipment	\$44,005	8	0	23	\$3,827/Itm	(50%)	Fitness Center Strength Machines
19000 - Fencing							
220 - Wrought Iron: 5'	\$12,298	30	28	348	\$35.34/l.f.		Pool Perimeter Fence
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$25,481	25	5	40	\$637/Itm		Wall & Wall Top Lantern Lights
230 - Pole Lights	\$18,397	25	5	10	\$1,840/Itm		Bridge Lights
280 - Pole Lights	\$7,239	25	5	5	\$1,448/Itm		2nd Level Deck- Pole Lights

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
23000 - Mechanical Equipment							
232 - HVAC	\$32,835	15	5	6	\$5,473/Itm		Miscellaneous Units- 2013
312 - HVAC	\$7,499	15	8	1	\$7,499/Itm		Carrier Unit #8- 2016
316 - HVAC	\$7,499	15	10	1	\$7,499/Itm		American Standard Unit #3- 2018
344 - HVAC	\$14,967	15	11	2	\$7,484/Itm		Units- 2019
368 - HVAC	\$17,373	15	4	2	\$8,687/Itm		Carrier Units- 2012
392 - HVAC	\$12,878	15	10	2	\$6,439/Itm		Units- 2018
416 - HVAC	\$8,687	15	8	1	\$8,687/Itm		Carrier Unit #7- 2016
436 - HVAC	\$8,687	15	6	1	\$8,687/Itm		Carrier Unit #11- 2014
448 - HVAC	\$108,540	15	10	8	\$13,568/Itm		Rooftop Carrier Units- 2018
452 - HVAC	\$33,385	15	11	2	\$16,693/Itm		Carrier Units- 2007
616 - Water Heater	\$11,003	12	6	1	\$11,003/Itm		Bradford White Water Heater
23500 - Elevator							
200 - Modernize/Overhaul	\$141,302	25	21	1	\$141,302/Itm		Anza Building Elevator
300 - Cab Rehab	\$20,744	20	16	1	\$20,744/Itm		Anza Elevator Cab
24000 - Furnishings							
600 - Miscellaneous	\$63,860	10	5	1	\$63,860/LS		Anza Room Furniture
24500 - Audio / Visual							
160 - Projector	\$1,448	4	1	3	\$1,448/Itm (33%)		Projectors
170 - Projection Screen	\$9,961	20	1	1	\$9,961/Itm		Anza Room
324 - PA System	\$19,160	10	8	1	\$19,160/Sys		Anza Room- Sound System
760 - Piano	\$8,059	25	15	1	\$8,059/Itm		Anza Room Kawai Upright
24600 - Safety / Access							
240 - Fire Control Misc	\$35,615	20	2	1	\$35,615/LS		Fire Alarm System
25000 - Flooring							
270 - Carpeting	\$17,808	10	3	400	\$44.52/SqYd		Kino, Fitness, Office Areas
460 - Tile	\$27,470	20	0	1,825	\$15.05/SqFt		Clubhouse Walls & Floors
730 - Hardwood Floors	\$29,513	40	13	2,150	\$13.73/SqFt		Anza & Santa Cruz- Replace
760 - Hardwood Floors	\$16,090	10	3	2,150	\$7.48/SqFt		Anza & Santa Cruz- Refinish
26000 - Outdoor Equipment							
804 - Shade Structure	\$2,433	15	7	100	\$24.33/SqFt		Small Shade Canopy
820 - Shade Structure	\$14,596	15	3	600	\$24.33/SqFt		NW of Pool- Large Shade Canopy
824 - Shade Structure	\$10,947	15	5	450	\$24.33/SqFt		Pool Equip Encl Shade Canopy

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
27000 - Appliances							
780 - Miscellaneous	\$13,604	5	4	10	\$4,081/Itm	(33%)	Kitchen Appliances
28000 - Water System							
142 - Backflow Valves	\$10,153	12	7	1	\$10,153/Itm		4" Backflow #1
146 - Backflow Valves	\$7,491	12	9	1	\$7,491/Itm		4" Backflow #2
00080 - Canoa Ranch (CR)							
01000 - Paving							
132 - Asphalt: Sealing	\$16,978	5	1	64,068	\$.26/SqFt		Drives & Parking
246 - Asphalt: Ongoing Repairs	\$6,537	5	1	64,068	\$4.08/SqFt	(3%)	Drives & Parking
254 - Asphalt: Ongoing Repairs	\$7,659	5	1	18,768	\$4.08/SqFt	(10%)	Seal, Crack Fill, Stripe
342 - Asphalt: Overlay w/ Interlayer	\$142,615	25	10	64,068	\$2.23/SqFt		Drives & Parking
02000 - Concrete							
418 - Pool Deck	\$3,301	5	3	2,650	\$24.91/SqFt	(5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
142 - Stucco	\$21,904	10	5	14,760	\$1.48/SqFt		Building Exterior
406 - Wrought Iron	\$6,899	4	2	614	\$11.24/l.f.		Metal Fencing & Railings
03500 - Painting: Interior							
142 - Building	\$36,104	10	0	26,200	\$1.38/SqFt		All Interior Spaces
04000 - Structural Repairs							
606 - Metal Railings	\$10,911	20	5	350	\$31.17/l.f.		Parking & Pickleball
928 - Doors	\$18,550	10	11	40	\$1,855/Itm	(25%)	Exterior & Interior Doors
932 - Doors	\$59,784	20	5	3	\$19,928/Itm		Pool East Patio Doors
05000 - Roofing							
200 - Low Slope: BUR	\$61,617	20	5	133	\$463/Sqrs		Building Roof
608 - Pitched: Tile	\$33,867	30	15	45	\$753/Sqrs		Building Roof
958 - Coating	\$23,262	5	1	13,300	\$1.75/SqFt		Low Slope Roof Recoating
08000 - Rehab							
226 - Locker Rooms	\$150,567	20	5	2	\$75,284/Rm		Men's, Women's & Pool Area Shower
234 - Restrooms	\$18,253	20	2	1	\$18,253/Rm		Companion Restroom Remodel
12000 - Pool							
136 - Resurface	\$51,016	12	5	256	\$199/l.f.		Pool
412 - ADA Chair Lift	\$12,556	10	6	1	\$12,556/Itm		Spa ADA Chair- Repl in 2019
416 - ADA Chair Lift	\$11,215	10	8	1	\$11,215/Itm		Pool ADA Chair- Repl in 2021

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00080 - Canoa Ranch (CR)							
12000 - Pool							
636 - Deck: Re-Surface	\$43,433	15	0	2,650	\$16.39/SqFt		Pool Area Decking
754 - Equipment: Replacement	\$24,111	5	3	1	\$48,222/LS	(50%)	Pool & Spa Equipment
13000 - Spa							
134 - Resurface	\$5,715	8	5	1	\$5,715/Itm		Spa
14000 - Recreation							
250 - Exercise: Cardio Equipment	\$25,477	3	4	14	\$7,279/Itm	(25%)	Fitness Center Cardio Machines
350 - Exercise: Strength Equipment	\$55,754	8	0	26	\$4,289/Itm	(50%)	Fitness Center Strength Machines, Etc
17500 - Basketball / Sport Court							
220 - Seal & Striping	\$7,335	4	1	8,650	\$.85/SqFt		[4] Pickleball Courts
224 - Seal & Striping	\$3,935	4	4	2,690	\$1.46/SqFt		Basketball 1/2 Court
19000 - Fencing							
100 - Chain Link	\$29,485	30	17	788	\$37.42/l.f.		Pickleball & Basketball Courts
230 - Wrought Iron: 6'	\$11,854	30	15	264	\$44.90/l.f.		Patio Perimeter
23000 - Mechanical Equipment							
100 - HVAC	\$18,988	18	3	435	\$43.65/l.f.		[5] Pool Area Fabric Ducts
236 - HVAC	\$86,684	15	0	6	\$14,447/Itm		Rooftop HVAC Units- 2008
508 - Swamp Cooler	\$18,709	15	3	5	\$3,742/Itm		Rooftop Evaporative Coolers- 2008
636 - Water Heater	\$12,740	15	2	2	\$6,370/Itm		Shop
24000 - Furnishings							
540 - Miscellaneous	\$9,701	10	8	1	\$9,701/LS		Tables & Chairs
24500 - Audio / Visual							
164 - Projector	\$1,448	10	1	1	\$1,448/Itm		Amado Room- EIKI
24600 - Safety / Access							
250 - Fire Control Misc	\$21,369	20	5	1	\$21,369/LS		Fire Alarm System
25000 - Flooring							
280 - Carpeting	\$21,688	10	5	660	\$32.86/SqYd		All Spaces
470 - Tile	\$69,574	20	18	2,231	\$31.19/SqFt		Clubhouse Walls & Floors
26000 - Outdoor Equipment							
462 - Drinking Fountain	\$9,728	15	0	3	\$3,243/Itm		Drinking Fountains
808 - Shade Structure	\$12,163	15	3	500	\$24.33/SqFt		[3] Shade Canopies
27000 - Appliances							
248 - Ice Machine	\$6,856	10	8	1	\$6,856/Itm		Pickleball Courts

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00080 - Canoa Ranch (CR)							
28000 - Water System							
162 - Backflow Valves	\$15,953	12	8	1	\$15,953/Itm		8" Backflow
00090 - Abrego South (AS)							
01000 - Paving							
232 - Asphalt: Ongoing Repairs	\$7,659	5	4	18,768	\$4.08/SqFt	(10%)	2019 Replacement Area
236 - Asphalt: Ongoing Repairs	\$6,121	5	3	15,000	\$4.08/SqFt	(10%)	2020 Addition Area
348 - Asphalt: Overlay w/ Interlayer	\$41,778	25	21	18,768	\$2.23/SqFt		2019 Replacement Area
352 - Asphalt: Overlay w/ Interlayer	\$33,390	25	22	15,000	\$2.23/SqFt		2020 Addition Area
02000 - Concrete							
442 - Pool Deck	\$6,931	2	1	5,565	\$24.91/SqFt	(5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
200 - Surface Restoration	\$10,671	10	5	7,191	\$1.48/SqFt		Exterior Surfaces
04000 - Structural Repairs							
936 - Doors	\$7,420	10	11	16	\$1,855/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
360 - Low Slope: Vinyl	\$36,877	20	8	49	\$753/Sqrs		Pool Building Roofs
962 - Coating	\$5,506	5	1	4,900	\$1.12/SqFt		Low Slope Roof Recoating
08000 - Rehab							
236 - Locker Rooms	\$81,073	20	3	2	\$40,537/Rm		Men's & Women's
342 - Restrooms	\$34,747	20	4	2	\$17,373/Rm		Restrooms
12000 - Pool							
140 - Resurface	\$28,832	12	3	170	\$170/l.f.		Pool
422 - ADA Chair Lift	\$4,471	10	6	1	\$4,471/Itm		Pool ADA Lift
642 - Deck: Re-Surface	\$52,087	10	8	5,565	\$9.36/SqFt		Pool/Spa Deck Coating
758 - Equipment: Replacement	\$19,435	5	2	1	\$38,870/LS	(50%)	Pool & Spa Equipment
944 - Furniture: Misc	\$8,109	6	2	1	\$8,109/LS		Pool Area Furniture
13000 - Spa							
138 - Resurface	\$4,264	8	7	1	\$4,264/Itm		Spa
418 - ADA Chair Lift	\$5,281	10	4	1	\$5,281/Itm		Spa ADA Lift
19000 - Fencing							
900 - Miscellaneous	\$8,043	20	8	258	\$31.17/l.f.		Pool Perimeter Wall/Fence
20000 - Lighting							
240 - Pole Lights	\$11,974	20	3	8	\$1,497/Itm		Shuffleboard Lights

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00090 - Abrego South (AS)							
23000 - Mechanical Equipment							
240 - HVAC	\$23,744	15	3	2	\$11,872/Itm		Rooftop Carrier Units- 2011
26000 - Outdoor Equipment							
480 - Drinking Fountain	\$6,949	20	3	2	\$3,475/Itm		Drinking Fountain
812 - Shade Structure	\$13,720	15	9	564	\$24.33/Itm		[3] Volleyball Shade Canopies
880 - Shade Structure	\$6,422	15	6	264	\$24.33/SqFt		Pool Shade Canopy
900 - Shuffleboard Court	\$17,502	8	2	3,744	\$4.67/SqFt		[12] Shuffleboard Courts
910 - Miscellaneous	\$34,763	7	2	3,500	\$9.93/SqFt		[2] Volleyball Court Sand
00100 - Continental Vistas (CV)							
01000 - Paving							
404 - Asphalt: Overlay	\$14,972	20	17	6,726	\$2.23/SqFt		Parking Lot
02000 - Concrete							
448 - Pool Deck	\$8,757	2	2	4,748	\$30.74/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
120 - Surface Restoration	\$6,487	10	4	3,600	\$1.80/SqFt		Recreation Building & Walls
05000 - Roofing							
340 - Low Slope: Vinyl	\$24,253	20	18	20	\$1,213/Sqrs		Pool Building Roof
612 - Pitched: Tile	\$15,434	30	28	13	\$1,187/Sqrs		Pool Building Roof
966 - Coating	\$6,487	5	2	2,000	\$3.24/SqFt		Low Slope Roof Recoating
08000 - Rehab							
242 - Locker Rooms	\$72,402	20	14	2	\$36,201/Rm		Men's & Women's
246 - Bathrooms	\$21,369	20	14	1	\$21,369/Rm		Companion Restroom
12000 - Pool							
146 - Resurface	\$30,528	12	7	180	\$170/l.f.		Pool
648 - Deck: Re-Surface	\$29,040	15	13	4,748	\$6.12/SqFt		Pool/Spa Deck Coating
762 - Equipment: Replacement	\$20,202	5	1	1	\$40,404/LS (50%)		Pool & Spa Equipment
948 - Furniture: Misc	\$7,990	6	5	1	\$7,990/LS		Pool Area Furniture
13000 - Spa							
142 - Resurface	\$8,335	8	6	1	\$8,335/Itm		Spa
23000 - Mechanical Equipment							
244 - HVAC	\$8,976	15	11	1	\$8,976/Itm		Rooftop Rheem Unit #3- 2019
248 - HVAC	\$30,866	15	5	2	\$15,433/Itm		Rooftop Carrier Units- 2013
800 - Water Heater	\$5,791	12	2	1	\$5,791/Itm		Building Water Heater

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00100 - Continental Vistas (CV)							
25000 - Flooring							
640 - Vinyl	\$19,872	10	4	125	\$159/SqYd		Rec Room Sport Flooring
00110 - Madera Vista (MV)							
01000 - Paving							
408 - Asphalt: Major Repairs	\$60,596	25	9	9,772	\$6.20/SqFt		Parking Lot
02000 - Concrete							
454 - Pool Deck	\$7,488	2	4	4,008	\$24.91/SqFt (7.5%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
206 - Surface Restoration	\$7,670	10	5	4,020	\$1.91/SqFt		Exterior Surfaces
05000 - Roofing							
616 - Pitched: Tile	\$32,190	30	28	39	\$825/Sqrs		Pool Building Roof
08000 - Rehab							
248 - Restrooms	\$17,373	20	16	2	\$8,687/Rm		Men's & Women's
262 - Kitchen	\$21,200	20	9	1	\$21,200/Rm		Pool Building Kitchen Area
480 - Shower	\$9,361	15	14	1	\$9,361/LS		Outdoor Pool Shower
12000 - Pool							
154 - Resurface	\$26,458	12	5	156	\$170/l.f.		Pool
654 - Deck: Re-Surface	\$37,514	15	14	4,008	\$9.36/SqFt		Pool/Spa Deck Coating
766 - Equipment: Replacement	\$17,926	5	0	1	\$35,852/LS (50%)		Pool & Spa Equipment
952 - Furniture: Misc	\$8,107	6	4	1	\$8,107/LS		Pool Area Furniture
13000 - Spa							
146 - Resurface	\$5,212	8	1	1	\$5,212/Itm		Spa
17000 - Tennis Court							
540 - Reseal	\$5,419	4	2	7,200	\$.75/SqFt		Tennis Court
560 - Fixtures	\$5,830	15	9	1	\$5,830/Itm		Tennis Court Bench/Canopy
19000 - Fencing							
170 - Chain Link: 10'	\$16,027	30	8	360	\$44.52/l.f.		Tennis Court Fence
240 - Wrought Iron: 6'	\$17,063	30	3	380	\$44.90/l.f.		Pool Perimeter Fence
20000 - Lighting							
250 - Sports Field / Court	\$11,582	20	16	4	\$2,896/Itm		Tennis Court Lights
25000 - Flooring							
434 - Tile	\$11,517	20	17	1	\$11,517/LS		Recreation Room & Storage

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00110 - Madera Vista (MV)							
26000 - Outdoor Equipment							
816 - Shade Structure	\$6,422	15	8	264	\$24.33/SqFt		Pool Shade Canopy
834 - Shade Structure	\$8,174	15	8	336	\$24.33/SqFt		Pool Equip Shade Canopy
00120 - Casa Paloma I (CPI)							
01000 - Paving							
412 - Asphalt: Major Repairs	\$44,201	25	4	7,128	\$6.20/SqFt		Parking Areas
02000 - Concrete							
460 - Pool Deck	\$12,627	2	1	6,128	\$24.91/SqFt	(8%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
212 - Surface Restoration	\$11,085	10	3	7,470	\$1.48/SqFt		Exterior Surfaces
05000 - Roofing							
344 - Low Slope: Vinyl	\$45,909	20	1	61	\$753/Sqrs		Pool Building & Shade Structure Roofs
970 - Coating	\$16,165	5	1	6,100	\$2.65/SqFt		Low Slope Roof Recoating
08000 - Rehab							
254 - Locker Rooms	\$118,646	20	17	2	\$59,323/Rm		Men's, Women's & Outdoor Shower
256 - Restrooms	\$5,650	20	17	1	\$5,650/Rm		Unisex Restroom
418 - Kitchen	\$8,107	20	8	1	\$8,107/Rm		Clubhouse Kitchen
12000 - Pool							
160 - Resurface	\$33,920	12	5	200	\$170/l.f.		Pool
420 - ADA Chair Lift	\$5,830	10	4	1	\$5,830/Itm		Aqua Creek Pool Chair
660 - Deck: Re-Surface	\$58,721	15	14	6,128	\$9.58/SqFt		Pool/Spa Deck Coating
770 - Equipment: Replacement	\$22,031	5	0	1	\$44,062/LS	(50%)	Pool & Spa Equipment
956 - Furniture: Misc	\$8,107	6	2	1	\$8,107/LS		Pool Area Furniture
957 - Furniture: Misc	\$3,709	1	0	1	\$3,709/LS	[nr:1]	Pool Area Furniture
13000 - Spa							
150 - Resurface	\$6,305	8	5	1	\$6,305/Itm		Spa
23000 - Mechanical Equipment							
256 - HVAC	\$19,458	15	3	2	\$9,729/Itm		Rooftop Carrier Units- 2011
25000 - Flooring							
424 - Tile	\$12,430	20	17	1	\$12,430/LS		Rec Rm, Unisex RR, Kitchen, Storage
26000 - Outdoor Equipment							
310 - Benches	\$22,896	15	7	18	\$1,272/Itm		Common Area Benches
316 - Shuffleboard Court	\$9,738	8	4	1,980	\$4.92/SqFt		[6] Shuffleboard Courts

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00120 - Casa Paloma I (CPI)							
26000 - Outdoor Equipment							
826 - Shade Structure	\$8,977	30	22	310	\$28.96/SqFt		Pool Equip Shade Structure
00130 - Casa Paloma II (CPII)							
02000 - Concrete							
466 - Pool Deck	\$10,824	2	2	4,933	\$36.57/SqFt (6%)		Pool/Spa Area Concrete Repair
04000 - Structural Repairs							
952 - Doors	\$6,492	10	11	14	\$1,855/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
348 - Low Slope: Vinyl	\$36,910	20	18	53	\$696/Sqrs		Pool Building Roofs
974 - Coating	\$8,596	5	1	5,300	\$1.62/SqFt		Low Slope Roof Recoating
08000 - Rehab							
258 - Restrooms	\$10,600	15	2	1	\$10,600/Rm		Unisex Restroom
260 - Locker Rooms	\$81,075	20	2	2	\$40,537/Rm		Men's & Women's Locker Rooms & Outdoor Shower
261 - Locker Rooms	\$2,366	1	0	1	\$2,366/LS [nr:1]		Men's & Women's Locker Rooms & Outdoor Shower
424 - Kitchen	\$8,107	20	4	1	\$8,107/Rm		Clubhouse Kitchen
12000 - Pool							
166 - Resurface	\$30,528	10	3	180	\$170/l.f.		Pool
666 - Deck: Re-Surface	\$49,180	15	14	4,933	\$9.97/SqFt		Pool/Spa Deck Coating
774 - Equipment: Replacement	\$22,093	5	1	1	\$44,186/LS (50%)		Pool & Spa Equipment
960 - Furniture: Misc	\$8,107	6	2	1	\$8,107/LS		Pool Area Furniture
13000 - Spa							
154 - Resurface	\$5,756	8	3	1	\$5,756/Itm		Spa
20000 - Lighting							
260 - Pole Lights	\$11,578	30	0	8	\$1,447/Itm		Shuffleboard Lights
23000 - Mechanical Equipment							
272 - HVAC	\$19,458	15	3	2	\$9,729/Itm		Rooftop Carrier Units- 2011
25000 - Flooring							
200 - Carpeting	\$4,083	10	7	1,284	\$3.18/SqFt		Recreation Room
400 - Tile	\$4,158	20	17	281	\$14.80/SqFt		Kitchenette & Storage Closet
26000 - Outdoor Equipment							
304 - Shuffleboard Court	\$9,109	8	2	1,980	\$4.60/SqFt		[6] Courts Resurface & Recoat
860 - Shade Structure	\$7,152	15	8	294	\$24.33/SqFt		Pool Equip Shade Canopy

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00140 - Abrego North (AN)							
01000 - Paving							
420 - Asphalt: Major Repairs	\$87,465	25	0	14,105	\$6.20/SqFt		Parking Area
02000 - Concrete							
472 - Pool Deck	\$6,537	5	0	4,523	\$24.09/SqFt (6%)		Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
218 - Surface Restoration	\$8,744	10	3	5,892	\$1.48/SqFt		Exterior Surfaces
04000 - Structural Repairs							
820 - Shed	\$11,076	10	7	1	\$11,076/Itm		Shed
956 - Doors	\$9,275	20	9	10	\$1,855/Itm (50%)		Exterior & Interior Doors
05000 - Roofing							
352 - Low Slope: Vinyl	\$15,805	20	3	21	\$753/Sqrs		Pool Building Roof
978 - Coating	\$2,649	5	1	2,100	\$1.26/SqFt		Low Slope Roof Recoating
08000 - Rehab							
238 - Restrooms	\$18,253	20	2	1	\$18,253/Rm		Companion Restroom Remodel
266 - Locker Rooms	\$81,075	20	3	2	\$40,537/Rm		Men's & Women's
270 - General	\$10,416	20	14	795	\$13.10/SqFt		Recreation Room Tile- 2017
12000 - Pool							
172 - Resurface	\$39,008	10	3	230	\$170/l.f.		Pool
426 - ADA Chair Lift	\$14,246	10	4	2	\$7,123/Itm		Pool & Spa
778 - Equipment: Replacement	\$22,093	5	3	1	\$44,186/LS (50%)		Pool & Spa Equipment
779 - Equipment: Replacement	\$10,682	1	0	1	\$10,682/LS [nr:1]		Pool & Spa Equipment- 2023 Only
964 - Furniture: Misc	\$7,990	6	5	1	\$7,990/LS		Pool Area Furniture
965 - Furniture: Misc	\$3,801	1	0	1	\$3,801/LS [nr:1]		Pool Area Furniture
13000 - Spa							
158 - Resurface	\$6,110	8	2	1	\$6,110/Itm		Spa
19000 - Fencing							
110 - Wood: Split Rail	\$5,639	20	14	152	\$37.10/l.f.		Perimeter Fencing
23000 - Mechanical Equipment							
200 - HVAC	\$20,670	15	12	3	\$6,890/Itm		HVAC
26000 - Outdoor Equipment							
864 - Shade Structure	\$10,628	30	20	367	\$28.96/SqFt		Pool Equip Shade Structure
868 - Shade Structure	\$9,196	15	9	378	\$24.33/SqFt		[3] Pool Shade Canopies

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00200 - Pickleball Center							
01000 - Paving							
170 - Asphalt: Sealing	\$10,502	5	3	39,629	\$.26/SqFt		Parking Lot
270 - Asphalt: Ongoing Repairs	\$5,660	5	3	39,629	\$4.08/SqFt (3.5%)		Parking Lot
370 - Asphalt: Overlay w/ Interlayer	\$88,214	25	22	39,629	\$2.23/SqFt		Parking Lot
04000 - Structural Repairs							
892 - Shed	\$5,300	15	12	1	\$5,300/LS		Shed
912 - Doors	\$4,637	20	17	5	\$1,855/Itm (50%)		Building Doors
05000 - Roofing							
370 - Low Slope: Single-Ply	\$9,034	15	12	12	\$753/Sqrs		Center Roof
08000 - Rehab							
100 - General	\$5,650	10	7	1	\$5,650/LS		Office, Storage, Breezeway
226 - Restrooms	\$16,949	10	7	2	\$8,475/Rm		Restrooms
17500 - Basketball / Sport Court							
200 - Seal & Striping	\$46,301	2	2	54,600	\$.85/SqFt		[24] Pickleball Courts
201 - Seal & Striping	\$29,450	1	0	1	\$29,450/LS [nr:1]		[24] Pickleball Courts
19000 - Fencing							
174 - Chain Link: 4'	\$28,763	25	22	1,414	\$20.34/l.f.		Court Fences
178 - Chain Link: 8'	\$68,244	25	22	1,871	\$36.47/l.f.		Court Fences
780 - Gates	\$15,819	20	17	50	\$316/Itm		Court Gates
23000 - Mechanical Equipment							
470 - HVAC	\$9,661	15	12	3	\$3,220/Itm		Mini-split Units
870 - Septic System	\$8,475	20	17	1	\$8,475/Sys		Septic System
24000 - Furnishings							
570 - Miscellaneous	\$22,599	10	7	1	\$22,599/LS		Interior/Exterior Furniture
970 - Miscellaneous	\$8,786	10	7	900	\$9.76/SqFt		Artificial Turf
974 - Miscellaneous	\$5,650	5	2	1	\$5,650/LS		Entrance Gate
26000 - Outdoor Equipment							
440 - Drinking Fountain	\$5,424	20	17	2	\$2,712/Itm		Drinking Fountains
448 - Bleachers: Aluminum	\$19,080	20	17	6	\$3,180/Itm		Bleachers
884 - Shade Structure	\$14,629	7	4	4,182	\$3.50/SqFt		[3] Shade Structures
00700 - Facility Maintenance Shop (FMS)							
01000 - Paving							
136 - Asphalt: Sealing	\$7,705	5	2	29,074	\$.26/SqFt		Parking Area

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00700 - Facility Maintenance Shop (FMS)							
01000 - Paving							
260 - Asphalt: Ongoing Repairs	\$4,153	5	2	29,074	\$4.08/SqFt (3.5%)		Parking Area
424 - Asphalt: Overlay w/ Interlayer	\$64,719	25	21	29,074	\$2.23/SqFt		Parking Area
03000 - Painting: Exterior							
128 - Surface Restoration	\$7,420	10	5	5,000	\$1.48/SqFt		Building Exterior
412 - Wrought Iron	\$8,718	4	3	835	\$10.44/l.f.		Perimeter Fence
03500 - Painting: Interior							
152 - Building	\$13,780	10	5	10,000	\$1.38/SqFt		All Interior Spaces
04000 - Structural Repairs							
800 - Shed	\$6,102	10	7	1	\$6,102/Itm		Shed
804 - Shed	\$17,807	10	5	3	\$5,936/Itm		Pre-Fab Sheds
960 - Doors	\$5,512	30	25	2	\$2,756/Itm		Shop Rollup Doors
964 - Doors	\$11,130	10	5	24	\$1,855/Itm (25%)		Exterior & Interior Doors
05000 - Roofing							
332 - Low Slope: Vinyl	\$10,536	20	15	14	\$753/Sqrs		Maintenance Shop Low Slope Roof
440 - Pitched: Dimensional Composition	\$25,712	30	4	37	\$695/Sqrs		Maintenance Shop Pitched Roof
860 - Skylights	\$9,266	20	15	10	\$927/Itm		Pitched & Low Slope Roof Skylights
982 - Coating	\$4,541	5	1	1,400	\$3.24/SqFt		Low Slope Roof Recoating
08000 - Rehab							
108 - General	\$18,253	20	15	1	\$18,253/LS		Common Areas
278 - Restrooms	\$34,746	20	15	2	\$17,373/Rm		Restrooms
282 - General	\$24,322	20	15	1	\$24,322/Rm		Break Room
19000 - Fencing							
224 - Wrought Iron: 5'	\$32,881	30	25	835	\$39.38/l.f.		Perimeter Fencing
540 - Metal	\$6,116	30	25	165	\$37.07/l.f.		Frontage Fencing
23000 - Mechanical Equipment							
208 - HVAC	\$25,481	15	10	4	\$6,370/Itm		Rooftop HVAC Units- 2018
224 - HVAC	\$29,303	15	9	2	\$14,651/Itm		Ground Level Bryant Units- 2017
24000 - Furnishings							
200 - Miscellaneous	\$56,752	20	15	64	\$887/Itm		Chairs, Desks, Storage, Etc
25000 - Flooring							
290 - Carpeting	\$7,234	10	2	195	\$37.10/SqYd		Offices, Hallways, Misc
480 - Tile	\$18,455	20	15	664	\$27.79/SqFt		Floor & Wall Tile

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00700 - Facility Maintenance Shop (FMS)							
25000 - Flooring							
30000 - Miscellaneous							
236 - Maintenance Equipment	\$18,955	20	17	1	\$18,955/Itm		Genie Scissor Lift
822 - Maintenance Equipment	\$22,064	10	5	11	\$4,012/Itm	(50%)	Shop Tools, Portacoolers, Misc
00800 - General							
22000 - Office Equipment							
100 - Miscellaneous	\$7,297	5	4	1	\$7,297/Itm		Facility Maintenance Shop Contex Scanner
30000 - Miscellaneous							
200 - Maintenance Equipment	\$9,354	20	3	1	\$9,354/Itm		Vermeer Chipper
204 - Maintenance Equipment	\$60,638	15	14	1	\$60,638/Itm		Vermeer Skid Loader & Attachments
700 - Trailer	\$6,236	15	2	1	\$6,236/Itm		Load Trail
704 - Trailer	\$7,236	15	11	1	\$7,236/Itm		Top Hat- 2018
710 - Trailer	\$26,382	15	14	1	\$26,382/Itm		Big Tex
824 - Maintenance Truck	\$37,418	10	8	1	\$37,418/Itm		2011 Ford F150 Pickup- #18
832 - Vehicle	\$90,456	10	0	3	\$30,152/Itm		2013 Ford Transit Connects- #20, 21, 23
844 - Vehicle	\$21,827	10	3	1	\$21,827/Itm		2016 Ford Fiesta- #26
852 - Vehicle	\$73,011	10	3	2	\$36,505/Itm		2016 Ram Promaster City Vans- #29, 30
856 - Maintenance Truck	\$124,119	10	3	3	\$41,373/Itm		2016 Ram 1500 Pickups- #31, 32, 33
860 - Maintenance Truck	\$43,459	10	4	1	\$43,459/Itm		2017 Ram 1500 Pickup- #34
866 - Vehicle	\$33,899	3	3	1	\$33,899/Itm		2017 Ford Escape- #36
867 - Vehicle	\$25,075	1	0	1	\$25,075/LS	[nr:1]	2017 Ford Escape- #36- 2023 Only
868 - Maintenance Truck	\$40,385	10	5	1	\$40,385/Itm		2018 Ford F150 Supercrew- #37
872 - Maintenance Truck	\$43,106	10	5	1	\$43,106/Itm		2018 Ford F150- #38
874 - Maintenance Truck	\$41,360	10	5	1	\$41,360/Itm		Ford F250 PU- #39
876 - Vehicle	\$37,711	10	5	1	\$37,711/Itm		Ford Transit Connect- #40
878 - Vehicle	\$37,712	10	6	1	\$37,712/Itm		2018 Ford Transit 150 Van- #41
880 - Vehicle	\$46,328	10	6	1	\$46,328/Itm		2019 Ford F-250 Pickup Truck- #42
882 - Vehicle	\$39,379	10	6	1	\$39,379/Itm		2018 Ford Transit 250 Van- #43
884 - Vehicle	\$34,475	10	6	1	\$34,475/Itm		2018 Ford F-150 Pickup Truck- #44
888 - Vehicle	\$33,920	10	7	1	\$33,920/Itm		2020 Ford Escape- #45
892 - Maintenance Truck	\$40,537	10	8	1	\$40,537/Itm		2021 Ford Ranger XL- #46
896 - Maintenance Truck	\$46,375	10	8	1	\$46,375/Itm		2021 Ford F250 Pickup- #47
990 - Miscellaneous	\$36,000	2	0	1	\$36,000/LS	[nr:1]	Non-Budgeted MRR Cap Project 2023
994 - Miscellaneous	\$13,141	2	0	1	\$13,141/LS	[nr:1]	Non-Budgeted MRR Cap Project 2023

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Administrative Offices							
22000 - Office Equipment							
190 - Miscellaneous	\$17,490	8	1	1	\$17,490/LS		Printers & Copiers
360 - Telephone Equipment	\$26,500	12	11	1	\$26,500/Sys		Telephone System
00020 - West Social Center (WC)							
01000 - Paving							
204 - Asphalt: Ongoing Repairs	\$4,442	5	2	43,543	\$4.08/SqFt	(3%)	Drives, North & South Parking
12000 - Pool							
144 - Structural Replacement of Pool	\$1,378,000	60	13	250	\$5,512/l.f.		WC Pool & Spa Area
560 - Cover	\$8,268	6	1	4,000	\$2.07/SqFt		Pool Cover
920 - Furniture: Misc	\$10,229	6	2	1	\$10,229/LS		Pool Area Furniture
13000 - Spa							
110 - Resurface	\$8,544	8	5	1	\$8,544/Itm		Spa
23000 - Mechanical Equipment							
628 - Water Heater	\$3,816	8	2	4	\$1,908/Itm	(50%)	Water Heaters
26000 - Outdoor Equipment							
474 - Drinking Fountain	\$4,240	5	0	7	\$2,120/Itm	(28.6%)	Drinking Fountains
00030 - East Social Center (EC)							
12000 - Pool							
001 - Cover	\$2,883	6	1	1,360	\$2.12/SqFt		Pool Cover
142 - Structural Replacement of Pool	\$822,030	60	4	165	\$4,982/l.f.		EC Pool Re-build
17000 - Tennis Court							
700 - Screen	\$2,921	5	3	4,835	\$.60/SqFt		Tennis & Pickleball Courts
712 - Screen	\$1,329	5	1	2,200	\$.60/SqFt		[4] South Pickleball Courts
23000 - Mechanical Equipment							
608 - Water Heater	\$2,088	4	2	4	\$2,088/Itm	(25%)	Water Heaters
26000 - Outdoor Equipment							
450 - Drinking Fountain	\$4,240	5	3	8	\$2,120/Itm	(25%)	Drinking Fountains
830 - Shade Structure	\$3,511	15	4	144	\$24.38/SqFt		Tennis Shade Canopy
00040 - Las Campanas (LC)							
12000 - Pool							
144 - Structural Replacement of Pool	\$1,164,134	60	34	264	\$4,410/LS		LC Pool & Spa Area
564 - Cover	\$9,095	6	1	4,400	\$2.07/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	\$3,263	5	3	5,400	\$.60/SqFt		Tennis Court Fence Screen
26000 - Outdoor Equipment							
454 - Drinking Fountain	\$2,085	5	3	4	\$2,085/Itm (25%)		Drinking Fountains
00050 - Desert Hills (DH)							
12000 - Pool							
146 - Structural Replacement of Pool	\$1,146,496	60	18	260	\$4,410/l.f.		DH Pool & Spa Area
568 - Cover	\$7,999	6	1	3,870	\$2.07/SqFt		Pool Cover
14000 - Recreation							
100 - Sauna: Heaters	\$2,137	15	0	1	\$2,137/Itm		Sauna
17000 - Tennis Court							
530 - Resurface	\$97,690	21	7	28,800	\$3.39/SqFt		[4] Tennis Courts
720 - Screen	\$5,220	4	2	8,640	\$.60/SqFt		Tennis Wind Screens
17500 - Basketball / Sport Court							
410 - Overlay	\$6,806	8	2	2,184	\$3.12/SqFt		[7] Shuffleboard Courts- Resurfacing
23000 - Mechanical Equipment							
450 - HVAC	\$12,473	15	2	2	\$6,236/Itm		Ground Level- Bard Units #1 & #2
26000 - Outdoor Equipment							
458 - Drinking Fountain	\$2,085	5	2	3	\$2,085/Itm (33%)		Drinking Fountains
00060 - Canoa Hills (CH)							
12000 - Pool							
148 - Structural Replacement of Pool	\$1,208,230	60	27	274	\$4,410/LS		CH Pool & Spa Area
572 - Cover	\$9,922	6	1	4,800	\$2.07/SqFt		Pool Cover
14000 - Recreation							
730 - Bridge Dealing Machine	\$6,411	5	0	1	\$6,411/Itm		Duplimate Bridge Dealing Machine
17000 - Tennis Court							
704 - Screen	\$3,154	5	1	5,220	\$.60/SqFt		Tennis Court Windscreens
23000 - Mechanical Equipment							
500 - Swamp Cooler	\$2,495	20	11	1	\$2,495/Itm		Evaporative Cooler- 2014
26000 - Outdoor Equipment							
466 - Drinking Fountain	\$2,085	5	0	4	\$2,085/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	\$1,058,304	60	33	240	\$4,410/LS		SR Pool & Spa Area
576 - Cover	\$7,441	6	4	3,600	\$2.07/SqFt		Pool Cover
20000 - Lighting							
540 - Parking Lot	\$25,481	30	11	10	\$2,548/Itm		Parking Lot Lights
24500 - Audio / Visual							
336 - Miscellaneous	\$8,462	20	3	1	\$8,462/Sys		Fiesta Room- Total Induction Loop
25000 - Flooring							
260 - Carpeting	\$62,328	10	0	1,400	\$44.52/SqYd		Anza, Fiesta, Computer, Office
26000 - Outdoor Equipment							
470 - Drinking Fountain	\$2,085	5	1	3	\$2,085/Itm (33%)		Drinking Fountains
00080 - Canoa Ranch (CR)							
12000 - Pool							
152 - Structural Replacement of Pool	\$1,128,857	60	45	256	\$4,410/l.f.		CR Pool & Spa Area
17000 - Tennis Court							
708 - Screen	\$2,501	5	1	4,140	\$.60/SqFt		Pickleball Court Windscreens
17500 - Basketball / Sport Court							
420 - Overlay	\$38,360	21	9	11,204	\$3.42/SqFt		Pickleball & Basketball Courts
27000 - Appliances							
998 - Miscellaneous	\$1,853	15	1	2	\$926/Itm		Amado Rm Microwave, Refrigerator
00090 - Abrego South (AS)							
03500 - Painting: Interior							
148 - Building	\$8,108	10	1	5,884	\$1.38/SqFt		All Interior Spaces
12000 - Pool							
154 - Structural Replacement of Pool	\$749,632	60	11	170	\$4,410/LS		AS Pool & Spa Area
782 - Cover	\$3,256	6	1	1,575	\$2.07/Itm		Pool Cover
00100 - Continental Vistas (CV)							
01000 - Paving							
240 - Asphalt: Ongoing Repairs	\$2,745	5	1	6,726	\$4.08/SqFt (10%)		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
940 - Doors	\$5,565	10	1	12	\$1,855/Itm (25%)		Exterior & Interior Doors
12000 - Pool							
156 - Structural Replacement of Pool	\$793,728	60	16	180	\$4,410/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	\$3,669	6	0	1,775	\$2.07/SqFt		Pool Cover
26000 - Outdoor Equipment							
484 - Drinking Fountain	\$2,085	20	14	1	\$2,085/Itm		Drinking Fountain
00110 - Madera Vista (MV)							
01000 - Paving							
244 - Asphalt: Ongoing Repairs	\$3,988	5	1	9,772	\$4.08/SqFt (10%)		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
944 - Doors	\$5,565	10	1	12	\$1,855/Itm (25%)		Exterior & Interior Doors
12000 - Pool							
160 - Structural Replacement of Pool	\$687,898	60	21	156	\$4,410/LS		MV Pool & Spa Area
23000 - Mechanical Equipment							
252 - HVAC	\$9,729	15	3	1	\$9,729/Itm		Rooftop Carrier Unit #1- 2011
620 - Water Heater	\$2,085	12	2	1	\$2,085/Itm		Building Water Heater
26000 - Outdoor Equipment							
312 - Shuffleboard Court	\$3,246	10	0	660	\$4.92/SqFt		[2] Shuffleboard Courts
488 - Drinking Fountain	\$2,085	20	3	1	\$2,085/Itm		Drinking Fountain
00120 - Casa Paloma I (CPI)							
01000 - Paving							
248 - Asphalt: Ongoing Repairs	\$2,909	5	0	7,128	\$4.08/SqFt (10%)		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
948 - Doors	\$4,637	10	1	10	\$1,855/Itm (25%)		Exterior & Interior Doors
12000 - Pool							
162 - Structural Replacement of Pool	\$881,920	40	10	200	\$4,410/LS		CPI Pool & Spa Area
786 - Cover	\$4,341	6	3	2,100	\$2.07/SqFt		Pool Cover
23000 - Mechanical Equipment							
516 - Swamp Cooler	\$2,495	20	10	1	\$2,495/Itm		Rooftop Evaporative Cooler Unit #4- 2013
710 - Furnace	\$3,617	15	5	1	\$3,617/Itm		Rooftop Forced Air Furnace Unit #3- 2013
26000 - Outdoor Equipment							
492 - Drinking Fountain	\$2,085	20	1	1	\$2,085/Itm		Drinking Fountain
00130 - Casa Paloma II (CPII)							
01000 - Paving							
252 - Asphalt: Ongoing Repairs	\$1,851	5	0	4,536	\$4.08/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	\$28,128	25	1	4,536	\$6.20/SqFt		Parking Areas
12000 - Pool							
166 - Structural Replacement of Pool	\$793,728	60	13	180	\$4,410/LS		CPII Pool & Spa Area
23000 - Mechanical Equipment							
260 - HVAC	\$4,147	15	2	1	\$4,147/Itm		Rooftop Rheem Unit #3- 2005
624 - Water Heater	\$2,085	12	0	1	\$2,085/Itm		Building Water Heater
26000 - Outdoor Equipment							
496 - Drinking Fountain	\$2,085	20	1	1	\$2,085/Itm		Drinking Fountain
00140 - Abrego North (AN)							
01000 - Paving							
256 - Asphalt: Ongoing Repairs	\$2,634	5	0	6,455	\$4.08/SqFt (10%)		Seal, Crack Fill, Stripe
12000 - Pool							
140 - Structural Replacement of Pool	\$557,814	60	30	230	\$2,425/l.f.		Abrego N
672 - Deck: Re-Surface	\$42,334	25	18	4,523	\$9.36/SqFt		Pool/Spa Tinted Deck
26000 - Outdoor Equipment							
500 - Drinking Fountain	\$2,780	20	13	1	\$2,780/Itm		Drinking Fountain
00200 - Pickleball Center							
02000 - Concrete							
100 - Repair	\$2,260	5	12	1	\$2,260/LS		Walks
20000 - Lighting							
270 - Miscellaneous	\$1	30	27	1	\$1.06/Itm		Placeholder Pending Additional Data
21000 - Signage							
900 - Miscellaneous	\$2,825	12	9	1	\$2,825/LS		Monument & Other
27000 - Appliances							
248 - Ice Machine	\$2,316	10	7	1	\$2,316/Itm		Center Building
00700 - Facility Maintenance Shop (FMS)							
05000 - Roofing							
700 - Gutters / Downspouts	\$1,511	30	4	145	\$10.42/l.f.		Gutters & Downspouts
24500 - Audio / Visual							
128 - Television	\$1,737	10	5	1	\$1,737/Itm		Conference Room
27000 - Appliances							
278 - Ice Machine	\$2,316	10	4	1	\$2,316/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	\$3,648	5	1	1	\$3,648/Itm		Facility Maintenance Shop HP Plotter
30000 - Miscellaneous							
820 - Vehicle	\$34,300	10	1	1	\$34,300/Itm		2009 Ford E150 Van- #17
840 - Maintenance Truck	\$43,654	10	0	1	\$43,654/Itm		2005 Chevy Silverado 2500 HD- #25

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00010 - Administrative Offices			
05000 - Roofing			
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	20	80,804	
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	13,633	
270 - Network Equipment Routers & Switches	1	6,560	
Total 22000 - Office Equipment:		20,193	20,193
Total Administrative Offices:		100,997	100,997
00020 - West Social Center (WC)			
23000 - Mechanical Equipment			
404 - HVAC 4 Rooftop Carrier/American Units- 2008	15	61,500	
Total West Social Center (WC):		61,500	61,500
00030 - East Social Center (EC)			
01000 - Paving			
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	5	23,230	
14000 - Recreation			
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	3	28,969	
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	8	40,898	
Total 14000 - Recreation:		69,867	69,867
17000 - Tennis Court			
110 - Reseal 14,400 sf [2] Tennis Courts	4	5,850	
17500 - Basketball / Sport Court			
211 - Seal & Striping [8] Pickleball Courts- 2023 Only[nr:1]	1	12,960	
20000 - Lighting			
510 - Parking Lot 7 Parking Lot Lights	30	21,166	
23000 - Mechanical Equipment			
384 - HVAC Rooftop Carrier Unit #8- 2008	15	18,350	
Total East Social Center (EC):		151,423	151,423
00040 - Las Campanas (LC)			
02000 - Concrete			
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	2	8,547	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00040 - Las Campanas (LC)			
12000 - Pool			
112 - Resurface 264 lf Pool	12	50,000	
14000 - Recreation			
210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)	3	39,801	
310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	8	55,447	
Total 14000 - Recreation:		95,248	95,248
Total Las Campanas (LC):		153,795	153,795
00050 - Desert Hills (DH)			
02000 - Concrete			
415 - Pool Deck Pool/Spa Area Concrete Repair (2023 Only)[nr:1]	1	4,100	
04500 - Decking/Balconies			
200 - Resurface 1,778 sf Second Floor Deck	18	29,870	
12000 - Pool			
932 - Furniture: Misc Pool Area Furniture	6	13,000	
14000 - Recreation			
741 - Billiard Table Billiards Room Tables- 2023 Only[nr:1]	1	11,840	
17000 - Tennis Court			
131 - Reseal [4] Tennis Courts[nr:1]	1	11,850	
23000 - Mechanical Equipment			
604 - Water Heater 2 Pool Equipment Area Water Heaters (50%)	12	10,764	
24600 - Safety / Access			
220 - Fire Control Misc Fire Alarm System	20	20,366	
Total Desert Hills (DH):		101,790	101,790
00060 - Canoa Hills (CH)			
02000 - Concrete			
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	2	8,893	
03000 - Painting: Exterior			
416 - Wrought Iron 160 lf Pool Perimeter Fence	4	2,826	
03500 - Painting: Interior			
131 - Building All Interior Spaces (2023 Only)[nr:1]	1	12,300	
08000 - Rehab			
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	161,550	
330 - Restrooms 2 Restrooms	20	81,600	
Total 08000 - Rehab:		243,150	243,150

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00060 - Canoa Hills (CH)			
12000 - Pool			
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	10	36,000	
14000 - Recreation			
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	3	28,720	
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	8	48,243	
Total 14000 - Recreation:		76,963	76,963
23000 - Mechanical Equipment			
220 - HVAC 6 Rooftop Carrier Units- 2007	15	54,686	
24000 - Furnishings			
620 - Miscellaneous Lobby Furniture	12	9,649	
24500 - Audio / Visual			
812 - Stage Risers 288 sf [6] Saguaro Room Risers	30	4,257	
25000 - Flooring			
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	10	18,723	
26000 - Outdoor Equipment			
849 - Shade Structure Tennis Court Shade Canopy (2023 Only)[nr:1]	1	1,230	
Total Canoa Hills (CH):		468,677	468,677
00070 - Santa Rita Springs (SRS)			
02000 - Concrete			
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	2	7,370	
03000 - Painting: Exterior			
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	4	13,425	
03500 - Painting: Interior			
137 - Building 2023 Only & 2022 Remaining Areas	10	21,365	
04500 - Decking/Balconies			
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	5	27,519	
12000 - Pool			
130 - Resurface 240 lf Pool	10	46,248	
751 - Equipment: Replacement Pool & Spa Equipment[nr:1]	1	18,138	
Total 12000 - Pool:		64,386	64,386
14000 - Recreation			
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	8	44,005	
25000 - Flooring			
460 - Tile 1,825 sf Clubhouse Walls & Floors	20	27,470	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00070 - Santa Rita Springs (SRS)			
Total Santa Rita Springs (SRS):		205,540	205,540
00080 - Canoa Ranch (CR)			
03500 - Painting: Interior			
142 - Building 26,200 sf All Interior Spaces	10	36,104	
12000 - Pool			
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	15	43,433	
14000 - Recreation			
350 - Exercise: Strength Equipment 26 Fitness Center Strength Machines, Etc (50%)	8	55,754	
23000 - Mechanical Equipment			
236 - HVAC 6 Rooftop HVAC Units- 2008	15	86,684	
26000 - Outdoor Equipment			
462 - Drinking Fountain 3 Drinking Fountains	15	9,728	
Total Canoa Ranch (CR):		231,703	231,703
00110 - Madera Vista (MV)			
12000 - Pool			
766 - Equipment: Replacement Pool & Spa Equipment (50%)	5	17,926	
Total Madera Vista (MV):		17,926	17,926
00120 - Casa Paloma I (CPI)			
12000 - Pool			
770 - Equipment: Replacement Pool & Spa Equipment (50%)	5	22,031	
957 - Furniture: Misc Pool Area Furniture[nr:1]	1	3,709	
Total 12000 - Pool:		25,740	25,740
Total Casa Paloma I (CPI):		25,740	25,740
00130 - Casa Paloma II (CPII)			
08000 - Rehab			
261 - Locker Rooms Men's & Women's Locker Rooms & Outdoor Shower[nr:1]	1	2,366	
20000 - Lighting			
260 - Pole Lights 8 Shuffleboard Lights	30	11,578	
Total Casa Paloma II (CPII):		13,944	13,944
00140 - Abrego North (AN)			
01000 - Paving			
420 - Asphalt: Major Repairs 14,105 sf Parking Area	25	87,465	
02000 - Concrete			
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	5	6,537	
12000 - Pool			
779 - Equipment: Replacement Pool & Spa Equipment- 2023 Only[nr:1]	1	10,682	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00140 - Abrego North (AN)			
12000 - Pool			
965 - Furniture: Misc Pool Area Furniture[nr:1]	1	3,801	
Total 12000 - Pool:		14,483	14,483
Total Abrego North (AN):		108,485	108,485
00200 - Pickleball Center			
17500 - Basketball / Sport Court			
201 - Seal & Striping [24] Pickleball Courts[nr:1]	1	29,450	
Total Pickleball Center:		29,450	29,450
00800 - General			
30000 - Miscellaneous			
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	10	90,456	
867 - Vehicle 2017 Ford Escape- #36- 2023 Only[nr:1]	1	25,075	
990 - Miscellaneous Non-Budgeted MRR Cap Project 2023[nr:1]	2	36,000	
994 - Miscellaneous Non-Budgeted MRR Cap Project 2023[nr:1]	2	13,141	
Total 30000 - Miscellaneous:		164,672	164,672
Total General:		164,672	164,672
Total 2023:		1,835,642	
2024			
00010 - Administrative Offices			
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	13,633	13,974
240 - Computers, Misc. Office Computer Work Stations	1	20,246	20,752
270 - Network Equipment Routers & Switches	1	6,560	6,724
Total 22000 - Office Equipment:		40,439	41,450
Total Administrative Offices:		40,439	41,450
00020 - West Social Center (WC)			
05000 - Roofing			
934 - Coating 33,900 sf Low Slope Roof Recoating	5	41,019	42,044
23000 - Mechanical Equipment			
204 - HVAC 2 Rooftop Carrier Units- 2006	15	74,200	76,055
352 - HVAC 3 Rooftop Carrier/American Units- 2009	15	42,930	44,003
Total 23000 - Mechanical Equipment:		117,130	120,058
Total West Social Center (WC):		158,149	162,102

Reserve Component

2024

00030 - East Social Center (EC)

01000 - Paving

	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	5	7,155	7,334

23000 - Mechanical Equipment

326 - HVAC Rooftop Carrier Unit #3- 2009	15	21,412	21,947
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Total East Social Center (EC): 28,567 29,281

00040 - Las Campanas (LC)

05000 - Roofing

316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	20	149,015	152,740
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942 - Coating 19,800 sf Low Slope Roof Recoating	5	22,667	23,234
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Total 05000 - Roofing: 171,682 175,974

17000 - Tennis Court

120 - Reseal 14,000 sf [2] Tennis Courts	4	10,536	10,800
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23000 - Mechanical Equipment

212 - HVAC 11 Rooftop Trane Units- 2008	15	173,816	178,161
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Total Las Campanas (LC): 356,034 364,935

00050 - Desert Hills (DH)

01000 - Paving

120 - Asphalt: Sealing 104,016 sf Drives & Parking	5	27,564	28,253
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220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	5	10,612	10,878
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Total 01000 - Paving: 38,176 39,131

05000 - Roofing

324 - Low Slope: Vinyl 137 Squares- Roof Replacement	20	103,106	105,684
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08000 - Rehab

218 - Locker Rooms 2 Men's & Women's	28	142,112	145,665
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324 - Restrooms 2 Auditorium Lobby Restrooms	20	34,746	35,615
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Total 08000 - Rehab: 176,858 181,280

23000 - Mechanical Equipment

332 - HVAC 3 Rooftop Carrier Units- 2009	15	41,696	42,738
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25000 - Flooring

440 - Tile 975 sf Clubhouse Walls & Floors	20	31,001	31,776
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630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	15	18,359	18,818
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Total 25000 - Flooring: 49,360 50,594

Total Desert Hills (DH): 409,196 419,427

Reserve Component

2024

00060 - Canoa Hills (CH)

17000 - Tennis Court

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
140 - Reseal 14,000 sf [2] Tennis Courts	4	10,536	10,800

24000 - Furnishings

560 - Miscellaneous Folding Tables & Chairs	10	14,941	15,314
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Total Canoa Hills (CH): 25,477 26,114

00070 - Santa Rita Springs (SRS)

01000 - Paving

228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	5	8,227	8,433
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336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	25	129,967	133,216
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340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	25	49,528	50,767
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Total 01000 - Paving: 187,722 192,416

04000 - Structural Repairs

600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	10	26,380	27,039
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05000 - Roofing

336 - Low Slope: Vinyl 68 Squares- Building Roof	20	51,177	52,456
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954 - Coating 6,800 sf Low Slope Roof Recoating	5	23,138	23,716
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Total 05000 - Roofing: 74,315 76,172

08000 - Rehab

230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	138,985	142,460
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14000 - Recreation

240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	3	27,641	28,332
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24500 - Audio / Visual

160 - Projector 3 Projectors (33%)	4	1,448	1,484
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170 - Projection Screen Anza Room	20	9,961	10,210
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Total 24500 - Audio / Visual: 11,409 11,694

Total Santa Rita Springs (SRS): 466,452 478,113

00080 - Canoa Ranch (CR)

01000 - Paving

132 - Asphalt: Sealing 64,068 sf Drives & Parking	5	16,978	17,402
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246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	5	6,537	6,700
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254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)	5	7,659	7,851
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Total 01000 - Paving: 31,174 31,953

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00080 - Canoa Ranch (CR)			
05000 - Roofing			
958 - Coating 13,300 sf Low Slope Roof Recoating	5	23,262	23,843
17500 - Basketball / Sport Court			
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	4	7,335	7,519
24500 - Audio / Visual			
164 - Projector Amado Room- EIKI	10	1,448	1,484
Total Canoa Ranch (CR):		63,219	64,799
00090 - Abrego South (AS)			
02000 - Concrete			
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	2	6,931	7,104
05000 - Roofing			
962 - Coating 4,900 sf Low Slope Roof Recoating	5	5,506	5,643
Total Abrego South (AS):		12,437	12,747
00100 - Continental Vistas (CV)			
12000 - Pool			
762 - Equipment: Replacement Pool & Spa Equipment (50%)	5	20,202	20,707
Total Continental Vistas (CV):		20,202	20,707
00110 - Madera Vista (MV)			
13000 - Spa			
146 - Resurface Spa	8	5,212	5,342
Total Madera Vista (MV):		5,212	5,342
00120 - Casa Paloma I (CPI)			
02000 - Concrete			
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	2	12,627	12,943
05000 - Roofing			
344 - Low Slope: Vinyl 61 Squares- Pool Building & Shade Structure Roofs	20	45,909	47,056
970 - Coating 6,100 sf Low Slope Roof Recoating	5	16,165	16,569
Total 05000 - Roofing:		62,074	63,625
Total Casa Paloma I (CPI):		74,701	76,568
00130 - Casa Paloma II (CPII)			
05000 - Roofing			
974 - Coating 5,300 sf Low Slope Roof Recoating	5	8,596	8,810
12000 - Pool			
774 - Equipment: Replacement Pool & Spa Equipment (50%)	5	22,093	22,645
Total Casa Paloma II (CPII):		30,689	31,455

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00140 - Abrego North (AN)			
05000 - Roofing			
978 - Coating 2,100 sf Low Slope Roof Recoating	5	2,649	2,715
Total Abrego North (AN):		2,649	2,715
00700 - Facility Maintenance Shop (FMS)			
05000 - Roofing			
982 - Coating 1,400 sf Low Slope Roof Recoating	5	4,541	4,655
Total Facility Maintenance Shop (FMS):		4,541	4,655
Total 2024:		1,697,964	1,740,410
2025			
00010 - Administrative Offices			
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	13,633	14,323
240 - Computers, Misc. Office Computer Work Stations	1	20,246	21,271
270 - Network Equipment Routers & Switches	1	6,560	6,892
Total 22000 - Office Equipment:		40,439	42,486
23000 - Mechanical Equipment			
200 - HVAC 3 Rooftop Carrier Units- 2010	15	46,428	48,778
25000 - Flooring			
400 - Tile 430 sf Floors	20	9,116	9,577
Total Administrative Offices:		95,983	100,841
00020 - West Social Center (WC)			
01000 - Paving			
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	5	11,539	12,123
108 - Asphalt: Sealing 75,321 sf West Parking Lot	5	19,960	20,971
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	5	7,685	8,074
Total 01000 - Paving:		39,184	41,168
03500 - Painting: Interior			
106 - Building 24,000 sf All Interior Spaces	10	33,072	34,746
12000 - Pool			
100 - Resurface 250 lf Pool	12	49,820	52,342
730 - Equipment: Replacement Pool & Spa Equipment (50%)	5	29,574	31,071
Total 12000 - Pool:		79,394	83,413
17000 - Tennis Court			
100 - Reseal 43,200 sf [6] Tennis Courts	4	32,512	34,158

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00020 - West Social Center (WC)			
23000 - Mechanical Equipment			
380 - HVAC Rooftop Carrier Unit #7- 2010	15	21,412	22,496
24000 - Furnishings			
504 - Miscellaneous 500 Auditorium Unpadded Chairs	10	34,450	36,194
508 - Tables 175 Auditorium Tables	10	61,215	64,314
Total 24000 - Furnishings:		95,665	100,508
24600 - Safety / Access			
200 - Fire Control Misc Fire Alarm System	20	47,488	49,892
Total West Social Center (WC):		348,727	366,381
00030 - East Social Center (EC)			
05000 - Roofing			
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	20	77,894	81,837
938 - Coating 20,700 sf Low Slope Roof Recoating	5	12,946	13,601
Total 05000 - Roofing:		90,840	95,438
17500 - Basketball / Sport Court			
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	2	20,202	21,225
24000 - Furnishings			
520 - Miscellaneous Tables & Chairs	10	33,051	34,724
24600 - Safety / Access			
100 - Fire Equipment Alarm & Sprinkler System	20	21,412	22,496
27000 - Appliances			
720 - Miscellaneous 12 Kitchen Appliances (33%)	5	10,176	10,691
Total East Social Center (EC):		175,681	184,574
00040 - Las Campanas (LC)			
02000 - Concrete			
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	2	8,547	8,980
03000 - Painting: Exterior			
118 - Stucco 18,180 sf Building Exterior	10	26,979	28,345
03500 - Painting: Interior			
118 - Building 21,900 sf All Interior Spaces	10	30,178	31,706
12000 - Pool			
928 - Furniture: Misc Pool Area Furniture	6	9,460	9,939
13000 - Spa			
118 - Resurface Spa PebbleTec Resurface	8	7,123	7,484

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00040 - Las Campanas (LC)			
23000 - Mechanical Equipment			
292 - HVAC 4 Rooftop Carrier Units- 2010	15	57,100	59,991
25000 - Flooring			
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	10	18,916	19,873
430 - Tile 3,050 sf Clubhouse Walls & Floors	20	45,909	48,233
Total 25000 - Flooring:		64,825	68,106
Total Las Campanas (LC):		204,212	214,551
00050 - Desert Hills (DH)			
08000 - Rehab			
222 - Bathrooms Add Companion Bathroom	20	18,253	19,177
14000 - Recreation			
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	3	20,327	21,356
24000 - Furnishings			
540 - Miscellaneous Folding Tables & Chairs	10	27,939	29,353
27000 - Appliances			
740 - Miscellaneous 12 Kitchen Appliances (33%)	5	17,999	18,910
28000 - Water System			
150 - Backflow Valves 6" Backflow	12	11,225	11,793
Total Desert Hills (DH):		95,743	100,589
00060 - Canoa Hills (CH)			
02000 - Concrete			
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	2	8,893	9,343
12000 - Pool			
936 - Furniture: Misc Pool Area Furniture	6	13,096	13,759
23000 - Mechanical Equipment			
600 - Water Heater Pool Eq Room Heater & Tank	12	14,967	15,725
24500 - Audio / Visual			
756 - Piano Saguaro Room Yamaha Upright	25	9,258	9,727
28000 - Water System			
154 - Backflow Valves 6" Backflow	12	11,225	11,793
Total Canoa Hills (CH):		57,439	60,347
00070 - Santa Rita Springs (SRS)			
02000 - Concrete			
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	2	7,370	7,743

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00070 - Santa Rita Springs (SRS)			
03500 - Painting: Interior			
136 - Building 35,500 sf All Interior Spaces- 2025	10	48,919	51,396
08000 - Rehab			
412 - Kitchen Art Kitchenette	20	4,802	5,045
472 - Cabinets 2 Art & Clay Counters & Cabinets	20	21,515	22,605
Total 08000 - Rehab:		26,317	27,650
12000 - Pool			
940 - Furniture: Misc Pool Area Furniture	6	8,731	9,173
24600 - Safety / Access			
240 - Fire Control Misc Fire Alarm System	20	35,615	37,418
Total Santa Rita Springs (SRS):		126,952	133,380
00080 - Canoa Ranch (CR)			
03000 - Painting: Exterior			
406 - Wrought Iron 614 lf Metal Fencing & Railings	4	6,899	7,248
08000 - Rehab			
234 - Restrooms Companion Restroom Remodel	20	18,253	19,177
23000 - Mechanical Equipment			
636 - Water Heater 2 Shop	15	12,740	13,385
Total Canoa Ranch (CR):		37,892	39,810
00090 - Abrego South (AS)			
12000 - Pool			
758 - Equipment: Replacement Pool & Spa Equipment (50%)	5	19,435	20,419
944 - Furniture: Misc Pool Area Furniture	6	8,109	8,520
Total 12000 - Pool:		27,544	28,939
26000 - Outdoor Equipment			
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	8	17,502	18,388
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	7	34,763	36,523
Total 26000 - Outdoor Equipment:		52,265	54,911
Total Abrego South (AS):		79,809	83,850
00100 - Continental Vistas (CV)			
02000 - Concrete			
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	2	8,757	9,201
05000 - Roofing			
966 - Coating 2,000 sf Low Slope Roof Recoating	5	6,487	6,816

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00100 - Continental Vistas (CV)			
23000 - Mechanical Equipment			
800 - Water Heater Building Water Heater	12	5,791	6,084
Total Continental Vistas (CV):		21,035	22,101
00110 - Madera Vista (MV)			
17000 - Tennis Court			
540 - Reseal 7,200 sf Tennis Court	4	5,419	5,693
Total Madera Vista (MV):		5,419	5,693
00120 - Casa Paloma I (CPI)			
12000 - Pool			
956 - Furniture: Misc Pool Area Furniture	6	8,107	8,518
Total Casa Paloma I (CPI):		8,107	8,518
00130 - Casa Paloma II (CPII)			
02000 - Concrete			
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	2	10,824	11,372
08000 - Rehab			
258 - Restrooms Unisex Restroom	15	10,600	11,137
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	20	81,075	85,179
Total 08000 - Rehab:		91,675	96,316
12000 - Pool			
960 - Furniture: Misc Pool Area Furniture	6	8,107	8,518
26000 - Outdoor Equipment			
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	8	9,109	9,570
Total Casa Paloma II (CPII):		119,715	125,776
00140 - Abrego North (AN)			
08000 - Rehab			
238 - Restrooms Companion Restroom Remodel	20	18,253	19,177
13000 - Spa			
158 - Resurface Spa	8	6,110	6,419
Total Abrego North (AN):		24,363	25,596
00200 - Pickleball Center			
17500 - Basketball / Sport Court			
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	2	46,301	48,645
24000 - Furnishings			
974 - Miscellaneous Entrance Gate	5	5,650	5,936
Total Pickleball Center:		51,951	54,581

Reserve Component

Life Useful Current Replacement Cost Forecast Inflated Cost @ 2.50%

2025

00700 - Facility Maintenance Shop (FMS)

01000 - Paving

136 - Asphalt: Sealing 29,074 sf Parking Area	5	7,705	8,095
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)	5	4,153	4,363

Total 01000 - Paving: 11,858 12,458

25000 - Flooring

290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	10	7,234	7,601
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Total Facility Maintenance Shop (FMS): 19,092 20,059

00800 - General

30000 - Miscellaneous

700 - Trailer Load Trail	15	6,236	6,552
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Total General: 6,236 6,552

Total 2025: 1,478,356 1,553,199

This report is intended to assist the auditor while preparing the audit, review or compilation of Green Valley Recreation Inc's (the "Project") financial documents.

This reserve study is an Update w/o Site Visit Review. An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

- life and valuation estimates;
- fund status;
- and a funding plan. Please note, as this study update did not require a site visit, and relied completely on the information provided, it is possible BRG has never visited Green Valley Recreation Inc.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2023 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, 2022. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$7,043,208 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 2023, and estimates an ending reserve fund balance. Again, see Section III and the 2023 ending reserve balance estimate of \$6,555,392.

"Re-building" the first year of the study as mentioned above simply means using the 2023 adopted budget for the 2023 reserve contribution. Finally, the 2023 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	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices						
01000 - Paving						
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	7,357	5	3	2,943	4,525	1,217
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	6,345	5	3	2,538	3,902	1,050
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	33,312	25	22	3,997	5,463	1,762
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	14,243	25	22	1,709	2,336	753
03000 - Painting: Exterior						
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	13,482	10	5	6,741	8,292	1,172
03500 - Painting: Interior						
100 - Building 16,167 sf All Interior Spaces	22,278	10	3	15,595	18,268	1,843
04000 - Structural Repairs						
900 - Doors 41 Exterior & Interior Doors (25%)	19,014	10	11	1,584	1,772	1,597
05000 - Roofing						
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	80,804	20	0	80,804	4,141	3,103
930 - Coating 7,900 sf Low Slope Roof Recoating	8,039	5	3	3,216	4,944	1,330
08000 - Rehab						
300 - Restrooms 3 Men's, Women's, Unisex Restrooms	52,152	20	18	5,215	8,018	3,124
400 - Kitchen Kitchen	7,950	20	4	6,360	6,926	337
22000 - Office Equipment						
200 - Computers, Misc. 5 IT Servers (20%)	13,633	1	0	13,633	13,974	10,471
240 - Computers, Misc. Office Computer Work Stations	20,246	1	1	10,123	20,752	7,969
270 - Network Equipment Routers & Switches	6,560	1	0	6,560	6,724	5,038
23000 - Mechanical Equipment						
200 - HVAC 3 Rooftop Carrier Units- 2010	46,428	15	2	40,238	44,416	2,498
280 - HVAC Rooftop Rheem Unit #5- 2017	11,872	15	9	4,749	5,679	759
314 - HVAC Rooftop Carrier Unit #6- 2005	10,282	15	10	3,427	4,216	674
348 - HVAC 3 IT Room Trane & Gree Units- 2013	8,586	15	5	5,724	6,454	497
376 - HVAC Marvair Unit- 2018	7,420	15	10	2,473	3,042	486
25000 - Flooring						
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	16,250	10	3	11,375	13,325	1,344
400 - Tile 430 sf Floors	9,116	20	2	8,204	8,877	368

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices						
28000 - Water System						
134 - Backflow Valves 4" Backflow	6,000	12	10	1,000	1,537	492
Sub-total Administrative Offices	421,368			238,209	197,582	47,883
00020 - West Social Center (WC)						
01000 - Paving						
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	11,539	5	2	6,923	9,462	1,862
108 - Asphalt: Sealing 75,321 sf West Parking Lot	19,960	5	2	11,976	16,367	3,221
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	7,685	5	2	4,611	6,301	1,240
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	96,927	25	4	81,418	87,428	3,287
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	167,665	25	9	107,305	116,862	6,433
02000 - Concrete						
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	7,941	5	4	1,588	3,256	1,346
03000 - Painting: Exterior						
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	78,741	10	7	23,622	32,284	7,189
03500 - Painting: Interior						
106 - Building 24,000 sf All Interior Spaces	33,072	10	2	26,458	30,509	2,669
04000 - Structural Repairs						
904 - Doors 72 Exterior & Interior Doors (25%)	33,390	10	11	2,783	3,111	2,804
05000 - Roofing						
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	8,586	30	24	1,717	2,053	398
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	255,131	20	6	178,592	196,132	11,363
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	18,062	30	23	4,215	4,937	816
934 - Coating 33,900 sf Low Slope Roof Recoating	41,019	5	1	32,815	42,044	6,459
08000 - Rehab						
100 - General Tennis Ramada	6,890	20	3	5,857	6,356	285
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	104,304	20	3	88,658	96,220	4,314
306 - Restrooms 4 Shops & Auditorium Restrooms	76,108	20	4	60,886	66,309	3,226
460 - Cabinets 2 Woodshop & Lapidary	10,600	20	3	9,010	9,779	438
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	20,250	25	23	1,620	2,491	1,098
12000 - Pool						
100 - Resurface 250 lf Pool	49,820	12	2	41,517	46,810	3,350
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	49,560	15	3	39,648	44,026	2,733
728 - Equipment: Replacement Pool Digital Clocks	3,498	10	6	1,399	1,793	312
730 - Equipment: Replacement Pool & Spa Equipment (50%)	29,574	5	2	17,744	24,251	4,773
14000 - Recreation						
700 - Billiard Table 4 Billiards Room Tables	32,436	25	20	6,487	7,979	1,633

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
17000 - Tennis Court						
100 - Reseal 43,200 sf [6] Tennis Courts	32,512	4	2	16,256	24,994	6,559
500 - Resurface 43,200 sf [6] Tennis Courts	146,534	21	11	69,778	78,675	7,032
600 - Lighting 20 Court Lights	91,160	30	29	3,039	6,229	4,776
724 - Screen 8,685 sf Tennis Court Fence Screens	5,247	5	4	1,050	2,151	890
17500 - Basketball / Sport Court						
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	19,446	8	4	9,723	12,458	2,061
19000 - Fencing						
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	76,129	30	9	53,290	57,224	2,434
20000 - Lighting						
200 - Pole Lights 15 Walkway Lights	31,323	30	13	17,750	19,264	1,105
500 - Parking Lot 25 Parking Lot Lights	78,175	60	26	44,299	46,742	1,902
23000 - Mechanical Equipment						
204 - HVAC 2 Rooftop Carrier Units- 2006	74,200	15	1	69,253	76,055	3,894
284 - HVAC 2 Rooftop Carrier Units- 2013	31,164	15	5	20,776	23,425	1,805
320 - HVAC Rooftop Carrier Unit #4- 2018	24,910	15	10	8,303	10,213	1,633
324 - HVAC Rooftop Carrier Unit #10- 2019	15,434	15	11	4,116	5,273	1,037
352 - HVAC 3 Rooftop Carrier/American Units- 2009	42,930	15	1	40,068	44,003	2,253
380 - HVAC Rooftop Carrier Unit #7- 2010	21,412	15	2	18,557	20,484	1,152
404 - HVAC 4 Rooftop Carrier/American Units- 2008	61,500	15	0	61,500	4,203	3,149
420 - HVAC Tennis Ramada Rheem Unit #15- 2022	6,164	15	14	411	842	446
440 - HVAC 5 Gree HVAC Units- 2012	15,900	15	4	11,660	13,038	899
900 - Miscellaneous Woodshop Dust Collector	21,412	15	3	17,130	19,021	1,181
24000 - Furnishings						
500 - Miscellaneous 550 Auditorium Padded Chairs	90,365	10	6	36,146	46,312	8,049
504 - Miscellaneous 500 Auditorium Unpadded Chairs	34,450	10	2	27,560	31,780	2,780
508 - Tables 175 Auditorium Tables	61,215	10	2	48,972	56,471	4,940
24500 - Audio / Visual						
100 - Speakers Auditorium	28,938	15	10	9,646	11,865	1,897
108 - Lighting Console Auditorium Control Room	4,028	10	5	2,014	2,477	350
116 - Miscellaneous Auditorium Total Induction Loop	18,550	30	16	8,657	9,507	705
220 - PA System Auditorium Bldg	62,328	10	3	43,630	51,109	5,155
224 - Projector 3 Auditorium Projectors (33%)	12,296	10	5	6,148	7,562	1,069
400 - Stage Lights Stage Lighting	11,063	20	19	553	1,134	679
600 - Stage Curtains	10,600	15	3	8,480	9,416	584

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
24500 - Audio / Visual						
Stage Curtains						
740 - Piano Auditorium Petrof Grand	47,700	30	10	31,800	34,225	1,563
764 - Piano Auditorium Yamaha Upright	10,600	30	10	7,067	7,606	347
800 - Stage Risers Auditorium Stage	20,882	30	24	4,176	4,994	967
24600 - Safety / Access						
200 - Fire Control Misc Fire Alarm System	47,488	20	2	42,739	46,241	1,916
25000 - Flooring						
210 - Carpeting 448 Sq. Yds. West Center Carpet	19,945	10	8	3,989	6,133	1,866
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,713	10	5	2,356	2,898	410
410 - Tile 1,618 sf Clubhouse Walls & Floors	25,726	20	4	20,581	22,414	1,091
414 - Tile 682 sf Green Room Dressing & Restrooms	10,844	20	14	3,253	3,890	588
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	89,039	15	14	5,936	12,169	6,442
26000 - Outdoor Equipment						
400 - Bleachers 6 Courtyard & Tennis	13,992	25	20	2,798	3,442	704
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	12,141	15	10	4,047	4,978	796
840 - Shade Structure 680 sf Pool Deck Shade Canopy	16,578	15	10	5,526	6,797	1,087
844 - Shade Structure 1,955 sf [3] Tennis Court Shade Canopies	47,663	15	9	19,065	22,799	3,048
846 - Shade Structure 4 Tennis Court Bench Shades (25%)	2,120	15	9	848	1,014	136
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018	6,611	30	25	1,102	1,355	314
27000 - Appliances						
324 - Dishwasher, Commercial Commercial Dishwasher- 2022	10,600	12	11	883	1,811	890
700 - Miscellaneous 30 Kitchen Appliances (33%)	37,100	5	4	7,420	15,211	6,291
702 - Stove 2 Vulcan 10-Burner & 6-Burner	7,632	20	15	1,908	2,347	424
28000 - Water System						
158 - Backflow Valves 4" Backflow	6,201	12	10	1,034	1,589	508
30000 - Miscellaneous						
240 - Maintenance Equipment 2 Portable Lifts	25,016	20	3	21,264	23,077	1,035
Sub-total West Social Center (WC)	2,754,735			1,603,407	1,773,679	172,086
00030 - East Social Center (EC)						
01000 - Paving						
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	23,230	5	0	23,230	4,762	3,568
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	7,155	5	1	5,724	7,334	1,127
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	62,105	25	8	42,232	45,834	2,325
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	126,352	25	16	45,487	51,804	5,763

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
02000 - Concrete						
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	5,732	2	4	1,147	1,469	972
03000 - Painting: Exterior						
112 - Stucco 13,905 sf Building Exterior	20,635	10	5	10,318	12,691	1,793
03500 - Painting: Interior						
112 - Building 17,350 sf All Interior Spaces	23,908	10	8	4,782	7,352	2,237
04000 - Structural Repairs						
896 - Shed Pool Equipment Area Shed	5,300	20	14	1,590	1,901	288
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	26,897	10	11	2,241	2,506	2,259
05000 - Roofing						
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	77,894	20	2	70,105	75,849	3,143
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	77,894	20	6	54,526	59,881	3,469
938 - Coating 20,700 sf Low Slope Roof Recoating	12,946	5	2	7,767	10,616	2,089
08000 - Rehab						
204 - Unit Rehab Fine Arts	15,900	20	9	8,745	9,779	763
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	127,412	20	9	70,077	78,358	6,111
214 - Restrooms Pool Patio Companion Restroom	9,540	20	3	8,109	8,801	395
250 - Kitchen Kitchen	26,500	20	9	14,575	16,298	1,271
312 - Restrooms 2 Lobby Hallway Restrooms	34,768	20	3	29,553	32,073	1,438
12000 - Pool						
106 - Resurface 165 lf Pool	23,582	12	11	1,965	4,029	1,980
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,328	10	7	2,798	3,824	852
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	47,585	15	14	3,172	6,503	3,443
734 - Equipment: Replacement Pool & Spa Equipment (50%)	22,015	5	4	4,403	9,026	3,733
924 - Furniture: Misc Pool Area Furniture	8,745	6	5	1,458	2,988	1,267
13000 - Spa						
114 - Resurface Spa	5,875	8	7	734	1,505	670
14000 - Recreation						
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	28,969	3	0	28,969	9,898	7,417
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	40,898	8	0	40,898	5,240	3,927
720 - Billiard Table 2 Billiards Room	20,034	25	23	1,603	2,464	1,086
17000 - Tennis Court						
110 - Reseal 14,400 sf [2] Tennis Courts	5,850	4	0	5,850	1,499	1,123
510 - Resurface 14,400 sf [2] Tennis Courts	48,845	20	8	29,307	32,543	2,285
17500 - Basketball / Sport Court						
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	20,202	2	2	6,734	10,354	5,434

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
17500 - Basketball / Sport Court						
211 - Seal & Striping [8] Pickleball Courts- 2023 Only[nr:1]	12,960	1	0	12,960	0	0
19000 - Fencing						
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences	6,296	25	21	1,007	1,291	325
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	14,946	30	22	3,986	4,596	659
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	14,946	30	25	2,491	3,064	709
130 - Chain Link: 10' 540 lf Tennis Court Fence	24,041	30	8	17,630	18,892	750
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	17,596	30	3	15,836	16,834	485
20000 - Lighting						
510 - Parking Lot 7 Parking Lot Lights	21,166	30	0	21,166	723	542
604 - Sports Field / Court 8 Pickleball Court Lights	28,832	10	6	11,533	14,776	2,568
23000 - Mechanical Equipment						
288 - HVAC 4 Rooftop Units- 2018	45,368	15	10	15,123	18,601	2,974
326 - HVAC Rooftop Carrier Unit #3- 2009	21,412	15	1	19,985	21,947	1,124
356 - HVAC Rooftop Carrier Unit #4	9,328	15	12	1,866	2,550	642
384 - HVAC Rooftop Carrier Unit #8- 2008	18,350	15	0	18,350	1,254	940
408 - HVAC 5 Rooftop Carrier Units- 2011	60,685	15	3	48,548	53,909	3,346
424 - HVAC 2 Rooftop Rheem Units- 2018	19,504	15	10	6,501	7,997	1,278
24000 - Furnishings						
520 - Miscellaneous Tables & Chairs	33,051	10	2	26,441	30,489	2,667
24500 - Audio / Visual						
300 - PA System Sound Rack- Sound System	11,024	10	8	2,205	3,390	1,032
744 - Piano East Auditorium Yamaha Upright	10,600	25	7	7,632	8,257	387
24600 - Safety / Access						
100 - Fire Equipment Alarm & Sprinkler System	21,412	20	2	19,271	20,850	864
25000 - Flooring						
220 - Carpeting 850 Sq. Yds. East Center Carpet	26,435	10	8	5,287	8,129	2,474
420 - Tile 4,200 sf Clubhouse Walls & Floors	53,424	20	3	45,410	49,284	2,209
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	10,854	15	13	1,447	2,225	766
26000 - Outdoor Equipment						
444 - Bleachers: Aluminum 4 Pickleball Bleachers	12,720	20	14	3,816	4,563	690
27000 - Appliances						
448 - Washer & Dryer Washer/Dryer	5,300	10	4	3,180	3,803	449
720 - Miscellaneous 12 Kitchen Appliances (33%)	10,176	5	2	6,106	8,344	1,642
28000 - Water System						
138 - Backflow Valves 4" Backflow	9,180	12	4	6,120	7,057	649

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
Sub-total East Social Center (EC)	1,485,704			851,993	830,005	102,398
00040 - Las Campanas (LC)						
01000 - Paving						
116 - Asphalt: Sealing 70,468 sf Parking Lot	18,674	5	3	7,470	11,485	3,089
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	7,189	5	3	2,876	4,422	1,189
320 - Asphalt: Overlay 27,246 sf North Parking Lot	60,650	25	23	4,852	7,460	3,288
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	98,986	25	12	51,473	56,818	4,090
02000 - Concrete						
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	8,547	2	0	8,547	4,380	3,282
03000 - Painting: Exterior						
118 - Stucco 18,180 sf Building Exterior	26,979	10	2	21,583	24,888	2,177
03500 - Painting: Interior						
118 - Building 21,900 sf All Interior Spaces	30,178	10	2	24,143	27,839	2,435
04000 - Structural Repairs						
912 - Doors 76 Exterior & Interior Doors (25%)	35,245	10	11	2,937	3,284	2,960
05000 - Roofing						
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	149,015	20	1	141,564	152,740	5,866
942 - Coating 19,800 sf Low Slope Roof Recoating	22,667	5	1	18,134	23,234	3,569
08000 - Rehab						
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	138,966	20	4	111,173	121,074	5,891
216 - Restrooms 2 Hallway Restrooms	36,464	20	4	29,171	31,769	1,546
220 - Restrooms Companion Restroom	18,232	20	4	14,586	15,885	773
318 - Restrooms 2 Racquetball Court Restrooms	15,264	20	16	3,053	3,911	870
406 - Kitchen Clubhouse Kitchen	8,904	10	3	6,233	7,301	736
560 - Operable Wall/Partition 1,296 sf [2]- Ocotillo/Agave & Agave/Juniper	56,571	25	10	33,943	37,111	2,225
12000 - Pool						
112 - Resurface 264 lf Pool	50,000	12	0	50,000	4,271	3,200
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,689	10	8	1,938	2,979	907
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	44,231	15	12	8,846	12,090	3,046
738 - Equipment: Replacement Pool & Spa Equipment (50%)	26,560	5	4	5,312	10,890	4,504
928 - Furniture: Misc Pool Area Furniture	9,460	6	2	6,307	8,081	1,272
13000 - Spa						
118 - Resurface Spa PebbleTec Resurface	7,123	8	2	5,342	6,388	718
14000 - Recreation						
210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)	39,801	3	0	39,801	13,599	10,190
310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	55,447	8	0	55,447	7,104	5,323

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)						
17000 - Tennis Court						
120 - Reseal 14,000 sf [2] Tennis Courts	10,536	4	1	7,902	10,800	2,074
520 - Resurface 14,000 sf [2] Tennis Courts	47,488	21	16	11,307	13,907	2,578
19000 - Fencing						
140 - Chain Link: 10' 600 lf Tennis Court Fence	26,712	30	11	16,918	18,253	897
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	13,356	30	4	11,575	12,321	377
20000 - Lighting						
520 - Parking Lot 8 North Parking Lot Lights	24,940	40	14	16,211	17,255	677
560 - Parking Lot 13 East Parking Lot Lights	40,527	40	27	13,171	14,539	1,516
23000 - Mechanical Equipment						
212 - HVAC 11 Rooftop Trane Units- 2008	173,816	15	1	162,228	178,161	9,123
292 - HVAC 4 Rooftop Carrier Units- 2010	57,100	15	2	49,487	54,626	3,072
328 - HVAC Rooftop Carrier Unit #16- 2014	11,872	15	6	7,123	8,113	705
612 - Water Heater 2 Rennai Tankless Heaters	12,285	12	10	2,048	3,148	1,007
24000 - Furnishings						
900 - Miscellaneous Tables, Chairs, Misc	54,431	10	4	32,659	39,055	4,615
24500 - Audio / Visual						
748 - Piano Ocotillo Room Yamaha Upright	12,581	25	6	9,561	10,316	448
804 - Stage Risers 4 Ocotillo Room- New	26,708	30	25	4,451	5,475	1,268
808 - Stage Risers 2 Ocotillo Room- Older	890	30	16	415	456	34
832 - Stage Curtains 2 Ocotillo Room	8,896	20	6	6,227	6,839	396
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	18,388	10	6	7,355	9,424	1,638
24600 - Safety / Access						
210 - Fire Control Misc Fire Alarm System	21,369	20	7	13,890	15,332	975
25000 - Flooring						
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	18,916	10	2	15,133	17,450	1,526
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,803	10	4	3,482	4,164	492
430 - Tile 3,050 sf Clubhouse Walls & Floors	45,909	20	2	41,318	44,703	1,852
620 - Vinyl 540 Sq. Yds. Clubhouse	91,040	15	14	6,069	12,442	6,587
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	27,950	25	6	21,242	22,919	996
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	38,508	40	37	2,888	3,947	0
26000 - Outdoor Equipment						
306 - Bocce Ct. Resurface 900 sf Bocce Court	4,770	10	4	2,862	3,422	404
27000 - Appliances						
800 - Miscellaneous 13 Kitchen Appliances (33%)	21,038	5	4	4,208	8,625	3,567

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)						
28000 - Water System						
130 - Backflow Valves 4" Backflow	8,614	12	4	5,742	6,622	609
Sub-total Las Campanas (LC)	1,799,285			1,130,201	1,141,318	120,579
00050 - Desert Hills (DH)						
01000 - Paving						
120 - Asphalt: Sealing 104,016 sf Drives & Parking	27,564	5	1	22,051	28,253	4,340
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	10,612	5	1	8,490	10,878	1,671
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive	158,683	25	6	120,599	130,120	5,654
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area	75,286	25	23	6,023	9,260	4,081
02000 - Concrete						
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	11,174	5	3	4,470	6,872	1,848
415 - Pool Deck Pool/Spa Area Concrete Repair (2023 Only)[nr:1]	4,100	1	0	4,100	0	0
03000 - Painting: Exterior						
124 - Stucco 30,135 sf Building Exterior	54,303	10	4	32,582	38,963	4,604
03500 - Painting: Interior						
124 - Building 26,950 sf All Interior Spaces (50%)	18,569	5	3	7,427	11,420	3,072
04000 - Structural Repairs						
916 - Doors 54 Exterior & Interior Doors (25%)	25,042	10	11	2,087	2,334	2,103
04500 - Decking/Balconies						
200 - Resurface 1,778 sf Second Floor Deck	29,870	18	0	29,870	1,701	1,275
05000 - Roofing						
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	103,106	20	1	97,951	105,684	4,059
946 - Coating 13,700 sf Low Slope Roof Recoating	15,539	5	4	3,108	6,371	2,635
08000 - Rehab						
218 - Locker Rooms 2 Men's & Women's	142,112	28	1	137,037	145,665	3,996
222 - Bathrooms Add Companion Bathroom	18,253	20	2	16,427	17,774	736
324 - Restrooms 2 Auditorium Lobby Restrooms	34,746	20	1	33,009	35,615	1,368
466 - Cabinets 40 lf Countertops & Cabinets	31,930	20	3	27,141	29,456	1,321
570 - Operable Wall/Partition 770 sf [4] Room Dividers	38,419	21	11	18,295	20,627	1,844
12000 - Pool						
118 - Resurface 260 lf Pool	51,813	12	15	3,238	3,541	3,602
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	14,246	10	4	8,548	10,221	1,208
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	212,956	25	19	51,109	61,118	10,459
742 - Equipment: Replacement Pool & Spa Equipment (50%)	29,699	5	4	5,940	12,177	5,036
932 - Furniture: Misc Pool Area Furniture	13,000	6	0	13,000	2,221	1,664
13000 - Spa						
122 - Resurface Spa	10,600	8	7	1,325	2,716	1,210

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
14000 - Recreation						
140 - Sauna: Wood Kit Sauna	7,020	25	24	281	576	390
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	20,327	3	2	6,776	13,890	5,467
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	27,574	8	4	13,787	17,664	2,922
740 - Billiard Table 3 Billiards Room Tables	29,204	25	4	24,532	26,342	990
741 - Billiard Table Billiards Room Tables- 2023 Only[nr:1]	11,840	1	0	11,840	0	0
744 - Billiard Table 2 Diamond Tables	20,012	25	23	1,601	2,461	1,085
17000 - Tennis Court						
130 - Reseal 28,800 sf [4] Tennis Courts	21,675	4	4	4,335	5,554	3,675
131 - Reseal [4] Tennis Courts[nr:1]	11,850	1	0	11,850	0	0
19000 - Fencing						
150 - Chain Link: 10' 960 lf Tennis Court Fence	42,739	30	8	31,342	33,586	1,333
20000 - Lighting						
210 - Pole Lights 7 Walkway Lights	8,513	20	3	7,236	7,853	352
218 - Landscape 25 Walkway Lights	11,582	20	11	5,212	5,936	584
264 - Bollard Lights 22 Walkway Bollard Lights	22,933	20	11	10,320	11,753	1,156
530 - Parking Lot 11 Parking Lot Lights	30,870	40	13	20,837	22,149	817
23000 - Mechanical Equipment						
216 - HVAC 4 Rooftop Rheem Units- 2022	44,686	15	14	2,979	6,107	3,233
296 - HVAC 3 Rooftop Units- 2007	40,595	15	12	8,119	11,096	2,796
332 - HVAC 3 Rooftop Carrier Units- 2009	41,696	15	1	38,916	42,738	2,188
360 - HVAC Rooftop Rheem Unit #8- 2019	12,007	15	11	3,202	4,102	807
388 - HVAC 3 Rooftop Carrier Units- 2013	42,738	15	5	28,492	32,125	2,476
412 - HVAC Rooftop Rheem Unit #11- 2019	11,714	15	11	3,124	4,002	787
428 - HVAC Rooftop Carrier Unit #16- 2018	12,007	15	10	4,002	4,923	787
444 - HVAC Ground Level Rheem Unit 17A/B- 2003	5,488	15	11	1,463	1,875	369
446 - HVAC Ground Level- Carrier 3-ton Unit	5,223	15	11	1,393	1,784	351
604 - Water Heater 2 Pool Equipment Area Water Heaters (50%)	10,764	12	0	10,764	919	689
632 - Water Heater Men's Restroom's Janitor's Closet	1,908	15	5	1,272	1,434	111
24000 - Furnishings						
540 - Miscellaneous Folding Tables & Chairs	27,939	10	2	22,351	25,773	2,255
24500 - Audio / Visual						
152 - Projector Stage- Epson	7,640	10	7	2,292	3,132	697
174 - Projection Screen Stage- Electric Screen	9,970	20	16	1,994	2,555	568
308 - PA System	19,160	10	8	3,832	5,892	1,793

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
24500 - Audio / Visual						
Sound Rack- Sound System						
752 - Piano Stage Yamaha Upright	12,274	25	7	8,837	9,561	448
820 - Stage Curtains 2 Stage Curtains	17,134	20	4	13,707	14,928	726
24600 - Safety / Access						
220 - Fire Control Misc Fire Alarm System	20,366	20	0	20,366	1,044	782
25000 - Flooring						
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	36,575	10	6	14,630	18,745	3,258
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	8,002	10	8	1,600	2,461	749
440 - Tile 975 sf Clubhouse Walls & Floors	31,001	20	1	29,451	31,776	1,220
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	18,359	15	1	17,135	18,818	964
710 - Hardwood Floors 500 sf Stage- Replace	9,354	50	8	7,858	8,246	175
27000 - Appliances						
160 - Ice Machine Tennis Courts	6,857	10	8	1,371	2,109	642
740 - Miscellaneous 12 Kitchen Appliances (33%)	17,999	5	2	10,799	14,759	2,905
764 - Dishwasher, Commercial Dishwasher	10,600	12	11	883	1,811	890
28000 - Water System						
150 - Backflow Valves 6" Backflow	11,225	12	2	9,354	10,547	755
Sub-total Desert Hills (DH)	1,891,039			1,073,961	1,124,011	119,975
00060 - Canoa Hills (CH)						
01000 - Paving						
124 - Asphalt: Sealing 67,354 sf Parking Lot	17,849	5	3	7,140	10,977	2,953
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	10,995	5	3	4,398	6,762	1,819
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	149,930	25	23	11,994	18,441	8,128
02000 - Concrete						
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	8,893	2	0	8,893	4,558	3,415
03000 - Painting: Exterior						
130 - Stucco 10,940 sf Building Exterior	27,831	10	7	8,349	11,411	2,541
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,826	4	0	2,826	724	543
03500 - Painting: Interior						
130 - Building 22,750 sf All Interior Spaces	31,349	10	5	15,675	19,280	2,724
131 - Building All Interior Spaces (2023 Only)[nr:1]	12,300	1	0	12,300	0	0
04000 - Structural Repairs						
920 - Doors 47 Exterior & Interior Doors (25%)	21,796	10	11	1,816	2,031	1,830
05000 - Roofing						
328 - Low Slope: Vinyl 227 Squares- Building Roof	170,840	20	7	111,046	122,578	7,799
950 - Coating 22,700 sf Low Slope Roof Recoating	20,453	5	3	8,181	12,578	3,383

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
08000 - Rehab						
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	161,550	20	0	161,550	8,279	6,204
330 - Restrooms 2 Restrooms	81,600	20	0	81,600	4,182	3,134
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	42,778	25	16	15,400	17,539	1,951
12000 - Pool						
124 - Resurface 274 lf Pool	54,603	12	3	40,952	46,640	3,764
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	36,000	10	0	36,000	3,690	2,765
746 - Equipment: Replacement Pool & Spa Equipment (50%)	30,929	5	3	12,372	19,021	5,116
936 - Furniture: Misc Pool Area Furniture	13,096	6	2	8,731	11,186	1,761
13000 - Spa						
126 - Resurface Spa	6,110	8	3	3,818	4,697	632
14000 - Recreation						
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	28,720	3	0	28,720	9,813	7,353
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	48,243	8	0	48,243	6,181	4,632
17000 - Tennis Court						
140 - Reseal 14,000 sf [2] Tennis Courts	10,536	4	1	7,902	10,800	2,074
504 - Resurface 14,000 sf [2] Tennis Courts	47,488	21	9	27,136	30,132	2,169
19000 - Fencing						
160 - Chain Link: 10' 580 lf Tennis Court Fence	25,822	30	8	18,936	20,291	805
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,784	30	3	6,106	6,490	187
20000 - Lighting						
220 - Pole Lights 24 Parking Lot & Walkway Lights	74,836	40	13	50,514	53,695	1,981
23000 - Mechanical Equipment						
220 - HVAC 6 Rooftop Carrier Units- 2007	54,686	15	0	54,686	3,737	2,800
230 - HVAC Rooftop Carrier Unit #4- 2021	9,426	15	13	1,257	1,932	665
340 - HVAC Rooftop Carrier Unit #5- 2021	9,426	15	13	1,257	1,932	665
364 - HVAC Rooftop Carrier Unit #10- 2021	9,635	15	13	1,285	1,975	680
600 - Water Heater Pool Eq Room Heater & Tank	14,967	12	2	12,473	14,063	1,006
24000 - Furnishings						
560 - Miscellaneous Folding Tables & Chairs	14,941	10	1	13,447	15,314	1,176
620 - Miscellaneous Lobby Furniture	9,649	12	0	9,649	824	618
24500 - Audio / Visual						
156 - Projector Saguaro Room- Panasonic	1,448	10	4	869	1,039	123
166 - Projection Screen Saguaro Room- Electric Screen	19,435	20	16	3,887	4,980	1,108
316 - PA System Sound Rack- Sound System	18,261	10	6	7,305	9,359	1,627
330 - Miscellaneous Sound Rack- Total Induction Loop	19,159	30	13	10,857	11,783	676

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
24500 - Audio / Visual						
756 - Piano Saguaro Room Yamaha Upright	9,258	25	2	8,517	9,110	299
812 - Stage Risers 288 sf [6] Saguaro Room Risers	4,257	30	0	4,257	145	109
828 - Stage Curtains 2 Saguaro Stage Curtains	16,521	20	9	9,087	10,160	792
24600 - Safety / Access						
230 - Fire Control Misc Fire Alarm System	21,369	20	3	18,164	19,713	884
25000 - Flooring						
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,651	10	7	1,695	2,317	516
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	18,723	10	0	18,723	1,919	1,438
450 - Tile 6,475 sf Clubhouse Walls & Floors	96,086	20	19	4,804	9,849	5,899
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	115,060	40	7	94,925	100,246	2,626
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	23,012	10	7	6,904	9,435	2,101
26000 - Outdoor Equipment						
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	9,497	10	7	2,849	3,894	867
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,865	15	15	304	332	338
849 - Shade Structure Tennis Court Shade Canopy (2023 Only)[nr:1]	1,230	1	0	1,230	0	0
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	19,462	15	9	7,785	9,309	1,245
856 - Shade Structure 144 sf Metal Roofed Shade Structure	4,170	30	11	2,641	2,850	140
872 - Shade Structure Pool Area Wood Gazebo Structure	11,003	25	19	2,641	3,158	540
27000 - Appliances						
760 - Miscellaneous 17 Kitchen Appliances (33%)	24,904	5	4	4,981	10,210	4,223
764 - Dishwasher, Commercial Dishwasher	10,600	12	11	883	1,811	890
28000 - Water System						
154 - Backflow Valves 6" Backflow	11,225	12	2	9,354	10,547	755
Sub-total Canoa Hills (CH)	1,732,083			1,057,311	733,921	114,470
00070 - Santa Rita Springs (SRS)						
01000 - Paving						
128 - Asphalt: Sealing 80,636 sf Parking Lots	21,369	5	3	8,547	13,142	3,535
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	8,227	5	1	6,582	8,433	1,295
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	129,967	25	1	124,769	133,216	4,093
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	49,528	25	1	47,547	50,767	1,560
02000 - Concrete						
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	7,370	2	0	7,370	3,777	2,830
03000 - Painting: Exterior						
136 - Stucco 28,540 sf Building Exterior	49,916	10	4	29,950	35,815	4,232
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	13,425	4	0	13,425	3,440	2,578

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)						
03500 - Painting: Interior						
136 - Building 35,500 sf All Interior Spaces- 2025	48,919	10	2	39,135	45,128	3,948
137 - Building 2023 Only & 2022 Remaining Areas	21,365	10	0	21,365	2,190	1,641
04000 - Structural Repairs						
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	26,380	10	1	23,742	27,039	2,077
924 - Doors 66 Exterior & Interior Doors (25%)	30,607	10	11	2,551	2,852	2,570
04500 - Decking/Balconies						
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	121,620	20	10	60,810	68,563	5,979
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	27,519	5	0	27,519	5,641	4,227
05000 - Roofing						
336 - Low Slope: Vinyl 68 Squares- Building Roof	51,177	20	1	48,618	52,456	2,014
604 - Pitched: Tile 84 Squares- Building Roof	63,218	30	6	50,575	53,999	1,877
954 - Coating 6,800 sf Low Slope Roof Recoating	23,138	5	1	18,510	23,716	3,643
08000 - Rehab						
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	138,985	20	1	132,036	142,460	5,471
336 - Restrooms 5 Restrooms	57,811	20	5	43,358	47,405	2,512
412 - Kitchen Art Kitchenette	4,802	20	2	4,322	4,676	194
472 - Cabinets 2 Art & Clay Counters & Cabinets	21,515	20	2	19,364	20,951	868
12000 - Pool						
130 - Resurface 240 lf Pool	46,248	10	0	46,248	4,740	3,552
408 - ADA Chair Lift Pool Area ADA Lift	5,830	10	6	2,332	2,988	519
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	41,168	15	13	5,489	8,439	2,906
750 - Equipment: Replacement Pool & Spa Equipment (50%)	30,509	5	3	12,204	18,763	5,047
751 - Equipment: Replacement Pool & Spa Equipment[nr:1]	18,138	1	0	18,138	0	0
940 - Furniture: Misc Pool Area Furniture	8,731	6	2	5,821	7,458	1,174
13000 - Spa						
130 - Resurface Spa	8,714	8	6	2,179	3,350	970
14000 - Recreation						
240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	27,641	3	1	18,427	28,332	7,254
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	44,005	8	0	44,005	5,638	4,225
19000 - Fencing						
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	12,298	30	28	820	1,261	629
20000 - Lighting						
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	25,481	25	5	20,385	21,939	886
230 - Pole Lights 10 Bridge Lights	18,397	25	5	14,718	15,840	639
280 - Pole Lights 5 2nd Level Deck- Pole Lights	7,239	25	5	5,791	6,233	252

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)						
23000 - Mechanical Equipment						
232 - HVAC 6 Miscellaneous Units- 2013	32,835	15	5	21,890	24,681	1,902
312 - HVAC Carrier Unit #8- 2016	7,499	15	8	3,500	4,100	468
316 - HVAC American Standard Unit #3- 2018	7,499	15	10	2,500	3,075	492
344 - HVAC 2 Units- 2019	14,967	15	11	3,991	5,114	1,006
368 - HVAC 2 Carrier Units- 2012	17,373	15	4	12,740	14,246	982
392 - HVAC 2 Units- 2018	12,878	15	10	4,293	5,280	844
416 - HVAC Carrier Unit #7- 2016	8,687	15	8	4,054	4,749	542
436 - HVAC Carrier Unit #11- 2014	8,687	15	6	5,212	5,936	516
448 - HVAC 8 Rooftop Carrier Units- 2018	108,540	15	10	36,180	44,501	7,114
452 - HVAC 2 Carrier Units- 2007	33,385	15	11	8,903	11,407	2,243
616 - Water Heater Bradford White Water Heater	11,003	12	6	5,501	6,579	817
23500 - Elevator						
200 - Modernize/Overhaul Anza Building Elevator	141,302	25	21	22,608	28,967	7,291
300 - Cab Rehab Anza Elevator Cab	20,744	20	16	4,149	5,316	1,183
24000 - Furnishings						
600 - Miscellaneous Anza Room Furniture	63,860	10	5	31,930	39,274	5,549
24500 - Audio / Visual						
160 - Projector 3 Projectors (33%)	1,448	4	1	1,086	1,484	285
170 - Projection Screen Anza Room	9,961	20	1	9,463	10,210	392
324 - PA System Anza Room- Sound System	19,160	10	8	3,832	5,892	1,793
760 - Piano Anza Room Kawai Upright	8,059	25	15	3,224	3,635	359
24600 - Safety / Access						
240 - Fire Control Misc Fire Alarm System	35,615	20	2	32,053	34,680	1,437
25000 - Flooring						
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	17,808	10	3	12,466	14,603	1,473
460 - Tile 1,825 sf Clubhouse Walls & Floors	27,470	20	0	27,470	1,408	1,055
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	29,513	40	13	19,921	21,176	781
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	16,090	10	3	11,263	13,194	1,331
26000 - Outdoor Equipment						
804 - Shade Structure 100 sf Small Shade Canopy	2,433	15	7	1,297	1,496	148
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	14,596	15	3	11,677	12,966	805
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	10,947	15	5	7,298	8,229	634
27000 - Appliances						
780 - Miscellaneous 10 Kitchen Appliances (33%)	13,604	5	4	2,721	5,578	2,307

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)						
28000 - Water System						
142 - Backflow Valves 4" Backflow #1	10,153	12	7	4,230	5,203	772
146 - Backflow Valves 4" Backflow #2	7,491	12	9	1,873	2,559	599
Sub-total Santa Rita Springs (SRS)	1,924,864			1,243,973	1,216,180	130,315
00080 - Canoa Ranch (CR)						
01000 - Paving						
132 - Asphalt: Sealing 64,068 sf Drives & Parking	16,978	5	1	13,582	17,402	2,673
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	6,537	5	1	5,229	6,700	1,029
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)	7,659	5	1	6,127	7,851	1,206
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	142,615	25	10	85,569	93,556	5,609
02000 - Concrete						
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	3,301	5	3	1,320	2,030	546
03000 - Painting: Exterior						
142 - Stucco 14,760 sf Building Exterior	21,904	10	5	10,952	13,471	1,903
406 - Wrought Iron 614 lf Metal Fencing & Railings	6,899	4	2	3,449	5,304	1,392
03500 - Painting: Interior						
142 - Building 26,200 sf All Interior Spaces	36,104	10	0	36,104	3,701	2,773
04000 - Structural Repairs						
606 - Metal Railings 350 lf Parking & Pickleball	10,911	20	5	8,183	8,947	474
928 - Doors 40 Exterior & Interior Doors (25%)	18,550	10	11	1,546	1,729	1,558
932 - Doors 3 Pool East Patio Doors	59,784	20	5	44,838	49,023	2,598
05000 - Roofing						
200 - Low Slope: BUR 133 Squares- Building Roof	61,617	20	5	46,213	50,526	2,677
608 - Pitched: Tile 45 Squares- Building Roof	33,867	30	15	16,934	18,514	1,256
958 - Coating 13,300 sf Low Slope Roof Recoating	23,262	5	1	18,609	23,843	3,663
08000 - Rehab						
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	150,567	20	5	112,925	123,465	6,542
234 - Restrooms Companion Restroom Remodel	18,253	20	2	16,427	17,774	736
12000 - Pool						
136 - Resurface 256 lf Pool	51,016	12	5	29,759	34,861	3,694
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	12,556	10	6	5,023	6,435	1,118
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	11,215	10	8	2,243	3,449	1,049
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	43,433	15	0	43,433	2,968	2,224
754 - Equipment: Replacement Pool & Spa Equipment (50%)	24,111	5	3	9,644	14,828	3,989
13000 - Spa						
134 - Resurface Spa	5,715	8	5	2,143	2,929	621

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)						
14000 - Recreation						
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	25,477	3	4	5,095	6,529	4,320
350 - Exercise: Strength Equipment 26 Fitness Center Strength Machines, Etc (50%)	55,754	8	0	55,754	7,143	5,353
17500 - Basketball / Sport Court						
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	7,335	4	1	5,501	7,519	1,444
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	3,935	4	4	787	1,008	667
19000 - Fencing						
100 - Chain Link 788 lf Pickleball & Basketball Courts	29,485	30	17	12,777	14,104	1,149
230 - Wrought Iron: 6' 264 lf Patio Perimeter	11,854	30	15	5,927	6,480	440
23000 - Mechanical Equipment						
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	18,988	18	3	15,823	17,300	873
236 - HVAC 6 Rooftop HVAC Units- 2008	86,684	15	0	86,684	5,923	4,439
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	18,709	15	3	14,967	16,620	1,032
636 - Water Heater 2 Shop	12,740	15	2	11,042	12,188	685
24000 - Furnishings						
540 - Miscellaneous Tables & Chairs	9,701	10	8	1,940	2,983	908
24500 - Audio / Visual						
164 - Projector Amado Room- EIKI	1,448	10	1	1,303	1,484	114
24600 - Safety / Access						
250 - Fire Control Misc Fire Alarm System	21,369	20	5	16,026	17,522	928
25000 - Flooring						
280 - Carpeting 660 Sq. Yds. All Spaces	21,688	10	5	10,844	13,338	1,885
470 - Tile 2,231 sf Clubhouse Walls & Floors	69,574	20	18	6,957	10,697	4,167
26000 - Outdoor Equipment						
462 - Drinking Fountain 3 Drinking Fountains	9,728	15	0	9,728	665	498
808 - Shade Structure 500 sf [3] Shade Canopies	12,163	15	3	9,731	10,805	671
27000 - Appliances						
248 - Ice Machine Pickleball Courts	6,856	10	8	1,371	2,108	642
28000 - Water System						
162 - Backflow Valves 8" Backflow	15,953	12	8	5,318	6,813	1,244
Sub-total Canoa Ranch (CR)	1,206,294			797,830	670,534	80,787
00090 - Abrego South (AS)						
01000 - Paving						
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)	7,659	5	4	1,532	3,140	1,299
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	6,121	5	3	2,449	3,765	1,013
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	41,778	25	21	6,684	8,564	2,156
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	33,390	25	22	4,007	5,476	1,766

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (AS)						
02000 - Concrete						
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	6,931	2	1	3,466	7,104	2,728
03000 - Painting: Exterior						
200 - Surface Restoration 7,191 sf Exterior Surfaces	10,671	10	5	5,336	6,563	927
04000 - Structural Repairs						
936 - Doors 16 Exterior & Interior Doors (25%)	7,420	10	11	618	691	623
05000 - Roofing						
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	36,877	20	8	22,126	24,570	1,726
962 - Coating 4,900 sf Low Slope Roof Recoating	5,506	5	1	4,405	5,643	867
08000 - Rehab						
236 - Locker Rooms 2 Men's & Women's	81,073	20	3	68,912	74,790	3,353
342 - Restrooms 2 Restrooms	34,747	20	4	27,797	30,273	1,473
12000 - Pool						
140 - Resurface 170 lf Pool	28,832	12	3	21,624	24,627	1,987
422 - ADA Chair Lift Pool ADA Lift	4,471	10	6	1,788	2,291	398
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	52,087	10	8	10,417	16,017	4,874
758 - Equipment: Replacement Pool & Spa Equipment (50%)	19,435	5	2	11,661	15,937	3,137
944 - Furniture: Misc Pool Area Furniture	8,109	6	2	5,406	6,926	1,091
13000 - Spa						
138 - Resurface Spa	4,264	8	7	533	1,093	487
418 - ADA Chair Lift Spa ADA Lift	5,281	10	4	3,169	3,789	448
19000 - Fencing						
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	8,043	20	8	4,826	5,359	376
20000 - Lighting						
240 - Pole Lights 8 Shuffleboard Lights	11,974	20	3	10,178	11,046	495
23000 - Mechanical Equipment						
240 - HVAC 2 Rooftop Carrier Units- 2011	23,744	15	3	18,995	21,093	1,309
26000 - Outdoor Equipment						
480 - Drinking Fountain 2 Drinking Fountain	6,949	20	3	5,907	6,411	287
812 - Shade Structure 564 [3] Volleyball Shade Canopies	13,720	15	9	5,488	6,563	877
880 - Shade Structure 264 sf Pool Shade Canopy	6,422	15	6	3,853	4,389	381
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	17,502	8	2	13,126	15,697	1,765
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	34,763	7	2	24,831	30,542	4,007
Sub-total Abrego South (AS)	517,771			289,134	342,358	39,851
00100 - Continental Vistas (CV)						
01000 - Paving						
404 - Asphalt: Overlay 6,726 sf Parking Lot	14,972	20	17	2,246	3,069	875

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00100 - Continental Vistas (CV)						
02000 - Concrete						
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	8,757	2	2	2,919	4,488	2,356
03000 - Painting: Exterior						
120 - Surface Restoration 3,600 sf Recreation Building & Walls	6,487	10	4	3,892	4,655	550
05000 - Roofing						
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	24,253	20	18	2,425	3,729	1,453
612 - Pitched: Tile 13 Squares- Pool Building Roof	15,434	30	28	1,029	1,582	789
966 - Coating 2,000 sf Low Slope Roof Recoating	6,487	5	2	3,892	5,320	1,047
08000 - Rehab						
242 - Locker Rooms 2 Men's & Women's	72,402	20	14	21,721	25,974	3,929
246 - Bathrooms Companion Restroom	21,369	20	14	6,411	7,666	1,160
12000 - Pool						
146 - Resurface 180 lf Pool	30,528	12	7	12,720	15,646	2,323
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	29,040	15	13	3,872	5,953	2,050
762 - Equipment: Replacement Pool & Spa Equipment (50%)	20,202	5	1	16,162	20,707	3,181
948 - Furniture: Misc Pool Area Furniture	7,990	6	5	1,332	2,730	1,157
13000 - Spa						
142 - Resurface Spa	8,335	8	6	2,084	3,204	928
23000 - Mechanical Equipment						
244 - HVAC Rooftop Rheem Unit #3- 2019	8,976	15	11	2,394	3,067	603
248 - HVAC 2 Rooftop Carrier Units- 2013	30,866	15	5	20,578	23,201	1,788
800 - Water Heater Building Water Heater	5,791	12	2	4,826	5,441	389
25000 - Flooring						
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	19,872	10	4	11,923	14,258	1,685
Sub-total Continental Vistas (CV)	331,762			120,425	150,690	26,261
00110 - Madera Vista (MV)						
01000 - Paving						
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	60,596	25	9	38,782	42,236	2,325
02000 - Concrete						
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	7,488	2	4	1,498	1,919	1,270
03000 - Painting: Exterior						
206 - Surface Restoration 4,020 sf Exterior Surfaces	7,670	10	5	3,835	4,717	667
05000 - Roofing						
616 - Pitched: Tile 39 Squares- Pool Building Roof	32,190	30	28	2,146	3,299	1,645
08000 - Rehab						
248 - Restrooms 2 Men's & Women's	17,373	20	16	3,475	4,452	990
262 - Kitchen Pool Building Kitchen Area	21,200	20	9	11,660	13,038	1,017
480 - Shower Outdoor Pool Shower	9,361	15	14	624	1,279	677

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00110 - Madera Vista (MV)						
12000 - Pool						
154 - Resurface 156 lf Pool	26,458	12	5	15,434	18,079	1,916
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	37,514	15	14	2,501	5,127	2,714
766 - Equipment: Replacement Pool & Spa Equipment (50%)	17,926	5	0	17,926	3,675	2,754
952 - Furniture: Misc Pool Area Furniture	8,107	6	4	2,702	4,155	1,146
13000 - Spa						
146 - Resurface Spa	5,212	8	1	4,560	5,342	513
17000 - Tennis Court						
540 - Reseal 7,200 sf Tennis Court	5,419	4	2	2,709	4,166	1,093
560 - Fixtures Tennis Court Bench/Canopy	5,830	15	9	2,332	2,789	373
19000 - Fencing						
170 - Chain Link: 10' 360 lf Tennis Court Fence	16,027	30	8	11,753	12,595	500
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	17,063	30	3	15,356	16,323	470
20000 - Lighting						
250 - Sports Field / Court 4 Tennis Court Lights	11,582	20	16	2,316	2,968	660
25000 - Flooring						
434 - Tile Recreation Room & Storage	11,517	20	17	1,727	2,361	673
26000 - Outdoor Equipment						
816 - Shade Structure 264 sf Pool Shade Canopy	6,422	15	8	2,997	3,511	401
834 - Shade Structure 336 sf Pool Equip Shade Canopy	8,174	15	8	3,814	4,468	510
Sub-total Madera Vista (MV)	333,129			148,149	156,499	22,313
00120 - Casa Paloma I (CPI)						
01000 - Paving						
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	44,201	25	4	37,129	39,869	1,499
02000 - Concrete						
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	12,627	2	1	6,314	12,943	4,970
03000 - Painting: Exterior						
212 - Surface Restoration 7,470 sf Exterior Surfaces	11,085	10	3	7,760	9,090	917
05000 - Roofing						
344 - Low Slope: Vinyl 61 Squares- Pool Building & Shade Structure Roofs	45,909	20	1	43,613	47,056	1,807
970 - Coating 6,100 sf Low Slope Roof Recoating	16,165	5	1	12,932	16,569	2,545
08000 - Rehab						
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	118,646	20	17	17,797	24,322	6,933
256 - Restrooms Unisex Restroom	5,650	20	17	847	1,158	330
418 - Kitchen Clubhouse Kitchen	8,107	20	8	4,864	5,402	379
12000 - Pool						
160 - Resurface 200 lf Pool	33,920	12	5	19,787	23,179	2,456
420 - ADA Chair Lift Aqua Creek Pool Chair	5,830	10	4	3,498	4,183	494

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00120 - Casa Paloma I (CPI)						
12000 - Pool						
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	58,721	15	14	3,915	8,025	4,248
770 - Equipment: Replacement Pool & Spa Equipment (50%)	22,031	5	0	22,031	4,516	3,384
956 - Furniture: Misc Pool Area Furniture	8,107	6	2	5,405	6,925	1,090
957 - Furniture: Misc Pool Area Furniture[nr:1]	3,709	1	0	3,709	0	0
13000 - Spa						
150 - Resurface Spa	6,305	8	5	2,364	3,231	685
23000 - Mechanical Equipment						
256 - HVAC 2 Rooftop Carrier Units- 2011	19,458	15	3	15,566	17,285	1,073
25000 - Flooring						
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	12,430	20	17	1,864	2,548	726
26000 - Outdoor Equipment						
310 - Benches 18 Common Area Benches	22,896	15	7	12,211	14,081	1,394
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	9,738	8	4	4,869	6,239	1,032
826 - Shade Structure 310 sf Pool Equip Shade Structure	8,977	30	22	2,394	2,761	396
Sub-total Casa Paloma I (CPI)	474,513			228,870	249,383	36,360
00130 - Casa Paloma II (CPII)						
02000 - Concrete						
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	10,824	2	2	3,608	5,547	2,911
04000 - Structural Repairs						
952 - Doors 14 Exterior & Interior Doors (25%)	6,492	10	11	541	605	545
05000 - Roofing						
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	36,910	20	18	3,691	5,675	2,211
974 - Coating 5,300 sf Low Slope Roof Recoating	8,596	5	1	6,876	8,810	1,353
08000 - Rehab						
258 - Restrooms Unisex Restroom	10,600	15	2	9,187	10,141	570
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	81,075	20	2	72,967	78,946	3,271
261 - Locker Rooms Men's & Women's Locker Rooms & Outdoor Shower[nr:1]	2,366	1	0	2,366	0	0
424 - Kitchen Clubhouse Kitchen	8,107	20	4	6,486	7,064	344
12000 - Pool						
166 - Resurface 180 lf Pool	30,528	10	3	21,370	25,033	2,525
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	49,180	15	14	3,279	6,721	3,558
774 - Equipment: Replacement Pool & Spa Equipment (50%)	22,093	5	1	17,674	22,645	3,479
960 - Furniture: Misc Pool Area Furniture	8,107	6	2	5,405	6,925	1,090
13000 - Spa						
154 - Resurface Spa	5,756	8	3	3,598	4,425	595

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00130 - Casa Paloma II (CPII)						
20000 - Lighting						
260 - Pole Lights 8 Shuffleboard Lights	11,578	30	0	11,578	396	296
23000 - Mechanical Equipment						
272 - HVAC 2 Rooftop Carrier Units- 2011	19,458	15	3	15,566	17,285	1,073
25000 - Flooring						
200 - Carpeting 1,284 sf Recreation Room	4,083	10	7	1,225	1,674	373
400 - Tile 281 sf Kitchenette & Storage Closet	4,158	20	17	624	852	243
26000 - Outdoor Equipment						
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	9,109	8	2	6,832	8,169	919
860 - Shade Structure 294 sf Pool Equip Shade Canopy	7,152	15	8	3,338	3,910	446
Sub-total Casa Paloma II (CPII)	336,173			196,210	214,824	25,803
00140 - Abrego North (AN)						
01000 - Paving						
420 - Asphalt: Major Repairs 14,105 sf Parking Area	87,465	25	0	87,465	3,586	2,687
02000 - Concrete						
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	6,537	5	0	6,537	1,340	1,004
03000 - Painting: Exterior						
218 - Surface Restoration 5,892 sf Exterior Surfaces	8,744	10	3	6,121	7,170	723
04000 - Structural Repairs						
820 - Shed Shed	11,076	10	7	3,323	4,541	1,011
956 - Doors 10 Exterior & Interior Doors (50%)	9,275	20	9	5,101	5,704	445
05000 - Roofing						
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	15,805	20	3	13,434	14,580	654
978 - Coating 2,100 sf Low Slope Roof Recoating	2,649	5	1	2,119	2,715	417
08000 - Rehab						
238 - Restrooms Companion Restroom Remodel	18,253	20	2	16,427	17,774	736
266 - Locker Rooms 2 Men's & Women's	81,075	20	3	68,913	74,791	3,353
270 - General 795 sf Recreation Room Tile- 2017	10,416	20	14	3,125	3,737	565
12000 - Pool						
172 - Resurface 230 lf Pool	39,008	10	3	27,306	31,987	3,226
426 - ADA Chair Lift 2 Pool & Spa	14,246	10	4	8,548	10,221	1,208
778 - Equipment: Replacement Pool & Spa Equipment (50%)	22,093	5	3	8,837	13,587	3,655
779 - Equipment: Replacement Pool & Spa Equipment- 2023 Only[nr:1]	10,682	1	0	10,682	0	0
964 - Furniture: Misc Pool Area Furniture	7,990	6	5	1,332	2,730	1,157
965 - Furniture: Misc Pool Area Furniture[nr:1]	3,801	1	0	3,801	0	0
13000 - Spa						
158 - Resurface Spa	6,110	8	2	4,582	5,480	616

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00140 - Abrego North (AN)						
19000 - Fencing						
110 - Wood: Split Rail 152 lf Perimeter Fencing	5,639	20	14	1,692	2,023	306
23000 - Mechanical Equipment						
200 - HVAC 3 HVAC	20,670	15	12	4,134	5,650	1,423
26000 - Outdoor Equipment						
864 - Shade Structure 367 sf Pool Equip Shade Structure	10,628	30	20	3,543	3,994	446
868 - Shade Structure 378 sf [3] Pool Shade Canopies	9,196	15	9	3,678	4,399	588
Sub-total Abrego North (AN)	401,356			290,699	216,008	24,222
00200 - Pickleball Center						
01000 - Paving						
170 - Asphalt: Sealing 39,629 sf Parking Lot	10,502	5	3	4,201	6,459	1,737
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)	5,660	5	3	2,264	3,481	936
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	88,214	25	22	10,586	14,467	4,666
04000 - Structural Repairs						
892 - Shed Shed	5,300	15	12	1,060	1,449	365
912 - Doors 5 Building Doors (50%)	4,637	20	17	696	951	271
05000 - Roofing						
370 - Low Slope: Single-Ply 12 Squares- Center Roof	9,034	15	12	1,807	2,469	622
08000 - Rehab						
100 - General Office, Storage, Breezeway	5,650	10	7	1,695	2,316	516
226 - Restrooms 2 Restrooms	16,949	10	7	5,085	6,949	1,547
17500 - Basketball / Sport Court						
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	46,301	2	2	15,434	23,729	12,454
201 - Seal & Striping [24] Pickleball Courts[nr:1]	29,450	1	0	29,450	0	0
19000 - Fencing						
174 - Chain Link: 4' 1,414 lf Court Fences	28,763	25	22	3,452	4,717	1,521
178 - Chain Link: 8' 1,871 lf Court Fences	68,244	25	22	8,189	11,192	3,609
780 - Gates 50 Court Gates	15,819	20	17	2,373	3,243	924
23000 - Mechanical Equipment						
470 - HVAC 3 Mini-split Units	9,661	15	12	1,932	2,641	665
870 - Septic System Septic System	8,475	20	17	1,271	1,737	495
24000 - Furnishings						
570 - Miscellaneous Interior/Exterior Furniture	22,599	10	7	6,780	9,266	2,063
970 - Miscellaneous 900 sf Artificial Turf	8,786	10	7	2,636	3,602	802
974 - Miscellaneous Entrance Gate	5,650	5	2	3,390	4,633	912
26000 - Outdoor Equipment						
440 - Drinking Fountain 2 Drinking Fountains	5,424	20	17	814	1,112	317

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00200 - Pickleball Center						
26000 - Outdoor Equipment						
448 - Bleachers: Aluminum 6 Bleachers	19,080	20	17	2,862	3,911	1,115
884 - Shade Structure 4,182 sf [3] Shade Structures	14,629	7	4	6,269	8,568	1,772
Sub-total Pickleball Center	428,828			112,244	116,893	37,311
00700 - Facility Maintenance Shop (FMS)						
01000 - Paving						
136 - Asphalt: Sealing 29,074 sf Parking Area	7,705	5	2	4,623	6,318	1,243
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)	4,153	5	2	2,492	3,405	670
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	64,719	25	21	10,355	13,267	3,340
03000 - Painting: Exterior						
128 - Surface Restoration 5,000 sf Building Exterior	7,420	10	5	3,710	4,563	645
412 - Wrought Iron 835 lf Perimeter Fence	8,718	4	3	2,180	4,468	1,803
03500 - Painting: Interior						
152 - Building 10,000 sf All Interior Spaces	13,780	10	5	6,890	8,475	1,197
04000 - Structural Repairs						
800 - Shed Shed	6,102	10	7	1,831	2,502	557
804 - Shed 3 Pre-Fab Sheds	17,807	10	5	8,904	10,952	1,547
960 - Doors 2 Shop Rollup Doors	5,512	30	25	919	1,130	262
964 - Doors 24 Exterior & Interior Doors (25%)	11,130	10	5	5,565	6,845	967
05000 - Roofing						
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	10,536	20	15	2,634	3,240	586
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	25,712	30	4	22,284	23,720	727
860 - Skylights 10 Pitched & Low Slope Roof Skylights	9,266	20	15	2,316	2,849	515
982 - Coating 1,400 sf Low Slope Roof Recoating	4,541	5	1	3,633	4,655	715
08000 - Rehab						
108 - General Common Areas	18,253	20	15	4,563	5,613	1,015
278 - Restrooms 2 Restrooms	34,746	20	15	8,687	10,684	1,933
282 - General Break Room	24,322	20	15	6,081	7,479	1,353
19000 - Fencing						
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	32,881	30	25	5,480	6,741	1,561
540 - Metal 165 lf Frontage Fencing	6,116	30	25	1,019	1,254	290
23000 - Mechanical Equipment						
208 - HVAC 4 Rooftop HVAC Units- 2018	25,481	15	10	8,494	10,447	1,670
224 - HVAC 2 Ground Level Bryant Units- 2017	29,303	15	9	11,721	14,016	1,874
24000 - Furnishings						
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	56,752	20	15	14,188	17,451	3,157

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00700 - Facility Maintenance Shop (FMS)						
25000 - Flooring						
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	7,234	10	2	5,788	6,674	584
480 - Tile 664 sf Floor & Wall Tile	18,455	20	15	4,614	5,675	1,026
30000 - Miscellaneous						
236 - Maintenance Equipment Genie Scissor Lift	18,955	20	17	2,843	3,886	1,108
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	22,064	10	5	11,032	13,569	1,917
Sub-total Facility Maintenance Shop (FMS)	491,664			162,843	199,877	32,262
00800 - General						
22000 - Office Equipment						
100 - Miscellaneous Facility Maintenance Shop Context Scanner	7,297	5	4	1,459	2,992	1,237
30000 - Miscellaneous						
200 - Maintenance Equipment Vermeer Chipper	9,354	20	3	7,951	8,630	387
204 - Maintenance Equipment Vermeer Skid Loader & Attachments	60,638	15	14	4,043	8,287	4,387
700 - Trailer Load Trail	6,236	15	2	5,405	5,966	335
704 - Trailer Top Hat- 2018	7,236	15	11	1,930	2,472	486
710 - Trailer Big Tex	26,382	15	14	1,759	3,606	1,909
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	37,418	10	8	7,484	11,506	3,502
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	90,456	10	0	90,456	9,272	6,948
844 - Vehicle 2016 Ford Fiesta- #26	21,827	10	3	15,279	17,898	1,805
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	73,011	10	3	51,107	59,869	6,039
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	124,119	10	3	86,883	101,777	10,266
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	43,459	10	4	26,075	31,182	3,684
866 - Vehicle 2017 Ford Escape- #36	33,899	3	3	8,475	11,582	7,010
867 - Vehicle 2017 Ford Escape- #36- 2023 Only[nr:1]	25,075	1	0	25,075	0	0
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	40,385	10	5	20,192	24,837	3,509
872 - Maintenance Truck 2018 Ford F150- #38	43,106	10	5	21,553	26,510	3,746
874 - Maintenance Truck Ford F250 PU- #39	41,360	10	5	20,680	25,436	3,594
876 - Vehicle Ford Transit Connect- #40	37,711	10	5	18,856	23,192	3,277
878 - Vehicle 2018 Ford Transit 150 Van- #41	37,712	10	6	15,085	19,328	3,359
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	46,328	10	6	18,531	23,743	4,127
882 - Vehicle 2018 Ford Transit 250 Van- #43	39,379	10	6	15,752	20,182	3,508
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	34,475	10	6	13,790	17,669	3,071
888 - Vehicle 2020 Ford Escape- #45	33,920	10	7	10,176	13,907	3,097
892 - Maintenance Truck 2021 Ford Ranger XL- #46	40,537	10	8	8,107	12,465	3,794

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00800 - General						
30000 - Miscellaneous						
896 - Maintenance Truck 2021 Ford F250 Pickup- #47	46,375	10	8	9,275	14,260	4,340
990 - Miscellaneous Non-Budgeted MRR Cap Project 2023[nr:1]	36,000	2	0	36,000	0	0
994 - Miscellaneous Non-Budgeted MRR Cap Project 2023[nr:1]	13,141	2	0	13,141	0	0
Sub-total General	1,056,838			554,519	496,568	87,416
				[A]	[B]	
Totals	17,587,405			10,099,978	9,830,329	1,220,295
				[EndBal] [A]	[EndBal] [B]	
Percent Funded				64.91%	63.00%	

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.

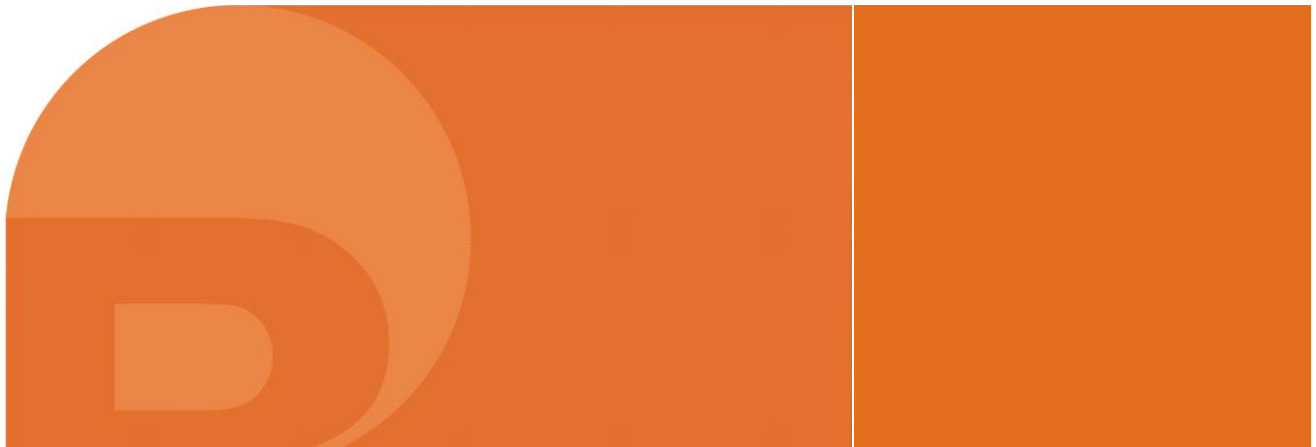
SE-2 (SPREAD EVENLY OVER 2 YEARS): This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component 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/o Site Visit Review

2023 Update- 2

Published - October 17, 2023

Prepared for the 2024 Fiscal Year

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<i>Section III:</i>	30 Year Reserve Funding Plan	<i>Cash Flow Method {c}</i> 3

October 17, 2023

The intention of the Reserve Study is to forecast Green Valley Recreation's (GVR's) ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group, LLC conducted a Update w/o Site Visit Review which entailed a number of onsite visits and inspections of all GVR's facilities to identify assets for inclusion in this study. This Update w/o Site Visit Review is for the January 1, 2024 - December 31, 2024 fiscal year.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Funding Assessment

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

-99 statute imposes no reserve funding level requirements 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	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
01000 - Paving	2,080,307	5-25	0-23	1,100,224	1,145,424	121,122
02000 - Concrete	110,222	1-5	0-4	61,775	59,683	29,480
03000 - Painting: Exterior	377,738	4-10	0-7	196,630	228,507	36,355
03500 - Painting: Interior	291,822	1-10	0-8	209,872	174,161	24,539
04000 - Structural Repairs	397,669	10-30	1-25	124,455	141,898	29,711
04500 - Decking/Balconies	179,009	5-20	0-10	118,199	75,906	11,481
05000 - Roofing	1,624,143	5-30	0-28	1,164,562	1,223,318	94,288
08000 - Rehab	2,411,835	1-28	0-23	1,695,403	1,608,174	107,160
12000 - Pool	1,763,690	1-25	0-19	836,852	764,853	156,318
13000 - Spa	85,400	8-10	1-7	36,432	48,149	9,093
14000 - Recreation	563,402	1-25	0-24	432,265	170,854	73,566
17000 - Tennis Court	490,971	1-30	0-29	200,753	224,239	36,702
17500 - Basketball / Sport Court	139,629	1-8	0-4	80,589	55,067	22,060
19000 - Fencing	521,601	20-30	3-28	252,782	278,132	20,738
20000 - Lighting	459,947	10-60	0-27	283,214	273,106	16,427
22000 - Office Equipment	47,736	1-5	0-4	31,775	44,442	24,716
23000 - Mechanical Equipment	1,758,656	12-20	0-17	1,157,082	1,068,976	103,300
23500 - Elevator	162,046	20-25	16-21	26,757	34,282	8,474
24000 - Furnishings	493,389	5-20	0-15	278,088	323,228	40,490
24500 - Audio / Visual	510,663	4-30	0-25	254,365	289,400	30,429
24600 - Safety / Access	188,987	20-20	0-7	162,509	155,382	7,787
25000 - Flooring	1,116,188	10-50	0-37	512,383	547,238	63,959
26000 - Outdoor Equipment	427,472	1-30	0-25	204,072	230,799	29,718
27000 - Appliances	183,265	5-20	2-15	46,714	78,527	25,762
28000 - Water System	86,040	12-12	2-10	44,025	52,474	6,382
30000 - Miscellaneous	1,115,576	1-20	0-17	588,199	534,109	90,238
Totals	\$17,587,405			\$10,099,978	\$9,830,329	\$1,220,295
Estimated Ending Balance				\$6,555,392	\$6,192,659	\$89.66
Percent Funded				64.9%	63.0%	Household/yr @ 13,610

30 Year Reserve Funding Plan Cash Flow Method

2023 Update- 2

Prepared for the 2024 Fiscal Year

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning Balance	7,043,208	6,555,392	6,192,659	6,091,219	5,626,588	5,615,427	5,772,743	5,658,732	6,448,216	6,686,513
Inflated Expenditures @ 2.5%	1,835,641	1,740,411	1,553,195	1,994,424	1,625,667	1,555,507	1,930,193	1,144,584	1,825,173	1,492,592
Reserve Contribution ¹	1,179,941	1,220,295	1,300,102	1,385,129	1,475,716	1,572,228	1,675,052	1,784,600	1,901,313	2,025,659
<i>Household/yr @ 13,610</i>	86.70	89.66	95.53	101.77	108.43	115.52	123.08	131.12	139.70	148.84
<i>Percentage Increase</i>		3.4%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	167,884	157,383	151,653	144,664	138,790	140,595	141,129	149,468	162,157	173,826
Ending Balance	6,555,392	6,192,659	6,091,219	5,626,588	5,615,427	5,772,743	5,658,732	6,448,216	6,686,513	7,393,406

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 2036. The initial increase rate, after 2024 is 6.54% until 2036. Later increases, long term are at 0.0% per year.

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Beginning Balance	7,393,406	7,959,553	9,022,282	10,098,307	11,341,445	12,002,285	12,872,239	12,943,928	14,216,156	14,826,363
Inflated Expenditures @ 2.5%	1,781,533	1,446,203	1,609,683	1,631,409	2,237,213	2,046,999	2,856,888	1,672,941	2,358,202	1,210,761
Reserve Contribution	2,158,137	2,299,279	2,449,652	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859
<i>Household/yr @ 13,610</i>	158.57	168.94	179.99	191.76	191.76	191.76	191.76	191.76	191.76	191.76
<i>Percentage Increase</i>	6.5%	6.5%	6.5%	6.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	189,543	209,652	236,057	264,688	288,194	307,093	318,718	335,310	358,550	388,148
Ending Balance	7,959,553	9,022,282	10,098,307	11,341,445	12,002,285	12,872,239	12,943,928	14,216,156	14,826,363	16,613,609

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Beginning Balance	16,613,609	17,522,994	17,803,538	18,272,278	18,025,834	17,979,143	18,103,455	17,767,074	18,581,415	19,163,657
Inflated Expenditures @ 2.5%	2,121,914	2,765,445	2,586,500	3,304,427	3,101,056	2,931,011	3,389,086	2,244,264	2,493,605	3,310,360
Reserve Contribution	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859	2,609,859
<i>Household/yr @ 13,610</i>	191.76	191.76	191.76	191.76	191.76	191.76	191.76	191.76	191.76	191.76
<i>Percentage Increase</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	421,440	436,130	445,380	448,125	444,506	445,464	442,846	448,747	465,989	470,335
Ending Balance	17,522,994	17,803,538	18,272,278	18,025,834	17,979,143	18,103,455	17,767,074	18,581,415	19,163,657	18,933,491