

Reserve Study Transmittal Letter

Date:August 12, 2021To:Melanie Stephenson, Green Valley Recreation IncFrom:Browning Reserve Group (BRG)

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

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

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

This is found in *Section III*, "30 Year Reserve Funding Plan, Cash Flow Method." **\$1,132,047** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$83.18 Household/yr @ 13,610.** For any other funding related issues, if any, see *Section III*, "30 Year Reserve Funding Plan, Cash Flow Method."

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

This is found for the 30-year term of the study in *Section IV*, "*30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2022, the Project is **73.8%** funded.

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

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

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

3. Where do I find the assumptions for interest and inflation factors?

While this information is in various places in the study, it can always be found in *Section III*, "30 *Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **2.25%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.

Green Valley Recreation Inc - 2772 August 12, 2021 - Reserve Study Page Two

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2021) the current fiscal year is dealt with in the study.

Clarity from Complexity





RESERVE STUDY Update w/o Site Visit Review

Green Valley Recreation Inc

2021 Update- 7 REV Published - August 12, 2021 Prepared for the 2022 Fiscal Year

Browning Reserve Group

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Table of Contents

Section	Report		Page
Section I:	Summary of Project Reserves		1
Section II:	30 Year Expense Forecast	Detailed	5
Section III:	30 Year Reserve Funding Plan	Cash Flow Method {c}	79
Section III-a:	30 Year Reserve Funding Plan	Cash Flow Method - Ending Balances Chart	80
Section IV:	30 Year Reserve Funding Plan	Fully Funded Balance and % Funded	81
Section IV-a:	30 Year Reserve Funding Plan	Cash Flow Method - Percent Funded Chart	82
Section V:	Reserve Fund Balance Forecast	Component Method	83
Section VI:	Component Listing	Included Components	131
Section VI-b:	Component Listing	Excluded Components	289
Section VII:	Tabular Component Listing	Included Components	312
Section VII-a:	Expenditures by Year	- Next 3 Years	345
Section X:	Auditor Notes		360
Section X-a:	Supplementary Information for Auditor	Component Method	362
Section XI:	Glossary	Reserve Study Terms	387
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2021 Update- 7 REV

Member Distribution Materials

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

Member Summary		391
Section III: 30 Year Reserve Funding Plan	Cash Flow Method {c}	393



2021 Update- 7 REV Published - August 12, 2021 Prepared for the 2022 Fiscal Year

Reserve Study Summary

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

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

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

Physical Inspection

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

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

Summary of Reserves

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

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

- 1. The Expenditure Forecast of the following Reserve Study identifies the major components which the Project is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:
 - a. Its current estimated replacement cost;
 - b. Its estimated useful life; and
 - c. Its estimated remaining useful life.
- 2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$9,325,899.
 - [For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]

- 3. The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2022 is estimated to be \$6,882,116, constituting 73.8% of the total expenditures anticipated for all such major components through their first end of useful life replacement.
- 4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$1,132,047 [\$83.18 Household per yr (average)] for the fiscal year ending December 31, 2022 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.

Funding Assessment

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

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

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

Percent Funded Status

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



Methodology

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

Funding Goals

The funding goal employed for Green Valley Recreation Inc is

Threshold Funding:

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

Limitations

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

Supplemental Disclosures

General:

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

Personnel Credentials:

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

Completeness:

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

Reliance on Client Data:

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

Scope:

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

Reserve Balance:

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

Reserve Projects:

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





Section II

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV Prepared for the 2022 Fiscal Year

See Section VI-b for Excluded Components

	<i>Current</i> <i>Replacement</i>		ife ful /															
Reserve Component	-		aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
00010 - Administrative Offices																		
01000 - Paving																		
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	5,833	5	5						6,600					7,467				
101 - Asphalt: Sealing Parking Lots- Seal, Stripe[nr:1]	2,642	1	0	2,642														
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	5,717	5	5						6,468					7,318				
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenan	19,994 ce	25	24															
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	17,183	25	24															
Total 01000 - Paving	51,369			2,642					13,068					14,785				
03000 - Painting: Exterior																		
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	10,022	10	7								11,913							
Total 03000 - Painting: Exterior	10,022										11,913							
03500 - Painting: Interior																		
100 - Building 16,167 sf All Interior Spaces	13,758	10	5						15,566									
Total 03500 - Painting: Interior	13,758								15,566									
04000 - Structural Repairs																		
900 - Doors 41 Exterior & Interior Doors (25%)	17,230	10	3				18,555										23,752	
Total 04000 - Structural Repairs	17,230						18,555										23,752	
05000 - Roofing																		
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	76,621	20	2			80,500												
930 - Coating 7,900 sf Low Slope Roof Recoating	7,270	5	2			7,638					8,642					9,778		
Total 05000 - Roofing	83,891					88,138					8,642					9,778		
08000 - Rehab																		
300 - Restrooms 3 Main Bldg & Maint Restrooms	47,278	20	15															
400 - Kitchen Kitchen	7,241	20	3				7,798											
Total 08000 - Rehab	54,519						7,798											
22000 - Office Equipment																		
200 - Computers, Misc. 5 IT Servers (20%)	12,764	1	0	12,764	13,083	13,411	13,746	14,089	14,442	14,803	15,173	15,552	15,941	16,339	16,748	17,167	17,596	18,036

Green Valley Recreation Inc

				5	See Sec	tion VI-	b for E	xcludea	l Compo	onents				24				
														30) Year Ex	· · · · · · · · · · · · · · · · · · ·	recast -	
	Current		ife													2	2021 Upda	te- 7 REV
	Replacement	Use	eful /												Pre	pared for t	he 2022 F	iscal Year
Reserve Component	Cost	Rem	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
240 - Computers, Misc. Office Computer Work Stations	18,395	1	0	18,395	18,855	19,326	19,809	20,305	20,812	21,333	21,866	22,413	22,973	23,547	24,136	24,739	25,358	25,992
270 - Network Equipment Routers & Switches	6,150	1	0	6,150	6,304	6,461	6,623	6,788	6,958	7,132	7,310	7,493	7,681	7,873	8,069	8,271	8,478	8,690
Total 22000 - Office Equipment	37,309			37,309	38,242	39,198	40,178	41,183	42,212	43,267	44,349	45,458	46,594	47,759	48,953	50,177	51,431	52,717
23000 - Mechanical Equipment	t																	
200 - HVAC 3 Rooftop Carrier Units- 2010	41,999	15	4					46,359										
280 - HVAC Rooftop Rheem Unit #5- 2017	10,769	15	11												14,130			
314 - HVAC Rooftop Carrier Unit #6- 2005	9,351	15	12													12,575		
348 - HVAC 3 IT Room Trane & Gree Units- 2013	7,880	15	7								9,366							
376 - HVAC Marvair Unit- 2018	6,724	15	12													9,043		
Total 23000 - Mechanical Equipment	76,722							46,359			9,366				14,130	21,618		
25000 - Flooring																		
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	14,591	10	5						16,508									
400 - Tile 1,096 sf Floors	8,688	20	4					9,590										
Total 25000 - Flooring	23,279							9,590	16,508									
28000 - Water System																		
134 - Backflow Valves 4" Backflow	5,440	12	0	5,440												7,316		
Total 28000 - Water System	5,440			5,440												7,316		
Total [Administrative Offices] Expend	itures Inflated @	2.509	%	45,391	38,242	127,336	66,531	97,131	87,355	43,267	74,271	45,458	46,594	62,544	63,083	88,889	75,183	52,717
00020 - West Social Center (W	IC)																	
01000 - Paving																		
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parki	-		4					8,375					9,475					10,720
108 - Asphalt: Sealing 75,321 sf West Parking Lot	12,810	5	4					14,140					15,998					18,101
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	6,924	5	4					7,643					8,647					9,784
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parki	78,685 ng	25	6							91,251								
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	136,111	25	11												178,589			
Total 01000 - Paving	242,118							30,158		91,251			34,121		178,589			38,605
02000 - Concrete																		
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repa (6%)	7,214 air	5	3				7,769					8,790					9,945	
Total 02000 - Concrete	7,214						7,769					8,790					9,945	

03000 - Painting: Exterior

Green Valley Recreation Inc
30 Year Expense Forecast - Detailed

	Current	L	ife											5			021 Update	
	Replacement														Prep		ne 2022 Fis	
Reserve Component	Cost	Rem	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	61,551	10	9										76,869					
Total 03000 - Painting: Exterior	61,551												76,869					
03500 - Painting: Interior																		
106 - Building 24,000 sf All Interior Spaces	20,424	10	1		20,935										26,798			
Total 03500 - Painting: Interior	20,424				20,935										26,798			
04000 - Structural Repairs																		
904 - Doors 72 Exterior & Interior Doors (25%)	30,258	10	3				32,585										41,711	
Total 04000 - Structural Repairs	30,258						32,585										41,711	
05000 - Roofing																		
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	7,880	30	26															
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	231,505	20	8									282,067						
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	16,390	30	25															
934 - Coating 33,900 sf Low Slope Roof Recoating	39,425	5	3				42,456					48,035					54,347	
935 - Coating Shuffleboard/Locker Room (2021 Only)[nr:1]	1,589	1	0	1,589														
Total 05000 - Roofing	296,788			1,589			42,456					330,102					54,347	
08000 - Rehab																		
100 - General Tennis Ramada	6,223	20	5						7,040									
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	94,556	20	5						106,982									
306 - Restrooms 4 Shops & Auditorium Restrooms	69,016	20	2			72,510												
460 - Cabinets 2 Woodshop & Lapidary	9,730	20	5						11,009									
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	18,369	25	0	18,369														
Total 08000 - Rehab	197,894			18,369		72,510			125,031									
12000 - Pool																		
100 - Resurface 250 If Pool	45,256	12	4					49,954										
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	45,102	15	5						51,029									
728 - Equipment: Replacement Pool Digital Clocks	3,152	10	8									3,840						
730 - Equipment: Replacement Pool & Spa Equipment (50%)	26,836	5	1		27,506					31,121					35,211			
Total 12000 - Pool	120,345				27,506			49,954	51,029	31,121		3,840			35,211			
14000 - Recreation																		

14000 - Recreation

Green Valley Recreation Inc

				5	See Sec	<u>ction VI</u>	<u>-b for E</u>	Excluded	Compo	<u>nents</u>				20	Voor Evr		orecast -	
	Current	Lii	fo											50	real Exp			
	Replacement														Prop		2021 Updai the 2022 Fi	
Reserve Component	Cost			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2022 Fi 2034	2035
700 - Billiard Table 4 Billiards Room Tables	29,456	25	22															
Total 14000 - Recreation	29,456																	
17000 - Tennis Court																		
100 - Reseal 43,200 sf [6] Tennis Courts	29,600	4	0	29,600				32,673				36,065				39,809		
500 - Resurface 43,200 sf [6] Tennis Courts	134,346	21	13														185,197	
600 - Lighting 20 Court Lights	83,902	30	1		86,000													
724 - Screen 8,685 sf Tennis Court Fence Screens	4,745	5	3				5,110					5,781					6,541	
Total 17000 - Tennis Court	252,593			29,600	86,000		5,110	32,673				41,846				39,809	191,738	
17500 - Basketball / Sport Co	urt																	
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	17,650	8	6							20,469								24,940
Total 17500 - Basketball / Sport Court	17,650									20,469								24,940
19000 - Fencing																		
120 - Chain Link: 10' 1,710 If Tennis Court Fence	67,713	30	6							78,526								
Total 19000 - Fencing	67,713									78,526								
20000 - Lighting																		
200 - Pole Lights 15 Walkway Lights	28,367	30	15															
500 - Parking Lot 25 Parking Lot Lights	70,713	60	28															
Total 20000 - Lighting	99,080																	
23000 - Mechanical Equipmen	t																	
204 - HVAC 2 Rooftop Carrier Units- 2006	67,300	15	0	67,300														
284 - HVAC 2 Rooftop Carrier Units- 2013	28,262	15	7								33,594							
320 - HVAC Rooftop Carrier Unit #4- 2018	22,615	15	12													30,414		
324 - HVAC Rooftop Carrier Unit #10- 2019	14,000	15	13														19,299	
352 - HVAC <u>3 Rooftop Carrier/American Units- 20</u>	39,031 09	15	3				42,032											
380 - HVAC Rooftop Carrier Unit #7- 2010	19,437	15	4					21,454										
404 - HVAC 4 Rooftop Carrier/American Units- 20	57,784 08	15	2			60,710												
420 - HVAC Tennis Ramada Carrier Unit #15- 200	5,673 7	15	1		5,815													
440 - HVAC 5 Gree HVAC Units- 2012	14,350	15	6							16,642								
900 - Miscellaneous Woodshop Dust Collector	19,384	15	2			20,365												
Total 23000 - Mechanical Equipment	287,835			67,300	5,815	81,075	42,032	21,454		16,642	33,594					30,414	19,299	

				5	See Sec	tion VI-l	<u>b for Ex</u>	cluded	Сотро	<u>nents</u>				20	Voar Ev	Green Va	-	
	Current		ife											50		pense For		
	Replacement														Dror	ared for th	21 Update	
Reserve Component	Cost			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2022 His 2034	2035
·	031	Kenne	unnig	2021	2022	2025	2024	2025	2020	2027	2020	2025	2050	2001	2052	2000	2054	2055
24000 - Furnishings 500 - Miscellaneous 550 Auditorium Padded Chairs	81,744	10	8									99,597						
504 - Miscellaneous 500 Auditorium Unpadded Chairs	30,750	10	2			32,307										41,355		
508 - Tables 175 Auditorium Tables	55,934	10	4					61,741										79,034
Total 24000 - Furnishings	168,428					32,307		61,741				99,597				41,355		79,034
24500 - Audio / Visual																		
100 - Speakers Auditorium	26,266	15	12													35,324		
108 - Lighting Console Auditorium Control Room	3,677	10	7								4,371							
116 - Miscellaneous Auditorium Total Induction Loop	16,810	30	18															
220 - PA System Auditorium Bldg	56,570								64,004									
224 - Projector <u>3 Auditorium Projectors (33%)</u>	11,173										13,282							
400 - Stage Lights Stage Lighting	10,183				10,437													
600 - Stage Curtains Stage Curtains	9,666								10,936									
740 - Piano Auditorium Petrof Grand	43,076															57,932		
764 - Piano Auditorium Yamaha Upright	9,650															12,978		
800 - Stage Risers Auditorium Stage	18,911	30	26															
Total 24500 - Audio / Visual	205,982				10,437				74,940		17,653					106,234		
24600 - Safety / Access 200 - Fire Control Misc Fire Alarm System	43,076	20	1		44,153													
Total 24600 - Safety / Access	43,076				44,153													
25000 - Flooring																		
210 - Carpeting 448 Sq. Yds. West Center Carpet	18,471	10	0	18,471										23,644				
214 - Carpeting 117 Sq. Yds. West Center Billiards Roc	4,252 om	10	7								5,054							
410 - Tile 1,618 sf Clubhouse Walls & Floors	22,830	20	2			23,986												
414 - Tile 682 sf Green Room Dressing & Restrooms	9,623	20	16															
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	78,871	15	2			82,864												
Total 25000 - Flooring	134,047			18,471		106,850					5,054			23,644				
26000 - Outdoor Equipment																		
400 - Bleachers 5 Courtyard & Tennis	10,506	25	22															

Green Valley Recreation Inc See Section VI-b for Excluded Components 30 Year Expense Forecast - Detailed Life Current 2021 Update- 7 REV Replacement Useful / Prepared for the 2022 Fiscal Year Reserve Component Cost Remaining 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 800 - Shade Structure 10,987 15 12 14,777 498 sf [2] Green Rm & Woodshop Shade Canopies 840 - Shade Structure 15,003 15 12 20,177 680 sf Pool Deck Shade Canopy 26,586 15 11 844 - Shade Structure 34,883 1,205 sf [4] Tennis Court Shade Canopies 876 - Shade Structure 6.067 30 27 231 sf Shop Metal Shade Structure-Total 26000 - Outdoor Equipment 69,150 34,883 34,954 27000 - Appliances 700 - Miscellaneous 27,018 53 29,096 32,919 37,245 24 Kitchen Appliances (33%) 701 - Miscellaneous 11,808 1 0 11,808 Appliances (2021 Only)[nr:1] 6,976 20 17 702 - Stove 2 Vulcan 10-Burner & 6-Burner Total 27000 - Appliances 45,802 11,808 29,096 32,919 37,245 28000 - Water System 158 - Backflow Valves 5.631 12 0 7,573 5.631 4" Backflow Total 28000 - Water System 5,631 7,573 5,631 30000 - Miscellaneous 240 - Maintenance Equipment 22,628 20 5 25,602 2 Portable Lifts Total 30000 - Miscellaneous 25,602 22,628 Total [West Social Center (WC)] Expenditures Inflated @ 276,602 152.768 194,846 292,741 159,047 195,980 238,009 56,301 517,094 110,990 23,644 275,481 260,340 354,284 142.578 2.50% 00030 - East Social Center (EC) 01000 - Paving 112 - Asphalt: Sealing 9,712 5 3 10,458 11,833 13,387 87,662 sf Parking Lot & N Driveway 212 - Asphalt: Ongoing Repairs 6,447 53 6,943 7,855 8,887 87,662 sf Parking Lot & N Driveway 213 - Asphalt: Ongoing Repairs 19,665 2 1 20,157 8,000 sf North Driveway (2022 Only)[nr:1] 312 - Asphalt: Overlay w/ Interlayer 50,417 25 10 64,539 27,900 sf South Parking Lot 316 - Asphalt: Overlay w/ Interlayer 102,573 25 18 56,762 sf West & North Parking Lots & N Driveway Total 01000 - Paving 188,814 20,157 17,401 19,688 64,539 22,275 02000 - Concrete 406 - Pool Deck 5,276 2 1 5,408 5,682 5,970 6,272 6,589 6,923 7,273 5,661 sf Pool/Spa Area Concrete Repair

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

Total 02000 - Concrete

2018

(2%)

(4%)

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5,276

5,408

5,682

5,970

6.272

6,589

6.923

7,273

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

	Current	Li	ife												o . oa. 1.,		021 Update	e- 7 REV
	Replacement	Use	ful /												Prep		ne 2022 Fis	
Reserve Component	Cost	Rema	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
03000 - Painting: Exterior																		
112 - Stucco 13,905 sf Building Exterior	18,165	10	7								21,593							
Total 03000 - Painting: Exterior	18,165										21,593							
03500 - Painting: Interior																		
112 - Building 17,350 sf All Interior Spaces	13,445	10	0	13,445										17,211				
Total 03500 - Painting: Interior	13,445			13,445										17,211				
04000 - Structural Repairs																		
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	24,374	10	3				26,249										33,601	
Total 04000 - Structural Repairs	24,374						26,249										33,601	
05000 - Roofing																		
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	70,681	20	3				76,115											
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	70,681	20	8									86,118						
938 - Coating 20,700 sf Low Slope Roof Recoating	11,616	5	3				12,509					14,153					16,012	
Total 05000 - Roofing	152,977						88,624					100,270					16,012	
08000 - Rehab																		
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	115,569	20	1		118,458													
214 - Restrooms Pool Patio Companion Restroom	8,615	20	5						9,747									
312 - Restrooms 2 Lobby Hallway Restrooms	31,519	20	5						35,661									
Total 08000 - Rehab	155,703				118,458				45,408									
12000 - Pool																		
106 - Resurface 165 lf Pool	21,704	12	1		22,247												29,919	
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	7,008	10	9										8,752					
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	43,759	15	1		44,853													
734 - Equipment: Replacement Pool & Spa Equipment (50%)	20,262	5	1		20,769					23,498					26,585			
924 - Furniture: Misc Pool Area Furniture	7,920	6	4					8,742						10,138				
Total 12000 - Pool	100,653				87,868			8,742		23,498			8,752	10,138	26,585		29,919	
13000 - Spa																		
114 - Resurface Spa	5,407	8	1		5,542								6,753					
Total 13000 - Spa	5,407				5,542								6,753					
14000 - Recreation 200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25	27,160	3	2			28,535			30,729			33,092			35,636			38,376

				5	see Sec	<u>tion VI-</u>	<u>-b for E</u>	xcluded	<u>l Comp</u>	<u>onents</u>				2	0 Voor Ev		-	
	Current	,	ife											2		pense For		
1	Replacement														Dror	ے bared for th	021 Update	
, Reserve Component		-	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2022 FIS 2034	2035
300 - Exercise: Strength Equipment	38,498		2	2021	2022	40,446	2024	2025	2020	2027	2020	2025	2050	49,280	2052	2000	2054	2000
19 Fitness Room Strength Machines, Et (50%)		0	2			10,110								13,200				
720 - Billiard Table 2 Billiards Room	18,153	25	0	18,153														
Total 14000 - Recreation	83,810			18,153		68,981			30,729			33,092		49,280	35,636			38,376
17000 - Tennis Court																		
110 - Reseal 14,400 sf [2] Tennis Courts	10,296	4	2			10,817				11,940				13,180				14,548
510 - Resurface 14,400 sf [2] Tennis Courts	44,782	20	10											57,325				
Total 17000 - Tennis Court	55,078					10,817				11,940				70,504				14,548
17500 - Basketball / Sport Cou	rt																	
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	19,400	2	0	19,400		20,382		21,414		22,498		23,637		24,834		26,091		27,412
Total 17500 - Basketball / Sport Court	19,400			19,400		20,382		21,414		22,498		23,637		24,834		26,091		27,412
19000 - Fencing																		
110 - Chain Link: 6' 600 If North Pickleball Court Fencing-	13,578	30	24															
2015 114 - Chain Link: 6' 600 lf South Pickleball Court Fencing-	13,578	30	27															
2018 130 - Chain Link: 10'	21,996	30	10											28,156				
540 If Tennis Court Fence 200 - Wrought Iron: 5'	15,962	30	5						18,060									
415 If Pool Perimeter Fence Total 19000 - Fencing	65,115								18,060					28,156				
20000 - Lighting														-				
510 - Parking Lot 7 Parking Lot Lights	19,800	30	1		20,295													
604 - Sports Field / Court 8 Pickleball Court Lights	26,055	10	8									31,746						
Total 20000 - Lighting	45,855				20,295							31,746						
23000 - Mechanical Equipment																		
288 - HVAC 4 Rooftop Carrier Units- 2018	41,195	15	12													55,403		
326 - HVAC Rooftop Carrier Unit #3- 2009	19,437	15	3				20,931											
356 - HVAC Rooftop Carrier Unit #4	8,456	15	14															11,948
384 - HVAC Rooftop Carrier Unit #8- 2008	19,437	15	2			20,421												
408 - HVAC 5 Rooftop Carrier Units- 2011	55,132	15	5						62,376									
424 - HVAC 2 Rooftop Carrier Units- 2018	17,650	15	12													23,738		
Total 23000 - Mechanical Equipment	161,307					20,421	20,931		62,376							79,141		11,948

					See See	ction VI	<u>I-b for E</u>	xclude	d Comp	<u>onents</u>				-	0 Voor E		Valley Recr	
	Current		ife											3		xpense r	- orecast 2021 Upda	
	Replacement														Dr	opared for	the 2022 I	
Reserve Component		Rema		_ ; 2021	2022	2023	3 2024	2025	2026	2027	2028	2029	2030	2031				
520 - Miscellaneous Tables & Chairs	29,982	10	4					33,095										42,364
Total 24000 - Furnishings	29,982							33,095										42,364
24500 - Audio / Visual																		
300 - PA System Sound Rack- Sound System	10,000	10	0	10,000										12,801				
744 - Piano East Auditorium Yamaha Upright	9,650	25	9										12,052					
Total 24500 - Audio / Visual	19,650			10,000									12,052	12,801				
24600 - Safety / Access																		
100 - Fire Equipment Alarm & Sprinkler System	19,384	20	4					21,396										
101 - Fire Equipment Pendants (2021 Only)[nr:1]	7,225	1	0	7,225														
Total 24600 - Safety / Access	26,609			7,225				21,396										
25000 - Flooring																		
220 - Carpeting 850 Sq. Yds. East Center Carpet	23,979		0	23,979										30,695				
420 - Tile 4,200 sf Clubhouse Walls & Floors	47,524	20	5						53,769									
421 - Tile Kitchen Tile (2021 Only)[nr:1]	6,507	1	0	6,507														
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitche	9,849 en	15	0	9,849														
Total 25000 - Flooring	87,859			40,335					53,769					30,695				
27000 - Appliances																		
720 - Miscellaneous 12 Kitchen Appliances (33%)	9,351	5	1		9,584					10,844					12,269			
Total 27000 - Appliances	9,351				9,584					10,844					12,269			
28000 - Water System 138 - Backflow Valves	8,330	12	2			8,752												11,770
4" Backflow	0 220					0 750												11,770
Total 28000 - Water System	8,330		20/	100 550	267.242	8,752	450.007	04.647	246 244	60.700	27.005	200.422	24.445	200.450	01.112	105 222	100.000	
Total [East Social Center (EC)] Exper	nditures Inflated	@ 2.50	J%	108,558	267,312	129,353	158,887	84,647	216,311	68,780	27,865	208,433	34,145	308,158	81,413	105,232	109,080	146,419
00040 - Las Campanas (LC)																		
01000 - Paving 116 - Asphalt: Sealing 70,468 sf Parking Lot	11,105	5	5						12,565					14,216				
117 - Asphalt: Sealing 48,452 sf East & South Lots (2021 Only)[n:1]	7,720	1	0	7,720														
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	6,478	5	5						7,329					8,293				
320 - Asphalt: Overlay 27,246 sf North Parking Lot	28,875	25	0	28,875														
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	80,357	25	14															113,542
Total 01000 - Paving	134,535			36,595					19,894					22,508				113,542

	Green valley Recreation Inc
30 Year	Expense Forecast - Detailed

	Current	Li	fo															
	Replacement														Drop		021 Update he 2022 Fis	
Reserve Component	Cost			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2022 Fis 2034	2035
02000 - Concrete																		
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repai	8,030 r	2	1		8,231		8,647		9,085		9,545		10,028		10,536		11,069	
(7.5 <u>%)</u> Total 02000 - Concrete	8,030				8,231		8,647		9,085		9,545		10,028		10,536		11,069	
03000 - Painting: Exterior																		
118 - Stucco 18,180 sf Building Exterior	25,047	10	8									30,517						
Total 03000 - Painting: Exterior	25,047											30,517						
03500 - Painting: Interior																		
118 - Building 21,900 sf All Interior Spaces	18,637	10	1		19,103										24,453			
Total 03500 - Painting: Interior	18,637				19,103										24,453			
04000 - Structural Repairs																		
912 - Doors 76 Exterior & Interior Doors (25%)	31,939	10	3				34,395										44,028	
Total 04000 - Structural Repairs	31,939						34,395										44,028	
05000 - Roofing																		
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	135,215	20	3				145,612											
942 - Coating 19,800 sf Low Slope Roof Recoating	20,573	5	3				22,155					25,067					28,360	
Total 05000 - Roofing	155,789						167,767					25,067					28,360	
08000 - Rehab																		
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	126,075	20	4					139,163										
216 - Restrooms 2 Hallway Restrooms	33,114	20	6							38,403								
220 - Restrooms Companion Restroom	16,557	20	6							19,201								
318 - Restrooms 2 Racquetball Court Restrooms	13,860	20	18															
406 - Kitchen Clubhouse Kitchen	8,077	10	5						9,138									
560 - Operable Wall/Partition 1,296 sf [2] Agave	51,319	25	12													69,018		
Total 08000 - Rehab	249,002							139,163	9,138	57,604						69,018		
12000 - Pool																		
112 - Resurface 264 lf Pool	41,817	12	1		42,862												57,645	
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,789	10	0	8,789										11,251				
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	40,116	15	14															56,683
738 - Equipment: Replacement Pool & Spa Equipment (50%)	24,445	5	1		25,057					28,349					32,075			
928 - Furniture: Misc Pool Area Furniture	8,582	6	4					9,473						10,985				

					<u>see Sec</u>	tion VI-l	<u>) for Ex</u>	<u>(cluded</u>	Compo	<u>onents</u>				2	0 V E		-	
	Ct	,	·C-											3	0 Year Ex			
	Current		ife												_		2021 Upda	
	Replacement	-														pared for t		
Reserve Component	Cost	Rem	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Total 12000 - Pool	123,749			8,789	67,919			9,473		28,349				22,236	32,075		57,645	56,683
13000 - Spa																		
118 - Resurface Spa PebbleTec Resurface	6,461	8	4					7,132								8,690		
Total 13000 - Spa	6,461							7,132								8,690		
14000 - Recreation																		
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	35,639	3	2			37,444			40,323			43,423			46,762			50,357
211 - Exercise: Cardio Equipment Cybex Arc Trainer (2021 Only)[nr:1]	8,000	1	0	8,000														
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (50%)	38,445	8	2			40,391								49,213				
Total 14000 - Recreation	82,084			8,000		77,835			40,323			43,423		49,213	46,762			50,357
17000 - Tennis Court																		
120 - Reseal 14,000 sf [2] Tennis Courts	9,876	4	1		10,123				11,174				12,334				13,614	
520 - Resurface 14,000 sf [2] Tennis Courts	39,125	21	18															
Total 17000 - Tennis Court	49,001				10,123				11,174				12,334				13,614	
19000 - Fencing																		
140 - Chain Link: 10' 600 If Tennis Court Fence	23,759	30	10											30,413				
210 - Wrought Iron: 5' 315 If Pool Area Fencing	12,116	30	6							14,051								
Total 19000 - Fencing	35,875									14,051				30,413				
20000 - Lighting																		
520 - Parking Lot 8 North Parking Lot Lights	22,628	40	16															
560 - Parking Lot	36,771	40	29															
13 East Parking Lot Lights Total 20000 - Lighting	59,399																	
23000 - Mechanical Equipmen	•																	
212 - HVAC 11 Rooftop Trane Units- 2008	157,673	15	2			165,655												
292 - HVAC 4 Rooftop Carrier Units- 2010	51,796	15	4					57,173										
328 - HVAC Rooftop Carrier Unit #16- 2014	10,769	15	8									13,121						
612 - Water Heater 2 Rennai Tankless Heaters	11,144	12	0	11,144												14,987		
Total 23000 - Mechanical Equipment	231,381			11,144		165,655		57,173				13,121				14,987		
24000 - Furnishings 900 - Miscellaneous	A0 275	10	6							57 260								
Tables, Chairs, Misc	49,375	10	o							57,260								
Total 24000 - Furnishings	49,375									57,260								

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

	Current	L	ife													P	2021 Upd	ate- 7 REV
	Replacement	Use	eful /												Pi	repared fo	r the 2022	Fiscal Year
Reserve Component	Cost	Rem	aining	2021	2022	2023	2024	2025	2026	2027	2028	3 2029	2030	203	1 203.	2 203	3 2034	2035
748 - Piano Ocotillo Room Yamaha Upright	11,412	25	8									13,905						
804 - Stage Risers 4 Ocotillo Room- New	23,958	30	27															
808 - Stage Risers 2 Ocotillo Room- Older	807	30	18															
832 - Stage Curtains 2 Ocotillo Room	8,069	20	8									9,832						
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	16,680	10	8									20,323						
Total 24500 - Audio / Visual	60,927											44,059						
24600 - Safety / Access 210 - Fire Control Misc Fire Alarm System	19,384	20	9										24,208					
211 - Fire Control Misc Fire Panel (2021 Only)[nr:1]	8,833	1	0	8,833														
Total 24600 - Safety / Access	28,217			8,833									24,208					
25000 - Flooring																		
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	17,189	10	4					18,974										24,288
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,260	10	6							6,101								
430 - Tile 3,050 sf Clubhouse Walls & Floors	41,657	20	4					45,982										
620 - Vinyl 540 Sq. Yds. Clubhouse	83,794	15	1		85,889													
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Repla	25,349 ace	25	8									30,886						
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	34,918	40	39															
Total 25000 - Flooring	208,169				85,889			64,956		6,101		30,886						24,288
27000 - Appliances																		
800 - Miscellaneous 13 Kitchen Appliances (33%)	19,084		3				20,551					23,251					26,307	
801 - Miscellaneous Dishwasher/Refrig (2021 Only)[nr:1]	6,850	1	0	6,850														
Total 27000 - Appliances	25,934			6,850			20,551					23,251					26,307	
28000 - Water System																		
130 - Backflow Valves 4" Backflow	7,814	12	2			8,209												11,040
Total 28000 - Water System	7,814					8,209												11,040
Total [Las Campanas (LC)] Expenditu	res Inflated @ 2.	50%		80,211	191,264	251,699	231,360	277,896	89,613	163,365	9,545	210,324	46,570	124,370	113,826	92,696	181,024	255,912
00050 - Desert Hills (DH)																		
01000 - Paving		_	-															
120 - Asphalt: Sealing 104,016 sf Drives & Parking	13,080		3				14,086					15,937					18,031	
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	9,562	5	3				10,297					11,651					13,182	

Green Valley Recreation Inc

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

12000 - Pool

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

	_													د	o year Exp			
	Current		ife													20	021 Update	- 7 REV
	Replacement	Use	ful /												•		ne 2022 Fis	
Reserve Component	Cost	Rema	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
118 - Resurface 260 If Pool	41,185	12	17															
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	12,923	10	6							14,986								
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	193,164	25	21															
742 - Equipment: Replacement Pool & Spa Equipment (50%)	27,335	5	1		28,018					31,700					35,865			
932 - Furniture: Misc Pool Area Furniture	11,880	6	4					13,113						15,207				
Total 12000 - Pool	286,485				28,018			13,113		46,686				15,207	35,865			
13000 - Spa																		
122 - Resurface Spa	8,704	8	1		8,922								10,871					
Total 13000 - Spa	8,704				8,922								10,871					
14000 - Recreation																		
140 - Sauna: Wood Kit Sauna	6,461	25	1		6,623													
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	18,438	3	1		18,899			20,353			21,918			23,603			25,418	
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	25,012	8	3				26,936								32,818			
740 - Billiard Table 3 Billiards Room Tables	26,492	25	3				28,528											
744 - Billiard Table 2 Diamond Tables	18,153	25	0	18,153														
Total 14000 - Recreation	94,557			18,153	25,522		55,464	20,353			21,918			23,603	32,818		25,418	
17000 - Tennis Court																		
130 - Reseal 28,800 sf [4] Tennis Courts	19,752	4	1		20,246				22,347				24,667				27,228	
Total 17000 - Tennis Court	19,752				20,246				22,347				24,667				27,228	
19000 - Fencing																		
150 - Chain Link: 10' 960 If Tennis Court Fence	38,014	30	10											48,661				
Total 19000 - Fencing	38,014													48,661				
20000 - Lighting																		
210 - Pole Lights 7 Walkway Lights	7,722	20	5						8,737									
218 - Landscape 25 Walkway Lights	10,506	20	13														14,483	
264 - Bollard Lights 22 Walkway Bollard Lights	20,802	20	13														28,676	
530 - Parking Lot 11 Parking Lot Lights	28,002	40	15															
Total 20000 - Lighting	67,033								8,737								43,159	
23000 - Mechanical Equipmen 216 - HVAC 4 Rooftop Carrier Units- 2005	t 55,998	15	1		57,398													

Green Valley Recreation Inc

296 HVXC 36,824 15 1 37,745 38 Roottop Carrier Units - 2007 37,822 15 3 40,731					5	<u>See Sec</u>	<u>tion VI-</u>	<u>b for E</u>	<u>xcluded</u>	<u>Compoi</u>	<u>nents</u>				20	Voor Ev			
Preserve for the Field Weight Methods Useful / Source for the Field Weight Methods Provide for th		<u> </u>													30	rear Ex			
Reserve Component Cost Remaining 2021 2022 2023 2026 2027 2028 2031 2031 2033 2034 2033 2034 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>																			
298 - WAC 38.6470 36.8470 37.745 33 Backfor Carler Units-2007 36.8474 15 1 37.745 33 Backfor Carler Units-2007 16.847 15 1 14.648 38 Backfor Carler Units-2017 16.847 15 1 14.648 38 - MAC 38.6476 15 12 14.648 14.648 38 - MAC 38.6476 15 12 14.648 14.648 38 - MAC 16.666 15 1 14.648 14.648 42 - MAC 16.666 15 1 16.662 16.662 42 - MAC 16.661 15 1 6.662 16.662 446 - MAC 6.662 16.662 16.662 6.662 16.662 45 - MAC 6.662 16.662 16.662 16.662 16.662 46 - MAC 6.662 16.662 16.662 16.662 16.662 20 - Macri Mean 7.564 12 40.711 8.350 47.707 29.266		Replacement	Use	eful /												Prep	pared for t	the 2022 F	scal Year
32 - FWAC 36 kontro Currier Units: 2007 37 kontro Currier Units: 2007 10 kontro Currier Units: 2006 10 kontro Currier Units: 2016 10 kontro Currier Units: 2017 10 kontro Currier Units: 2018 10 kontro Curier Units: 2018 10 kontro C	Reserve Component	Cost	Rema	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
3 Boothop Carrier Units 2003 15 12 14,648 14,648 360 - IVAC 18,8 PAU 46,083 14,648 14,648 38 - PAU 46,083 14,648 14,648 14,648 14,648 38 - PAU 46,083 14,648 14,648 14,648 14,648 412 - IVAC 10,892 15 12 14,648 14,648 426 - IVAC 10,892 15 13 14 14,648 16,667 426 - IVAC 10,892 15 13 15 13 15 16,667 446 - IVAC Grand Lived Carrier Unit 17/8-2003 15 13 15 16 16,667 446 - IVAC Roothop Carrier Unit 7,775 15,24 16,667 16,667 16,667 7 - Tool Eduptioner Area Viser Heaters 1,355 47,777 15,24 15 16 7 - Tool Eduptioner Area Viser Heaters 2,344 10 9 15,25 15,351 15,351 21 - Viser Heaters 2,344 10 9 15,352 15,351 15,351 22 - Oado - Furnishings		36,824	15	1		37,745													
Notice Carrier Unite 3- 2018 Bis - HWC Biodrop Carrier Unite 3- 2018		37,822	15	3				40,731											
3 Bootop Carrier Units 2013 10.626 15 1 1 14.648 12 HVAC 10.921 15 2 14.648 14.648 42 HVAC 10.921 15 13 15 13 15 13 15 13 15 13 15 13 15 13 15 13 15 13 15 13 15 13 15 13 15 13 15 13 15 13 15 13 15 13 15 15 15 15 15 13 15 13 15 15 15 15 15 15 15 15 15 15 15 15 15 16,310 16,24 15 16,24 16 16,24 16 16 16,24 16<		10,892	15	12													14,648		
11 - 1 MAC Roof bog Carrier Unit 112-2018 10,802 15 13 14,648 128 14,042 10,802 15 13 14,648 148 HAC Roof bog Carrier Unit 12AB-2003 4,877 15 13 15 13 16,652 144 HAC Ground Level Carrier Juin 12AB-2003 4,787 15 13 15 13 15 13 144 HAC Ground Level Carrier Jaton Unit Ground Level Carrier Jaton Unit Ground Level Carrier Jaton Unit Ground Level Carrier Jaton Unit Ground Level Carrier Jaton Unit Equipment Ana Water Heaters 1200 - Methodenial Equipment Ana Water Heaters 1200 - Methodenial 2200 -		38,768	15	7								46,083							
478 - HVAC 10,892 12 14,648 480 - FVAC 4978 12 6,862 440 - HVAC 4,738 12 6,862 440 - HVAC 7,758 12 3 5,531 440 - HVAC 7,664 12 4 6,835 440 - HVAC 7,664 12 4 7,664 52 7,664 12 4 7,664 7,664 52 7,664 12 4 7,664 7,664 52 7,664 12 4 7,675 7,675 7,675 52 7,664 10 4 7,775 7,675 7,675 7,675 52 7,675 7,775 <t< td=""><td></td><td>10,626</td><td>15</td><td>13</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>14,648</td><td></td></t<>		10,626	15	13														14,648	
444 - HVAC 4.978 15 13 3 5.862 446 - HVAC 4.778 15 13 3 5.31 646 - HVAC 7.564 12 4 8.350 5.31 647 - Water Heater 7.564 12 4 8.350 5.31 647 - Water Heater 1.366 15 7 1.624 5.31 647 - Water Heater 1.366 15 7 1.624 5.351 72 - Volter Heater 2.0.468 95,143 40,731 8,350 47,707 29.292 28,041 72 - Volter Heater 2.5,344 10 4 27,975 5.35 5.36 74 - Total 2000 - Furnishings 2.5,344 10 9 27,975 5.36 5.36 74 - Total 2000 - Furnishings 2.3.44 10 9 7.377 8.655 35,81 74 - Total 2000 - Furnishings 5.3.44 10 9 1.3.65 35,81 74 - Total 24000 - Furnishings 2.3.44 10 9 1.3.65 35,81 74 - Total 24000 - Furnishings 1.3.95 <t< td=""><td></td><td>10,892</td><td>15</td><td>12</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>14,648</td><td></td><td></td></t<>		10,892	15	12													14,648		
446 - tWAC 4.78 15 13 6.531 647 - WACE / Ground Level - Camer 3-NU Unit 7.564 12 4 8,350 632 - Water Heater 7.564 15 7 1.624 72 Pool Equipment Area Water Heater 7.564 15 7 1.624 Meen's Restroom's Januard's Closet 1.064 10 1.024 10 70 Addition S Closet 1.064 10 1.024 10 10 70 Addition S Closet 1.024 10	444 - HVAC		15	13														6,862	
604 // Valer Heater 7,54 12 4 8,350 632 // Valer Heater 1,366 15 7 1,624 7001 220,068 95,143 40,731 8,350 47,707 29,296 28,041 24000 - Furnishings 25,344 10 4 27,975 35,83 540 Miscellaneous 25,344 10 4 27,975 35,83 540 Miscellaneous 25,344 10 9 35,83 35,83 540 Miscellaneous 6,930 10 9 35,83 35,83 35,83 540 Miscellaneous 6,930 10 9 27,975 35,83 35,83 540 Miscellaneous 25,344 10 9 21,975 35,83 35,83 540 Audio / Visual 10,805 21,804 35,83 35,83 35,83 35,83 35,83 35,83 35,83 35,83 35,83 35,83 35,83 35,83 35,83 35,83 35,83 35,83 35,83 35,83 35,83		4,738	15	13														6,531	
632 Water Heater Meris Restrom's Janito's Closet Total 23000 · Mechanical Equipment 220,468 7 1,26 7 29,296 28,041 24000 - Furnishings 25,344 10 4 27,975 35,81 540 - Miscellaneous Folding Tables & Chairs 25,334 10 9 27,975 35,81 24000 - Furnishings 25,334 10 9 27,975 35,81 24000 - Furnishings 25,334 10 9 35,81 35,81 24500 - Audio / Visual 8,655 35,81 35,81 35,81 35,81 153 - Projector Stage: Elicitri Screen 9,044 20 18 36,855 36,855 38 - PA System 17,380 10 9 13,905 22,248 36,855 25 - Projector Stage: Curtains 15,543 20 6 18,025 22,248 36,855 25 - Projector Stage: Curtains 15,843 20 6 18,025 22,559 22,248 36,855 25 - Stage: Curtains 15,343 20 6	604 - Water Heater		12	4					8,350										
Total 23000 - Mechanical Equipment 220,468 95,143 40,731 8,350 47,707 29,296 28,041 24000 - Furnishings 25,34 10 4 27,975 35,81 540 - Miscellaneous Folding Tables & Chairs 25,344 10 4 27,975 35,81 540 - Miscellaneous Folding Tables & Chairs 25,344 27,975 35,81 35,81 752 - Projector Stage: EIKI 6,930 10 9 8,655 8,655 36,655 134 - Projector Stage: EIKI 9 17,380 0 17,380 22,248 22,248 22,248 308 - PA System Such Rack- Sound System 17,380 0 0 17,380 18,025 22,248 22,248 22,248 22,248 22,248 24000 - Safety / Access 22,248 22,24	632 - Water Heater		15	7								1,624							
54 • Miscellaneous 25,34 10 4 27,975 35,81 Total 24000 • Fumishings 25,34 27,975 35,81 24500 • Audio / Visual 8,655 8,655 132 • Projector 6,930 10 9 8,655 174 • Projection Screen 9,044 20 18 22,248 308 • PA System 17,380 10 0 17,380 22,248 752 • Piano 11,114 25 9 22,248 24600 • Safety / Access 25 tage Curtains 15,543 20 6 18,025 22,559 22,248 24600 • Safety / Access 19,384 20 1 19,869 18,025 22,559 22,248 220 • Fior Control Misc 19,384 20 1 19,869 18,025 22,559 22,248 22,248 220 • Fior Control Misc 19,384 20 1 19,869 18,025 22,559 22,248 220 • Fior Control Misc 19,384 20 1 19,869 18,025 22,559 22,248 220 • Fior Control Misc 19,384	Total 23000 - Mechanical	220,468				95,143		40,731	8,350			47,707					29,296	28,041	
54 • Miscellaneous 25,34 10 4 27,975 35,81 Total 24000 • Fumishings 25,34 27,975 35,81 24500 • Audio / Visual 8,655 8,655 132 • Projector 6,930 10 9 8,655 174 • Projection Screen 9,044 20 18 22,248 308 • PA System 17,380 10 0 17,380 22,248 752 • Piano 11,114 25 9 22,248 24600 • Safety / Access 25 tage Curtains 15,543 20 6 18,025 22,559 22,248 24600 • Safety / Access 19,384 20 1 19,869 18,025 22,559 22,248 220 • Fior Control Misc 19,384 20 1 19,869 18,025 22,559 22,248 22,248 220 • Fior Control Misc 19,384 20 1 19,869 18,025 22,559 22,248 220 • Fior Control Misc 19,384 20 1 19,869 18,025 22,559 22,248 220 • Fior Control Misc 19,384	24000 - Furnishings																		
Total 24000 - Furnishings 25,344 27,975 35,81 24500 - Audio / Visual 6,930 10 9 8,655	540 - Miscellaneous	25,344	10	4					27,975										35,810
152 - Projector 6,930 10 9 8,655 Stage - EIK1 174 Projector Screen 9,044 20 18 174 - Projector Screen 17,380 10 0 17,380 20 22,248 308 - PA System 17,380 10 0 17,380 13,905 13,905 308 - PA System 11,134 25 9 13,905 13,905 325 Piano 11,134 25 9 17,380 18,025 325 Stage Curtains 15,543 20 6 18,025 22,559 22,248 320 - Stage Curtains 15,543 20 6 18,025 22,559 22,248 320 - Stage Curtains 15,543 20 6 18,025 22,559 22,248 320 - Stage Curtains 15,543 20 1 19,869 18,025 22,559 22,248 320 - File Control Misc 19,384 20 1 19,869 18,025 22,559 22,248 320 - File Control Misc 19,384 20 1 19,869 19,369 19,369		25,344							27,975										35,810
Stage- EIKI 9.4 20 18 174 - Projection Screen 9.04 20 18 308 - PA System 17,380 10 0 17,380 22,248 308 - PA System 11,134 25 9 22,248 752 - Piano 11,134 25 9 13,905 Stage Yamaha Upright 15,543 20 6 18,025 2 Stage Curtains 15,543 20 6 17,380 18,025 2 Stage Curtains 15,543 20 6 18,025 22,559 22,248 Total 24500 - Audio / Visual 60,030 17,380 18,025 22,559 22,248 Zefficience Total 24500 - Audio / Visual 60,030 17,380 18,025 22,559 22,248 Zefficience Total 24600 - Safety / Access Total 24600 - Safety / Access 19,869 Total 24600 - Safety / Access 19,869 Zefficience Zefficience 40,370	24500 - Audio / Visual																		
Stage- Electric Screen 71,380 10 0 17,380 10 0 17,380 22,248 752 - Piano Stage Yamaha Upright 11,134 25 9 13,905 13,905 820 - Stage Curtains 11,134 25 9 17,380 18,025 752 - Piano Stage Curtains 11,134 25 9 18,025 22,259 22,248 701 24500 - Audio / Visual 60,030 17,380 18,025 22,559 22,248 Zefee Curtains 17,380 19,869 18,025 22,959 22,248 Zefee Curtains Total 24500 - Audio / Visual 60,030 19,869 18,025 22,559 22,248 Zefee Curtains Total 24500 - Audio / Visual 60,030 19,869 Zefee Curtains Total 24600 - Safety / Access 19,869 Zefee Curtains Total 24600 - Safety / Access 19,869 Zefee Curtains Zefee Curtains Zefee Curtai		6,930	10	9										8,655					
Sound Rack- Sound System 11,134 25 9 13,905 752 - Piano Stage Yamaha Upright 11,134 25 9 13,905 800 - Stage Curtains 15,543 20 6 18,025 Total 24500 - Audio / Visual 60,030 17,380 18,025 22,559 22,248 24600 - Safety / Access 19,384 20 1 19,869 19,869 19,384 20 1 19,869 25000 - Flooring 25000 - Flooring 33,134 10 8 40,370		9,044	20	18															
Stage Yamaha Upright 820 - Stage Curtains 15,543 20 6 18,025 2 Stage Curtains 60,030 17,380 18,025 22,559 22,248 Total 24500 - Audio / Visual 60,030 17,380 18,025 22,559 22,248 24600 - Safety / Access 220 - Fire Control Misc 19,384 20 1 19,869 Total 24600 - Safety / Access 19,384 20 1 19,869 Z5000 - Flooring 240 - Carpeting 33,134 10 8 40,370		17,380	10	0	17,380										22,248				
2 Stage Curtains Total 24500 - Audio / Visual 60,030 17,380 18,025 22,559 22,248 24600 - Safety / Access 220 - Fire Control Misc Fire Alarm System 19,384 20 1 19,869 Total 24600 - Safety / Access 19,384 20 1 19,869 Z5000 - Flooring 19,384 19,869 19,869 240 - Carpeting 33,134 10 8 40,370		11,134	25	9										13,905					
24600 - Safety / Access 220 - Fire Control Misc 19,384 20 1 19,869 Total 24600 - Safety / Access 19,384 19,869 25000 - Flooring 19,384 19,869		15,543	20	6							18,025								
220 - Fire Control Misc 19,384 20 1 19,869 Total 24600 - Safety / Access 19,384 19,869 25000 - Flooring 19,384 19,869 240 - Carpeting 33,134 10 8 40,370	Total 24500 - Audio / Visual	60,030			17,380						18,025			22,559	22,248				
220 - Fire Control Misc 19,384 20 1 19,869 Total 24600 - Safety / Access 19,384 19,869 25000 - Flooring 19,384 19,869 240 - Carpeting 33,134 10 8 40,370	24600 - Safety / Access																		
25000 - Flooring 240 - Carpeting 33,134 10 8 40,370	220 - Fire Control Misc	19,384	20	1		19,869													
240 - Carpeting 33,134 10 8 40,370	Total 24600 - Safety / Access	19,384				19,869													
240 - Carpeting 33,134 10 8 40,370 670 Sq. Yds. Clubhouse Carpet	25000 - Flooring																		
	240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	33,134	10	8									40,370						
244 - Carpeting 7,259 10 0 7,259 30 9,292 9,292 384 Sq. Yds. Clubhouse Carpet	244 - Carpeting	7,259	10	0	7,259										9,292				
440 - Tile 29,076 20 1 29,803 975 sf Clubhouse Walls & Floors		29,076	20	1		29,803													
630 - Vinyl 16,650 15 2 17,493 566 Sq. Yds. Clubhouse Vinyl		16,650	15	2			17,493												

					<u>See Sec</u>	<u>ction Vi</u>	<u>-b for E</u>	<u>Excluded</u>	<u>l Comp</u>	<u>onents</u>								
	Current	,	ife											-	30 Year E	· · · · · · · · · · · · · · · · · · ·		
	Replacement														Dec		2021 Upda the 2022 F	
Reserve Component	Cost	-		_ q 2021	2022	2023	3 2024	2025	2026	5 2027	2028	2029	2030	2031		•		2035
710 - Hardwood Floors 500 sf Stage- Replace	8,484			9 _021										10,860			2001	
Total 25000 - Flooring	94,603			7,259	29,803	17,493						40,370		20,152				
27000 - Appliances																		
160 - Ice Machine Tennis Courts	6,220	10	0	6,220										7,962				
740 - Miscellaneous 13 Kitchen Appliances (33%)	17,687	5	2			18,583					21,025					23,787		
Total 27000 - Appliances	23,907			6,220		18,583					21,025			7,962		23,787		
28000 - Water System																		
150 - Backflow Valves 6" Backflow	10,182	12	2			10,698												14,387
Total 28000 - Water System	10,182					10,698												14,387
Total [Desert Hills (DH)] Expenditure	s Inflated @ 2.50)%		137,534	401,625	109,327	245,769	69,790	79,564	149,535	90,649	67,958	58,097	155,607	100,681	53,084	234,379	50,197
00060 - Canoa Hills (CH)																		
01000 - Paving		_	_															
124 - Asphalt: Sealing 67,354 sf Parking Lot	11,556	5	5						13,074					14,792				
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	9,907	5	5						11,209					12,682				
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	125,784	25	0	125,784														
Total 01000 - Paving	147,247			125,784					24,283					27,474				
02000 - Concrete																		
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repa (6%)	8,079 air	2	3				8,700		9,141		9,603		10,090		10,600		11,137	
Total 02000 - Concrete	8,079						8,700		9,141		9,603		10,090		10,600		11,137	
03000 - Painting: Exterior																		
130 - Stucco 10,940 sf Building Exterior	25,194	10	9										31,464					
416 - Wrought Iron 160 If Pool Perimeter Fence	2,562	4	3				2,760				3,046				3,362			
Total 03000 - Painting: Exterior	27,757						2,760				3,046		31,464		3,362			
03500 - Painting: Interior																		
130 - Building 22,750 sf All Interior Spaces	19,360	10	1		19,844										25,403			
Total 03500 - Painting: Interior	19,360				19,844										25,403			
04000 - Structural Repairs																		
920 - Doors 47 Exterior & Interior Doors (25%)	19,752	10	3				21,270										27,228	
47 Exterior & Interior Doors (25%) Total 04000 - Structural Repairs	19,752						21,270										27,228	
05000 - Roofing																		
328 - Low Slope: Vinyl 227 Squares- Building Roof	131,171	20	9										163,814					
950 - Coating 22,700 sf Low Slope Roof Recoating	18,420	5	0	18,420					20,841					23,579				

Green Valley Recreation Inc

				(<u>See Sec</u>	<u>tion VI-</u>	<u>b for E</u>	<u>xcludec</u>	<u>l Compo</u>	<u>nents</u>				2				
	C		·c.											3	U Year Ex		orecast - I	
	Current		ife												_		2021 Updat	
	Replacement	Use	etul /													•	he 2022 Fi:	
Reserve Component	Cost	Rema	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total 05000 - Roofing	149,591			18,420					20,841				163,814	23,579				
08000 - Rehab																		
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	. 165,789	20	1		169,933													
330 - Restrooms 2 Restrooms	73,701	20	1		75,544													
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	38,807	25	18															
Total 08000 - Rehab	278,297				245,477													
12000 - Pool																		
124 - Resurface 274 lf Pool	49,600	12	3				53,414											
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	50,510	10	5						57,147									
746 - Equipment: Replacement Pool & Spa Equipment (50%)	28,056	5	2			29,477					33,350					37,733		
747 - Equipment: Replacement Equipment (2021 Only)[nr:1]	6,109	1	0	6,109														
936 - Furniture: Misc Pool Area Furniture	11,879	6	4					13,113						15,207				
Total 12000 - Pool	146,155			6,109		29,477	53,414	13,113	57,147		33,350			15,207		37,733		
13000 - Spa																		
126 - Resurface Spa	5,542	8	5						6,270								7,640	
Total 13000 - Spa	5,542								6,270								7,640	
14000 - Recreation																		
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	26,942	3	2			28,306			30,483			32,826			35,351			38,069
235 - Exercise: Cardio Equipment Arc Trainer (2021 Only)[nr:1]	8,000	1	0	8,000														
330 - Exercise: Strength Equipment20 Fitness Center Strength Machines(50%)	45,256	8	2			47,547								57,932				
Total 14000 - Recreation	80,199			8,000		75,854			30,483			32,826		57,932	35,351			38,069
17000 - Tennis Court																		
140 - Reseal 14,000 sf [2] Tennis Courts	9,430	4	3				10,155				11,209				12,373			
504 - Resurface 14,000 sf [2] Tennis Courts	43,538	21	11												57,125			
Total 17000 - Tennis Court	52,968						10,155				11,209				69,498			
19000 - Fencing																		
160 - Chain Link: 10' 580 If Tennis Court Fence	22,967	30	10											29,400				
250 - Wrought Iron: 5' 160 If Pool Perimeter Fence	6,154	30	5						6,963									
Total 19000 - Fencing	29,121								6,963					29,400				

20000 - Lighting

				<u>S</u>	See Sec	tion VI-	b for E	xcludea	Compo	nents				30	Year Exp		lley Recrea	
	Current	L	ife											50)21 Update	
	Replacement														Prepa		e 2022 Fis	
Reserve Component	Cost	Rem	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
220 - Pole Lights 24 Parking Lot & Walkway Lights	67,885	40	15															
Total 20000 - Lighting	67,885																	
23000 - Mechanical Equipmer	it																	
220 - HVAC 6 Rooftop Carrier Units- 2007	51,300	15	2			53,897												
230 - HVAC Rooftop Carrier Unit #4- 2021	8,550	15	0	8,550														
340 - HVAC Rooftop Carrier Unit #5- 2005	8,550	15	0	8,550														
364 - HVAC Rooftop Carrier Unit #10- 2006	8,740	15	0	8,740														
600 - Water Heater Pool Eq Room Heater & Tank	13,577	12	4					14,986										
Total 23000 - Mechanical Equipment	90,717			25,840		53,897		14,986										
24000 - Furnishings																		
560 - Miscellaneous Folding Tables & Chairs	13,553	10	3				14,595										18,683	
620 - Miscellaneous Lobby Furniture	9,051	12	1		9,278												12,477	
Total 24000 - Furnishings	22,604				9,278		14,595										31,160	
24500 - Audio / Visual																		
156 - Projector Saguaro Room- Panasonic	1,313	10	3				1,414										1,810	
166 - Projection Screen Saguaro Room- Electric Screen	17,630	20	18															
316 - PA System Sound Rack- Sound System	16,565	10	8									20,183						
330 - Miscellaneous Sound Rack- Total Induction Loop	17,380	30	15															
756 - Piano Saguaro Room Yamaha Upright	8,398	25	4					9,270										
812 - Stage Risers 288 sf [6] Saguaro Room Risers	3,993	30	2			4,195												
828 - Stage Curtains 2 Saguaro Stage Curtains	14,986	20	11												19,663			
Total 24500 - Audio / Visual	80,265					4,195	1,414	9,270				20,183			19,663		1,810	
24600 - Safety / Access																		
230 - Fire Control Misc Fire Alarm System	19,384	20	5						21,931									
Total 24600 - Safety / Access	19,384								21,931									
25000 - Flooring																		
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,125	10	9										6,400					
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	17,559	10	2			18,448										23,615		
450 - Tile 6,475 sf Clubhouse Walls & Floors	88,436	20	1		90,647													
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	104,351	40	9										130,320					

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB Version 8/12/2021 2:38:34 PM © B&O Reserve Software 2021

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

	Current	Li	ife													1	021 Updat	
	Replacement	Usef	ful /												Pre	pared for t	he 2022 Fi	iscal Year
Reserve Component	Cost	Rema	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	20,844	10	9										26,032					
Total 25000 - Flooring	236,316				90,647	18,448							162,752			23,615		
26000 - Outdoor Equipment																		
302 - Bocce Ct. Resurface 4 Bocce Ball Courts		10											10,759					
848 - Shade Structure 200 sf Tennis Court Shade Canopy		15			4,523													
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopie	17,650 s	15	11												23,159			
856 - Shade Structure 144 sf Metal Roofed Shade Structure	3,782	30	13														5,214	
872 - Shade Structure Pool Area Wood Gazebo Structure	9,981	25	21															
Total 26000 - Outdoor Equipment	44,441				4,523								10,759		23,159		5,214	
27000 - Appliances																		
760 - Miscellaneous 18 Kitchen Appliances (33%)	23,919	5	2			25,130					28,432					32,169		
Total 27000 - Appliances	23,919					25,130					28,432					32,169		
28000 - Water System																		
154 - Backflow Valves 6" Backflow	10,182	12	2			10,698												14,387
Total 28000 - Water System	10,182					10,698												14,387
Total [Canoa Hills (CH)] Expenditures	Inflated @ 2.50	%		184,153	369,769	217,699	112,309	37,369	177,059		85,641	53,010	378,879	153,591	187,037	93,517	84,189	52,456
00070 - Santa Rita Springs (SR	S)																	
01000 - Paving	0.000	-		0.000					44.204					40 775				
128 - Asphalt: Sealing 80,636 sf Parking Lots	9,980		0	9,980	7 500				11,291	0.507				12,775	0.726			
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	7,413	5			7,598					8,597					9,726			
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	105,508				108,146													
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	40,207	25	1		41,213													
Total 01000 - Paving	163,108			9,980	156,956				11,291	8,597				12,775	9,726			
02000 - Concrete																		
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repa (6%)	10,330 ir	2	2			10,853		11,402		11,979		12,586		13,223		13,892		14,596
Total 02000 - Concrete	10,330					10,853		11,402		11,979		12,586		13,223		13,892		14,596
03000 - Painting: Exterior																		
136 - Stucco 28,540 sf Building Exterior	44,977	10	6							52,160								
400 - Wrought Iron 1,758 If Pool Fence, Metal Railings	12,541	4	1		12,855				14,189				15,662				17,288	
					12,855				14,189				15,662				17,288	

				<u>S</u>	See Sect	tion VI-	<u>b for Ex</u>	<u>cluded</u>	Compo	<u>nents</u>				30	Year Evr		illey Recrea recast - D	
	Current	L	ife											50			021 Update	
R	eplacement														Prep		ne 2022 Fis	
Reserve Component	Cost	Rem	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
136 - Building 35,500 sf All Interior Spaces	30,211	10	1		30,966										39,639			
Total 03500 - Painting: Interior	30,211				30,966										39,639			
04000 - Structural Repairs 600 - Metal Railings 1,410 If Deck, Stair & Bridge Railings (50%)	23,932	10	1		24,530										31,400			
924 - Doors 66 Exterior & Interior Doors (25%)	27,736	10	3				29,869										38,235	
Total 04000 - Structural Repairs	51,668				24,530		29,869								31,400		38,235	
04500 - Decking/Balconies 206 - Resurface 12,664 sf Elastomeric Deck- Resurface	110,299	20	12												:	148,340		
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	25,812	5	2			27,119					30,682					34,714		
Total 04500 - Decking/Balconies	136,111					27,119					30,682				:	183,055		
05000 - Roofing																		
336 - Low Slope: Vinyl 68 Squares- Building Roof	39,293	20	3				42,315											
604 - Pitched: Tile 84 Squares- Building Roof	57,364	30	8									69,893						
954 - Coating 6,800 sf Low Slope Roof Recoating	21,012	5	3				22,628					25,602					28,966	
Total 05000 - Roofing	117,670						64,943					95,494					28,966	
08000 - Rehab																		
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	126,075	20	2			132,458												
336 - Restrooms 5 Restrooms	52,441	20	4					57,885										
412 - Kitchen Art Kitchenette	4,356	20	4					4,808										
472 - Cabinets 2 Art & Clay Counters & Cabinets	19,517	20	2			20,505												
Total 08000 - Rehab	202,388					152,962		62,693										
12000 - Pool 130 - Resurface 240 lf Pool	31,226	10	2			32,807										41,996		
408 - ADA Chair Lift Pool Area ADA Lift	3,481	10	8									4,241						
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	37,315	15	0	37,315														
750 - Equipment: Replacement Pool & Spa Equipment (50%)	27,675	5	2			29,076					32,897					37,220		
940 - Furniture: Misc Pool Area Furniture	7,920	6	4					8,742						10,138				
Total 12000 - Pool	107,617			37,315		61,883		8,742			32,897	4,241		10,138		79,216		
13000 - Spa 130 - Resurface Spa	7,905	8	0	7,905								9,631						

	Green Valley Recreation In	۱C
30 Year	Expense Forecast - Detaile	d

2021	Update-	7	DE\
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	Current	L	ife													2	021 Update	e- 7 REV
	Replacement	Use	ful /												Prepa	red for th	ne 2022 Fis	cal Year
Reserve Component	Cost	Rem	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total 13000 - Spa	7,905			7,905								9,631						
14000 - Recreation																		
240 - Exercise: Cardio Equipment 12 Fitness Center Cardio Machines (25%)	18,805	3	3				20,251			21,808			23,485			25,291		
241 - Exercise: Cardio Equipment Equipment (2021 Only)[nr:1]	11,200	1	0	11,200														
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (50%)	32,307	8	2			33,942								41,355				
Total 14000 - Recreation	62,312			11,200		33,942	20,251			21,808			23,485	41,355		25,291		
19000 - Fencing																		
220 - Wrought Iron: 5' 348 If Pool Perimeter Fence	11,154	30	0	11,154														
Total 19000 - Fencing	11,154			11,154														
20000 - Lighting																		
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	23,114	25	7								27,475							
230 - Pole Lights 10 Bridge Lights	16,688	25	7								19,837							
280 - Pole Lights 5 2nd Level Deck- Pole Lights	6,566	25	7								7,805							
Total 20000 - Lighting	46,368										55,117							
23000 - Mechanical Equipment	t																	
232 - HVAC 6 Miscellaneous Units- 2013	29,785	15	7								35,405							
312 - HVAC Carrier Unit #8- 2016	6,803	15	10											8,708				
316 - HVAC Carrier Unit #3- 2018	6,803	15	12													9,149		
344 - HVAC 2 Carrier Units- 2019	13,577	15	13														18,716	
368 - HVAC 2 Carrier Units- 2012	15,759	15	6							18,276								
392 - HVAC 2 Carrier Units- 2018	11,682	15	12													15,711		
416 - HVAC Carrier Unit #7- 2016	7,880	15	10											10,087				
436 - HVAC Carrier Unit #11- 2014	7,880	15	8									9,601						
448 - HVAC 8 Rooftop Carrier Units- 2018	98,458	15	12												1	32,415		
452 - HVAC 2 Carrier Units- 2007	30,284	15	1		31,041													
616 - Water Heater Bradford White Water Heater	9,981	12	8									12,161						
Total 23000 - Mechanical Equipment	238,892				31,041					18,276	35,405	21,761		18,795	1	57,275	18,716	
23500 - Elevator 200 - Modernize/Overhaul	128,176	25	23															
Anza Building Elevator																		

See Section VI-b for

Life

Current Replacement Useful /

1,810

- Evi	cluded	Compoi	nents						Green Va	lley Recrea	ation Inc
	liucu	<u>Compo</u>	ICITES				30	Year Exp	ense For	recast - D	Jetailed
									20	021 Update	e- 7 REV
								Prepa	ared for th	ne 2022 Fis	scal Year
24	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
							74,153				
							74 152				
							74,153				
		1,486				1,640				1,810	
0											
·											

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

2021	L Los el este e	-	
2021	Update-	/	REV

	<i>Current</i> <i>Replacement</i>	Lif													D		2021 Updat	
Reserve Component	-	Rema		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		•	the 2022 Fi 2034	scal Yea 203
Total 27000 - Appliances	14,341			2,000		12,965					14,669					16,597		
28000 - Water System																		
42 - Backflow Valves 4" Backflow #1	9,210	12	9										11,502					
46 - Backflow Valves 4" Backflow #2	6,795	12	11												8,915			
Total 28000 - Water System	16,004												11,502		8,915			
Total [Santa Rita Springs (SRS)] Exp 2.50%	enditures Inflated	9 (D		164,262	356,998	299,724	124,793	118,498	58,454	112,820	180,573	143,714	55,044	192,687	184,092	475,325	105,015	14,596
00080 - Canoa Ranch (CR)																		
01000 - Paving																		
32 - Asphalt: Sealing 64,068 sf Drives & Parking	11,227					11,795					13,345					15,099		
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	5,890	5				6,188					7,001					7,921		
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe	7,432	5	3				8,004					9,055					10,245	
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	115,776	25	12													155,705		
343 - Asphalt: Overlay w/ Interlayer 2021 Only[nr:1]	49,930	1	0	49,930														
Total 01000 - Paving	190,254			49,930		17,983	8,004				20,346	9,055				178,725	10,245	
02000 - Concrete																		
118 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repa 5%)	2,784 air	5	5						3,150					3,564				
Total 02000 - Concrete	2,784								3,150					3,564				
03000 - Painting: Exterior																		
42 - Stucco 14,760 sf Building Exterior	13,646	10	7								16,221							
406 - Wrought Iron 614 If Metal Fencing & Railings	6,251	4	2			6,567				7,249				8,002				8,832
Total 03000 - Painting: Exterior	19,897					6,567				7,249	16,221			8,002				8,832
03500 - Painting: Interior																		
142 - Building 26,200 sf All Interior Spaces	16,685	10	1		17,102										21,892			
Total 03500 - Painting: Interior	16,685				17,102										21,892			
04000 - Structural Repairs																		
506 - Metal Railings 350 If Parking & Pickleball	9,899	20	7								11,767							
928 - Doors 40 Exterior & Interior Doors (25%)	16,810	10	3				18,103										23,173	
32 - Doors3 Pool East Patio Doors	54,308	20	7								64,555							
Total 04000 - Structural Repairs	81,017						18,103				76,321						23,173	
05000 - Roofing																		
200 - Low Slope: BUR 133 Squares- Building Roof	55,893	20	7								66,440							

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

	Current	1	ife											J				
	Replacement														Dro		021 Update	
Reserve Component	Cost			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	pared for th 2033	2022 FIS	2035
608 - Pitched: Tile 45 Squares- Building Roof	30,731	30	17															
958 - Coating 13,300 sf Low Slope Roof Recoating	21,111	5	3				22,735					25,722					29,102	
Total 05000 - Roofing	107,735						22,735				66,440	25,722					29,102	
08000 - Rehab																		
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	136,581	20	7								162,352							
234 - Restrooms Companion Restroom Remodel	16,557	20	2			17,395												
Total 08000 - Rehab	153,138					17,395					162,352							
12000 - Pool																		
136 - Resurface 256 lf Pool	40,551	12	7								48,203							
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	11,390	10	8									13,878						
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	10,173	10	0	10,173										13,022				
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	40,731	15	1		41,749													
754 - Equipment: Replacement Pool & Spa Equipment (50%)	21,871	5	1		22,418					25,364					28,697			
Total 12000 - Pool	124,716			10,173	64,167					25,364	48,203	13,878		13,022	28,697			
13000 - Spa																		
134 - Resurface Spa	5,184	8	7								6,163							
Total 13000 - Spa	5,184										6,163							
14000 - Recreation																		
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	23,111	3	3				24,888			26,801			28,862			31,081		
251 - Exercise: Cardio Equipment Cardio Machines (2021 Only)[nr:1]	15,000	1	0	15,000														
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)	58,796	8	2			61,772								75,263				
Total 14000 - Recreation	96,906			15,000		61,772	24,888			26,801			28,862	75,263		31,081		
17500 - Basketball / Sport Cou	ırt																	
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	6,613	4	3				7,122				7,861				8,677			
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	3,572	4	2			3,753				4,143				4,573				5,047
Total 17500 - Basketball / Sport Court	10,185					3,753	7,122			4,143	7,861			4,573	8,677			5,047
19000 - Fencing																		
100 - Chain Link 788 lf Pickleball & Basketball Courts	26,749	30	19															
230 - Wrought Iron: 6' 264 If Patio Perimeter	10,753	30	17															
Total 19000 - Fencing	37,503																	

Green Valley Recreation Inc _ ot Dotaile

					See Se	<u>ction VI</u>	<u>-b for E</u>	Excluded	d Comp	<u>onents</u>				3	0 Year F		orecast -	Detaile
	Current	L	ife											5	o rear E		2021 Updat	
	Replacement	Use	eful /	-											Pre	pared for	the 2022 F	-iscal Yea
Reserve Component	Cost	Rema	aining	2021	2022	2 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	203
23000 - Mechanical Equipmen	nt																	
00 - HVAC 435 If [5] Pool Area Fabric Ducts	17,225	18	5						19,489									
36 - HVAC 6 Rooftop HVAC Units- 2008	81,318	15	2			85,435												
08 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	16,971	15	2			17,830												
36 - Water Heater 2 Shop	11,557	15	4					12,757										
Total 23000 - Mechanical Equipment	127,072					103,265		12,757	19,489									
24000 - Furnishings																		
40 - Miscellaneous Tables & Chairs	8,800	10	0	8,800										11,265				
Total 24000 - Furnishings	8,800			8,800										11,265				
24500 - Audio / Visual																		
64 - Projector Amado Room- EIKI	1,313	10	3				1,414										1,810	
Total 24500 - Audio / Visual	1,313						1,414										1,810	
24600 - Safety / Access																		
50 - Fire Control Misc Fire Alarm System	19,384	20	7								23,042							
Total 24600 - Safety / Access	19,384										23,042							
25000 - Flooring																		
80 - Carpeting 660 Sq. Yds. All Spaces	19,776	10	7								23,508							
70 - Tile 2,231 sf Clubhouse Walls & Floors	63,110	20	0	63,110														
Total 25000 - Flooring	82,886			63,110							23,508							
26000 - Outdoor Equipment																		
62 - Drinking Fountain 3 Drinking Fountains	8,825	15	3				9,504											
08 - Shade Structure 500 sf [3] Shade Canopies	11,032	15	5						12,481									
Total 26000 - Outdoor Equipment	19,857						9,504		12,481									
27000 - Appliances																		
48 - Ice Machine Pickleball Courts	6,220	10	0	6,220										7,962				
Total 27000 - Appliances	6,220			6,220										7,962				
28000 - Water System 62 - Backflow Valves 8" Backflow	14,473	12	10											18,527				
Total 28000 - Water System	14,473													18,527				
Total [Canoa Ranch (CR)] Expenditu		00/		153,233	91 260	210,736	91,768	12,757	35,120	63,557	450,456	48,655	28,862	142,177	59,267	209,806	64,331	13,880

01000 - Paving

20211	Ipdate-	7	RFV

Current LP V 2021 2022 2023 2024 2025 2025 2025 2023 2032 <th2< th=""><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>ک</th><th>U Year Exp</th><th>pense For</th><th>ecast - L</th><th>etalled</th></th2<>															ک	U Year Exp	pense For	ecast - L	etalled	
Reserve component Code Reserve component Code Reserve component Code Reserve component <		Current	L	ife													20)21 Update	e- 7 REV	
147 - Apple Tools Soling Log of 2006 Machine Area (2001) 7,333 9 0 7,335 12,00 of 2006 Machine Area (2001) 7,401 5 3 8,000 9,129 10,239 12,00 of 2006 Machine Area (2001) 7,606 7,606 7,606 10,229 12,00 of 2007 Machine Area (12,000 of 2007 M		Replacement	Use	ful /												Prep	ared for th	e 2022 Fis	cal Year	
1. April 2000 Addition Acce 1023 10 9	Reserve Component	Cost	Rem	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
232 Applet Conjung Registering Applet (Applet Applet	14,200 sf 2020 Addition Area (2021	2,335	5	0	2,335															
239 Age-bit longing Regimes 9.8 9.9 9.000 7.00000 7.0000 7.0000 7.0000 7.0000 7.0000 7.0000 7.0000 7.0000 7.0000 7.00000 7.00000 7.00000 7.00000 7.00000 7.00000 7.00000 7.00000 7.00000 7.00000 7.00000 7.00000 7.000000	232 - Asphalt: Ongoing Repairs	7,493	5	3				8,069					9,129					10,329		
<th bit="" in="" is="" of="" series="" series<="" td="" the=""><td>236 - Asphalt: Ongoing Repairs</td><td>5,989</td><td>5</td><td>5</td><td></td><td></td><td></td><td></td><td></td><td>6,776</td><td></td><td></td><td></td><td></td><td>7,666</td><td></td><td></td><td></td><td></td></th>	<td>236 - Asphalt: Ongoing Repairs</td> <td>5,989</td> <td>5</td> <td>5</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>6,776</td> <td></td> <td></td> <td></td> <td></td> <td>7,666</td> <td></td> <td></td> <td></td> <td></td>	236 - Asphalt: Ongoing Repairs	5,989	5	5						6,776					7,666				
1 of 2020 Addition Additi		37,822	25	23																
02000 - Concrete 6,27 2 3 6,781 7,124 7,485 7,864 8,362 8,680 Tatal 0000 - Concrete 6,297 - 6,781 7,124 7,485 7,864 8,362 8,680 05000 - Painting: Exterior 0,444 10 7 11,226 - 11,226 -		30,229	25	24																
44 - Cool Deck 5,555 F 0000 Space Concrete 6,297 2 3 6,781 7,124 7,485 7,664 8,262 8,660 5,555 F 0000 - Concrete 6,297 2 3 6,781 7,124 7,485 7,664 8,262 8,660 0000 - Painting: Exterior 10 27 11,226 11,226 11,226 12,26 <	Total 01000 - Paving	83,868			2,335			8,069		6,776			9,129		7,666			10,329		
Total 2020 - Concrete $6,27$ $6,781$ $7,124$ $7,485$ $7,864$ $8,262$ $8,660$ 0 Surfice Restortion Total 2000 - Painting: Exterior Total 2000 - Structural Repairs $9,444$ 10^{2} $7,241$ $11,226$ $9,269$ 0 - Control 2000 - Structural Repairs $6,724$ $7,241$ $9,269$ $9,269$ 0 - Total 2000 - Structural Repairs $6,724$ $7,241$ $9,269$ $9,269$ 0 - Surfice Restores $6,724$ $7,241$ $8,687$ $8,687$ 0 - Surfice Restores $8,320$ $5,380$ $6,087$ $6,687$ $6,687$ 0 - Surfice Restores $8,3208$ $8,3208$ $8,680$ $6,887$ 24 - Restores $8,3208$ $8,522$ $8,680$ $8,680$ 24 - Restores $8,3208$ $8,552$ $8,690$ $8,680$ 24 - Restores $8,552$ $8,552$ $8,552$ $8,552$ </td <td>442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repa</td> <td></td> <td>2</td> <td>3</td> <td></td> <td></td> <td></td> <td>6,781</td> <td></td> <td>7,124</td> <td></td> <td>7,485</td> <td></td> <td>7,864</td> <td></td> <td>8,262</td> <td></td> <td>8,680</td> <td></td>	442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repa		2	3				6,781		7,124		7,485		7,864		8,262		8,680		
$ \begin{array}{c c c c } 1,26 \\ 1$		6,297						6,781		7,124		7,485		7,864		8,262		8,680		
Aligned Fielder Streicher Streicher 9.44 11,26 0000 - Structural Repairs 6,724 0 3 7,241 9,269 16 Exterior Structural Repairs 6,724 0 3 7,241 9,269 16 Exterior Structural Repairs 6,724 0 3 7,241 9,269 0000 - Structural Repairs 6,724 0 7,241 9,269 0000 - Structural Repairs 6,724 0 9,269 9,269 0000 - Structural Repairs 6,724 0 9,269 9,269 00 - Structural Repairs 6,724 0 9,269 9,269 00 - Structural Repairs 6,724 0 9,269 9,269 01 - Los Stope Roof Receating 4,99 5 3 6,887 6,887 01 - Conting 33,01 - 5,380 6,087 6,887 02 - Stope Roof Receating 73,54 20 5 56,552 - 1,216 10 - Fool 12 5 26,114 - 4,942	03000 - Painting: Exterior																			
Odd00 - Structural Repairs 6,72 10 3 7,241 9,269 936 - Doors 10 Lest robors (25%) 6,72 7,241 9,269 Total 04000 - Structural Repairs 6,72 7,241 9,269 05000 - Roofing 36,01 - Low Slope Kork Recoating 4,900 sf Low Slope Roof Recoating 33,310 3 3 3 3 3 6,887 6,887 6,887 05000 - Roofing 300 sf Low Slope Roof Recoating 4,900 sf Low Slope Roof Recoating Total 05000 - Roofing 3,310 5 3 6,087 6,087 6,887 05000 - Rehab 33,310 5 3 83,208 6,087 6,087 6,887 242 - Redrooms 2 - Restrooms 73,544 20 5 83,208 5 6,887 242 - Redrooms 2 - Restrooms 31,519 20 6 36,552 5 5 60,473 100 - Result Fragerooms 2 - Soft Sin Colloga Deck Coating 170 frool 10 8 26,114 4,942 5 100 - Result Fragerooms 2 - Soft Sin Colloga Deck Coating 2 -		9,444	10	7								11,226								
936 Dors 6.0 9.269 9.269 16 2000 * Roting 6.724 7.241 9.269 0500 * Roting 5.724 9.269 0500 * Roting 5.724 36.945 0500 * Roting 2.814 9.814 36.945 0500 * Roting 2.814 9.89 36.945 0500 * Roting 2.91 5.380 6.087 6.887 0500 * Roting 3.91 5 5.380 6.087 6.887 0500 * Roting 3.91 5 83.208 6.087 6.887 0500 * Roting 7.54 7.5 5 83.208 6.987 2 fectrooms 7.54 7.5 5 83.208 6.987 2 fectrooms 7.54 8 6.552 16.945 16.945 10 frod 10.960 1.94 9.494 4.942 16.947 10 frod 2.945 5.94 9.941 19.94 10 frod 5.95 6.9473 19.94 19.94	Total 03000 - Painting: Exterior	9,444										11,226								
In Section 2 A Interior Boors (25%) 7,24 7,24 9,269 Total 04000 - Structural Repairs 6,74 9,269 05000 - Roofing 28,314 20 0 36,245 36,245 962 - Coating 49 Squares Pool Building Roofs 3,9 3 <td>04000 - Structural Repairs</td> <td></td>	04000 - Structural Repairs																			
OS000 - Roofing 360 - Low Slope: Vinyl 49 Squares: Pool Building Roofs 28,31 20 10 36,245 962 - Cating 490 sf Low Slope Roof Recoating 2000 - Rohab 4.996 5 3 5,380 6,087 6,087 6,887 962 - Cating 4.900 sf Low Slope Roof Recoating 2 Mon St Low Slope Roof Recoating 2 Mon St Low Rooms 33,30 5 5,380 6,087 36,245 6,887 9600 - Rehab 33,30 5 5 83,208 5,380 6,087 36,245 6,887 942 - Restrooms 2 Mon St Bool O - Rehab 105,067 36,552 36,552 5 5 2 2 5 2,6114 5 5 2,6114 5 5 2,6114 5 5 2,6114 5 5 2,6114 5 5 2,6114 5 5 2,6114 5 5 2,6114 5 5 2,6114 5 5 60,473 5 5 6 5 5 60,473 5 5 5 5 5 60,473 5 2,132 <		6,724	10	3				7,241										9,269		
360 - low Slope: Wurl 28,314 20 10 36,245 962 - Coating 490 squares: Pool Building Roofs 4.996 5 3 5,380 6,087 6,887 962 - Coating 490 of Low Slope Roof Recoating 490 of Low Slope Roof Recoating 2 Men Sa Women's 73,544 20 5 5,380 6,087 6,087 6,887 980 OF Rehab 236 - Locker Rooms 73,544 20 5 83,208 83,208 83,208 96,552 96,552 96,552 96,552 96,552 96,552 96,552 96,552 96,552 96,552 96,552 96,552 96,753	Total 04000 - Structural Repairs	6,724						7,241										9,269		
49 Squares- Pool Building Roofs 4,990 5 3 5,380 6,087 6,887 962 Coating 4,900 sf Low Slope Roof Recoating 33,310 5,380 6,087 36,245 6,887 08000 - Rehab 5,380 6,087 36,245 6,887 08000 - Rehab 5,380 83,208 5 5,380 5,380 5,380 5,380 5,380 5,380 5,380 5,380 5,380 5,887 5,380 5,887 5,858 5,858 5,858 5,858 5,858 5,858 5,858 5,858 5,858 5,858 5,858 5,858 5,858 5,858 5,858 5,858 5,858 5,968 5,858 5,968 5,968 5,968	05000 - Roofing																			
4,900 sf Low Slope Roof Recoating 33,31 5,380 6,087 36,245 6,887 08000 - Rehab 5 83,208 83,208 83,208 83,208 83,208 1000 - Rehap		28,314	20	10											36,245					
08000 - Rehab 83,208 236 - Locker Rooms 73,54 20 5 83,208 2 Mer's & Women's 31,519 20 6 36,552 342 - Restrooms 31,519 20 6 36,552 Total 08000 - Rehab 105,062 83,208 36,552 12000 - Pool 12000 - Rehab 105,062 5 7 140 - Resurface 23,081 12 5 26,114 140 - Resurface 23,081 12 5 4,942 22 - ADA Chair Lift 4,056 10 8 4,942 Pool ADA Lift 4,056 10 8 60,473 5,555 Fool/Spa Deck Coating 17,630 5 1 18,071 20,445 23,132 758 - Equipment: Replacement 17,630 5 1 18,071 20,445 23,132 94 - Fool Area Furniture 7,354 6 4 8,118 9,414		4,996	5	3				5,380					6,087					6,887		
26 - Locker Rooms 73,544 20 5 83,208 24 - Restrooms 31,519 20 6 36,552 Total 08000 - Rehab 105,062 83,208 36,552 2000 - Pool 83,208 36,552 1000 - Rehab 105,062 83,208 36,552 2000 - Pool 83,208 36,552 1000 - Resurface 23,081 12 5 2000 - Pool 83,208 26,114 1000 - Resurface 23,081 12 5 21 - Dock: Re-Surface 4,055 10 8 22 - AD Chair Lift 4,055 10 8 8 20 - Dock: Re-Surface 47,242 10 47,242 60,473 25,555 Fool/Spa Deck Coating 17,630 5 1 18,071 20,445 20,445 20,445 Spart Equipment (S0%) 7,354 6 4 8,118 9,414	Total 05000 - Roofing	33,310						5,380					6,087		36,245			6,887		
2 Men's & Women's 31,51 y 20 y 6 36,52 2 Restrooms 105,00 y 105,00 y 8 36,52 2 OOO - Pool 32,90 y 36,52 36,52 2 OOO - Pool 23,081 y 12 y 5 26,114 140 - Resurface root root root root root root root roo		73,544	20	5						83,208										
2 Restrooms Total 08000 - Rehab 105,062 83,208 36,552 12000 - Pool 140 - Resurface 23,081 12 5 26,114 140 - Resurface 23,081 12 5 26,114 26,114 140 - Resurface 23,081 12 5 26,114 20,001 142 - ADA Chair Lift - - 4,942 - 642 - Deck: Re-Surface 47,242 10 0 47,242 10 0 47,242 20,445 60,473 - 642 - Deck: Re-Surface 7,354 6 1 18,071 20,445 23,132 758 - Pool Spa Equipment (S0%) - 1 18,071 20,445 23,132 944 - Furniture: Misc 7,354 6 4 8,118 9,414		31.519	20	6							36.552									
12000 - Pool 140 - Resurface 170 if Pool 23,081 12 5 26,114 422 - ADA Chair Lift Pool ADA Lift 4,056 10 8 4,942 642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating 5,565 sf Pool/Spa Deck Pool/Spa Deck Coating 5,565 sf Pool/Spa Deck Po	2 Restrooms			-						00.000										
140 - Resurface 170 lf Pool 23,081 12 5 26,114 422 - ADA Chair Lift Pool 4,056 10 8 4,942 - Pool ADA Lift 10 9 47,242 60,473 642 - Deck: Re-Surface Sof Pool/Spa Deck Coating Sof Pool/Spa Deck Coating 17,630 5 1 18,071 20,445 60,473 743 - Furiture: Misc Pool Area Furniture 7,354 6 4 8,118 9,414		105,062								83,208	36,552									
170 If Pool 422 - ADA Chair Lift Pool ADA Lift 4,056 10 8 4,942 642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating 47,242 10 0 47,242 0 47,242 60,473 642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating 17,630 5 1 18,071 20,445 23,132 758 - Equipment: Replacement 60% 7,354 6 4 8,118 9,414 904 - Furniture: Misc Pool Area Furniture 7,354 6 4 8,118 9,414		22.091	10	F						26 114										
Pool ADA Lift 642 - Deck: Re-Surface 5,565 sr Pool/Spa Deck Coating 47,242 10 0 47,242 10 0 47,242 60,473 758 - Equipment: Replacement 50% 7.63 20,445 20,445 23,132 94 - Furniture: Misc Pool Area Furniture 7,354 6 4 8,118 9,414	170 lf Pool									26,114										
5,565 sf Pool/Spa Deck Coating 758 - Equipment: Replacement Pool & Spa Equipment (50%) 17,630 5 1 18,071 20,445 23,132 944 - Furniture: Misc Pool Area Furniture 7,354 6 4 8,118 9,414	Pool ADA Lift												4,942							
Pool & Spa Equipment (50%) 944 - Furniture: Misc 7,354 6 4 8,118 9,414 Pool Area Furniture 901 Area Furniture 9,414 9,414		47,242	10	0	47,242										60,473					
Pool Area Furniture		17,630	5	1		18,071					20,445					23,132				
Total 12000 - Pool 99,364 47,242 18,071 8,118 26,114 20,445 4,942 69,887 23,132		7,354	6	4					8,118						9,414					
	Total 12000 - Pool	99,364			47,242	18,071			8,118	26,114	20,445		4,942		69,887	23,132				

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

	<i>Current</i> Replacement		ife ful /												Pre		2021 Updat the 2022 Fi	
Reserve Component	Cost	Rem	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	20
13000 - Spa																		
38 - Resurface Spa	5,043	8	1		5,169								6,298					
18 - ADA Chair Lift Spa ADA Lift	4,791	10	6							5,556								
Total 13000 - Spa	9,834				5,169					5,556			6,298					
19000 - Fencing																		
00 - Miscellaneous 258 If Pool Perimeter Wall/Fence	7,297	20	10											9,341				
Total 19000 - Fencing	7,297													9,341				
20000 - Lighting																		
240 - Pole Lights 8 Shuffleboard Lights	10,862	20	5						12,289									
Total 20000 - Lighting	10,862								12,289									
23000 - Mechanical Equipment																		
40 - HVAC 2 Rooftop Carrier Units- 2011	21,538	15	5						24,368									
Total 23000 - Mechanical Equipment	21,538								24,368									
26000 - Outdoor Equipment																		
80 - Drinking Fountain Drinking Fountain	3,152	20	5						3,566									
12 - Shade Structure 564 [3] Volleyball Shade Canopies	12,444	15	11												16,327			
80 - Shade Structure 264 sf Pool Shade Canopy	5,825	15	8									7,097						
00 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	15,892	8	4					17,541								21,372		
10 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	31,519	7	4					34,791							41,355			
Total 26000 - Outdoor Equipment	68,830							52,332	3,566			7,097			57,682	21,372		
Total [Abrego South (AS)] Expenditure	es Inflated @ 2.	50%		49,577	23,240		27,471	60,450	163,445	62,553	18,711	27,255	14,162	123,139	89,077	21,372	35,165	
00100 - Continental Vistas (CV)																	
01000 - Paving																		
04 - Asphalt: Overlay 6,726 sf Parking Lot	18,552	20	19															
Total 01000 - Paving	18,552																	
02000 - Concrete																		
48 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repai 5%)	7,941 r	2	2			8,343		8,765		9,209		9,675		10,165		10,679		11,220
Total 02000 - Concrete	7,941					8,343		8,765		9,209		9,675		10,165		10,679		11,220
03000 - Painting: Exterior																		
20 - Surface Restoration 3,600 sf Recreation Building & Walls	5,825	10	6							6,755								
Total 03000 - Painting: Exterior	5,825									6,755								
	Replacement	Use	eful /												Pre		the 2022 F	
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Reserve Component	-	-	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	22,000			22,000														
612 - Pitched: Tile 13 Squares- Pool Building Roof	14,000	30	0	14,000														
966 - Coating 2,000 sf Low Slope Roof Recoating	5,883	5	4					6,494					7,348					8,313
Total 05000 - Roofing	41,883			36,000				6,494					7,348					8,313
08000 - Rehab																		
242 - Locker Rooms 2 Men's & Women's	65,677	20	16															
246 - Bathrooms Companion Restroom	19,384	20	16															
Total 08000 - Rehab	85,061																	
12000 - Pool																		
146 - Resurface 180 lf Pool	27,714	12	9										34,612					
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	26,323	15	0	26,323														
762 - Equipment: Replacement Pool & Spa Equipment (50%)	18,326	5	1		18,784				2:	1,252					24,045			
948 - Furniture: Misc Pool Area Furniture	7,354	6	1		7,538						8,742						10,138	
Total 12000 - Pool	79,717			26,323	26,322				2:	1,252	8,742		34,612		24,045		10,138	
13000 - Spa																		
142 - Resurface Spa	7,561	8	0	7,561								9,212						
Total 13000 - Spa	7,561			7,561								9,212						
23000 - Mechanical Equipmen	t																	
244 - HVAC Rooftop Carrier Unit #3- 2004	8,142	15	13														11,224	
248 - HVAC 2 Rooftop Carrier Units- 2013	27,999	15	7								33,282							
800 - Water Heater Building Water Heater	5,253	12	4					5,798										
Total 23000 - Mechanical Equipment	41,395							5,798			33,282						11,224	
25000 - Flooring																		
640 - Vinyl	18,026	10	6						20	0,905								
125 Sq. Yds. Rec Room Sport Flooring Total 25000 - Flooring	18,026								2(0,905								
			00/	<u> </u>	26.222	0.040		24.050			12.024	10.007	44.050	10.165	24.045	10.670	24.262	10 522
Total [Continental Vistas (CV)] Exper	nditures Inflated	@ 2.5	0%	69,884	26,322	8,343		21,058	58	8,120	42,024	18,887	41,959	10,165	24,045	10,679	21,362	19,533
00110 - Madera Vista (MV)																		
01000 - Paving	EE 335	ЭF	11												77 472			
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	55,235		11												72,473			
Total 01000 - Paving	55,235														72,473			
02000 - Concrete																		

02000 - Concrete

Current

Life

Green Valley Recreation Inc

2021 Update- 7 REV

30 Year Expense Forecast - Detailed

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

R	<i>Current</i> eplacement	Lii Usef													Pren		021 Update ne 2022 Fis	
Reserve Component	Cost	-		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	203
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	6,359	2	1		6,518		6,848		7,195		7,559		7,942		8,344		8,766	
Total 02000 - Concrete	6,359				6,518		6,848		7,195		7,559		7,942		8,344		8,766	
03000 - Painting: Exterior																		
206 - Surface Restoration 4,020 sf Exterior Surfaces	6,842	10	7								8,133							
Total 03000 - Painting: Exterior	6,842										8,133							
05000 - Roofing																		
616 - Pitched: Tile 39 Squares- Pool Building Roof	29,200	30	0	29,200														
Total 05000 - Roofing	29,200			29,200														
08000 - Rehab																		
248 - Restrooms 2 Men's & Women's	15,759	20	18															
480 - Shower Outdoor Pool Shower	8,615	15	1		8,831													
Total 08000 - Rehab	24,374				8,831													
12000 - Pool																		
154 - Resurface 156 lf Pool	21,180	12	7								25,177							
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	34,024	15	3				36,640											
766 - Equipment: Replacement Pool & Spa Equipment (50%)	16,816	5	2			17,667					19,989					22,616		
952 - Furniture: Misc Pool Area Furniture	7,354	6	4					8,118						9,414				
Total 12000 - Pool	79,375					17,667	36,640	8,118			45,166			9,414		22,616		
13000 - Spa																		
146 - Resurface Spa	4,728	8	3				5,091								6,203			
Total 13000 - Spa	4,728						5,091								6,203			
17000 - Tennis Court																		
540 - Reseal 7,200 sf Tennis Court	4,938	4	2			5,188				5,726				6,321				6,977
Total 17000 - Tennis Court	4,938					5,188				5,726				6,321				6,977
19000 - Fencing																		
170 - Chain Link: 10' 360 If Tennis Court Fence	14,183	30	10											18,156				
240 - Wrought Iron: 6' 380 If Pool Perimeter Fence	15,478	30	5						17,512									
Total 19000 - Fencing	29,662								17,512					18,156				
20000 - Lighting																		
250 - Sports Field / Court 4 Tennis Court Lights	10,506	20	18															
Total 20000 - Lighting	10,506																	

Green Valley Recreation Inc

				<u>S</u>	<u>ee Sec</u>	<u>tion VI-</u>	<u>b for Ex</u>	<u>(cluded</u>	<u>' Compo</u>	<u>nents</u>				2				
	Current	1:6	-											3	U Year Ex	pense Fo		
	Current	Life															021 Updat	
Reserve Component	Replacement Cost	Remai		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Pre 2032	pared for t 2033	ne 2022 Fi 2034	scal Year 2035
434 - Tile Recreation Room & Storage	10,447																	
Total 25000 - Flooring	10,447																	
26000 - Outdoor Equipment																		
816 - Shade Structure 264 sf Pool Shade Canopy	5,825	15	10											7,456				
834 - Shade Structure 336 sf Pool Equip Shade Canopy	7,413	15	10											9,490				
Total 26000 - Outdoor Equipment	13,238													16,946				
Total [Madera Vista (MV)] Expendit	ures Inflated @ 2.5	0%		29,200	15,349	22,855	48,580	8,118	24,707	5,726	60,858		7,942	50,837	87,020	22,616	8,766	6,977
00120 - Casa Paloma I (CPI)																		
01000 - Paving																		
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	40,290	25	2			42,330												
Total 01000 - Paving	40,290					42,330												
02000 - Concrete																		
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Re (8%)	11,472 pair	2	3				12,354		12,979		13,636		14,326		15,052		15,814	
Total 02000 - Concrete	e 11,472						12,354		12,979		13,636		14,326		15,052		15,814	
03000 - Painting: Exterior																		
212 - Surface Restoration 7,470 sf Exterior Surfaces	9,810	10	5						11,099									
Total 03000 - Painting: Exterio	9,810								11,099									
05000 - Roofing																		
344 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	35,248	20	3				37,959											
970 - Coating 6,100 sf Low Slope Roof Recoating	14,499	5	3				15,613					17,665					19,987	
Total 05000 - Roofing	49,747						53,572					17,665					19,987	
08000 - Rehab																		
254 - Locker Rooms 2 Men's, Women's & Outdoor Showe	107,625 r	20	19															
256 - Restrooms Unisex Restroom	5,125	20	19															
418 - Kitchen Clubhouse Kitchen	7,354	20	10											9,414				
Total 08000 - Rehat	120,104													9,414				
12000 - Pool																		
160 - Resurface 200 lf Pool	27,154	12	7								32,278							
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	52,021	15	1		53,321													
770 - Equipment: Replacement Pool & Spa Equipment (50%)	20,667	5	2			21,713					24,567					27,795		
956 - Furniture: Misc Pool Area Furniture	7,354	6	4					8,118						9,414				

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

Update-	

	6													~	O Year Ex			
	Current		ife												_		021 Updat	
Reserve Component	Replacement Cost		aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		pared for t 2033	he 2022 Fi <i>2034</i>	iscal Year 2035
Total 12000 - Pool	107,197				53,321	21,713		8,118			56,845			9,414		27,795		
13000 - Spa																		
150 - Resurface Spa	5,719	8	7								6,799							
Total 13000 - Spa	5,719										6,799							
23000 - Mechanical Equipment																		
256 - HVAC 2 Rooftop Carrier Units- 2011	17,650	15	5						19,970									
Total 23000 - Mechanical Equipment	17,650								19,970									
25000 - Flooring																		
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	11,275	20	19															
Total 25000 - Flooring	11,275																	
26000 - Outdoor Equipment																		
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	8,825	8	6							10,235								12,470
826 - Shade Structure 310 sf Pool Equip Shade Structure	8,142	30	24															
Total 26000 - Outdoor Equipment	16,968									10,235								12,470
Total [Casa Paloma I (CPI)] Expenditu	res Inflated @ 2	2.50%			53,321	64,043	65,926	8,118	44,048	10,235	77,280	17,665	14,326	18,828	15,052	27,795	35,800	12,470
00130 - Casa Paloma II (CPII)																		
02000 - Concrete		_	_															
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repai (6%)	9,832 r	2	2			10,330		10,852		11,402		11,979		12,586		13,223		13,892
Total 02000 - Concrete	9,832					10,330		10,852		11,402		11,979		12,586		13,223		13,892
04000 - Structural Repairs																		
952 - Doors 14 Exterior & Interior Doors (25%)	5,883	10	3				6,336										8,110	
Total 04000 - Structural Repairs	5,883						6,336										8,110	
05000 - Roofing	22.500	20	<u>^</u>	22 500														
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	33,500	20	0	33,500														
974 - Coating 5,300 sf Low Slope Roof Recoating	7,769	5	3				8,367					9,466					10,710	
Total 05000 - Roofing	41,269			33,500			8,367					9,466					10,710	
08000 - Rehab																		
260 - Locker Rooms 2 Men's & Women's	73,544	20	1		75,382													
424 - Kitchen Clubhouse Kitchen	7,354	20	3				7,920											_
Total 08000 - Rehab	80,898				75,382		7,920											
12000 - Pool 166 - Resurface	24,439	10	5						27,650									

Green Valley Recreation Inc

				2	See See	<u>ction VI</u>	-b for E	Excluded	<u>d Comp</u>	<u>onents</u>				-				
	Current	,	ife											3	o rear E		orecast -	
	Replacement														Der		2021 Upda	
Reserve Component	-	-	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		-	the 2022 F <i>2034</i>	2035
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	41,876		-		42,923				2020	2027		2025	2000		2002	2000	2007	
774 - Equipment: Replacement Pool & Spa Equipment (50%)	20,041	5	1		20,542					23,241					26,295			
960 - Furniture: Misc Pool Area Furniture	7,354	6	4					8,118						9,414				
Total 12000 - Pool	93,711				63,465			8,118	27,650	23,241				9,414	26,295			
13000 - Spa																		
154 - Resurface Spa	5,222		5						5,908								7,198	
Total 13000 - Spa	5,222								5,908								7,198	
20000 - Lighting 260 - Pole Lights 8 Shuffleboard Lights	10,862	30	0	10,862														
Total 20000 - Lighting	10,862			10,862														
23000 - Mechanical Equipmen	t																	
272 - HVAC 2 Rooftop Carrier Units- 2011	17,650	15	5						19,970									
Total 23000 - Mechanical Equipment	17,650								19,970									
25000 - Flooring																		
200 - Carpeting 1,284 sf Recreation Room	3,615												4,515					
400 - Tile 281 sf Kitchenette & Storage Closet	3,772	20	19															
Total 25000 - Flooring	7,387												4,515					
26000 - Outdoor Equipment																		
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Reco			4					9,108								11,097		
860 - Shade Structure 294 sf Pool Equip Shade Canopy	6,487	15	10											8,303				
Total 26000 - Outdoor Equipment	14,738							9,108						8,303		11,097		
Total [Casa Paloma II (CPII)] Expend	litures Inflated @	2.509	%	44,362	138,847	10,330	22,623	28,078	53,528	34,643		21,445	4,515	30,303	26,295	24,319	26,019	13,892
00140 - Abrego North (AN)																		
01000 - Paving 420 - Asphalt: Major Repairs	79,727	25	2			83,763												
14,105 sf Parking Area Total 01000 - Paving	79,727					83,763												
02000 - Concrete																		
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Rep (6%)	6,141 air	5	2			6,452					7,300					8,260		
Total 02000 - Concrete	6,141					6,452					7,300					8,260		
03000 - Painting: Exterior 218 - Surface Restoration	7,738	10	5						8,755									
5,892 sf Exterior Surfaces			5															
Total 03000 - Painting: Exterior	7,738								8,755									

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Green Valley Recreation Inc

				<u>S</u>	<u>ee Sec</u>	ction VI-	<u>b for Ex</u>	cluded	Comp	<u>onents</u>				30	Year Fy		orecast -	Detailed
	Current	L	ife											00	Tear Ly	·	2021 Upda	
	Replacement														Pre		the 2022 F	
Reserve Component	-		aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		2035
04000 - Structural Repairs																		
820 - Shed Shed	10,047	10	9										12,547					
Total 04000 - Structural Repairs	10,047												12,547					
05000 - Roofing																		
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	12,135								13,729									
978 - Coating 2,100 sf Low Slope Roof Recoating	2,395	5	3				2,580					2,919					3,302	
Total 05000 - Roofing	14,530						2,580		13,729			2,919					3,302	
08000 - Rehab																		
238 - Restrooms Companion Restroom Remodel	16,557	20	2			17,395												
266 - Locker Rooms 2 Men's & Women's	73,544	20	5						83,208									
270 - General 795 sf Recreation Room Tile- 2017	9,447	20	16															
Total 08000 - Rehab	99,548					17,395			83,208									
12000 - Pool																		
172 - Resurface 230 If Pool	31,228	10	5						35,331									
426 - ADA Chair Lift 2 Pool & Spa	12,923	10	6							14,986								
778 - Equipment: Replacement Pool & Spa Equipment (50%)	20,041		1		20,542					23,241					26,295			
964 - Furniture: Misc Pool Area Furniture	7,354	6	1		7,538						8,742						10,138	
Total 12000 - Pool	71,545				28,080				35,331	38,227	8,742				26,295		10,138	
13000 - Spa																		
158 - Resurface Spa	5,542	8	3				5,968								7,272			
Total 13000 - Spa	5,542						5,968								7,272			
23000 - Mechanical Equipmen	t																	
200 - HVAC HVAC	6,250	15	14															8,831
400 - HVAC 2 Rooftop Rheem Units- 2005	12,454	15	14															17,597
Total 23000 - Mechanical Equipment	18,704																	26,428
26000 - Outdoor Equipment																		_
864 - Shade Structure 367 sf Pool Equip Shade Structure	9,639																	
868 - Shade Structure 378 sf [3] Pool Shade Canopies	8,340	15	11												10,943			
Total 26000 - Outdoor Equipment	17,979														10,943			
Total [Abrego North (AN)] Expenditu	res Inflated @ 2.5	50%			28,080	107,610	8,548		141,023	38,227	16,042	2,919	12,547		44,509	8,260	13,440	26,428
00200 - Pickleball Center																		

01000 - Paving

Green Valley Recreation Inc 30 Year Expense Forecast - Detailed

				2		011 11		ciuucu	compo	icites				30) Year Exp	pense For	ecast - D	etailed
	Current	L	ife													20)21 Update	- 7 REV
	Replacement	Use	eful /												Prep	ared for th	-	
Reserve Component	-		aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
170 - Asphalt: Sealing 39,629 sf Parking Lot	6,885	5	0	6,885					7,790					8,813				
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (1%)	1,457	5	5						1,648					1,865				
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	71,613	25	24															
Total 01000 - Paving	79,955			6,885					9,438					10,679				
04000 - Structural Repairs																		
912 - Doors 7 Building Doors (50%)	5,740	20	19															
Total 04000 - Structural Repairs	5,740																	
05000 - Roofing																		
370 - Low Slope: Single-Ply 12 Squares- Center Roof	8,195	15	14															11,579
Total 05000 - Roofing	8,195																	11,579
08000 - Rehab																		
100 - General Office, Storage, Breezeway	5,125	10	9										6,400					
226 - Restrooms 2 Restrooms	15,375	10	9										19,201					
Total 08000 - Rehab	20,500												25,602					
17500 - Basketball / Sport Co	urt																	
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	39,680	2	1		40,672		42,731		44,894		47,167		49,555		52,063		54,699	
Total 17500 - Basketball / Sport Court	39,680				40,672		42,731		44,894		47,167		49,555		52,063		54,699	
19000 - Fencing																		
174 - Chain Link: 4' 1,414 lf Court Fences	26,088	25	24															
178 - Chain Link: 8' 1,871 lf Court Fences	61,369	25	24															
780 - Gates 53 Court Gates	15,211	20	19															
Total 19000 - Fencing	102,668																	
23000 - Mechanical Equipmen																		
470 - HVAC 3 Mini-split Units	8,764	15	14															12,383
870 - Septic System Septic System	7,687	20	19															
Total 23000 - Mechanical Equipment	16,451																	12,383
24000 - Furnishings																		
570 - Miscellaneous Interior/Exterior Furniture	20,500	10	9										25,602					
970 - Miscellaneous 900 sf Artificial Turf	7,969	10	9										9,953					
974 - Miscellaneous Entrance Gate	5,125	5	4					5,657					6,400					7,241
Total 24000 - Furnishings	33,594							5,657					41,955					7,241

Green Valley Recreation Inc

				<u>S</u>	<u>ee Sect</u>	ion VI-	<u>b for Ex</u>	cludea	<u>l Compo</u>	onents				31) Year Exp		-	ation Inc
	Current	L	ife											5			021 Updat	
	Replacement	Use	ful /												Prep	ared for th		
Reserve Component	Cost	Rema	aining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
26000 - Outdoor Equipment																		
884 - Shade Structure 3,510 sf [2] Shade Structures	11,152	7	6							12,933							15,373	
Total 26000 - Outdoor Equipment	11,152									12,933							15,373	
Total [Pickleball Center] Expenditure	es Inflated @ 2.50	%		6,885	40,672		42,731	5,657	54,332	12,933	47,167		117,111	10,679	52,063		70,072	31,204
00700 - Facility Maintenance	Shop (FMS)																	
01000 - Paving 136 - Asphalt: Sealing 29,074 sf Parking Area	4,582	5	4					5,058					5,722					6,474
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (2%)	2,138	5	4					2,360					2,670					3,021
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	58,037	25	23															
Total 01000 - Paving	64,757							7,418					8,392					9,495
03000 - Painting: Exterior 128 - Surface Restoration 5,000 sf Building Exterior	6,566	10	7								7,805							
412 - Wrought Iron 835 If Perimeter Fence	7,895	4	1		8,093				8,933				9,860				10,884	
Total 03000 - Painting: Exterior	14,462				8,093				8,933		7,805		9,860				10,884	
03500 - Painting: Interior																		
152 - Building 10,000 sf All Interior Spaces	10,506	10	7								12,489							
Total 03500 - Painting: Interior	10,506										12,489							
04000 - Structural Repairs 800 - Shed	5,535	10	٩										6,912					
Shed	5,555	10	5										0,512					
804 - Shed 3 Pre-Fab Sheds	16,153	10	7								19,201							
964 - Doors 24 Exterior & Interior Doors (25%)	10,086	10	7								11,989							
Total 04000 - Structural Repairs	31,774										31,190		6,912					
05000 - Roofing 332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	8,090	20	17															
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitch Roof	23,324 ed	30	6							27,049								
860 - Skylights 10 Pitched & Low Slope Roof Skyligh	8,405 ts	20	17															
982 - Coating 1,400 sf Low Slope Roof Recoating	4,118	5	2			4,327					4,896					5,539		
Total 05000 - Roofing	43,937					4,327				27,049	4,896					5,539		
08000 - Rehab																		
108 - General Common Areas	16,557	20	17															
278 - Restrooms 2 Restrooms	31,519	20	17															

				2	ee Seci	.1011 VI-		Cluueu	Compe	<u>inents</u>				30	Year Ex	pense Fo	recast - D	Detailed
Rei	Current placement		ife ful /													2	021 Updat he 2022 Fis	:e- 7 RE\
Reserve Component		Rema		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	203
282 - General Break Room	22,063		-															
Total 08000 - Rehab	70,139																	
19000 - Fencing																		
24 - Wrought Iron: 5' 835 If Perimeter Fencing	29,827	30	27															
40 - Metal 165 If Frontage Fencing	5,547	30	27															
Total 19000 - Fencing	35,375																	
23000 - Mechanical Equipment																		
08 - HVAC 4 Rooftop HVAC Units- 2018	23,114	15	12													31,085		
224 - HVAC 2 Ground Level Bryant Units- 2017	26,581	15	11												34,876			
Total 23000 - Mechanical Equipment	49,695														34,876	31,085		
24000 - Furnishings																		
00 - Miscellaneous 64 Chairs, Desks, Storage, Etc	51,481	20	17															
Total 24000 - Furnishings	51,481																	
25000 - Flooring																		
90 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	6,556	10	2			6,888										8,817		
180 - Tile 664 sf Floor & Wall Tile	16,743	20	17															
Total 25000 - Flooring	23,299					6,888										8,817		
30000 - Miscellaneous																		
36 - Maintenance Equipment Genie Scissor Lift	17,194	20	19															
322 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	20,014	10	7								23,791							
Total 30000 - Miscellaneous	37,209										23,791							
Total [Facility Maintenance Shop (FMS)] E @ 2.50%	expenditures	Inflate	ed		8,093	11,215		7,418	8,933	27,049	80,171		25,165		34,876	45,441	10,884	9,495
00800 - General																		
22000 - Office Equipment																		
00 - Miscellaneous Facility Maintenance Shop Contex Scanner	6,619	5	3				7,128					8,065					9,124	
Total 22000 - Office Equipment	6,619						7,128					8,065					9,124	
30000 - Miscellaneous																		
00 - Maintenance Equipment Vermeer Chipper	8,486	20	5						9,601									
/00 - Trailer Load Trail	5,657	15	0	5,657														
204 - Trailer Top Hat- 2018	6,564	15	13														9,049	
/10 - Trailer	5,657	1.5			5,798													

Green Valley Recreation Inc

Green Valley Recreation Inc

				<u>S</u>	ee Sec	<u>ction V.</u>	<u>l-b for l</u>	xclude	ed Comp	onents	2				30 Year E		Forecast -	
	Current	Life	e													· ·	2021 Upda	ate- 7 REV
R	eplacement	Usefu	ul /												Pr	epared fo	r the 2022	Fiscal Year
Reserve Component	Cost	Remai	ining	2021	2022	202.	3 2024	202	5 2026	5 202	7 2028	2029	2030	2031	1 2032	203	3 2034	4 2035
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	33,942	10	0	33,942										43,449				
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	84,856	10	2			89,151										114,121		
844 - Vehicle 2016 Ford Fiesta- #26	19,800	10	5						22,401									
848 - Maintenance Truck 2011 Ford Ranger- #27	36,772	10	0	36,772										47,071				
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	66,229	10	5						74,932									
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	112,590	10	5						127,385									
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	39,422	10	6							45,718								
866 - Vehicle 2017 Ford Escape- #36	30,750	3	2			32,307			34,791			37,466			40,347			43,449
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	36,634	10	7								43,546							
872 - Maintenance Truck 2018 Ford F150- #38	39,102	10	7								46,480							
874 - Maintenance Truck Ford F250 PU- #39	37,518	10	7								44,597							
876 - Vehicle Ford Transit Connect- #40	34,208	10	7								40,663							
878 - Vehicle 2018 Ford Transit 150 Van- #41	34,209	10	8									41,681						
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	42,025	10	8									51,203						
882 - Vehicle 2018 Ford Transit 250 Van- #43	35,721	10	8									43,523						
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	31,273	10	8									38,103						
Total 30000 - Miscellaneous	741,414			76,371	5,798	121,458			269,110	45,718	175,286	211,976		90,520	40,347	114,121	9,049	43,449
Total [General] Expenditures Inflated @	2.50%			76,371	5,798	121,458	7,128		269,110	45,718	175,286	220,040		90,520	40,347	114,121	18,173	43,449
Total Expenditures Inflated @ 2.50%			1,	302,389 2,3	241,047	1,984,470	1,413,469	1,032,964	1,779,204	1,134,537	1,492,839	1,602,856	996,910 1,	497,251	1,478,163	1,653,493	1,447,168	892,203

Total Current Replacement Cost

15,349,289

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	the 2022 F 2049	2050 2050
•	2050	2037	2050	2035	2040	2041	2042	2043	2044	2045	2040	2047	2040	2045	
00010 - Administrative Offices 01000 - Paving															
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	8,449					9,559					10,815				
101 - Asphalt: Sealing Parking Lots- Seal, Stripe[nr:1]															
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	8,280					9,368					10,599				
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance										36,163					
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)										31,080					
Total 01000 - Paving	16,728					18,927				67,243	21,414				
03000 - Painting: Exterior															
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces			15,250										19,521		
Total 03000 - Painting: Exterior			15,250										19,521		
03500 - Painting: Interior															
100 - Building 16,167 sf All Interior Spaces	19,926										25,507				
Total 03500 - Painting: Interior	19,926										25,507				
04000 - Structural Repairs															
900 - Doors 41 Exterior & Interior Doors (25%)									30,405						
Total 04000 - Structural Repairs									30,405						
05000 - Roofing															
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace								131,909							
930 - Coating 7,900 sf Low Slope Roof Recoating			11,063					12,516					14,161		
Total 05000 - Roofing			11,063					144,425					14,161		
08000 - Rehab															
300 - Restrooms 3 Main Bldg & Maint Restrooms	68,473														
400 - Kitchen Kitchen									12,778						
Total 08000 - Rehab	68,473								12,778						
22000 - Office Equipment															
200 - Computers, Misc. 5 IT Servers (20%)	18,487	18,949	19,422	19,908	20,406	20,916	21,439	21,975	22,524	23,087	23,664	24,256	24,862	25,484	26,121
240 - Computers, Misc. Office Computer Work Stations	26,641	27,307	27,990	28,690	29,407	30,142	30,896	31,668	32,460	33,272	34,103	34,956	35,830	36,726	37,644
270 - Network Equipment Routers & Switches	8,907	9,130	9,358	9,592	9,832	10,077	10,329	10,588	10,852	11,124	11,402	11,687	11,979	12,278	12,585
Total 22000 - Office Equipment	54,035	55,386	56,771	58,190	59,645	61,136	62,664	64,231	65,836	67,482	69,169	70,899	72,671	74,488	76,350
23000 - Mechanical Equipment															
200 - HVAC 3 Rooftop Carrier Units- 2010					67,141										

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	epared for 1 2048		2050
280 - HVAC Rooftop Rheem Unit #5- 2017												20,464			
314 - HVAC Rooftop Carrier Unit #6- 2005													18,213		
348 - HVAC 3 IT Room Trane & Gree Units- 2013								13,565							
376 - HVAC Marvair Unit- 2018													13,097		
Total 23000 - Mechanical Equipment					67,141			13,565				20,464	31,310		
25000 - Flooring															
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	21,132										27,051				
400 - Tile 1,096 sf Floors										15,714					
Total 25000 - Flooring	21,132									15,714	27,051				
28000 - Water System															
134 - Backflow Valves 4" Backflow										9,839					
Total 28000 - Water System										9,839					
Total [Administrative Offices] Expenditures Inflated @ 2.50%	180,294	55,386	83,083	58,190	126,786	80,062	62,664	222,221	109,019	160,279	143,141	91,363	137,663	74,488	76,350
00020 - West Social Center (WC)															
01000 - Paving															
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking					12,129					13,723					15,526
108 - Asphalt: Sealing 75,321 sf West Parking Lot					20,479					23,171					26,215
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)					11,069					12,524					14,170
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking															
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot															
Total 01000 - Paving					43,678					49,418					55,911
02000 - Concrete															
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)				11,252					12,730					14,403	
Total 02000 - Concrete				11,252					12,730					14,403	
03000 - Painting: Exterior															
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces					98,399										125,959
Total 03000 - Painting: Exterior					98,399										125,959
03500 - Painting: Interior															
106 - Building 24,000 sf All Interior Spaces							34,304								
Total 03500 - Painting: Interior							34,304								
04000 - Structural Repairs															

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
904 - Doors 72 Exterior & Interior Doors (25%)									53,394						
Total 04000 - Structural Repairs									53,394						
05000 - Roofing															
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure												14,974			
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs													4	62,199	
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof											30,386				
934 - Coating 33,900 sf Low Slope Roof Recoating				61,489					69,569					78,711	
935 - Coating Shuffleboard/Locker Room (2021 Only)[nr:1]															
Total 05000 - Roofing				61,489					69,569		30,386	14,974	5	540,910	
08000 - Rehab 100 - General											11,537				
Tennis Ramada 200 - Locker Rooms 2 Pool Men's, Women's & Outdoor											175,302				
Shower 306 - Restrooms 4 Shops & Auditorium Restrooms								118,816							
460 - Cabinets 2 Woodshop & Lapidary											18,039				
550 - Operable Wall/Partition 320 sf Auditorium/Room 1											34,055				
Total 08000 - Rehab								118,816			238,933				
12000 - Pool															
100 - Resurface 250 lf Pool		67,182												90,353	
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating						73,905									
728 - Equipment: Replacement Pool Digital Clocks				4,916										6,293	
730 - Equipment: Replacement Pool & Spa Equipment (50%)		39,838					45,073					50,995			
Total 12000 - Pool	1	07,020		4,916		73,905	45,073					50,995		96,645	
14000 - Recreation															
700 - Billiard Table 4 Billiards Room Tables								50,711							
Total 14000 - Recreation								50,711							
17000 - Tennis Court 100 - Reseal		43,941				48,503				53,538				59,096	
43,200 sf [6] Tennis Courts		73,341				دەرەب				22,220				020,020	
500 - Resurface 43,200 sf [6] Tennis Courts															
600 - Lighting 20 Court Lights															

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

												Prep	bared for	the 2022 Fis	scal Year
Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
724 - Screen 8,685 sf Tennis Court Fence Screens				7,400					8,373					9,473	
Total 17000 - Tennis Court		43,941		7,400		48,503			8,373	53,538				68,569	
17500 - Basketball / Sport Court															
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts								30,387							
Total 17500 - Basketball / Sport Court								30,387							
19000 - Fencing															
120 - Chain Link: 10' 1,710 lf Tennis Court Fence															
Total 19000 - Fencing															
20000 - Lighting															
200 - Pole Lights 15 Walkway Lights	41,084														
500 - Parking Lot 25 Parking Lot Lights														141,178	
Total 20000 - Lighting	41,084													141,178	
23000 - Mechanical Equipment															
204 - HVAC 2 Rooftop Carrier Units- 2006	97,470														
284 - HVAC 2 Rooftop Carrier Units- 2013								48,655							
320 - HVAC Rooftop Carrier Unit #4- 2018													44,049		
324 - HVAC Rooftop Carrier Unit #10- 2019														27,950	
352 - HVAC 3 Rooftop Carrier/American Units- 2009				60,875											
380 - HVAC Rooftop Carrier Unit #7- 2010					31,072										
404 - HVAC 4 Rooftop Carrier/American Units- 2008			87,926												
420 - HVAC Tennis Ramada Carrier Unit #15- 2007		8,422													
440 - HVAC 5 Gree HVAC Units- 2012							24,102								
900 - Miscellaneous Woodshop Dust Collector			29,495												
Total 23000 - Mechanical Equipment	97,470	8,422	117,421	60,875	31,072		24,102	48,655					44,049	27,950	
24000 - Furnishings															
500 - Miscellaneous 550 Auditorium Padded Chairs				127,492										163,201	
504 - Miscellaneous 500 Auditorium Unpadded Chairs								52,938							
508 - Tables 175 Auditorium Tables										101,170					
Total 24000 - Furnishings				127,492				52,938		101,170				163,201	
24500 - Audio / Visual															

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

												Pre	epared for th	ne 2022 Fis	cal Year
Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
100 - Speakers Auditorium													51,160		
108 - Lighting Console Auditorium Control Room			5,595										7,162		
116 - Miscellaneous Auditorium Total Induction Loop				26,218											
220 - PA System Auditorium Bldg	81,931										104,878				
224 - Projector 3 Auditorium Projectors (33%)			17,002										21,764		
400 - Stage Lights Stage Lighting							17,103								
600 - Stage Curtains Stage Curtains						15,838									
740 - Piano Auditorium Petrof Grand															
764 - Piano Auditorium Yamaha Upright															
800 - Stage Risers Auditorium Stage												35,937			
Total 24500 - Audio / Visual	81,931		22,597	26,218		15,838	17,103				104,878	35,937	80,086		
24600 - Safety / Access															
200 - Fire Control Misc Fire Alarm System							72,349								
Total 24600 - Safety / Access							72,349								
25000 - Flooring															
210 - Carpeting 448 Sq. Yds. West Center Carpet						30,267									
214 - Carpeting 117 Sq. Yds. West Center Billiards Room			6,470										8,282		
410 - Tile 1,618 sf Clubhouse Walls & Floors								39,303							
414 - Tile 682 sf Green Room Dressing & Restrooms		14,285													
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl			120,012												
Total 25000 - Flooring		14,285	126,482			30,267		39,303					8,282		
26000 - Outdoor Equipment															
400 - Bleachers 5 Courtyard & Tennis								18,087							
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies													21,401		
840 - Shade Structure 680 sf Pool Deck Shade Canopy													29,223		
844 - Shade Structure 1,205 sf [4] Tennis Court Shade Canopies												50,521			
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018													11,818		

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

												Pre	epared for	the 2022 I	-iscal Yea
Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	205
Total 26000 - Outdoor Equipment								18,087				50,521	62,442		
27000 - Appliances															
700 - Miscellaneous 24 Kitchen Appliances (33%)				42,139					47,677					53,942	
701 - Miscellaneous Appliances (2021 Only)[nr:1]															
702 - Stove 2 Vulcan 10-Burner & 6-Burner			10,615												
Total 27000 - Appliances			10,615	42,139					47,677					53,942	
28000 - Water System															
158 - Backflow Valves 4" Backflow										10,185					
Total 28000 - Water System										10,185					
30000 - Miscellaneous															
240 - Maintenance Equipment 2 Portable Lifts											41,951				
Total 30000 - Miscellaneous											41,951				
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%	220,485	173,669	277,114	341,781	173,149	168,514	192,930	358,897	191,742	214,310	416,148	152,427	194,859	1,106,799	181,870
00030 - East Social Center (EC)															
01000 - Paving															
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway				15,147					17,137					19,389	
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)				10,055					11,376					12,871	
213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)[nr:1]															
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot															
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway				159,979											
Total 01000 - Paving				185,181					28,513					32,260	
02000 - Concrete															
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair	7,642		8,028		8,435		8,862		9,311		9,782		10,277		10,797
(4%) Total 02000 - Concrete	7,642		8,028		8,435		8,862		9,311		9,782		10,277		10,797
03000 - Painting: Exterior															
112 - Stucco 13,905 sf Building Exterior			27,641										35,382		
Total 03000 - Painting: Exterior			27,641										35,382		
03500 - Painting: Interior															
112 - Building 17,350 sf All Interior Spaces						22,031									
Total 03500 - Painting: Interior						22,031									

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
04000 - Structural Repairs															
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)									43,012						
Total 04000 - Structural Repairs									43,012						
05000 - Roofing															
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)									124,724						
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)													1	41,114	
938 - Coating 20,700 sf Low Slope Roof Recoating				18,117					20,497					23,191	
Total 05000 - Roofing				18,117					145,221				1	64,305	
08000 - Rehab															
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower							194,107								
214 - Restrooms Pool Patio Companion Restroom											15,972				
312 - Restrooms 2 Lobby Hallway Restrooms											58,434				
Total 08000 - Rehab							194,107				74,406				
12000 - Pool															
106 - Resurface 165 lf Pool											40,238				
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs					11,203										14,341
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating		64,960													
734 - Equipment: Replacement Pool & Spa Equipment (50%)		30,079					34,032					38,504			
924 - Furniture: Misc Pool Area Furniture		11,757						13,634						15,811	
Total 12000 - Pool	1	.06,796			11,203		34,032	13,634			40,238	38,504		15,811	14,341
13000 - Spa															
114 - Resurface Spa			8,227								10,024				
Total 13000 - Spa			8,227								10,024				
14000 - Recreation															
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)			41,327			44,505			47,927			51,612			55,580
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)				60,043								73,157			
720 - Billiard Table 2 Billiards Room											33,655				
Total 14000 - Recreation			41,327	60,043		44,505			47,927		33,655	124,768			55,580
17000 - Tennis Court															
110 - Reseal 14,400 sf [2] Tennis Courts				16,058				17,726				19,566			

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Prepared for	the	2022	Fiscal	Year
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Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	ne 2022 Fis 2049	2050
510 - Resurface															
14,400 sf [2] Tennis Courts Total 17000 - Tennis Court				16,058				17,726				19,566			
17500 - Basketball / Sport Court															
210 - Seal & Striping 18,200 sf [8] Pickleball Courts		28,799		30,257		31,789		33,398		35,089		36,866		38,732	
Total 17500 - Basketball / Sport Court		28,799		30,257		31,789		33,398		35,089		36,866		38,732	
19000 - Fencing															
110 - Chain Link: 6' 600 If North Pickleball Court Fencing- 2015										24,559					
114 - Chain Link: 6' 600 If South Pickleball Court Fencing- 2018													26,448		
130 - Chain Link: 10' 540 lf Tennis Court Fence															
200 - Wrought Iron: 5' 415 If Pool Perimeter Fence															
Total 19000 - Fencing										24,559			26,448		
20000 - Lighting															
510 - Parking Lot 7 Parking Lot Lights															
604 - Sports Field / Court 8 Pickleball Court Lights				40,638										52,020	
Total 20000 - Lighting				40,638										52,020	
23000 - Mechanical Equipment															
288 - HVAC 4 Rooftop Carrier Units- 2018													80,240		
326 - HVAC Rooftop Carrier Unit #3- 2009				30,314											
356 - HVAC Rooftop Carrier Unit #4															17,305
384 - HVAC Rooftop Carrier Unit #8- 2008			29,575												
408 - HVAC 5 Rooftop Carrier Units- 2011						90,339									
424 - HVAC 2 Rooftop Carrier Units- 2018													34,380		
Total 23000 - Mechanical Equipment			29,575	30,314		90,339						1	14,620		17,305
24000 - Furnishings															
520 - Miscellaneous Tables & Chairs										54,230					
Total 24000 - Furnishings										54,230					
24500 - Audio / Visual															
300 - PA System Sound Rack- Sound System						16,386									
744 - Piano East Auditorium Yamaha Upright															

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Reserve Component	2036	2037	2038	3 2039	2040	2041	2042	2043	3 2044	2045	2046			11e 2022 F 3 2049	2050
Total 24500 - Audio / Visual						16,386									
24600 - Safety / Access															
100 - Fire Equipment Alarm & Sprinkler System										35,060					
101 - Fire Equipment Pendants (2021 Only)[nr:1]															
Total 24600 - Safety / Access										35,060					
25000 - Flooring 220 - Carpeting						39,292									
850 Sq. Yds. East Center Carpet						557252									
420 - Tile 4,200 sf Clubhouse Walls & Floors											88,107				
421 - Tile Kitchen Tile (2021 Only)[nr:1]															
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	14,264														
Total 25000 - Flooring	14,264					39,292					88,107				
27000 - Appliances															
720 - Miscellaneous 12 Kitchen Appliances (33%)		13,881					15,705					17,769			
Total 27000 - Appliances		13,881					15,705					17,769			
28000 - Water System															
138 - Backflow Valves 4" Backflow												15,830			
Total 28000 - Water System												15,830			
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%	21,906	149,477	114,799	380,608	19,638	244,343	252,706	64,758	273,983	148,939	256,212	253,302	186,727	303,128	98,024
00040 - Las Campanas (LC)															
01000 - Paving															
116 - Asphalt: Sealing 70,468 sf Parking Lot	16,084					18,197					20,589				
117 - Asphalt: Sealing 48,452 sf East & South Lots (2021 Only)[nr:1]															
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	9,382					10,615					12,010				
320 - Asphalt: Overlay 27,246 sf North Parking Lot											53,533				
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot															
Total 01000 - Paving	25,466					28,812					86,131				
02000 - Concrete															
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	11,630		12,218		12,837		13,487		14,170		14,887		15,641		16,432
Total 02000 - Concrete	11,630		12,218		12,837		13,487		14,170		14,887		15,641		16,432
03000 - Painting: Exterior															
118 - Stucco 18,180 sf Building Exterior				39,065										50,006	

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048 2048	2049	2050
Total 03000 - Painting: Exterior				39,065										50,006	
03500 - Painting: Interior															
118 - Building 21,900 sf All Interior Spaces							31,302								
Total 03500 - Painting: Interior							31,302								
04000 - Structural Repairs															
912 - Doors 76 Exterior & Interior Doors (25%)									56,360						
Total 04000 - Structural Repairs									56,360						
05000 - Roofing															
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof									238,603						
942 - Coating 19,800 sf Low Slope Roof Recoating				32,087					36,304					41,074	
Total 05000 - Roofing				32,087					274,906					41,074	
08000 - Rehab															
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower										228,035					
216 - Restrooms 2 Hallway Restrooms												62,927			
220 - Restrooms Companion Restroom												31,464			
318 - Restrooms 2 Racquetball Court Restrooms				21,617											
406 - Kitchen Clubhouse Kitchen	11,697										14,974				
560 - Operable Wall/Partition 1,296 sf [2] Agave															
Total 08000 - Rehab	11,697			21,617						228,035	14,974	94,391			
12000 - Pool															
112 - Resurface 264 lf Pool											77,526				
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs					1	4,402									
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating															82,095
738 - Equipment: Replacement Pool & Spa Equipment (50%)		36,289					41,058					46,453			
928 - Furniture: Misc Pool Area Furniture		12,740						14,774						17,133	
Total 12000 - Pool		49,029			1	4,402	41,058	14,774			77,526	46,453		17,133	82,095
13000 - Spa															
118 - Resurface Spa PebbleTec Resurface					1	0,588								12,900	
Total 13000 - Spa					1	0,588								12,900	

14000 - Recreation

2039

59,961

59,961

61,022

61,022

2036

2037

2038

54,229

54,229

15,027

15,027

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

20,210

e- 7 REV	21 Update	202									
scal Year	e 2022 Fis	red for the	Prepa								
2050	2049	2048	2047	2046	2045	2044	2043	2042	2041	2040	
72,933			67,725			62,890			58,399		
			73,057								
72,933			140,782	14		62,890			58,399		
20,210				18,309				16,587			

18,309

19000 - Fencing

Reserve Component

(25%)

(50%)

120 - Reseal

520 - Resurface

210 - Exercise: Cardio Equipment

211 - Exercise: Cardio Equipment Cybex Arc Trainer (2021 Only)[nr:1] 310 - Exercise: Strength Equipment

17000 - Tennis Court

14,000 sf [2] Tennis Courts

14,000 sf [2] Tennis Courts

21 Fitness Center Cardio Machines

17 Fitness Center Strength Machines

Total 14000 - Recreation

Total 17000 - Tennis Court

140 - Chain Link: 10'

600 If Tennis Court Fence

210 - Wrought Iron: 5' 315 If Pool Area Fencing

Total 19000 - Fencing

20000 - Lighting		
520 - Parking Lot 8 North Parking Lot Lights	33,592	
560 - Parking Lot 13 East Parking Lot Lights		75,248
Total 20000 - Lighting	33,592	75,248

16,587

23000 - Mechanical Equipment

212 - HVAC 11 Rooftop Trane Units- 2008	239,917				
292 - HVAC 4 Rooftop Carrier Units- 2010		82,803			
328 - HVAC Rooftop Carrier Unit #16- 2014			19,003		
612 - Water Heater 2 Rennai Tankless Heaters				20,156	
Total 23000 - Mechanical Equipment	239,917	82,803	19,003	20,156	
24000 - Furnishings					
900 - Miscellaneous Tables, Chairs, Misc	73,298				93,828
Total 24000 - Furnishings	73,298				93,828
24500 - Audio / Visual					
748 - Piano Ocotillo Room Yamaha Upright					
804 - Stage Risers 4 Ocotillo Room- New					46,665
808 - Stage Risers 2 Ocotillo Room- Older		1,259			

832 - Stage Curtains 2 Ocotillo Room

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

16,110

Green Valley Recreation Inc See Section VI-b for Excluded Components 30 Year Expense Forecast - Detailed 2021 Update- 7 REV Prepared for the 2022 Fiscal Year Reserve Component 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 900 - Miscellaneous 26,015 33,301 Ocotillo Room- Sound System & Induction Loop Total 24500 - Audio / Visual 27,274 46,665 49,411 24600 - Safety / Access 210 - Fire Control Misc 39,668 Fire Alarm System 211 - Fire Control Misc Fire Panel (2021 Only)[nr:1] Total 24600 - Safety / Access 39,668 25000 - Flooring 31,091 230 - Carpeting 430 Sq. Yds. Clubhouse Carpet 7,809 9,996 236 - Carpeting 150 Sq. Yds. Juniper Room Only 430 - Tile 75,347 3,050 sf Clubhouse Walls & Floors 124,393 620 - Vinyl 540 Sq. Yds. Clubhouse 700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace 740 - Vinyl 2,925 sf Agave & Ocotillo Floor Total 25000 - Flooring 132,202 106,437 9,996 27000 - Appliances 800 - Miscellaneous 29,764 33,675 38,100 13 Kitchen Appliances (33%) 801 - Miscellaneous Dishwasher/Refrig (2021 Only)[nr:1] Total 27000 - Appliances 29,764 33,675 38,100 28000 - Water System 130 - Backflow Valves 14,848 4" Backflow Total 28000 - Water System 14,848 102,435 354,629 Total [Las Campanas (LC)] Expenditures Inflated @ 2.50% 48,793 288,121 321,393 270,789 95,640 112,201 14,774 461,003 211,827 400,298 62,306 208,625 306,585 00050 - Desert Hills (DH) 01000 - Paving 120 - Asphalt: Sealing 20,401 23,082 26,115 104,016 sf Drives & Parking 220 - Asphalt: Ongoing Repairs 14,914 16,873 19,091 104,016 sf Drives & Parking (3%) 328 - Asphalt: Overlay w/ Interlayer 293,161 104,016 sf Drives & Parking 329 - Asphalt: Overlay w/ Interlayer Lower Parking Lot (2021 Only)[nr:1] Total 01000 - Paving 328,475 39,955 45,206

02000 - Concrete

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

												Prep	ared for th	e 2022 Fisc	al Year:
Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)		15,070					17,050					19,291			
Total 02000 - Concrete		15,070					17,050					19,291			
03000 - Painting: Exterior 124 - Stucco 30,135 sf Building Exterior		72,380										92,653			
Total 03000 - Painting: Exterior		72,380										92,653			
03500 - Painting: Interior															
124 - Building 26,950 sf All Interior Spaces (50%)	20,110					22,752					25,742				
Total 03500 - Painting: Interior	20,110					22,752					25,742				
04000 - Structural Repairs															
916 - Doors 54 Exterior & Interior Doors (25%)									40,045						
Total 04000 - Structural Repairs									40,045						
04500 - Decking/Balconies															
200 - Resurface 1,778 sf Second Floor Deck						45,914									
Total 04500 - Decking/Balconies						45,914									
05000 - Roofing															
324 - Low Slope: Vinyl 137 Squares- Roof Replacement									165,094						
325 - Low Slope: Vinyl Roof Repairs (2021 Only)[nr:1]															
946 - Coating 13,700 sf Low Slope Roof Recoating		21,132					23,909					27,051			
Total 05000 - Roofing		21,132					23,909		165,094			27,051			
08000 - Rehab															
218 - Locker Rooms 2 Men's & Women's														20	63,806
222 - Bathrooms Add Companion Bathroom							27,809								
324 - Restrooms 2 Auditorium Lobby Restrooms								54,262							
466 - Cabinets 40 If Countertops & Cabinets											53,698				
570 - Operable Wall/Partition 770 sf [4] Room Dividers															
Total 08000 - Rehab							27,809	54,262			53,698			20	63,806
12000 - Pool															
118 - Resurface 260 lf Pool			62,667											٤	84,281
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts		19,184										24,557			
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating							324,434								
742 - Equipment: Replacement Pool & Spa Equipment (50%)		40,578					45,911					51,944			

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

												Pre	pared for	the 2022 F	iscal Yea
Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	205
932 - Furniture: Misc Pool Area Furniture		17,636						20,452						23,718	
Total 12000 - Pool		77,398	62,667				370,345	20,452				76,501		23,718	84,281
13000 - Spa															
122 - Resurface Spa			13,245								16,138				
Total 13000 - Spa			13,245								16,138				
14000 - Recreation															
140 - Sauna: Wood Kit Sauna												12,278			
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)		27,372			29,477			31,743			34,184			36,812	
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)					39,986								48,719		
740 - Billiard Table 3 Billiards Room Tables														52,890	
744 - Billiard Table 2 Diamond Tables											33,655				
Total 14000 - Recreation		27,372			69,463			31,743			67,839	12,278	48,719	89,702	
17000 - Tennis Court															
130 - Reseal 28,800 sf [4] Tennis Courts			30,055				33,175				36,619				40,420
Total 17000 - Tennis Court			30,055				33,175				36,619				40,420
19000 - Fencing															
150 - Chain Link: 10' 960 If Tennis Court Fence															
Total 19000 - Fencing															
20000 - Lighting															
210 - Pole Lights 7 Walkway Lights											14,316				
218 - Landscape 25 Walkway Lights															
264 - Bollard Lights 22 Walkway Bollard Lights															
530 - Parking Lot 11 Parking Lot Lights	40,556														
Total 20000 - Lighting	40,556										14,316				
23000 - Mechanical Equipment															
216 - HVAC 4 Rooftop Carrier Units- 2005		83,130													
296 - HVAC 3 Rooftop Carrier Units- 2007		54,666													
332 - HVAC 3 Rooftop Carrier Units- 2009				58,990											
360 - HVAC Rooftop Carrier Unit #8- 2018													21,215		
388 - HVAC 3 Rooftop Carrier Units- 2013								66,742							

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

												Pre	pared for t	the 2022 Fi	scal Year
Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
412 - HVAC Rooftop Carrier Unit #11- 2019														21,215	
428 - HVAC Rooftop Carrier Unit #16- 2018													21,215		
444 - HVAC Ground Level Carrier Unit 17A/B- 2003														9,938	
446 - HVAC Ground Level- Carrier 3-ton Unit														9,458	
604 - Water Heater 2 Pool Equipment Area Water Heaters		11,230												15,102	
632 - Water Heater Men's Restroom's Janitor's Closet								2,351							
Total 23000 - Mechanical Equipment	1	49,025		58,990				69,093					42,430	55,714	
24000 - Furnishings															
540 - Miscellaneous Folding Tables & Chairs										45,840					
Total 24000 - Furnishings										45,840					
24500 - Audio / Visual															
152 - Projector Stage- EIKI					11,079										14,182
174 - Projection Screen Stage- Electric Screen				14,105											
308 - PA System Sound Rack- Sound System						28,479									
752 - Piano Stage Yamaha Upright															
820 - Stage Curtains 2 Stage Curtains												29,536			
Total 24500 - Audio / Visual				14,105	11,079	28,479						29,536			14,182
24600 - Safety / Access															
220 - Fire Control Misc Fire Alarm System							32,557								
Total 24600 - Safety / Access							32,557								
25000 - Flooring															
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet				51,677										66,151	
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet						11,895									
440 - Tile 975 sf Clubhouse Walls & Floors							48,836								
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl			25,335												
710 - Hardwood Floors 500 sf Stage- Replace															
Total 25000 - Flooring			25,335	51,677		11,895	48,836							66,151	
27000 - Appliances															
160 - Ice Machine Tennis Courts						10,192									
740 - Miscellaneous 13 Kitchen Appliances (33%)			26,913					30,450					34,451		

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Total 22000 - Auguineers 30,450 34,451 34,451 28000 - Water System 19,349 19,349 19,349 19,349 19,349 Total 2000 - Mater System 19,349 19,349 19,349 19,349 19,349 19,349 Total 2000 - Mater System 19,349 19,359 <													Pre		2021 Upua 15e 2022 F	
Total 226,023 10,192 30,459 34,451 28000 Water System 19,344 19,345 19,344 Total 20001 Water System 19,344 19,344 10,200 Total 20001 Water System 19,344 10,200 245,094 45,943 245,001 260,000 245,094 45,944 12,840 240,001 45,940 245,001 260,000 245,094 45,940 245,001 260,001 245,094 45,940 245,000 260,001 245,094 45,940 245,000 260,001 245,094 45,940 245,000 260,001 245,094 45,940 245,000 260,001 245,094 45,940 245,000 260,001 260,000 245,094 45,940 245,000 260,001 260,000 245,094 45,940 245,000 260,000 245,094 245,000 260,000 260,000 245,094 245,000 260,000 260,000 260,000 260,000 260,000 260,000 260,000 260,000 <th>Reserve Component</th> <th>2036</th> <th>2037</th> <th>2038</th> <th>2039</th> <th>2040</th> <th>2041</th> <th>2042</th> <th>2043</th> <th>2044</th> <th>2045</th> <th>2046</th> <th></th> <th></th> <th></th> <th>2050</th>	Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046				2050
13. 'S (1998) '																
6 * 144.070 Tail 2000 * Mater System 13,434 53,64 306,00 24,544 458,240 216,250 256,00 286,04 288,04 450,288 00000 - Cancer Hills (CH) 11,923 53,061 206,00 246,00 286,04	28000 - Water System															
Total [Desert Hills (2M]) 60,66 39,237 159,216 493,287 109,203 53,681 20000 245,094 245,094 216,850 126,650 280,401 200,400 00000 - Cancel Hills (2H) 157,757 159,976 <th< td=""><td>150 - Backflow Valves 6" Backflow</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>19,349</td><td></td><td></td><td></td></th<>	150 - Backflow Valves 6" Backflow												19,349			
D0000 - Cancel Hills (CH) UNDOC Partial State Part	Total 28000 - Water System												19,349			
01000 Paving (2) 01000 Paving (2) 010000 0100000 0100000	Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%	60,665	362,378	158,216	453,248	80,541	119,233	553,681	206,000	245,094	45,840	214,351	276,659	125,600	280,491	402,688
124 - Agoing Regins 67,334 of Performance Cristed Perfo	00060 - Canoa Hills (CH)															
1.3.348 Parking Lot 2.3.3.197 2.3.3.197 2.3.3.197 Total 01000 - Pawing 31,084 35,169 27,2987 Colspan="4">Colspan= "4" Colspan="4">Colspan="4"Colspan="	01000 - Paving															
67.364 Profing Lot (4%) 23,197 27.4561 Freedow W/ Interfore C7.456 Profing Lot (4%) 272,987 7.000 - Concrete 272,987 0.000 - Concrete 11,701 12,293 12,915 13,569 14,255 14,978 15,735 16,533 1.1,701 12,293 12,915 13,569 14,256 14,978 15,735 16,533 0.000 - Concrete 11,701 12,293 12,915 13,569 14,256 14,978 15,735 16,533 0.000 - Concrete 11,701 12,293 12,915 14,256 14,978 15,735 16,533 0.900 - Concrete 11,701 12,293 12,915 14,256 14,978 15,735 16,533 0.900 - Pointing: Exterior 40,277 51,558 15,58	124 - Asphalt: Sealing 67,354 sf Parking Lot	16,736					18,936					21,424				
Vision 1000 Vision 10000 V	224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	14,348					16,234					18,367				
02000 - Concrete 11,701 12,293 12,916 13,569 14,256 14,978 15,736 16,533 5,950 of Pool/spa Area Concrete Repair 11,701 12,293 12,916 13,569 14,256 14,978 15,736 16,533 03000 - Painting: Exterior 40,277 51,558 16,937 51,558 16,937 51,558 16 Would From 3,711 4,097 4,522 4,991 51,558 16 Would From 3,711 44,374 4,522 4,991 51,558 16 Would From 3,711 44,374 4,522 4,991 51,558 17 Total 0300 - Painting: Interior 32,517 32,517 52,759 7 52,759 04000 - Structural Repairs 32,517 32,517 52,759 54,854 560 56,828 0500 - Roofing 32,817 34,854 34,854 56,828 56,828 56,828 56,828 56,828 56,828 56,828 56,828 56,828 56,828 56,828 56,828 56,828 <t< td=""><td>332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>233,197</td><td></td><td></td><td></td><td></td></t<>	332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot											233,197				
124 - Pool book 5,590 of Pool book 10,940 of Building Exterior 11,701 12,293 12,916 13,569 14,256 14,978 15,736 16,533 03000 - Painting: Exterior 40,277 15,736 14,978 15,736 <td< td=""><td>Total 01000 - Paving</td><td>31,084</td><td></td><td></td><td></td><td></td><td>35,169</td><td></td><td></td><td></td><td></td><td>272,987</td><td></td><td></td><td></td><td></td></td<>	Total 01000 - Paving	31,084					35,169					272,987				
5.96 Pool/Spa Area Concrete Repair 11.701 12.293 12.916 13.569 14.256 14.978 15.736 16.533 03000 - Painting: Exterior 40.277 -	02000 - Concrete															
03000 - Painting: Exterior 40,277 51,558 10,940 f Building Exterior 3,711 4,097 4,522 4,991 150 f Fool Premeter Fence 3,711 44,374 4,522 4,991 51,558 03000 - Painting: Exterior 3,711 44,374 4,522 4,991 51,558 03000 - Painting: Interior 3,711 44,374 4,522 4,991 51,558 03000 - Painting: Interior 3,2,517 500 700 51,558 7000 700 700	424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	11,701		12,293		12,916		13,569		14,256		14,978		15,736		16,533
130 - Structor 40,277 51,588 10.9406 / Structor 3,711 4,097 4,522 4,991 Total 03000 - Painting: Exterior 3,711 44,374 4,522 4,991 51,558 03000 - Painting: Interior 3,711 44,374 4,522 4,991 51,558 03000 - Painting: Interior 32,517 32,517 51,558 51,558 51,558 04000 - Structural Repairs 34,854 34,854 51,558 51,558 51,558 04000 - Structural Repairs 34,854 34,854 51,558 51,	Total 02000 - Concrete	11,701		12,293		12,916		13,569		14,256		14,978		15,736		16,533
10.940 of Building Exterior 3,711 4,097 4,522 4,991 160 if Pool Perimeter Pence 3,711 44,374 4,522 4,991 51,558 7 total 03000 - Painting: Exterior 3,711 44,374 4,522 4,991 51,558 3500 - Painting: Interior 32,517 32,517 51,558 32,517 51,558 52,558	03000 - Painting: Exterior															
10 From Perimeter Fence Total 03000 - Painting: Exterior 3,711 44,374 4,522 4,991 51,558 03500 - Painting: Interior 32,517	130 - Stucco 10,940 sf Building Exterior					40,277										51,558
O3500 - Painting: Interior 32,517 Total 03500 - Painting: Interior 32,517 04000 - Structural Repairs 32,517 04000 - Structural Repairs 34,854 04000 - Structural Repairs 34,854 0500 - Roofing 34,854 227 Squares Building Roof 34,854 0500 - Roofing 26,678 30,183 34,150 227 Squares Building Roof 26,678 30,183 34,150 0500 - Rebab 224 - Locker Rooms 278,456 278,456 224 - Locker Rooms 278,456 278,456 278,456 230 - Restrooms 123,787 278,456 278,456	416 - Wrought Iron 160 If Pool Perimeter Fence	3,711				4,097				4,522				4,991		
130 22,517 Total 03500 - Painting: Interior 32,517 4000 - Structural Repairs 34,854 20 34,854 7 total 04000 - Structural Repairs 34,854 20 34,854 7 total 04000 - Structural Repairs 34,854 20 5000 - Roofing 22 20,678 23 20,678 24 26,678 30,183 34,150 25 20,678 30,183 20 26,678 30,183 20 26,678 30,183 30 28,410 26,678 20 20,678 30,183 30,183 34,150 268,428 20 20,000 + Roofing 26,678 30,183 20 20,678 30,183 34,150 20 20,678 30,183 34,150 20 20,678 30,183 34,150 20 20,678 30,183 34,150 21 10,678 278,456 278,456 21 20,678 278,456	Total 03000 - Painting: Exterior	3,711				44,374				4,522				4,991		51,558
22,750 sf All Interior Spaces 32,517 Total 03500 - Painting: Interior 34,854 30,183 34,150 25,6,678 30,183 34,150 278,456 278,456 278,456 278,456 278,456 278,456 278,456 278,456 280,00000000000	03500 - Painting: Interior															
Total 03500 - Painting: Interior 32,517 04000 - Structural Repairs 34,854 200 - Doros 47 Exterior & Interior Doors (25%) 34,854 Total 04000 - Structural Repairs 34,854 05000 - Roofing 227 Squares - Building Roof 34,854 05000 - Roofing 227 Squares - Building Roof 26,678 30,183 34,150 05000 - Roofing 22,700 sf Low Slope Roof Recoating 22,700 sf Low Slope Roof Recoating 24 - Locker Rooms 24 - Locker Rooms 24 - Locker Rooms 28 - Rooms 28 - Rooms 278,456 05000 - Rehab 224 - Locker Rooms 2 Restrooms 2 Restrooms 2 Restrooms 278,456 050 - Operable Wall/Partition 60,526	130 - Building 22 750 sf All Interior Spaces							32,517								
34,854 Total 04000 - Structural Repairs 05000 - Roofing 328 - Low Slope: Vinyl 227 Squares- Building Roof 500 - Coating 26,678 30,183 34,150 05000 - Rechab 224 - Locker Rooms 2 Men's, Women's & Outdoor Shower 300, Restrooms 2 Men's, Women's & Outdoor Shower 328 - Serrooms 2 Men's, Women's & Outdoor Shower								32,517								
47 Exterior & Interior Doors (25%) 34,854 Total 04000 - Structural Repairs 05000 - Roofing 328 - Low Slope: Vinyl 26,678 327 Squares- Building Roof 30,183 500 - Cooting 26,678 22,700 sf Low Slope Roof Recoating 30,183 Total 05000 - Roofing 26,678 30,0183 34,150 22,700 sf Low Slope Roof Recoating 30,183 Total 05000 - Roofing 26,678 30,0183 34,150 24 - Locker Rooms 278,456 2800 - Rehab 123,787 2800 - Repable Wall/Partition 60,526	04000 - Structural Repairs															
Total 04000 - Structural Repairs 34,854 D5000 - Roofing 227 Squares - Building Roof 268,428 Coating 22,700 sf Low Slope Roof Recoating 22,700 sf Low Slope Roof Recoating 22,700 sf Low Slope Roof Recoating 24,000 - Rohab 30,183 34,150 OB000 - Rehab 24 - Locker Rooms 2 Men's, Women's & Outdoor Shower 278,456 278,456 Sterrooms 2 Restrooms 2 Restrooms 278,456 123,787 Sterrooms 278,456 123,787	920 - Doors									34,854						
328 - Low Slope: Vinyl 26,678 30,183 34,150 22,700 sf Low Slope Roof Recoating 26,678 30,183 34,150 Total 05000 - Roofing 26,678 30,183 34,150 08000 - Rehab 2278,456 278,456 24 - Locker Rooms 278,456 2 Men's, Women's & Outdoor Shower 123,787 330 - Restrooms 123,787 2 Restrooms 60,526										34,854						
227 Squares- Building Roof 227 Squares- Building Roof 250 - Coating 22,700 sf Low Slope Roof Recoating 22,700 sf Low Slope Roof Recoating 26,678 26,678 26,678 30,183 34,150 26,678 26,678 30,183 34,150 26,678 30,183 34,150 26,678 30,183 34,150 26,678 26,678 30,183 34,150 27,8456 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 <td< td=""><td>05000 - Roofing</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	05000 - Roofing															
22,700 sr Low Slope Roof Recoating 30,183 34,150 268,428 08000 - Rehab 26,678 30,183 34,150 268,428 08000 - Rehab 278,456 2	328 - Low Slope: Vinyl 227 Squares- Building Roof															268,428
Total 05000 - Roofing26,67830,18334,150268,42808000 - Rehab224 - Locker Rooms 2 Men's, Women's & Outdoor Shower278,456278,456330 - Restrooms 2 Restrooms 2 Restrooms 2 Restrooms 2 Restrooms 2 Restrooms123,787380 - Operable Wall/Partition60,526	950 - Coating 22,700 sf Low Slope Roof Recoating	26,678					30,183					34,150				
2 Locker Rooms 278,456 2 Men's, Women's & Outdoor Shower 123,787 330 - Restrooms 123,787 2 Restrooms 60,526		26,678					30,183					34,150				268,428
2 Men's, Women's & Outdoor Shower 330 - Restrooms 2 Restrooms 580 - Operable Wall/Partition 60,526	08000 - Rehab															
2 Restrooms 580 - Operable Wall/Partition 60,526	224 - Locker Rooms 2 Men's, Women's & Outdoor Shower							278,456								
	330 - Restrooms 2 Restrooms							123,787								
	580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider				60,526											

57

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049 2022 FI	2050
Total 08000 - Rehab				60,526			402,243								
12000 - Pool															
124 - Resurface 274 lf Pool	71,836												96,611		
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	73,153										93,642				
746 - Equipment: Replacement Pool & Spa Equipment (50%)			42,691					48,301					54,648		
747 - Equipment: Replacement Equipment (2021 Only)[nr:1]															
936 - Furniture: Misc Pool Area Furniture		17,635						20,451						23,717	
Total 12000 - Pool	144,989	17,635	42,691					68,752			93,642		151,259	23,717	
13000 - Spa															
126 - Resurface Spa							9,308								11,341
Total 13000 - Spa							9,308								11,341
14000 - Recreation															
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)			40,996			44,148			47,543			51,198			55,135
235 - Exercise: Cardio Equipment Arc Trainer (2021 Only)[nr:1]															
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)				70,584								86,000			
Total 14000 - Recreation			40,996	70,584		44,148			47,543			137,198			55,135
17000 - Tennis Court															
140 - Reseal 14,000 sf [2] Tennis Courts	13,657				15,075				16,640				18,368		
504 - Resurface 14,000 sf [2] Tennis Courts															
Total 17000 - Tennis Court	13,657				15,075				16,640				18,368		
19000 - Fencing 160 - Chain Link: 10' 580 If Tennis Court Fence															
250 - Wrought Iron: 5' 160 If Pool Perimeter Fence															
Total 19000 - Fencing															
20000 - Lighting															
220 - Pole Lights 24 Parking Lot & Walkway Lights	98,317														
Total 20000 - Lighting	98,317														
23000 - Mechanical Equipment															
220 - HVAC 6 Rooftop Carrier Units- 2007			78,059												
230 - HVAC Rooftop Carrier Unit #4- 2021	12,383														

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	202211	2050
340 - HVAC Rooftop Carrier Unit #5- 2005	12,383														
364 - HVAC Rooftop Carrier Unit #10- 2006	12,658														
600 - Water Heater Pool Eq Room Heater & Tank		20,155												27,106	
Total 23000 - Mechanical Equipment	37,424	20,155	78,059											27,106	
24000 - Furnishings															
560 - Miscellaneous Folding Tables & Chairs									23,916						
620 - Miscellaneous Lobby Furniture											16,781				
Total 24000 - Furnishings									23,916		16,781				
24500 - Audio / Visual															
156 - Projector Saguaro Room- Panasonic									2,317						
166 - Projection Screen Saguaro Room- Electric Screen				27,497											
316 - PA System Sound Rack- Sound System				25,836										33,072	
330 - Miscellaneous Sound Rack- Total Induction Loop	25,171														
756 - Piano Saguaro Room Yamaha Upright															17,186
812 - Stage Risers 288 sf [6] Saguaro Room Risers															
828 - Stage Curtains 2 Saguaro Stage Curtains															
Total 24500 - Audio / Visual	25,171			53,333					2,317					33,072	17,186
24600 - Safety / Access															
230 - Fire Control Misc Fire Alarm System											35,937				
Total 24600 - Safety / Access											35,937				
25000 - Flooring															
250 - Carpeting 122 Sq. Yds. Mesquite Room					8,193										10,488
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting								30,230							
450 - Tile 6,475 sf Clubhouse Walls & Floors						1	148,536								
720 - Hardwood Floors 6,150 sf Wood Floor- Replace															
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish					33,323										42,656
Total 25000 - Flooring					41,516	1	48,536	30,230							53,144
26000 - Outdoor Equipment															
302 - Bocce Ct. Resurface <u>4</u> Bocce Ball Courts					13,773										17,630
848 - Shade Structure 200 sf Tennis Court Shade Canopy		6,551													

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046		epared for ' 2048		
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies												33,541			
856 - Shade Structure 144 sf Metal Roofed Shade Structure															
872 - Shade Structure Pool Area Wood Gazebo Structure							16,764								
Total 26000 - Outdoor Equipment		6,551			13,773		16,764					33,541			17,630
27000 - Appliances															
760 - Miscellaneous 18 Kitchen Appliances (33%)			36,396					41,179					46,590		
Total 27000 - Appliances			36,396					41,179					46,590		
28000 - Water System															
154 - Backflow Valves 6" Backflow												19,349			
Total 28000 - Water System												19,349			
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%	392,733	44,341	210,435	184,443	127,653	109,501	622,938	140,161	144,049		468,475	190,089	236,945	83,896	490,955
00070 - Santa Rita Springs (SRS)															
01000 - Paving															
128 - Asphalt: Sealing 80,636 sf Parking Lots	14,454					16,353					18,502				
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)		11,004					12,450					14,087			
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots												200,496			
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot												76,406			
Total 01000 - Paving	14,454	11,004				16,353	12,450				18,502	290,988			
02000 - Concrete															
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)		15,335		16,111		16,926		17,783		18,684		19,630		20,623	
Total 02000 - Concrete		15,335		16,111		16,926		17,783		18,684		19,630		20,623	
03000 - Painting: Exterior															
136 - Stucco 28,540 sf Building Exterior		66,769										85,470			
400 - Wrought Iron 1,758 If Pool Fence, Metal Railings			19,083				21,064				23,251				25,664
Total 03000 - Painting: Exterior		66,769	19,083				21,064				23,251	85,470			25,664
03500 - Painting: Interior															
136 - Building 35,500 sf All Interior Spaces							50,741								
Total 03500 - Painting: Interior							50,741								
04000 - Structural Repairs															
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)							40,195								
924 - Doors 66 Exterior & Interior Doors (25%)									48,944						

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

			Prepa	ared for the	e 2022 Fis	cal Year	
4	2045	2046	2047	2048	2049	2050	

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 04000 - Structural Repairs							40,195		48,944						
04500 - Decking/Balconies															
206 - Resurface 12,664 sf Elastomeric Deck- Resurface															
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair			39,276					44,437					50,276		
Total 04500 - Decking/Balconies			39,276					44,437					50,276		
05000 - Roofing															
336 - Low Slope: Vinyl 68 Squares- Building Roof									69,338						
604 - Pitched: Tile 84 Squares- Building Roof															
954 - Coating 6,800 sf Low Slope Roof Recoating				32,772					37,079					41,951	
Total 05000 - Roofing				32,772					106,416					41,951	
08000 - Rehab															
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower								217,047							
336 - Restrooms 5 Restrooms										94,851					
412 - Kitchen Art Kitchenette										7,879					
472 - Cabinets 2 Art & Clay Counters & Cabinets								33,600							
Total 08000 - Rehab								250,647		102,730					
12000 - Pool															
130 - Resurface 240 lf Pool								53,758							
408 - ADA Chair Lift Pool Area ADA Lift				5,429										6,949	
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	54,043														
750 - Equipment: Replacement Pool & Spa Equipment (50%)			42,111					47,644					53,905		
940 - Furniture: Misc Pool Area Furniture		11,757						13,635						15,812	
Total 12000 - Pool	54,043	11,757	42,111	5,429				115,037					53,905	22,761	
13000 - Spa															
130 - Resurface Spa		11,735								14,298					
Total 13000 - Spa		11,735								14,298					
14000 - Recreation															
240 - Exercise: Cardio Equipment 12 Fitness Center Cardio Machines (25%)	27,235			29,330			31,585			34,013			36,629		
241 - Exercise: Cardio Equipment Equipment (2021 Only)[nr:1]															
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (50%)				50,388								61,392			

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

												Pre	pared for t	he 2022 Fis	cal Year
Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 14000 - Recreation	27,235			79,717			31,585			34,013		61,392	36,629		
19000 - Fencing															
220 - Wrought Iron: 5' 348 If Pool Perimeter Fence															
Total 19000 - Fencing															
20000 - Lighting															
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights															
230 - Pole Lights 10 Bridge Lights															
280 - Pole Lights 5 2nd Level Deck- Pole Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
232 - HVAC 6 Miscellaneous Units- 2013								51,277							
312 - HVAC Carrier Unit #8- 2016											12,612				
316 - HVAC Carrier Unit #3- 2018													13,250		
344 - HVAC 2 Carrier Units- 2019														27,106	
368 - HVAC 2 Carrier Units- 2012							26,469								
392 - HVAC 2 Carrier Units- 2018													22,754		
416 - HVAC Carrier Unit #7- 2016											14,608				
436 - HVAC Carrier Unit #11- 2014									13,905						
448 - HVAC 8 Rooftop Carrier Units- 2018													191,776		
452 - HVAC 2 Carrier Units- 2007		44,957													
616 - Water Heater Bradford White Water Heater						16,355									
Total 23000 - Mechanical Equipment		44,957				16,355	26,469	51,277	13,905		27,221		227,781	27,106	
23500 - Elevator															
200 - Modernize/Overhaul Anza Building Elevator									226,181						
300 - Cab Rehab Anza Elevator Cab				29,348											
Total 23500 - Elevator				29,348					226,181						
24000 - Furnishings															
600 - Miscellaneous Anza Room Furniture						94,922									
Total 24000 - Furnishings						94,922									
24500 - Audio / Visual															

24500 - Audio / Visual

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

														the 2022 F	
Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	7 2048	3 2049	2050
160 - Projector 3 Projectors (33%)			1,998				2,206				2,435				2,688
170 - Projection Screen Anza Room									15,944						
324 - PA System Anza Room- Sound System						28,479									
760 - Piano Anza Room Kawai Upright			11,124												
Total 24500 - Audio / Visual			13,122			28,479	2,206		15,944		2,435				2,688
24600 - Safety / Access															
240 - Fire Control Misc Fire Alarm System										58,434					
241 - Fire Control Misc Sprinkler Pendants (2021 Only)[nr:1]															
Total 24600 - Safety / Access										58,434					
25000 - Flooring															
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office							93,998								
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas							26,857								
460 - Tile 1,825 sf Clubhouse Walls & Floors							41,865								
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	38,767														
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	21,134										27,053				
Total 25000 - Flooring	59,901						162,720				27,053				
26000 - Outdoor Equipment															
804 - Shade Structure 100 sf Small Shade Canopy										3,991					
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy						21,692									
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy								17,092							
Total 26000 - Outdoor Equipment						21,692		17,092		3,991					
27000 - Appliances															
780 - Miscellaneous 10 Kitchen Appliances (33%)			18,778					21,245					24,037		
781 - Miscellaneous Range (2021 Only)[nr:1]															
Total 27000 - Appliances			18,778					21,245					24,037		
28000 - Water System															
142 - Backflow Valves 4" Backflow #1							15,468								
146 - Backflow Valves 4" Backflow #2									11,990						
Total 28000 - Water System							15,468		11,990						
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%	155,633	161,557	132,369	163,377		194,728	362,899	517,520	423,380	232,149	98,461	457,480	392,629	112,442	28,352

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

												Pre	epared for t	the 2022 Fis	cal Year
Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
00080 - Canoa Ranch (CR)															
01000 - Paving															
132 - Asphalt: Sealing 64,068 sf Drives & Parking			17,083					19,327					21,867		
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)			8,962					10,140					11,472		
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe				11,592					13,115					14,838	
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking															
343 - Asphalt: Overlay w/ Interlayer 2021 Only[nr:1]															
Total 01000 - Paving			26,045	11,592				29,467	13,115				33,339	14,838	
02000 - Concrete															
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair	4,032					4,562					5,162				
(5%) Total 02000 - Concrete	4,032					4,562					5,162				
03000 - Painting: Exterior															
142 - Stucco 14,760 sf Building Exterior			20,765										26,580		
406 - Wrought Iron 614 If Metal Fencing & Railings				9,749				10,761				11,878			
Total 03000 - Painting: Exterior			20,765	9,749				10,761				11,878	26,580		
03500 - Painting: Interior															
142 - Building 26,200 sf All Interior Spaces							28,024								
Total 03500 - Painting: Interior							28,024								
04000 - Structural Repairs															
606 - Metal Railings 350 If Parking & Pickleball													19,281		
928 - Doors 40 Exterior & Interior Doors (25%)									29,663						
932 - Doors 3 Pool East Patio Doors													105,780		
Total 04000 - Structural Repairs									29,663				125,062		
05000 - Roofing 200 - Low Slope: BUR 133 Squares- Building Roof													108,869		
608 - Pitched: Tile 45 Squares- Building Roof			46,761												
958 - Coating 13,300 sf Low Slope Roof Recoating				32,926					37,253					42,149	
Total 05000 - Roofing			46,761	32,926					37,253				108,869	42,149	
08000 - Rehab															
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower													266,033		
234 - Restrooms Companion Restroom Remodel								28,504							

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049 2022 Fis	2050
Total 08000 - Rehab								28,504					266,033		
12000 - Pool															
136 - Resurface 256 If Pool					64,827										
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019				17,765										22,740	
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021						16,670									
636 - Deck: Re-Surface 2,650 sf Pool Area Decking		60,465													
754 - Equipment: Replacement Pool & Spa Equipment (50%)		32,468					36,735					41,562			
Total 12000 - Pool		92,933		17,765	64,827	16,670	36,735					41,562		22,740	
13000 - Spa															
134 - Resurface Spa	7,509								9,149						
Total 13000 - Spa	7,509								9,149						
14000 - Recreation															
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	33,471			36,045			38,816			41,801			45,015		
251 - Exercise: Cardio Equipment Cardio Machines (2021 Only)[nr:1]															
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)				91,701							:	111,729			
Total 14000 - Recreation	33,471			127,746			38,816			41,801	:	111,729	45,015		
17500 - Basketball / Sport Court															
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	9,578				10,572				11,670				12,881		
224 - Seal & Striping 2,690 sf Basketball 1/2 Court				5,571				6,150				6,788			
Total 17500 - Basketball / Sport Court	9,578			5,571	10,572			6,150	11,670			6,788	12,881		
19000 - Fencing 100 - Chain Link 788 If Pickleball & Basketball Courts					42,763										
230 - Wrought Iron: 6' 264 If Patio Perimeter			16,363												
Total 19000 - Fencing			16,363		42,763										
23000 - Mechanical Equipment															
100 - HVAC 435 lf [5] Pool Area Fabric Ducts									30,396						
236 - HVAC 6 Rooftop HVAC Units- 2008		:	123,736												
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008			25,824												
636 - Water Heater 2 Shop					18,475										

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Total 23000 - Reprint Projection of Provide Prov	Reserve Component	2036	2037	2038	3 2039	2040	2041	2042	2043	2044	2045	2046			2022 Fis 2049	2050
90 - Grand 2000 - Fundings 14.420 14.4200 - Fundings 14.420 14.4200 - Fundings 14.420 14.4200 - Fundings 2.317 14.4200 - Fundings 2.317 14.4200 - Fundings 2.317 14.420 - Funding Status 3.049 14.4				149,559		18,475				30,396						
Total 2000 - Nording Visual 1,4,270 34300 - Nording Visual 2,117 Total 2400 - Safety / Access 2,117 34600 - Safety / Access 3,7,76 34600 - Safety / Access 37,756 3500 - Flooring 30,092 38,520 3600 - Safety / Access 38,520 3600 - Flooring 30,092 103,413 3732 10,192 38,520 3600 - Safety / Access 10,764 10,756 3732 10,192 10,192 10,192 3733 10,192 10,192 10,192 3733 10,192 10,192 10,192 3740 10,192 10,192 10,192 3740 10,192 10,192 10,192 37500 - Applances 10,192 10,192 10,192 37600 - Applances 10,192 11,192 10,192	-															
24500 - Audio / Visual 3,117 164 - Apointo 3,117 1700 - Apointo Addia / Ander / Access 37,758 1700 - Apointo Safety / Access 37,754 1700 - Apointo Safety / Access 37,754 1700 - Apointo Safety / Access 39,052 1700 - Apointo Safety / Access 39,052 1700 - Apointo Safety / Access 10,143 1700 - Apointo Safety / Access 10,143 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>14,420</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							14,420									
14	Total 24000 - Furnishings						14,420									
Amage Secone_HIM 7,112 2,317 Teld 2000 - National Vessal 37,756 250 - Fixe Cost ON Mixe First Amer System 37,756 37,756 250 - Corpeting 600 Sign York And Spaces 30,092 58,757 38,520 250 - Corpeting 600 Sign York And Spaces 30,092 103,413 58,520 38,520 2500 - Outdoor Equipment 103,413 58,520 38,520 58,520 2600 - Outdoor Equipment 13,764 103,413 58,520 58,520 2600 - Outdoor Equipment 13,764 18,076 58,520 58,520 261 - Outdoor Equipment 13,764 18,076 58,520 58,520 28 - Stack Structure 13,764 18,076 58,520 58,	24500 - Audio / Visual															
Teal 24501-wind y Visual 2,117 2400 - Safety Access 37,754 2600 - Safety Access 37,754 2600 - Flooring 30,092 38,527 2600 - Flooring 30,092 38,527 2600 - Safety Access 38,520 2600 - Flooring 30,092 103,413 27,776 38,520 2600 - Outdoor Equipment 30,092 103,413 27,776 38,520 2600 - Outdoor Equipment 31,764 2600 - Outdoor Equipment 13,764 27,000 - Appliances 13,764 27,000 - Appliances 13,764 21,100 - Appliances 10,192 21,100 - Appliances 10,192 21,100 - Appliances 10,192 21,100 - Appliances 24,915										2,317						
31 - Fire Alam System 37,754 Total 2660 - Setty / Access 37,754 25000 - Floring 30,092 88,520 270 - Titel 30,092 103,413 98,520 700 - Total 2000 - Floring 30,092 103,413 98,520 700 - Total 2000 - Floring 30,092 103,413 98,520 700 - Total 2000 - Floring 30,092 103,413 98,520 700 - Total 2000 - Floring 30,092 103,413 98,520 98,520 700 - Mothing Fourthing Fourthin										2,317						
31 - Fire Alam System 37.75 Total 2660 - Setty / Access 37.75 25000 - Floring 30.092 38.52 2600 - Statisty / Access 38.52 270 - Tile 30.092 103.41 2,213 of Clobosce Walls & Floring 30.092 103.41 26000 - Notiong South Access 38.52 26000 - Notiong Fourband 30.092 103.41 3 Drinking Fourband 3.764 38.52 26000 - Outdoor Equipment 13,764 103.42 5.55 5.55 3 Drinking Fourband 13,764 103.02 5.55 5.55 5.55 3 Drinking Fourbands 13,764 103.02 5.55 5.55 5.55 5.55 27000 - Appliances 13,764 10.12 5.55 5.55 5.55 5.55 10.122 10.12 5.55 5.55 5.55 5.55 5.55 5.55 10.122 10.12 5.55 5.55 5.55 5.55 5.55 5.55 10.122 10.12 10.12 5.55 5.55 5.55 5.55 5.55 5.55	24600 - Safety / Access															
Tatal 24600 - Safety / Access 37,754 25000 - Flooring 30,092 38,520 2600 - Safety / Access 38,520 27000 - Registry / Access 30,092 103,413 270 - Tale 30,092 103,413	250 - Fire Control Misc													37,756		
25000 - Flooring 30,092 38,520 280 - Grepting 600 St, Visk, All Spaces 38,520 270 - Tille 103,413	· · · · · · · · · · · · · · · · · · ·													37,756		
280 - Concepting 60 - 0.01 M Spaces 30,92 103,413 - 38,520 470 - Trile 2,231 of Cubbose Walls R Floors - 103,413 - - 38,520 26000 - Outdoor Equipment - 13,764 38,520 - 38,520 26000 - Outdoor Equipment -																
470 Titel 30,092 103,413	280 - Carpeting			30,092										38,520		
2111 Clubhase Walls & Floors 30,00 30,2413 38,50 26000 - Outdoor Equipment 13,764 38,764 38,764 10mining Fountain 13,764 18,076 18,076 18,076 500 of 13,804 Canopies 13,764 18,076 18,076 18,076 700 - Studies Canopies 13,764 18,076 18,076 18,076 700 - Studies Canopies 10,192 18,076 18,076 18,076 700 - Outdoor Equipment 10,192 18,076 19,192 19,192 19,192 700 - Water System 10,192 19,192	· · ·						102 /12									
2000 - Outdoor Equipment 13,764 42 - Drinking Fountains 13,764 3Drinking Fountains 13,764 3Drinking Fountains 18,076 3Drinking Fountains 18,076 3Drinking Fountains 13,764 3Drinking Fountains 10,192 3Drinking Fountains 10,192 3Drinking Fountains 10,192 3Drinking Fountains 24,916 3Drinking Fountains 24,916 3Drinking Fountains 24,916 3Drinking Fountains 24,913 3Drinking Fountains 24,913 3Drinking Fountains 24,913 3Drinking Fountains							103,413									
462 - onkniking Fountains 13,764 30 rinking Fountains 18,076 30 rinking Fountains 18,076 2000 - Appliances 10,192 2000 - Appliances 10,192 2000 - Appliances 24,916 2000 - Mater System 24,916 162 - Backflow Valves 24,916 Total 2000 - Water System 24,916 162 - Backflow Valves 24,916 Total 2000 - Water System 24,916 162 - Backflow Valves 24,916 Total 2000 - Water System 24,916 162 - Backflow Valves 24,916 162 - Backflow Valves 11,067 163 - Backflow Valves 11,102 164 - Backflow Valves 11,686 165 - Backflow Valves 11,686 167	Total 25000 - Flooring			30,092			103,413							38,520		
3 Drinking Fountains 18,076 18,076 808 - Shade Schoopies 13,764 18,076 18,076 Total 26000 - Outdoor Equipment 13,764 18,076 18,076 27000 - Appliances 10,192 1 1 248 - Ce Machine Pickleball Courts 10,192 1 1 1 7000 - Appliances 10,192 1 1 1 1 248 - Ce Machine Pickleball Courts 10,192 1	26000 - Outdoor Equipment															
808 - Shade Structure 500 of [3] Shade Canopies 18,076 18,076 18,076 27000 - Appliances 10,192 10,192 243 - Le Machine Pickleball Courts 10,192 10,192 7000 - Appliances 10,192 25000 - Matter System 10,192 26000 - Water System 24,916 162 - Backflow Valves 24,916 701 / 2000 - Appliances 24,916 162 - Backflow Valves 24,916 701 / 2000 - Mater System 24,916 162 - Backflow Valves 24,916 701 / 2000 - Mater System 24,916 162 - Backflow Valves 24,916 701 / 2000 - Mater System 24,916 1701 / 2000 - Mater System 11,012 1701 / 2000 - Mater System 11,012 1701 / 2000 - Mater System 11,012 1701 / 2000 - Mater System 11,02 1701 / 2000 - Mater System 11,02 1701 / 2000 - Abrego South (AS) 11,02 01000 - Paving 11,02 14,200 of 2020 Addition Area 8,673 14,500 df 2020 Addition Area 8,673 16,768 df 2019 Replarement Area 9,813					13,764											
Total 26000 - Outdoor Equipment 13,764 18,076 27000 - Appliances 10,192 10,192 248 - Cee Machine Pickleball Courts 10,192 10,192 7 Total 27000 - Appliances 10,192 10,192 28000 - Water System 24,916 10,192 162 - Backflow Valves 24,916 10,192 7 Total 27000 - Appliances 24,916 10,192 162 - Backflow Valves 24,916 10,192 7 Total 28000 - Water System 24,916 10,192 162 - Backflow Valves 24,916 10,192 7 Total 28000 - Water System 10,193 103,637 109,79 133,563 41,801 5,162 171,957 64,055 79,727 00090 - Abrego South (AS) 00090 - Abrego South (AS) 11,102 11,102 14,960 01000 - Paving 11,686 11,686 11,102 11,102 14,960 18,768 # 2019 Replacement Area 8,673 9,813 11,102 14,960 18,768 # 2019 Replacement Area 8,673 9,813 11,102 14,960							18,076									
248 - Lie Machine Total 27000 - Appliances 10,192 28000 - Water System 10,192 162 - Backflow Valves Backflow 24,916 162 - Backflow Valves Backflow 24,916 161 (2000 - Appliances of Backflow Valves Backflow 24,916 161 (2000 - Mater System 54,590 92,93 289,583 219,113 136,637 103,575 99,79 13,563 41,801 5,162 171,957 694,055 79,727 00000 - Abrego South (AS) 54,590 92,933 289,583 219,113 136,637 103,575 99,797 13,252 11,957 694,055 79,727 17. Asphalt: Sealing 14,200 3200 Addition Area (2021 11,668 11,668 13,222 11,102 14,960 18,766 sf 2019 Replacement Area 8,673 9,813 13,222 11,102 14,960 15,000 3701 Sealing Replacement Area 8,673 9,813 13,222 11,102					13,764		18,076									
248 - Lie Machine Total 27000 - Appliances 10,192 28000 - Water System 10,192 162 - Backflow Valves Backflow 24,916 162 - Backflow Valves Backflow 24,916 161 (2000 - Appliances of Backflow Valves Backflow 24,916 161 (2000 - Mater System 54,590 92,93 289,583 219,113 136,637 103,575 99,79 13,563 41,801 5,162 171,957 694,055 79,727 00000 - Abrego South (AS) 54,590 92,933 289,583 219,113 136,637 103,575 99,797 13,252 11,957 694,055 79,727 17. Asphalt: Sealing 14,200 3200 Addition Area (2021 11,668 11,668 13,222 11,102 14,960 18,766 sf 2019 Replacement Area 8,673 9,813 13,222 11,102 14,960 15,000 3701 Sealing Replacement Area 8,673 9,813 13,222 11,102	27000 - Appliances															
Total 27000 - Appliances 10,192 28000 - Water System 24,916 162 - Backflow Valves 8' Backflow 24,916 Total 28000 - Water System 24,916 Total 2000 - Abrego South (AS) 92,933 289,583 219,113 136,637 167,333 103,575 99,799 133,563 41,801 5,162 171,957 694,055 79,727 00090 - Abrego South (AS) 92020 Addition Area (2021 11,102 11,4960 11,960 11,966 11,966 11,966 11,960 11,960 11,960 11,960 14,960 14,960 11,960 11,960 11,960 11,960 11,960 11,960 11,960 11,960 11,960 11,960 11,960 11,960 11,960 11,960 11,960<	248 - Ice Machine						10,192									
28000 - Water System 24,916 162 - Backflow Valves 24,916 Total 28000 - Water System 24,916 Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50% 54,590 92,933 289,583 219,113 136,637 167,333 103,575 99,799 133,563 41,801 5,162 171,957 694,055 79,727 00900 - Abrego South (AS) 01000 - Paving 44,200 of 2020 Addition Area (2021 54,590 24,916 54,590 79,727 147 - Asphalt: Sealing 14,200 of 2020 Addition Area (2021 54,590 54,590 54,590 54,590 54,590 54,590 54,590 54,590 54,590 79,727 232 - Asphalt: Ongoing Repairs 11,686 54,590 13,222 54,590 14,960 232 - Asphalt: Ongoing Repairs 8,673 9,813 11,102 14,960 235 - Asphalt: Ongoing Repairs 8,673 9,813 11,102 11,102 24,768 st019 Replacement Area 54,676 54,676 54,676							10 192									
162 - Backflow Valves 24,916 Total 28000 - Water System 24,916 Total 28000 - Water System 24,916 Total 28000 - Marcego South (CR)] Expenditures Inflated @ 2.50% 54,590 92,933 289,583 219,113 136,637 167,333 103,575 99,799 133,563 41,801 5,162 171,957 694,055 79,727 00900 - Abrego South (AS) 01000 - Paving 54,500 54,590 92,933 289,583 219,113 136,637 167,333 103,575 99,799 133,563 41,801 5,162 171,957 694,055 79,727 01000 - Paving 14,200 of 2020 Addition Area (2021 54,576 54,576 54,576 54,576 54,976 147 - Asphalt: Orgoing Repairs 11,686 11,686 13,222 11,102 14,960 18,768 sf 2019 Replacement Area 8,673 9,813 9,813 11,102 11,102 14,960 384 - Asphalt: Overlay w/ Interlayer 56,742 54,676 54,676 54,676 54,676							10,152									
8" Backflow Total 28000 - Water System 24,916 Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50% 54,590 92,933 289,583 219,113 136,637 167,333 103,575 99,799 133,563 41,801 5,162 171,957 694,055 79,727 000900 - Abrego South (AS) 01000 - Paving									24,916							
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50% 54,590 92,933 289,583 219,113 136,637 167,333 103,575 99,799 133,563 41,801 5,162 171,957 694,055 79,727 00090 - Abrego South (AS) 01000 - Paving 147 - Asphalt: Sealing 14,200 Addition Area (2021 Only)[nr:1] - </td <td></td>																
000090 - Abrego South (AS) 01000 - Paving 147 - Asphalt: Sealing 14,200 sf 2020 Addition Area (2021 Only][nr:1] 232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area 236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area 348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area 352 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area 352 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	·															
01000 - Paving 147 - Asphalt: Sealing 14,200 sf 2020 Addition Area (2021 Only)[nr:1] 232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area 233 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area 348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area 348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area 352 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area		54,590	92,933	289,583	219,113	136,637	167,333	103,575	99,799	133,563	41,801	5,162	171,957	694,055	79,727	
147 - Asphalt: Sealing 14,200 sf 2020 Addition Area (2021 Only)[nr:1] 11,686 13,222 14,960 232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area 16,863 9,813 11,102 236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area 8,673 9,813 11,102 348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area 66,742 11,102 352 - Asphalt: Overlay w/ Interlayer 54,676 54,676																
14,200 sf 2020 Addition Area (2021 Only)[nr:1] 232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area 11,686 13,222 14,960 236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area 8,673 9,813 11,102 238 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area 66,742	-															
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area 11,686 13,222 14,960 236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area 8,673 9,813 11,102 348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area 66,742	14,200 sf 2020 Addition Area (2021															
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area 8,673 9,813 11,102 348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area 66,742 352 - Asphalt: Overlay w/ Interlayer 54,676	232 - Asphalt: Ongoing Repairs				11,686					13,222					14,960	
15,000 sf 2020 Addition Area 348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area 352 - Asphalt: Overlay w/ Interlayer 54,676		8,673					9,813					11,102				
18,768 sf 2019 Replacement Area 352 - Asphalt: Overlay w/ Interlayer 54,676	15,000 sf 2020 Addition Area	-,										,				
352 - Asphalt: Overlay w/ Interlayer 54,676 15.000 sf 2020 Addition Area										66,742						
	352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area										54,676					

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Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Prepared	for the	2022	Fiscal	Year

											Pre	pared for t	ne 2022 F	Fiscal Year
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
8,673			11,686		9,813			79,964	54,676	11,102			14,960	
9,120		9,582		10,067		10,576		11,112		11,674		12,265		12,886
9,120		9,582		10,067		10,576		11,112		11,674		12,265		12,886
		14,370										18,395		
		14,370										18,395		
								11,865						
								11,865						
			7,792					8,816					9,974	
			7,792					8,816					9,974	
										136,346				
											59,895			
										136,346	59,895			
		35,121												47,234
			6,327										8,099	
					77,411									
2	26,172					29,611					33,502			
:	10,918						12,661						14,683	
5	37,089	35,121	6,327		77,411	29,611	12,661				33,502		22,782	47,234
		7,674								9,349				
	7,112										9,103			
	7,112	7,674								9,349	9,103			
	8,673 9,120 9,120	8,673 9,120 9,120 9,120 9,120 26,172 10,918 37,089	8,673 9,120 9,582 9,120 9,582 14,370 14,370 14,370 14,370 37,089 35,121 7,674 7,112	8,673 11,686 9,120 9,582 9,120 9,582 14,370 14,370 14,370 14,370 7,792 7,792 7,792 7,792 7,792 6,327 6,327 6,327 10,918 6,327 7,674 7,112	8,673 11,686 9,120 9,582 10,067 9,120 9,582 10,067 14,370 14,370 14,370 7,792 7,792 7,792 6,327 6,327 10,918 6,327 7,674 7,674	8,673 11,686 9,813 9,120 9,582 10,067 9,120 9,582 10,067 14,370 14,370 14,370 14,370 7,792 7,792 7,792 7,792 5,121 6,327 77,411 26,172 10,918 7,674 7,112 14,370	8,673 11,686 9,813 9,120 9,582 10,067 10,576 9,120 9,582 10,067 10,576 14,370 14,370 1 14,370 14,370 1 7,792 1 1 7,792 1 1 7,792 1 1 7,792 1 1 7,792 1 1 7,792 1 1 7,792 1 1 7,792 1 1 7,792 1 1 7,792 1 1 10,918 1 1 37,089 35,121 6,327 77,411 7,674 1 1 1 7,112 1 1 1	8,673 11,686 9,813 9,120 9,582 10,067 10,576 9,120 9,582 10,067 10,576 14,370	8,673 11,686 9,813 79,964 9,120 9,582 10,067 10,576 11,112 9,120 9,582 10,067 10,576 11,112 14,370 14,370 10,576 11,112 14,370 11,865 11,865 11,865 14,370 11,865 11,865 11,865 7,792 8,816 8,816 7,792 8,816 8,816 7,792 8,816 8,816 7,792 8,816 8,816 7,792 8,816 11,865 10,918 7,792 8,816 7,674 29,611 12,661 7,674 12,661 12,661	8,673 $11,686$ $9,813$ $79,964$ $54,676$ $9,120$ $9,582$ $10,067$ $10,576$ $11,112$ $14,370$ $14,370$ $14,370$ $10,576$ $11,112$ $11,865$ $14,370$ $11,792$ $11,865$ $11,112$ $11,865$ $14,370$ $11,792$ $8,816$ $11,865$ $14,370$ $11,865$ $11,865$ $11,865$ $14,370$ $11,865$ $11,865$ $11,865$ $14,370$ $11,865$ $11,865$ $11,865$ $14,370$ $11,865$ $11,865$ $11,865$ $14,370$ $11,965$ $11,865$ $11,865$ $11,865$ $11,865$ $11,865$ $11,865$ $11,965$ $11,965$ $11,965$ $11,965$ $11,965$ $11,961$ $12,611$ $12,611$ $10,918$ $51,21$ $6,327$ $7,411$ $29,611$ $12,661$ $10,918$ $51,21$ $6,327$ $7,411$ $29,611$ $12,661$ $11,915$ $10,918$ $15,121$ $6,327$	8,673 11,686 9,813 79,964 54,676 11,102 9,120 9,582 10,067 10,576 11,112 11,674 9,120 9,582 10,067 10,576 11,112 11,674 14,370 - - - - - - 14,370 - - - - - - - 14,370 -<	2036 2037 2038 2039 2040 2041 2043 2044 2045 2046 2047 8,673 11,686 9,813 10,976 10,576 11,112 11,674 11,674 9,120 9,582 10,067 10,576 11,112 11,674 11,674 11,674 9,120 9,582 10,067 10,576 11,112 11,674 11,674 11,674 9,120 9,582 10,067 10,576 11,112 11,674 11,674 11,674 9,120 9,582 10,067 10,576 11,112 11,674 11,674 11,674 14,370 - 14,370 - - 11,865 - - 11,865 -	2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 8,673 1,1,686 9,813 79,964 54,676 11,122 12,265 9,120 9,582 10,067 10,576 11,112 11,674 12,265 9,120 9,582 10,067 10,576 11,112 11,674 12,265 9,120 9,582 10,067 10,576 11,112 11,674 12,265 9,120 9,582 10,067 10,576 11,112 11,674 12,265 14,370 - - - - 11,865 - - 18,395 14,370 - - - - 11,865 - - 18,395 - - - - 11,865 - - 18,395 - - - - - 11,865 - - 18,395 - - - - - - - 13,64 - -<	2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 8,673 1,1086 9,813 79.944 24.676 11.102 12,265 1,566 9,120 9,582 9,582 10,067 10,576 11.112 11.674 12,265 12,265 9,120 9,582 10,067 10,576 11.112 11.674 12,265 12,265 9,120 9,582 10,067 10,576 11.112 11.674 12,265 12,265 9,120 1,370 1 10,067 10,576 11.112 11.67 12,655 12,655 9,120 1,370 1 1 11.12 11.67 11.67 12,655 12,655 10,120 1 1,170 11,85 1 11,85 1 14,855 14,855 10,111 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

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

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
246 - Bathrooms Companion Restroom		28,776													
Total 08000 - Rehab		126,273													
12000 - Pool															
146 - Resurface 180 lf Pool							46,549								
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	38,124														
762 - Equipment: Replacement Pool & Spa Equipment (50%)		27,204					30,779					34,824			
948 - Furniture: Misc Pool Area Furniture					11,757						13,635				
Total 12000 - Pool	38,124	27,204			11,757		77,328				13,635	34,824			
13000 - Spa															
142 - Resurface Spa		11,224								13,676					
Total 13000 - Spa		11,224								13,676					
23000 - Mechanical Equipment															
244 - HVAC Rooftop Carrier Unit #3- 2004														16,256	
248 - HVAC 2 Rooftop Carrier Units- 2013								48,203							
800 - Water Heater Building Water Heater		7,798												10,488	
Total 23000 - Mechanical Equipment		7,798						48,203						26,744	
25000 - Flooring															
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring		26,760										34,255			
Total 25000 - Flooring		26,760										34,255			
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%	38,124	219,695		12,385	50,822	49,061	77,328	61,873		38,680	13,635	95,237		42,598	12,040
00110 - Madera Vista (MV)															
01000 - Paving															
408 - Asphalt: Major Repairs 9,772 sf Parking Lot															
Total 01000 - Paving															
02000 - Concrete															
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	9,210		9,676		10,166		10,681		11,221		11,789		12,386		13,013
Total 02000 - Concrete	9,210		9,676		10,166		10,681		11,221		11,789		12,386		13,013
03000 - Painting: Exterior															
206 - Surface Restoration 4,020 sf Exterior Surfaces			10,411										13,327		
Total 03000 - Painting: Exterior			10,411										13,327		
05000 - Roofing															
616 - Pitched: Tile 39 Squares- Pool Building Roof															

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 05000 - Roofing															
08000 - Rehab															
248 - Restrooms 2 Men's & Women's				24,579											
480 - Shower Outdoor Pool Shower		12,789													
Total 08000 - Rehab		12,789		24,579											
12000 - Pool															
154 - Resurface 156 lf Pool					33,860										
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating				53,066											
766 - Equipment: Replacement Pool & Spa Equipment (50%)			25,588					28,950					32,754		
952 - Furniture: Misc Pool Area Furniture		10,918						12,661						14,683	
Total 12000 - Pool		10,918	25,588	53,066	33,860			41,611					32,754	14,683	
13000 - Spa 146 - Resurface Spa					7,558								9,209		
Total 13000 - Spa					7,558								9,209		
17000 - Tennis Court															
540 - Reseal 7,200 sf Tennis Court				7,701				8,501				9,384			
Total 17000 - Tennis Court				7,701				8,501				9,384			
19000 - Fencing															
170 - Chain Link: 10' 360 If Tennis Court Fence															
240 - Wrought Iron: 6' 380 If Pool Perimeter Fence															
Total 19000 - Fencing															
20000 - Lighting															
250 - Sports Field / Court 4 Tennis Court Lights				16,386											
Total 20000 - Lighting				16,386											
25000 - Flooring															
434 - Tile Recreation Room & Storage					16,701										
Total 25000 - Flooring					16,701										
26000 - Outdoor Equipment															
816 - Shade Structure 264 sf Pool Shade Canopy											10,799				
834 - Shade Structure 336 sf Pool Equip Shade Canopy											13,744				
Total 26000 - Outdoor Equipment											24,542				
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%	9,210	23,707	45,675	101,733	68,285		10,681	50,112	11,221		36,332	9,384	67,677	14,683	13,013

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

	17,455												
	17,455												
	17,455												
	17,455										78,477		
	17,455										78,477		
	17,455												
			18,339		19,267		20,243		21,268		22,344		23,475
	17,455		18,339		19,267		20,243		21,268		22,344		23,475
									18,188				
									18,188				
							62,200						
		22,613					25,584					28,946	
		22,613					87,784					28,946	
			172,055										
			8,193										
			180,248										
			43,410										
77,225													
	31,447					35,580					40,255		
10,918						12,661						14,683	
88,143	31,447		43,410			48,241					40,255	14,683	
							10,093						
							10,093						
				28,922									
				28,922									
	10,918	31,447	31,447 10,918	77,225 31,447 10,918	77,225 31,447 10,918 88,143 31,447 43,410 28,922	77,225 31,447 10,918 88,143 31,447 43,410 28,922	77,225 31,447 35,580 10,918 12,661 88,143 31,447 43,410 48,241 28,922	77,225 31,447 35,580 10,918 12,661 88,143 31,447 43,410 48,241 10,093 10,093 10,093 10,093 10,093 10,093	77,225 31,447 35,580 10,918 12,661 88,143 31,447 43,410 48,241 10,093 10,093 10,093 28,922 28,922 28,922	77,225 31,447 35,580 10,918 12,661 88,143 31,447 43,410 48,241 10,093 10,093 10,093 28,922 28,922 10,093	77,225 31,447 35,580 10,918 12,661 88,143 31,447 43,410 48,241 10,093 10,093 10,093 28,922 28,922 28,922	77,225 31,447 35,580 40,255 10,918 12,661 40,255 88,143 31,447 43,410 48,241 40,255 10,093 10,093 10,093 10,093 10,093 28,922	77,225 31,447 35,580 40,255 10,918 12,661 14,683 88,143 31,447 43,410 48,241 40,255 14,683 Ilip.093 Ilip.093 Ilip.093 Ilip.093 Ilip.093 Ilip.093 Ilip.093 Ilip.093 Ilip.093

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
424 - Tile					18,025										
Rec Rm, Unisex RR, Kitchen, Storage Total 25000 - Flooring					18,025										
26000 - Outdoor Equipment 316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts								15,193							
826 - Shade Structure 310 sf Pool Equip Shade Structure										14,727					
Total 26000 - Outdoor Equipment								15,193		14,727					
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%	39,106	88,143	48,903	22,613	260,022	28,922	19,267	63,434	118,120	14,727	39,455		141,077	43,629	23,475
00130 - Casa Paloma II (CPII)															
02000 - Concrete															
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)		14,595		15,334		16,111		16,926		17,783		18,683		19,629	
Total 02000 - Concrete		14,595		15,334		16,111		16,926		17,783		18,683		19,629	
04000 - Structural Repairs															
952 - Doors 14 Exterior & Interior Doors (25%)									10,382						
Total 04000 - Structural Repairs									10,382						
05000 - Roofing															
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs						54,894									
974 - Coating 5,300 sf Low Slope Roof Recoating				12,118					13,710					15,512	
Total 05000 - Roofing				12,118		54,894			13,710					15,512	
08000 - Rehab															
260 - Locker Rooms 2 Men's & Women's							123,523								
424 - Kitchen Clubhouse Kitchen									12,978						
Total 08000 - Rehab							123,523		12,978						
12000 - Pool															
166 - Resurface 180 lf Pool	35,395										45,309				
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating		62,166													
774 - Equipment: Replacement Pool & Spa Equipment (50%)		29,750					33,660					38,083			
960 - Furniture: Misc Pool Area Furniture		10,918						12,661						14,683	
Total 12000 - Pool	35,395	102,834					33,660	12,661			45,309	38,083		14,683	
13000 - Spa															
154 - Resurface Spa							8,770								10,686
Total 13000 - Spa							8,770								10,686
20000 - Lighting															

20000 - Lighting

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

					28,922									
					28,922									
				5,779										7,398
				6,030										
				11,809										7,398
					13,520								16,473	
										12,026				
					13,520					12,026			16,473	
35,395	117,429		27,452	11,809	113,447	165,953	29,587	37,070	17,783	57,334	56,766		66,297	18,083
												155,291		
												155,291		
		9,345					10,573					11,962		
		9,345					10,573					11,962		
11,207										14,346				
11,207										14,346				
				16,062										20,560
				16,062										20,560
										22,497				
			3,736					4,227					4,782	
			3,736					4,227		22,497			4,782	
	11,207		9,345 9,345 11,207	9,345 9,345 11,207 11,207 3,736	6,030 11,809 35,395 117,429 27,452 11,809 9,345 9,345 9,345 11,207 11,207 11,207 11,207 16,062 16,062	5,779 6,030 11,809 13,520 13,520 35,395 117,429 27,452 11,809 113,447 35,395 117,429 27,452 11,809 113,447 9,345 9,345 9,345 11,207 11,207 11,207 11,207 11,207 11,207 16,062 16,062	5,779 6,030 11,809 13,520 13,520 13,520 13,5395 117,429 27,452 11,809 113,447 165,953 9,345 9,345 9,345 9,345 11,207 11,207 11,207 11,207	5,779 6,030 11,809 11,809 13,520 10,573 11,207 11,207 11,207 16,062 16,062 16,062 13,736	5,779 6,030 11,809 13,520 13,520 13,535 117,429 27,452 11,809 13,547 15,953 29,587 37,070 10,573 10,573 10,573 10,573 10,573 10,573 11,207 11,207 11,207 11,207 12,27 14,227 3,736 14,227 14,227	5,779 6,030 11,809 13,520 13,520 13,5305 117,429 27,452 11,809 13,447 165,953 29,587 37,070 17,783 3,539 10,573 10,574 10,575 10,575 10,575 10,575 10,575 10,575 10,575 10,575 10,575 10,575 10,575 10,575 10,575 10,575	5,779 6,030 11,809 11,429 11,429 11,429 11,429 11,207 9,345 11,207 9,345 11,207 9,345 11,207 11,207 11,207 11,207 11,207 11,207 11,207 11,207 11,207 11,207 11,207 11,207 11,207 11,207 11,207 11,208 11,209 11,209	5,779 6,030 11,809 		

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

288 ensemponent 388 ensemponent 138,348 98.548 14m 14 Movements 14,024 98.548 98.548 12000 - Pool 14,024 97.89 158,348 97.89 12000 - Pool 4,027 97.89 97.89 97.89 97.89 12000 - Pool 4,027 97.89 97.89 97.89 97.89 12000 - Pool 97.89 97.89 97.89 97.89 97.89 200 r Mode sint 19,134 97.89 97.89 97.89 97.89 97.89 13000 - Say 49.707 33.660 97.59 98.061 97.99 97.99 13000 - Say 49.707 33.660 97.59 98.99 98.	Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
14.024 14.024 15.046<	238 - Restrooms								28,504							
Television Room The: 2017 Total Resource Room Room Room Room Room Room Room Roo												136,346				
1200- Pool 5 45,277 5			14,024													
12 scatter 2 and A Charle II 2 scale Scale45.2745.2751.88	Total 08000 - Rehab		14,024						28,504			136,346				
10 Hoole 19,18 9,78 9,295 <	12000 - Pool															
2 Point 3 29.70 3 3,640 3 3,050 <t< td=""><td></td><td>45,227</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>57,894</td><td></td><td></td><td></td><td></td></t<>		45,227										57,894				
			19,184										24,557			
Notes Fundament Notes Fund			29,750					33,660					38,083			
13000 - Spa Is8. Reunface Spa Total 13000 - Spa Total 13000 - Spa Total 13000 - Spa Total 23000 - Mechanical Equipment 8,860 10,795 23000 - Mechanical Equipment South Mechanical Equipment Equipment South Mechanical Equipment 12,790 12,790 2000 - Mechanical Equipment Equipment South Mechanical Equipment Equipment South Mechanical Equipment Equipment 12,790 12,790 2000 - Mechanical Equipment Equipment Equipment Equipment 16,595 15,848 12,790 2000 - Outdoor Equipment Equipment Equipment 15,848 15,848 15,848 12,848 2000 - Nucleon Equipment Equipment 12,754 12,764 12,764 12,764 2000 - Pickleball Center Oto00 - Pickleb						11,757						13,635				
138 - Sequending 8,860 10,793 Total 13000 - Spain 8,860 10,793 200 - Machinal Equipment 10,793 12,794 200 - Machinal Equipment 10,795 12,794 200 - Machinal Equipment 12,794 12,894 200 - Machinal Equipment 12,994 12,894 12,894 200 - Machinal Equipment 12,994 12,894 12,894 12,894 200 - Machinal Equipment 12,994 12,894 12,894 12,894 12,894 200 - Machinal Equipment 12,994 12,894 12,894 12,894 12,894 12,894 12,894 12,894 12,894 12,894 12,894 12,894 12,894 12,894 12,89	Total 12000 - Pool	45,227	48,934			11,757		33,660				71,529	62,640			
138 - Sequending 8,860 10,793 Total 13000 - Spain 8,860 10,793 200 - Machinal Equipment 10,793 12,794 200 - Machinal Equipment 10,795 12,794 200 - Machinal Equipment 12,794 12,894 200 - Machinal Equipment 12,994 12,894 12,894 200 - Machinal Equipment 12,994 12,894 12,894 12,894 200 - Machinal Equipment 12,994 12,894 12,894 12,894 12,894 200 - Machinal Equipment 12,994 12,894 12,894 12,894 12,894 12,894 12,894 12,894 12,894 12,894 12,894 12,894 12,894 12,894 12,89	13000 - Spa															
23000 - Mechanical Equipment 12,790 200 - MAC HVAC HVAC 52,500 400 - MAC HVAC 52,500 100 - Action Equipment 52,550 101 - 2000 - Mechanical Equipment 52,550 26000 - Outdoor Equipment 56,550 864 - Shade Structure 378 or 19 hool Shade Canopies 15,595 101 - 2000 - Outdoor Equipment 56,434 864 - Shade Structure 378 or 19 hool Shade Canopies 15,595 101 - 2000 - Dutdoor Equipment 56,434 864 - Shade Structure 378 or 19 hool Shade Canopies 15,595 101 - Deving 56,434 62,958 9,345 3,736 36,679 33,660 55,672 4,227 244,717 78,488 178,499 4,782 58,846 101 - Deving 9,972 11,282 12,764 <td>158 - Resurface</td> <td></td> <td></td> <td></td> <td></td> <td>8,860</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>10,795</td> <td></td> <td></td>	158 - Resurface					8,860								10,795		
200 - MAC 12,700 WAC 12,700 400 - MAC 12,700 400 - MAC 12,700 400 - MAC 12,700 400 - MAC 12,700 20000 - Outdoor Equipment 38,275 20000 - Outdoor Equipment 16,595 507 of Pool Shade Structure 15,848 507 of Pool Shade Structure 15,848 701 2000 - Outdoor Equipment 15,848 701 2000 - PuickleBall Censels 56,634 62,639 9,345 3,736 36,607 33,660 55,672 4,227 244,717 78,488 178,049 4,802 58,863 70100 - Paving 9,972 11,282 12,764 12,	Total 13000 - Spa					8,860								10,795		
NAC 40 1 1 2 2 3	23000 - Mechanical Equipment															
2 Roadrog Rheem Units- 2005 3 Source Service S																12,790
Regipment Second Guipment 64 - Shade Structure 378 of Pool Equip Shade Structure 378 of Pool Equip Shade Structure 378 (3) Pool Shade Canopies 15,945 15,945 7 Total 26000 - Outdoor Equipment 56,43 62,958 9,376 36,679 33,660 55,672 4,227 78,48 178,049 4,782 58,885 0 Concols Pickleball Center 0 Total (Aborgo North (AN)) Expenditures Inflated @ 2.50% 56,43 62,958 9,345 3,736 36,679 33,660 55,672 4,227 78,48 178,049 4,782 58,883 0 Concols Pickleball Center 0 1000 - Paving 11,282 11,282 12,764 12 12,764 12																25,485
864 - Shade Structure 16,595 375 of Pool Equip Shade Structure 15,848 378 of [3] Pool Shade Canopies 16,595 Total 26000 - Outdoor Equipment 16,595 100200 - Pickleball Center 15,848 01000 - Paving 56,43 62,958 9,345 3,736 36,609 33,600 5,672 4,227 244,717 78,488 178,049 4,782 58,836 01000 - Paving 9,972 5,12,84 12,764																38,275
864 - Shade Structure 16,595 375 of Pool Equip Shade Structure 15,848 378 of [3] Pool Shade Canopies 16,595 Total 26000 - Outdoor Equipment 16,595 100200 - Pickleball Center 15,848 01000 - Paving 56,43 62,958 9,345 3,736 36,609 33,600 5,672 4,227 244,717 78,488 178,049 4,782 58,836 01000 - Paving 9,972 5,12,84 12,764	26000 - Outdoor Equipment															
378 sf [3] Pool Shade Canopies 16,595 15,848 170,000 - 1000	864 - Shade Structure								16,595							
Tatal 26000 - Outdoor Equipment 16,595 15,643 62,958 9,345 3,736 36,679 33,660 55,672 4,227 244,717 78,488 178,049 4,782 58,383 002000 - Pickleball Center 002000 - Pickleball Center 11,282 11,282 12,764 11,125 <													15,848			
O0200 - Pickleball Center 01000 - Paving 170 - Asphalt: Sealing 39,629 sf Parking Lot 11,282 12,764 270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot 2,110 2,388 2,701 370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot 129,528 129,528 Total 01000 - Paving 12,082 13,669 129,528 04000 - Structural Repairs 7 Building Doors (50%) 9,176 129,528									16,595				15,848			
01000 - Paving 9,972 11,282 12,764 170 - Asphalt: Sealing 39,629 sf Parking Lot 2,10 2,388 2,701 270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (1%) 2,388 2,701 370 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (1%) 129,528 2,701 370 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (1%) 129,528 129,528 370 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (1%) 13,669 129,528 15,466 O4000 - Structural Repairs 912 - Doors 7 9,050 9,176 9,176 129,528 15,466	Total [Abrego North (AN)] Expenditures Inflated @ 2.50%	56,434	62,958	9,345	3,736	36,679		33,660	55,672	4,227		244,717	78,488	178,049	4,782	58,836
170 - Asphalt: Sealing 39,629 sf Parking Lot 9,972 11,282 12,764 270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (1%) 2,388 2,701 370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot 129,528 129,528 Total 01000 - Paving 12,082 13,669 129,528 15,466 04000 - Structural Repairs 7 Building Doors (50%)	00200 - Pickleball Center															
39,629 sf Parking Lot 2,10 2,388 2,701 39,629 sf Parking Lot (1%) 2,388 2,701 370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot 129,528 Total 01000 - Paving 12,082 13,669 04000 - Structural Repairs 912 - Doors 9,176	01000 - Paving															
39,629 sf Parking Lot (1%) 370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot Total 01000 - Paving 12,082 04000 - Structural Repairs 912 - Doors 7 Building Doors (50%) 9,176		9,972					11,282					12,764				
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot 129,528 Total 01000 - Paving 12,082 04000 - Structural Repairs 912 - Doors 7 Building Doors (50%) 9,176	270 - Asphalt: Ongoing Repairs	2,110					2,388					2,701				
Total 01000 - Paving 12,082 13,669 129,528 15,466 04000 - Structural Repairs 9,176 9,176 9,176 9,176	370 - Asphalt: Overlay w/ Interlayer										129,528					
912 - Doors 9,176 7 Building Doors (50%)	Total 01000 - Paving	12,082					13,669				129,528	15,466				
912 - Doors 9,176 7 Building Doors (50%)	04000 - Structural Repairs															
	912 - Doors					9,176										
	Total 04000 - Structural Repairs					9,176										

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
05000 - Roofing															
370 - Low Slope: Single-Ply 12 Squares- Center Roof															16,770
Total 05000 - Roofing															16,770
08000 - Rehab															
100 - General Office, Storage, Breezeway					8,193										10,488
226 - Restrooms 2 Restrooms					24,579										31,464
Total 08000 - Rehab					32,772										41,951
17500 - Basketball / Sport Court															
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	57,468		60,378		63,434		66,645		70,019		73,564		77,288		81,201
Total 17500 - Basketball / Sport Court	57,468		60,378		63,434		66,645		70,019		73,564		77,288		81,201
19000 - Fencing															
174 - Chain Link: 4' 1,414 If Court Fences										47,187					
178 - Chain Link: 8' 1,871 If Court Fences										110,999					
780 - Gates 53 Court Gates					24,317										
Total 19000 - Fencing					24,317					158,186					
23000 - Mechanical Equipment															
470 - HVAC 3 Mini-split Units															17,934
870 - Septic System Septic System					12,290										
Total 23000 - Mechanical Equipment					12,290										17,934
24000 - Furnishings															
570 - Miscellaneous Interior/Exterior Furniture					32,772										41,951
970 - Miscellaneous 900 sf Artificial Turf					12,740										16,309
974 - Miscellaneous Entrance Gate					8,193					9,270					10,488
Total 24000 - Furnishings					53,706					9,270					68,748
26000 - Outdoor Equipment															
884 - Shade Structure 3,510 sf [2] Shade Structures						18,274							21,722		
Total 26000 - Outdoor Equipment						18,274							21,722		
Total [Pickleball Center] Expenditures Inflated @ 2.50%	69,550		60,378	1	.95,695	31,943	66,645		70,019	296,983	89,030		99,010	:	226,604
00700 - Facility Maintenance Shop (FMS)															
01000 - Paving 136 - Asphalt: Sealing 20024 of Derting Aspa					7,325					8,287					9,376
29,074 sf Parking Area 260 - Asphalt: Ongoing Repairs					3,418					3,867					4,376

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Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Description of the second seco	2025	2027	2020	2020	2040	2044	20.42	20.42	2044	2045	2046				
Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area								1	.02,413						
Total 01000 - Paving					10,743			1	.02,413	12,155					13,752
03000 - Painting: Exterior															
128 - Surface Restoration 5,000 sf Building Exterior			9,992										12,790		
412 - Wrought Iron 835 lf Perimeter Fence			12,014				13,261				14,638				16,157
Total 03000 - Painting: Exterior			22,005				13,261				14,638		12,790		16,157
03500 - Painting: Interior															
152 - Building 10,000 sf All Interior Spaces			15,987										20,464		
Total 03500 - Painting: Interior			15,987										20,464		
04000 - Structural Repairs															
800 - Shed Shed					8,849										11,327
804 - Shed 3 Pre-Fab Sheds			24,579										31,464		
964 - Doors 24 Exterior & Interior Doors (25%)			15,347										19,646		
Total 04000 - Structural Repairs			39,926		8,849								51,109		11,327
05000 - Roofing															
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof			12,310												
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof															
860 - Skylights 10 Pitched & Low Slope Roof Skylights			12,789												
982 - Coating 1,400 sf Low Slope Roof Recoating			6,267					7,090					8,022		
Total 05000 - Roofing			31,366					7,090					8,022		
08000 - Rehab															
108 - General Common Areas			25,194												
278 - Restrooms 2 Restrooms			47,960												
282 - General Break Room			33,572												
Total 08000 - Rehab		1	106,725												
19000 - Fencing															
224 - Wrought Iron: 5' 835 If Perimeter Fencing													58,098		
540 - Metal 165 lf Frontage Fencing													10,805		
Total 19000 - Fencing													68,903		
23000 - Mechanical Equipment															

23000 - Mechanical Equipment

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

												Pro	epared for	the 2022 F	iscal Year
Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
208 - HVAC 4 Rooftop HVAC Units- 2018													45,021		
224 - HVAC 2 Ground Level Bryant Units- 2017												50,511			
Total 23000 - Mechanical Equipment												50,511	45,021		
24000 - Furnishings															
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc			78,334												
Total 24000 - Furnishings			78,334												
25000 - Flooring															
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc								11,286							
480 - Tile 664 sf Floor & Wall Tile			25,476												
Total 25000 - Flooring			25,476					11,286							
30000 - Miscellaneous															
236 - Maintenance Equipment Genie Scissor Lift					27,488										
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)			30,454										38,984		
Total 30000 - Miscellaneous			30,454		27,488								38,984		
Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50%			350,273		47,079		13,261	18,377	102,413	12,155	14,638	50,511	245,293		41,236
00800 - General															
22000 - Office Equipment															
100 - Miscellaneous Facility Maintenance Shop Contex Scanner				10,323					11,680					13,215	
Total 22000 - Office Equipment				10,323					11,680					13,215	
30000 - Miscellaneous															
200 - Maintenance Equipment Vermeer Chipper											15,732				
700 - Trailer Load Trail	8,193														
704 - Trailer Top Hat- 2018														13,106	
710 - Trailer Big Tex		8,398													
824 - Maintenance Truck 2011 Ford F150 Pickup- #18						55,618									
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21,								146,085							
23 844 - Vehicle 2016 Ford Fiesta- #26	28,676										36,707				
848 - Maintenance Truck 2011 Ford Ranger- #27						60,255									
852 - Vehicle 2 2016 Ram Promaster City Vans- #29,	95,919										122,784				
30															

Green Valley Recreation Inc

30 Year Expense Forecast - Detailed

2021 Update- 7 REV

Reserve Component	2036	203	7 203	8 2039	204	0 2041	2042	204.	3 2044	4 2045	2046	5 2042	7 2048	3 2049	2050
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	163,063										208,735				
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34		58,522										74,913			
866 - Vehicle 2017 Ford Escape- #36			46,790			50,387			54,262			58,434			62,927
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37			55,742										71,355		
872 - Maintenance Truck 2018 Ford F150- #38			59,498										76,163		
874 - Maintenance Truck Ford F250 PU- #39			57,088										73,077		
876 - Vehicle Ford Transit Connect- #40			52,052										66,631		
878 - Vehicle 2018 Ford Transit 150 Van- #41				53,355										68,299	
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42				65,545										83,903	
882 - Vehicle 2018 Ford Transit 250 Van- #43				55,713										71,317	
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44				48,775										62,436	
Total 30000 - Miscellaneous	295,851	66,920	271,170	223,388		166,261		146,085	54,262		383,959	133,347	287,226	299,061	62,927
Total [General] Expenditures Inflated @ 2.50%	295,851	66,920	271,170	233,711		166,261		146,085	65,942		383,959	133,347	287,226	312,275	62,927
Total Expenditures Inflated @ 2.50%	1,696,562	1,950,914	2,439,480	2,548,142	1,440,503	1,734,105	2,680,809 2	2,061,931	2,512,880	1,632,950	2,945,762	2,543,456	3,079,775	2,813,303	,101,160

Section III

Green Valley Recreation Inc

30 Year Reserve Funding Plan Cash Flow Method

2021 Update- 7 REV Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold

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

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

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

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



Section III-a



Browning RESERVE GROUP

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2021 Update- 7 REV Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold



Years



Green Valley Recreation Inc 30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

2021 Update- 7 REV Prepared for the 2022 Fiscal Year

Section IV

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



Section IV-a Green Valley Recreation Inc 30 Year Reserve Funding Plan Cash Flow Method - Percent Funded 2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold



Years

Section V

Green Valley Recreation Inc



2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold

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

Browning

RESERVE GROUP

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

00010 - Administrative Offices 00010 - Rehab 00000 - Rehab 000 - Rectroms 3 Main Bidg & Main Restrooms 3 M	Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
900 - Restrooms 3 Main Bdg Maint Restrooms 47,278 20 15 68,473 3,424 11,820 14,538 0.24% 2,773 400 - Kitchen 7,241 20 3 7,798 390 6,155 6,660 0.03% 316 400 - Kitchen 7,241 20 3 7,798 390 6,155 6,660 0.03% 316 200 - Computer Misc. Sub-total [08000 - Rehab] 54,519 7,6271 3,814 17,974 21,218 0.27% 3,089 200 - Computer Misc. Sub-total [08000 - Rehab] 54,519 7,6271 3,814 12,764 13,083 0.91% 10,340 200 - Computer Misc. Subc. Sub-total [2000 - Office Equipment] 18,395 1 0 18,395 18,395 18,395 18,395 13,083 0.91% 0.44% 4,902 200 - Computer Misc Stations Sub-total [2000 - Office Equipment] 37,309 37,309 37,309 37,309 38,0410 0.44% 4,902 200 - Hochanical Equipment] 37,51 15 1 14,130 9	00010 - Administrative Offices									
Bain Bidg & Main Restrooms 7,241 20 3 7,798 390 6,155 6,680 0.03% 316 Witchen 7,241 20 3 7,798 390 6,155 6,680 0.03% 316 Sub-total [08000 - Rehab] 54,519 7,271 3,814 17,974 13,083 0.27% 3,089 200 - Computers, Misc. 12,764 1 0 12,764 12,764 12,764 13,083 0.91% 10,340 240 - Computers, Misc. 18,395 1 0 18,395 18,395 18,395 18,395 18,395 18,395 13,083 0.91% 44,901 270 - Network Equipment 6,150 1 0 6,150 6,150 6,150 6,304 0.44% 4,982 300 - total [22000 - Office Equipment] 37,309 37,309 37,309 38,242 2,67% 30,228 200 - total [2200 - Office Equipment] 37,309 15 4 46,359 3,091 30,799 34,439 0.22% <td>08000 - Rehab</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	08000 - Rehab									
Kitchen Sub-total [08000 - Rehab] 54,519 76,271 3,814 17,974 21,218 0.27% 3,089 2200 - Office Equipment 12,764 1 0 12,764 12,764 12,764 13,083 0.91% 10,340 240 - Computers, Misc. 5 IT Servers (20%) 18,395 1 0 18,395 18,395 18,395 18,395 18,395 18,395 13,32% 14,901 240 - Computers, Misc. Office Computers, Misc. Sub-total [2200 - Office Equipment] 37,309 37,309 37,309 38,242 2.67% 30,222 2300 - Mechanical Equipment] 37,309 15 4 46,359 3,091 30,799 34,439 0.22% 2,503 38 contop Carrier Units - 2010 41,999 15 4 46,359 3,091 30,799 34,439 0.22% 2,503 38 contop Carrier Units - 2010 41,999 15 12 12,575 838 1,870 2,556 0.06% 679 314 - HVAC 7,880 15 7 9,366		47,278	20	15	68,473	3,424	11,820	14,538	0.24%	2,773
22000 - Office Equipment 12,764 1 0 12,764 12,764 12,764 13,083 0.91% 10,340 200 - Computers, Misc. 18,395 1 0 18,395 18,395 18,395 18,395 13,083 0.91% 10,340 200 - Computers, Misc. 18,395 1 0 18,395 18,395 18,395 13,083 0.91% 4,901 200 - Computers, Misc. 18,395 1 0 6,150 6,150 6,304 0.44% 4,982 200 - Mechanical Equipment 6,150 1 0 6,150 6,150 6,304 0.44% 4,982 200 - HWAC 3Roofop Carrier Units: 2010 41,999 15 4 46,359 3,091 30,799 34,439 0.22% 2,503 3Roofop Carrier Units: 2010 41,999 15 4 46,359 3,091 30,799 34,439 0.22% 2,503 3Roofop Carrier Units: 2010 10,769 15 11 14,130 942 2,872 3,679 0.07% 763 Roofop Rheem Unit #5: 2017 10,769		7,241	20	3	7,798	390	6,155	6,680	0.03%	316
200 - Computers, Misc. 12,764 1 0 12,764 12,764 12,764 13,083 0.91% 10,340 240 - Computers, Misc. 18,395 1 0 18,395 18,395 18,395 18,395 13,085 1.32% 14,901 270 - Network Stations 6,150 6,150 6,150 6,150 6,150 6,304 0.44% 4,982 270 - Network Stations 37,309 37,309 37,309 37,309 38,242 2,67% 30,222 23000 - Mechanical Equipment1 37,309 15 4 46,359 3,091 30,799 34,439 0.22% 2,503 2800 - HVAC 3,80050 Carrier Units - 2010 10,769 15 11 14,130 942 2,872 3,679 0.07% 673 280 - HVAC 3,80050 Carrier Unit #5 - 2017 10,769 15 12 12,575 838 1,870 2,556 0.06% 679 314 - HVAC 7,880 15 7 9,366 624 4,203 4,846 0.04% 4,846 365 - 6,141 # 2000 Marvair Unit #0 -	Sub-total [08000 - Rehab]	54,519			76,271	3,814	17,974	21,218	0.27%	3,089
S IT Servers (20%) 10.000 1	22000 - Office Equipment									
Office Computer Work Stations DOUC L O OO		12,764	1	0	12,764	12,764	12,764	13,083	0.91%	10,340
Routers & Switches Routers & Switches Routers & Switches Routers & Switches Routers Rout		18,395	1	0	18,395	18,395	18,395	18,855	1.32%	14,901
23000 - Mechanical Equipment 200 - HVAC 3 Rooftop Carrier Units- 2010 41,999 15 4 46,359 3,091 30,799 34,439 0.22% 2,503 280 - HVAC Rooftop Rheem Unit #5- 2017 10,769 15 11 14,130 942 2,872 3,679 0.07% 763 314 - HVAC Rooftop Carrier Unit #6- 2005 9,351 15 12 12,575 838 1,870 2,556 0.06% 679 348 - HVAC Rooftop Carrier Unit #6- 2005 9,351 15 7 9,366 624 4,203 4,846 0.04% 506 317 Room Trane & Gree Units- 2013 7,880 15 7 9,366 624 4,203 4,846 0.04% 488 Marvair Unit- 2018 6,724 15 12 9,043 603 1,345 1,838 0.04% 4,940 2500 - Carpeting 305 Sq. Yds. Hallways, Lobby, Offices 46,722 16,508 1,651 7,295 8,973 0.12% 1,337 400 - Tile 1,096 sf Floors Sub-total [25000 - Flooring] 23,279 26,098 2,130 14,246 16,543 0.15% 1,726		6,150	1	0	6,150	6,150	6,150	6,304	0.44%	4,982
200 - HVAC 41,999 15 4 46,359 3,091 30,799 34,439 0.22% 2,503 3 Rooftop Carrier Units-2010 10,769 15 11 14,130 942 2,872 3,679 0.07% 763 280 + HVAC Rooftop Rheem Unit #5- 2017 9,351 15 12 12,575 838 1,870 2,556 0.06% 679 314 - HVAC Rooftop Carrier Unit #6- 2005 7,880 15 7 9,366 624 4,203 4,846 0.04% 506 348 - HVAC Rooftop Carrier Unit #6- 2005 7,880 15 7 9,366 624 4,203 4,846 0.04% 506 347 - HVAC Rooftop Carrier Unit #0- 2013 7,880 15 12 9,043 603 1,345 1,838 0.04% 488 5ub-total [23000 - Mechanical Equipment] 76,722 91,473 6,098 41,088 47,358 0.44% 4,940 25000 - Flooring 365 Sr, Vds. Hailways, Lobby, Offices 14,591 10 5 16,508 1,651 7,295 8,973 0.12% 1,337 400 - Tile <td>Sub-total [22000 - Office Equipment]</td> <td>37,309</td> <td></td> <td></td> <td>37,309</td> <td>37,309</td> <td>37,309</td> <td>38,242</td> <td>2.67%</td> <td>30,222</td>	Sub-total [22000 - Office Equipment]	37,309			37,309	37,309	37,309	38,242	2.67%	30,222
3 Rooftop Carrier Units- 2010 10,769 15 11 14,130 942 2,872 3,679 0.07% 763 280 - HVAC Rooftop Rheem Unit #5- 2017 9,351 15 12 12,575 838 1,870 2,556 0.06% 679 314 - HVAC Rooftop Carrier Unit #6- 2005 7,880 15 7 9,366 624 4,203 4,846 0.04% 506 348 - HVAC Rooftop Carrier Units - 2013 7,880 15 7 9,366 624 4,203 4,846 0.04% 506 376 - HVAC Marvair Unit- 2018 6,724 15 12 9,043 603 1,345 1,838 0.04% 4,840 25000 - Flooring 76,722 91,473 6,098 41,088 47,358 0.44% 4,940 2600 - Carpeting 365 Sr, Yds. Hallways, Lobby, Offices 14,591 10 5 16,508 1,651 7,295 8,973 0.12% 1,337 400 - Tile 1,096 sf Floors 23,279 26,098 2,130 14,246 16,543 0.15% 1,726 8000 - Water System 134 - Backflow Valves 4" Backflow	23000 - Mechanical Equipment									
Rooftop Rheem Unit #5- 2017 10,700 12 17,720		41,999	15	4	46,359	3,091	30,799	34,439	0.22%	2,503
Rooftop Carrier Unit #6- 2005 7,850 15 7 9,366 624 4,203 4,846 0.04% 506 348 - HVAC 7,880 15 7 9,366 624 4,203 4,846 0.04% 506 376 - HVAC 6,724 15 12 9,043 603 1,345 1,838 0.04% 488 Marvair Unit- 2018 6,724 15 12 9,043 603 1,345 1,838 0.04% 4,940 25000 - Flooring 76,722 91,473 6,098 41,088 47,358 0.44% 4,940 25000 - Flooring 76,722 91,473 6,098 41,088 47,358 0.44% 4,940 25000 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices 14,591 10 5 16,508 1,651 7,295 8,973 0.12% 1,337 400 - Tile 1,096 of Floors 8,688 20 4 9,590 479 6,950 7,569 0.03% 388 300 - Vater System 134 - Backflow Valves 4" Backflow 5,440 12 0 5,440 453		10,769	15	11	14,130	942	2,872	3,679	0.07%	763
3 IT Room Trane & Gree Units- 2013 6,724 15 12 9,043 603 1,345 1,838 0.04% 488 376 - HVAC Marvair Unit- 2018 76,722 91,473 6,098 41,088 47,358 0.44% 4,940 25000 - Flooring 76,722 91,473 6,098 41,088 47,358 0.44% 4,940 200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices 14,591 10 5 16,508 1,651 7,295 8,973 0.12% 1,337 400 - Tile 8,688 20 4 9,590 479 6,950 7,569 0.03% 388 1,096 sf Floors 23,279 26,098 2,130 14,246 16,543 0.15% 1,726 28000 - Water System 134 - Backflow Valves 5,440 12 0 5,440 453 5,440 465 0.03% 367		9,351	15	12	12,575	838	1,870	2,556	0.06%	679
Marvair Unit- 2018 Marvair	3 IT Room Trane & Gree Units- 2013	,		7	9,366		4,203	4,846	0.04%	
25000 - Flooring 14,591 10 5 16,508 1,651 7,295 8,973 0.12% 1,337 200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices 8,688 20 4 9,590 479 6,950 7,569 0.03% 388 400 - Tile 1,096 sf Floors 8,688 20 4 9,590 479 6,950 7,569 0.03% 388 1,096 sf Floors 23,279 26,098 2,130 14,246 16,543 0.15% 1,726 Sub-total [25000 - Flooring] 23,279 26,098 2,130 14,246 16,543 0.15% 1,726 I34 - Backflow Valves 4" Backflow 5,440 12 0 5,440 453 5,440 465 0.03% 367		6,724	15	12	9,043	603	1,345	1,838	0.04%	488
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices 14,591 10 5 16,508 1,651 7,295 8,973 0.12% 1,337 400 - Tile 1,096 sf Floors Sub-total [25000 - Flooring] 8,688 20 4 9,590 479 6,950 7,569 0.03% 388 28000 - Water System 23,279 26,098 2,130 14,246 16,543 0.15% 1,726 134 - Backflow Valves 4" Backflow 5,440 12 0 5,440 453 5,440 465 0.03% 367	Sub-total [23000 - Mechanical Equipment]	76,722			91,473	6,098	41,088	47,358	0.44%	4,940
365 Sq. Yds. Hallways, Lobby, Offices 365 Sq. Yds. Hallways, Lobby, Offices 400 - Tile 8,688 20 4 9,590 479 6,950 7,569 0.03% 388 1,096 sf Floors Sub-total [25000 - Flooring] 23,279 26,098 2,130 14,246 16,543 0.15% 1,726 28000 - Water System 134 - Backflow Valves 5,440 12 0 5,440 453 5,440 465 0.03% 367	25000 - Flooring									
1,096 sf Floors <th1< td=""><td></td><td>14,591</td><td>10</td><td>5</td><td>16,508</td><td>1,651</td><td>7,295</td><td>8,973</td><td>0.12%</td><td>1,337</td></th1<>		14,591	10	5	16,508	1,651	7,295	8,973	0.12%	1,337
28000 - Water System 134 - Backflow Valves 5,440 12 0 5,440 453 5,440 465 0.03% 367 4" Backflow 4		8,688	20	4	9,590	479	6,950	7,569	0.03%	388
134 - Backflow Valves 5,440 12 0 5,440 453 5,440 465 0.03% 367 4" Backflow	Sub-total [25000 - Flooring]	23,279			26,098	2,130	14,246	16,543	0.15%	1,726
4" Backflow	28000 - Water System									
Sub-total Administrative Offices 373,540 451,075 64,829 217,380 236,512 4.64% 52,514		5,440	12	0	5,440	453	5,440	465	0.03%	367
	Sub-total Administrative Offices	373,540			451,075	64,829	217,380	236,512	4.64%	52,514

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	<i>Estimated Future Replacement Costs</i>	<i>Per</i> Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
01000 - Paving									
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	7,587	5	4	8,375	1,675	1,517	3,111	0.12%	1,357
108 - Asphalt: Sealing 75,321 sf West Parking Lot	12,810	5	4	14,140	2,828	2,562	5,252	0.20%	2,291
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	6,924	5	4	7,643	1,529	1,385	2,839	0.11%	1,238
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	78,685	25	6	91,251	3,650	59,801	64,522	0.26%	2,957
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	136,111	25	11	178,589	7,144	76,222	83,708	0.51%	5,787
Sub-total [01000 - Paving]	242,118			299,998	16,825	141,487	159,432	1.20%	13,629
02000 - Concrete									
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	7,214	5	3	7,769	1,554	2,886	4,437	0.11%	1,259
03000 - Painting: Exterior									
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	61,551	10	9	76,869	7,687	6,155	12,618	0.55%	6,227
03500 - Painting: Interior									
106 - Building 24,000 sf All Interior Spaces	20,424	10	1	20,935	2,093	18,382	20,935	0.15%	1,696
04000 - Structural Repairs									
904 - Doors 72 Exterior & Interior Doors (25%)	30,258	10	3	32,585	3,258	21,181	24,812	0.23%	2,639
05000 - Roofing									
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	7,880	30	26	14,974	499	1,051	1,346	0.04%	404
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	231,505	20	8	282,067	14,103	138,903	154,240	1.01%	11,424
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	16,390	30	25	30,386	1,013	2,732	3,360	0.07%	820
934 - Coating 33,900 sf Low Slope Roof Recoating	39,425	5	3	42,456	8,491	15,770	24,246	0.61%	6,878
935 - Coating Shuffleboard/Locker Room (2021 Only)[nr:1]	1,589	1	0	0	0	1,589	0	0.00%	0
Sub-total [05000 - Roofing]	296,788			369,882	24,107	160,044	183,193	1.72%	19,527

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold

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

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²⁰²¹ Update- 7 REV

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

Prepared for the 2022 Fiscal Year

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

²⁰²¹ Update- 7 REV

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold

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

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Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	<i>Estimated Future Replacement Costs</i>	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)				00313					
24000 - Furnishings									
540 - Miscellaneous Folding Tables & Chairs	25,344	10	4	27,975	2,797	15,206	18,184	0.20%	2,266
24500 - Audio / Visual									
152 - Projector Stage- EIKI	6,930	10	9	8,655	865	693	1,421	0.06%	701
174 - Projection Screen Stage- Electric Screen	9,044	20	18	14,105	705	904	1,390	0.05%	571
308 - PA System Sound Rack- Sound System	17,380	10	0	17,380	1,738	17,380	1,781	0.12%	1,408
752 - Piano Stage Yamaha Upright	11,134	25	9	13,905	556	7,126	7,760	0.04%	451
820 - Stage Curtains 2 Stage Curtains	15,543	20	6	18,025	901	10,880	11,948	0.06%	730
Sub-total [24500 - Audio / Visual]	60,030			72,069	4,766	36,983	24,301	0.34%	3,861
24600 - Safety / Access									
220 - Fire Control Misc Fire Alarm System	19,384	20	1	19,869	993	18,415	19,869	0.07%	805
25000 - Flooring									
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	33,134	10	8	40,370	4,037	6,627	10,189	0.29%	3,270
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	7,259	10	0	7,259	726	7,259	744	0.05%	588
440 - Tile 975 sf Clubhouse Walls & Floors	29,076	20	1	29,803	1,490	27,622	29,803	0.11%	1,207
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	16,650	15	2	17,493	1,166	14,430	15,929	0.08%	945
710 - Hardwood Floors 500 sf Stage- Replace	8,484	50	10	10,860	217	6,787	7,131	0.02%	176
Sub-total [25000 - Flooring]	94,603			105,785	7,636	62,725	63,795	0.55%	6,186
27000 - Appliances									
160 - Ice Machine Tennis Courts	6,220	10	0	6,220	622	6,220	638	0.04%	504
740 - Miscellaneous 13 Kitchen Appliances (33%)	17,687	5	2	18,583	3,717	10,612	14,504	0.27%	3,011
Sub-total [27000 - Appliances]	23,907			24,803	4,339	16,832	15,141	0.31%	3,514
28000 - Water System									
150 - Backflow Valves 6" Backflow	10,182	12	2	10,698	891	8,485	9,567	0.06%	722

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

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Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

Prepared for the 2022 Fiscal Year

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

²⁰²¹ Update- 7 REV

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
20000 - Lighting									
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	23,114	25	7	27,475	1,099	16,642	18,006	0.08%	890
230 - Pole Lights 10 Bridge Lights	16,688	25	7	19,837	793	12,016	13,000	0.06%	643
280 - Pole Lights 5 2nd Level Deck- Pole Lights	6,566	25	7	7,805	312	4,728	5,115	0.02%	253
Sub-total [20000 - Lighting]	46,368			55,117	2,205	33,385	36,121	0.16%	1,786
23000 - Mechanical Equipment									
232 - HVAC	29,785	15	7	35,405	2,360	15,885	18,318	0.17%	1,912
6 Miscellaneous Units- 2013	25,705	15	,	55,405	2,500	15,005	10,510	0.1770	1,512
312 - HVAC	6,803	15	10	8,708	581	2,268	2,789	0.04%	470
Carrier Unit #8- 2016									
316 - HVAC Carrier Unit #3- 2018	6,803	15	12	9,149	610	1,361	1,859	0.04%	494
344 - HVAC	13,577	15	13	18,716	1,248	1,810	2,783	0.09%	1,011
2 Carrier Units- 2019	15,577	15	15	10,710	1,240	1,010	2,705	0.0970	1,011
368 - HVAC	15,759	15	6	18,276	1,218	9,456	10,769	0.09%	987
2 Carrier Units- 2012	·				-		-		
392 - HVAC	11,682	15	12	15,711	1,047	2,336	3,193	0.07%	848
2 Carrier Units- 2018 416 - HVAC	7 000	1 5	10	10.007	(7)	2 6 2 7	2 2 2 1		F4F
Carrier Unit #7- 2016	7,880	15	10	10,087	672	2,627	3,231	0.05%	545
436 - HVAC	7,880	15	8	9,601	640	3,677	4,308	0.05%	518
Carrier Unit #11- 2014	1,000		C	5,002	0.10	0,017	.,	010070	010
448 - HVAC	98,458	15	12	132,415	8,828	19,692	26,912	0.63%	7,151
8 Rooftop Carrier Units- 2018		. –				~~~~			
452 - HVAC 2 Carrier Units- 2007	30,284	15	1	31,041	2,069	28,265	31,041	0.15%	1,676
616 - Water Heater Bradford White Water Heater	9,981	12	8	12,161	1,013	3,327	4,263	0.07%	821
Sub-total [23000 - Mechanical Equipment]	238,892			301,270	20,287	90,704	109,466	1.45%	16,434
23500 - Elevator	100 170	25	22	226 101	0.047	10.05/	15 766	0.650	7 220
200 - Modernize/Overhaul Anza Building Elevator	128,176	25	23	226,181	9,047	10,254	15,766	0.65%	7,329
300 - Cab Rehab Anza Elevator Cab	18,817	20	18	29,348	1,467	1,882	2,893	0.10%	1,189
Sub-total [23500 - Elevator]	146,993			255,529	10,515	12,136	18,659	0.75%	8,517

Reserve Fund Balance Forecast Component Method

Prepared for the 2022 Fiscal Year

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

²⁰²¹ Update- 7 REV

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold

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

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

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Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold

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

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

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Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	<i>Estimated Future Replacement Costs</i>	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (AS)		Life	Life	00313		20101100	Durantee		
Sub-total Abrego South (AS)	462,429			563,426	45,190	253,464	247,271	3.23%	36,606
00100 - Continental Vistas (CV)									
01000 - Paving									
404 - Asphalt: Overlay 6,726 sf Parking Lot	18,552	20	19	29,659	1,483	928	1,902	0.11%	1,201
02000 - Concrete									
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	7,941	2	2	8,343	2,781	2,647	4,070	0.20%	2,253
03000 - Painting: Exterior									
120 - Surface Restoration 3,600 sf Recreation Building & Walls	5,825	10	6	6,755	675	2,330	2,985	0.05%	547
05000 - Roofing									
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	22,000	20	0	22,000	1,100	22,000	1,128	0.08%	891
612 - Pitched: Tile 13 Squares- Pool Building Roof	14,000	30	0	14,000	467	14,000	478	0.03%	378
966 - Coating 2,000 sf Low Slope Roof Recoating	5,883	5	4	6,494	1,299	1,177	2,412	0.09%	1,052
Sub-total [05000 - Roofing]	41,883			42,494	2,866	37,177	4,018	0.21%	2,321
08000 - Rehab									
242 - Locker Rooms 2 Men's & Women's	65,677	20	16	97,498	4,875	13,135	16,830	0.35%	3,949
246 - Bathrooms Companion Restroom	19,384	20	16	28,776	1,439	3,877	4,967	0.10%	1,165
Sub-total [08000 - Rehab]	85,061			126,273	6,314	17,012	21,797	0.45%	5,114
12000 - Pool									
146 - Resurface 180 lf Pool	27,714	12	9	34,612	2,884	6,929	9,469	0.21%	2,336
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	26,323	15	0	26,323	1,755	26,323	1,799	0.13%	1,422
762 - Equipment: Replacement Pool & Spa Equipment (50%)	18,326	5	1	18,784	3,757	14,660	18,784	0.27%	3,043
948 - Furniture: Misc Pool Area Furniture	7,354	6	1	7,538	1,256	6,129	7,538	0.09%	1,018
Sub-total [12000 - Pool]	79,717			87,256	9,652	54,041	37,590	0.69%	7,819

Reserve Fund Balance Forecast Component Method

Prepared for the 2022 Fiscal Year

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

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Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	<i>Estimated Future Replacement Costs</i>	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00130 - Casa Paloma II (CPII)									
12000 - Pool									
166 - Resurface 180 lf Pool	24,439	10	5	27,650	2,765	12,220	15,030	0.20%	2,240
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	41,876	15	1	42,923	2,862	39,085	42,923	0.20%	2,318
774 - Equipment: Replacement Pool & Spa Equipment (50%)	20,041	5	1	20,542	4,108	16,033	20,542	0.29%	3,328
960 - Furniture: Misc Pool Area Furniture	7,354	6	4	8,118	1,353	2,451	3,769	0.10%	1,096
Sub-total [12000 - Pool]	93,711			99,233	11,088	69,788	82,264	0.79%	8,982
13000 - Spa									
154 - Resurface Spa	5,222	8	5	5,908	738	1,958	2,676	0.05%	598
20000 - Lighting									
260 - Pole Lights 8 Shuffleboard Lights	10,862	30	0	10,862	362	10,862	371	0.03%	293
23000 - Mechanical Equipment									
272 - HVAC 2 Rooftop Carrier Units- 2011	17,650	15	5	19,970	1,331	11,767	13,267	0.10%	1,078
25000 - Flooring									
200 - Carpeting 1,284 sf Recreation Room	3,615	10	9	4,515	451	362	741	0.03%	366
400 - Tile 281 sf Kitchenette & Storage Closet	3,772	20	19	6,030	302	189	387	0.02%	244
Sub-total [25000 - Flooring]	7,387			10,545	753	550	1,128	0.05%	610
26000 - Outdoor Equipment									
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	8,251	8	4	9,108	1,138	4,126	5,286	0.08%	922
860 - Shade Structure 294 sf Pool Equip Shade Canopy	6,487	15	10	8,303	554	2,162	2,659	0.04%	448
Sub-total [26000 - Outdoor Equipment]	14,738			17,411	1,692	6,288	7,945	0.12%	1,371
Sub-total Casa Paloma II (CPII)	287,452			305,763	27,555	221,334	206,177	1.97%	22,321
00140 - Abrego North (AN)									
01000 - Paving		~	-	00 760	0.054	70.040	70 151	0.040/	
420 - Asphalt: Major Repairs 14,105 sf Parking Area	79,727	25	2	83,763	3,351	73,348	78,451	0.24%	2,714

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold

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

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

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Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

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

Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold

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

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

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Reserve Fund Balance Forecast Component Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
00800 - General									
Sub-total General	748,033			849,637	92,051	357,635	371,955	6.59%	74,565
						[A]	[B]		
Totals	15,349,289		18	3,172,313	1,397,523	9,202,629	9,325,899	100.00%	1,132,047
						[EndBal]	[EndBal]		
						[A]	[B]		
Percent Funded						85.06%	73.80%		



Prepared for the 2022 Fiscal Year

Section VI

010) - Administrative Offices							
) - Paving							
	Asphalt: Sealing	Useful Life 5 Remaining Life 5						
	27,762 sf Parking Lots- Seal, Stripe	Quantity 27,762 Unit of Measure Square Feet						
		Cost /SqFt \$0.210						
		% Included 100.00% Total Cost/Study \$5,833						
	Summary	Replacement Year 2026 Future Cost \$6,600						
	This is to prepare the surface, apply a single coat asphalt emulsion product and restripe to match the existing layout. If a second coat is desired the cost is generally 10% to 20% higher.							
	south parking lot and maintenance yard- 14,965 sf north parking lot- 12,797 sf							
	2021- \$2,642 was expended for both North and South lots. Per client, Contractor did the North lot at no charge,							
	was missed in their proposal.							
		bat approximately 3,519 sf of lot surface, remainder of the lots were asphalt e of sealcoat assumed to be performed in 2021.						
	2019- Per client 7/22/2019, reduce re	maining life from 2022 to 2020 and increase estimate from \$0.15/sf to						
	\$0.20/sf.	and the sect from 2016						
	2017- \$4,000 was expended for a follo 2016- The north and south parking lot	s are in need of sealing and restriping.						
-								
1 -	Asphalt: Sealing	Useful Life 1 Remaining Life 0 Treatment [nr:1]						
	Parking Lots- Seal, Stripe	Quantity 1 Unit of Measure Lump Sum						
		Cost /LS \$2,642						
		% Included 100.00% Total Cost/Study \$2,642						
	Summary	Replacement Year2021Future Cost\$2,642						
_	This is for the \$2,642 expended for bo charge, was missed in their proposal.	oth North and South lots. Per client, Contractor did the North lot at no						
) -	Asphalt: Ongoing Repairs	Useful Life 5 Remaining Life 5						
	27,762 sf Parking Lots (5.6%)	Quantity 27,762 Unit of Measure Square Feet						
		Cost /SqFt \$3.68 Qty * \$/SqFt \$102,086						
		% Included 5.60% Total Cost/Study \$5,717						
	Summary	Replacement Year 2026 Future Cost \$6,468						
	This is for miscellaneous repairs including crack fill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.							
	south parking lot and maintenance yar north parking lot- 12,797 sf	[.] d- 14,965 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.							

)0010			
01000	Administrative OfficesPaving		
	Asphalt: Overlay w/ Interlayer	Useful Life 25 Remair	ning Life 24
500	14,965 sf South Parking & Maintenance	Quantity 14,965	Unit of Measure Square Feet
		Cost /SqFt \$1.34	
		% Included 100.00%	Total Cost/Study \$19,994
	Summary	Replacement Year 2045	Future Cost \$36,163
	This is to apply a geotextile interlayer to hot mix asphalt. Generally this includes e		
_	2020- \$19,506 was expended.		
330 -	Asphalt: Overlay w/ Interlayer	Useful Life 25 Remair	ning Life 24
550	12,797 sf North Parking Lot (50%)	Quantity 12,797	Unit of Measure Square Feet
		Cost /SqFt \$2.69	Qty * \$/SqFt \$34,366
		% Included 50.00%	Total Cost/Study \$17,183
	Summary	Replacement Year 2045	Future Cost \$31,080
_	hot mix asphalt. Generally this includes e 2020- \$16,764 was expended.	edge grinding and utility box ext	censions.
03000	- Painting: Exterior		
100 -	Stucco	Useful Life 10 Remain	5
	0 00F of Duilding Extension 9 Wall Curfs on	s Quantity 9,085	Unit of Measure Square Feet
	9,085 sf Building Exterior & Wall Surface		·
	9,085 SI Building Exterior & Wall Surface	Cost /SqFt \$1.10	
		Cost/SqFt \$1.10 % Included 100.00%	Total Cost/Study \$10,022
	Summary	Cost /SqFt \$1.10	
		Cost /SqFt \$1.10 % Included 100.00% Replacement Year 2028	Total Cost/Study \$10,022 Future Cost \$11,913
	Summary	Cost /SqFt \$1.10 % Included 100.00% Replacement Year 2028 rape, caulk and paint the stucco o issues noted.	Total Cost/Study \$10,022 Future Cost \$11,913
_	Summary This is to prepare, power wash, sand, scr 2019- Paint appears in good condition, n	Cost /SqFt \$1.10 % Included 100.00% Replacement Year 2028 rape, caulk and paint the stucco o issues noted.	Total Cost/Study \$10,022 Future Cost \$11,913
)3500	Summary This is to prepare, power wash, sand, scr 2019- Paint appears in good condition, n 2016- The paint is faded, peeling and rus	Cost /SqFt \$1.10 % Included 100.00% Replacement Year 2028 rape, caulk and paint the stucco o issues noted.	Total Cost/Study \$10,022 Future Cost \$11,913 surfaces with a premium paint.
	Summary This is to prepare, power wash, sand, sci 2019- Paint appears in good condition, n 2016- The paint is faded, peeling and rus - Painting: Interior	Cost /SqFt \$1.10 % Included 100.00% Replacement Year 2028 rape, caulk and paint the stucco o issues noted. st stained around the scuppers.	Total Cost/Study \$10,022 Future Cost \$11,913 surfaces with a premium paint.
)3500	Summary This is to prepare, power wash, sand, scu 2019- Paint appears in good condition, n 2016- The paint is faded, peeling and rus - Painting: Interior Building	Cost /SqFt \$1.10 % Included 100.00% Replacement Year 2028 rape, caulk and paint the stucco o issues noted. st stained around the scuppers. Useful Life 10 Remain	Total Cost/Study \$10,022 Future Cost \$11,913 surfaces with a premium paint.
)3500	Summary This is to prepare, power wash, sand, scu 2019- Paint appears in good condition, n 2016- The paint is faded, peeling and rus - Painting: Interior Building	Cost /SqFt \$1.10 % Included 100.00% Replacement Year 2028 rape, caulk and paint the stucco o issues noted. st stained around the scuppers. Useful Life 10 Remain Quantity 16,167	Total Cost/Study \$10,022 Future Cost \$11,913 surfaces with a premium paint.

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

	0 - Structural Repairs		
900 -	Doors	Useful Life 10 Remai	ning Life 3
	41 Exterior & Interior Doors (25%)	Quantity 41	Unit of Measure Items
		Cost /Itm \$1,681	Qty * \$/Itm \$68,921
		% Included 25.00%	Total Cost/Study \$17,230
	Summary	Replacement Year 2024	Future Cost \$18,555
	This is to periodically repair, replace a hardware, automatic door operators,		loors including items such as panic exit locks/latches, etc.
_	7- exterior 34- interior		
500	0 - Roofing		
304 -	Low Slope: Vinyl	Useful Life 20 Remai	ning Life 2
	79 Squares- Building Roof- Replace	Quantity 79	Unit of Measure Squares
		Cost /Sqrs \$970	
		% Included 100.00%	Total Cost/Study \$76,621
	Summary	Replacement Year 2023	Future Cost \$80,500
	This is to replace the low slope single-	-ply vinyl roofing system. All roofs	should be regularly inspected and
	repaired as indicated to ensure maxim		
_		num life. aining life from 2024 to 2023. Bud	get \$80,500 per TREMCO
- 930 -	repaired as indicated to ensure maxim 2021- Per client 6/1/2021, move rem 2018/19- Per client, roof re-coated. R	num life. aining life from 2024 to 2023. Bud emaining life extended by BRG to	get \$80,500 per TREMCO 2024.
- 930 -	repaired as indicated to ensure maxim 2021- Per client 6/1/2021, move rema 2018/19- Per client, roof re-coated. R Coating	num life. aining life from 2024 to 2023. Bud emaining life extended by BRG to	get \$80,500 per TREMCO 2024.
- 930 -	repaired as indicated to ensure maxim 2021- Per client 6/1/2021, move rem 2018/19- Per client, roof re-coated. R	num life. aining life from 2024 to 2023. Bud emaining life extended by BRG to Useful Life 5 Remai	get \$80,500 per TREMCO 2024. ning Life 2
- 930 -	repaired as indicated to ensure maxim 2021- Per client 6/1/2021, move rema 2018/19- Per client, roof re-coated. R Coating	aining life from 2024 to 2023. Bud emaining life extended by BRG to Useful Life 5 Remai Quantity 7,900	get \$80,500 per TREMCO 2024. ning Life 2
- 930 -	repaired as indicated to ensure maxim 2021- Per client 6/1/2021, move rema 2018/19- Per client, roof re-coated. R Coating	aining life from 2024 to 2023. Bud emaining life extended by BRG to Useful Life 5 Remai Quantity 7,900 Cost /SqFt \$0.920	get \$80,500 per TREMCO 2024. ning Life 2 Unit of Measure Square Feet
- 930 -	repaired as indicated to ensure maxim 2021- Per client 6/1/2021, move rem 2018/19- Per client, roof re-coated. R Coating 7,900 sf Low Slope Roof Recoating Summary	aining life from 2024 to 2023. Bud emaining life extended by BRG to Useful Life 5 Remai Quantity 7,900 Cost /SqFt \$0.920 % Included 100.00% Replacement Year 2023	get \$80,500 per TREMCO 2024. ning Life 2 Unit of Measure Square Feet Total Cost/Study \$7,270
- 930 -	repaired as indicated to ensure maxim 2021- Per client 6/1/2021, move rem 2018/19- Per client, roof re-coated. R Coating 7,900 sf Low Slope Roof Recoating Summary This to prepare the roof and apply a c	aining life from 2024 to 2023. Bud emaining life extended by BRG to Useful Life 5 Remai Quantity 7,900 Cost /SqFt \$0.920 % Included 100.00% Replacement Year 2023 coating to extend the roof's service	get \$80,500 per TREMCO 2024. ning Life 2 Unit of Measure Square Feet Total Cost/Study \$7,270 Future Cost \$7,638 able life by protecting against ponding
_	repaired as indicated to ensure maxim 2021- Per client 6/1/2021, move rem 2018/19- Per client, roof re-coated. R Coating 7,900 sf Low Slope Roof Recoating Summary This to prepare the roof and apply a c water and ultraviolet rays.	aining life from 2024 to 2023. Bud emaining life extended by BRG to Useful Life 5 Remai Quantity 7,900 Cost /SqFt \$0.920 % Included 100.00% Replacement Year 2023 coating to extend the roof's service	get \$80,500 per TREMCO 2024. ning Life 2 Unit of Measure Square Feet Total Cost/Study \$7,270 Future Cost \$7,638 able life by protecting against ponding
8000	repaired as indicated to ensure maxim 2021- Per client 6/1/2021, move rem 2018/19- Per client, roof re-coated. R Coating 7,900 sf Low Slope Roof Recoating Summary This to prepare the roof and apply a c water and ultraviolet rays. 2019- Per client 6/14/2019, \$6,750 w	aining life from 2024 to 2023. Bud emaining life extended by BRG to Useful Life 5 Remai Quantity 7,900 Cost /SqFt \$0.920 % Included 100.00% Replacement Year 2023 coating to extend the roof's service was expended for coating with 5 ye	get \$80,500 per TREMCO 2024. ning Life 2 Unit of Measure Square Feet Total Cost/Study \$7,270 Future Cost \$7,638 able life by protecting against ponding ar life in 2018.
8000	repaired as indicated to ensure maxim 2021- Per client 6/1/2021, move rem 2018/19- Per client, roof re-coated. R Coating 7,900 sf Low Slope Roof Recoating Summary This to prepare the roof and apply a c water and ultraviolet rays. 2019- Per client 6/14/2019, \$6,750 w D - Rehab Restrooms	aining life from 2024 to 2023. Bud emaining life extended by BRG to Useful Life 5 Remai Quantity 7,900 Cost /SqFt \$0.920 % Included 100.00% Replacement Year 2023 coating to extend the roof's service	get \$80,500 per TREMCO 2024. ning Life 2 Unit of Measure Square Feet Total Cost/Study \$7,270 Future Cost \$7,638 able life by protecting against ponding ar life in 2018.
8000	repaired as indicated to ensure maxim 2021- Per client 6/1/2021, move rem 2018/19- Per client, roof re-coated. R Coating 7,900 sf Low Slope Roof Recoating Summary This to prepare the roof and apply a c water and ultraviolet rays. 2019- Per client 6/14/2019, \$6,750 w	um life. aining life from 2024 to 2023. Bud emaining life extended by BRG to Useful Life 5 Remai Quantity 7,900 Cost /SqFt \$0.920 % Included 100.00% Replacement Year 2023 coating to extend the roof's service was expended for coating with 5 ye Useful Life 20 Remai	get \$80,500 per TREMCO 2024. ning Life 2 Unit of Measure Square Feet Total Cost/Study \$7,270 Future Cost \$7,638 able life by protecting against ponding ar life in 2018.
8000	repaired as indicated to ensure maxim 2021- Per client 6/1/2021, move rem 2018/19- Per client, roof re-coated. R Coating 7,900 sf Low Slope Roof Recoating Summary This to prepare the roof and apply a c water and ultraviolet rays. 2019- Per client 6/14/2019, \$6,750 w D - Rehab Restrooms	um life. aining life from 2024 to 2023. Bud emaining life extended by BRG to Useful Life 5 Remain Quantity 7,900 Cost /SqFt \$0.920 % Included 100.00% Replacement Year 2023 coating to extend the roof's service vas expended for coating with 5 ye Useful Life 20 Remain Quantity 3	get \$80,500 per TREMCO 2024. ning Life 2 Unit of Measure Square Feet Total Cost/Study \$7,270 Future Cost \$7,638 able life by protecting against ponding ar life in 2018.
8000	repaired as indicated to ensure maxim 2021- Per client 6/1/2021, move rem 2018/19- Per client, roof re-coated. R Coating 7,900 sf Low Slope Roof Recoating Summary This to prepare the roof and apply a c water and ultraviolet rays. 2019- Per client 6/14/2019, \$6,750 w D - Rehab Restrooms	aining life from 2024 to 2023. Bud emaining life extended by BRG to Useful Life 5 Remai Quantity 7,900 Cost /SqFt \$0.920 % Included 100.00% Replacement Year 2023 coating to extend the roof's service vas expended for coating with 5 ye Useful Life 20 Remai Quantity 3 Cost /Rm \$15,759	get \$80,500 per TREMCO 2024. ning Life 2 Unit of Measure Square Feet Total Cost/Study \$7,270 Future Cost \$7,638 able life by protecting against ponding ar life in 2018. ning Life 15 Unit of Measure Room
-	repaired as indicated to ensure maxim 2021- Per client 6/1/2021, move rem 2018/19- Per client, roof re-coated. R Coating 7,900 sf Low Slope Roof Recoating Summary This to prepare the roof and apply a c water and ultraviolet rays. 2019- Per client 6/14/2019, \$6,750 w D - Rehab Restrooms 3 Main Bldg & Maint Restrooms Summary	aining life from 2024 to 2023. Bud emaining life extended by BRG to Useful Life 5 Remai Quantity 7,900 Cost /SqFt \$0.920 % Included 100.00% Replacement Year 2023 coating to extend the roof's service vas expended for coating with 5 ye Useful Life 20 Remai Quantity 3 Cost /Rm \$15,759 % Included 100.00% Replacement Year 2036 estrooms including items such as partice	get \$80,500 per TREMCO 2024. ning Life 2 Unit of Measure Square Feet Total Cost/Study \$7,270 Future Cost \$7,638 able life by protecting against ponding ar life in 2018. ning Life 15 Unit of Measure Room Total Cost/Study \$47,278

00010 - Administrative Offices 08000 - Rehab 400 - Kitchen Useful Life 20 Remaining Life 3 Kitchen Quantity 1 Unit of Measure Room Cost /Rm \$7,241 % Included 100.00% Total Cost/Study \$7,241 Replacement Year 2024 Future Cost \$7.798 Summarv This is to rehab and redecorate the kitchen including items such as cabinets, countertops, fixtures, lighting, etc. Client input will further define this component. Appliances are provided for within other components. 2021- Remaining life extended to 2025. Per client 6/30/2021, reduce remaining life from 2025 to 2024. 2017- BRG had this as a 2016 expense. The remaining life has been set to 5, instead of 19, as would be needed if this was done in 2016. 22000 - Office Equipment Remaining Life 0 200 - Computers, Misc. Useful Life 1 Quantity 5 Unit of Measure Items 5 IT Servers (20%) Cost /Itm \$12,764 Oty * \$/Itm \$63,822 % Included 20.00% Total Cost/Study \$12,764 Replacement Year 2021 Future Cost \$12,764 Summary This is to periodically replace the IT servers on a percentage basis. 2021- \$12,764 is anticipated 2020- \$12,453 was expended. 2019- \$12,000 was expended per client 6/14/2019. 2018- Quantity revised per actual to 5 with 1 server being replaced every year. 2017- Estimate revised upward from \$9,200 to \$12,000 based on 2017 costing. Useful Life 1 240 - Computers, Misc. Remaining Life 0 Quantity 1 Unit of Measure Lump Sum Office Computer Work Stations Cost /LS \$18,395 % Included 100.00% Total Cost/Study \$18,395 Summary Replacement Year 2021 Future Cost \$18,395 This is to replace computers, printers, scanners and networking equipment as needed. 2021- \$18,395 was expended. 2020- \$18,500 was expended. 2019- \$18,022 was expended per client 6/14/2019. 2018- \$11,515 total was expended for 6 laptops, 4 reach computers. Approximately 80 total computers. Also, the component has been revised per client direction from \$37,000 every five years, to \$18,500 every year starting in 2019. 2017- \$27,756 was expended and included iPads. 270 - Network Equipment Useful Life 1 Remaining Life 0 Unit of Measure Lump Sum Quantity 1 Routers & Switches Cost /LS \$6,150 % Included 100.00% Total Cost/Study \$6,150 Summary Replacement Year 2021 Future Cost \$6,150 This is to replace routers and switch equipment. 2021- 6,150 is anticipated.

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

00010	- Administrative Offices		
23000	- Mechanical Equipment		
200 -	HVAC	Useful Life 15 Remain	ning Life 4
	3 Rooftop Carrier Units- 2010	Quantity 3	Unit of Measure Items
		Cost /Itm \$14,000	
		% Included 100.00%	Total Cost/Study \$41,999
	Summary	Replacement Year 2025	Future Cost \$46,359
	This is to replace the Carrier HVAC syst or rebuilt to extend their life.	ems. It is possible that sub-comp	oonents of these systems can be replaced
	Unit 1- Admin (S)- Carrier- 5T Unit 2- Admin (S)- Carrier- 5T Unit 3- Admin (Center)- Carrier- 5T		
- 0.80	HVAC	Useful Life 15 Remair	ning Life 11
-00		Quantity 1	Unit of Measure Items
	Rooftop Rheem Unit #5- 2017	Cost /Itm \$10,769	
		% Included 100.00%	Total Cost/Study \$10,769
	Summary	Replacement Year 2032	Future Cost \$14,130
	,		
	This is to replace the Rheem HVAC system rebuilt to extend its life.	tem. It is possible that sub-compo	onents of this system can be replaced or
	Unit 5- Shop- Carrier- 4T RQPL-B048JK	C / F261700031, mfg 6/2017	
_	2018- Per client, unit replaced in 2017.		
314 -	HVAC	Useful Life 15 Remair	ning Life 12
	Rooftop Carrier Unit #6- 2005	Quantity 1	Unit of Measure Items
		Cost /Itm \$9,351	
		% Included 100.00%	Total Cost/Study \$9,351
	Summary	Replacement Year 2033	Future Cost \$12,575
	This is to replace the Carrier HVAC syst rebuilt to extend its life.	em. It is possible that sub-compo	onents of this system can be replaced or
	Unit 6- Admin (SW)- Carrier- 3.5T		
	2019- Per client 6/14/2019, include thi 7/2018.	s previously excluded component.	. Per client 7/22/2019, unit was replaced
	7/2018.	Useful Life 15 Remair	
	7/2018.		
	7/2018. HVAC	Useful Life 15 Remain	ning Life 7
	7/2018. HVAC	Useful Life 15 Remain Quantity 3	ning Life 7
	7/2018. HVAC	Useful Life 15 Remain Quantity 3 Cost /Itm \$2,627	ning Life 7 Unit of Measure Items
	7/2018. HVAC 3 IT Room Trane & Gree Units- 2013	Useful Life 15 Remain Quantity 3 Cost /Itm \$2,627 % Included 100.00% Replacement Year 2028	ning Life 7 Unit of Measure Items Total Cost/Study \$7,880 Future Cost \$9,366

	- Administrative Offices				
	- Mechanical Equipment				
376 -	HVAC		15 Remai	0	-
	Marvair Unit- 2018	Quantity		Unit of Measure	Items
		Cost /Itm			
		% Included	100.00%	Total Cost/Study	\$6,724
	Summary	Replacement Year	2033	Future Cost	\$9,043
	This is to replace the HVAC system. It is extend its life.	possible that sub-co	omponents	of this system can be	replaced or rebuilt to
	Marvair				
_	2018- \$6,242 was expended to replace t	he Bard unit with M	arvair unit.		
25000	- Flooring				
200 -	Carpeting	Useful Life	10 Remai	ning Life 5	
	365 Sq. Yds. Hallways, Lobby, Offices	Quantity	365	Unit of Measure	Square Yard
		Cost /SqYd	\$39.97		
		% Included	100.00%	Total Cost/Study	\$14,591
	Summary	Replacement Year	2026	Future Cost	\$16,508
	This is to replace the carpeting.				
_	2016- The building was undergoing reno flooring was replaced as part of the reno	vation during the re vation.	serve site v	isit, so this componer	nt assumes that
400 -	Tile	Useful Life	20 Remai	ning Life 4	
	1,096 sf Floors	Quantity	1,096	Unit of Measure	Square Feet
		Cost /SqFt	\$7.93		
		% Included	100.00%	Total Cost/Study	\$8,688
	Summary	Replacement Year	2025	Future Cost	\$9,590
	This is to replace the wall and floor tile.				
	456 sf- restroom wall tile 640 sf- floor tile- dining, kitchen, copy a	nd restrooms			
_	2021- \$8,688 was expended. Per client 7 2025.	7/28/2021, work wa	s cancelled,	, so extend remaining	life from 2021 to
28000	- Water System				
134 -	Backflow Valves	Useful Life	12 Remai	ning Life 0	
	4" Backflow	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$5,440		
		% Included	100.00%	Total Cost/Study	\$5,440
	Summary	Replacement Year	2021	Future Cost	\$5,440
	This is to replace the backflow prevention	n valve.			
	2021- \$5,440 was expended. 2020- \$8,127 is anticipated, 12 year life	, and 2021 remainir	ig life estim	ates per client 6/15/2	020.
_					

000) - Paving							
.04 -	Asphalt: Sealing	Useful Life	5 Remain	ning Life 4				
	43,543 sf Drives, North & South Parking	Quantity Cost /SqFt		Unit of Measure Square Feet				
		% Included	100.00%	Total Cost/Study \$7,587				
	Summary	Replacement Year	2025	Future Cost \$8,375				
	This is to prepare the surface, apply a single coat asphalt emulsion product and restripe to match the existing layout. If a second coat is desired the cost is generally 10% to 20% higher.							
	loading dock driveway- 7,155 sf north parking lot- 23,812 sf south parking lot- 12,576 sf							
	2020- \$7,402 was expended. 2019- Per client 7/22/2019, reduce rema \$0.20/sf. 2017- \$17,985 total was expended to se	5						
-			inpe the wes					
108 -	Asphalt: Sealing	Useful Life	5 Remain	ning Life 4				
	75,321 sf West Parking Lot	Quantity	75,321	Unit of Measure Square Feet				
		Cost /SqFt	\$0.170					
		% Included	100.00%	Total Cost/Study \$12,810				
	Summary	Replacement Year	2025	Future Cost \$14,140				
	This is to prepare the surface, apply a single coat asphalt emulsion product and restripe to match the existing layout. If a second coat is desired the cost is generally 10% to 20% higher.							
	2020- \$12,498 was expended. 2019- Per client 7/22/2019, reduce remaining life from 2022 to 2020 and increase estimate from \$0.15/sf to \$0.20/sf. 2017- \$17,985 total was expended to seal, crack seal and stripe the west, north and south areas. 2016- The west parking lot is in need of sealing and crack fill. The striping is in fair condition.							
-	Asphalt: Ongoing Repairs	Useful Life	5 Pemair	ning Life 4				
_ 00	75,321 sf West Parking Lot (3%)	Quantity		Unit of Measure Square Feet				
		Cost /SqFt	•	Qty * \$/SqFt \$276,969				
		% Included		Total Cost/Study \$6,924				
	Summary	Replacement Year	2025	Future Cost \$7,643				
	This is for miscellaneous repairs including crack fill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.							
	2019- Per client 7/22/2019, reduce rema 2017- This work was performed with nor 2016- The west parking lot is in need of	th, south and west						

0 - Paving							
 Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Page 	Useful Life 25 R arking Quantity 43,54 Cost /SqFt \$1.81	3 Unit of Measure Square Feet					
	% Included 100.0	0% Total Cost/Study \$78,685					
Summary	Replacement Year 2027	Future Cost \$91,251					
This is to apply a paving fabric interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.							
loading dock driveway- 7,155 sf north parking lot- 23,812 sf south parking lot- 12,576 sf							
Asphalt: Overlay w/ Interlayer	Useful Life 25 R	emaining Life 11					
75,321 sf West Parking Lot	Quantity 75,32	1 Unit of Measure Square Feet					
	Cost /SqFt \$1.81						
	% Included 100.0	0% Total Cost/Study \$136,111					
Summary	Replacement Year 2032	Future Cost \$178,589					
2006- Parking lot installed.							
0 - Concrete	liceful life 5 D	emaining life 3					
0 - Concrete Pool Deck		emaining Life 3					
0 - Concrete	Repair Quantity 5,313	Unit of Measure Square Feet					
0 - Concrete Pool Deck 5,313 sf Pool/Spa Area Concrete R		Unit of Measure Square Feet 3 Qty * \$/SqFt \$120,236					
0 - Concrete Pool Deck 5,313 sf Pool/Spa Area Concrete R	Cost /SqFt \$22.6	Unit of Measure Square Feet 3 Qty * \$/SqFt \$120,236					
 O - Concrete Pool Deck 5,313 sf Pool/Spa Area Concrete R (6%) Summary This is to periodically repair and reelevation shifts and to maintain fuithe 30-year study, this component 	epair Quantity 5,313 Cost /SqFt \$22.6 % Included 6.00% Replacement Year 2024 eplace concrete pool deck, deck of nctionality. Since concrete pool d t provides for repair only and not	Unit of Measure Square Feet 3 Qty * \$/SqFt \$120,236 6 Total Cost/Study \$7,214					
 O - Concrete Pool Deck 5,313 sf Pool/Spa Area Concrete R (6%) Summary This is to periodically repair and reelevation shifts and to maintain fuithe 30-year study, this component and undergoes multiple repairs an 	epair Quantity 5,313 Cost /SqFt \$22.6 % Included 6.00% Replacement Year 2024 eplace concrete pool deck, deck of nctionality. Since concrete pool d t provides for repair only and not	Unit of Measure Square Feet Qty * \$/SqFt \$120,236 Total Cost/Study \$7,214 Future Cost \$7,769 drains and deck mastic to remove abrupt leck useful life typically exceeds the scope of t full replacement. However, as the deck age					
 O - Concrete Pool Deck 5,313 sf Pool/Spa Area Concrete R (6%) Summary This is to periodically repair and reelevation shifts and to maintain fuithe 30-year study, this component and undergoes multiple repairs an replacement. 	Lepair Quantity 5,313 Cost /SqFt \$22.6 % Included 6.00% Replacement Year 2024 eplace concrete pool deck, deck of nctionality. Since concrete pool d t provides for repair only and not d patches, this component may r Useful Life 10 R	Unit of Measure Square Feet Qty * \$/SqFt \$120,236 Total Cost/Study \$7,214 Future Cost \$7,769 drains and deck mastic to remove abrupt leck useful life typically exceeds the scope of full replacement. However, as the deck age revert from occasional partial repairs to full emaining Life 9					
 O - Concrete Pool Deck 5,313 sf Pool/Spa Area Concrete R (6%) Summary This is to periodically repair and reelevation shifts and to maintain fuithe 30-year study, this component and undergoes multiple repairs an replacement. O - Painting: Exterior 	Lepair Quantity 5,313 Cost /SqFt \$22.6 % Included 6.00% Replacement Year 2024 eplace concrete pool deck, deck of nctionality. Since concrete pool d t provides for repair only and not d patches, this component may r Useful Life 10 R Surfaces Quantity 53,06	Unit of Measure Square Feet Qty * \$/SqFt \$120,236 Total Cost/Study \$7,214 Future Cost \$7,769 drains and deck mastic to remove abrupt leck useful life typically exceeds the scope of full replacement. However, as the deck age revert from occasional partial repairs to full memaining Life 9 0 Unit of Measure Square Feet					
 O - Concrete Pool Deck 5,313 sf Pool/Spa Area Concrete R (6%) Summary This is to periodically repair and reelevation shifts and to maintain furthe 30-year study, this component and undergoes multiple repairs an replacement. O - Painting: Exterior Stucco 	Lepair Quantity 5,313 Cost /SqFt \$22.6 % Included 6.00% Replacement Year 2024 eplace concrete pool deck, deck of anctionality. Since concrete pool deck, deck of another and another ano	Unit of Measure Square Feet Qty * \$/SqFt \$120,236 Total Cost/Study \$7,214 Future Cost \$7,769 drains and deck mastic to remove abrupt leck useful life typically exceeds the scope of t full replacement. However, as the deck age revert from occasional partial repairs to full emaining Life 9 Unit of Measure Square Feet					
 O - Concrete Pool Deck 5,313 sf Pool/Spa Area Concrete R (6%) Summary This is to periodically repair and reelevation shifts and to maintain fuithe 30-year study, this component and undergoes multiple repairs an replacement. O - Painting: Exterior Stucco 53,060 sf Building Exterior & Wall 	Lepair Quantity 5,313 Cost /SqFt \$22.6 % Included 6.00% Replacement Year 2024 eplace concrete pool deck, deck of nctionality. Since concrete pool d t provides for repair only and not d patches, this component may r Useful Life 10 R Surfaces Quantity 53,06 Cost /SqFt \$1.16 % Included 100.0	Unit of Measure Square Feet Qty * \$/SqFt \$120,236 Total Cost/Study \$7,214 Future Cost \$7,769 drains and deck mastic to remove abrupt leck useful life typically exceeds the scope of trull replacement. However, as the deck age revert from occasional partial repairs to full memaining Life 9 Unit of Measure Square Feet 0% Total Cost/Study \$61,551					
 O - Concrete Pool Deck 5,313 sf Pool/Spa Area Concrete R (6%) Summary This is to periodically repair and reelevation shifts and to maintain furthe 30-year study, this component and undergoes multiple repairs an replacement. O - Painting: Exterior Stucco 	Lepair Quantity 5,313 Cost /SqFt \$22.6 % Included 6.00% Replacement Year 2024 eplace concrete pool deck, deck of anctionality. Since concrete pool deck, deck of another and another ano	Unit of Measure Square Feet Qty * \$/SqFt \$120,236 Total Cost/Study \$7,214 Future Cost \$7,769 drains and deck mastic to remove abrupt leck useful life typically exceeds the scope of t full replacement. However, as the deck age revert from occasional partial repairs to full emaining Life 9 Unit of Measure Square Feet					
 O - Concrete Pool Deck 5,313 sf Pool/Spa Area Concrete R (6%) Summary This is to periodically repair and reelevation shifts and to maintain fuithe 30-year study, this component and undergoes multiple repairs an replacement. O - Painting: Exterior Stucco 53,060 sf Building Exterior & Wall Summary 	Lepair Quantity 5,313 Cost /SqFt \$22.6 % Included 6.00% Replacement Year 2024 eplace concrete pool deck, deck of concrisionality. Since concrete pool deck, deck of concroality. Since concrete pool deck, deck of concroality. Since concrete pool deck, deck of concroality. Since concrete pool deck, deck of concrete, since concret	Unit of Measure Square Feet Qty * \$/SqFt \$120,236 Total Cost/Study \$7,214 Future Cost \$7,769 drains and deck mastic to remove abrupt leck useful life typically exceeds the scope of trull replacement. However, as the deck age revert from occasional partial repairs to full memaining Life 9 Unit of Measure Square Feet 0% Total Cost/Study \$61,551					

	 West Social Center (WC) Painting: Interior 				
	Building	Useful Life	10 Remai	ining Life 1	
	24,000 sf All Interior Spaces	Quantity		Unit of Measure	Square Feet
	,	Cost /SqFt	\$0.851		
		% Included	100.00%	Total Cost/Study	\$20,424
	Summary	Replacement Year	2022	Future Cost	\$20,935
	This is to prepare and paint all interior	walls and ceilings.			
_	22021- Per client 6/1/2021, defer.				
)400() - Structural Repairs				
904 -	Doors	Useful Life	10 Remai	ining Life 3	
	72 Exterior & Interior Doors (25%)	Quantity	72	Unit of Measure	Items
		Cost /Itm	\$1,681	Qty * \$/Itm	\$121,032
		% Included	25.00%	Total Cost/Study	\$30,258
	Summary	Replacement Year	2024	Future Cost	\$32,585
	This is to periodically repair, replace ar hardware, automatic door operators, d				such as panic exit
_	25- exterior 47- interior				
5000) - Roofing				
300 -	Low Slope: Metal	Useful Life	30 Remai	ining Life 26	
	3 Squares- Pool Eq Enclosure Shade	Quantity	3	Unit of Measure	Squares
	Structure	Cost /Sqrs	\$2,627		
		% Included	100.00%	Total Cost/Study	\$7,880
	Summary	Replacement Year	2047	Future Cost	\$14,974
	This is to replace the 15' x 20' low slop should be regularly inspected and repa tightening and painting.				
_	2019- Component added to study by B 2017- Approximate installation date.	RG.			
808 -	Low Slope: Vinyl	Useful Life	20 Remai	ining Life 8	
	339 Squares- Building Flat Roofs	Quantity	339	Unit of Measure	Squares
		Cost /Sqrs	\$683		
		% Included	100.00%	Total Cost/Study	\$231,505
	Summary	Replacement Year	2029	Future Cost	\$282,067
	This is to replace the low slope single-p repaired as indicated to ensure maximu		m. All roofs	should be regularly ir	spected and
	2019- During the reserve study site vis	sit, solar installation w	as in progr	ess, and the roof had	iust been recoated
00020	- West Social Center (WC)				
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05000) - Roofing				
600 -	Pitched: Tile	Useful Life 30 Remainir	ng Life 25		
	24 Squares- Tennis Ramada Roof	Quantity 24	Unit of Measure Squares		
		Cost /Sqrs \$683			
		% Included 100.00%	Total Cost/Study \$16,390		
	Summary	Replacement Year 2046	Future Cost \$30,386		
	This is to replace the tile roofing system. ensure maximum life.	ile roofs should be regularly ins	pected and repaired as indicated to		
_	2019- Per client 6/14/2019, extend rema	ning life from 2036 to 2046.			
934 -	Coating	Useful Life 5 Remainir	ng Life 3		
	33,900 sf Low Slope Roof Recoating	Quantity 33,900	Unit of Measure Square Feet		
		Cost /SqFt \$1.16			
		% Included 100.00%	Total Cost/Study \$39,425		
	Summary	Replacement Year 2024	Future Cost \$42,456		
	This to prepare the roof and apply a coat water and ultraviolet rays.	ng to extend the roof's serviceat	ble life by protecting against ponding		
_	2021- \$1,589 was expended for roof coa 2019- During the reserve study site visit Uniflex Coolmax41 per client 6/14/2019.				
935 -	Coating	Useful Life 1 Remainir	ng Life 0 Treatment [nr:1]		
	Shuffleboard/Locker Room (2021 Only)	Quantity 1	Unit of Measure Lump Sum		
		Cost /LS \$1,589			
		% Included 100.00%	Total Cost/Study \$1,589		
	Summary	Replacement Year 2021	Future Cost \$1,589		
	This is for the \$1,589 expended for roof	pating shuffleboard and locker ro	oom building.		
- 8000) - Rehab				
LOO -	General	Useful Life 20 Remainir	ng Life 5		
	Tennis Ramada	Quantity 1	Unit of Measure Building		
		Cost /Bldg \$6,223			
		% Included 100.00%	Total Cost/Study \$6,223		
	Summary	Replacement Year 2026	Future Cost \$7,040		
_	This is for a general rehab of the tennis	mada including 2 restrooms.			
200 -	Locker Rooms	Useful Life 20 Remainir	ng Life 5		
	2 Pool Men's, Women's & Outdoor Showe	Quantity 2	Unit of Measure Room		
		Cost /Rm \$47,278			
		% Included 100.00%	Total Cost/Study \$94,556		
	Summary	Replacement Year 2026	Future Cost \$106,982		
	This is to rehab the outdoor shower and benches, lockers, hand dryers, dispenser	oth locker rooms including items	s such as showers, fixtures, partitions,		
	2019- Increased estimate from \$22,000		-		
_					

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

0008	- Rehab				
306 -	Restrooms	Useful Life	20 Remain	ing Life 2	
	4 Shops & Auditorium Restrooms	Quantity	4	Unit of Measure Room	
		Cost /Rm	\$17,254		
		% Included	100.00%	Total Cost/Study \$69,016	
	Summary	Replacement Year	2023	Future Cost \$72,510	
	This is to rehab and redecorate the reinput will further define this component		s such as pa	rtitions, fixtures, lighting, tile, etc. C	Client
_	2020- Per client 8/5/2020, extend re	maining life from 2021	to 2023.		
+60 -	Cabinets	Useful Life	20 Remair	ning Life 5	
	2 Woodshop & Lapidary	Quantity		Unit of Measure Room	
		Cost /Rm			
		% Included		Total Cost/Study \$9,730	
	Summary	Replacement Year		Future Cost \$11,009	
	This is for replacing the cabinets per				mont
_	This is for replacing the cabillets per		Losis will dep		ement
550 -	Operable Wall/Partition	Useful Life	25 Remain	ing Life 0	
	320 sf Auditorium/Room 1	Quantity		Unit of Measure Square Feet	
		Cost /SqFt	\$57.40		
		% Included	100.00%	Total Cost/Study \$18,369	
	Summary	Replacement Year	2021	Future Cost \$18,369	
	This is to repair and replace the oper	able wall/partition.			
	Modernfold 10' x 32'				
_	2021- \$18,369 was expended. 2019- Some damage was observed.				
2000	- Pool				
- 00	Resurface	Useful Life	12 Remain	5	
	250 lf Pool	Quantity	250	Unit of Measure Linear Feet	
		Cost /l.f.	\$181		
		% Included	100.00%	Total Cost/Study \$45,256	
	Summary	Replacement Year	2025	Future Cost \$49,954	
	This is to resurface the pool including	start-up costs.			
_	2021- Remaining life, per client is rev	vised to 2025.			
- 00	Deck: Re-Surface	Useful Life	15 Remain	ing Life 5	
	5,313 sf Pool/Spa Deck Coating	Quantity	5,313	Unit of Measure Square Feet	
	-	Cost /SqFt	\$8.49		
		% Included	100.00%	Total Cost/Study \$45,102	
			2026	Future Cost \$51,029	

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

228 - Equipment: Replacement Useful Life 10 Remaining Life 8 Pool Digital Clocks Quantity 1 Unit of Measure Pair Cost /Pair \$3,152 "% Included 100.00% Total Cost/Study \$3,152 Summary Replacement Year 2029 Future Cost \$3,840 This is to replace the Wi-Fi enabled digital clocks. Colorado Time Systems MN PCW-PRQ SN 20180202-M3 2019- Clocks purchased for \$3,000. Per client 7/22/2019, remove this component from the study. 230 - Equipment: Replacement Useful Life 5 Remaining Life 1 Pool & Spa Equipment (50%) Quantity 1 Unit of Measure Lump Sum Cost /LS \$53,671 Qty * \$/LS \$53,671 Qty * \$/LS \$53,671 % for \$2 * \$1.5 \$53,671 % Included 50.00% Total Cost/Study \$26,836 Summary Replacement Year 2022 Future Cost \$27,506 This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years. 1 - pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 01161251600398, mfg. 2015 1 - pool filter #2, Pentair Triton II Commercial, MN TR100C, SN 01161251500496, mfg. 2015 1 - spa fautior Inton II Commercial, MN TR100C, SN 01161251500498, mfg. 2014 3 - Pentaert MIN B-R408-EN-X, SN 1405337621, mfg. 2013 1 - spa Aquasol chemical controller 1 - spoi Rater Z, MN B-R408-EN) - West Social Center (WC)) - Pool			
Cost /Pair \$3,152 % Included 100.00% Total Cost/Study \$3,152 Summary Replacement Year 2029 Future Cost \$3,840 This is to replace the Wi-Fi enabled digital clocks. Colorado Time Systems MN PCW-PRO SUD100202-M3 2019- Clocks purchased for \$3,000. Per client 7/22/2019, remove this component from the study. '30 - Equipment: Replacement Useful Life 5 Remaining Life 1 Pool & Spa Equipment (50%) Quantity 1 Unit of Measure Lump Sum Cost /LS \$53,671 Qty * \$/LS \$53,671 '30 - Equipment: Replacement Useful Life 5 Remaining Life 1 Pool & Spa Equipment (50%) Quantity 1 Unit of Measure Lump Sum Cost /LS \$53,671 '30 - Equipment: Replacement Useful Life 5 Remaining Life 1 Pool & Spa Equipment (50%) Quantity 1 Unit of Measure Lump Sum Cost /LS \$53,671 '50 - Equipment 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 01161251600398, mfg. 2015 - 1 - spa flater, Pentair Toto II Commercial, MN TR100C, SN 01161251500496, mfg. 2014 - 3 - Borbaetr, MN Br268-EN-X, SN 1302335821, mfg. 2013 - -	728 -	Equipment: Replacement	Useful Life 10	Remair	ning Life 8
% Included 100.00% Total Cost/Study \$3,152 Summary Replacement Year 2029 Future Cost \$3,840 This is to replace the WI-Fi enabled digital clocks. Colorado Time Systems MN PCW-PRO SN 20180202-M3 2019- Clocks purchased for \$3,000. Per client 7/22/2019, remove this component from the study. '20 - Equipment: Replacement Useful Life 5 Remaining Life 1 Pool & Spa Equipment (50%) Quantity 1 Unit of Measure Lump Sum Cost/Study \$26,836 Summary Replacement Year 2022 Future Cost \$27,506 This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement ever five years. 1 - pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 01161251600398, mfg. 2015 South Triton II Commercial, MN TR100C, SN 01161251600491, mfg. 2015 1 - pool filter #2, Pentair Triton II Commercial, MN TR100C, SN 01161251600491, mfg. 2015 South Triton II Commercial, MN TR100C, SN 01161251600491, mfg. 2015 1 - pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 01161251600491, mfg. 2015 South Triton II Commercial, MN TR100C, SN 01161251600491, mfg. 2014 3 - pool heater #1, MN B-R408-EN-X, SN 1302353521, mfg. 2013 Pentair Thtellife Varable speed pumps 2 - additional spa pumps South B-R408-EN-X, SN 1302353521, mfg. 2013 1 - pool heater #1, MN B		Pool Digital Clocks	Quantity 1		Unit of Measure Pair
Summary Replacement Year 2029 Future Cost \$3,840 This is to replace the Wi-Fi enabled digital clocks. Colorado Time Systems MN PCW-PRO SN 20180202-M3 2019- Clocks purchased for \$3,000. Per client 7/22/2019, remove this component from the study. 2019- Clocks purchased for \$3,000. Per client 7/22/2019, remove this component from the study. 2019- Clocks purchased for \$3,000. Per client 7/22/2019, remove this component from the study. 2019- Clocks purchased for \$3,000. Per client 7/22/2019, remove this component from the study. 2019- Clocks purchased for \$3,000. Per client 7/22/2019, remove this component from the study. 2019- Clocks purchased for \$3,000. Per client 7/22/2019, remove this component from the study. 2019- Clocks purchased for \$3,000. Per client 7/22/2019, remove this component from the study. 2019- Clocks purchased for \$3,000. Per client 7/22/2019, remove this component from the study. 2010- Clocks purchased for \$3,000. Per client 7/22/2019, remove this component from the study. 2011 Client 7/2 Period for the place 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 01161251060398, mfg. 2015 1 - pool filter #1. Pentair Triton II Commercial, MN TR100C, SN 01161251500409F, mfg. 2014 2 - pool filter #1. Pentair Triton II Commercial, MN TR100C, SN 01161251500409F,			Cost /Pair \$3	8,152	
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. '30 - Equipment: Replacement Useful Life 5 Remaining Life 1 Pool & Spa Equipment (50%) Quantity 1 Unit of Measure Lump Sum Cost /LS \$53,671 '30 - Equipment: Replacement Useful Life 5 Remaining Life 1 Pool & Spa Equipment (50%) Quantity 1 Unit of Measure Lump Sum Cost /LS \$53,671 '40 Included 50.00% Total Cost/Study \$26,836 Summary Replacement Year 2022 Future Cost \$27,506 This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years. 1 1 - pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 01162591600398, mfg. 2015 1 1 - pool filter #2, Pentair Triton II Commercial, MN TR100C, SN 01161250160049, mfg. 2015 1 1 - pool filter #1, ThetHill To Informercial, MN TR100C, SN 011612511600348, mfg. 2015 1 2 - additional spa pumps 2 additional spa pumps 1 - pool heater #1, MN B-R408-EN-X, SN 1302333521, mfg. 2013 1 1 - pool heater #1, MN B-R408-EN-X, SN 1302333523, mfg. 2013 1 1 - pool heater #1, MN			% Included 10	0.00%	Total Cost/Study \$3,152
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. 30 - Equipment: Replacement Pool & Spa Equipment (50%) Quantity 1 Useful Life 5 Remaining Life 1 Pool & Spa Equipment (50%) Quantity 1 Useful Life 5 Remaining Life 1 Pool & Spa Equipment (50%) Quantity 1 Useful Life 5 Remaining Life 1 Pool & Spa Equipment (50%) Total Cost/Study \$26,836 Summary Replacement Year 2022 Future Cost \$27,506 This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years. 1- pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 01161251600495, mfg. 2015 1- pool filter #3, Pentair Triton II Commercial, MN TR100C, SN 01161251600491, mfg. 2015 1- pool filter #3, Pentair Triton II Commercial, MN TR100C, SN 01161251500409, mfg. 2015 1- pool filter #3, Pentair Triton II Commercial, MN TR100C, SN 01161251500409, mfg. 2015 1- pool heater #1, MN B-R408-EN-X, SN 1400538621, mfg. 2013 1- pool heater #1, MN B-R408-EN-X, SN 1301350763, mfg. 2013 1- pool heater #1, MN B-R408-EN-X, SN 1400538621, mfg. 2014 1- pool heater #3, NN B-R408-EN-X, SN 1406380732, mfg. 2014 1- pool heater #3, NN B-R408-EN-X, SN 1406380732, mfg. 2014 1- pool heater #3, NN B-R408-EN-X, SN 1406380732, mfg. 2014 1- pool heater #3, NN B-R408-EN-X, SN 1406380732, mfg. 2014 1- pool heater #3, NN B-R408-EN-X, SN 1406380732, mfg. 2014 1- pool heater #3, NN B-R408-EN-X, SN 1406380732, mfg. 2014 1- pool heater #3, NN B-R408-EN-X, SN 1406380732, mfg. 2014 1- pool heater #3, NN B-R408-EN-X, SN 1406380732, mfg. 2014 1- pool heater #3, NN B-R408-EN-X, SN 1406380732, mfg. 2014 1- pool heater #3, NN B-R408-EN-X, SN 14062380732, mfg. 2014 1- pool heater #3, NN B-R408-EN-X, SN 140673862L mfg. 2015 Per client 6/1/2021, move remaining life from 2021 to 2022 due to equipment shortage due to pandemic 2015 910,650 was expended per client 6/1/2019. 2018		Summary	Replacement Year 20)29	Future Cost \$3,840
MN PCW-PR0 SN 20180202-M3 2019- Clocks purchased for \$3,000. Per client 7/22/2019, remove this component from the study. 30 - Equipment: Replacement Useful Life 5 Remaining Life 1 Pool & Spa Equipment (50%) Quantity 1 Unit of Measure Lump Sum Cost /LS \$53,671 Qty * \$/LS \$53,671 % Included 50.00% Total Cost/Study \$26,836 Summary Replacement Year 2022 Future Cost \$27,506 This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years. 1- pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 01162591600398, mfg. 2015 1- pool filter #2, Pentair Triton II Commercial, MN TR100C, SN 01161251600451, mfg. 2015 1- pool filter #3, Pentair Triton II Commercial, MN TR100C, SN 01161251600491, mfg. 2015 1- pool filter #3, Pentair Triton II Commercial, MN TR100C, SN 01161251600491, mfg. 2015 1- pool filter #3, Pentair Triton II Commercial, MN TR100C, SN 01161251600491, mfg. 2015 1- pool filter #3, Pentair Triton II Commercial, MN TR100C, SN 01161251600491, mfg. 2014 3- Pentair IntelliFlo variable speed pumps 2- additional spa pumps 1- robotic pool vacuum, Dolphin CS #8 1- spa heater, MN B-R408-EN-X, SN 1400538621, mfg. 2013 1- pool heater #1, MN B-R408-EN-X, SN 140538732, mfg. 2014 1- pool heater #3, MN B-R408-EN-X, SN 1406380732, mfg. 2014 1- pool heater #3, MN B-R408-EN-X, SN 1406380732, mfg. 2014 1- pool heater #3, MN B-R408-EN-X, SN 1406380732, mfg. 2014 1- spa Aquasol chemical controller 1- Sclaar Comfort advanced oxidation system, SN CCS100-1809CC558, CCW101-1810CC715 Assorted - chemical system probes, fittings, chem pumps, injectors, etc. Assorted - pipes, fittings, controls, lights, drain covers, nand rails, etc. 2019- Per client 6/1/2021, move remaining life from 2021 to 2022 due to equipment shortage due to pandemic 2019- \$10,550 was expended for new spa jet pump. 2018- \$11,200 was expended for new spa jet pump. 2019- \$11,050 was expended for leides 6/14/2019. 2019- \$11,050		This is to replace the Wi-Fi enabled	digital clocks.		
230 - Equipment: Replacement Useful Life 5 Remaining Life 1 Pool & Spa Equipment (50%) Quantity 1 Unit of Measure Lump Sum Cost /L5 \$53,671 Qty * \$/L5 \$53,671 % Included 50.00% Total Cost/Study \$26,836 Summary Replacement Year 2022 Future Cost \$27,506 This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years. 1 - pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 011612516004951, mfg. 2015 1 - pool filter #3, Pentair Triton II Commercial, MN TR100C, SN 0116125150040P, mfg. 2015 1 - pool filter #3, Pentair Triton II Commercial, MN TR100C, SN 0116125150040P, mfg. 2014 3 - Pentair IntelliFlo variable speed pumps 2 - additional spa pumps 1 - robotic pool vacuum, Dolphin C5 #8 1 - spa heater, MN B-R408-EN-X, SN 1301350763, mfg. 2013 1 - pool heater #2, MN B-R408-EN-X, SN 1301350763, mfg. 2014 1 - pool heater #3, NB B-R408-EN-X, SN 1301350763, mfg. 2014 1 - pool heater #3, NB B-R408-EN-X, SN 130350763, mfg. 2014 1 - pool heater #3, NB B-R408-EN-X, SN 1405380732, mfg. 2014 1 - pool heater #3, NB B-R408-EN-X, SN 1405380732, mfg. 2014 1 - pool heater #3, NB B-R408-EN-X, SN 1406380732, mfg. 2014		MN PCW-PRO			
Pool & Spa Equipment (50%) Quantity 1 Unit of Measure Lump Sum Cost /LS \$\$3,671 Qty * \$/LS \$\$3,671 % Included 50.00% Total Cost/Study \$26,836 Summary Replacement Year 2022 Future Cost \$27,506 This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years. I - pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 01162591600398, mfg. 2015 1 - pool filter #2, Pentair Triton II Commercial, MN TR100C, SN 011612515004040P, mfg. 2015 I - spa filter, Pentair Triton II Commercial, MN TR100C, SN 011612515004040P, mfg. 2015 2 - additional spa pumps Pachair Triton II Commercial, MN TR100C, SN 011612515004040P, mfg. 2015 3 - Pentair IntelliFlo variable speed pumps Pachair NT100C, SN 011612515004040P, mfg. 2015 4 - pool heater #1, MN B-R408-EN-X, SN 130235521, mfg. 2013 Pachair, MN B-R408-EN-X, SN 130235073, mfg. 2013 1 - pool heater #1, MN B-R408-EN-X, SN 1302350732, mfg. 2014 Pachair, MN B-R408-EN-X, SN 130350763, mfg. 2014 1 - pool heater #3, NN B-R408-EN-X, SN 130350732, mfg. 2014 Pachair System, SN CCS100-1809CC558, CCW101-1810CC715 Assorted - chemical controller Pachause Antroller Pachair System, SN CCS100-1809CC558, CCW101-1810CC715 1 - colar Comfort advanced oxidation system, SN CCS100-1809CC558, CCW101-1810CC715 Assorted - pipes, fittings, controls, lights, drain covers	_	2019- Clocks purchased for \$3,000.	Per client 7/22/2019, rem	ove this c	omponent from the study.
Cost /LS \$53,671 Qty * \$/LS \$53,671 % Included 50.00% Total Cost/Study \$26,836 Summary Replacement Year 2022 Future Cost \$27,506 This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years. 1 - pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 01162591600398, mfg. 2015 1 - pool filter #2, Pentair Triton II Commercial, MN TR100C, SN 011612515004051, mfg. 2015 Pentair IntelliFlo variable speed pumps 2 - additional spa pumps Pentair IntelliFlo variable speed pumps 2014 3 - Pentair IntelliFlo variable speed pumps Pool heater #3, MN B-R408-EN-X, SN 1301350763, mfg. 2013 1 - pool heater #1, MN B-R408-EN-X, SN 1406380732, mfg. 2014 pool heater #3, MN B-R408-EN-X, SN 1406380732, mfg. 2014 1 - pool heater #3, MN B-R408-EN-X, SN 1406380732, mfg. 2014 pool heater #3, MN B-R408-EN-X, SN 1406380732, mfg. 2014 2 - pool heater #3, MN B-R408-EN-X, SN 1406380732, mfg. 2014 Pool Aquasol chemical controller 3 - pool heater #1, Morencial onsystem, SN CCS100-1809CC558, CCW101-1810CC715 Assorted - pipes, fittings, chem pumps, injectors,	'30 -	Equipment: Replacement	Useful Life 5	Remair	ning Life 1
% Included 50.00% Total Cost/Study \$26,836 Summary Replacement Year 2022 Future Cost \$27,506 This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years. pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 01162591600398, mfg. 2015 pool filter #2, Pentair Triton II Commercial, MN TR100C, SN 011612515000497, mfg. 2015 pool filter #3, Pentair Triton II Commercial, MN TR100C, SN 011612515000497, mfg. 2015 pool filter #3, Pentair Triton II Commercial, MN TR100C, SN 011612515000497, mfg. 2015 pool filter #3, Pentair Triton II Commercial, MN TR100C, SN 011612515000497, mfg. 2015 pool filter #3, Pentair Triton II Commercial, MN TR100C, SN 01161251500497, mfg. 2014 pool heater #1, MN B-R408-EN-X, SN 1302353521, mfg. 2013 pool heater #3, MN B-R408-EN-X, SN 1302353521, mfg. 2013 pool heater #3, MN B-R408-EN-X, SN 14053380732, mfg. 2014 pool heater #3, MN B-R408-EN-X, SN 14053380732, mfg. 2014 pool heater #3, MN B-R408-EN-X, SN 14053380732, mfg. 2014 pool heater #3, MN B-R408-EN-X, SN 14053380732, mfg. 2014 pool Aquasol chemical controller spa Aquasol chemical controller clear Comfort advanced oxidation system, SN CCS100-1809CC558, CCW101-1810CC715 Assorted - pipes, fittings, cnem pumps, injectors, etc. Assorted - pipes, fittings, cnem spa jet pump. 4000 - Recreation 10 10 10 10 10 10 10 		Pool & Spa Equipment (50%)	Quantity 1		Unit of Measure Lump Sum
Summary Replacement Year 2022 Future Cost \$27,506 This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years. 1 - pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 01162591600398, mfg. 2015 1 - pool filter #2, Pentair Triton II Commercial, MN TR100C, SN 01161251600451, mfg. 2015 1 - spa filter, Pentair Triton II Commercial, MN TR100C, SN 011612504004P, mfg. 2015 2 - additional spa pumps 2 - additional spa pumps 3 - Pentair TritelliFlo variable speed pumps 2 - additional spa pumps 1 - pool heater #1, MN B-R408-EN-X, SN 1302353521, mfg. 2013 1 - pool heater #2, MN B-R408-EN-X, SN 1302353521, mfg. 2013 1 - pool heater #3, MN B-R408-EN-X, SN 140633080732, mfg. 2014 1 - pool heater #3, MN B-R408-EN-X, SN 1406380732, 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 2 - State - comfort advanced oxidation system, SN CCS100-1809CC558, CCW101-1810CC715 Assorted - hepies, fittings, controls, lights, drain covers, hand rails, etc. 2021 - Per client 6/1/2021, move remaining life from 2021 to 2022 due to equipment shortage due to pandemic 201 - State St			Cost /LS \$	53,671	Qty * \$/LS \$53,671
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 - pool filter #3, Pentair Triton II Commercial, MN TR100C, SN 0116125150040P, mfg. 2014 3 - Pentair Triton II Commercial, MN TR100C, SN 01161301400224, mfg. 2014 3 - Pentair Triton JB Commercial, MN TR100C, SN 01161301400224, mfg. 2014 3 - Pentair Triton B Commercial, MN TR100C, SN 01161301400224, mfg. 2014 5 - pool heater #1, MN B-R408-EN-X, SN 1302353521, 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 1405378621, mfg. 2014 1 - pool heater #3, MN B-R408-EN-X, SN 1406380732, mfg. 2014 1 - pool heater #3, MN B-R408-EN-X, SN 1406380732, mfg. 2014 1 - pool heater #3, MN B-R408-EN-X, SN 1406380732, mfg. 2014 2 - pool dilder downced oxidation system, SN CCS100-1809CC558, CCW101-1810CC715 Assorted - chemical controller 1 - Spa Aquasol chemical controlls 2 - Per client 6/1/2021, move remaining life from 2021 to 2022 due to equipment shortage due to pandemic 2019- \$10,650 was expended for new spa jet pump.			% Included 50	0.00%	Total Cost/Study \$26,836
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 0116125150040P, mfg. 2015 1 - spa filter, Pentair Triton II Commercial, MN TR100C, SN 0116125150040P, 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 #2, MN B-R408-EN-X, SN 1301350763, mfg. 2013 1 - pool heater #1, MN B-R408-EN-X, SN 1405378621, mfg. 2014 1 - pool heater #3, MN B-R408-EN-X, SN 1405378621, mfg. 2014 1 - pool heater #3, MN B-R408-EN-X, SN 1405380732, mfg. 2014 1 - pool Aquasol chemical controller 1 - Clear Comfort advanced oxidation system, SN CCS100-1809CC558, CCW101-1810CC715 Assorted - chemical controllsr 1 - Clear Comfort advanced oxidation system, SN CCS100-1809CC558, CCW101-1810CC715 Assorted - chemical system probes, fittings, chem pumps, injectors, etc. Assorted - pipes, fittings, controls, lights, drain covers, hand rails, etc. 2021 - Per client 6/1/2021, move remaining life from 2021 to 2022 due to equipment shortage due to pandemic 2019 \$10,650 was expended per client 6/14/2019. 2018 - \$1,200 was expended for new spa jet pump. 4000 - Recreation 100 - Billiard Table Useful Life 25 Remaining Life 22 4 Billiards Room Tables Cost /Itm \$7,364 % Included 100.00% Total Cost/Study \$29,456 Summary Replacement Year 2043 Future Cost \$50,711		Summary	Replacement Year 20)22	Future Cost \$27,506
4000 - Recreation '00 - Billiard Table Useful Life 25 Remaining Life 22 4 Billiards Room Tables Quantity 4 Unit of Measure Items Cost /Itm \$7,364 % Included 100.00% Total Cost/Study \$29,456 Summary Replacement Year 2043 Future Cost \$50,711		 3- Pentair IntelliFlo variable speed p 2- additional spa pumps 1- robotic pool vacuum, Dolphin C5 1- spa heater, MN B-R268-EN-X, SN 1- pool heater #1, MN B-R408-EN-X 1- pool heater #2, MN B-R408-EN-X 1- pool heater #3, MN B-R408-EN-X 1- pool heater #3, MN B-R408-EN-X 1- pool Aquasol chemical controller 1- spa Aquasol chemical controller 1- Spa Aquasol chemical system probes, f Assorted- chemical system probes, fittings, controls, lig 2021- Per client 6/1/2021, move ref 2019- \$10,650 was expended per client 	umps #8 1302353521, mfg. 2013 , SN 1301350763, mfg. 20 , SN 1405378621, mfg. 20 , SN 1406380732, mfg. 20 n system, SN CCS100-1809 fittings, chem pumps, injec ghts, drain covers, hand ra maining life from 2021 to 2 ient 6/14/2019.	13 14 14 0CC558, C tors, etc. ls, etc.	CCW101-1810CC715
200 - Billiard Table Useful Life 25 Remaining Life 22 4 Billiards Room Tables Quantity 4 Cost /Itm \$7,364 % Included 100.00% Summary Replacement Year 2043 Future Cost \$50,711	_		v spa jet pump.		
4 Billiards Room Tables Quantity 4 Unit of Measure Items Cost /Itm \$7,364 % Included 100.00% Total Cost/Study \$29,456 Summary Replacement Year 2043 Future Cost \$50,711				- D	
Cost /Itm \$7,364% Included 100.00%Total Cost/Study \$29,456SummaryReplacement Year 2043Future Cost \$50,711	- 00			e Remain	
% Included 100.00%Total Cost/Study \$29,456SummaryReplacement Year 2043Future Cost \$50,711		4 Biiilards Room Tables	c ,	364	onit of measure Items
SummaryReplacement Year 2043Future Cost \$50,711					Total Cost/Study #20 456
		Summary			
		Summindry	Replacement rear 20	140	Future Cost \$50,/11

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

	- West Social Center (WC)			
	- Tennis Court			
100 -	Reseal		4 Remain	0
	43,200 sf [6] Tennis Courts	Quantity Cost /SqFt		Unit of Measure Square Feet
		% Included		Total Cost/Study \$29,600
	Summany	Replacement Year		Total Cost/Study \$29,600
	Summary			Future Cost \$29,600
	This is to prepare the courts, repair crac sand, and restripe.	ks with acrylic crack	patch, paint	with epoxy coating mixed with silica
_	2021- \$29,600 was expended. 2019- Court surfaces, nets and posts ap courts are post-tensioned concrete that 2017- Courts repaired and recoated, 4 y	do not require resur	face.	acking noted. Per client 7/22/2019, these duced to reflect 2017 expense.
00 -	Resurface	Useful Life	21 Remain	ing Life 13
00	43,200 sf [6] Tennis Courts	Quantity		Unit of Measure Square Feet
		Cost /SqFt		
		% Included		Total Cost/Study \$134,346
	Summary	Replacement Year		Future Cost \$185,197
	This is to resurface the tennis courts util	izing an overlay, col	or coat and s	striping.
_	2019- Court surfaces, nets and posts ap courts are post-tensioned concrete that			acking noted. Per client 7/22/2019, these
.00 -	Lighting	Lleoful Lifo	30 Remain	ing Life 1
00	20 Court Lights	Quantity		Unit of Measure Items
		Cost /Itm		
		% Included		Total Cost/Study \$83,902
	Summary	Replacement Year		Future Cost \$86,000
	This is to replace the tennis court light p	oles and fixtures		
	This is to replace the tennis court light p 2021- Per client 6/1/2021 \$86,000 anti		ve remaining	
_	This is to replace the tennis court light p 2021- Per client 6/1/2021, \$86,000 anti		ve remaining	
_ 24 -				life from 2023 to 2022.
_ 24 -	2021- Per client 6/1/2021, \$86,000 anti	cipated in 2022, mo	5 Remain	life from 2023 to 2022.
_ 24 -	2021- Per client 6/1/2021, \$86,000 anti Screen	cipated in 2022, mo Useful Life	5 Remain 8,685	ing Life 3
_ 24 -	2021- Per client 6/1/2021, \$86,000 anti Screen 8,685 sf Tennis Court Fence Screens	cipated in 2022, mo Useful Life Quantity	5 Remain 8,685 \$0.546	ilife from 2023 to 2022. ing Life 3 Unit of Measure Square Feet Total Cost/Study \$4,745
_ 24 -	2021- Per client 6/1/2021, \$86,000 anti Screen	cipated in 2022, mo Useful Life Quantity Cost /SqFt	5 Remain 8,685 \$0.546 100.00%	ing Life 3 Unit of Measure Square Feet
_ 24 -	2021- Per client 6/1/2021, \$86,000 anti Screen 8,685 sf Tennis Court Fence Screens	cipated in 2022, mo Useful Life Quantity Cost /SqFt % Included Replacement Year	5 Remain 8,685 \$0.546 100.00%	ilife from 2023 to 2022. ing Life 3 Unit of Measure Square Feet Total Cost/Study \$4,745
_ 24 -	2021- Per client 6/1/2021, \$86,000 anti Screen 8,685 sf Tennis Court Fence Screens Summary	cipated in 2022, mo Useful Life Quantity Cost /SqFt % Included Replacement Year ndscreen.	5 Remain 8,685 \$0.546 100.00%	ilife from 2023 to 2022. ing Life 3 Unit of Measure Square Feet Total Cost/Study \$4,745

	 West Social Center (WC) Basketball / Sport Court 				
	Seal & Striping	Useful Life	8 Pomai	ining Life 6	
200	3,744 sf [12] Shuffleboard Courts	Quantity		Unit of Measure	Square Feet
		Cost /SqFt			
		% Included	•	Total Cost/Study	\$17 650
	Summary	Replacement Year		Future Cost	
	This is to seal and re-stripe the surface	on an ongoing basis			
	2019- Fade and worn areas were obser 2018- Estimate reduced to \$1,300/cou			client 6/14/2019.	
19000) - Fencing				
120 -	Chain Link: 10'	Useful Life	30 Remai	ining Life 6	
	1,710 If Tennis Court Fence	Quantity	1,710	Unit of Measure	Linear Feet
		Cost /l.f.	\$39.60		
		% Included	100.00%	Total Cost/Study	\$67,713
	Summary	Replacement Year	2027	Future Cost	\$78,526
	This is to replace the 10' chain link fend	cing.			
20000) - Lighting				
	Pole Lights	Useful Life	30 Remai	ining Life 15	
	15 Walkway Lights	Quantity		Unit of Measure	Items
	, ,	Cost /Itm	\$1,891		
		% Included	100.00%	Total Cost/Study	\$28,367
	Summary	Replacement Year	2036	Future Cost	\$41,084
	This is to replace the walkway lights re conjunction with building painting.	using the existing wir	ing and con	duits. Light standards	s should be painted in
_	2019- The standards need paint.				
500 -	Parking Lot	Useful Life	60 Remai	ining Life 28	
	25 Parking Lot Lights	Quantity	25	Unit of Measure	Items
		Cost /Itm	\$2,829		
		% Included	100.00%	Total Cost/Study	\$70,713
	Summary	Replacement Year	2049	Future Cost	\$141,178
	This is to replace the parking lot lights.	Light standers shoul	d be painted	d in conjunction with l	building painting.
	2019- Some standards need paint.				
_	•				

	 West Social Center (WC) Mechanical Equipment 				
204 -	HVAC	Useful Life 15	Remainin	g Life 0	
	2 Rooftop Carrier Units- 2006	Quantity 2		Unit of Measure	Items
		Cost /Itm \$33	•		
		% Included 100		Total Cost/Study	
	Summary	Replacement Year 202	.1	Future Cost	\$67,300
	This is to replace the Carrier HVAC syst or rebuilt to extend their life.	ems. It is possible that su	ub-compor	nents of these syst	ems can be replaced
	Unit 1- Auditorium (W)- Carrier 20T Unit 2- Auditorium (E)- Carrier 20T				
_	2021- \$67,300 was expended.				
.84 -	HVAC	Useful Life 15	Remainin	g Life 7	
	2 Rooftop Carrier Units- 2013	Quantity 2		Unit of Measure	Items
		Cost /Itm \$1 4	,131		
		% Included 100	0.00%	Total Cost/Study	\$28,262
	Summary	Replacement Year 202	:8	Future Cost	\$33,594
	This is to replace the Carrier HVAC syst or rebuilt to extend their life.	ems. It is possible that su	Jb-compor	nents of these syst	ems can be replaced
_	Unit 3- Auditorium Main- Carrier- 10T Unit 6- Woodshop- Carrier- 3T				
20 -	HVAC	Useful Life 15	Remainin	g Life 12	
	Rooftop Carrier Unit #4- 2018	Quantity 1		Unit of Measure	Items
		Cost /Itm \$22	2,615		
		% Included 100	0.00%	Total Cost/Study	\$22,615
	Summary	Replacement Year 203	3	Future Cost	\$30,414
	This is to replace the Carrier HVAC syst rebuilt to extend its life.	em. It is possible that su	b-compone	ents of this system	can be replaced or
	Unit 4- Lobby (E)- Carrier- 15T				
_	2019- Per client 6/14/2019, replaced in 2018- \$13,000 was expended.	1 2018 for \$21,000 of whi	ich half wa	s paid in 2018 and	2019.
24 -	HVAC	Useful Life 15	Remainin	g Life 13	
	Rooftop Carrier Unit #10- 2019	Quantity 1		Unit of Measure	Items
		Cost /Itm \$1 4	-		
		% Included 100	1.00%	Total Cost/Study	\$14,000
	Summary	Replacement Year 203	4	Future Cost	\$19,299
	This is to replace the Carrier HVAC syst rebuilt to extend its life.	em. It is possible that su	b-compone	ent of this systems	can be replaced or
	Unit 10- Woodshop- Carrier- 5T				
	2019- \$13,325 was expended per clien	t 6/14/2010			

	 West Social Center (WC) Mechanical Equipment 		
352 -	HVAC	Useful Life 15 Rema	iining Life 3
	3 Rooftop Carrier/American Units- 2009	Quantity 3	Unit of Measure Items
		Cost /Itm \$13,010	
		% Included 100.00%	Total Cost/Study \$39,031
	Summary	Replacement Year 2024	Future Cost \$42,032
	This is to replace the Carrier HVAC syste or rebuilt to extend their life.	ms. It is possible that sub-con	nponents of these systems can be replaced
_	Unit 5- Lobby (W)- Carrier- 10T Unit 12- Billiard Room- American Standa Unit 13- La Tienda- American Standard-		
380 -	HVAC	Useful Life 15 Rema	ining Life 4
	Rooftop Carrier Unit #7- 2010	Quantity 1	Unit of Measure Items
		Cost /Itm \$19,437	
		% Included 100.00%	Total Cost/Study \$19,437
	Summary	Replacement Year 2025	Future Cost \$21,454
	This is to replace the Carrier HVAC syste rebuilt to extend its life.	m. It is possible that sub-com	ponents of this system can be replaced or
_	Unit 7- Woodshop- Carrier- 10T		
- 404	HVAC	Useful Life 15 Rema	ining Life 2
	4 Rooftop Carrier/American Units- 2008	Quantity 4	Unit of Measure Items
		Cost /Itm \$14,446	
		% Included 100.00%	Total Cost/Study \$57,784
	Summary	Replacement Year 2023	Future Cost \$60,710
	This is to replace the Carrier and Americ systems can be replaced or rebuilt to ext		is possible that sub-components of these
_	Unit 8- Woodshop- Carrier- 10T Unit 9- Woodshop- Carrier- 10T Unit 11- Lapidary- American Standard- 7 Unit 14A & 14B- Sound/Light Off- Carrie		
120 -	HVAC	Useful Life 15 Rema	iining Life 1
	Tennis Ramada Carrier Unit #15- 2007	Quantity 1	Unit of Measure Items
		Cost /Itm \$5,673	
		% Included 100.00%	Total Cost/Study \$5,673
	Summary	Replacement Year 2022	Future Cost \$5,815
	,		ponents of this system can be replaced or
	Unit 15- Tennis Ramada- Carrier- heat p	ump and furnace	

40 -	HVAC	Useful Life	15 Remain	ning Life 6		
	5 Gree HVAC Units- 2012	Quantity		Unit of Measure Items		
		Cost /Itm	\$2,870			
		% Included	100.00%	Total Cost/Study \$14,350		
	Summary	Replacement Year	2027	Future Cost \$16,642		
	This is to replace the heat pump mini-s replaced or rebuilt to extend their life.	split systems. It is pos	sible that su	b-components of these systems can be		
	1- Gree NEO12HP230V1AO, 1-ton 4- Gree GWH09AB-A3DNA1B/O					
_	Unit Member/Box Office Unit 16- Green Room- Lobby- Gree Ind Unit 17- Green Room- Gree Indoor & C Unit 18- Green Room- Men's Dressing Unit 19- Green Room- Women's Dressi	Dutdoor Room- Gree Indoor &				
900 -	Miscellaneous	Useful Life	15 Remain	ning Life 2		
	Woodshop Dust Collector	Quantity		Unit of Measure Items		
		Cost /Itm	\$19,384			
		% Included	100.00%	Total Cost/Study \$19,384		
	Summary	Replacement Year	2023	Future Cost \$20,365		
	This is to replace the dust collector.					
	Camfil Farr, Gold Series SN 886171					
	2008- Unit installed.					
4000	- Furnishings					
500 -	Miscellaneous	Useful Life	10 Remain	ning Life 8		
	550 Auditorium Padded Chairs	Quantity	550	Unit of Measure Items		
		Cost /Itm	\$149			
		% Included	100.00%	Total Cost/Study \$81,744		
	Summary	Replacement Year	2029	Future Cost \$99,597		
	This is to replace the padded chairs.					
	550 padded chairs- \$145 each replace	d 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

Summarv

504 - Miscellaneous

500 Auditorium Unpadded Chairs

Useful Life 10 Remaining Life 2 Quantity 500 Unit of Measure Items Cost /Itm \$61.50 % Included 100.00% Replacement Year 2023

Total Cost/Study \$30,750 Future Cost \$32,307

This is to replace the unpadded chairs.

500 unpadded chairs- \$60 each

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

2018- Estimate increased by \$20,000 per client.

508 - Tables

175 Auditorium Tables

Useful Life 10 Remaining Life 4 Quantity 175 Unit of Measure Items Cost /Itm \$320 % Included 100.00% Total Cost/Study \$55,934 Replacement Year 2025 Future Cost \$61,741

This is to replace assorted tables.

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

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

24500 - Audio / Visual

Summary

100 -	Speakers	Useful Life	15	Remaining	Life	12	
	Auditorium	Quantity	1		Unit (of Measure	System
		Cost /Sys	\$26	,266			
		% Included	100	.00%	Total (Cost/Study	\$26,266
	Summary	Replacement Year	203	3	F	uture Cost	\$35,324
	This is to replace the speakers.						
	1 pair- auditorium main PA, JBL line arra	y (2x 2-way + 1 su	b pe	r 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.

	 West Social Center (WC) Audio / Visual 						
	Lighting Console	Useful Life 10	Remaining Life 7				
	Auditorium Control Room	Quantity 1	Unit of Measure System				
		Cost /Sys \$3,6	77				
		% Included 100.	00% Total Cost/Study \$3,677				
	Summary	Replacement Year 2028					
	This is to replace the stage lighting co	ntroller.					
	ETC Congo Jr						
	2019- Per client, NSI MC 24/48 unit w	as replaced and placed in b	ackup to ETC Congo Jr replacement unit in 2018				
- 116	Miscellaneous	Useful Life 30	Remaining Life 18				
	Auditorium Total Induction Loop	Quantity 1	Unit of Measure System				
		Cost/Sys \$16,	810				
		% Included 100.	00% Total Cost/Study \$16,810				
	Summary	Replacement Year 2039	Future Cost \$26,218				
	This is to replace the total induction lo	op.					
220 -	PA System	Useful Life 10	Remaining Life 5				
	Auditorium Bldg	Quantity 1	Unit of Measure System				
	5	Cost/Sys \$56,	570				
		% Included 100.	00% Total Cost/Study \$56,570				
	Summary	Replacement Year 2026	Future Cost \$64,004				
	This is to replace the audio visual and lighting systems. Not all items will be replaced at one time.						
	Loft above green room: Leviton 2408CD commercial dimmer rack, 5x Leprecon MX 1200 12 channel light controller						
		Sound/Light control room: Presonus 32 chnl mixer, 3x QSC PLD 4.2 amplifiers, Lexicon MX200 reverb, TASCAM A550 tape/CD deck, 8x wireless microphone receivers					
	Stage: manual projection screen, auto lights, custodian sound control box	projection screen, auto gra	nd curtain, Rush robotic light, 15x ETC Source 4				
	Stage back: 2x portable Anchor PA's,	LG TV, Mackie PPM1008 mix	er, 2x speakers w/ stands, 2x LED theater light				

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.

	 West Social Center (WC) Audio / Visual 						
	Projector	Useful Life	10 Remai	ning Life 7			
	3 Auditorium Projectors (33%)	Quantity		Unit of Measure	Items		
		Cost /Itm	\$11,173	Qty * \$/Itm	\$33,520		
		% Included	33.33%	Total Cost/Study	\$11,173		
	Summary	Replacement Year	2028	Future Cost	\$13,282		
	This is to periodically replace the vid	eo projectors on a perce	ntage basis	5.			
	 Control room, EIKI (previously auditorium main projector that is now for members) Control room, Epson laser (2018 purchase) Stage, EIKI LC-XB33 						
_	2019- Per client 7/22/2019, \$10,34 2018- Epson laser replaced EIKI ma		pson unit i	n 2018.			
400 -	Stage Lights	Useful Life	20 Remai	ning Life 1			
	Stage Lighting	Quantity		Unit of Measure	Lump Sum		
	5 5 5	Cost /LS	\$10,183				
		% Included	100.00%	Total Cost/Study	\$10,183		
	Summary	Replacement Year	2022	Future Cost	\$10,437		
	This is to replace various stage light	ng fixtures.					
	 Martin Rush moving head light bars scoop lights LED panels fixed spot lights assorted others 						
_	2021- Per client 6/1/2021, move rer 2017- \$4,827 was expended for ligh		2022 per /	A & E supervisor.			
600 -	Stage Curtains	Useful Life	15 Remai	ning Life 5			
	Stage Curtains	Quantity Cost /LS		Unit of Measure	Lump Sum		
		% Included	100.00%	Total Cost/Study	\$9,666		
	Summary	Replacement Year	2026	Future Cost	\$10,936		
	This is to replace miscellaneous stag	e 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.

/40 -) - Audio / Visual Piano	Useful Life	30 Remain	ing Life 12	
	Auditorium Petrof Grand	Quantity		Unit of Measure	Items
		Cost /Itm			
		% Included	100.00%	Total Cost/Study	\$43,076
	Summary	Replacement Year	2033	Future Cost	\$57,932
	This is to replace the grand piano.				
	Petrof w/ bench Mod II, 558 002				
_	2018- Added to study.				
64 -	Piano	Useful Life	30 Remain	ing Life 12	
	Auditorium Yamaha Upright	Quantity		Unit of Measure	Items
		Cost /Itm	\$9,650		
		% Included		Total Cost/Study	
	Summary	Replacement Year	2033	Future Cost	\$12,978
	This is to replace the upright piano an	d bench.			
	Yamaha T121 SN 6076008				
- 300 -	Stage Risers	Useful Life	30 Remain	ing Life 26	
	Auditorium Stage	Quantity		Unit of Measure	Lump Sum
		Cost /LS	\$18,911		
		% Included	100.00%	Total Cost/Study	\$18,911
	Summary	Replacement Year	2047	Future Cost	\$35,937
	This is to replace the stage risers.				
	 1- misc risers (added in 2017) 3- portable stage stairs 6- 6x9 tri-fold orchestral risers 6- 6x8 folding stage sections 				
_	2019- Per client 6/14/2019, extend up 2017- \$7,301 was expended for addit		years.		
) - Safety / Access				
4600		Useful Life	20 Remain	ing Life 1	
	Fire Control Misc	0 11	1	Unit of Measure	Lump Sum
	Fire Control Misc Fire Alarm System	Quantity			
		ç ,	\$43,076		
		ç ,	\$43,076	Total Cost/Study Future Cost	

	 West Social Center (WC) Flooring 				
	Carpeting	lleoful Lifo	10 Remaining	Life 0	
210 -	448 Sq. Yds. West Center Carpet	Quantity	9	Unit of Measure	Square Yard
	446 Sq. fus. West Center Carpet	Cost /SqYd		offic of ficusure	
		% Included		Total Cost/Study	¢18 171
	Summary	Replacement Year		Future Cost	
					\$10,471
	This is to replace the carpeting. Billiards	room is provided to	r within anothei	r component.	
_	2021- \$18,471 was expended.				
214 -	Carpeting	Useful Life	10 Remaining	JLife 7	
	117 Sq. Yds. West Center Billiards Room	Quantity	117	Unit of Measure	Square Yard
		Cost /SqYd	\$36.34		
		% Included	100.00%	Total Cost/Study	\$4,252
	Summary	Replacement Year	2028	Future Cost	\$5,054
	This is to replace the carpeting.				
	2018- \$3,948 was expended for billiards	room carpet.			
410 -	Tile	Useful Life	20 Remaining	u Life 2	
110	1,618 sf Clubhouse Walls & Floors	Quantity	9	Unit of Measure	Square Feet
		Cost /SqFt			- 4
		% Included		Total Cost/Study	\$22,830
	Summary	Replacement Year		Future Cost	
	This is to replace the wall and floor tile.				
_	2020- Per client 8/5/2020, extend remain 2017- 682 sf of green room tile was mov quantity is reduced from 2,300 sf to 1,61 increased.	ed from this compo	onent to a new o		
414 -	Tile	Useful Life	20 Remaining	Life 16	
	682 sf Green Room Dressing & Restroom			Unit of Measure	Square Feet
	<u> </u>	Cost /SqFt	\$14.11		
		% Included	100.00%	Total Cost/Study	\$9,623
	Summary	Replacement Year	2037	Future Cost	\$14,285
	This is to replace the wall and floor tile.				
_	2017- \$8,720 total was expended for 682	2 sf of green room	dressing rooms	and restrooms.	
600 -	Vinyl	lleoful lifo	15 Remaining	Life 2	
000 -	,	Quantity	9	Unit of Measure	Square Yard
	1,100 Sq. Yds. West Center Vinyl	Cost /SqYd		offic of filedoure	
		% Included		Total Cost/Study	\$78 871
	Summary	Replacement Year		Future Cost	
		Replacement real	2023		Ψ02,00 1
	This is to replace the vinyl flooring.				
_	2021- Per client 6/1/2021, \$80,843 is an	ticipated in 2022. N	love remaining	life from 2023 to	2022. Later to 2023.

) - West Social Center (WC)) - Outdoor Equipment								
- 00	Bleachers	Useful Life	25 Remair	ing Life 22					
	5 Courtyard & Tennis	Quantity		Unit of Measure Items					
	,	Cost /Itm	\$2,101						
		% Included	100.00%	Total Cost/Study \$10,506					
	Summary	Replacement Year	2043	Future Cost \$18,087					
	This is to replace the aluminum bleachers	i.							
_	 1- east of central courtyard 4- tennis court 								
00 -	Shade Structure	Useful Life	15 Remair	ing Life 12					
	498 sf [2] Green Rm & Woodshop Shade	Quantity	498	Unit of Measure Square Feet					
	Canopies	Cost /SqFt	\$22.06						
		% Included	100.00%	Total Cost/Study \$10,987					
	Summary	Replacement Year	2033	Future Cost \$14,777					
	This is to replace the canvas canopy shace	le structures.							
	1- green room rest area west of theater, 12' x 24' (new 2018) 1- west of woodshop, 14' x 15' (new 2008)								
_	2019- Per client 7/16/2019, the worksho in 2019.	o canvas canopy sh	ade structur	e will be replaced with a metal struct	ure				
40 -	Shade Structure	Useful Life	15 Remair	ing Life 12					
	680 sf Pool Deck Shade Canopy	Quantity	680	Unit of Measure Square Feet					
		Cost /SqFt	\$22.06						
		% Included	100.00%	Total Cost/Study \$15,003					
	Summary	Replacement Year	2033	Future Cost \$20,177					
	This is to replace the canvas canopy shade structure.								
	This is to replace the canvas canopy shace	le structure.							
_	This is to replace the canvas canopy shad 2019- The canvas portions of the shade s 2006- Structure installed.		have been	replaced in approximately 2018.					
- 44	2019- The canvas portions of the shade s	structures appear to	have been 15 Remair						
- 44	2019- The canvas portions of the shade s 2006- Structure installed. Shade Structure	structures appear to	15 Remain						
_ 44 -	2019- The canvas portions of the shade s 2006- Structure installed.	structures appear to	15 Remair 1,205	ing Life 11					
- 44	2019- The canvas portions of the shade s 2006- Structure installed. Shade Structure	Useful Life Quantity	15 Remair 1,205 \$22.06	ing Life 11					
– 44 -	2019- The canvas portions of the shade s 2006- Structure installed. Shade Structure	Useful Life Quantity Cost /SqFt	15 Remair 1,205 \$22.06 100.00%	ing Life 11 Unit of Measure Square Feet					
_ 44 -	2019- The canvas portions of the shade s 2006- Structure installed. Shade Structure 1,205 sf [4] Tennis Court Shade Canopies	Useful Life Quantity Cost /SqFt % Included Replacement Year	15 Remair 1,205 \$22.06 100.00%	ing Life 11 Unit of Measure Square Feet Total Cost/Study \$26,586					
- 344 -	2019- The canvas portions of the shade s 2006- Structure installed. Shade Structure 1,205 sf [4] Tennis Court Shade Canopies Summary	Useful Life Quantity Cost /SqFt % Included Replacement Year le structures. a- 455 sf	15 Remair 1,205 \$22.06 100.00%	ing Life 11 Unit of Measure Square Feet Total Cost/Study \$26,586					

000 - Outdoor Equipment 76 - Shade Structure	Heafullife 20 Demonstring Life 27	
	Useful Life 30 Remaining Life 27 cture- 2018 Quantity 231 Unit of Measure Squar	o Foot
231 sf Shop Metal Shade Strue	Cost /SqFt \$26.27	ereet
		7
Summary	Replacement Year 2048 Future Cost \$11,8	18
This is to replace the $11'x21'$ r	metal shade structure.	
2019- It appears that this stru	ucture was constructed in 2018.	
000 - Appliances		
00 - Miscellaneous	Useful Life 5 Remaining Life 3	
24 Kitchen Appliances (33%)	Quantity 24 Unit of Measure Items	
	Cost /Itm \$3,377 Qty * \$/Itm \$81,0	
	% Included 33.33% Total Cost/Study \$27,0	18
Summary	Replacement Year 2024 Future Cost \$29,0	96
This is to periodically repair or	replace miscellaneous appliances.	
1- GE microwave 1- Duke Heritage HB5HFM 5 1- Grindmaster Cecilware Corp 1- Bunn Coffee 1- Southbend CGS/28SC doub 1- Wood block cutting table 1- Triple SS sink 1- SS sink	p CL100n Triple coffee	
 Duke Heritage HB5HFM 5 Grindmaster Cecilware Corp Bunn Coffee Southbend CGS/28SC doub Wood block cutting table Triple SS sink SS sink Arctic Air single door comm Ar	p CL100n Triple coffee ple stack convection oven mercial refer, MN R22CW8, SN WA13500890 mercial refer, MN R22CW10, SN WA31000648 mercial freezer Y0324A, SN 110980166, mfg 12/2010, bin MN B320, SN 11968608 fire suppression system for tacked heavy duty washer/dryer (dressing room)	
 Duke Heritage HB5HFM 5 Grindmaster Cecilware Corp Bunn Coffee Southbend CGS/28SC doub Wood block cutting table Triple SS sink SS sink Arctic Air single door comm Arctic Air double door refer Manitowoc ice maker MN SY stainless Hood ANSUL R-102 wet chemical Auto-Chlor D2 dishwasher Josam JA3 grease intercept Speed Queen commercial s Carter Hoffmann FH-80 bar AS tables 	p CL100n Triple coffee ple stack convection oven mercial refer, MN R22CW8, SN WA13500890 mercial refer, MN R22CW10, SN WA31000648 mercial freezer Y0324A, SN 110980166, mfg 12/2010, bin MN B320, SN 11968608 fire suppression system for tacked heavy duty washer/dryer (dressing room)	
 Duke Heritage HB5HFM 51- Grindmaster Cecilware Corp Bunn Coffee Southbend CGS/28SC doub Wood block cutting table Triple SS sink SS sink Arctic Air single door comm Arctic Air double door refer Manitowoc ice maker MN S' stainless Hood ANSUL R-102 wet chemical Auto-Chlor D2 dishwasher Josam JA3 grease intercept Speed Queen commercial s Carter Hoffmann FH-80 bar SS tables True Display refer (Coke pr 2021- \$11,808 was expended 2018- 2 Wolf pieces were repl 	p CL100n Triple coffee ple stack convection oven hercial refer, MN R22CW8, SN WA13500890 hercial refer, MN R22CW10, SN WA31000648 hercial freezer Y0324A, SN 110980166, mfg 12/2010, bin MN B320, SN 11968608 fire suppression system for tacked heavy duty washer/dryer (dressing room) hquet carts	ıt.
 Duke Heritage HB5HFM 51- Grindmaster Cecilware Corp I- Bunn Coffee Southbend CGS/28SC doub Wood block cutting table Triple SS sink SS sink Arctic Air single door comm Arctic Air double door refer Manitowoc ice maker MN S³ stainless Hood ANSUL R-102 wet chemical Auto-Chlor D2 dishwasher Josam JA3 grease intercept Speed Queen commercial s Carter Hoffmann FH-80 bar SS tables True Display refer (Coke pr 2021- \$11,808 was expended 2018- 2 Wolf pieces were repl 2016- Southbend CGS/28SC commercial 	p CL100n Triple coffee ple stack convection oven hercial refer, MN R22CW8, SN WA13500890 hercial refer, MN R22CW10, SN WA31000648 hercial freezer Y0324A, SN 110980166, mfg 12/2010, bin MN B320, SN 11968608 fire suppression system for tacked heavy duty washer/dryer (dressing room) hquet carts roperty, so not included within reserves) to replace dishwasher and ice machine at Tennis Ramada. aced by 2 Vulcan units and are provided for within another componer	
 1- Duke Heritage HB5HFM 5 1- Grindmaster Cecilware Corp 1- Bunn Coffee 1- Southbend CGS/28SC doub 1- Wood block cutting table 1- Triple SS sink 1- SS sink 1- Arctic Air single door comm 1- Arctic Air double door refer 1- Manitowoc ice maker MN S' 1- stainless Hood 1- ANSUL R-102 wet chemical 1- Auto-Chlor D2 dishwasher 1- Josam JA3 grease intercept 1- Speed Queen commercial s 2- Carter Hoffmann FH-80 bar 4- SS tables 1- True Display refer (Coke pr 2021- \$11,808 was expended 2018- 2 Wolf pieces were repl 	p CL100n Triple coffee ple stack convection oven hercial refer, MN R22CW8, SN WA13500890 hercial refer, MN R22CW10, SN WA31000648 hercial freezer Y0324A, SN 110980166, mfg 12/2010, bin MN B320, SN 11968608 fire suppression system for tacked heavy duty washer/dryer (dressing room) hquet carts roperty, so not included within reserves) to replace dishwasher and ice machine at Tennis Ramada. aced by 2 Vulcan units and are provided for within another componer double stack convection oven replaced prior oven.	t [nr:1]
 Duke Heritage HB5HFM 5 Grindmaster Cecilware Corplinet Bunn Coffee Southbend CGS/28SC double Vood block cutting table Triple SS sink SS sink Arctic Air single door commlinet Arctic Air double door refer Arctic Air double door refer Arctic Air double door refer Arctic Air double door refer AnsUL R-102 wet chemical Auto-Chlor D2 dishwasher Josam JA3 grease intercept Speed Queen commercial s Carter Hoffmann FH-80 bar AS tables True Display refer (Coke pr 2021- \$11,808 was expended 2018- 2 Wolf pieces were repl 2016- Southbend CGS/28SC complete D1 - Miscellaneous 	p CL100n Triple coffee ole stack convection oven hercial refer, MN R22CW8, SN WA13500890 hercial refer, MN R22CW10, SN WA31000648 hercial freezer Y0324A, SN 110980166, mfg 12/2010, bin MN B320, SN 11968608 fire suppression system for tacked heavy duty washer/dryer (dressing room) hquet carts roperty, so not included within reserves) to replace dishwasher and ice machine at Tennis Ramada. aced by 2 Vulcan units and are provided for within another componer double stack convection oven replaced prior oven. Useful Life 1 Remaining Life 0 Treatmen	t [nr:1]
 Duke Heritage HB5HFM 5 Grindmaster Cecilware Corplinet Bunn Coffee Southbend CGS/28SC double Vood block cutting table Triple SS sink SS sink Arctic Air single door commlinet Arctic Air double door refer Arctic Air double door refer Arctic Air double door refer Arctic Air double door refer AnsUL R-102 wet chemical Auto-Chlor D2 dishwasher Josam JA3 grease intercept Speed Queen commercial s Carter Hoffmann FH-80 bar AS tables True Display refer (Coke pr 2021- \$11,808 was expended 2018- 2 Wolf pieces were repl 2016- Southbend CGS/28SC complete D1 - Miscellaneous 	p CL100n Triple coffee ole stack convection oven hercial refer, MN R22CW8, SN WA13500890 hercial refer, MN R22CW10, SN WA31000648 hercial freezer Y0324A, SN 110980166, mfg 12/2010, bin MN B320, SN 11968608 fire suppression system for tacked heavy duty washer/dryer (dressing room) hquet carts roperty, so not included within reserves) to replace dishwasher and ice machine at Tennis Ramada. aced by 2 Vulcan units and are provided for within another componer fouble stack convection oven replaced prior oven. Useful Life 1 Remaining Life 0 Treatmen Quantity 1 Unit of Measure Lump	t [nr:1] Sum

	- West Social Center (WC)						
	- Appliances						
702 -			20 Remainin				
	2 Vulcan 10-Burner & 6-Burner	Quantity		Unit of Measure Items			
		Cost /Itm					
	C	% Included		Total Cost/Study \$6,976			
	Summary	Replacement Year	2038	Future Cost \$10,615			
	This is to replace the kitchen stoves.						
	1- Vulcan 10-burner 1- Vulcan 6-burner						
_	2018- \$6,478 total was expended to re	place 2 prior Wolf un	its.				
28000	- Water System						
158 -	Backflow Valves	Useful Life	12 Remainin	g Life 0			
	4" Backflow	Quantity	1	Unit of Measure Items			
		Cost /Itm	\$5,631				
		% Included	100.00%	Total Cost/Study \$5,631			
	Summary	Replacement Year	2021	Future Cost \$5,631			
	This is to replace the backflow prevention	on valve.					
	2021- \$5,631 was expended. 2020- \$7,031, 12 year life, and 2021 r	emaining life estimate	es per client 6/	15/2020.			
20000	- Miscellaneous						
	Maintenance Equipment	l Iseful I ife	20 Remainin	a Life 5			
270	2 Portable Lifts	Quantity		Unit of Measure Items			
		Cost /Itm					
		% Included		Total Cost/Study \$22,628			
	Summary	Replacement Year	2026	Future Cost \$25,602			
	This is to repair and replace the portab	le 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 (N 2016- These units appear to have diffe						
00030	- East Social Center (EC)						
	- Paving						
112 -	Asphalt: Sealing	Useful Life	5 Remainin	g Life 3			
	87,662 sf Parking Lot & N Driveway	Quantity	87,662	Unit of Measure Square Feet			
		Cost /SqFt	\$0.111				
		% Included	100.00%	Total Cost/Study \$9,712			
	Summary	Replacement Year	2024	Future Cost \$10,458			
	This is to prepare the surface, apply a s If a second coat is desired the cost is g			and restripe to match existing layout.			
	2021- Quantity increased by 8,000 sf c 2019- The surface is due for seal coat. 2014- West and north lots overlaid.						

00030 - East Social Center (EC) 01000 - Paving

212 -	Asphalt: Ongoing Repairs	Useful Life	5 Remain	ing Life 3			
	87,662 sf Parking Lot & N Driveway (2%) Quantity	87,662	Unit of Measure Square Feet			
		Cost /SqFt	\$3.68	Qty * \$/SqFt \$322,350			
		% Included	2.00%	Total Cost/Study \$6,447			
	Summary	Replacement Year	2024	Future Cost \$6,943			
	This is for miscellaneous repairs including should be filled when observed.	g crackfill, skin patc	hing and mir	nor dig out & fill. Cracks 1/4" or wider			
_	2021- Quantity increased by 8,000 sf du \$19,665 is anticipated to repair and appl						
213 -	Asphalt: Ongoing Repairs	Useful Life	2 Remain	ning Life 1 Treatment [nr:1]			
	8,000 sf North Driveway (2022 Only)	Quantity	8,000	Unit of Measure Square Feet			
		Cost /SqFt	\$2.46				
		% Included	100.00%	Total Cost/Study \$19,665			
	Summary	Replacement Year	2022	Future Cost \$20,157			
	This is to repair and apply micro surface	(type II).					
	2021- Per client 6/30/2021, \$19,665 is a	inticipated in 2022.					
	Asphalt: Overlay w/ Interlayer	l Isoful I ifo	25 Remain	ing Life 10			
)12	27,900 sf South Parking Lot	Quantity		Unit of Measure Square Feet			
		Cost /SqFt					
		% Included		Total Cost/Study \$50,417			
	Summary	Replacement Year	2031	Future Cost \$64,539			
	This is to apply a paving fabric interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.						
	2006- Parking lot reconstructed.						
316 -	Asphalt: Overlay w/ Interlayer	Useful Life	25 Remain	ing Life 18			
	56,762 sf West & North Parking Lots & N	Quantity	56,762	Unit of Measure Square Feet			
	Driveway	Cost /SqFt	\$1.81				
		% Included	100.00%	Total Cost/Study \$102,573			
	Summary	Replacement Year	2039	Future Cost \$159,979			
	This is to apply a paving fabric interlayer new hot mix asphalt. Generally this inclu						
	2021- Quantity increased by 8,000 sf du 2014- West and north lots overlaid.	e to the north drive	way is GVR r	responsibility.			

00030 - East Social Center (EC) 02000 - Concrete

4	06 - Pool Deck	Useful Life 2 Remaining Life	L
	5,661 sf Pool/Spa Area Concrete Repair	Quantity 5,661 Unit of	Measure Square Feet
	(4%)	Cost/SqFt \$22.63 Qty	* \$/SqFt \$128,111
		% Included 4.12% Total Co	st/Study \$5,276
	Summary	Replacement Year 2022 Fut	ture Cost \$5,408

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

2020- \$2,574 was expended.

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

03000 - Painting: Exterior

112 - Stucco	Useful Life 10 Remaining Life 7	
13,905 sf Building Exterior	Quantity 13,905 Unit of Measure Squar	e Feet
	Cost/SqFt \$1.31	
	% Included 100.00% Total Cost/Study \$18,1	55
Summary	Replacement Year 2028 Future Cost \$21,5	93

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

2019- Per client 6/14/2019, \$16,869 was expended to paint in 2018. 2009- Painting completed.

03500 - Painting: Interior

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

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

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

04000 - Structural Repairs

908 -	Doors	Useful Life	10	Remaining Life 3	
	58 Exterior/Interior Doors & Access Gate	s Quantity	58	Unit of Measure	Items
	(25%)	Cost /Itm	\$1,	681 Qty * \$/Itm	\$97,498
		% Included	25.	00% Total Cost/Study	\$24,374
	Summary	Replacement Year	202	24 Future Cost	\$26,249

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

27- interior 31- exterior

00030 - East Social Center (EC)

05000 - Roofing

312 - Low Slope: Vinyl	Useful Life	20 Remaining	g Life 3	
207 Squares- Building Roof (50%)	Quantity	207	Unit of Measure	Squares
	Cost /Sqrs	\$683	Qty * \$/Sqrs	\$141,362
	% Included	50.00%	Total Cost/Study	\$70,681
Summary	Replacement Year	2024	Future Cost	\$76,115

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

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

356 - Low Slope: Vinyl	Useful Life	20 Remainin	ig Life 8	
207 Squares- Building Roof (50 ⁰	%) Quantity	207	Unit of Measure	Squares
	Cost /Sqrs	\$683	Qty * \$/Sqrs	\$141,362
	% Included	50.00%	Total Cost/Study	\$70,681
Summary	Replacement Year	2029	Future Cost	\$86,118

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

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

Coating 20,700 sf Low Slope Roof Recoating	Useful Life Quantity		Remaining 700			Square Feet
	Cost /SqFt	\$0.5	561			
	% Included	100	.00% 7	otal (Cost/Study	\$11,616
Summary	Replacement Year	202	4	F	uture Cost	\$12,509

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

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

08000 - Rehab

206 - Locker Rooms	Useful Life	20 Remainir	ng Life 1
2 Men's, Women's & Outdoor Shower	Quantity	2	Unit of Measure Room
	Cost /Rm	\$57,784	
	% Included	100.00%	Total Cost/Study \$115,569
Summary	Replacement Year	2022	Future Cost \$118,458

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

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

00030 - East Social Center (EC)

08000 - Rehab

214 - Restrooms

Pool Patio Companion Restroom

Useful Life	20	Remaining	Life	5	
Quantity	1		Unit	of Measure	Room
Cost /Rm	\$8,6	515			
% Included	100	.00%	Total	Cost/Study	\$8,615
Replacement Year	202	6		Future Cost	\$9,747

Summary

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

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

2018- Added to study as a separate component.

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

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

men's

3

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

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

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

0030 - East 2000 - Pool	Social Center (EC)						
106 - Resurfa		Useful Life	12 Remair	ning Life 1			
165 lf F	Pool	Quantity		Unit of Measure Linear Feet			
		Cost /l.f.	\$132				
		% Included	100.00%	Total Cost/Study \$21,704			
Summa	ary	Replacement Year	2022	Future Cost \$22,247			
This is	to resurface the pool including	g start-up costs.					
	Per client 6/1/2021, work was structural component for the			pated in 2022 with re-construction. See			
	\$21,704 was expended. Stains, patches and minor spa	Il were observed.					
00 - ADA Ch	nair Lift	Useful Life	10 Remair	ning Life 9			
2 Pool	& Spa ADA Chairs	Quantity	2	Unit of Measure Items			
		Cost /Itm	\$3,504				
		% Included	100.00%	Total Cost/Study \$7,008			
Summa	ary	Replacement Year	2030	Future Cost \$8,752			
This is	This is to replace the pool and spa ADA compliant chair lifts.						
	Aqua Creek, MN F-004PLB, SI Aqua Creek, MN F004PLB, SI						
2020- 9	\$7,008 was expended.						
06 - Deck: F	Re-Surface	Useful Life	15 Remair	ning Life 1			
5,661 s	sf Pool/Spa Deck Coating	Quantity	5,661	Unit of Measure Square Feet			
		Cost /SqFt	\$7.73				
		% Included	100.00%	Total Cost/Study \$43,759			
Summa	ary	Replacement Year	2022	Future Cost \$44,853			
	to scarify the concrete deck a r component.	nd apply an acrylic lace	coating. Cor	ncrete deck repairs are provided for withi			
2020- 9	Per client 6/1/2021, work was \$43,759 was expended.			pated in 2022.			

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

00030 - East Social Center (EC)

4 - E	Equipment: Replacement	Useful Life 5	-		
F	Pool & Spa Equipment (50%)	Quantity 1		Unit of Measure Lump Sum	1
		Cost /LS \$4	-	Qty * \$/LS \$40,524	
	_	% Included 5		Total Cost/Study \$20,262	
	Summary	Replacement Year 20		Future Cost \$20,769	
	This is to periodically replace the po component provides for one half re			ipment will fail simultaneousl	y, this
	 pool filter #1, Pentair Triton II C pool filter #2, Pentair Triton II C spa filter, Pentair Triton II Comn Pentair IntelliFlo variable speed p additional spa pump Dolphin Pool Vacuum #6 pool heater #1, Raypak Profession spa heater, Raypak Profession spa heater, Raypak Profession pool Aquasol chemical controller Clear Comfort advanced oxidatio Assorted- chemical system probes, 	ommercial, MN TR100C, SN nercial, MN TR60, SN 01011 pumps onal, MN B-R408-EN-X, SN onal, MN B-R408-EN-X, SN MN B-R268-EN-X, SN 1600 on system	l 011618914 391200831, 1302351954 1406380634 5401065, mf	00028, mfg. 2014-installed 2 mfg. 2012-installed 2012 , mfg. 2013 , mfg. 2014	
	Assorted- pipes, fittings, controls, li 2021- Per client 6/1/2021, work wa 2020- \$20,262 was expended. 2019- \$371 was expended per clier	as not completed in 2020, n nt 6/14/2019.	ow anticipate	ed in 2022.	
	Assorted- pipes, fittings, controls, li 2021- Per client 6/1/2021, work wa 2020- \$20,262 was expended. 2019- \$371 was expended per clier 2018- \$5,020 expended for pool/sp	as not completed in 2020, n nt 6/14/2019. Da Aquasol systems & chlori	ow anticipate		
4 - F	Assorted- pipes, fittings, controls, li 2021- Per client 6/1/2021, work wa 2020- \$20,262 was expended. 2019- \$371 was expended per clier 2018- \$5,020 expended for pool/sp Furniture: Misc	as not completed in 2020, n nt 6/14/2019. Da Aquasol systems & chlori Useful Life 6	ow anticipate	g Life 4	1
4 - F	Assorted- pipes, fittings, controls, li 2021- Per client 6/1/2021, work wa 2020- \$20,262 was expended. 2019- \$371 was expended per clier 2018- \$5,020 expended for pool/sp	as not completed in 2020, n nt 6/14/2019. Da Aquasol systems & chlori	ow anticipate ne pumps. Remaining		1
4 - F	Assorted- pipes, fittings, controls, li 2021- Per client 6/1/2021, work wa 2020- \$20,262 was expended. 2019- \$371 was expended per clier 2018- \$5,020 expended for pool/sp Furniture: Misc	as not completed in 2020, n nt 6/14/2019. Da Aquasol systems & chlori Useful Life 6 Quantity 1	ow anticipate ne pumps. Remaining 7,920	g Life 4	1
4 - F	Assorted- pipes, fittings, controls, li 2021- Per client 6/1/2021, work wa 2020- \$20,262 was expended. 2019- \$371 was expended per clier 2018- \$5,020 expended for pool/sp Furniture: Misc	as not completed in 2020, n nt 6/14/2019. Da Aquasol systems & chlori Useful Life 6 Quantity 1 Cost /LS \$	ow anticipate ne pumps. Remaining 7,920 00.00%	g Life 4 Unit of Measure Lump Sum	1
4 - F	Assorted- pipes, fittings, controls, li 2021- Per client 6/1/2021, work wa 2020- \$20,262 was expended. 2019- \$371 was expended per clier 2018- \$5,020 expended for pool/sp Furniture: Misc Pool Area Furniture	as not completed in 2020, n nt 6/14/2019. Da Aquasol systems & chlori Useful Life 6 Quantity 1 Cost /LS \$ % Included 10 Replacement Year 20	ow anticipate ne pumps. Remaining 7,920 00.00%	g Life 4 Unit of Measure Lump Sum Total Cost/Study \$7,920	1
4 - F F	Assorted- pipes, fittings, controls, li 2021- Per client 6/1/2021, work wa 2020- \$20,262 was expended. 2019- \$371 was expended per clier 2018- \$5,020 expended for pool/sp Furniture: Misc Pool Area Furniture Summary	as not completed in 2020, n nt 6/14/2019. Da Aquasol systems & chlori Useful Life 6 Quantity 1 Cost /LS \$ % Included 10 Replacement Year 20 DI furniture.	ow anticipate ne pumps. Remaining 7,920 00.00%	g Life 4 Unit of Measure Lump Sum Total Cost/Study \$7,920	1
24 - F 5 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Assorted- pipes, fittings, controls, li 2021- Per client 6/1/2021, work wa 2020- \$20,262 was expended. 2019- \$371 was expended per clier 2018- \$5,020 expended for pool/sp Furniture: Misc Pool Area Furniture Summary This is to replace miscellaneous poo	as not completed in 2020, n nt 6/14/2019. Da Aquasol systems & chlori Useful Life 6 Quantity 1 Cost /LS \$ % Included 10 Replacement Year 20 DI furniture.	ow anticipate ne pumps. Remaining 7,920 00.00%	g Life 4 Unit of Measure Lump Sum Total Cost/Study \$7,920	1
24 - F F 000 -	Assorted- pipes, fittings, controls, li 2021- Per client 6/1/2021, work wa 2020- \$20,262 was expended. 2019- \$371 was expended per clier 2018- \$5,020 expended for pool/sp Furniture: Misc Pool Area Furniture Summary This is to replace miscellaneous pool 2019- \$7,538 was expended per cli	as not completed in 2020, n nt 6/14/2019. Da Aquasol systems & chlori Useful Life 6 Quantity 1 Cost /LS \$ % Included 10 Replacement Year 20 DI furniture.	ow anticipate ne pumps. Remaining 7,920 00.00%	g Life 4 Unit of Measure Lump Sum Total Cost/Study \$7,920 Future Cost \$8,742	1
24 - F 9000 - 4 - F	Assorted- pipes, fittings, controls, li 2021- Per client 6/1/2021, work wa 2020- \$20,262 was expended. 2019- \$371 was expended per clier 2018- \$5,020 expended for pool/sp Furniture: Misc Pool Area Furniture Summary This is to replace miscellaneous poo 2019- \$7,538 was expended per cli - Spa	as not completed in 2020, n of 6/14/2019. Da Aquasol systems & chlori Useful Life 6 Quantity 1 Cost /LS \$ % Included 10 Replacement Year 20 of furniture. Ment 6/14/2019. Useful Life 8 Quantity 1	ow anticipate ne pumps. Remaining 7,920 00.00% 025 Remaining	g Life 4 Unit of Measure Lump Sum Total Cost/Study \$7,920 Future Cost \$8,742	1
24 - F 5 000 - 14 - F	Assorted- pipes, fittings, controls, li 2021- Per client 6/1/2021, work wa 2020- \$20,262 was expended. 2019- \$371 was expended per clier 2018- \$5,020 expended for pool/sp Furniture: Misc Pool Area Furniture Summary This is to replace miscellaneous poo 2019- \$7,538 was expended per cli - Spa Resurface	as not completed in 2020, n of 6/14/2019. Da Aquasol systems & chlori Useful Life 6 Quantity 1 Cost /LS \$ % Included 10 Replacement Year 20 ol furniture. Sent 6/14/2019. Useful Life 8	ow anticipate ne pumps. Remaining 7,920 00.00% 025 Remaining	g Life 4 Unit of Measure Lump Sum Total Cost/Study \$7,920 Future Cost \$8,742 g Life 1	1
4 - F	Assorted- pipes, fittings, controls, li 2021- Per client 6/1/2021, work wa 2020- \$20,262 was expended. 2019- \$371 was expended per clier 2018- \$5,020 expended for pool/sp Furniture: Misc Pool Area Furniture Summary This is to replace miscellaneous poo 2019- \$7,538 was expended per cli - Spa Resurface	as not completed in 2020, n of 6/14/2019. Da Aquasol systems & chlori Useful Life 6 Quantity 1 Cost /LS \$ % Included 10 Replacement Year 20 of furniture. Ment 6/14/2019. Useful Life 8 Quantity 1	ow anticipate ne pumps. Remaining 7,920 00.00% 025 Remaining 5,407	g Life 4 Unit of Measure Lump Sum Total Cost/Study \$7,920 Future Cost \$8,742 g Life 1	1
4 - F F 0000 - 4 - F S	Assorted- pipes, fittings, controls, li 2021- Per client 6/1/2021, work wa 2020- \$20,262 was expended. 2019- \$371 was expended per clier 2018- \$5,020 expended for pool/sp Furniture: Misc Pool Area Furniture Summary This is to replace miscellaneous poo 2019- \$7,538 was expended per cli - Spa Resurface	as not completed in 2020, n nt 6/14/2019. Da Aquasol systems & chlori Useful Life 6 Quantity 1 Cost /LS \$ % Included 10 Replacement Year 20 ol furniture. Sent 6/14/2019. Useful Life 8 Quantity 1 Cost /Itm \$	ow anticipate ne pumps. Remaining 7,920 00.00% 025 Remaining 5,407 00.00%	g Life 4 Unit of Measure Lump Sum Total Cost/Study \$7,920 Future Cost \$8,742 g Life 1 Unit of Measure Items	

00030 - East Social Center (EC) 14000 - Recreation 200 - Exercise: Cardio Equipment Useful Life 3 Remaining Life 2 17 Fitness Room Cardio Machines (25%) Quantity 17 Unit of Measure Items Cost /Itm \$6,391 Oty * \$/Itm \$108,640 % Included 25.00% Total Cost/Study \$27,160 Summarv Replacement Year 2023 Future Cost \$28,535 This is to periodically replace the cardio equipment on a percentage basis. Strength equipment is provided for within other components. 1- Life Fitness recumbent bike 1- Technogym Excite recumbent bike 1- Technogym recumbent bike 1- Schwinn fan spin bike 1- Schwinn fan spin bike 1- Sci Fit seated bike/stepper 1- NuStep T5 cross trainer (replaced 2020) 1- NuStep T5 cross trainer (replaced 2020) 1- Precor elliptical 1- True Spectrum TS1000 elliptical (replaced Precor) 1- True Spectrum TS1000 elliptical (replaced Sci Fit) 1- Concept-2 rower 1- Concept-2 rower 1- True 650 CS600 treadmill (replaced Paramount 2018) 1- True 650 CS600 treadmill (replaced Paramount 2018) 1- Woodway treadmill (broken & out of service in 2019, replaced 2020)) 1- Woodway treadmill 2020- \$20,000 was expended to replace 2 NuStep T5 and replace one Woodway treadmill. 2019- One Woodway treadmill was out of service. \$20,863 was expended per client 6/14/2019. 2017- \$24,827 was expended for fitness equipment. 300 - Exercise: Strength Equipment Useful Life 8 Remaining Life 2 Quantity 19 Unit of Measure Items 19 Fitness Room Strength Machines, Etc (50%) Cost /Itm \$4,052 Oty * \$/Itm \$76,995 % Included 50.00% Total Cost/Study \$38,498 Summary Replacement Year 2023 Future Cost \$40,446 This is to periodically replace miscellaneous fitness equipment. 1- Cybex leg extension 1- Cybex seated leg curl 1- Cybex hip abduction 1- Cybex hip adduction 1- Cybex leg press 1- Cybex fly/rear deltoid 1- Cybex lat pull 1- Cybex row 1- Cybex chest press 1- Cybex back extension 1- Cybex abdominal 1- Cybex arm extension 1- Hoist HD-3000 functional trainer, dual pulley 1- Precor 240 stretch trainer bench 1- Paramount XFW-640 vertical knee raise/dip bench 1- adjustable bench 1- adjustable bench 1- adjustable bench 1- Hoist 13-pair 2.5-55# dumbbell set w/ 3-teir rack

) - East Social Center (EC)				
) - Recreation				
720 -	Billiard Table		25 Remain	5	_
	2 Billiards Room	Quantity		Unit of Measure	Items
		Cost /Itm	\$9,077		
		% Included	100.00%	Total Cost/Study	\$18,153
	Summary	Replacement Year	2021	Future Cost	\$18,153
	This is to replace the billiard tables.				
	1- Olhausen 1- unknown manufacturer				
_	2021- \$18,153 is anticipated in 2021. 2020- \$15,000 was expended.	Per client 6/1/2021, t	ables were n	ot replaced in 2020.	
17000) - Tennis Court				
110 -	Reseal	Useful Life	4 Remain	ning Life 2	
	14,400 sf [2] Tennis Courts	Quantity		Unit of Measure	Square Feet
	,	Cost /SqFt			-
		% Included		Total Cost/Study	\$10.296
	Summary	Replacement Year		Future Cost	
					\$10,017
	This is to crack fill, seal and stripe the	tennis courts. These c	ourts are no	t post-tensioned.	
_	2019- \$9,800 was expended per clien 2014- Tennis courts repaired and re-c				
510 -	Resurface	Useful Life	20 Remain	ning Life 10	
	14,400 sf [2] Tennis Courts	Quantity		Unit of Measure	Square Feet
		Cost /SqFt			
		% Included		Total Cost/Study	\$44 782
	Summary	Replacement Year		Future Cost	
	This is to resurface the tennis courts u tensioned.				
) - Basketball / Sport Court				
	Seal & Striping	Useful Life	2 Remain	ning Life 0	
	18,200 sf [8] Pickleball Courts	Quantity		Unit of Measure	Square Feet
		Cost /SqFt	-		
		% Included		Total Cost/Study	\$19 400
	Summary	Replacement Year			
	Summary			Future Cost	
	This is to prepare the courts, repair cr sand, and restripe. These courts are p				mixed with silica
	8 courts at 2,275 sf/court 1- south court 2018 3- middle courts 2000-2006 4- north courts 2015				
	2021- \$19,400 was expended. 2020- Per client 8/5/2020, reduce est 2019- \$14,858 was expended per clie years. 2017- \$5,199 total was expended.				court every two

17500	 East Social Center (EC) Basketball / Sport Court Easting 					
	- Fencing					
110 -	Chain Link: 6'			Remaining Life	24 of Measure	Lincar Foot
	600 If North Pickleball Court Fencing- 201	Cost /I.f.			. Of Medsure	
		% Included			Cost/Study	¢12 E70
	Cummony				Cost/Study	
	Summary	Replacement Year			Future Cost	\$24,JJ9
	This is to replace the 6' and 4' chain link	fencing at the north	herly 4	pickleball cou	rts.	
	4' interior chain link fencing- 200 lf 6' perimeter chain link fencing- 400 lf					
_	2015- Approximate installation date.					
114 -	Chain Link: 6'	l Iseful I ife	30 R	Remaining Life	27	
114	600 If South Pickleball Court Fencing- 20			0	of Measure	Linear Feet
	South reviewall court rending 20	Cost /l.f.				
		% Included			Cost/Study	\$13 578
	Summary	Replacement Year			Future Cost	, ,
	,					<i>420</i> /110
	This is to replace the 6' and 4' chain link	rencing at the south	neriy 4	Ріскіеран соц	rts.	
	4' interior chain link fencing- 160 lf 6' perimeter chain link fencing- 440 lf					
_	2019- Per client 6/14/2019, one court ad	lded in 2018.				
130 -	Chain Link: 10'	Useful Life	30 R	Remaining Life	10	
	540 If Tennis Court Fence	Quantity			of Measure	Linear Feet
		Cost /l.f.	\$40.7	73		
		% Included	100.0	00% Total	Cost/Study	\$21,996
	Summary	Replacement Year	2031		Future Cost	\$28,156
_	This is to replace the 10' chain link fencir	ıg.				
200 -	Wrought Iron: 5'	Useful Life	30 R	Remaining Life	5	
	415 If Pool Perimeter Fence	Quantity		5	of Measure	Linear Feet
		Cost /l.f.		16		
		% Included			Cost/Study	\$15,962
	Summary	Replacement Year	2026		Future Cost	
	This is to replace the 5' wrought iron fend may be extended. Painting is provided fo	cing and gates. Witl	h aggr	essive paint m		
_						
) - Lighting					
510 -	Parking Lot			Remaining Life	1	The use
	7 Parking Lot Lights	Quantity			of Measure	Items
		Cost /Itm			a	
		% Included			Cost/Study	
	Summary	Replacement Year	2022		Future Cost	\$20,295
	,					
	This is to replace the parking lot lights.					

00030 - East Social Center (EC) 20000 - Lighting

604 -	Sports Field / Court 8 Pickleball Court Lights	Useful Life Quantity Cost /Itm % Included	\$3,257	Life 8 Unit of Measure Total Cost/Study	
	Summary	Replacement Year		Future Cost	
	This is to replace the pickleball court lig				
			life new client C	(14/2010	
-	2019- \$24,800 was expended to install	lights with a 10 year		/14/2019.	
23000	- Mechanical Equipment				
288 -	HVAC		15 Remaining		
	4 Rooftop Carrier Units- 2018	Quantity		Unit of Measure	Items
		Cost /Itm			+ 44 405
	Summany	% Included		Total Cost/Study	
	Summary	Replacement Year		Future Cost	
	This is to replace the Carrier HVAC syste or rebuilt to extend their life.	ems. It is possible th	at sub-compone	ents of these syste	ems can be replaced
	Unit 2- Art Room- Carrier- 3.5T Unit 6- Locker Room- Carrier- 4T Unit 7- Office- Carrier- 4T Unit 11- Fitness- Carrier- 5T				
	2019- Per client 6/14/2019, replaced in	2018 for \$38,254 of	f which half was	paid in 2018 and	2019.
-					
326 -	HVAC		15 Remaining	Life 3 Unit of Measure	Itoms
	Rooftop Carrier Unit #3- 2009	Quantity Cost /Itm		Unit of Measure	Items
		% Included		Total Cost/Study	\$19 437
	Summary	Replacement Year		Future Cost	. ,
	This is to replace the Carrier HVAC syste				
	rebuilt to extend its life.	eni. It is possible tha		its of this system	can be replaced of
_	Unit 3- Auditorium- Carrier- 10T				
356 -	HVAC	llsoful lifo	15 Remaining	Life 14	
550	Rooftop Carrier Unit #4	Quantity	5	Unit of Measure	Items
		Cost /Itm			
		% Included		Total Cost/Study	\$8,456
	Summary	Replacement Year	2035	Future Cost	\$11,948
	This is to replace the Rheem HVAC systered rebuilt to extend its life.	em. It is possible tha	it sub-componei	nts of this system	can be replaced or
	Unit 4- Auditorium- Rheem				
	2020- \$8,250 was expended, replaced (Carrier unit with Rhe	em.		

84 -	Hechanical Equipment HVAC	Useful Life 15 Remain	ing Life 2
504 -	Rooftop Carrier Unit #8- 2008	Quantity 1	Unit of Measure Items
		Cost /Itm \$19,437	
		% Included 100.00%	Total Cost/Study \$19,437
	Summary	Replacement Year 2023	Future Cost \$20,421
	This is to replace the Carrier HVAC sy rebuilt to extend its life.	stem. It is possible that sub-compo	nents of this system can be replaced or
_	Unit 8- Lounge- Carrier- 10T		
- 80	HVAC	Useful Life 15 Remain	ing Life 5
	5 Rooftop Carrier Units- 2011	Quantity 5	Unit of Measure Items
		Cost /Itm \$11,026	
		% Included 100.00%	Total Cost/Study \$55,132
	Summary	Replacement Year 2026	Future Cost \$62,376
	This is to replace the Carrier HVAC sy or rebuilt to extend their life.	stems. It is possible that sub-comp	onents of these systems can be replaced
_	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		
24 -	HVAC	Useful Life 15 Remain	ing Life 12
	2 Rooftop Carrier Units- 2018	Quantity 2	Unit of Measure Items
		Cost /Itm \$8,825	
		% Included 100.00%	Total Cost/Study \$17,650
	Summary	Replacement Year 2033	Future Cost \$23,738
	This is to replace the Carrier HVAC sy or rebuilt to extend their life.	stems. It is possible that sub-comp	onents of these systems can be replaced
	Unit 9- Women's Locker Room- Carrie Unit 10- Men's Locker Room- Carrier		
_	2019- Per client 6/14/2019, replaced	in 2018 for \$16,396 of which half v	vas paid in 2018 and 2019.
4000) - Furnishings		
520 -	Miscellaneous	Useful Life 10 Remain	ing Life 4
	Tables & Chairs	Quantity 1	Unit of Measure Lump Sum
		Cost /LS \$29,982	
		% Included 100.00%	Total Cost/Study \$29,982
	Summary	Replacement Year 2025	Future Cost \$33,095
	This is to replace miscellaneous table	s and chairs.	

	0 - East Social Center (EC) 0 - Audio / Visual				
	PA System	Useful Life	10 Remain	ing Life 0	
	Sound Rack- Sound System	Quantity		Unit of Measure System	
		Cost /Sys	\$10,000		
		% Included		Total Cost/Study \$10,000	
	Summary	Replacement Year	2021	Future Cost \$10,000	
	This is to replace the sound system.				
_	2021- \$10,000 is anticipated, per A & 2019- Per client, decrease useful life fr 2017- Per client, \$5,900 was expended	rom 20 to 10 years an	id remaining	life from 2031 to 2021.	
744 -	Piano	Useful Life	25 Remain	ing Life 9	
	East Auditorium Yamaha Upright	Quantity		Unit of Measure Items	
		Cost /Itm	\$9,650		
		% Included		Total Cost/Study \$9,650	
	Summary	Replacement Year	2030	Future Cost \$12,052	
	This is to replace the piano and dolly.				
	This is to replace the piano and dolly. Yamaha upright model- T121 serial #- 6087442				
	Yamaha upright model- T121	d in 2005.			
-	Yamaha upright model- T121 serial #- 6087442 2017- Per client, \$6,500 was expended	d in 2005.			
	Yamaha upright model- T121 serial #- 6087442 2017- Per client, \$6,500 was expended 0 - Safety / Access		20 Remain	ing Life 4	
	Yamaha upright model- T121 serial #- 6087442 2017- Per client, \$6,500 was expended 0 - Safety / Access Fire Equipment			ing Life 4 Unit of Measure Lump Sum	
	Yamaha upright model- T121 serial #- 6087442 2017- Per client, \$6,500 was expended 0 - Safety / Access	Useful Life Quantity		5	
	Yamaha upright model- T121 serial #- 6087442 2017- Per client, \$6,500 was expended 0 - Safety / Access Fire Equipment	Useful Life Quantity	1 \$19,384	5	
	Yamaha upright model- T121 serial #- 6087442 2017- Per client, \$6,500 was expended 0 - Safety / Access Fire Equipment	Useful Life Quantity Cost /LS	1 \$19,384 100.00%	Unit of Measure Lump Sum	
	Yamaha upright model- T121 serial #- 6087442 2017- Per client, \$6,500 was expended 0 - Safety / Access Fire Equipment Alarm & Sprinkler System	Useful Life Quantity Cost /LS % Included Replacement Year	1 \$19,384 100.00% 2025	Unit of Measure Lump Sum Total Cost/Study \$19,384	
	Yamaha upright model- T121 serial #- 6087442 2017- Per client, \$6,500 was expended 0 - Safety / Access Fire Equipment Alarm & Sprinkler System Summary	Useful Life Quantity Cost /LS % Included Replacement Year g mechanical equipme e fire sprinkler pendar	1 \$19,384 100.00% 2025 ent.	Unit of Measure Lump Sum Total Cost/Study \$19,384	
- 100	Yamaha upright model- T121 serial #- 6087442 2017- Per client, \$6,500 was expended 0 - Safety / Access Fire Equipment Alarm & Sprinkler System Summary This is to repair and replace firefighting 2021- \$7,225 was expended to replace 2018- Added as a reserve study compo	Useful Life Quantity Cost /LS % Included Replacement Year g mechanical equipme e fire sprinkler pendar onent.	1 \$19,384 100.00% 2025 ent.	Unit of Measure Lump Sum Total Cost/Study \$19,384 Future Cost \$21,396	
- 100	Yamaha upright model- T121 serial #- 6087442 2017- Per client, \$6,500 was expended 0 - Safety / Access Fire Equipment Alarm & Sprinkler System Summary This is to repair and replace firefighting 2021- \$7,225 was expended to replace 2018- Added as a reserve study compo	Useful Life Quantity Cost /LS % Included Replacement Year g mechanical equipme e fire sprinkler pendar	1 \$19,384 100.00% 2025 ent. hts. 1 Remain	Unit of Measure Lump Sum Total Cost/Study \$19,384]
- 100	Yamaha upright model- T121 serial #- 6087442 2017- Per client, \$6,500 was expended 0 - Safety / Access Fire Equipment Alarm & Sprinkler System Summary This is to repair and replace firefighting 2021- \$7,225 was expended to replace 2018- Added as a reserve study compo	Useful Life Quantity Cost /LS % Included Replacement Year g mechanical equipme e fire sprinkler pendar onent. Useful Life	1 \$19,384 100.00% 2025 ent. hts. 1 Remain 1	Unit of Measure Lump Sum Total Cost/Study \$19,384 Future Cost \$21,396]
- 100	Yamaha upright model- T121 serial #- 6087442 2017- Per client, \$6,500 was expended 0 - Safety / Access Fire Equipment Alarm & Sprinkler System Summary This is to repair and replace firefighting 2021- \$7,225 was expended to replace 2018- Added as a reserve study compo	Useful Life Quantity Cost /LS % Included Replacement Year g mechanical equipme e fire sprinkler pendar onent. Useful Life Quantity	1 \$19,384 100.00% 2025 ent. hts. 1 Remain 1 \$7,225	Unit of Measure Lump Sum Total Cost/Study \$19,384 Future Cost \$21,396]
100 -	Yamaha upright model- T121 serial #- 6087442 2017- Per client, \$6,500 was expended 0 - Safety / Access Fire Equipment Alarm & Sprinkler System Summary This is to repair and replace firefighting 2021- \$7,225 was expended to replace 2018- Added as a reserve study compo	Useful Life Quantity Cost /LS % Included Replacement Year g mechanical equipme e fire sprinkler pendar onent. Useful Life Quantity Cost /LS	1 \$19,384 100.00% 2025 ent. nts. 1 Remain 1 \$7,225 100.00%	Unit of Measure Lump Sum Total Cost/Study \$19,384 Future Cost \$21,396]

	- East Social Center (EC)				
) - Flooring Carpeting	Useful Life	10 Poma	ining Life 0	
220	850 Sq. Yds. East Center Carpet	Quantity		Unit of Measure	Square Yard
	050 54. Tus. Last center carpet	Cost /SqYd			
		% Included		Total Cost/Study	\$23,979
	Summary	Replacement Year		Future Cost	
	This is to replace the carpeting.				
_	2021- \$23,979 was expended.				
-20 -	Tile	Useful Life	20 Rema	ining Life 5	
	4,200 sf Clubhouse Walls & Floors	Quantity	4,200	Unit of Measure	Square Feet
		Cost /SqFt	\$11.32		
		% Included	100.00%	Total Cost/Study	\$47,524
	Summary	Replacement Year	2026	Future Cost	\$53,769
	This is to replace the wall and floor tile.				
_	2020- Per client 8/5/2020, extend rema 2018- 200 sf added at fitness center, so			sf to 4,200 sf.	
21 -	Tile	Useful Life	1 Rema	ining Life 0 Tre	atment [nr:1]
	Kitchen Tile (2021 Only)	Quantity	1	Unit of Measure	Lump Sum
		Cost /LS	\$6,507		
		% Included	100.00%	Total Cost/Study	\$6,507
	Summary	Replacement Year	2021	Future Cost	\$6,507
_	This is for the \$6,507 expended to repla	ace kitchen vct tile w	th porcelai	n tile.	
10 -	Tile	Useful Life	15 Doma	ining Life 0	
10 -	160 Sq. Yds. Art Room, Lobby, Kitchen	Quantity		Unit of Measure	Square Yard
	100 Sq. rus. Art Room, Lobby, Ritchen	Cost /SqYd			
		% Included		Total Cost/Study	\$9,849
	Summary	Replacement Year	2021	Future Cost	
	This is to replace the porcelain tile.				
	•				
	2021- \$9,849 was expended to replace	vet tile with porcelai	n tilo		

00030 - East Social Center (EC) 27000 - Appliances 720 - Miscellaneous Useful Life 5 Remaining Life 1 12 Kitchen Appliances (33%) Quantity 12 Unit of Measure Items Cost /Itm \$2,338 Oty * \$/Itm \$28,052 % Included 33.33% Total Cost/Study \$9,351 Replacement Year 2022 Summarv Future Cost \$9,584 This is to repair or replace miscellaneous appliances. 1- Bunn Coffee single brewer 1- Amana Distinctions range 1- Mavtag microwave 1- Duke E101-E double door convection oven 1- Vollrath 38710 4-pan buffet cart 1- GE 22 CF Refrigerator 1- Manitowoc undercounter ice maker, MN UY0140A-161B, SN 310283308 1- Quench, Q0309128 (pickleball area) 1- Moyer Diebel undercounter dishwasher, 401lf, SN W6128 1- stainless table 1- Speed Queen front load washer (craft janitor closet) 1- Speed Queen dryer (craft janitor closet) 28000 - Water System 138 - Backflow Valves Useful Life 12 Remaining Life 2 Quantity 1 Unit of Measure Items 4" Backflow Cost /Itm \$8,330 % Included 100.00% Total Cost/Study \$8,330 Summary Replacement Year 2023 Future Cost \$8,752 This is to replace the backflow prevention valve. 2020- \$8,127, 12 year life, and 2022 remaining life estimates per client 6/15/2020. Per client 8/5/2020, extend remaining life from 2022 to 2023. 00040 - Las Campanas (LC) 01000 - Paving 116 - Asphalt: Sealing Useful Life 5 Remaining Life 5 Quantity 70,468 Unit of Measure Square Feet 70,468 sf Parking Lot Cost /SqFt \$0.158 % Included 100.00% Total Cost/Study \$11,105 Replacement Year 2026 Future Cost \$12,565 Summary

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

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

117 - Asphalt: Sealing	Useful Life 1 Rema	ining Life 0 Treatment [nr:1]
48,452 sf East & South Lots (2021 Only)	Quantity 48,452	Unit of Measure Square Feet
	Cost /SqFt \$0.159	
	% Included 100.00%	Total Cost/Study \$7,720
Summary	Replacement Year 2021	Future Cost \$7,720
This is for the \$7,720 expended to seal co	oat East and South lots only, a	approximately 48,452 sq ft.

00040 - Las Campanas (LC) 01000 - Paving 216 - Asphalt: Ongoing Repairs Useful Life 5 Remaining Life 5 70,468 sf Parking Lot (3%) Quantity 70,468 Unit of Measure Square Feet Cost /SaFt \$3.68 Oty * \$/SaFt \$259,124 % Included 2.50% Total Cost/Study \$6,478 Replacement Year 2026 Summarv Future Cost \$7.329 This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed. 2021- \$7,720 was expended to seal coat East and South lots only, approximately 48,452 sq ft. 2019- North parking lot exhibits moderate linear cracking. 2017- Remaining life extended due to seal work done in 2017. 320 - Asphalt: Overlay Useful Life 25 Remaining Life 0 Quantity 27,246 Unit of Measure Square Feet 27,246 sf North Parking Lot Cost /SqFt \$1.06 % Included 100.00% Total Cost/Study \$28,875 Summary Replacement Year 2021 Future Cost \$28,875 This is to apply a overlay to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions. 2021- \$28,875 was expended. 324 - Asphalt: Overlay w/ Interlayer Useful Life 25 Remaining Life 14 Quantity 44,468 Unit of Measure Square Feet 44,468 sf East Parking Lot Cost /SqFt \$1.81 % Included 100.00% Total Cost/Study \$80,357 Summary Replacement Year 2035 Future Cost \$113,542 This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions. 02000 - Concrete 412 De - | D - - |-Useful Life **2** Demoining Life

412 -	Pool Deck	Usetul Lite	2	Remaining	Lite	1	
	4,731 sf Pool/Spa Area Concrete Repair	Quantity	4,	731	Unit o	f Measure	Square Feet
	(7.5%)	Cost /SqFt	\$2	22.63	Qty	* \$/SqFt	\$107,065
		% Included	7.	50%	Total C	ost/Study	\$8,030
	Summary	Replacement Year	20)22	Fu	iture Cost	\$8,231

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

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

) - Painting: Exterior Stucco	Useful Life	10 Remain	ing Life 8	
	18,180 sf Building Exterior	Quantity	18,180	Unit of Measure	Square Feet
	-	Cost /SqFt	\$1.38		
		% Included	100.00%	Total Cost/Study	\$25,047
	Summary	Replacement Year	2029	Future Cost	\$30,517
	This is to prepare, power wash, sand, sc	rape, caulk and pair	t the stucco	surfaces with a pren	nium paint.
_	2019- \$23,840 was expended per client	6/14/2019.			
3500	- Painting: Interior				
	Building	Useful Life	10 Remain	ing Life 1	
	21,900 sf All Interior Spaces	Quantity	21,900	Unit of Measure	Square Feet
		Cost /SqFt	\$0.851		
		% Included	100.00%	Total Cost/Study	\$18,637
	Summary	Replacement Year	2022	Future Cost	\$19,103
	This is to prepare and paint all interior w	alls and ceilings.			
_	2019- Interior paint of the racquetball co	ourt building appear	s in good cor	ndition.	
4000	- Structural Repairs				
12 -	Doors	Useful Life	10 Remain	ing Life 3	
	76 Exterior & Interior Doors (25%)	Quantity	76	Unit of Measure	Items
		Cost /Itm	\$1,681	Qty * \$/Itm	\$127,756
		% Included	25.00%	Total Cost/Study	\$31,939
	Summary	Replacement Year	2024	Future Cost	\$34,395
	This is to periodically repair, replace and hardware, automatic door operators, door				such as panic exi
_	17- exterior 59- interior				
5000	- Roofing				
16 -	Low Slope: Vinyl	Useful Life	20 Remain	ing Life 3	
	198 Squares- Clubhouse & Racquetball	Quantity	198	Unit of Measure	Squares
	Roof	Cost /Sqrs	•		
		% Included		Total Cost/Study	
	Summary	Replacement Year	2024	Future Cost	\$145,612
	This is to replace the low slope single-ply repaired as indicated to ensure maximum		m. All roofs s	should be regularly in	nspected and
	Clubhouse- 193 squares Racquetball building- 5 squares				
	2019- During solar installation process, t component to 2024.	the roofing was reco	ated. BRG ex	xtended the remainir	ng life of this

00040 - Las Campanas (LC)

05000 - Roofing			
942 - Coating	Useful Life 5	Remaining Lif	fe 3
19,800 sf Low Slope Roof Recoating	Quantity 1	L9,800 U	nit of Measure Square Feet
	Cost /SqFt \$	\$1.04	
	% Included 1	L00.00% To	tal Cost/Study \$20,573
Summary	Replacement Year 2	2024	Future Cost \$22,155
This to prepare the roof and apply a co water and ultraviolet rays.	pating to extend the roo	of's serviceable lif	e by protecting against ponding
2019- \$6,672 was expended to coat p	art of the roof prior to s	solar installation p	per client 6/14/2019.
2019- \$6,672 was expended to coat p 08000 - Rehab	art of the roof prior to s	solar installation p	per client 6/14/2019.
		solar installation p 20 Remaining Lif	
08000 - Rehab		20 Remaining Lif	
08000 - Rehab 212 - Locker Rooms	Useful Life 2	20 Remaining Lif	ëe 4
08000 - Rehab 212 - Locker Rooms	Useful Life 2 Quantity 2	20 Remaining Lif 2 U \$63,037	ëe 4

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

2021- Per client 6/30/2021, extend remaining life from 2022 to 2025. 2019- Wall tile appears in good condition. Increased estimate from \$25,000 to \$60,000 per room. Client input will further define this component.

216 - Restrooms	Useful Life 20 Remai	ning Life 6
2 Hallway Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$16,557	
	% Included 100.00%	Total Cost/Study \$33,114
Summary	Replacement Year 2027	Future Cost \$38,403

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

2017- Added per client.

220

) -	Restrooms	Useful Life	20	Remaining Life	6	
	Companion Restroom	Quantity	1	Unit	of Measure	Room
		Cost /Rm	\$16	,557		
		% Included	100	.00% Total	Cost/Study	\$16,557
	Summary	Replacement Year	202	7 F	uture Cost	\$19,201

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

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

	0 - Las Campanas (LC)		
	0 - Rehab		
318 -	Restrooms	Useful Life 20 Remain	-
	2 Racquetball Court Restrooms	Quantity 2	Unit of Measure Room
		Cost /Rm \$6,930	
		% Included 100.00%	Total Cost/Study \$13,860
	Summary	Replacement Year 2039	Future Cost \$21,617
	This is to rehab and redecorate the r input will further define this compon-		artitions, fixtures, lighting, tile, etc. Client
-	2019- These restrooms appear dated	d and worn. \$13,192 was expended	per client 6/14/2019.
406 -	Kitchen	Useful Life 10 Remain	ning Life 5
	Clubhouse Kitchen	Quantity 1	Unit of Measure Room
		Cost /Rm \$8,077	
		% Included 100.00%	Total Cost/Study \$8,077
	Summary	Replacement Year 2026	Future Cost \$9,138
	Client input will further define this co	omponent. Appliances are provided f	·
-	2018- BRG had this as a yearly expe	ense, probably incorrectly and manage	gement directed to revise per above.
560 -	Operable Wall/Partition	Useful Life 25 Remain	ning Life 12
	1,296 sf [2] Agave	Quantity 1,296	Unit of Measure Square Feet
		Cost /SqFt \$39.60	
		% Included 100.00%	Total Cost/Study \$51,319
	Summary	Replacement Year 2033	Future Cost \$69,018
	This is to repair and replace the ope	rable panel walls.	
	2- 12' x 54'		
-			
- L200	0 - Pool		
	0 - Pool Resurface	Useful Life 12 Remain	ning Life 1
		Useful Life 12 Remair Quantity 264	ning Life 1 Unit of Measure Linear Feet
	Resurface		5
	Resurface	Quantity 264	5
	Resurface	Quantity 264 Cost /l.f. \$158	Unit of Measure Linear Feet
	Resurface 264 lf Pool	Quantity 264 Cost /l.f. \$158 % Included 100.00% Replacement Year 2022	Unit of Measure Linear Feet Total Cost/Study \$41,817
	Resurface 264 lf Pool Summary	Quantity 264 Cost /l.f. \$158 % Included 100.00% Replacement Year 2022 g start-up costs.	Unit of Measure Linear Feet Total Cost/Study \$41,817
112 -	Resurface 264 If Pool Summary This is to resurface the pool including	Quantity 264 Cost /l.f. \$158 % Included 100.00% Replacement Year 2022 g start-up costs.	Unit of Measure Linear Feet Total Cost/Study \$41,817 Future Cost \$42,862
112 -	Resurface 264 lf Pool Summary This is to resurface the pool including 2019- Per client, pool resurfaced app	Quantity 264 Cost /l.f. \$158 % Included 100.00% Replacement Year 2022 g start-up costs.	Unit of Measure Linear Feet Total Cost/Study \$41,817 Future Cost \$42,862
112 -	Resurface 264 lf Pool Summary This is to resurface the pool including 2019- Per client, pool resurfaced app ADA Chair Lift	Quantity 264 Cost /l.f. \$158 % Included 100.00% Replacement Year 2022 g start-up costs. proximately 7 years ago. Useful Life 10 Remain	Unit of Measure Linear Feet Total Cost/Study \$41,817 Future Cost \$42,862
112 -	Resurface 264 lf Pool Summary This is to resurface the pool including 2019- Per client, pool resurfaced app ADA Chair Lift	Quantity 264 Cost /l.f. \$158 % Included 100.00% Replacement Year 2022 g start-up costs. proximately 7 years ago. Useful Life 10 Remain Quantity 2	Unit of Measure Linear Feet Total Cost/Study \$41,817 Future Cost \$42,862
112 -	Resurface 264 lf Pool Summary This is to resurface the pool including 2019- Per client, pool resurfaced app ADA Chair Lift	Quantity 264 Cost /l.f. \$158 % Included 100.00% Replacement Year 2022 g start-up costs. proximately 7 years ago. Useful Life 10 Remain Quantity 2 Cost /Itm \$4,395	Unit of Measure Linear Feet Total Cost/Study \$41,817 Future Cost \$42,862
112 -	Resurface 264 lf Pool Summary This is to resurface the pool including 2019- Per client, pool resurfaced app ADA Chair Lift 2 Pool & Spa ADA Chairs	Quantity 264 Cost /l.f. \$158 % Included 100.00% Replacement Year 2022 g start-up costs. proximately 7 years ago. Useful Life 10 Remain Quantity 2 Cost /Itm \$4,395 % Included 100.00% Replacement Year 2021	Unit of Measure Linear Feet Total Cost/Study \$41,817 Future Cost \$42,862 ning Life 0 Unit of Measure Items Total Cost/Study \$8,789

) - Las Campanas (LC)		
) - Pool Deck: Re-Surface	Useful Life 15 Rem	aining Life 14
12	4,731 sf Pool/Spa Deck Coating	Quantity 4,731	Unit of Measure Square Feet
		Cost /SqFt \$8.48	
		% Included 100.00%	Total Cost/Study \$40,116
	Summary	Replacement Year 2035	Future Cost \$56,683
			Concrete deck repairs are provided for within
_	2020- \$39,138 was expended. 2019- Chips and discoloration were	observed.	
38 -	Equipment: Replacement	Useful Life 5 Rem	aining Life 1
	Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum
	, , , ()	Cost /LS \$48,891	Qty * \$/LS \$48,891
		% Included 50.00%	Total Cost/Study \$24,445
	Summary	Replacement Year 2022	Future Cost \$25,057
	This is to periodically replace pool ar component provides for one half rep 1- spa filter, Pentair Triton II Comm 1- pool filter #1, Pentair Triton II Co 1- pool filter #2, Pentair Triton II Co	lacement every five years. ercial , MN TF100C, SN 01163621 ommercial, MN TF140C, SN 01010 ommercial, MN TF140C, SN 01161	700226, mfg. 2017-installed 2018 38110050K, mfg. 2011 191000317, mfg. 2010
	component provides for one half rep 1- spa filter, Pentair Triton II Comm 1- pool filter #1, Pentair Triton II Co 1- pool filter #2, Pentair Triton II Co 1- pool filter #3, Pentair Triton II Co 4- Pentair IntelliFlo variable speed p 1- additional spa pump 1- Dolphin Pool Vacuum #9 1- pool heater #1, Raypak Professio 1- pool heater #2, Raypak Professio 1- pool heater #3, Raypak Professio 1- spa heater, Raypak Professional, 1- pool Aquasol chemical controller 1- spa Aquasol chemical controller 1- Clear Comfort advanced oxidation Assorted- chemical system probes, f Assorted- pipes, fittings, controls, light	ercial , MN TF100C, SN 01163621 ommercial, MN TF140C, SN 01010 ommercial, MN TF140C, SN 01010 ommercial, MN TF140C, SN 01010 ommercial, MN TF140C, SN 01010 ommercial, MN TF140C, SN 140537 nal, MN B-R408-EN-X, SN 140537 nal, MN B-R408-EN-X, SN 140537 MN B-R268-EN-X, SN 1405378340 of system fittings, chem pumps, injectors, etc.	700226, mfg. 2017-installed 2018 38110050K, mfg. 2011 191000317, mfg. 2010 32110061, mfg. 2011 8616, mfg. 2014 8615, mfg. 2014 8611, mfg. 2014 5, mfg. 2014
_	component provides for one half rep 1- spa filter, Pentair Triton II Comm 1- pool filter #1, Pentair Triton II Co 1- pool filter #2, Pentair Triton II Co 1- pool filter #3, Pentair Triton II Co 4- Pentair IntelliFlo variable speed p 1- additional spa pump 1- Dolphin Pool Vacuum #9 1- pool heater #1, Raypak Professio 1- pool heater #2, Raypak Professio 1- pool heater #3, Raypak Professio 1- spa heater, Raypak Professional, 1- pool Aquasol chemical controller 1- Clear Comfort advanced oxidatior Assorted- chemical system probes, f	ercial , MN TF100C, SN 01163621 ommercial, MN TF140C, SN 01010 ommercial, MN TF140C, SN 01010 ommercial, MN TF140C, SN 01010 ommercial, MN TF140C, SN 01010 ommercial, MN TF140C, SN 140537 nal, MN B-R408-EN-X, SN 140537 nal, MN B-R408-EN-X, SN 140537 MN B-R268-EN-X, SN 1405378340 on system fittings, chem pumps, injectors, etc opts, drain covers, hand rails, etc. maining life from 2021 to 2022. ient 6/14/2019.	700226, mfg. 2017-installed 2018 38110050K, mfg. 2011 191000317, mfg. 2010 32110061, mfg. 2011 8616, mfg. 2014 8615, mfg. 2014 8611, mfg. 2014 5, mfg. 2014
	component provides for one half rep 1- spa filter, Pentair Triton II Comm 1- pool filter #1, Pentair Triton II Co 1- pool filter #2, Pentair Triton II Co 1- pool filter #3, Pentair Triton II Co 4- Pentair IntelliFlo variable speed p 1- additional spa pump 1- Dolphin Pool Vacuum #9 1- pool heater #1, Raypak Professio 1- pool heater #2, Raypak Professio 1- pool heater #3, Raypak Professio 1- pool heater #3, Raypak Professional, 1- pool Aquasol chemical controller 1- Clear Comfort advanced oxidation Assorted- chemical system probes, f Assorted- pipes, fittings, controls, lig 2021- Per client 6/1/2021, move rer 2019- \$12,473 was expended per cl 2018- \$1,177 was expended for the	Alacement every five years. ercial , MN TF100C, SN 01163621 pmmercial, MN TF140C, SN 01010 pmmercial, MN TF140C, SN 01010 pmmercial, MN TF140C, SN 01010 pmmercial, MN TF140C, SN 01010 pmmercial, MN TF140C, SN 140537 nal, MN B-R408-EN-X, SN 140537 nal, MN B-R408-EN-X, SN 140537 MN B-R268-EN-X, SN 1405378340 m system fittings, chem pumps, injectors, etc ghts, drain covers, hand rails, etc. maining life from 2021 to 2022. ient 6/14/2019. spa filter.	700226, mfg. 2017-installed 2018 38110050K, mfg. 2011 191000317, mfg. 2010 32110061, mfg. 2011 8616, mfg. 2014 8615, mfg. 2014 8611, mfg. 2014 5, mfg. 2014
	component provides for one half rep 1- spa filter, Pentair Triton II Comm 1- pool filter #1, Pentair Triton II Co 1- pool filter #2, Pentair Triton II Co 1- pool filter #3, Pentair Triton II Co 4- Pentair IntelliFlo variable speed p 1- additional spa pump 1- Dolphin Pool Vacuum #9 1- pool heater #1, Raypak Professio 1- pool heater #2, Raypak Professio 1- pool heater #3, Raypak Professional, 1- pool Aquasol chemical controller 1- Clear Comfort advanced oxidatior Assorted- chemical system probes, f Assorted- pipes, fittings, controls, lig 2021- Per client 6/1/2021, move rer 2019- \$12,473 was expended per cl 2018- \$1,177 was expended.	Alacement every five years. ercial , MN TF100C, SN 01163621 pmmercial, MN TF140C, SN 01010 pmmercial, MN TF140C, SN 01010 pmmercial, MN TF140C, SN 01010 pmmercial, MN TF140C, SN 01010 pmmercial, MN TF140C, SN 140537 nal, MN B-R408-EN-X, SN 140537 nal, MN B-R408-EN-X, SN 140537 MN B-R268-EN-X, SN 1405378340 m system fittings, chem pumps, injectors, etc ghts, drain covers, hand rails, etc. maining life from 2021 to 2022. ient 6/14/2019. spa filter.	700226, mfg. 2017-installed 2018 38110050K, mfg. 2011 191000317, mfg. 2010 32110061, mfg. 2011 8616, mfg. 2014 8615, mfg. 2014 8611, mfg. 2014 5, mfg. 2014 c.
	component provides for one half rep 1- spa filter, Pentair Triton II Comm 1- pool filter #1, Pentair Triton II Co 1- pool filter #2, Pentair Triton II Co 1- pool filter #3, Pentair Triton II Co 4- Pentair IntelliFlo variable speed p 1- additional spa pump 1- Dolphin Pool Vacuum #9 1- pool heater #1, Raypak Profession 1- pool heater #2, Raypak Profession 1- pool heater #3, Raypak Profession 1- pool heater #3, Raypak Profession 1- pool Aquasol chemical controller 1- Clear Comfort advanced oxidation Assorted- chemical system probes, f Assorted- pipes, fittings, controls, lig 2021- Per client 6/1/2021, move rer 2019- \$12,473 was expended per cl 2017- \$1,829 was expended. Furniture: Misc	lacement every five years. ercial , MN TF100C, SN 01163621 ommercial, MN TF140C, SN 01010 ommercial, MN TF140C, SN 01010 umps nal, MN B-R408-EN-X, SN 140537 nal, MN B-R408-EN-X, SN 140537 MN B-R408-EN-X, SN 140537 MN B-R268-EN-X, SN 1405378340 n system fittings, chem pumps, injectors, etc ghts, drain covers, hand rails, etc. maining life from 2021 to 2022. ient 6/14/2019. spa filter. Useful Life 6 Rem- Quantity 1 Cost /LS \$8,582	700226, mfg. 2017-installed 2018 38110050K, mfg. 2011 191000317, mfg. 2010 32110061, mfg. 2011 8616, mfg. 2014 8615, mfg. 2014 8611, mfg. 2014 5, mfg. 2014 c.
	component provides for one half rep 1- spa filter, Pentair Triton II Comm 1- pool filter #1, Pentair Triton II Co 1- pool filter #2, Pentair Triton II Co 1- pool filter #3, Pentair Triton II Co 4- Pentair IntelliFlo variable speed p 1- additional spa pump 1- Dolphin Pool Vacuum #9 1- pool heater #1, Raypak Profession 1- pool heater #2, Raypak Profession 1- pool heater #3, Raypak Profession 1- pool heater #3, Raypak Profession 1- pool Aquasol chemical controller 1- Clear Comfort advanced oxidation Assorted- chemical system probes, f Assorted- pipes, fittings, controls, lig 2021- Per client 6/1/2021, move rer 2019- \$12,473 was expended per cl 2017- \$1,829 was expended. Furniture: Misc	ercial , MN TF100C, SN 01163621 ommercial, MN TF140C, SN 01000 ommercial, MN TF140C, SN 010100 ommercial, MN TF140C, SN 010100 umps nal, MN B-R408-EN-X, SN 140537 nal, MN B-R408-EN-X, SN 140537 nal, MN B-R408-EN-X, SN 140537 MN B-R268-EN-X, SN 1405378340 n system fittings, chem pumps, injectors, etc ghts, drain covers, hand rails, etc. maining life from 2021 to 2022. ient 6/14/2019. spa filter. Useful Life 6 Rem. Quantity 1	700226, mfg. 2017-installed 2018 38110050K, mfg. 2011 191000317, mfg. 2010 32110061, mfg. 2011 8616, mfg. 2014 8615, mfg. 2014 8611, mfg. 2014 5, mfg. 2014 c.

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

00040 - Las Campanas (LC) 13000 - Spa 118 - Resurface Useful Life 8 Remaining Life 4 Quantity 1 Unit of Measure Items Spa PebbleTec Resurface Cost /Itm \$6,461 % Included 100.00% Total Cost/Study \$6,461 Summarv Replacement Year 2025 Future Cost \$7,132 This is to resurface the spa including start-up costs. 2018- Added to study, and \$6,000 was expended for PebbleTec resurface in June 2017 per client. Per client 8/5/2019, increase useful life from 6 to 8 years. 14000 - Recreation 210 - Exercise: Cardio Equipment Useful Life 3 Remaining Life 2 Quantity 21 Unit of Measure Items 21 Fitness Center Cardio Machines (25%) Cost /Itm \$6,788 Qty * \$/Itm \$142,557 % Included 25.00% Total Cost/Study \$35,639 Summary Replacement Year 2023 Future Cost \$37,444 This is to periodically replace the cardio equipment on a percentage basis. Strength equipment is provided for within other components. 1- Assault air bike 1- True recumbent bike 1- True recumbent bike 1- True recumbent bike 1- Technogym recumbent bike 1- Technogym recumbent bike 1- LeMond spin bike 1- LeMond spin bike 1- Cybex elliptical/arc trainer (replaced 2020) 1- Precor elliptical 1- Precor elliptical 1- True elliptical 1- Nu Step seated elliptical 1- Inspire Fitness seated elliptical 1- Concept-2 rowing machine 1- Concept-2 rowing machine 1- Cybex stepper 1- True treadmill 1- Woodway treadmill 1- Woodway treadmill 1- Technogym treadmill 2021- \$8,000 was expended to replace 1 Cybex Arc Trainer. 2020- \$10,000 was expended to replace 1 Cybex Arc Trainer. 2018- \$29,863 total was expended to replace 2 ellipticals, 1 NuStep, and 3 bikes. 2017- \$2,56 was expended. Useful Life 1 Remaining Life 0 211 - Exercise: Cardio Equipment Treatment [nr:1] Quantity 1 Unit of Measure Lump Sum Cybex Arc Trainer (2021 Only) Cost /LS \$8,000 % Included 100.00% Total Cost/Study \$8,000 Summary Replacement Year 2021 Future Cost \$8,000 This is for the \$8,000 was expended to replace 1 Cybex Arc Trainer.
00040 - Las Campanas (LC)

14000 - Recreation

310 -	Exercise: Strength Equipment	Useful Life 8 Remaining Life 2
	17 Fitness Center Strength Machines (50%) Quantity 17 Unit of Measure Items
		Cost /Itm \$4,523 Qty * \$/Itm \$76,890
		% Included 50.00% Total Cost/Study \$38,445
	Summary	Replacement Year 2023 Future Cost \$40,391
	This is to periodically replace strength equ other components.	ipment on a percentage basis. Cardio equipment is provided for within
	 Cybex leg press Cybex let curl Cybex leg extension Cybex fly rear deltoid Cybex chest press Cybex back extension Paramount lat pull down Paramount multi hip Precor stretch trainer Technogym low row Technogym hip adductor Technogym chin dip Technogym posterior flexibility Technogym anterior flexibility Hoist biceps curl 	

1- Radiant multi station

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

17000 - Tennis Court

1

120 -	Reseal	Useful Life	4	Remaining	Life	1		
	14,000 sf [2] Tennis Courts	Quantity	14,0	000	Unit (of Measure	Square Feet	
		Cost /SqFt	\$0.7	05				
		% Included	100.	.00% 7	Fotal (Cost/Study	\$9,876	
	Summary	Replacement Year	2022	2	F	uture Cost	\$10,123	

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

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

520 -

Useful Life	21 Remaining	JLife 18
Quantity	14,000	Unit of Measure Square Feet
Cost /SqFt	\$2.79	
% Included	100.00%	Total Cost/Study \$39,125
Replacement Year	2039	Future Cost \$61,022
	Quantity Cost /SqFt % Included	Useful Life 21 Remaining Quantity 14,000 Cost /SqFt \$2.79 % Included 100.00% Replacement Year 2039

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.

	0 - Las Campanas (LC)				
	D - Fencing Chain Link: 10'		20 Demoin	inglife 10	
140 -		Useful Life Quantity		ning Life 10 Unit of Measure	Linoar Foot
	600 If Tennis Court Fence	Cost /l.f.		Unit of Measure	Linearreet
		% Included		Total Cost/Study	¢73 750
	Summary	Replacement Year		Future Cost	
	,		2031	i uture cost	\$50,415
	This is to replace the 10' chain link fend	ling.			
_	10' perimeter fence- 540 lf 4' interior fence- 60 lf				
210 -	Wrought Iron: 5'	Useful Life	30 Remain	ning Life 6	
	315 If Pool Area Fencing	Quantity	315	Unit of Measure	Linear Feet
		Cost /l.f.	\$38.46		
		% Included	100.00%	Total Cost/Study	\$12,116
				Euture Cost	¢14 051
	Summary This is to replace the 5' wrought iron fe extended. Painting is provided for withi		e paint mair	Future Cost ntenance, this compo	
_	This is to replace the 5' wrought iron fe extended. Painting is provided for withi 2017- \$1,350 was expended.	ncing. With aggressive	e paint mair		
	This is to replace the 5' wrought iron fe extended. Painting is provided for withi 2017- \$1,350 was expended. D - Lighting	ncing. With aggressiven another component.	e paint mair	ntenance, this compo	
	This is to replace the 5' wrought iron ferent extended. Painting is provided for within 2017- \$1,350 was expended.	ncing. With aggressive n another component. Useful Life	e paint mair	ntenance, this compo	nent's life may b
	This is to replace the 5' wrought iron fe extended. Painting is provided for withi 2017- \$1,350 was expended. D - Lighting	ncing. With aggressive n another component. Useful Life Quantity	e paint mair 40 Remain 8	ntenance, this compo	nent's life may b
	This is to replace the 5' wrought iron ferent extended. Painting is provided for within 2017- \$1,350 was expended.	ncing. With aggressive n another component. Useful Life Quantity Cost /Itm	e paint mair 40 Remain 8 \$2,829	ntenance, this compo ning Life 16 Unit of Measure	inent's life may be
	This is to replace the 5' wrought iron ferent extended. Painting is provided for within 2017- \$1,350 was expended. D - Lighting Parking Lot 8 North Parking Lot Lights	uncing. With aggressive n another component. Useful Life Quantity Cost /Itm % Included	e paint mair 40 Remain 8 \$2,829 100.00%	ntenance, this componing Life 16 Unit of Measure Total Cost/Study	Items \$22,628
	This is to replace the 5' wrought iron ferent extended. Painting is provided for within 2017- \$1,350 was expended.	ncing. With aggressive n another component. Useful Life Quantity Cost /Itm	e paint mair 40 Remain 8 \$2,829 100.00%	ntenance, this compo ning Life 16 Unit of Measure	Items \$22,628
520 -	This is to replace the 5' wrought iron fe extended. Painting is provided for withi 2017- \$1,350 was expended. D - Lighting Parking Lot 8 North Parking Lot Lights Summary This is to replace the parking lot lights.	useful Life Useful Life Quantity Cost /Itm % Included Replacement Year	e paint mair 40 Remain 8 \$2,829 100.00% 2037	ntenance, this compo ning Life 16 Unit of Measure Total Cost/Study Future Cost	Items \$22,628
520 -	This is to replace the 5' wrought iron fe extended. Painting is provided for withi 2017- \$1,350 was expended. D - Lighting Parking Lot 8 North Parking Lot Lights Summary This is to replace the parking lot lights. Parking Lot	ncing. With aggressive n another component. Useful Life Quantity Cost /Itm % Included Replacement Year Useful Life	e paint main 40 Remain 8 \$2,829 100.00% 2037 40 Remain	ntenance, this compo ning Life 16 Unit of Measure Total Cost/Study Future Cost	Items \$22,628 \$33,592
- 520	This is to replace the 5' wrought iron fe extended. Painting is provided for withi 2017- \$1,350 was expended. D - Lighting Parking Lot 8 North Parking Lot Lights Summary This is to replace the parking lot lights.	ncing. With aggressive n another component. Useful Life Quantity Cost /Itm % Included Replacement Year Useful Life Quantity	e paint mair 40 Remain 8 \$2,829 100.00% 2037 40 Remain 13	ntenance, this compo ning Life 16 Unit of Measure Total Cost/Study Future Cost	Items \$22,628 \$33,592
520 -	This is to replace the 5' wrought iron fe extended. Painting is provided for withi 2017- \$1,350 was expended. D - Lighting Parking Lot 8 North Parking Lot Lights Summary This is to replace the parking lot lights. Parking Lot	useful Life Quantity Cost /Itm % Included Replacement Year Useful Life Quantity Cost /Itm	e paint mair 40 Remain 8 \$2,829 100.00% 2037 40 Remain 13 \$2,829	ning Life 16 Unit of Measure Total Cost/Study Future Cost	Items \$22,628 \$33,592 Items
- 520	This is to replace the 5' wrought iron fe extended. Painting is provided for withi 2017- \$1,350 was expended. D - Lighting Parking Lot 8 North Parking Lot Lights Summary This is to replace the parking lot lights. Parking Lot	ncing. With aggressive n another component. Useful Life Quantity Cost /Itm % Included Replacement Year Useful Life Quantity	e paint main 40 Remain 8 \$2,829 100.00% 2037 40 Remain 13 \$2,829 100.00%	ntenance, this compo ning Life 16 Unit of Measure Total Cost/Study Future Cost	Items \$22,628 \$33,592 Items \$36,771
520 -	This is to replace the 5' wrought iron fe extended. Painting is provided for withi 2017- \$1,350 was expended. D - Lighting Parking Lot 8 North Parking Lot Lights Summary This is to replace the parking lot lights. Parking Lot 13 East Parking Lot Lights	useful Life Quantity Cost /Itm % Included Replacement Year Useful Life Quantity Cost /Itm % Included	e paint main 40 Remain 8 \$2,829 100.00% 2037 40 Remain 13 \$2,829 100.00%	hing Life 16 Unit of Measure Total Cost/Study Future Cost Ning Life 29 Unit of Measure Total Cost/Study	Items \$22,628 \$33,592 Items \$36,771

) - Las Campanas (LC)			
) - Mechanical Equipment HVAC	Licoful Life	15 Remain	ing Life 2
212 -	11 Rooftop Trane Units- 2008	Quantity		Unit of Measure Items
	11 Roonop Traile Onits- 2008	Cost /Itm		one of medsure reens
		% Included		Total Cost/Study \$157,673
	Summary	Replacement Year		Future Cost \$165,655
	,			
	This is to replace the Trane HVAC syste or rebuilt to extend their life.	ms. It is possible tha	t sub-compo	nents of these systems can be replaced
_	Unit 1- Acacia- Trane- 3.5T Unit 2- Cypress- Trane- 3.5T Unit 3- Lobby- Trane- 3.5T Unit 4- Cottonwood- Trane 4.5T Unit 5- Iron Wood- Trane- 5T Unit 6- Kitchen- Trane- 5T Unit 7- Bathrooms- Trane- 2.5T Unit 8- Ocotillo- Trane- 12.5T Unit 9- Agave- Trane 10T Unit 10- Juniper- Trane- 12.5T Unit 11- Fitness- Trane- 10T			
292 -	HVAC	Useful Life	15 Remain	ing Life 4
	4 Rooftop Carrier Units- 2010	Quantity	4	Unit of Measure Items
		Cost /Itm	\$12,949	
		% Included	100.00%	Total Cost/Study \$51,796
	Summary	Replacement Year	2025	Future Cost \$57,173
	This is to replace the Carrier HVAC syst or rebuilt to extend their life.	ems. It is possible th	at sub-comp	onents of these systems can be replaced
_	Unit 12- Fitness- Carrier- 6T Unit 13- Lobby- Carrier- 3T Unit 14- Locker Room- Carrier- 5T Unit 15- Racquetball Courts 1 & 2- Carr	ier- 5T		
328 -	HVAC	Useful Life	15 Remain	ing Life 8
	Rooftop Carrier Unit #16- 2014	Quantity		Unit of Measure Items
		Cost /Itm	\$10,769	
		% Included	100.00%	Total Cost/Study \$10,769
	Summary	Replacement Year	2029	Future Cost \$13,121
	This is to replace the Carrier HVAC syst rebuilt to extend its life.	em. It is possible tha	it sub-compo	nents of this system can be replaced or
	Unit 16- Racquetball Lobby, men's & wo	omen's restrooms- Ca	arrier- 4T	

	 Las Campanas (LC) Mechanical Equipment 				
51ノー	Water Heater	Useful Life	12 Remain	ing Life 0	
	2 Rennai Tankless Heaters	Quantity		Unit of Measure	Items
		Cost /Itm			
		% Included		Total Cost/Study	\$11,144
	Summary	Replacement Year	2021	Future Cost	
	This is to replace the tankless water he				
	2021- \$11,144 was expended to replac 2020- \$6,000 was expended. 2019- Per client 7/22/2019, increase es	e solar water heater	with two Rer	nai tankless heaters	
4000	- Furnishings				
900 -	Miscellaneous	Useful Life	10 Remain	ing Life 6	
	Tables, Chairs, Misc	Quantity	1	Unit of Measure	Lump Sum
		Cost /LS	\$49,375		
		% Included	100.00%	Total Cost/Study	\$49,375
	Summary	Replacement Year	2027	Future Cost	\$57,260
	This is to replace miscellaneous furnishi	ngs.			
	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				
4500	- Audio / Visual				
7/8 -	Piano	Useful Life	25 Remain	ing Life 8	
-10		Quantity	1	Unit of Measure	Items
	Ocotillo Room Yamaha Upright	Quantity			
	Ocotillo Room Yamaha Upright	Cost /Itm	\$11,412		
	Ocotillo Room Yamaha Upright	· · · · · ·		Total Cost/Study	\$11,412
	Ocotillo Room Yamaha Upright Summary	Cost /Itm	100.00%	Total Cost/Study Future Cost	
		Cost /Itm % Included	100.00%		
	Summary	Cost /Itm % Included	100.00%		
	Summary This is to replace the piano and dolly. Yamaha studio piano model- T121	Cost /Itm % Included Replacement Year	100.00%		
_	Summary This is to replace the piano and dolly. Yamaha studio piano model- T121 serial #- 6107706	Cost /Itm % Included Replacement Year in 2004.	100.00%	Future Cost	
	Summary This is to replace the piano and dolly. Yamaha studio piano model- T121 serial #- 6107706 2017- Per client, \$7,500 was expended	Cost /Itm % Included Replacement Year in 2004.	100.00% 2029 30 Remain	Future Cost	\$13,905
	Summary This is to replace the piano and dolly. Yamaha studio piano model- T121 serial #- 6107706 2017- Per client, \$7,500 was expended Stage Risers	Cost /Itm % Included Replacement Year in 2004. Useful Life	100.00% 2029 30 Remain 4	Future Cost	\$13,905
	Summary This is to replace the piano and dolly. Yamaha studio piano model- T121 serial #- 6107706 2017- Per client, \$7,500 was expended Stage Risers	Cost /Itm % Included Replacement Year in 2004. Useful Life Quantity	100.00% 2029 30 Remain 4 \$5,989	Future Cost	\$13,905 Items
	Summary This is to replace the piano and dolly. Yamaha studio piano model- T121 serial #- 6107706 2017- Per client, \$7,500 was expended Stage Risers	Cost /Itm % Included Replacement Year in 2004. Useful Life Quantity Cost /Itm	100.00% 2029 30 Remain 4 \$5,989 100.00%	Future Cost ing Life 27 Unit of Measure	\$13,905 Items \$23,958
	Summary This is to replace the piano and dolly. Yamaha studio piano model- T121 serial #- 6107706 2017- Per client, \$7,500 was expended Stage Risers 4 Ocotillo Room- New	Cost /Itm % Included Replacement Year in 2004. Useful Life Quantity Cost /Itm % Included Replacement Year	100.00% 2029 30 Remain 4 \$5,989 100.00%	Future Cost ing Life 27 Unit of Measure Total Cost/Study	\$13,905 Items \$23,958

) - Las Campanas (LC)	
24500) - Audio / Visual	
808 -	Stage Risers	Useful Life 30 Remaining Life 18
	2 Ocotillo Room- Older	Quantity 2 Unit of Measure Items
		Cost /Itm \$404
		% Included 100.00% Total Cost/Study \$807
	Summary	Replacement Year2039Future Cost\$1,259
	This is to replace the $6' \times 8'$ Stage Right	risers.
	2019- Per client 6/14/2019, extend usef study. 2017- Per client, \$6,000 was expended	ful life from 20 to 30 years. Per client 7/22/2019, keep A/V components in 2009.
- 228	Stage Curtains	Useful Life 20 Remaining Life 8
,52	2 Ocotillo Room	Quantity 2 Unit of Measure Items
		Cost /Itm \$4,035
		% Included 100.00% Total Cost/Study \$8,069
	Summary	Replacement Year 2029 Future Cost \$9,832
	This is to replace the inherent fire retard	lant, black grand curtains including apron and pulley.
_	2017- Per client, \$6,000 was expended	for purchase from Sonora Theatre Works in 2009.
900 -	Miscellaneous	Useful Life 10 Remaining Life 8
	Ocotillo Room- Sound System & Induction	On Quantity 1 Unit of Measure System
	Loop	Cost /Sys \$16,680
		% Included 100.00% Total Cost/Study \$16,680
	Summary	% Included 100.00%Total Cost/Study \$16,680Replacement Year 2029Future Cost \$20,323
	Summary This is to replace the total sound system	Replacement Year2029Future Cost\$20,323
_		Replacement Year 2029Future Cost \$20,323and hearing induction loop.6/14/2019.
4600	This is to replace the total sound system 2019- \$15,876 was expended per client 2017- Per client, \$12,500 was expended	Replacement Year 2029Future Cost \$20,323and hearing induction loop.6/14/2019.
	This is to replace the total sound system 2019- \$15,876 was expended per client	Replacement Year 2029Future Cost \$20,323and hearing induction loop.6/14/2019.
	This is to replace the total sound system 2019- \$15,876 was expended per client 2017- Per client, \$12,500 was expended	Replacement Year 2029 Future Cost \$20,323 and hearing induction loop. 6/14/2019. I in 2009.
	This is to replace the total sound system 2019- \$15,876 was expended per client 2017- Per client, \$12,500 was expended) - Safety / Access Fire Control Misc	Replacement Year 2029 Future Cost \$20,323 and hearing induction loop. 6/14/2019. in 2009. Useful Life 20 Remaining Life 9
	This is to replace the total sound system 2019- \$15,876 was expended per client 2017- Per client, \$12,500 was expended) - Safety / Access Fire Control Misc	Replacement Year 2029 Future Cost \$20,323 and hearing induction loop. 6/14/2019. in 2009. Useful Life 20 Remaining Life 9 Quantity 1 Unit of Measure Lump Sum
	This is to replace the total sound system 2019- \$15,876 was expended per client 2017- Per client, \$12,500 was expended) - Safety / Access Fire Control Misc	Replacement Year 2029 Future Cost \$20,323 and hearing induction loop. 6/14/2019. d in 2009. Useful Life 20 Remaining Life 9 Quantity 1 Unit of Measure Lump Sum Cost /LS \$19,384
	This is to replace the total sound system 2019- \$15,876 was expended per client 2017- Per client, \$12,500 was expended - Safety / Access Fire Control Misc Fire Alarm System Summary	Replacement Year 2029 Future Cost \$20,323 and hearing induction loop. 6/14/2019. in 2009. Useful Life 20 Remaining Life 9 Quantity 1 Unit of Measure Lump Sum Cost /LS \$19,384 % Included 100.00%
	This is to replace the total sound system 2019- \$15,876 was expended per client 2017- Per client, \$12,500 was expended - Safety / Access Fire Control Misc Fire Alarm System Summary This is to repair and replace the fire alar	Replacement Year 2029 Future Cost \$20,323 and hearing induction loop. 6/14/2019. in 2009. Useful Life 20 Remaining Life 9 Quantity 1 Unit of Measure Lump Sum Cost /LS \$19,384 % Included 100.00% Total Cost/Study \$19,384 Replacement Year 2030 Future Cost \$24,208 m control panel, fire suppression system, alarms, sensors, pull stations,
- 210	This is to replace the total sound system 2019- \$15,876 was expended per client 2017- Per client, \$12,500 was expended) - Safety / Access Fire Control Misc Fire Alarm System Summary This is to repair and replace the fire alar etc. 2021- \$8,833 was expended to replace the	Replacement Year 2029 Future Cost \$20,323 and hearing induction loop. 6/14/2019. 6/14/2019. In 2009. Useful Life 20 Remaining Life 9 Quantity 1 Quantity 1 Unit of Measure Lump Sum Cost /LS \$19,384 % Included 100.00% % Included 100.00% Total Cost/Study \$19,384 Replacement Year 2030 Future Cost \$24,208 m control panel, fire suppression system, alarms, sensors, pull stations, fire alarm panel only.
- 210 -	This is to replace the total sound system 2019- \$15,876 was expended per client 2017- Per client, \$12,500 was expended - Safety / Access Fire Control Misc Fire Alarm System Summary This is to repair and replace the fire alar etc. 2021- \$8,833 was expended to replace the Fire Control Misc	Replacement Year 2029 Future Cost \$20,323 and hearing induction loop. 6/14/2019. 6/14/2019. in 2009. Useful Life 20 Remaining Life 9 Quantity 1 Unit of Measure Lump Sum Cost /LS \$19,384 % Included 100.00% Total Cost/Study \$19,384 Replacement Year 2030 Future Cost \$24,208 m control panel, fire suppression system, alarms, sensors, pull stations, fire alarm panel only. Useful Life 1 Remaining Life 0 Treatment [nr:1]
- 210	This is to replace the total sound system 2019- \$15,876 was expended per client 2017- Per client, \$12,500 was expended) - Safety / Access Fire Control Misc Fire Alarm System Summary This is to repair and replace the fire alar etc. 2021- \$8,833 was expended to replace the	Replacement Year 2029 Future Cost \$20,323 and hearing induction loop. 6/14/2019. 6/14/2019. In 2009. Useful Life 20 Remaining Life 9 Quantity 1 Unit of Measure Lump Sum Cost /LS \$19,384 % Included 100.00% Total Cost/Study \$19,384 Replacement Year 2030 Future Cost \$24,208 m control panel, fire suppression system, alarms, sensors, pull stations, fire alarm panel only. Useful Life 1 Remaining Life 0 Treatment [nr:1] Quantity 1 Unit of Measure Lump Sum
- 210	This is to replace the total sound system 2019- \$15,876 was expended per client 2017- Per client, \$12,500 was expended - Safety / Access Fire Control Misc Fire Alarm System Summary This is to repair and replace the fire alar etc. 2021- \$8,833 was expended to replace the Fire Control Misc	Replacement Year 2029 Future Cost \$20,323 and hearing induction loop. 6/14/2019. 6/14/2019. In 2009. Useful Life 20 Remaining Life 9 Quantity 1 Quantity 1 Unit of Measure Lump Sum Cost /LS \$19,384 % Included 100.00% % Included 100.00% Total Cost/Study \$19,384 Replacement Year 2030 Future Cost \$24,208 m control panel, fire suppression system, alarms, sensors, pull stations, fire alarm panel only. Useful Life 1 Remaining Life 0 Treatment [nr:1] Quantity 1 Unit of Measure Lump Sum Cost /LS \$8,833
- 210	This is to replace the total sound system 2019- \$15,876 was expended per client 2017- Per client, \$12,500 was expended - Safety / Access Fire Control Misc Fire Alarm System Summary This is to repair and replace the fire alar etc. 2021- \$8,833 was expended to replace the Fire Control Misc	Replacement Year 2029 Future Cost \$20,323 and hearing induction loop. 6/14/2019. 6/14/2019. In 2009. Useful Life 20 Remaining Life 9 Quantity 1 Unit of Measure Lump Sum Cost /LS \$19,384 % Included 100.00% Total Cost/Study \$19,384 Replacement Year 2030 Future Cost \$24,208 m control panel, fire suppression system, alarms, sensors, pull stations, fire alarm panel only. Useful Life 1 Remaining Life 0 Treatment [nr:1] Quantity 1 Unit of Measure Lump Sum

) - Las Campanas (LC)) - Flooring				
	Carpeting	l leoful l ifo	10 Remain	ing Life 4	
250	430 Sq. Yds. Clubhouse Carpet	Quantity		Unit of Measure	Square Yard
		Cost /SqYd			
		% Included		Total Cost/Study	\$17.189
	Summary	Replacement Year		Future Cost	
	This is to replace the carpeting.				
_	2020- Per client 8/6/2020, extend remain 2017- Juniper room carpet replaced, so t Juniper room carpet is now provided for	his component's qu	iantity is redu	uced from 580 to 43	0 square yards, and
236 -	Carpeting	llsoful Life	10 Remain	ing Life 6	
250	150 Sq. Yds. Juniper Room Only	Quantity		Unit of Measure	Square Yard
	150 Sq. Tus. Juliper Room Only	Cost /SqYd			
		% Included		Total Cost/Study	\$5.260
	Summary	Replacement Year		Future Cost	
	This is to replace the carpeting.				
_	2017- \$4,765 was expended for 150 squ	are yards.			
430 -	Tile	Useful Life	20 Remain	ing Life 4	
	3,050 sf Clubhouse Walls & Floors	Quantity	3,050	Unit of Measure	Square Feet
		Cost /SqFt	\$13.66		
		% Included	100.00%	Total Cost/Study	\$41,657
	Summary	Replacement Year	2025	Future Cost	\$45,982
	This is to replace the wall and floor tile.				
	2020- Per client 8/6/2020, extend remain	ning life from 2021	to 2025.		
620 -	Vinvl	Useful Life	15 Remain	ing Life 1	
	, 540 Sq. Yds. Clubhouse	Quantity		Unit of Measure	Square Yard
		Cost /SqYd	\$155		
		% Included		Total Cost/Study	\$83,794
	Summary	Replacement Year	2022	Future Cost	\$85,889
	This is to replace the vinyl flooring.				
_	2021- \$85,889 is anticipated in 2022, to 2020- Per client 8/6/2020, extend remain				
700 -	Hardwood Floors	l Iseful I ife	25 Remain	ing Life 8	
/00 -		Quantity		Unit of Measure	Square Feet
	1,600 sf [2] Racquetball Courts- Replace	Cost /SaFt	-		
		% Included		Total Cost/Study	\$25 349
	Summary	Replacement Year		Future Cost	
	This is to replace the racquetball court ha				
	2- 20' x 40' racquetball courts	2	5	. 5	
	2019- The hardwood floors appear in wel	I maintained condit	ion Good bu	ff and finish	
_					

00040 - Las Campanas (LC) 25000 - Flooring

740 -	Vinyl	Useful Life	40	Remaining	Life	39	
	2,925 sf Agave & Ocotillo Floor	Quantity	2,92	25	Unit (of Measure	Square Feet
		Cost /SqFt	\$11	.94			
		% Included	100	.00%	Total (Cost/Study	\$34,918
	Summary	Replacement Year	206	0	F	uture Cost	\$91,470

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

2021- \$34,918 was expended. The 2021 cost was much less than previously estimated due to switch from engineered hardwood to Luxury Vinyl Plank.

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

27000 - Appliances

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

This is to repair or replace miscellaneous appliances.

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

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

801 -	Miscellaneous	Useful Life	1 Remainin	g Life 0 Treatment [nr:1]
	Dishwasher/Refrig (2021 Only)	Quantity	1	Unit of Measure Lump Sum
		Cost /LS	\$6,850	
		% Included	100.00%	Total Cost/Study \$6,850
	Summary	Replacement Year	2021	Future Cost \$6,850
	This is for the \$6,850 expended to repla	ce dishwasher and r	efrigerator.	

) - Las Campanas (LC)) - Water System	
130 -	Backflow Valves	Useful Life 12 Remaining Life 2
	4" Backflow	Quantity 1 Unit of Measure Items
		Cost /Itm \$7,814
		% Included 100.00% Total Cost/Study \$7,814
	Summary	Replacement Year 2023 Future Cost \$8,209
	This is to replace the backflow prever	ntion valve.
_	2020- Per client 8/6/2020, extend re 2020- \$7,623, 12 year life, and 2021	maining life from 2021 to 2023. remaining life estimates per client 6/15/2020.
0050) - Desert Hills (DH)	
) - Paving	
20 -	Asphalt: Sealing	Useful Life 5 Remaining Life 3
	104,016 sf Drives & Parking	Quantity 104,016 Unit of Measure Square Feet
		Cost /SqFt \$0.126
		% Included 100.00% Total Cost/Study \$13,080
	Summary	Replacement Year 2024 Future Cost \$14,086
		a single coat asphalt emulsion product and restripe to match the existing cost is generally 10% to 20% higher.
_	2019- The parking lot west of the cor appears dull and gray. \$12,450 was e	nplex appears recently sealed, crack filled and striped. The south parking lo expended per client 6/14/2019.
20 -	Asphalt: Ongoing Repairs	Useful Life 5 Remaining Life 3
	104,016 sf Drives & Parking (3%)	Quantity 104,016 Unit of Measure Square Feet
		Cost /SqFt \$3.68 Qty * \$/SqFt \$382,486
		Cost /SqFt \$3.68 Qty * \$/SqFt \$382,486 % Included 2.50% Total Cost/Study \$9,562
	Summary	
		% Included 2.50% Total Cost/Study \$9,562
	This is for miscellaneous repairs inclu should be filled when observed. 2019- The parking lot west of the cor	% Included 2.50%Total Cost/Study \$9,562Replacement Year 2024Future Cost \$10,297
	This is for miscellaneous repairs inclusion should be filled when observed. 2019- The parking lot west of the corrappears dull and gray. Per client 7/22	% Included 2.50% Total Cost/Study \$9,562 Replacement Year 2024 Future Cost \$10,297 ding crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider nplex appears recently sealed, crack filled and striped. The south parking lo 2/2019, extend remaining life from 2020 to 2024.
28 -	This is for miscellaneous repairs inclu should be filled when observed. 2019- The parking lot west of the cor	% Included 2.50% Total Cost/Study \$9,562 Replacement Year 2024 Future Cost \$10,297 ding crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider mplex appears recently sealed, crack filled and striped. The south parking lo
	This is for miscellaneous repairs inclus should be filled when observed. 2019- The parking lot west of the cor appears dull and gray. Per client 7/22 Asphalt: Overlay w/ Interlayer	% Included 2.50% Total Cost/Study \$9,562 Replacement Year 2024 Future Cost \$10,297 ding crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider mplex appears recently sealed, crack filled and striped. The south parking lo 2/2019, extend remaining life from 2020 to 2024. Useful Life 25 Remaining Life 18
_ 28 -	This is for miscellaneous repairs inclus should be filled when observed. 2019- The parking lot west of the cor appears dull and gray. Per client 7/22 Asphalt: Overlay w/ Interlayer	% Included 2.50% Total Cost/Study \$9,562 Replacement Year 2024 Future Cost \$10,297 ding crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider mplex appears recently sealed, crack filled and striped. The south parking lo 2/2019, extend remaining life from 2020 to 2024. Useful Life 25 Remaining Life 18 Quantity 104,016 Unit of Measure Square Feet
_ 28 -	This is for miscellaneous repairs inclus should be filled when observed. 2019- The parking lot west of the cor appears dull and gray. Per client 7/22 Asphalt: Overlay w/ Interlayer	% Included 2.50% Total Cost/Study \$9,562 Replacement Year 2024 Future Cost \$10,297 ding crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider mplex appears recently sealed, crack filled and striped. The south parking lo 2/2019, extend remaining life from 2020 to 2024. Useful Life 25 Remaining Life 18 Quantity 104,016 Unit of Measure Square Feet Cost /SqFt \$1.81
28 -	This is for miscellaneous repairs inclus should be filled when observed. 2019- The parking lot west of the cor appears dull and gray. Per client 7/22 Asphalt: Overlay w/ Interlayer 104,016 sf Drives & Parking Summary This is to apply a paving fabric interla	% Included 2.50% Total Cost/Study \$9,562 Replacement Year 2024 Future Cost \$10,297 ding crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider mplex appears recently sealed, crack filled and striped. The south parking log/2019, extend remaining life from 2020 to 2024. Useful Life 25 Remaining Life 18 Quantity 104,016 Unit of Measure Square Feet Cost /SqFt \$1.81 % Included 100.00% Total Cost/Study \$187,965

01000 -	Paving
01000 -	Paviliy

01000	- Paving					
329 -	Asphalt: Overlay w/ Interlayer	Useful Life 1	1 Rema	aining Life 0	Treatment [nr:1]	
	Lower Parking Lot (2021 Only)	Quantity 1	1	Unit of Me	asure Lump Sum	
		Cost /LS \$	\$68,777			
		% Included 1	100.00%	Total Cost/	Study \$68,777	
	Summary	Replacement Year 2	2021	Future	e Cost \$68,777	
	This is for the \$68,777 expended to repla	ace approximately 32	2,730 sq f	t, lower parking	lot.	

02000 - Concrete

414 -	Pool Deck	Useful Life	5	Remaining Life	1	
	5,981 sf Pool/Spa Area Concrete Repair	Quantity	5,98	31 Unit	of Measure	Square Feet
	(7.5%)	Cost /SqFt	\$22	.63 Qt	y * \$/SqFt	\$135,353
		% Included	7.50	0% Total (Cost/Study	\$10,151
	Summary	Replacement Year	202	2 F	uture Cost	\$10,405

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

03000 - Painting: Exterior

124 -	Stucco	Useful Life	10 Remaining	g Life 6
	30,135 sf Building Exterior	Quantity	30,135	Unit of Measure Square Feet
		Cost /SqFt	\$1.62	
		% Included	100.00%	Total Cost/Study \$48,757
	Summary	Replacement Year	2027	Future Cost \$56,544

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

2019- Exterior painting appears in excellent condition.

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

03500 - Painting: Interior

124

4 -	Building	Useful Life	5 Remaining	Life 0
	26,950 sf All Interior Spaces (50%)	Quantity	26,950	Unit of Measure Square Feet
		Cost /SqFt	\$1.03	Qty * \$/SqFt \$27,770
		% Included	50.00%	Total Cost/Study \$13,885
	Summary	Replacement Year	2021	Future Cost \$13,885

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

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

00050 - Desert Hills (DH) 04000 - Structural Repairs

4000	- Structural Repairs			
916 -	Doors	Useful Life	10 Remaini	ing Life 3
	54 Exterior & Interior Doors (25%)	Quantity	54	Unit of Measure Items
		Cost /Itm	\$1,681	Qty * \$/Itm \$90,774
		% Included		Total Cost/Study \$22,693
	Summary	Replacement Year	2024	Future Cost \$24,438
	This is to periodically repair, replace an hardware, automatic door operators, d			
	24- interior 30- exterior			
 4500) - Decking/Balconies			
200 -	Resurface	Useful Life	18 Remaini	ing Life 2
	1,778 sf Second Floor Deck	Quantity		Unit of Measure Square Feet
		Cost /SqFt	•	
		% Included		Total Cost/Study \$28,020
		Developerate with Manual	2023	Future Cost \$29,439
	Summary	Replacement Year	2025	
	This is to resurface the 2nd floor deck.	•		acility Director
5000	This is to resurface the 2nd floor deck. 2021- Per client 6/1/2021, move rema 2019- Per client 6/14/2019, current es 2017- 18 year useful life and 2019 rem	ining life from 2021 to stimate is \$15/sf and o	o 2023, per F extend remair	
	This is to resurface the 2nd floor deck. 2021- Per client 6/1/2021, move rema 2019- Per client 6/14/2019, current es	nining life from 2021 t stimate is \$15/sf and o naining life estimates	o 2023, per F extend remair	ning life from 2019 to 2021.
	This is to resurface the 2nd floor deck. 2021- Per client 6/1/2021, move rema 2019- Per client 6/14/2019, current es 2017- 18 year useful life and 2019 rem	nining life from 2021 t stimate is \$15/sf and o naining life estimates	o 2023, per F extend remair per client. 20 Remaini	ning life from 2019 to 2021.
	This is to resurface the 2nd floor deck. 2021- Per client 6/1/2021, move rema 2019- Per client 6/14/2019, current es 2017- 18 year useful life and 2019 rem - Roofing Low Slope: Vinyl	nining life from 2021 to stimate is \$15/sf and on naining life estimates Useful Life	o 2023, per F extend remair per client. 20 Remaini 137	ning life from 2019 to 2021.
	This is to resurface the 2nd floor deck. 2021- Per client 6/1/2021, move rema 2019- Per client 6/14/2019, current es 2017- 18 year useful life and 2019 rem - Roofing Low Slope: Vinyl	ining life from 2021 t stimate is \$15/sf and e naining life estimates Useful Life Quantity	o 2023, per F extend remain per client. 20 Remaini 137 \$683	ning life from 2019 to 2021.
	This is to resurface the 2nd floor deck. 2021- Per client 6/1/2021, move rema 2019- Per client 6/14/2019, current es 2017- 18 year useful life and 2019 rem - Roofing Low Slope: Vinyl	ining life from 2021 t stimate is \$15/sf and e naining life estimates Useful Life Quantity Cost /Sqrs	2023, per F extend remain per client. 20 Remaini 137 \$683 100.00%	ning life from 2019 to 2021. ing Life 3 Unit of Measure Squares
	This is to resurface the 2nd floor deck. 2021- Per client 6/1/2021, move rema 2019- Per client 6/14/2019, current es 2017- 18 year useful life and 2019 rem - Roofing Low Slope: Vinyl 137 Squares- Roof Replacement	ining life from 2021 t stimate is \$15/sf and e naining life estimates Useful Life Quantity Cost /Sqrs % Included Replacement Year ply vinyl roofing syste	2023, per F extend remain per client. 20 Remaini 137 \$683 100.00% 2024	ing life from 2019 to 2021. ing Life 3 Unit of Measure Squares Total Cost/Study \$93,558 Future Cost \$100,752
	This is to resurface the 2nd floor deck. 2021- Per client 6/1/2021, move rema 2019- Per client 6/14/2019, current es 2017- 18 year useful life and 2019 rem - Roofing Low Slope: Vinyl 137 Squares- Roof Replacement Summary This is to replace the low slope single-	aining life from 2021 t stimate is \$15/sf and e naining life estimates Useful Life Quantity Cost /Sqrs % Included Replacement Year ply vinyl roofing syste um life. as expended for repai	2023, per F extend remain per client. 20 Remaini 137 \$683 100.00% 2024 m. All roofs si	hing life from 2019 to 2021. ing Life 3 Unit of Measure Squares Total Cost/Study \$93,558 Future Cost \$100,752 hould be regularly inspected and
324 -	This is to resurface the 2nd floor deck. 2021- Per client 6/1/2021, move remares 2019- Per client 6/14/2019, current es 2017- 18 year useful life and 2019 rem - Roofing Low Slope: Vinyl 137 Squares- Roof Replacement Summary This is to replace the low slope single- repaired as indicated to ensure maxim 2021- Per client 6/30/2021, \$5,860 was	ining life from 2021 t stimate is \$15/sf and o naining life estimates Useful Life Quantity Cost /Sqrs % Included Replacement Year ply vinyl roofing syste um life. as expended for repai d. Client reports roof l	2023, per F extend remain per client. 20 Remaini 137 \$683 100.00% 2024 m. All roofs si rs. eaks over the	hing life from 2019 to 2021. ing Life 3 Unit of Measure Squares Total Cost/Study \$93,558 Future Cost \$100,752 hould be regularly inspected and
	This is to resurface the 2nd floor deck. 2021- Per client 6/1/2021, move remares 2019- Per client 6/14/2019, current es 2017- 18 year useful life and 2019 rem - Roofing Low Slope: Vinyl 137 Squares- Roof Replacement Summary This is to replace the low slope single- repaired as indicated to ensure maxim 2021- Per client 6/30/2021, \$5,860 wa 2019- Water filled blister on roof noted	ining life from 2021 t stimate is \$15/sf and o naining life estimates Useful Life Quantity Cost /Sqrs % Included Replacement Year ply vinyl roofing syste um life. as expended for repai d. Client reports roof l	20 Remaini 20 Remaini 137 \$683 100.00% 2024 m. All roofs si rs. eaks over the 1 Remaini	ning life from 2019 to 2021. ing Life 3 Unit of Measure Squares Total Cost/Study \$93,558 Future Cost \$100,752 hould be regularly inspected and e stage.
	This is to resurface the 2nd floor deck. 2021- Per client 6/1/2021, move remared 2019- Per client 6/14/2019, current est 2017- 18 year useful life and 2019 rem - Roofing Low Slope: Vinyl 137 Squares- Roof Replacement Summary This is to replace the low slope single- repaired as indicated to ensure maximed 2021- Per client 6/30/2021, \$5,860 we 2019- Water filled blister on roof noted Low Slope: Vinyl	ining life from 2021 t stimate is \$15/sf and o naining life estimates Useful Life Quantity Cost /Sqrs % Included Replacement Year ply vinyl roofing syste um life. as expended for repai d. Client reports roof l	20 Remain 137 \$683 100.00% 2024 m. All roofs si eaks over the 1 Remaini 1	ing Life 3 Unit of Measure Squares Total Cost/Study \$93,558 Future Cost \$100,752 hould be regularly inspected and e stage.
	This is to resurface the 2nd floor deck. 2021- Per client 6/1/2021, move remared 2019- Per client 6/14/2019, current est 2017- 18 year useful life and 2019 rem - Roofing Low Slope: Vinyl 137 Squares- Roof Replacement Summary This is to replace the low slope single- repaired as indicated to ensure maximed 2021- Per client 6/30/2021, \$5,860 we 2019- Water filled blister on roof noted Low Slope: Vinyl	ining life from 2021 t stimate is \$15/sf and o naining life estimates Useful Life Quantity Cost /Sqrs % Included Replacement Year ply vinyl roofing syste um life. as expended for repaid client reports roof I Useful Life Quantity Cost /LS % Included	20 Remain per client. 20 Remaini 137 \$683 100.00% 2024 m. All roofs sl rs. eaks over the 1 Remaini 1 \$5,860 100.00%	hing life from 2019 to 2021. ing Life 3 Unit of Measure Squares Total Cost/Study \$93,558 Future Cost \$100,752 hould be regularly inspected and e stage. ing Life 0 Treatment [nr:1] Unit of Measure Lump Sum Total Cost/Study \$5,860
	This is to resurface the 2nd floor deck. 2021- Per client 6/1/2021, move remared 2019- Per client 6/14/2019, current est 2017- 18 year useful life and 2019 rem - Roofing Low Slope: Vinyl 137 Squares- Roof Replacement Summary This is to replace the low slope single- repaired as indicated to ensure maximed 2021- Per client 6/30/2021, \$5,860 we 2019- Water filled blister on roof noted Low Slope: Vinyl	ining life from 2021 t stimate is \$15/sf and o naining life estimates Useful Life Quantity Cost /Sqrs % Included Replacement Year ply vinyl roofing syste um life. as expended for repai d. Client reports roof l Useful Life Quantity Cost /LS	20 Remain per client. 20 Remaini 137 \$683 100.00% 2024 m. All roofs sl rs. eaks over the 1 Remaini 1 \$5,860 100.00%	hing life from 2019 to 2021. ing Life 3 Unit of Measure Squares Total Cost/Study \$93,558 Future Cost \$100,752 hould be regularly inspected and e stage. ing Life 0 Treatment [nr:1] Unit of Measure Lump Sum

6 -	Coating	Useful Life	5 Remain	ing Life 1	
	13,700 sf Low Slope Roof Recoating	Quantity	13,700	Unit of Measure Square Fee	et
		Cost /SqFt	\$1.04		
		% Included	100.00%	Total Cost/Study \$14,235	
	Summary	Replacement Year	2022	Future Cost \$14,591	
	This to prepare the roof and apply a co water and ultraviolet rays.	pating to extend the ro	oof's servicea	able life by protecting against po	nding
	2019- Per client 6/14/2019, MSC build useful life.		_	-	
_	2017- Client advised the recoat was do	one in 2016 and also t	the life shoul	d be extended from 5 to 10 year	rs.
000) - Rehab				
	Locker Rooms	Useful Life	28 Remair	ning Life 1	
	2 Men's & Women's	Quantity		Unit of Measure Room	
		Cost /Rm	\$64,456		
		% Included	100.00%	Total Cost/Study \$128,912	
	Summary	Replacement Year	2022	Future Cost \$132,134	
	This is to rehab the locker rooms inclu-	ang items such as sin	owers, natur	cs, paradons, benenes, lockers,	
	dispensers, shelves, lighting, ventilation 2020- Per client 6/16/2020, move rem 2019- Per client 6/14/2019, increase r 2018- 28 useful life and 2020 remaining	naining life from 2021 remaining life from 202	to 2022. 20 to 2021 a	nd estimate from \$37,700 to \$1	.22,700
- 22 -	2020- Per client 6/16/2020, move rem 2019- Per client 6/14/2019, increase r	naining life from 2021 remaining life from 20 ng life estimates per c	to 2022. 20 to 2021 a lient.		22,700
	2020- Per client 6/16/2020, move rem 2019- Per client 6/14/2019, increase r 2018- 28 useful life and 2020 remainin Bathrooms	naining life from 2021 remaining life from 20 ng life estimates per c	to 2022. 20 to 2021 a lient. 20 Remair		22,700
	2020- Per client 6/16/2020, move rem 2019- Per client 6/14/2019, increase r 2018- 28 useful life and 2020 remainin	naining life from 2021 remaining life from 200 ng life estimates per c Useful Life	to 2022. 20 to 2021 a lient. 20 Remair 1	ing Life 1	22,700
22 -	2020- Per client 6/16/2020, move rem 2019- Per client 6/14/2019, increase r 2018- 28 useful life and 2020 remainin Bathrooms	naining life from 2021 remaining life from 202 ng life estimates per c Useful Life Quantity	to 2022. 20 to 2021 a lient. 20 Remair 1 \$16,557	ing Life 1	22,700
	2020- Per client 6/16/2020, move rem 2019- Per client 6/14/2019, increase r 2018- 28 useful life and 2020 remainin Bathrooms	naining life from 2021 remaining life from 202 ng life estimates per c Useful Life Quantity Cost /Rm	to 2022. 20 to 2021 a lient. 20 Remair 1 \$16,557 100.00%	ning Life 1 Unit of Measure Room	22,700
	2020- Per client 6/16/2020, move rem 2019- Per client 6/14/2019, increase r 2018- 28 useful life and 2020 remainin Bathrooms Add Companion Bathroom	naining life from 2021 remaining life from 202 ng life estimates per c Useful Life Quantity Cost /Rm % Included	to 2022. 20 to 2021 a lient. 20 Remair 1 \$16,557 100.00%	ing Life 1 Unit of Measure Room Total Cost/Study \$16,557	22,700
 22 -	2020- Per client 6/16/2020, move rem 2019- Per client 6/14/2019, increase r 2018- 28 useful life and 2020 remainin Bathrooms Add Companion Bathroom	naining life from 2021 remaining life from 202 ng life estimates per c Useful Life Quantity Cost /Rm % Included Replacement Year	to 2022. 20 to 2021 a lient. 20 Remain 1 \$16,557 100.00% 2022	ing Life 1 Unit of Measure Room Total Cost/Study \$16,557	22,700
_	2020- Per client 6/16/2020, move rem 2019- Per client 6/14/2019, increase r 2018- 28 useful life and 2020 remainin Bathrooms Add Companion Bathroom Summary This is to add a companion bathroom. 2020- Per client 6/16/2020, move rem	naining life from 2021 remaining life from 202 ng life estimates per c Useful Life Quantity Cost /Rm % Included Replacement Year naining life from 2023 project scope.	to 2022. 20 to 2021 a lient. 20 Remain 1 \$16,557 100.00% 2022 to 2022.	ing Life 1 Unit of Measure Room Total Cost/Study \$16,557 Future Cost \$16,971	22,700
_	2020- Per client 6/16/2020, move rem 2019- Per client 6/14/2019, increase r 2018- 28 useful life and 2020 remainin Bathrooms Add Companion Bathroom Summary This is to add a companion bathroom. 2020- Per client 6/16/2020, move rem 2017- This is a placeholder pending a Restrooms	naining life from 2021 remaining life from 202 ng life estimates per c Useful Life Quantity Cost /Rm % Included Replacement Year naining life from 2023 project scope.	to 2022. 20 to 2021 a lient. 20 Remain 1 \$16,557 100.00% 2022 to 2022. 20 Remain	ing Life 1 Unit of Measure Room Total Cost/Study \$16,557 Future Cost \$16,971	22,700
	2020- Per client 6/16/2020, move rem 2019- Per client 6/14/2019, increase r 2018- 28 useful life and 2020 remainin Bathrooms Add Companion Bathroom Summary This is to add a companion bathroom. 2020- Per client 6/16/2020, move rem 2017- This is a placeholder pending a	naining life from 2021 remaining life from 2021 ng life estimates per c Useful Life Quantity Cost /Rm % Included Replacement Year naining life from 2023 project scope.	to 2022. 20 to 2021 a lient. 20 Remain 1 \$16,557 100.00% 2022 to 2022. 20 Remain 2	ing Life 1 Unit of Measure Room Total Cost/Study \$16,557 Future Cost \$16,971	22,700
_	2020- Per client 6/16/2020, move rem 2019- Per client 6/14/2019, increase r 2018- 28 useful life and 2020 remainin Bathrooms Add Companion Bathroom Summary This is to add a companion bathroom. 2020- Per client 6/16/2020, move rem 2017- This is a placeholder pending a Restrooms	haining life from 2021 remaining life from 2021 ng life estimates per c Useful Life Quantity Cost /Rm % Included Replacement Year haining life from 2023 project scope. Useful Life Quantity	to 2022. 20 to 2021 a lient. 20 Remain 1 \$16,557 100.00% 2022 to 2022. 20 Remain 2 \$15,759	ing Life 1 Unit of Measure Room Total Cost/Study \$16,557 Future Cost \$16,971	22,700
_	2020- Per client 6/16/2020, move rem 2019- Per client 6/14/2019, increase r 2018- 28 useful life and 2020 remainin Bathrooms Add Companion Bathroom Summary This is to add a companion bathroom. 2020- Per client 6/16/2020, move rem 2017- This is a placeholder pending a Restrooms	haining life from 2021 remaining life from 2021 ng life estimates per c Useful Life Quantity Cost /Rm % Included Replacement Year haining life from 2023 project scope. Useful Life Quantity Cost /Rm	to 2022. 20 to 2021 a lient. 20 Remain 1 \$16,557 100.00% 2022 to 2022. 20 Remain 2 \$15,759 100.00%	ing Life 1 Unit of Measure Room Total Cost/Study \$16,557 Future Cost \$16,971	22,700

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.

) - Desert Hills (DH)) - Rehab				
	Cabinets	Useful Life	20 Remair	ning Life 5	
	40 If Countertops & Cabinets	Quantity		Unit of Measure Linear Feet	
		Cost /l.f.	\$724		
		% Included	100.00%	Total Cost/Study \$28,964	
	Summary	Replacement Year	2026	Future Cost \$32,770	
_	This is to replace the counter top: at replacement.	s and cabinets per existing.	Replaceme	nt costs will depend on the scope of w	vork
570 -	Operable Wall/Partition	Useful Life	21 Remair	ning Life 13	
	770 sf [4] Room Dividers	Quantity	770	Unit of Measure Square Feet	
		Cost /SqFt	\$45.26		
		% Included	100.00%	Total Cost/Study \$34,847	
	Summary	Replacement Year	2034	Future Cost \$48,037	
	This is to repair and replace the o	perable walls/partitions.			
_	2017- Client advises work done in	n 2013.			
	2017- Client advises work done in D - Pool Resurface		12 Remair	ning Life 17	
) - Pool			ning Life 17 Unit of Measure Linear Feet	
	D - Pool Resurface	Useful Life	260	5	
	D - Pool Resurface	Useful Life Quantity	260 \$158	5	
	D - Pool Resurface	Useful Life Quantity Cost /l.f.	260 \$158 100.00%	Unit of Measure Linear Feet	
	D - Pool Resurface 260 lf Pool	Useful Life Quantity Cost /l.f. % Included Replacement Year	260 \$158 100.00%	Unit of Measure Linear Feet Total Cost/Study \$41,185	
	D - Pool Resurface 260 lf Pool Summary	Useful Life Quantity Cost /l.f. % Included Replacement Year ding start-up costs.	260 \$158 100.00% 2038	Unit of Measure Linear Feet Total Cost/Study \$41,185 Future Cost \$62,667	
- 118	D - Pool Resurface 260 lf Pool Summary This is to resurface the pool inclu	Useful Life Quantity Cost /l.f. % Included Replacement Year ding start-up costs. 12 years after structural w	260 \$158 100.00% 2038	Unit of Measure Linear Feet Total Cost/Study \$41,185 Future Cost \$62,667 ed component.	
- 118	D - Pool Resurface 260 If Pool Summary This is to resurface the pool inclu 2021- Remaining life set to occur	Useful Life Quantity Cost /l.f. % Included Replacement Year ding start-up costs. 12 years after structural w	260 \$158 100.00% 2038 York in relate	Unit of Measure Linear Feet Total Cost/Study \$41,185 Future Cost \$62,667 ed component.	
- 118	D - Pool Resurface 260 If Pool Summary This is to resurface the pool inclu 2021- Remaining life set to occur ADA Chair Lift	Useful Life Quantity Cost /I.f. % Included Replacement Year ding start-up costs. 12 years after structural w Useful Life	260 \$158 100.00% 2038 vork in relate	Unit of Measure Linear Feet Total Cost/Study \$41,185 Future Cost \$62,667 ed component.	
- 118	D - Pool Resurface 260 If Pool Summary This is to resurface the pool inclu 2021- Remaining life set to occur ADA Chair Lift	Useful Life Quantity Cost /I.f. % Included Replacement Year ding start-up costs. 12 years after structural w Useful Life Quantity	260 \$158 100.00% 2038 York in relate 10 Remain 2 \$6,461	Unit of Measure Linear Feet Total Cost/Study \$41,185 Future Cost \$62,667 ed component.	
- 118	D - Pool Resurface 260 If Pool Summary This is to resurface the pool inclu 2021- Remaining life set to occur ADA Chair Lift	Useful Life Quantity Cost /l.f. % Included Replacement Year ding start-up costs. 12 years after structural w Useful Life Quantity Cost /Itm	260 \$158 100.00% 2038 Pork in relate 10 Remain 2 \$6,461 100.00%	Unit of Measure Linear Feet Total Cost/Study \$41,185 Future Cost \$62,667 ed component.	
- 118	 Pool Resurface 260 If Pool Summary This is to resurface the pool inclu 2021- Remaining life set to occur ADA Chair Lift 2 Pool & Spa Chair Lifts 	Useful Life Quantity Cost /l.f. % Included Replacement Year ding start-up costs. 12 years after structural w Useful Life Quantity Cost /Itm % Included Replacement Year	260 \$158 100.00% 2038 Pork in relate 10 Remain 2 \$6,461 100.00%	Unit of Measure Linear Feet Total Cost/Study \$41,185 Future Cost \$62,667 ed component. hing Life 6 Unit of Measure Items Total Cost/Study \$12,923	

12000 - Pool

618 -	Deck: Re-Surface	Useful Life	25 Remaining	Life 21
	5,981 sf Pool/Spa Deck Coating	Quantity	5,981	Unit of Measure Square Feet
		Cost /SqFt	\$32.30	
		% Included	100.00%	Total Cost/Study \$193,164
	Summary	Replacement Year	2042	Future Cost \$324,434

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

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

742 - Equipment: Replacement	Useful Life	5 Remainin	g Life 1	
Pool & Spa Equipment (50%)	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$54,669	Qty * \$/LS	\$54,669
	% Included	50.00%	Total Cost/Study	\$27,335
Summary	Replacement Year	2022	Future Cost	\$28,018

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

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- pool filter #3, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial
- 4- Pentair IntelliFlo Variable Speed pumps
- 2- additional spa pumps
- 1- Pool Vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- pool heater #3, Raypak Professional
- 1- pool heater #4, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system

Assorted- chemical system probes, fittings, chem pumps, injectors, etc.

Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

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

932 -	Furniture: Misc	Useful Life	6 Remaining	Life 4	
	Pool Area Furniture	Quantity	1	Unit of Measure L	₋ump Sum
		Cost /LS	\$11,880		
		% Included	100.00%	Total Cost/Study	\$11,880
	Summary	Replacement Year	2025	Future Cost	\$13,113
	This is to replace miscellaneous pool furr	iture.			

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

2 - Resurface			0 Domain	ving Life 1	
<u>Sna</u>		Useful Life Quantity		ning Life 1 Unit of Measure It	ems
Spa		Cost /Itm			lenis
		% Included		Total Cost/Study \$	8 704
Summary	Rep	lacement Year		Future Cost \$	
This is to resurface the square sp					- , -
2019- Per client 6/14/2019, \$7,6 reduce remaining life from 2024 t					
000 - Recreation					
0 - Sauna: Wood Kit		Useful Life	25 Remain	ning Life 1	
Sauna		Quantity Cost /Rm		Unit of Measure R	oom
		% Included		Total Cost/Study \$	6.461
Summary	Ren	lacement Year		Future Cost \$,
This is to recover and replace the			2022		0,020
0 - Exercise: Cardio Equipment	(Useful Life		ning Life 1	
0 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machine	s (25%)	Quantity	13	Unit of Measure It	
• •	s (25%)	Quantity Cost /Itm	13 \$5,673	Unit of Measure It Qty * \$/Itm \$	73,754
13 Fitness Center Cardio Machine		Quantity Cost /Itm % Included	13 \$5,673 25.00%	Unit of Measure It Qty * \$/Itm \$ Total Cost/Study \$	73,754 18,438
• •	Rep	Quantity Cost /Itm % Included lacement Year	13 \$5,673 25.00% 2022	Unit of Measure It Qty * \$/Itm \$ Total Cost/Study \$ Future Cost \$	73,754 18,438 18,899

14000 - Recreation

320 -	Exercise: Strength Equipment	Useful Life	8 Remaining	g Life 3	
	11 Fitness Center Strength Machines (50	%) Quantity	11	Unit of Measure	Items
		Cost /Itm	\$4,548	Qty * \$/Itm	\$50,025
		% Included	50.00%	Total Cost/Study	\$25,012
	Summary	Replacement Year	2024	Future Cost	\$26,936
	This is to periodically replace strength eq other components.	uipment on a perce	ntage basis. Ca	ardio equipment is	provided for within
	 Life Fitness abdominal/back extension Paramount Select Fitness inner/outer fit Paramount Select Fitness leg extension Paramount Select Fitness butterfly/che Paramount leg lift Precor stretch trainer Hoist Fitness Dual Series HP-3000 Hoist Fitness Dual Series leg press/cal Hoist Fitness Dual Series lat pull down Hoist Fitness Dual Series chest/should Hoist Fitness Dual Series preacher cur 2020- \$10,000 was expended to replace 2017- Strength items had been excluded expended in 2017. Also in 2017, client ac 	n/horizontal curl (re est (replaced 20200 f raise /mid row er press l/triceps extension one Paramount leg 5/14/2019. from the study and	curl and one po l in 2017 are be		in. \$4,120 was
740 -	Billiard Table	Useful Life	25 Remaining	g Life 3	
	3 Billiards Room Tables	Quantity	3	Unit of Measure	Items
		Cost /Itm	\$8,831		
		% Included	100.00%	Total Cost/Study	\$26,492
	Summary	Replacement Year	2024	Future Cost	\$28,528

This is to replace the billiard tables.

Snooker Table (green felt)
 Pool Tables (blue felt)

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

744 - Billiard Table	Useful Life	25 Remainir	ng Life 0
2 Diamond Tables	Quantity	2	Unit of Measure Items
	Cost /Itm	\$9,077	
	% Included	100.00%	Total Cost/Study \$18,153
Summary	Replacement Year	2021	Future Cost \$18,153
This is to replace the two Diamond table	es.		

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

) - Desert Hills (DH)) - Tennis Court		
	Reseal	Useful Life 4 Remaining Life 1	
- 30 -		Quantity 28,800 Unit of Measure Square Fe	≏t
	28,800 sf [4] Tennis Courts	Cost /SqFt \$0.686	
		% Included 100.00% Total Cost/Study \$19,752	
	Summary	Replacement Year 2022 Future Cost \$20,246	
	,		
		r cracks with acrylic crack patch, paint with epoxy coating mixed with re post-tensioned concrete and don't require overlay.	silica
_	2019- \$4,700/court every 4 years 2018- \$18,900 was expended to re 2017- Client directed 2018 remain		
9000) - Fencing		
	Chain Link: 10'	Useful Life 30 Remaining Life 10	
	960 If Tennis Court Fence	Quantity 960 Unit of Measure Linear Fee	t
		Cost /I.f. \$39.60	
		% Included 100.00% Total Cost/Study \$38,014	
	Summary	Replacement Year 2031 Future Cost \$48,661	
	This is to replace the 10' chain link	fencing	
_			
) - Lighting		
210 -	Pole Lights	Useful Life 20 Remaining Life 5	
	7 Walkway Lights	Quantity 7 Unit of Measure Items	
		Cost /Itm \$1,103	
	Summany	% Included 100.00% Total Cost/Study \$7,722 Replacement Year 2026 Future Cost \$8,737	
	Summary		
_	This is to replace the walkway light	s reusing the existing wiring and conduits.	
218 -	Landscape	Useful Life 20 Remaining Life 13	
	25 Walkway Lights	Quantity 25 Unit of Measure Items	
		Cost /Itm \$420	
		% Included 100.00% Total Cost/Study \$10,506	
	Summary	Replacement Year 2034 Future Cost \$14,483	
	This is to replace the walkway, sm	all landscape low-voltage lighting reusing the existing wiring and cond	uits.
-	WAC 6021 Linear Path Lights, 12 \	AC/DC, 2.9W	
- 264	Bollard Lights	Useful Life 20 Remaining Life 13	
	22 Walkway Bollard Lights	Quantity 22 Unit of Measure Items	
		Cost /Itm \$946	
		% Included 100.00% Total Cost/Study \$20,802	
	Summary	Replacement Year 2034 Future Cost \$28,676	

	- Desert Hills (DH)			
	Derking Let		10 Domoinin	alifa 1E
530 -	Parking Lot Lights	Quantity	40 Remainin	g Life 15 Unit of Measure Items
	11 Parking Lot Lights	Cost /Itm		one of reasure rems
		% Included		Total Cost/Study \$28,002
	Summary	Replacement Year		Future Cost \$40,556
	This is to replace the parking lot lights.			
_				
	- Mechanical Equipment			
216 -	HVAC		15 Remainin	
	4 Rooftop Carrier Units- 2005	Quantity		Unit of Measure Items
		Cost /Itm		
		% Included		Total Cost/Study \$55,998
	Summary	Replacement Year	2022	Future Cost \$57,398
	This is to replace the Carrier HVAC syste or rebuilt to extend their life.	ms. It is possible th	at sub-compon	ents of these systems can be replaced
	Unit 1- Auditorium- Carrier- 5T Unit 2- Auditorium- Carrier- 5T Unit 3- Auditorium- Carrier- 5T Unit 4- Auditorium- Carrier- 5T			
_	2020- Per client 6/16/2020, move remai	ning life from 2020	to 2022.	
296 -	HVAC	Useful Life	15 Remainin	q Life 1
	3 Rooftop Carrier Units- 2007	Quantity		Unit of Measure Items
		Cost /Itm	\$12,275	
		% Included		Total Cost/Study \$36,824
	Summary	Replacement Year	2022	Future Cost \$37,745
	This is to replace the Carrier HVAC syste or rebuilt to extend their life.	ms. It is possible th	at sub-compon	ents of these systems can be replaced
	Unit 5- Room B- Carrier- 5T Unit 12- Fitness- Carrier- 3T Unit 15- Lapidary- Carrier- 5T			
332 -	HVAC	Useful Life	15 Remainin	g Life 3
	3 Rooftop Carrier Units- 2009	Quantity		Unit of Measure Items
		Cost /Itm	\$12,607	
		% Included	100.00%	Total Cost/Study \$37,822
	Summary	Replacement Year	2024	Future Cost \$40,731
	This is to replace the Carrier HVAC syste or rebuilt to extend their life.	ms. It is possible th	at sub-compon	ents of these systems can be replaced
_	Unit 6- Lobby- Carrier- 4T Unit 7- Room A- Carrier- 7.5T Unit 9- Locker Room- Carrier- 4T			

) - Desert Hills (DH)) - Mechanical Equipment				
	HVAC	llseful Life	15 Remaii	ning Life 12	
500	Rooftop Carrier Unit #8- 2018	Quantity		Unit of Measure Items	
		Cost /Itm			
		% Included		Total Cost/Study \$10,892	
	Summary	Replacement Year	2033	Future Cost \$14,648	
	This is to replace the HVAC system. It i extend its life.	s possible that sub-co	omponents o	f this system can be replaced or reb	uilt to
	Unit 8- Ceramics Class- Carrier- 4T				
_	2019- Per client 6/14/2019, replaced ir	n 2018 for \$10,114 of	which half	was paid in 2018 and 2019.	
388 -	HVAC	Useful Life	15 Remaii	ning Life 7	
	3 Rooftop Carrier Units- 2013	Quantity	3	Unit of Measure Items	
		Cost /Itm	\$12,923		
		% Included	100.00%	Total Cost/Study \$38,768	
	Summary	Replacement Year	2028	Future Cost \$46,083	
	This is to replace the Carrier HVAC syst or rebuilt to extend their life.	ems. It is possible the	at sub-comp	oonents of these systems can be repl	aced
_	Unit 10- Ceramics- Carrier- 5T Unit 13- Art Room- Carrier- 5T Unit 14- Room C- Carrier- 4T				
12 -	HVAC	Useful Life	15 Remaii	ning Life 13	
	Rooftop Carrier Unit #11- 2019	Quantity	1	Unit of Measure Items	
		Cost /Itm	\$10,626		
		% Included	100.00%	Total Cost/Study \$10,626	
	Summary	Replacement Year	2034	Future Cost \$14,648	
	This is to replace the Carrier HVAC syst rebuilt to extend its life.	em. It is possible tha	t sub-compo	onents of this system can be replaced	d or
	Unit 11- Fitness- Carrier- 4T				
_	2019- \$10,114 was expended per clien	t 6/14/2019.			
128 -	HVAC	Useful Life	15 Remain	ning Life 12	
	Rooftop Carrier Unit #16- 2018	Quantity	1	Unit of Measure Items	
		Cost /Itm	\$10,892		
		% Included	100.00%	Total Cost/Study \$10,892	
		Replacement Year	2033	Future Cost \$14,648	
	Summary			ments of this system can be replaced	d or
	Summary This is to replace the Carrier HVAC syst rebuilt to extend its life.	em. It is possible tha	t sub-compo	shents of this system can be replaced	
	This is to replace the Carrier HVAC syst	em. It is possible tha	t sub-compo		

	- Desert Hills (DH)				
	- Mechanical Equipment			·	
444 -	HVAC	Quantity	15 Remain	ing Life 13 Unit of Measure Items	
	Ground Level Carrier Unit 17A/B- 2003	Cost /Itm		onit of Measure Ttems	
		% Included		Total Cost/Study \$4,978	
	Summary	Replacement Year		Future Cost \$6,862	
	This is to replace the HVAC system. It is extend its life.			f this system can be replaced or r	ebuilt to
	Billiards Room- Carrier 3-ton, split, MN 3	38BYC036350, SN 20	D03E30349,	mfg 5/2003	
_	2019- Per client 6/14/2019, replaced in during the 2019 reserve site visit was th 2018 and is expected to complete in 2019	e old 2003 unit. Per			
446 -	HVAC	Useful Life	15 Remain	ing Life 13	
	Ground Level- Carrier 3-ton Unit	Quantity		Unit of Measure Items	
		Cost /Itm	\$4,738		
		% Included	100.00%	Total Cost/Study \$4,738	
	Summary	Replacement Year	2034	Future Cost \$6,531	
	This is to replace the HVAC system. It is extend its life.	possible that sub-co	omponents o	f this system can be replaced or r	ebuilt to
	Carrier 3-ton, split, MN 38BYC036350, S	SN 2003E30349, mfc	1 5/2003		
_	2020- Per client 6/16/2020, \$4,622 was	expended to replace	e in 2019.		
604 -	Water Heater	Useful Life	12 Remain	ing Life 4	
	2 Pool Equipment Area Water Heaters	Quantity	2	Unit of Measure Items	
		Cost /Itm	\$3,782		
		% Included	100.00%	Total Cost/Study \$7,564	
	Summary	Replacement Year	2025	Future Cost \$8,350	
	This is to replace the water heater include	ling discarded unit d	isposal.		
	2- Bradford White, 120 Gallon water hea	aters, dated 3-15-20	13.		
	2019- Per client 7/22/2019, keep these	water heaters in stu	dy.		
632 -	Water Heater	Useful Life	15 Remain	ina Life 7	
	Men's Restroom's Janitor's Closet	Quantity		Unit of Measure Items	
		Cost /Itm	\$1,366		
		% Included	100.00%	Total Cost/Study \$1,366	
	Summary	Replacement Year	2028	Future Cost \$1,624	
	This is to replace the water heater include	ling discarded unit d	isposal.		
	Bradford White, 80 gallon, electric, MN I	_D80R3-3-b-100, SN	KF1741316	2-77, mfg. 2013	
_	2019- Per client 7/22/2019, keep this w	ater heater in study.			

00050 - Desert Hills (DH) 24000 - Furnishings 540 - Miscellaneous Useful Life 10 Remaining Life 4 Folding Tables & Chairs Quantity 1 Unit of Measure Lump Sum Cost /LS \$25,344 % Included 100.00% Total Cost/Study \$25,344 Summarv Replacement Year 2025 Future Cost \$27,975 This is to replace miscellaneous furnishings. 2020- \$5,400 was expended to replace 10 6' tables and 60 card tables. 2019- \$2,759 was expended to replace 4 poker tables per client 6/14/2019. 2017- \$12,587 total was expended to replace 26 6' tables, 14 round tables, and 2 poker tables. 24500 - Audio / Visual Useful Life 10 Remaining Life 9 152 - Projector Unit of Measure Items Quantity 1 Stage- EIKI Cost /Itm \$6,930 % Included 100.00% Total Cost/Study \$6,930 Replacement Year 2030 Future Cost \$8,655 Summary This is to replace the video projector, lens, HDMI remotes, safety cable and misc items. EIKI LC-XB42N 2020- \$6,761 was expended for Epson projector & lens, HDMI remotes, safety cable & misc supplies. 2019- Per client 7/22/2019, keep A/V components in study. Useful Life 20 Remaining Life 18 174 - Projection Screen Quantity 1 Unit of Measure Items Stage- Electric Screen Cost /Itm \$9,044 % Included 100.00% Total Cost/Study \$9,044 Summary Replacement Year 2039 Future Cost \$14,105 This is to replace the electric screen. Da-Lite 11'8" x 9' 2019- \$8,608 was expended per client 6/14/2019. 2017- Per client, this screen is over 20 years old and originally cost \$5,000. 308 - PA System Useful Life 10 Remaining Life 0 Unit of Measure System Quantity 1 Sound Rack- Sound System Cost /Sys \$17,380 % Included 100.00% Total Cost/Study \$17,380 Future Cost \$17,380 Summary Replacement Year 2021 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.

) - Desert Hills (DH)) - Audio / Visual				
52 -	Piano	Useful Life 2	5 Remaining Li	fe 9	
	Stage Yamaha Upright	Quantity 1	. U	nit of Measure	Items
		Cost /Itm \$	11,134		
		% Included 1	.00.00% To	tal Cost/Study	\$11,134
	Summary	Replacement Year 2	030	Future Cost	\$13,905
	This is to replace the piano and dolly.				
	Yamaha upright model- T121 serial #- 6058452				
_	2017- Per client, \$7,500 was expende	d in 2005.			
20 -	Stage Curtains	Useful Life 2	.0 Remaining Li	fe 6	
	2 Stage Curtains	Quantity 2	2 U	nit of Measure	Items
		Cost /Itm \$	57,771		
		% Included 1	.00.00% To	tal Cost/Study	\$15,543
	Summary	Replacement Year 2	027	Future Cost	\$18,025
	This is to replace the black inherent fi	re retardant stage curtai	ns.		
	2017- Per client, \$11,000 was expend	led to purchase from So	nora Theatre Wo	rks in 2007.	
_		-			
) - Safety / Access Fire Control Misc	lleoful life 7	0 Remaining Li	fe 1	
20 -	Fire Alarm System	Quantity 1	-	nit of Measure	Lump Sum
	The Alarm System	Cost /LS \$			Lump Sum
		% Included 1		tal Cost/Study	\$19.384
	Summary	Replacement Year 2		Future Cost	
	This is to repair and replace the fire a etc.	larm control panel, fire s	suppression syste	em, alarms, sen	sors, pull stations,
	IT Office- Fire-Lite Alarms by Honeyw	ell, MS-5UD Zone FACP			
_	2017- \$4,164 was expended.				
5000) - Flooring				
40 -	Carpeting	Useful Life 1	0 Remaining Li	fe 8	
	670 Sq. Yds. Clubhouse Carpet	Quantity 6	570 U	nit of Measure	Square Yard
		Cost /SqYd \$	49.45		
		% Included 1	.00.00% To	tal Cost/Study	\$33,134
	Summary	Replacement Year 2	.029	Future Cost	\$40,370
	This is to replace the carpeting.				
	2019- \$21,672 was expended to repla 6/14/2019. Per client 7/22/2019, incr 2017- Client advises the auditorium c 2009- Carpet installed.	ease estimate from \$21,	,672 to \$31,537.		0 per client

00050 - Desert Hills (DH) 25000 - Flooring 244 - Carpeting Useful Life 10 Remaining Life 0 384 Sq. Yds. Clubhouse Carpet Quantity 384 Unit of Measure Square Yard Cost /SqYd \$18.90 % Included 100.00% Total Cost/Study \$7,259 Replacement Year 2021 Summarv Future Cost \$7,259 This is to replace the carpeting. 2021- \$7,259 total was expended, including 83.33 sq yds of clubhouse vinyl tile now carpeting. Changed quantity from 300 to 384 sq yds, per client direction. 2020- Per client 6/16/2020, move remaining life from 2020 to 2021, fitness room. 2019- \$21,672 was expended to replace 670 yards in 2019 with remaining anticipated in 2020 per client 6/14/2019. 2017- Client advises the auditorium carpet will be replaced in 2019. 2009- Carpet installed. 440 - Tile Useful Life 20 Remaining Life 1 Quantity 975 Unit of Measure Square Feet 975 sf Clubhouse Walls & Floors Cost /SaFt \$29.82 % Included 100.00% Total Cost/Study \$29,076 Summary Replacement Year 2022 Future Cost \$29,803 This is to replace the wall and floor tile. 2020- Per client 8/6/2020, extend remaining life from 2021 to 2022. 2019- Per client 6/14/2019, increase estimate from \$12,675 to \$27,675. 630 - Vinyl Useful Life 15 Remaining Life 2 Unit of Measure Square Yard 566 Sq. Yds. Clubhouse Vinyl Quantity 566 Cost /SqYd \$29.42 % Included 100.00% Total Cost/Study \$16,650 Summary Replacement Year 2023 Future Cost \$17,493 This is to replace the vinyl flooring. 2021- Per client 6/1/2021, change quantity from 650 to 566 sq yds, remove 83.33 sq yd of VCT and replaced with carpet, see component 50/25000/244. 710 - Hardwood Floors Useful Life 50 Remaining Life 10 Quantity 500 Unit of Measure Square Feet 500 sf Stage- Replace Cost /SaFt \$16.97 % Included 100.00% Total Cost/Study \$8,484 Replacement Year 2031 Summary Future Cost \$10,860 This is to replace the hardwood flooring. Refinishing is provided from operating. 2016- The floor appears in good condition.

27000					
	- Appliances				
	Ice Machine	Useful Life			
-	Tennis Courts	Quantity		Unit of Measure Items	
		Cost /Itm :			
		% Included		Total Cost/Study \$6,220	
	Summary	Replacement Year	2021	Future Cost \$6,220	
-	This is for the ice machine with wate	r dispenser and stand.			
	2021- \$6,220 was expended for the	ice machine. Added as a	a reserve st	udy component per client direction.	
740 - 1	Miscellaneous	Useful Life	5 Remair	ing Life 2	
	13 Kitchen Appliances (33%)	Quantity	13	Unit of Measure Items	
		Cost /Itm	\$4,082	Qty * \$/Itm \$53,062	
		% Included	33.33%	Total Cost/Study \$17,687	
(Summary	Replacement Year	2023	Future Cost \$18,583	
	1- Scotsman ice machine, MN C0530	SA-1E, SN 18041320012	2079. bin. M	IN B530S, SN 18061320014191, m	fa.
	2018 1- Captive-Aire Systems SS Hood, M 1- Ansul fire suppression system 1- Hobart single rack commercial dis 1- Salvajor disposer 1- Wolf double stack oven 1- Wolf 6-burner range 1- stainless dishwash table 1- stainless triple sink 2- stainless tables	N 4230 ND hwasher		IN B530S, SN 18061320014191, m	fg.
	2018 1- Captive-Aire Systems SS Hood, M 1- Ansul fire suppression system 1- Hobart single rack commercial dis 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 refrigera	N 4230 ND hwasher			fg.
28000	2018 1- Captive-Aire Systems SS Hood, M 1- Ansul fire suppression system 1- Hobart single rack commercial dis 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 refrigera - Water System	N 4230 ND hwasher tor units replaced with 20	012 True ur	its since 2016 reserve site visit.	fg.
2 8000 150 - 1	2018 1- Captive-Aire Systems SS Hood, M 1- Ansul fire suppression system 1- Hobart single rack commercial dis 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 refrigera - Water System Backflow Valves	N 4230 ND hwasher tor units replaced with 20 Useful Life	012 True ur 12 Remair	its since 2016 reserve site visit.	fg.
	2018 1- Captive-Aire Systems SS Hood, M 1- Ansul fire suppression system 1- Hobart single rack commercial dis 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 refrigera - Water System	N 4230 ND hwasher tor units replaced with 20 Useful Life Quantity	012 True ur 12 Remair 1	its since 2016 reserve site visit.	fg.
	2018 1- Captive-Aire Systems SS Hood, M 1- Ansul fire suppression system 1- Hobart single rack commercial dis 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 refrigera - Water System Backflow Valves	N 4230 ND hwasher tor units replaced with 20 Useful Life Quantity Cost /Itm	012 True ur 12 Remair 1 \$10,182	its since 2016 reserve site visit. ing Life 2 Unit of Measure Items	fg.
2 8000 150 - 1	2018 1- Captive-Aire Systems SS Hood, M 1- Ansul fire suppression system 1- Hobart single rack commercial dis 1- Salvajor disposer 1- Wolf double stack oven 1- Wolf 6-burner range 1- stainless dishwash table 1- stainless triple sink 2- stainless triple sink 2- stainless tables 2019- Traulsen freezer and refrigera - Water System Backflow Valves 6" Backflow	N 4230 ND hwasher tor units replaced with 20 Useful Life Quantity Cost /Itm % Included	012 True ur 12 Remair 1 \$10,182 100.00%	its since 2016 reserve site visit. ing Life 2 Unit of Measure Items Total Cost/Study \$10,182	fg.
2 8000 150 - 1	2018 1- Captive-Aire Systems SS Hood, M 1- Ansul fire suppression system 1- Hobart single rack commercial dis 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 refrigera - Water System Backflow Valves	N 4230 ND hwasher tor units replaced with 20 Useful Life Quantity Cost /Itm	012 True ur 12 Remair 1 \$10,182 100.00%	its since 2016 reserve site visit. ing Life 2 Unit of Measure Items	fg.
2 8000 150 - 1	2018 1- Captive-Aire Systems SS Hood, M 1- Ansul fire suppression system 1- Hobart single rack commercial dis 1- Salvajor disposer 1- Wolf double stack oven 1- Wolf 6-burner range 1- stainless dishwash table 1- stainless triple sink 2- stainless triple sink 2- stainless tables 2019- Traulsen freezer and refrigera - Water System Backflow Valves 6" Backflow	N 4230 ND hwasher tor units replaced with 20 Useful Life Quantity Cost /Itm % Included Replacement Year	012 True ur 12 Remair 1 \$10,182 100.00%	its since 2016 reserve site visit. ing Life 2 Unit of Measure Items Total Cost/Study \$10,182	fg.

00060	- Canoa Hills (CH)			
	- Paving			
124 -	Asphalt: Sealing	Useful Life		-
	67,354 sf Parking Lot	Quantity		Unit of Measure Square Feet
		Cost /SqFt		
	-	% Included		Total Cost/Study \$11,556
	Summary	Replacement Year	2026	Future Cost \$13,074
	This is to prepare the surface, apply a si layout. If a second coat is desired the co			
_	2021- \$125,784 was expended for overl 2019- \$10,999 was expended to seal an		6/14/2019	
224 -	Asphalt: Ongoing Repairs	Useful Life	5 Rema	ining Life 5
	67,354 sf Parking Lot (4%)	Quantity		Unit of Measure Square Feet
		Cost /SqFt	\$3.68	Qty * \$/SqFt \$247,673
		% Included	4.00%	Total Cost/Study \$9,907
	Summary	Replacement Year	2026	Future Cost \$11,209
	This is for miscellaneous repairs includin should be filled when observed.	g crackfill, skin patc	hing and m	inor dig out & fill. Cracks 1/4" or wider
_	2021- \$125,784 was expended for overl 2018- \$9,135 was expended. 2017- \$4,400 was expended repairing a		r pad.	
332 -	Asphalt: Overlay w/ Interlayer	Useful Life	25 Rema	ining Life 0
	67,354 sf Parking Lot	Quantity	67,354	Unit of Measure Square Feet
		Cost /SqFt	\$1.87	
		% Included	100.00%	Total Cost/Study \$125,784
	Summary	Replacement Year	2021	Future Cost \$125,784
	This is to apply a paving fabric interlayer new hot mix asphalt. Generally this inclu 2021- \$125,784 was expended for overl 2019- Sealing and crack fill completed, F 2018- Per client, defer from 2018 to 202	ides edge grinding a ay. 3RG extended remai	nd utility be	ox extensions.
_				
	- Concrete	116-1-1-16) Dem	
+24 -	Pool Deck	Useful Life		ining Life 3
	5,950 sf Pool/Spa Area Concrete Repair (6%)	Quantity		Unit of Measure Square Feet
		Cost /SqFt		Qty * \$/SqFt \$134,651
	C	% Included		Total Cost/Study \$8,079
	Summary	Replacement Year	2024	Future Cost \$8,700
	This is to periodically repair and replace elevation shifts and to maintain function the 30-year study, this component provi and undergoes multiple repairs and patc	ality. Since concrete des for repair only a	pool deck nd not full	useful life typically exceeds the scope of replacement. However, as the deck ages

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.

3000 - Painting: Exterior		
130 - Stucco	Useful Life 10 Rem	5
10,940 sf Building Exterior	Quantity 10,940	Unit of Measure Square Feet
	Cost /SqFt \$2.30	
	% Included 100.00%	, , , ,
Summary	Replacement Year 2030	Future Cost \$31,464
This is to prepare, power wash, sand,	scrape, caulk and paint the stuc	co surfaces with a premium paint.
2020- \$24,580 was expended. 2019- Per client 6/14/2019, decrease adjusted estimate (\$22,988 in 2018).	remaining life from 2021 to 202	0. Per client 7/22/2019, maintain 2018 cost
416 - Wrought Iron	Useful Life 4 Rem	aining Life 3
160 If Pool Perimeter Fence	Quantity 160	Unit of Measure Linear Feet
	Cost /l.f. \$16.02	
	% Included 100.00%	Total Cost/Study \$2,562
Summary	Replacement Year 2024	Future Cost \$2,760
This is to prepare, power wash, sand,		
		5
3500 - Painting: Interior		
130 - Building	Useful Life 10 Rem	
150 - Dullullig		aining Life 1
22,750 sf All Interior Spaces	Quantity 22,750	Unit of Measure Square Feet
5		
5	Quantity 22,750	Unit of Measure Square Feet
5	Quantity 22,750 Cost /SqFt \$0.851	Unit of Measure Square Feet
22,750 sf All Interior Spaces	Quantity 22,750 Cost /SqFt \$0.851 % Included 100.00% Replacement Year 2022	Unit of Measure Square Feet Total Cost/Study \$19,360
22,750 sf All Interior Spaces	Quantity 22,750 Cost /SqFt \$0.851 % Included 100.00% Replacement Year 2022 walls and ceilings.	Unit of Measure Square Feet Total Cost/Study \$19,360 Future Cost \$19,844
22,750 sf All Interior Spaces Summary This is to prepare and paint all interior 2021- Per client 6/1/2021, move rema	Quantity 22,750 Cost /SqFt \$0.851 % Included 100.00% Replacement Year 2022 walls and ceilings.	Unit of Measure Square Feet Total Cost/Study \$19,360 Future Cost \$19,844
22,750 sf All Interior Spaces Summary This is to prepare and paint all interior 2021- Per client 6/1/2021, move rema	Quantity 22,750 Cost /SqFt \$0.851 % Included 100.00% Replacement Year 2022 walls and ceilings.	Unit of Measure Square Feet Total Cost/Study \$19,360 Future Cost \$19,844 er CEO.
22,750 sf All Interior Spaces Summary This is to prepare and paint all interior 2021- Per client 6/1/2021, move rema 24000 - Structural Repairs 920 - Doors	Quantity 22,750 Cost /SqFt \$0.851 % Included 100.00% Replacement Year 2022 r walls and ceilings. aining life from 2021 to 2022, pe	Unit of Measure Square Feet Total Cost/Study \$19,360 Future Cost \$19,844 er CEO.
22,750 sf All Interior Spaces Summary This is to prepare and paint all interior 2021- Per client 6/1/2021, move rema	Quantity 22,750 Cost /SqFt \$0.851 % Included 100.00% Replacement Year 2022 walls and ceilings. aining life from 2021 to 2022, per Useful Life 10 Rem	Unit of Measure Square Feet Total Cost/Study \$19,360 Future Cost \$19,844 er CEO.
22,750 sf All Interior Spaces Summary This is to prepare and paint all interior 2021- Per client 6/1/2021, move rema 94000 - Structural Repairs 920 - Doors	Quantity 22,750 Cost /SqFt \$0.851 % Included 100.00% Replacement Year 2022 walls and ceilings. aining life from 2021 to 2022, per Useful Life 10 Rem Quantity 47	Unit of Measure Square Feet Total Cost/Study \$19,360 Future Cost \$19,844 er CEO. aining Life 3 Unit of Measure Items
22,750 sf All Interior Spaces Summary This is to prepare and paint all interior 2021- Per client 6/1/2021, move rema 04000 - Structural Repairs 920 - Doors	Quantity 22,750 Cost /SqFt \$0.851 % Included 100.00% Replacement Year 2022 walls and ceilings. aining life from 2021 to 2022, per Useful Life 10 Rem Quantity 47 Cost /Itm \$1,681	Unit of Measure Square Feet Total Cost/Study \$19,360 Future Cost \$19,844 er CEO. aining Life 3 Unit of Measure Items Qty * \$/Itm \$79,007
22,750 sf All Interior Spaces Summary This is to prepare and paint all interior 2021- Per client 6/1/2021, move remain 2020 - Structural Repairs 920 - Doors 47 Exterior & Interior Doors (25%) Summary	Quantity 22,750 Cost /SqFt \$0.851 % Included 100.00% Replacement Year 2022 walls and ceilings. aining life from 2021 to 2022, per Useful Life 10 Rem Quantity 47 Cost /Itm \$1,681 % Included 25.00% Replacement Year 2024 and maintain exterior and interior	Unit of Measure Square Feet Total Cost/Study \$19,360 Future Cost \$19,844 er CEO. aining Life 3 Unit of Measure Items Qty * \$/Itm \$79,007 Total Cost/Study \$19,752 Future Cost \$21,270 r doors including items such as panic exit

00060 - Canoa Hills (CH) 05000 - Roofing 328 - Low Slope: Vinyl Useful Life 20 Remaining Life 9 227 Squares- Building Roof Quantity 227 Unit of Measure Squares Cost /Sars \$578 % Included 100.00% Total Cost/Study \$131,171 Replacement Year 2030 Summarv Future Cost \$163,814 This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. 950 - Coating Useful Life 5 Remaining Life 0 Quantity 22,700 Unit of Measure Square Feet 22,700 sf Low Slope Roof Recoating Cost /SqFt \$0.811 % Included 100.00% Total Cost/Study \$18,420 Summarv Replacement Year 2021 Future Cost \$18,420 This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays. 2021- \$18,420 was expended for repairs and coating. 2019- \$22,450 was expended per client 6/14/2019. 08000 - Rehab Useful Life 20 Remaining Life 1 224 - Locker Rooms Quantity 2 Unit of Measure Room 2 Men's, Women's & Outdoor Shower Cost /Rm \$82,894 % Included 100.00% Total Cost/Study \$165,789 Replacement Year 2022 Summary Future Cost \$169,933 This is to rehab the outdoor shower and both locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2021- Per client 6/30/2021, move back from 2022 to 2021. Later moved to 2022. 2020- No work indicated, moved to 2021. 2019- Per client 6/14/2019, increase remaining life from 2019 to 2020 and estimate from \$87,800 to \$157,800. 2017- Estimates per client. 330 - Restrooms Useful Life 20 Remaining Life 1 Quantity 2 Unit of Measure Room 2 Restrooms Cost /Rm \$36,851 % Included 100.00% Total Cost/Study \$73,701 Replacement Year 2022 Summary Future Cost \$75,544 This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component. 2021- Per client 6/30/2021, move back from 2022 to 2021. Later moved to 2022.

2020- No work indicated, moved to 2021.

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

2017- Estimates per client.

) - Canoa Hills (CH)				
) - Rehab	Llooful Life		aing life 10	
580 -	Operable Wall/Partition	Quantity	25 Remain	ning Life 18 Unit of Measure	Squara Foot
	980 sf Saguaro & Palo Verde Divider			Unit of Medsure	Square reel
		Cost /SqFt % Included		Tatal Cast/Ctudy	¢20.007
	Commence			Total Cost/Study	
	Summary	Replacement Year	2039	Future Cost	\$60,526
	This is to replace the operable panel wa	II.			
	70'x14'				
_	2017- Per client, operable wall installed	in 2014 with a 2039	remaining li	ife.	
12000) - Pool				
124 -	Resurface	Useful Life	12 Remain	ning Life 3	
	274 lf Pool	Quantity	274	Unit of Measure	Linear Feet
		Cost /l.f.	\$181		
		% Included	100.00%	Total Cost/Study	\$49,600
	Summary	Replacement Year	2024	Future Cost	\$53,414
	This is to resurface the pool including st	art-up costs.			
_	2012- Pool resurfaced.				
624 -	Deck: Re-Surface	Useful Life	10 Remair	ning Life 5	
	5,950 sf Pool/Spa Deck Coating	Quantity	5,950	Unit of Measure	Square Feet
		Cost /SqFt	\$8.49		
		% Included	100.00%	Total Cost/Study	\$50,510
	Summary	Replacement Year	2026	Future Cost	\$57,147
	This is to scarify the concrete deck and another component.	apply an acrylic lace	coating. Cor	ncrete deck repairs a	re provided for within
_	2020- \$20,276 was expended for unspe 2017- Client advised this was done in 20 extended to 10 years pending clarification	016 and should be d		ve years. That may b	e a short life so BRG

00060 - Canoa Hills (CH)

5 -	Equipment: Replacement	Useful Life 5 Remaining Life 2
	Pool & Spa Equipment (50%)	Quantity 1 Unit of Measure Lump Sum
		Cost /LS \$56,113 Qty * \$/LS \$56,113
		% Included 50.00% Total Cost/Study \$28,056
	Summary	Replacement Year 2023 Future Cost \$29,477
	This is to periodically replace pool an component provides for one half repl	nd spa equipment. Since not all equipment will fail simultaneously, this lacement every five years.
	 pool filter #2, Pentair Triton II Co pool filter #3, Pentair Triton II Co spa filter, Pentair Triton II Comme Pentair IntelliFlo variable speed pu additional spa pumps Dolphin Pool Vacuum #10 pool heater #1, Raypak 408 pool heater #2, Raypak 408 pool heater #3, Raypak 408 pool heater #4, Raypak 408 spa heater, Raypak Professional pool Aquasol chemical controller spa Aquasol chemical controller automatic water level system (\$1, 	,408)
	current cost. 2019- \$20,282 total was expended for 2018- \$1,183 was expended for poo 2017- \$875 was expended. \$3,400 v	 ittings, chem pumps, injectors, etc. ghts, drain covers, hand rails, etc. pecified equipment. butomatic water system to equipment list, cost \$1,408, increased over for pool equipment per client 6/14/2019. I filter pump #1, misc. was expended for pool vacuum original purchase.
_	Assorted- chemical system probes, fi Assorted- pipes, fittings, controls, lig 2021- \$6,109 was expended for unsp 2020- Per client 6/16/2020, added a current cost. 2019- \$20,282 total was expended for 2018- \$1,183 was expended for poo 2017- \$875 was expended. \$3,400 w 2016- \$31,220 total was expended t	ittings, chem pumps, injectors, etc. ghts, drain covers, hand rails, etc. pecified equipment. nutomatic water system to equipment list, cost \$1,408, increased over for pool equipment per client 6/14/2019. Il filter pump #1, misc. was expended for pool vacuum original purchase. to replace prior Xtherm with 4 Raypak 408 heaters.
7 -	Assorted- chemical system probes, fi Assorted- pipes, fittings, controls, lig 2021- \$6,109 was expended for unsp 2020- Per client 6/16/2020, added a current cost. 2019- \$20,282 total was expended for 2018- \$1,183 was expended for poo 2017- \$875 was expended. \$3,400 v 2016- \$31,220 total was expended t Equipment: Replacement	ittings, chem pumps, injectors, etc. ghts, drain covers, hand rails, etc. pecified equipment. hutomatic water system to equipment list, cost \$1,408, increased over for pool equipment per client 6/14/2019. If filter pump #1, misc. was expended for pool vacuum original purchase. to replace prior Xtherm with 4 Raypak 408 heaters. Useful Life 1 Remaining Life 0 Treatment [nr::
7 -	Assorted- chemical system probes, fi Assorted- pipes, fittings, controls, lig 2021- \$6,109 was expended for unsp 2020- Per client 6/16/2020, added a current cost. 2019- \$20,282 total was expended for 2018- \$1,183 was expended for poo 2017- \$875 was expended. \$3,400 w 2016- \$31,220 total was expended t	ittings, chem pumps, injectors, etc. ghts, drain covers, hand rails, etc. pecified equipment. butomatic water system to equipment list, cost \$1,408, increased over for pool equipment per client 6/14/2019. of litter pump #1, misc. was expended for pool vacuum original purchase. to replace prior Xtherm with 4 Raypak 408 heaters. Useful Life 1 Remaining Life 0 Treatment [nr:: Quantity 1 Unit of Measure Lump Sum
7 -	Assorted- chemical system probes, fi Assorted- pipes, fittings, controls, lig 2021- \$6,109 was expended for unsp 2020- Per client 6/16/2020, added a current cost. 2019- \$20,282 total was expended for 2018- \$1,183 was expended for poo 2017- \$875 was expended. \$3,400 v 2016- \$31,220 total was expended t Equipment: Replacement	ittings, chem pumps, injectors, etc. ghts, drain covers, hand rails, etc. pecified equipment. hutomatic water system to equipment list, cost \$1,408, increased over for pool equipment per client 6/14/2019. If filter pump #1, misc. was expended for pool vacuum original purchase. to replace prior Xtherm with 4 Raypak 408 heaters. Useful Life 1 Remaining Life 0 Treatment [nr:: Quantity 1 Unit of Measure Lump Sum Cost /LS \$6,109
7 -	Assorted- chemical system probes, fi Assorted- pipes, fittings, controls, lig 2021- \$6,109 was expended for unsp 2020- Per client 6/16/2020, added a current cost. 2019- \$20,282 total was expended for 2018- \$1,183 was expended for poo 2017- \$875 was expended. \$3,400 v 2016- \$31,220 total was expended t Equipment: Replacement Equipment (2021 Only)	ittings, chem pumps, injectors, etc. ghts, drain covers, hand rails, etc. pecified equipment. nutomatic water system to equipment list, cost \$1,408, increased over for pool equipment per client 6/14/2019. If filter pump #1, misc. was expended for pool vacuum original purchase. to replace prior Xtherm with 4 Raypak 408 heaters. Useful Life 1 Remaining Life 0 Treatment [nr:: Quantity 1 Unit of Measure Lump Sum Cost /LS \$6,109 % Included 100.00% Total Cost/Study \$6,109
7 -	Assorted- chemical system probes, fi Assorted- pipes, fittings, controls, lig 2021- \$6,109 was expended for unsp 2020- Per client 6/16/2020, added a current cost. 2019- \$20,282 total was expended for 2018- \$1,183 was expended for poo 2017- \$875 was expended. \$3,400 v 2016- \$31,220 total was expended t Equipment: Replacement	ittings, chem pumps, injectors, etc. ghts, drain covers, hand rails, etc. pecified equipment. hutomatic water system to equipment list, cost \$1,408, increased over for pool equipment per client 6/14/2019. I filter pump #1, misc. was expended for pool vacuum original purchase. to replace prior Xtherm with 4 Raypak 408 heaters. Useful Life 1 Remaining Life 0 Treatment [nr:: Quantity 1 Unit of Measure Lump Sum Cost /LS \$6,109 % Included 100.00% Total Cost/Study \$6,109 Replacement Year 2021 Future Cost \$6,109
_	Assorted- chemical system probes, fi Assorted- pipes, fittings, controls, lig 2021- \$6,109 was expended for unsp 2020- Per client 6/16/2020, added a current cost. 2019- \$20,282 total was expended for 2018- \$1,183 was expended for poo 2017- \$875 was expended. \$3,400 v 2016- \$31,220 total was expended t Equipment: Replacement Equipment (2021 Only) Summary This is for the \$6,109 expended for u	ittings, chem pumps, injectors, etc. ghts, drain covers, hand rails, etc. pecified equipment. nutomatic water system to equipment list, cost \$1,408, increased over for pool equipment per client 6/14/2019. If filter pump #1, misc. was expended for pool vacuum original purchase. to replace prior Xtherm with 4 Raypak 408 heaters. Useful Life 1 Remaining Life 0 Treatment [nr:: Quantity 1 Unit of Measure Lump Sum Cost /LS \$6,109 % Included 100.00% Total Cost/Study \$6,109 Replacement Year 2021 Future Cost \$6,109 unspecified equipment.
_	Assorted- chemical system probes, fi Assorted- pipes, fittings, controls, lig 2021- \$6,109 was expended for unsp 2020- Per client 6/16/2020, added a current cost. 2019- \$20,282 total was expended for poo 2017- \$875 was expended. \$3,400 v 2016- \$31,220 total was expended t Equipment: Replacement Equipment (2021 Only) Summary This is for the \$6,109 expended for u Furniture: Misc	ittings, chem pumps, injectors, etc. ghts, drain covers, hand rails, etc. pecified equipment. hutomatic water system to equipment list, cost \$1,408, increased over for pool equipment per client 6/14/2019. I filter pump #1, misc. was expended for pool vacuum original purchase. to replace prior Xtherm with 4 Raypak 408 heaters. Useful Life 1 Remaining Life 0 Treatment [nr:: Quantity 1 Unit of Measure Lump Sum Cost /LS \$6,109 % Included 100.00% Total Cost/Study \$6,109 Replacement Year 2021 Future Cost \$6,109 unspecified equipment. Useful Life 6 Remaining Life 4
_	Assorted- chemical system probes, fi Assorted- pipes, fittings, controls, lig 2021- \$6,109 was expended for unsp 2020- Per client 6/16/2020, added a current cost. 2019- \$20,282 total was expended for 2018- \$1,183 was expended for poo 2017- \$875 was expended. \$3,400 v 2016- \$31,220 total was expended t Equipment: Replacement Equipment (2021 Only) Summary This is for the \$6,109 expended for u	ittings, chem pumps, injectors, etc. ghts, drain covers, hand rails, etc. pecified equipment. hutomatic water system to equipment list, cost \$1,408, increased over for pool equipment per client 6/14/2019. I filter pump #1, misc. was expended for pool vacuum original purchase. to replace prior Xtherm with 4 Raypak 408 heaters. Useful Life 1 Remaining Life 0 Treatment [nr:: Quantity 1 Unit of Measure Lump Sum Cost /LS \$6,109 % Included 100.00% Total Cost/Study \$6,109 Replacement Year 2021 Future Cost \$6,109 unspecified equipment. Useful Life 6 Remaining Life 4 Quantity 1 Unit of Measure Lump Sum
_	Assorted- chemical system probes, fi Assorted- pipes, fittings, controls, lig 2021- \$6,109 was expended for unsp 2020- Per client 6/16/2020, added a current cost. 2019- \$20,282 total was expended for poo 2017- \$875 was expended. \$3,400 v 2016- \$31,220 total was expended t Equipment: Replacement Equipment (2021 Only) Summary This is for the \$6,109 expended for u Furniture: Misc	ittings, chem pumps, injectors, etc. ghts, drain covers, hand rails, etc. pecified equipment. nutomatic water system to equipment list, cost \$1,408, increased over for pool equipment per client 6/14/2019. I filter pump #1, misc. was expended for pool vacuum original purchase. to replace prior Xtherm with 4 Raypak 408 heaters. Useful Life 1 Remaining Life 0 Treatment [nr:: Quantity 1 Unit of Measure Lump Sum Cost /LS \$6,109 % Included 100.00% Total Cost/Study \$6,109 Replacement Year 2021 Future Cost \$6,109 unspecified equipment. Useful Life 6 Remaining Life 4 Quantity 1 Unit of Measure Lump Sum Cost /LS \$11,879
_	Assorted- chemical system probes, fi Assorted- pipes, fittings, controls, lig 2021- \$6,109 was expended for unsp 2020- Per client 6/16/2020, added a current cost. 2019- \$20,282 total was expended for poo 2017- \$875 was expended. \$3,400 v 2016- \$31,220 total was expended t Equipment: Replacement Equipment (2021 Only) Summary This is for the \$6,109 expended for u Furniture: Misc Pool Area Furniture	ittings, chem pumps, injectors, etc. ghts, drain covers, hand rails, etc. pecified equipment. hutomatic water system to equipment list, cost \$1,408, increased over for pool equipment per client 6/14/2019. If filter pump #1, misc. was expended for pool vacuum original purchase. to replace prior Xtherm with 4 Raypak 408 heaters. Useful Life 1 Remaining Life 0 Treatment [nr:: Quantity 1 Unit of Measure Lump Sum Cost /LS \$6,109 % Included 100.00% Total Cost/Study \$6,109 Replacement Year 2021 Future Cost \$6,109 unspecified equipment. Useful Life 6 Remaining Life 4 Quantity 1 Unit of Measure Lump Sum Cost /LS \$11,879 % Included 100.00% Total Cost/Study \$11,879
_	Assorted- chemical system probes, fi Assorted- pipes, fittings, controls, lig 2021- \$6,109 was expended for unsp 2020- Per client 6/16/2020, added a current cost. 2019- \$20,282 total was expended for poo 2017- \$875 was expended. \$3,400 v 2016- \$31,220 total was expended t Equipment: Replacement Equipment (2021 Only) Summary This is for the \$6,109 expended for u Furniture: Misc	ittings, chem pumps, injectors, etc. ghts, drain covers, hand rails, etc. pecified equipment. hutomatic water system to equipment list, cost \$1,408, increased over for pool equipment per client 6/14/2019. I filter pump #1, misc. was expended for pool vacuum original purchase. to replace prior Xtherm with 4 Raypak 408 heaters. Useful Life 1 Remaining Life 0 Treatment [nr:: Quantity 1 Unit of Measure Lump Sum Cost /LS \$6,109 % Included 100.00% Total Cost/Study \$6,109 Replacement Year 2021 Future Cost \$6,109 unspecified equipment. Useful Life 6 Remaining Life 4 Quantity 1 Unit of Measure Lump Sum Cost /LS \$11,879 % Included 100.00% Total Cost/Study \$11,879 Replacement Year 2025 Future Cost \$13,113

0060 - Canoa Hills (CH) 3000 - Spa		
.26 - Resurface	Useful Life 8 Remair	ning Life 5
Spa	Quantity 1	Unit of Measure Items
Spa	Cost /Itm \$5,542	
	% Included 100.00%	Total Cost/Study \$5,542
Summary	Replacement Year 2026	Future Cost \$6,270
This is to resurface the spa including star		
		increase useful life from 6 to 9 years
2019- Per client 7/22/2019, spa resurfac		increase useful me from 6 to 6 years.
4000 - Recreation		
234 - Exercise: Cardio Equipment		ning Life 2
16 Fitness Center Cardio Machines (25%)		Unit of Measure Items
	Cost /Itm \$6,736	Qty * \$/Itm \$107,769
	% Included 25.00%	Total Cost/Study \$26,942
Summary	Replacement Year 2023	Future Cost \$28,306
This is to periodically replace the cardio e within other components.	equipment on a percentage basi	s. Strength equipment is provided for
 1- True recumbent bike 1- Assault Fitness fan bike 1- Assault Fitness fan bike 1- True elliptical 1- EFX elliptical 1- Excite elliptical 1- Cybex Arc trainer (replaced 2020) 1- Concept-2 rower 1- Sci Fit stepper 1- Woodway treadmill (replaced 2020) 1- Woodway treadmill 1- Technogym treadmill 1- True treadmill 1- True treadmill 2021- \$8,000 was expended to replace 1 2020- \$20,000 was expended to replace 1 2020- \$19,233 was expended per client 	one Woodway treadmill, one Cy 6/14/2019.	
2018- \$16,619 was expended, 2 recumb 2017- \$25,982 was expended.		
235 - Exercise: Cardio Equipment	Useful Life 1 Remain	ning Life 0 Treatment [nr:1]
Arc Trainer (2021 Only)	Quantity 1 Cost /LS \$8,000	Unit of Measure Lump Sum
	% Included 100.00%	Total Cost/Study \$8,000
Summary	Replacement Year 2021	Future Cost \$8,000

Future Cost \$10,155

00060 - Canoa Hills (CH)

14000	0 - Recleation	
330 -	Exercise: Strength Equipment	Useful Life 8 Remaining Life 2
	20 Fitness Center Strength Machines (50	%) Quantity 20 Unit of Measure Items
		Cost /Itm \$4,526 Qty * \$/Itm \$90,513
		% Included 50.00% Total Cost/Study \$45,256
	Summary	Replacement Year 2023 Future Cost \$47,547
	This is to periodically replace strength eq other components.	uipment on a percentage basis. Cardio equipment is provided for within
	 1- Cybex arm extension 1- True rotary torso 1- Paramount pull-up/chin-up 1- Paramount lower back extension 1- Paramount lat pull down 1- Paramount seated row 1- Paramount rotary chest 1- Paramount seated leg curl 1- Paramount seated leg curl 1- Paramount leg press 1- Paramount dip/leg lift 1- Paramount chest press 1- Paramount pectoral fly/rear deltoid 1- Precor stretch trainer (2020 replaced) 1- Technogym hip adductor 1- Hoist Fitness shoulder press 1- Hoist Fitness biceps curl 	5/14/2019.
17000	0 - Tennis Court	
140 -	Reseal	Useful Life 4 Remaining Life 3
	14,000 sf [2] Tennis Courts	Quantity 14,000 Unit of Measure Square Feet
		Cost /SqFt \$0.674
		% Included 100.00% Total Cost/Study \$9,430

Summary

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.

Replacement Year 2024

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 - Res	surface	Useful Life	21 Remaining	JLife 11	
14,	000 sf [2] Tennis Courts	Quantity	14,000	Unit of Measure	Square Feet
		Cost /SqFt	\$3.11		
		% Included	100.00%	Total Cost/Study	\$43,538
Sur	nmary	Replacement Year	2032	Future Cost	\$57,125
This	s is to resurface the tennis courts utilizi	ing an overlay, col	or coat and stri	ping.	

0060	- Canoa Hills (CH)				
9000	- Fencing				
160 -	Chain Link: 10'	Useful Life	30 Remain	5	
	580 If Tennis Court Fence	Quantity	580	Unit of Measure	Linear Feet
		Cost /l.f.	\$39.60		
		% Included	100.00%	Total Cost/Study	\$22,967
	Summary	Replacement Year	2031	Future Cost	\$29,400
	This is to replace the 10' chain link fence	ing.			
	2017- \$12,806 was expended.				
250 -	Wrought Iron: 5'	Useful Life	30 Remain	ing Life 5	
	160 lf Pool Perimeter Fence	Quantity	160	Unit of Measure	Linear Feet
		Cost /I.f.	\$38.46		
		% Included	100.00%	Total Cost/Study	\$6,154
	Summary	Replacement Year	2026	Future Cost	\$6,963
_	This is to replace the 5' wrought iron fe extended. Painting is provided for within	ncing. With aggressiv n another component	/e paint main :.	itenance, this compo	nent's life may be
0000	- Lighting				
20 -	Pole Lights	Useful Life	40 Remain	ing Life 15	
	24 Parking Lot & Walkway Lights	Quantity	24	Unit of Measure	Items
		Cost /Itm	\$2,829		
		% Included	100.00%	Total Cost/Study	\$67,885
	Summary	Replacement Year	2036	Future Cost	\$98,317
	This is to replace the pole lights reusing	the existing wiring a	and conduits.		
3000	- Mechanical Equipment				
220 -	HVAC	Useful Life	15 Remain	ing Life 2	
	6 Rooftop Carrier Units- 2007	Quantity	6	Unit of Measure	Items
		Cost /Itm	\$8,550		
		% Included	100.00%	Total Cost/Study	\$51,300
	Summary	Replacement Year	2023	Future Cost	\$53,897
	This is to replace the Carrier HVAC syst or rebuilt to extend their life.	ems. It is possible th	at sub-comp	onents of these syst	ems can be replaced
	Unit 1- Fitness- Carrier- 7.5T Unit 2- Locker Room-Carrier- 5T Unit 6- Saguaro Room- Carrier- 5T Unit 7- Saguaro Room- Carrier- 7.5T Unit 8- Palo Verde Room- Carrier- 4T Unit 9- Palo Verde Room- Carrier- 5T				
	2021- Changed quantity from 7 to 6, U	nit #4 was replaced,	see 23000/2	30.	

) - Canoa Hills (CH)) - Mechanical Equipment					
	HVAC	Useful Life 15 Remaining Life 0				
200	Rooftop Carrier Unit #4- 2021	Quantity		Unit of Measure Items		
	······································	Cost /Itm	\$8,550			
		% Included	100.00%	Total Cost/Study \$8,550		
	Summary	Replacement Year	2021	Future Cost \$8,550		
	This is to replace the Carrier HVAC syst or rebuilt to extend their life.	ems. It is possible th	at sub-com	ponents of these systems can be replaced		
	Unit 4- Bath- Carrier- 5T					
	2021- \$8,550 was expended to replace	Unit #4.				
- 340	HVAC	Useful Life	15 Remai	ning Life 0	-	
	Rooftop Carrier Unit #5- 2005	Quantity	1	Unit of Measure Items		
		Cost /Itm	\$8,550			
		% Included	100.00%	Total Cost/Study \$8,550		
	Summary	Replacement Year	2021	Future Cost \$8,550		
	This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.					
	Unit 5- Kitchen- Carrier- 5T					
	2021- \$8,550 was expended. 2020- Per client 6/16/2020, move rema	aining life from 2020	to 2023.			
_						
364 -	HVAC	Useful Life	15 Remai	ning Life 0		
	Rooftop Carrier Unit #10- 2006	Quantity		Unit of Measure Items		
		Cost /Itm	\$8,740			
		% Included	100.00%	Total Cost/Study \$8,740		
	Summary	Replacement Year	2021	Future Cost \$8,740		
	This is to replace the Carrier HVAC syst rebuilt to extend its life.	em. It is possible tha	t sub-comp	onents of this system can be replaced or		
	Unit 10- Mesquite Room- Carrier- 5T					
	2021- \$8,740 was expended.					
					-	

600 - Water Heater	Useful Life	12 Remain	ning Life 4	
Pool Eq Room Heater & Tank	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$13,577		
	% Included	100.00%	Total Cost/Study	\$13,577
Summary	Replacement Year	2025	Future Cost	\$14,986
This is to replace the commercial water	heater, storage tank	and recircu	lation pump. Includes	s disposal of old unit
1- Bradford White D100T1993N, gas, 1 1- Bradford White M3ST200R5A, 200 g 1- B/G recirculation pump 1- expansion tank				
2019- Per client 7/22/2019, keep this v	vater heater in study			
24000 - Furnishings				
560 - Miscellaneous	Useful Life	10 Remain	ning Life 3	
Folding Tables & Chairs	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$13,553		
	% Included	100.00%	Total Cost/Study	\$13,553
Summary	Replacement Year	2024	Future Cost	\$14,595
This is to replace miscellaneous furnish	ings.			
2019- \$5,000 was expended to replace 2017- \$1,072 was expended for 2 poke		t 6/14/2019		
620 - Miscellaneous	Useful Life	12 Remain	ning Life 1	
620 - Miscellaneous Lobby Furniture	Useful Life Quantity		ning Life 1 Unit of Measure	Lump Sum
		1	5	Lump Sum
	Quantity	1 \$9,051	5	
	Quantity Cost /LS	1 \$9,051 100.00%	Unit of Measure	\$9,051
Lobby Furniture	Quantity Cost /LS % Included Replacement Year	1 \$9,051 100.00%	Unit of Measure Total Cost/Study	\$9,051
Lobby Furniture Summary	Quantity Cost /LS % Included Replacement Year	1 \$9,051 100.00%	Unit of Measure Total Cost/Study	\$9,051
Lobby Furniture Summary This is to replace miscellaneous furnish 2017- \$959 was expended.	Quantity Cost /LS % Included Replacement Year	1 \$9,051 100.00%	Unit of Measure Total Cost/Study	\$9,051
Lobby Furniture Summary This is to replace miscellaneous furnish 2017- \$959 was expended. 24500 - Audio / Visual	Quantity Cost /LS % Included Replacement Year ings.	1 \$9,051 100.00%	Unit of Measure Total Cost/Study Future Cost	\$9,051
Lobby Furniture Summary This is to replace miscellaneous furnish 2017- \$959 was expended. 24500 - Audio / Visual 156 - Projector	Quantity Cost /LS % Included Replacement Year ings.	1 \$9,051 100.00% 2022	Unit of Measure Total Cost/Study Future Cost	\$9,051 \$9,278
Lobby Furniture Summary This is to replace miscellaneous furnish 2017- \$959 was expended. 24500 - Audio / Visual	Quantity Cost /LS % Included Replacement Year ings. Useful Life	1 \$9,051 100.00% 2022 10 Remain 1	Unit of Measure Total Cost/Study Future Cost	\$9,051 \$9,278
Lobby Furniture Summary This is to replace miscellaneous furnish 2017- \$959 was expended. 24500 - Audio / Visual 156 - Projector	Quantity Cost /LS % Included Replacement Year ings. Useful Life Quantity	1 \$9,051 100.00% 2022 10 Remain 1 \$1,313	Unit of Measure Total Cost/Study Future Cost	\$9,051 \$9,278 Items
Lobby Furniture Summary This is to replace miscellaneous furnish 2017- \$959 was expended. 24500 - Audio / Visual 156 - Projector	Quantity Cost /LS % Included Replacement Year ings. Useful Life Quantity Cost /Itm	1 \$9,051 100.00% 2022 10 Remain 1 \$1,313 100.00%	Unit of Measure Total Cost/Study Future Cost	\$9,051 \$9,278 Items \$1,313
Lobby Furniture Summary This is to replace miscellaneous furnish 2017- \$959 was expended. 24500 - Audio / Visual 156 - Projector Saguaro Room- Panasonic	Quantity Cost /LS % Included Replacement Year ings. Useful Life Quantity Cost /Itm % Included	1 \$9,051 100.00% 2022 10 Remain 1 \$1,313 100.00%	Unit of Measure Total Cost/Study Future Cost ning Life 3 Unit of Measure Total Cost/Study	\$9,051 \$9,278 Items \$1,313
Lobby Furniture Summary This is to replace miscellaneous furnish 2017- \$959 was expended. 24500 - Audio / Visual 156 - Projector Saguaro Room- Panasonic Summary	Quantity Cost /LS % Included Replacement Year ings. Useful Life Quantity Cost /Itm % Included	1 \$9,051 100.00% 2022 10 Remain 1 \$1,313 100.00%	Unit of Measure Total Cost/Study Future Cost ning Life 3 Unit of Measure Total Cost/Study	\$9,051 \$9,278 Items \$1,313

) - <mark>Canoa Hills (CH)</mark>) - Audio / Visual					
	Projection Screen	llsoful Life	20 Remainin	a Life 18		
100	Saguaro Room- Electric Screen	Quantity		Unit of Measure	Items	
		Cost /Itm				
		% Included		Total Cost/Study	\$17.630	
	Summary	Replacement Year	2039	Future Cost		
	This is to replace the 16' x 16' electric s	creen.				
_	2019- \$16,781 was expended per client 2017- Per client, \$8,000 was expended	6/14/2019. in 1989.				
316 -	PA System	Useful Life	10 Remainin	g Life 8		
	Sound Rack- Sound System	Quantity	1	Unit of Measure	System	
		Cost /Sys	\$16,565			
		% Included	100.00%	Total Cost/Study	\$16,565	
	Summary	Replacement Year	2029	Future Cost	\$20,183	
	This is to replace the Tech-Unique sound	l system.				
_	2019- \$15,767 was expended and usefu 2017- Per client, \$6,400 was expended	Il life decreased from in 2011.	n 20 to 10 year	rs per client 6/14/2	2019.	
330 -	Miscellaneous	Useful Life	30 Remainin	g Life 15		
	Sound Rack- Total Induction Loop	Quantity	1	Unit of Measure	System	
		Cost /Sys	\$17,380			
		% Included	100.00%	Total Cost/Study	\$17,380	
	Summary	Replacement Year	2036	Future Cost	\$25,171	
	This is to replace the total induction loop.					
_	2017- Per client, \$12,000 was expended	1 in 2011.				
756 -	Piano	Useful Life	25 Remainin	g Life 4		
	Saguaro Room Yamaha Upright	Quantity	1	Unit of Measure	Items	
		Cost /Itm	\$8,398			
		% Included	100.00%	Total Cost/Study	\$8,398	
	Summary	Replacement Year	2025	Future Cost	\$9,270	
	This is to replace the piano and dolly.					
	Yamaha upright model- T121 serial #- 5857859					
	2017- Per client, \$5,000 was expended	in 2000.				

00060 - Canoa Hills (CH) 24500 - Audio / Visual					
812 - Stage Risers	Useful Life 30 Remain	ning Life 2			
288 sf [6] Saguaro Room Risers	Quantity 288	Unit of Measure Square Feet			
	Cost /SqFt \$13.86				
	% Included 100.00%	Total Cost/Study \$3,993			
Summary	Replacement Year 2023	Future Cost \$4,195			
This is to replace the Stage Right r	isers.				
2019- Per client 7/22/2019, keep / 2017- Per client, \$12,000 was exp					
828 - Stage Curtains	Useful Life 20 Remain	ning Life 11			
2 Saguaro Stage Curtains	Quantity 2	Unit of Measure Items			
	Cost /Itm \$7,493				
	% Included 100.00%	Total Cost/Study \$14,986			
Summary	Replacement Year 2032	Future Cost \$19,663			
This is to replace the black inheren	t fire retardant stage curtains.				
2017- Per client, \$12,000 was exp	ended in 2012.				
24600 - Safety / Access					
230 - Fire Control Misc	Useful Life 20 Remain				
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum			
	Cost /LS \$19,384	Total Cost/Study #10 204			
Summary	% Included 100.00%	Total Cost/Study \$19,384			
Summary	Replacement Year 2026	Future Cost \$21,931			
This is to repair and replace the fir etc.	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 cl 2018- \$6,000 will be expended to	ient 6/14/2019. replace the alarm panel in 2019 beca	use not done in 2017 as planned.			
25000 - Flooring					
250 - Carpeting	Useful Life 10 Remain	ning Life 9			
122 Sq. Yds. Mesquite Room	Quantity 122	Unit of Measure Square Yard			
	Cost /SqYd \$42.01				
	% Included 100.00%	Total Cost/Study \$5,125			
Summary	Replacement Year 2030	Future Cost \$6,400			
This is to replace the carpeting.					
2020- \$5 000 was expended to rot	alace Mesquite Room carnet (approvi	mately 1 097 sq ft/122 sq yards)			
	2020- \$5,000 was expended to replace Mesquite Room carpet, (approximately 1,097 sq ft/122 sq yards).				

) - Canoa Hills (CH)) - Flooring					
254 -	Carpeting	Useful Life 10 Remain	ning Life 2			
	418 Sq. Yds. Clubhouse Carpeting	Quantity 418	Unit of Measure Square Yard			
		Cost /SqYd \$42.01				
		% Included 100.00%	Total Cost/Study \$17,559			
	Summary	Replacement Year 2023	Future Cost \$18,448			
	This is to replace the carpeting.					
_	2020- Mesquite Room carpet was repliced this component's quantity from 2019- Per client 6/14/2019, decrease	m 540 to 418 square yards.	is component to another component and			
450 -	Tile	Useful Life 20 Remain	ing Life 1			
100	6,475 sf Clubhouse Walls & Floors	Quantity 6,475	Unit of Measure Square Feet			
		Cost /SqFt \$13.66				
		% Included 100.00%	Total Cost/Study \$88,436			
	Summary	Replacement Year 2022	Future Cost \$90,647			
	This is to replace the wall and floor tile					
	2021- Per client 6/30/2021, move bac 2021- Per client 6/1/2021, move rema 2020- No work indicated, moved to 20 2019- Per client 6/14/2019, decrease	aining life from 2021 to 2022, per ()21.				
720 -	Hardwood Floors Useful Life 40 Remaining Life 9					
, 20	6,150 sf Wood Floor- Replace	Quantity 6,150	Unit of Measure Square Feet			
		Cost /SqFt \$16.97				
		% Included 100.00%	Total Cost/Study \$104,351			
	Summary	Replacement Year 2030	Future Cost \$130,320			
	This is to replace the hardwood floorin					
_		<u></u>				
750 -	Hardwood Floors	Useful Life 10 Remain	5			
	6,150 sf Wood Floor- Refinish	Quantity 6,150	Unit of Measure Square Feet			
		Cost /SqFt \$3.39				
		% Included 100.00%	Total Cost/Study \$20,844			
	Summary	Replacement Year 2030	Future Cost \$26,032			
	This is to refinish the hardwood flooring.					
_	2020- \$20,336 was expended to sand	floor to bare wood, apply 6 coats	of Hillyard Pro200 Gym Finish.			
26000	- Outdoor Equipment					
	Bocce Ct. Resurface	Useful Life 10 Remain	ing Life 9			
	4 Bocce Ball Courts	Quantity 4	Unit of Measure Items			
	-	Cost /Itm \$2,154				
		% Included 100.00%	Total Cost/Study \$8,615			
	Summary	Replacement Year 2030	Future Cost \$10,759			
	This is to replace the court surface and					
	2020- \$8,405 was expended, courts re	enlaced in 2020				
_						
	 Canoa Hills (CH) Outdoor Equipment 					
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	Shade Structure	Useful Life	15 Remaining I	_ife 1		
0.0	200 sf Tennis Court Shade Canopy	Quantity		Unit of Measure	Square Feet	
		Cost /SqFt				
		% Included		otal Cost/Study	\$4,413	
	Summary	Replacement Year	2022	Future Cost	\$4,523	
	This is to replace the tennis court canvas	s canopy shade struc	cture.			
	1- 10' x 20' 4-metal post, canvas topped	d structure, south of	tennis courts.			
352 -	Shade Structure	Useful Life	15 Remaining I	_ife 11		
	800 sf [4] Bocce Court Shade Canopies	Quantity	800	Unit of Measure	Square Feet	
		Cost /SqFt	\$22.06			
		% Included	100.00% T	otal Cost/Study	\$17,650	
	Summary	Replacement Year	2032	Future Cost	\$23,159	
	This is to replace the bocce court canvas	s canopy shade struc	tures.			
	4- 10' x 20' canvas canopy T-bar shade	structures.				
	2017- \$18,172 total was expended to in	stall 4 T-bar shade s	structures.			
856 -	Shade Structure	Useful Life	30 Remaining I	_ife 13		
	144 sf Metal Roofed Shade Structure	Quantity	144	Unit of Measure	Square Feet	
		Cost /SqFt	\$26.27			
		% Included	100.00% T	otal Cost/Study	\$3,782	
	Summary	Replacement Year	2034	Future Cost	\$5,214	
	This is to repair and replace the metal sl	nade structure.				
	12' x 12' metal roofed structure west of	pool area.				
	Shade Structure	l Iseful I ife	25 Remaining I	_ife 21		
072	Pool Area Wood Gazebo Structure	Quantity	5	Unit of Measure	Items	
		Cost /Itm				
		% Included		otal Cost/Study	\$9,981	
	Summary	Replacement Year		Future Cost		
	This is to repair and replace the wood ga	azebo structure.				
	16' diameter gazebo structure east of po	pol.				
	2019- The structure appears to have be	an refurbished since	the 2016 study			
	2019 The structure appears to have be		the 2010 Study.			

00060 - Canoa Hills (CH)

27000 - Appliances

760

) -	Miscellaneous	Useful Life	5	Remaining Life 2	
	18 Kitchen Appliances (33%)	Quantity	18	Unit of Measure	Items
		Cost /Itm	\$3,9	987 Qty * \$/Itm	\$71,758
		% Included	33.3	33% Total Cost/Study	\$23,919
	Summary	Replacement Year	202	3 Future Cost	\$25,130
	This is to repair or replace miscellaneous	appliances.			

1- Frigidaire single door commercial freezer, MN FCFS201LFB3, mfg 5/2008

- 1- Traulsen double door commercial refer, MN GRI 2-32 LUT
- 1- Manitowoc ice maker,- MN IY0606W-261, SN 1101347634, mfg 8/2014, bin- MN B570, SN 1101349642
- 1- Captive-Aire Systems SS Hood, MN 4230 ND
- 1- Ansul fire suppression system
- 1- AM-14C Hobart single rack commercial dishwasher
- 1- Hobart disposer
- 1- commercial washer and dryer
- 1- Wolf 6-burner range
- 1- Alto-Sham 1000-TH-1 double cook & hold
- 1- Haier microwave
- 1- Bunn coffee
- 1- Cecilware CL75-n coffee
- 1- SS table
- 1- SS triple sink
- 1- SS sink
- 2- portable SS tables

28000 - Water System

154 -	Backflow Valves	Useful Life	12	Remaining L	_ife	2	
	6" Backflow	Quantity	1	ι	Unit o	f Measure	Items
		Cost /Itm	\$10	,182			
		% Included	100	.00% Te	otal C	ost/Study	\$10,182
	Summary	Replacement Year	202	3	Fu	uture Cost	\$10,698

This is to replace the backflow prevention valve.

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

00070 - Santa Rita Springs (SRS)

01000 - Paving

128 -	Asphalt: Sealing	Useful Life	5	Remaining	Life	0	
	80,636 sf Parking Lots	Quantity	80,6	36	Unit d	of Measure	Square Feet
		Cost /SqFt	\$0.1	.24			
		% Included	100.	.00%	Fotal (Cost/Study	\$9,980
	Summary	Replacement Year	2021	1	F	uture Cost	\$9,980

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

2021- \$9,980 was expended.

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

00070 - Santa Rita Springs (SRS) 01000 - Paving 228 - Asphalt: Ongoing Repairs Useful Life 5 Remaining Life 1 80,636 sf Parking Lots (3%) Quantity 80,636 Unit of Measure Square Feet Cost /SaFt \$3.68 Oty * \$/SaFt \$296,514 % Included 2.50% Total Cost/Study \$7,413 Replacement Year 2022 Summarv Future Cost \$7,598 This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed. 2019- \$4,675 was expended for crack fill only per client 6/14/2019. 2017- Extended to synch with next seal coat. 336 - Asphalt: Overlay w/ Interlayer Useful Life 25 Remaining Life 1 Quantity 58,386 Unit of Measure Square Feet 58,386 sf North & East Parking Lots Cost /SaFt \$1.81 % Included 100.00% Total Cost/Study \$105,508 Future Cost \$108,146 Summary Replacement Year 2022 This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions. 2021- Per client 6/1/2021, move remaining life from 2026 to 2022, per Facility Director. 2019- Per client 6/14/2019, extend remaining life from 2021 to 2026. 340 - Asphalt: Overlay w/ Interlayer Useful Life 25 Remaining Life 1 Unit of Measure Square Feet Quantity 22,250 22,250 sf South Parking Lot Cost /SqFt \$1.81 % Included 100.00% Total Cost/Study \$40,207 Summary Replacement Year 2022 Future Cost \$41,213 This is to apply a paving fabric interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions. 2021- Per client 6/1/2021, move remaining life from 2026 to 2022, per Facility Director.

02000 - Concrete

430 -	Pool Deck	Useful Life	2	Remaining I	Life	2	
	5,975 sf Pool/Spa Area Concrete Repair	Quantity	5,97	75	Unit o	f Measure	Square Feet
	(6%)	Cost /SqFt	\$28	.81	Qty	′ * \$/SqFt	\$172,162
		% Included	6.00)% Т	otal C	ost/Study	\$10,330
	Summary	Replacement Year	202	3	Fι	uture Cost	\$10,853

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

2021- Per client 6/1/2021, move remaining life from 2021 to 2023. 2019- 9,832 was expended per client 6/14/2019. Per client 7/22/2019, decrease useful life from 5 to 2 years.

- 02.) - Painting: Exterior Stucco	Useful Life	10 Remain	ning Life 6	
	28,540 sf Building Exterior	Quantity		Unit of Measure S	quare Feet
		Cost /SqFt	\$1.58		
		% Included	100.00%	Total Cost/Study \$	44,977
	Summary	Replacement Year	2027	Future Cost \$	52,160
	This is to prepare, power wash, sand, s	crape, caulk and pair	it the stucco	surfaces with a premi	um paint.
_	2019- Client reports that the exterior b deterioration including wide spread effle 2016- The surface is faded and exhibits	orescence.		2018. The surfaces exh	ibit premature
- 00	Wrought Iron	Useful Life	4 Remair	ning Life 1	
	1,758 If Pool Fence, Metal Railings	Quantity	1,758	Unit of Measure L	inear Feet
		Cost /l.f.	\$7.13		
		% Included	100.00%	Total Cost/Study \$	12,541
	Summary	Replacement Year	2022	Future Cost \$	12,855
	This is to prepare, power wash, sand, s	crape, spot prime an	d paint the v	vrought iron.	
_	pool perimeter 5' wrought iron fence- 3 bridge, deck, stair, walkway, south per) lf		
3500	- Painting: Interior				
36 -	Building	Useful Life	10 Remain	ning Life 1	
	35,500 sf All Interior Spaces	Quantity	35,500	Unit of Measure S	quare Feet
		Cost /SqFt	\$0.851		
			100 000/		
		% Included		Total Cost/Study \$	
	Summary	% Included Replacement Year		Total Cost/Study \$ Future Cost \$	
_	Summary This is to prepare and paint all interior	Replacement Year			
4000	,	Replacement Year			
	This is to prepare and paint all interior	Replacement Year walls and ceilings.		Future Cost \$	•
	This is to prepare and paint all interior	Replacement Year walls and ceilings.	2022 10 Remain	Future Cost \$	30,966
	This is to prepare and paint all interior - Structural Repairs Metal Railings	Replacement Year walls and ceilings. Useful Life	2022 10 Remain 1,410	Future Cost \$ Future Cost \$ Thing Life 1 Unit of Measure L Qty * \$/l.f. \$	30,966 inear Feet 47,863
	This is to prepare and paint all interior	Replacement Year walls and ceilings. Useful Life Quantity	2022 10 Remain 1,410 \$33.95	Future Cost \$ ning Life 1 Unit of Measure L	30,966 inear Feet 47,863
	This is to prepare and paint all interior	Replacement Year walls and ceilings. Useful Life Quantity Cost /I.f.	2022 10 Remain 1,410 \$33.95 50.00%	Future Cost \$ Future Cost \$ Thing Life 1 Unit of Measure L Qty * \$/l.f. \$	inear Feet 47,863 23,932
	This is to prepare and paint all interior - Structural Repairs Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	Replacement Year walls and ceilings. Useful Life Quantity Cost /I.f. % Included	2022 10 Remain 1,410 \$33.95 50.00%	Future Cost \$ Future Cost \$ Total Cost/Study \$	30,966 inear Feet 47,863 23,932

24 -	 Structural Repairs Doors 	llseful Life	10 Remain	ning Life 3	
21	66 Exterior & Interior Doors (25%)	Quantity		Unit of Measure Items	
		Cost /Itm		Qty * \$/Itm \$110,946	
		% Included	25.00%	Total Cost/Study \$27,736	
	Summary	Replacement Year	2024	Future Cost \$29,869	
	This is to periodically repair, replace an hardware, automatic door operators, do				kit
_	31- exterior 35- interior				
1500	- Decking/Balconies				
06 -	Resurface		20 Remain	ning Life 12	
	12,664 sf Elastomeric Deck- Resurface	Quantity	-	Unit of Measure Square Feet	
		Cost /SqFt		T	
	Current	% Included		Total Cost/Study \$110,299	
	Summary	Replacement Year		Future Cost \$148,340	
	This is to resurface the deck. Deck seal	coat is provided for	within anothe	er component.	
	2019- Per client, conditions similar to 2 remaining life from 2020 to 2033. 2016- Client indicated that deck membr ceilings below the deck exhibited water	016. Some repairs h	ave been ma	de. Per client 6/14/2019, extend	ome
	remaining life from 2020 to 2033. 2016- Client indicated that deck membr	016. Some repairs ha rane leak issues are l stains. Useful Life	ave been ma being investig 5 Remair	nde. Per client 6/14/2019, extend gated and that repairs are needed. So ning Life 2	ome
 00 -	remaining life from 2020 to 2033. 2016- Client indicated that deck membric ceilings below the deck exhibited water	016. Some repairs ha rane leak issues are l stains. Useful Life	ove been ma being investig 5 Remair 12,664	de. Per client 6/14/2019, extend gated and that repairs are needed. So	ome
-00 -	remaining life from 2020 to 2033. 2016- Client indicated that deck membra ceilings below the deck exhibited water Repairs	016. Some repairs ha rane leak issues are l stains. Useful Life r Quantity	ove been ma being investig 5 Remair 12,664 \$2.04	nde. Per client 6/14/2019, extend gated and that repairs are needed. So ning Life 2	ome
 00 -	remaining life from 2020 to 2033. 2016- Client indicated that deck membra ceilings below the deck exhibited water Repairs	016. Some repairs ha rane leak issues are l stains. Useful Life r Quantity Cost /SqFt	5 Remain 12,664 \$2.04 100.00%	ade. Per client 6/14/2019, extend gated and that repairs are needed. So ning Life 2 Unit of Measure Square Feet	ome
-00 -	remaining life from 2020 to 2033. 2016- Client indicated that deck membric ceilings below the deck exhibited water Repairs 12,664 sf Elastomeric Deck- Seal/Repai	016. Some repairs har rane leak issues are leak stains. Useful Life Quantity Cost /SqFt % Included Replacement Year	ave been ma being investig 5 Remain 12,664 \$2.04 100.00% 2023	ade. Per client 6/14/2019, extend gated and that repairs are needed. So hing Life 2 Unit of Measure Square Feet Total Cost/Study \$25,812 Future Cost \$27,119	ome
	remaining life from 2020 to 2033. 2016- Client indicated that deck membric ceilings below the deck exhibited water Repairs 12,664 sf Elastomeric Deck- Seal/Repair Summary	016. Some repairs have a stains. Useful Life Quantity Cost /SqFt % Included Replacement Year anta Cruz building room npleted in 2018 so extrane leak issues are leak	5 Remain 12,664 \$2.04 100.00% 2023 oftop decking xtend remain	nde. Per client 6/14/2019, extend gated and that repairs are needed. So hing Life 2 Unit of Measure Square Feet Total Cost/Study \$25,812 Future Cost \$27,119 g. hing life from 2019 to 2023.	
_	remaining life from 2020 to 2033. 2016- Client indicated that deck membric eilings below the deck exhibited water Repairs 12,664 sf Elastomeric Deck- Seal/Repair Summary This is seal and repair the Fiesta and Sa 2019- Per client 6/14/2019, repairs cor 2018- \$18,376 was expended. 2016- Client indicated that deck membri	016. Some repairs have a stains. Useful Life Quantity Cost /SqFt % Included Replacement Year anta Cruz building room npleted in 2018 so extrane leak issues are leak	5 Remain 12,664 \$2.04 100.00% 2023 oftop decking xtend remain	nde. Per client 6/14/2019, extend gated and that repairs are needed. So hing Life 2 Unit of Measure Square Feet Total Cost/Study \$25,812 Future Cost \$27,119 g. hing life from 2019 to 2023.	
	remaining life from 2020 to 2033. 2016- Client indicated that deck membric eilings below the deck exhibited water Repairs 12,664 sf Elastomeric Deck- Seal/Repair Summary This is seal and repair the Fiesta and Sa 2019- Per client 6/14/2019, repairs cor 2018- \$18,376 was expended. 2016- Client indicated that deck membric ceilings below the deck exhibited water - Roofing Low Slope: Vinyl	016. Some repairs have a stains. Useful Life r Quantity Cost /SqFt % Included Replacement Year anta Cruz building room npleted in 2018 so ex- rane leak issues are have a stains.	20 Remain	nde. Per client 6/14/2019, extend gated and that repairs are needed. So hing Life 2 Unit of Measure Square Feet Total Cost/Study \$25,812 Future Cost \$27,119 g. hing life from 2019 to 2023. gated and that repairs are needed. So	
	remaining life from 2020 to 2033. 2016- Client indicated that deck membric ceilings below the deck exhibited water Repairs 12,664 sf Elastomeric Deck- Seal/Repair Summary This is seal and repair the Fiesta and Sa 2019- Per client 6/14/2019, repairs cor 2018- \$18,376 was expended. 2016- Client indicated that deck membric ceilings below the deck exhibited water	016. Some repairs have rane leak issues are leak stains. Useful Life Quantity Cost /SqFt % Included Replacement Year anta Cruz building roo npleted in 2018 so ex rane leak issues are leak stains. Useful Life Quantity	20 Remain 20 Remain 20 Remain 20 Remain 20 Remain 20 Remain	ade. Per client 6/14/2019, extend gated and that repairs are needed. So hing Life 2 Unit of Measure Square Feet Total Cost/Study \$25,812 Future Cost \$27,119 g. hing life from 2019 to 2023. gated and that repairs are needed. So	
5000	remaining life from 2020 to 2033. 2016- Client indicated that deck membric eilings below the deck exhibited water Repairs 12,664 sf Elastomeric Deck- Seal/Repair Summary This is seal and repair the Fiesta and Sa 2019- Per client 6/14/2019, repairs cor 2018- \$18,376 was expended. 2016- Client indicated that deck membric ceilings below the deck exhibited water - Roofing Low Slope: Vinyl	016. Some repairs have a stains. Useful Life Quantity Cost /SqFt % Included Replacement Year anta Cruz building room anta leak issues are leak	20 Remain 20 Remain 20 Remain 20 Remain 20 Remain 68 \$578	nde. Per client 6/14/2019, extend gated and that repairs are needed. So hing Life 2 Unit of Measure Square Feet Total Cost/Study \$25,812 Future Cost \$27,119 g. hing life from 2019 to 2023. gated and that repairs are needed. So hing Life 3 Unit of Measure Squares	
.000	remaining life from 2020 to 2033. 2016- Client indicated that deck membric ceilings below the deck exhibited water Repairs 12,664 sf Elastomeric Deck- Seal/Repair Summary This is seal and repair the Fiesta and Sa 2019- Per client 6/14/2019, repairs cor 2018- \$18,376 was expended. 2016- Client indicated that deck membric ceilings below the deck exhibited water - Roofing Low Slope: Vinyl 68 Squares- Building Roof	016. Some repairs have a stains. Useful Life Quantity Cost /SqFt % Included Replacement Year anta Cruz building room on pleted in 2018 so exprane leak issues are leak issues	20 Remain being investig 5 Remain 12,664 \$2.04 100.00% 2023 oftop decking ktend remain being investig 20 Remain 68 \$578 100.00%	nde. Per client 6/14/2019, extend gated and that repairs are needed. So hing Life 2 Unit of Measure Square Feet Total Cost/Study \$25,812 Future Cost \$27,119 g. hing life from 2019 to 2023. gated and that repairs are needed. So hing Life 3 Unit of Measure Squares Total Cost/Study \$39,293	
5000	remaining life from 2020 to 2033. 2016- Client indicated that deck membric eilings below the deck exhibited water Repairs 12,664 sf Elastomeric Deck- Seal/Repair Summary This is seal and repair the Fiesta and Sa 2019- Per client 6/14/2019, repairs cor 2018- \$18,376 was expended. 2016- Client indicated that deck membric ceilings below the deck exhibited water - Roofing Low Slope: Vinyl	016. Some repairs have a stains. Useful Life Quantity Cost /SqFt % Included Replacement Year anta Cruz building room anta leak issues are leak	20 Remain being investig 5 Remain 12,664 \$2.04 100.00% 2023 oftop decking ktend remain being investig 20 Remain 68 \$578 100.00%	nde. Per client 6/14/2019, extend gated and that repairs are needed. So hing Life 2 Unit of Measure Square Feet Total Cost/Study \$25,812 Future Cost \$27,119 g. hing life from 2019 to 2023. gated and that repairs are needed. So hing Life 3 Unit of Measure Squares	

00070 - Santa Rita Springs (SRS)

05000 - Roofing

	-						
604 -	Pitched: Tile	Useful Life	30	Remaining	Life	8	
	84 Squares- Building Roof	Quantity	84		Unit	of Measure	Squares
		Cost /Sqrs	\$68	3			
		% Included	100	.00%	Total	Cost/Study	\$57,364
	Summary	Replacement Year	202	9	F	- uture Cost	\$69,893
	This is to replace the tile roofing system. ensure maximum life.	Tile roofs should be	e reg	ularly inspe	cted a	and repaired	d as indicated to
_	2019- The west side of the building has l remove tile, repair deck, and reuse tile p project.						
 954 -	Coating	Useful Life	5	Remaining	Life	3	
	6,800 sf Low Slope Roof Recoating	Quantity	6,80	00	Unit	of Measure	Square Feet
		Cost /SqFt	\$3.0)9			
		% Included	100	.00%	Total	Cost/Study	\$21,012
	Summary	Replacement Year	202	4	F	uture Cost	\$22,628
	This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays.						
	2019- \$20,000 was expended per client 6/14/2019.						
	2019- \$20,000 was expended per client	6/14/2019.					
	2019- \$20,000 was expended per client	6/14/2019.					
		6/14/2019. Useful Life	20	Remaining	Life	2	

Cost /Rm \$63,037	
% Included 100.00%	Total Cost/Study \$126,075
Replacement Year 2023	Future Cost \$132,458
	Cost /Rm \$63,037 % Included 100.00%

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

2021- Per client 6/30/2021, extend remaining life from 2022 to 2023. 2019- Increased estimate from \$40,000 to \$60,000 per room. Client input will further define this component.

336 - Res	trooms	Useful Life	20 Remaining	Life	4	
5 R	estrooms	Quantity	5	Unit c	of Measure	Room
		Cost /Rm	\$10,488			
		% Included	100.00%	Total C	Cost/Study	\$52,441
Sun	nmary	Replacement Year	2025	F	uture Cost	\$57,885

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

2021- Per client extend to 2025.

2019- \$12,775 was expended for partial rehab per client 6/14/2019. Client input will further define this component. Per client 7/22/2019, extend remaining life from 2020 to 2022. 2018- \$6,018 was expended for partial work at Fiesta restroom countertops.

800	0 - Rehab				
12 -	Kitchen	Useful Life	20 Remain	ning Life 4	
	Art Kitchenette	Quantity	1	Unit of Measure	Room
		Cost /Rm	\$4,356		
		% Included	100.00%	Total Cost/Study	\$4,356
	Summary	Replacement Year	2025	Future Cost	\$4,808
	This is to rehab and redecorate the k Client input will further define this co				
_	2021- Per client 6/30/2021, the Fiest client extend to 2025. 2020- Per client 8/6/2020, extend re		·	uced quantity from 2	to 1 room. 2021- Per
72 -	Cabinets	Useful Life	20 Remain	ing Life 2	
	2 Art & Clay Counters & Cabinets	Quantity	2	Unit of Measure	Room
		Cost /Rm	\$9,758		
		% Included	100.00%	Total Cost/Study	\$19,517
	Summary	Replacement Year	2023	Future Cost	\$20,505
	This is for replacing the cabinets per	existing. Replacement	costs will dep	pend on the scope of	work at replacement
	This is for replacing the cabinets per 2019- Per client 6/14/2019, extend r 2016- The countertops are very worr	emaining life from 2019		pend on the scope of	work at replacement
-	2019- Per client 6/14/2019, extend r	emaining life from 2019		bend on the scope of	work at replacement
	2019- Per client 6/14/2019, extend r 2016- The countertops are very worr	emaining life from 2019 I.			work at replacement
	2019- Per client 6/14/2019, extend r 2016- The countertops are very worr	emaining life from 2019 I.	9 to 2023. 		· · · · · · · · · · · · · · · · · · ·
	2019- Per client 6/14/2019, extend r 2016- The countertops are very worr D - Pool Resurface	emaining life from 2019 I. Useful Life	9 to 2023. 10 Remain 240	ing Life 2	· · · · · · · · · · · · · · · · · · ·
	2019- Per client 6/14/2019, extend r 2016- The countertops are very worr D - Pool Resurface 240 If Pool	emaining life from 2019 Useful Life Quantity Cost /l.f. % Included	9 to 2023. 10 Remain 240 \$130 100.00%	ing Life 2 Unit of Measure Total Cost/Study	Linear Feet \$31,226
	2019- Per client 6/14/2019, extend r 2016- The countertops are very worr D - Pool Resurface	emaining life from 2019 L Useful Life Quantity Cost /l.f.	9 to 2023. 10 Remain 240 \$130 100.00%	ing Life 2 Unit of Measure	Linear Feet \$31,226
	2019- Per client 6/14/2019, extend r 2016- The countertops are very worr D - Pool Resurface 240 If Pool	emaining life from 2019 Useful Life Quantity Cost /l.f. % Included Replacement Year	9 to 2023. 10 Remain 240 \$130 100.00%	ing Life 2 Unit of Measure Total Cost/Study	Linear Feet \$31,226
	2019- Per client 6/14/2019, extend r 2016- The countertops are very worr D - Pool Resurface 240 If Pool Summary	emaining life from 2019 Useful Life Quantity Cost /l.f. % Included Replacement Year	9 to 2023. 10 Remain 240 \$130 100.00%	ing Life 2 Unit of Measure Total Cost/Study	Linear Feet \$31,226
.30 -	2019- Per client 6/14/2019, extend r 2016- The countertops are very worr D - Pool Resurface 240 If Pool Summary This is to resurface the pool including	emaining life from 2019 Useful Life Quantity Cost /l.f. % Included Replacement Year start-up costs.	9 to 2023. 10 Remain 240 \$130 100.00%	ing Life 2 Unit of Measure Total Cost/Study Future Cost	Linear Feet \$31,226
30 -	2019- Per client 6/14/2019, extend r 2016- The countertops are very worr D - Pool Resurface 240 If Pool Summary This is to resurface the pool including 2017- Life estimates per client.	emaining life from 2019 Useful Life Quantity Cost /l.f. % Included Replacement Year start-up costs.	9 to 2023. 10 Remain 240 \$130 100.00% 2023 10 Remain	ing Life 2 Unit of Measure Total Cost/Study Future Cost	Linear Feet \$31,226 \$32,807
.30 -	2019- Per client 6/14/2019, extend r 2016- The countertops are very worr D - Pool Resurface 240 If Pool Summary This is to resurface the pool including 2017- Life estimates per client. ADA Chair Lift	emaining life from 2019 Useful Life Quantity Cost /l.f. % Included Replacement Year start-up costs. Useful Life	10 Remain 240 \$130 100.00% 2023	ing Life 2 Unit of Measure Total Cost/Study Future Cost	Linear Feet \$31,226 \$32,807
- 30	2019- Per client 6/14/2019, extend r 2016- The countertops are very worr D - Pool Resurface 240 If Pool Summary This is to resurface the pool including 2017- Life estimates per client. ADA Chair Lift	emaining life from 2019 Useful Life Quantity Cost /l.f. % Included Replacement Year start-up costs. Useful Life Quantity	9 to 2023. 10 Remain 240 \$130 100.00% 2023 10 Remain 1 \$3,481	ing Life 2 Unit of Measure Total Cost/Study Future Cost	Linear Feet \$31,226 \$32,807 Items
- 30	2019- Per client 6/14/2019, extend r 2016- The countertops are very worr D - Pool Resurface 240 If Pool Summary This is to resurface the pool including 2017- Life estimates per client. ADA Chair Lift	emaining life from 2019 Useful Life Quantity Cost /l.f. % Included Replacement Year start-up costs. Useful Life Quantity Cost /Itm	10 Remain 240 \$130 100.00% 2023 10 Remain 1 \$3,481 100.00%	ing Life 2 Unit of Measure Total Cost/Study Future Cost	Linear Feet \$31,226 \$32,807 Items \$3,481
30 -	2019- Per client 6/14/2019, extend r 2016- The countertops are very worr D - Pool Resurface 240 lf Pool Summary This is to resurface the pool including 2017- Life estimates per client. ADA Chair Lift Pool Area ADA Lift	emaining life from 2019 Useful Life Quantity Cost /l.f. % Included Replacement Year start-up costs. Useful Life Quantity Cost /Itm % Included Replacement Year	10 Remain 240 \$130 100.00% 2023 10 Remain 1 \$3,481 100.00%	ing Life 2 Unit of Measure Total Cost/Study Future Cost	Linear Feet \$31,226 \$32,807 Items \$3,481

00070 - Santa Rita Springs (SRS)

12000 - Pool	1	20	0	0	-	Ρο	o	
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630 -	Deck: Re-Surface	Useful Life 1	5 Remaining	Life 0
	5,975 sf Pool/Spa Deck Coating	Quantity 5	,975	Unit of Measure Square Feet
		Cost /SqFt \$	6.25	
		% Included 1	00.00%	Total Cost/Study \$37,315
	Summary	Replacement Year 2	021	Future Cost \$37,315
	This is to scarify the concrete deck and another component.	apply an acrylic lace co	oating. Concre	te deck repairs are provided for within
_	2021- \$37,315 was expended. 2019- Similar deck conditions as in 2010 2016- The deck was stained and exhibit			aining life from 2019 to 2025.
750 -	Equipment: Replacement	Useful Life 5	Remaining	Life 2
	Pool & Spa Equipment (50%)	Quantity 1		Unit of Measure Lump Sum
		Cost /LS \$	55,350	Qty * \$/LS \$55,350
		% Included 5	0.00%	Total Cost/Study \$27,675
	Summary	Replacement Year 2	023	Future Cost \$29,076
	This is to periodically replace the pool at component provides for one half replace	nd spa equipment. Sine ement every five years	ce not all equi	pment will fail simultaneously, this
_	 3- Pentair IntelliFlo variable speed pump 2- additional spa pumps 1- Dolphin C5 pool vacuum 1- pool heater #1, Raypak Professional 1- pool heater #2, Raypak Professional 1- pool heater #3, Raypak Professional 1- pool heater, Raypak Professional 1- pool Aquasol chemical controller 1- Spa Aquasol chemical controller 1- Clear Comfort advanced oxidation system Assorted- chemical system probes, fittin Assorted- pipes, fittings, controls, lights 2020- \$454 was expended. \$9,000 was 2018- \$9,697 total was expended for poper 	installed 2018 stem (\$9,000 in 2020) gs, chem pumps, injeo , drain covers, hand ra expended for the pool	ails, etc. I Clear Comfoi	
940 -	Furniture: Misc	Useful Life 6	Remaining	Life 4
	Pool Area Furniture	Quantity 1		Unit of Measure Lump Sum
		Cost /LS \$	7,920	
		% Included 1	00.00%	Total Cost/Study \$7,920
	Summary	Replacement Year 2	025	Future Cost \$8,742
	This is to replace miscellaneous pool fur	niture.		
	2019- \$7,538 was expended per client 6	5/14/2019.		
_				

200) - Santa Rita Springs (SRS)				
) - Spa	116-11:6-	0 D		
130 -	Resurface	Useful Life Quantity		ning Life 0 Unit of Measure	Itoms
	Spa	Cost /Itm		offic of Medsure	Items
		% Included		Total Cost/Study	¢7 005
	Summary	Replacement Year		Future Cost	
			2021	i uture cost	φ7,905
	This is to resurface the spa including star	t-up costs.			
_	2021- \$7,905 was expended 2019- Per client 7/22/2019, resurfaced 7	/2013. Per client 8,	/5/2019, inc	rease useful life from	n 6 to 8 years.
400(0 - Recreation				
	Exercise: Cardio Equipment	Useful Life	3 Remai	ning Life 3	
	12 Fitness Center Cardio Machines (25%)			Unit of Measure	Items
		Cost /Itm		Qty * \$/Itm	\$75,221
		% Included		Total Cost/Study	
	Summary	Replacement Year	2024	Future Cost	
	This is to periodically replace the cardio e within other components. 1- Assault Fitness fan bike		centage basi		
	 within other components. 1- Assault Fitness fan bike 1- Technogym Excite recumbent bike (reg 1- Technogym Excite elliptical 1- True elliptical 1- Precor elliptical 1- Concept-2 rower 1- Technogym treadmill 1- True treadmill 1- Cybex arc trainer 	placed 2020)	-	is. Strength equipme	
	 within other components. 1- Assault Fitness fan bike 1- Technogym Excite recumbent bike (reg 1- Technogym Excite elliptical 1- True elliptical 1- Precor elliptical 1- Concept-2 rower 1- Tetrix stepper 1- Technogym treadmill 1- True treadmill 1- Woodway treadmill 	placed 2020) 1 rower, 1 cross-tr one TechnoGym re	ainer, 1 recu	is. Strength equipme umbent bike.	nt is provided for
- 241	 within other components. 1- Assault Fitness fan bike 1- Technogym Excite recumbent bike (replication of the second of the second	placed 2020) 1 rower, 1 cross-tr one TechnoGym re	ainer, 1 recu cumbent bik	is. Strength equipme umbent bike. e & upright bike and	nt is provided for
- 241 -	 within other components. 1- Assault Fitness fan bike 1- Technogym Excite recumbent bike (registre in the integration of the integration of	placed 2020) 1 rower, 1 cross-tr one TechnoGym re 6/14/2019.	ainer, 1 recu cumbent bik	is. Strength equipme umbent bike. e & upright bike and	one Cybex Arc
- 241 -	 within other components. 1- Assault Fitness fan bike 1- Technogym Excite recumbent bike (reg 1- Technogym Excite elliptical 1- True elliptical 1- Precor elliptical 1- Concept-2 rower 1- Tetrix stepper 1- Technogym treadmill 1- True treadmill 1- Cybex arc trainer 2021- \$11,200 was expended to replace 2020- \$25,000 was expended to replace Trainer. 2019- \$17,899 was expended per client of 2017- \$7,140 was expended. 	placed 2020) 1 rower, 1 cross-tr one TechnoGym re 6/14/2019. Useful Life Quantity	ainer, 1 recu cumbent bik	umbent bike. te & upright bike and	one Cybex Arc
- 241 -	 within other components. 1- Assault Fitness fan bike 1- Technogym Excite recumbent bike (reg 1- Technogym Excite elliptical 1- True elliptical 1- Precor elliptical 1- Concept-2 rower 1- Tetrix stepper 1- Technogym treadmill 1- True treadmill 1- Cybex arc trainer 2021- \$11,200 was expended to replace 2020- \$25,000 was expended to replace Trainer. 2019- \$17,899 was expended per client of 2017- \$7,140 was expended. 	placed 2020) 1 rower, 1 cross-tr one TechnoGym re 6/14/2019. Useful Life Quantity	ainer, 1 reco cumbent bik 1 Remain 1 \$11,200	umbent bike. te & upright bike and	one Cybex Arc eatment [nr:1] Lump Sum

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

00070	 Santa Rita Springs (SRS) 				
14000	- Recreation				
340 -	Exercise: Strength Equipment	Useful Life	8 Remai	ning Life 2	
	18 Fitness Center Strength Machines (50	%) Quantity	18	Unit of Measure	Items
		Cost /Itm	\$3,590	Qty * \$/Itm	\$64,613
		% Included	50.00%	Total Cost/Study	\$32,307
	Summary	Replacement Year	2023	Future Cost	\$33,942
	This is to periodically replace strength eq other components.	uipment on a perce	ntage basis	. Cardio equipment is	provided for within
	 1- Technogym hip abductor 1- Technogym multi hip 1- Technogym low row 1- Technogym lat pull down 1- Technogym arm curl 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 anterior flexibility 1- Technogym posterior flexibility 1- Technogym pertoral 				

19000 - Fencing

220 - Wrought Iron: 5'	Useful Life 30 Remai	ining Life 0
348 If Pool Perimeter Fence	Quantity 348	Unit of Measure Linear Feet
	Cost /l.f. \$32.05	
	% Included 100.00%	Total Cost/Study \$11,154
Summary	Replacement Year 2021	Future Cost \$11,154

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

2021- \$11,154 was expended.

20000 - Lighting

100 -	Exterior: Misc. Fixtures	Useful Life	25	Remaining	Life	7	
	40 Wall & Wall Top Lantern Lights	Quantity	40		Unit	of Measure	Items
		Cost /Itm	\$57	8			
		% Included	100	.00%	Total	Cost/Study	\$23,114
	Summary	Replacement Year	202	8	I	Future Cost	\$27,475

This is to replace wall-top and wall common area lantern lighting fixtures.

19- wall-top 21- building and wall

) - Santa Rita Springs (SRS)) - Lighting				
	Pole Lights	l Icoful I ifo	25 Remai	ning Life 7	
250	10 Bridge Lights	Quantity		Unit of Measure	Items
	To bridge Lights	Cost /Itm			
		% Included		Total Cost/Study	\$16.688
	Summary	Replacement Year		Future Cost	
	This is to replace the pole lights reusing				1 - 7
-	Pole Lights	Lleoful Life	25 Remai	ning Life 7	
.00 -	5 2nd Level Deck- Pole Lights	Quantity		Unit of Measure	Items
	5 Zhu Level Deck- Fole Lights	Cost /Itm			
		% Included		Total Cost/Study	\$6 566
	Summary	Replacement Year		Future Cost	
	This is to replace the pole lights reusing				+-,
-	Machanical Equipment				
	Hechanical Equipment HVAC	Usoful Lifo	15 Remai	ning Life 7	
52 -	6 Miscellaneous Units- 2013	Quantity		Unit of Measure	Items
	o miscellaneous omits 2015	Cost /Itm			
		% Included		Total Cost/Study	\$29,785
	Summary	Replacement Year		Future Cost	
	This is to replace the HVAC systems. It is rebuilt to extend their life.	•			
	Unit 1- Pottery- Carrier- 3T Unit 2- Clay Studio- Carrier- 2.5T Unit 10- Coordinator's Office- Gree- 1T Unit 12- Santa Cruz- Carrier- 3T Unit 13- Fiesta Bath Room- Carrier- 2T Unit 16- Comp Mac Room- Carrier- 4T				
312 -	HVAC	Useful Life	15 Remai	ning Life 10	
	Carrier Unit #8- 2016	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$6,803		
		% Included	100.00%	Total Cost/Study	\$6,803
	Summary	Replacement Year	2031	Future Cost	\$8,708
	This is to replace the Carrier HVAC syste rebuilt to extend its life.	m. It is possible tha	t sub-comp	onents of this system	can be replaced or
	Unit 8- Fitness- Carrier- 5T				

2016- \$6,150 was expended for Unit 8 only, so BRG separated unit #3 to its own component.

) - Santa Rita Springs (SRS)) - Mechanical Equipment					
HVAC	Useful Life 1	.5 Remair	ning Life 12		
Carrier Unit #3- 2018			5	ns	
	Cost /Itm \$	6,803			
	% Included 1	.00.00%	Total Cost/Study \$6,	803	
Summary	Replacement Year 2	033	Future Cost \$9,	149	
This is to replace the Carrier HVAC sys rebuilt to extend its life.	tem. It is possible that	sub-compo	onents of this system can	be replaced or	
Unit 3- Sculpture- Carrier- 3T (2006 un	nit replaced in 2018)				
2018- \$6,150 was expended.					
HVAC	Useful Life 1	.5 Remair	ning Life 13		
2 Carrier Units- 2019	Quantity 2	2	Unit of Measure Iter	ns	
	Cost /Itm \$	6,788			
	% Included 1	.00.00%	Total Cost/Study \$13	,577	
Summary	Replacement Year 2	034	Future Cost \$18	3,716	
This is to replace the Carrier HVAC sys or rebuilt to extend their life.	This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.				
Unit 4- Hand Studio- Carrier- 3T Unit 9- Fitness- Carrier- 5T					
2019- \$12,923 was expended per clier	nt 6/14/2019.				
HVAC Useful Life 15 Remaining Life 6					
				ns	
	ç ,				
			Total Cost/Study \$15	.759	
Summary					
This is to replace the Carrier HVAC sys or rebuilt to extend their life.			onents of these systems	can be replaced	
Unit 5- Fiesta Room- Carrier- 5T Unit 24- Art Room- Carrier- 5T					
HVAC	Useful Life 1	.5 Remair	ning Life 12		
2 Carrier Units- 2018	Quantity 2	2	Unit of Measure Iter	ns	
	Cost /Itm \$	5,841			
	% Included 1	.00.00%	Total Cost/Study \$11	,682	
Summary	Replacement Year 2	033	Future Cost \$15	,711	
This is to replace the Carrier HVAC sys or rebuilt to extend their life.	tems. It is possible that	sub-comp	onents of these systems	can be replaced	
Unit 6- Clay Studio- Carrier- 2.5T Unit 14- Kitchen- Carrier- 2.5T					
2019- Per client 6/14/2019, replaced in	n 2018 for \$5 424 of w	hich half w	as naid in 2018 and 2010	а С	
	11 2010 101 \$3,424 01 WI		as paiu ili 2010 aliu 2015		
	 Mechanical Equipment HVAC Carrier Unit #3- 2018 Summary This is to replace the Carrier HVAC system rebuilt to extend its life. Unit 3- Sculpture- Carrier- 3T (2006 un 2018- \$6,150 was expended. HVAC 2 Carrier Units- 2019 Summary This is to replace the Carrier HVAC system or rebuilt to extend their life. Unit 4- Hand Studio- Carrier- 3T Unit 9- Fitness- Carrier- 5T 2019- \$12,923 was expended per clier HVAC 2 Carrier Units- 2012 Summary This is to replace the Carrier HVAC system or rebuilt to extend their life. Unit 5- Fiesta Room- Carrier- 5T Unit 24- Art Room- Carrier- 5T HVAC 2 Carrier Units- 2018 Summary This is to replace the Carrier HVAC system or rebuilt to extend their life. Unit 5- Fiesta Room- Carrier- 5T Unit 24- Art Room- Carrier- 25T HVAC Unit 6- Clay Studio- Carrier- 2.5T Unit 14- Kitchen- Carrier- 2.5T 	- Mechanical Equipment HVAC Useful Life 1 Carrier Unit #3- 2018 Quantity 1 Summary Replacement Year 2 This is to replace the Carrier HVAC system. It is possible that rebuilt to extend its life. Included in 2018) 2018- \$6,150 was expended. Useful Life 1 2 Carrier Units- 2019 Quantity 2 Cost /Itm \$ % Included 1 2018- \$6,150 was expended. WAC HVAC Useful Life 1 2 Carrier Units- 2019 Quantity 2 Cost /Itm \$ % Included 1 Summary Replacement Year 2 This is to replace the Carrier HVAC systems. It is possible that or rebuilt to extend their life. Unit 4- Hand Studio- Carrier- 3T Unit 9- Fitness- Carrier 5T 2019- \$12,923 was expended per client 6/14/2019. HVAC Useful Life 1 2 Carrier Units- 2012 Quantity 2 Cost /Itm \$ % Included 1 Summary Replacement Year 2 This is to replace the Carrier HVAC systems. It is possible that or rebuilt to extend their life. Unit 5- Fiesta Room- Carrier- 5T Unit 2- Art Room- Carrier - 5T HVAC Useful Life 1 2 Carrier	- Mechanical Equipment HVAC Useful Life 15 Remain Carrier Unit #3- 2018 Quantity 1 Cost /Ttm \$6,803 % Included 100.00% Summary Replacement Year 2033 This is to replace the Carrier HVAC system. It is possible that sub-comporebuilt to extend its life. Unit 3- Sculpture- Carrier- 3T (2006 unit replaced in 2018) 2018- \$6,150 was expended. Useful Life 15 Remain HVAC Useful Life 15 Remain 2 Carrier Units- 2019 Quantity 2 Cost /Ttm \$6,788 % Included 100.00% Summary Replacement Year 2034 This is to replace the Carrier HVAC systems. It is possible that sub-compor rebuilt to extend their life. Unit 4- Hand Studio- Carrier- 3T Unit 9- Fitness- Carrier- 5T 2019- \$12,923 was expended per client 6/14/2019. HVAC Useful Life 15 Remain 2 Carrier Units- 2012 Quantity 2 Cost /Ttm \$7,880 % Included 100.00% Summary Replacement Year 2027 This is to replace the Carrier HVAC systems. It is possible that sub-compor or rebuilt to extend their life. Unit 5- Fiesta Room- Carrier- 5T Unit 2- Cost /Ttm \$5,841 Wincluded 100.00% Cost /Ttm \$5,841 % Included 100.0	- Mechanical Equipment HVAC Useful Life 15 Remaining Life 12 Carrier Unit #3- 2018 Quantity 1 Unit of Measure Iter Cost /Itm \$6,803 % Included 100.00% Total Cost/Study \$6, Summary Replacement Year 2033 Future Cost \$9, This is to replace the Carrier HVAC system. It is possible that sub-components of this system can rebuilt to extend its life. Unit 3- Sculpture- Carrier- 3T (2006 unit replaced in 2018) 2018- \$6,150 was expended. HVAC Useful Life 15 Remaining Life 13 2 Carrier Units- 2019 Quantity 2 Unit of Measure Iter Cost /Itm \$6,788 % Included 100.00% Total Cost/Study \$13 Summary Replacement Year 2034 Future Cost \$18 This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems or rebuilt to extend their life. Unit 4- Hand Studio- Carrier- 3T Unit 4 - Hand Studio- Carrier - 3T Unit 9- Fitness- Carrier - 5T 2019- \$12,923 was expended per client 6/14/2019. Mix of Measure Iter Load 00.00% Total Cost/Study \$15 Summary Replacement Year 2027 Future Cost \$18 This is to replace the Carrier HVAC systems. It is possible that sub-components of these systems or rebuilt to extend their life. Unit of Measu	

	Santa Rita Springs (SRS)Mechanical Equipment				
¥16 -	HVAC	Useful Life	15 Remainin	g Life 10	
	Carrier Unit #7- 2016	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$7,880		
		% Included	100.00%	Total Cost/Study	\$7,880
	Summary	Replacement Year	2031	Future Cost	\$10,087
	This is to replace the Carrier HVAC syste rebuilt to extend its life.	em. It is possible that	sub-compone	ents of this system	can be replaced or
_	2016- Placed in service: Unit 7- Fitness-	Carrier- 5T			
-36 -	HVAC	Useful Life	15 Remainin	g Life 8	
	Carrier Unit #11- 2014	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$7,880		
		% Included	100.00%	Total Cost/Study	\$7,880
	Summary	Replacement Year	2029	Future Cost	\$9,601
	This is to replace the Carrier HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.				
_	Unit 11- Locker Room- Carrier- 5T				
48 -	HVAC	Useful Life	15 Remainin	g Life 12	
	8 Rooftop Carrier Units- 2018	Quantity	8	Unit of Measure	Items
		Cost /Itm	\$12,307		
		% Included	100.00%	Total Cost/Study	\$98,458
	Summary	Replacement Year	2033	Future Cost	\$132,415
	This is to replace the Carrier HVAC syste or rebuilt to extend their life.	ms. It is possible tha	it sub-compor	nents of these syste	ems can be replaced
	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- 3 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 wa	s paid in 2018 and	2019.
- 52	HVAC	Useful Life	15 Remainin	g Life 1	
	2 Carrier Units- 2007	Quantity	2	Unit of Measure	Items
		Cost /Itm	\$15,142		
		% Included	100.00%	Total Cost/Study	\$30,284
	Summary	Replacement Year	2022	Future Cost	\$31,041
	This is to replace the Carrier HVAC syste or rebuilt to extend their life.	ms. It is possible tha	it sub-compor	nents of these syste	ems can be replaced
	Unit 25- Photo Room- Carrier- 7T Unit 26- Photo Room- Carrier- 5T				

	- Santa Rita Springs (SRS)		
	- Mechanical Equipment	Hoofullife 12 Demo-in	ning life 9
910 -	Water Heater	Useful Life 12 Remair Quantity 1	ning Life 8 Unit of Measure Items
	Bradford White Water Heater	Cost /Itm \$9,981	onit of Medsure Ttems
		% Included 100.00%	Total Cost/Study \$9,981
	Summary	Replacement Year 2029	
	,		Future Cost \$12,161
	This is to replace the water heater incl	uding discarded unit disposal.	
	1- Bradford White 100 gallon gas wate 1- Laundry Bosch on-demand electric,		ed 10/27/2014.
_	2019- Per client 7/22/2019, keep this	water heater component in study.	
3500	- Elevator		
	Modernize/Overhaul	Useful Life 25 Remair	ning Life 23
00		Quantity 1	Unit of Measure Items
	Anza Building Elevator	Cost /Itm \$128,176	
		% Included 100.00%	Total Cost/Study \$128,176
	Summary	Replacement Year 2044	Future Cost \$226,181
	,		Future Cost \$226,161
	This is to modernize or overhaul the el	evator system.	
	2018- The actual quote is higher than quote.	the initial projection of approxima	tely \$48,000. \$88,000 is the updated
- 00	Cab Rehab	Useful Life 20 Remain	5
	Anza Elevator Cab	Quantity 1	Unit of Measure Items
		Cost /Itm \$18,817	
		% Included 100.00%	Total Cost/Study \$18,817
	Summary	Replacement Year 2039	Future Cost \$29,348
	This is to rehab the elevator cab interio	or including items such as flooring	, ceiling and wall panels.
	2019- \$20,250 was expended per clier \$17,910.	nt 6/14/2019. Per client 7/22/201	9, reduce estimate from \$20,250 to
_	2018- Accelerated the remaining life to	o 2019.	
1000	- Furnishings		
00 -	Miscellaneous	Useful Life 10 Remain	ning Life 0
	Anza Room Furniture	Quantity 1	Unit of Measure Lump Sum
		Cost /LS \$57,928	
		% Included 100.00%	Total Cost/Study \$57,928
	Summary	Replacement Year 2021	Future Cost \$57,928
	This is to replace miscellaneous furnisl		
	2021- \$57,928 is anticipated. 2017- \$2,722 was expended to replace	-	

0070 - Santa Rita Springs (SRS) 4500 - Audio / Visual		
160 - Projector	Useful Life 4 Remainir	ng Life 1
3 Projectors (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,313	Qty * \$/Itm \$3,940
	% Included 33.33%	Total Cost/Study \$1,313
Summary	Replacement Year 2022	Future Cost \$1,346
This is to periodically replace the vid	eo projectors on a percentage basis.	
1- Ansel Adams Sanyo PROxrtraX 1- Kino Room Epson 1- Anza Room Optoma		
70 - Projection Screen	Useful Life 20 Remainir	ng Life 3
Anza Room	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,035	
	% Included 100.00%	Total Cost/Study \$9,035
Summary	Replacement Year 2024	Future Cost \$9,730
This is to replace the projection scree	en.	
324 - PA System	Useful Life 10 Remainir	ng Life 0
Anza Room- Sound System	Quantity 1	Unit of Measure System
	Cost /Sys \$17,380	
	% Included 100.00%	Total Cost/Study \$17,380
Summary	Replacement Year 2021	Future Cost \$17,380
This is to replace the Anza room Tec	n-Unique sound system.	
2020- \$16,400 is anticipated.		rom 2031 to 2020 and increase estimate
760 - Piano	Useful Life 25 Remainir	ng Life 17
Anza Room Kawai Upright	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,310	
	% Included 100.00%	Total Cost/Study \$7,310
Summary	Replacement Year 2038	Future Cost \$11,124
This is to replace the piano, bench a	nd dolly.	
Kawai upright, 506N, SN F054134		
2017- Per client, \$6,000 was expend	ed in 2013.	

) - Safety / Access Fire Control Misc	Useful Life	20 Remai	ning Life 4		
10	Fire Alarm System	Quantity		Unit of Measure Lump Sum		
			\$32,307			
		% Included	100.00%	Total Cost/Study \$32,307		
	Summary	Replacement Year	2025	Future Cost \$35,661		
	This is to repair and replace the fire alar etc.	m control panel, fire	suppression	n system, alarms, sensors, pull stations,		
	2021- \$9,400 was expended to replace the second sec	fire sprinkler pendar	nts only.			
41 -	Fire Control Misc	Useful Life	1 Remai	ning Life 0 Treatment [nr:1]		
	Sprinkler Pendants (2021 Only)	Quantity	1	Unit of Measure Lump Sum		
		Cost /LS	\$9,400			
		% Included	100.00%	Total Cost/Study \$9,400		
	Summary	Replacement Year	2021	Future Cost \$9,400		
_	This is for the \$9,400 expended to repla	ce fire sprinkler pen	dants only.			
5000) - Flooring					
60 -	Carpeting		10 Remain	-		
	1,400 Sq. Yds. Anza, Fiesta, Computer,	Quantity	-	Unit of Measure Square Yard		
	Office	Cost /SqYd				
		% Included		Total Cost/Study \$55,965		
	Summary	Replacement Year	2022	Future Cost \$57,364		
	This is to replace the carpeting.					
_	2020- Per client 8/6/2020, extend remain	ining life from 2021	to 2022.			
70 -	Carpeting	Useful Life	10 Remai	ning Life 1		
	400 Sq. Yds. Kino, Fitness, Office Areas	Quantity	400	Unit of Measure Square Yard		
		Cost /SqYd	\$39.97			
		% Included	100.00%	Total Cost/Study \$15,990		
	Summary	Replacement Year	2022	Future Cost \$16,390		
	This is to replace the carpeting.					
_	2017- These areas were added by client	, and need to be ver	rified.			
60 -	Tile	Useful Life	20 Remai	ning Life 1		
460 -	1,825 sf Clubhouse Walls & Floors	Quantity		Unit of Measure Square Feet		
		Cost /SqFt	\$13.66			
		% Included	100.00%	Total Cost/Study \$24,926		
	Summary	Replacement Year	2022	Future Cost \$25,549		

	Santa Rita Springs (SRS)						
	Flooring						
	ardwood Floors		40 Remain	5	Courses Frish		
2,	,150 sf Anza & Santa Cruz- Replace	Quantity Cost /SqFt		Unit of Measure	Square reet		
		% Included		Total Cost/Study	¢76 767		
C.	ummary	Replacement Year		Total Cost/Study Future Cost			
	his is to replace the hardwood flooring.						
760 - Ha	ardwood Floors	Useful Life	10 Remain	-			
2,	,150 sf Anza & Santa Cruz- Refinish	Quantity	2,150	Unit of Measure	Square Feet		
		Cost /SqFt	\$6.79				
		% Included	100.00%	Total Cost/Study	\$14,592		
Su	ummary	Replacement Year	2026	Future Cost	\$16,510		
Tł	his is to refinish the hardwood flooring.						
26000 -	Outdoor Equipment						
	hade Structure	Useful Life	15 Remair	ning Life 9			
10	00 sf Small Shade Canopy	Quantity	100	Unit of Measure	Square Feet		
		Cost /SqFt	\$22.06				
		% Included	100.00%	Total Cost/Study	\$2,206		
Su	ummary	Replacement Year	2030	Future Cost	\$2,755		
Tł	This is to repair, replace and maintain the canvas canopy shade structure.						
1-	1- metal frame and post with 10' x 10' canvas canopy southeast of pool.						
20	015- Canopy installed.						
			15 0 .	·			
	hade Structure		15 Remain		Squara Foot		
60	00 sf NW of Pool- Large Shade Canopy	Quantity		Unit of Measure	Square reet		
		Cost /SqFt		Tatal Cast/Ctudy	¢12 220		
C.		% Included		Total Cost/Study			
St	ummary	Replacement Year	2026	Future Cost	\$14,977		
Tł	This is to repair, replace and maintain the canvas canopy shade structure.						
1-	1- metal frame and post with 20' x 30' canvas canopy northwest side of pool.						
20	011- Canopy installed.						
824 - St	hade Structure	Useful Life	15 Remair	ning Life 7			
	50 sf Pool Equip Encl Shade Canopy	Quantity		Unit of Measure	Square Feet		
-т.		Cost /SqFt			- 1		
		% Included		Total Cost/Study	\$9,928		
SI	ummary	Replacement Year		Future Cost			
		-			Ψ±1,002		
	his is to repair, replace and maintain the						
1-	- metal frame and 6 posts with 10' x 45	' canvas canopy ov	er pool equij	pment enclosure.			

80 -	Miscellaneous	Useful Life	5 Remain	ning Life 2	
	10 Kitchen Appliances (33%)	Quantity		Unit of Measure	Items
		Cost /Itm	\$3,702	Qty * \$/Itm	\$37,022
		% Included	33.33%	Total Cost/Study	\$12,341
	Summary	Replacement Year	2023	Future Cost	\$12,965
	This is to repair or replace miscellar	neous appliances.			
	 True double door reach in refrige Manitowoc undercounter ice mak Moyer Diebel undercounter comm clothes dryer & front load washe True single door reach in freezer Vollrath warming station GE Oven/Stove GE Microwave Duke Ovens 2021- \$2,000 was expended to rep 2018- \$1,937 was expended to rep 	er nercial dishwasher, MN 4 r , MN T-19F-HC, SN 9276 lace range.	01LTM2, SN 436	W9186	
	Miscellaneous	Useful Life		ning Life 0 Trea	atment [nr:1]
JT	Range (2021 Only)	Quantity		Unit of Measure	
	Kunge (2021 Only)	Cost /LS			
		% Included		Total Cost/Study	\$2,000
	Summary	Replacement Year	2021	Future Cost	
	This is for the \$2,000 expended to	replace range.			
-	- Water System				
	Backflow Valves	Useful Life	12 Remain	ning Life 9	
	4" Backflow #1	Quantity		Unit of Measure	Items
		Cost /Itm	\$9,210		
		% Included	100.00%	Total Cost/Study	\$9,210
	Summary	Replacement Year	2030	Future Cost	\$11,502
	This is to replace the backflow prev	ention valve.			
_	2020- \$8,553 was expended to rep	lace in 2018 per client 6/	15/2020.		
46 -	Backflow Valves	Useful Life	12 Remain	ning Life 11	
	4" Backflow #2	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$6,795		
		% Included	100.00%	Total Cost/Study	\$6,795
	Summary	Replacement Year	2032	Future Cost	\$8,915
	This is to replace the backflow prev	ention valve.			
	2020- \$6,629 anticipated for replac		6/15/2020	Per client 8/6/2020	hackflow faile

	 Canoa Ranch (CR) Paving 	
	Asphalt: Sealing	Useful Life 5 Remaining Life 2
	64,068 sf Drives & Parking	Quantity 64,068 Unit of Measure Square Feet
		Cost /SqFt \$0.175
		% Included 100.00% Total Cost/Study \$11,227
	Summary	Replacement Year 2023 Future Cost \$11,795
		a single coat asphalt emulsion product and restripe to match the existine cost is generally 10% to 20% higher.
_	2018- \$10,425 was expended.	
6 -	Asphalt: Ongoing Repairs	Useful Life 5 Remaining Life 2
	64,068 sf Drives & Parking (3%)	Quantity 64,068 Unit of Measure Square Feet
		Cost /SqFt \$3.68 Qty * \$/SqFt \$235,590
		% Included 2.50% Total Cost/Study \$5,890
	Summary	Replacement Year 2023 Future Cost \$6,188
	This is for miscellaneous repairs inclusion should be filled when observed.	uding crack fill, skin patching and minor dig out & fill. Cracks 1/4" or w
_	2019- \$5,606 was expended per clie	ent 6/14/2019.
4 -	Asphalt: Ongoing Repairs	Useful Life 5 Remaining Life 3
	18,768 sf Seal, Crack Fill, Stripe	Quantity 18,768 Unit of Measure Square Feet
		Cost /SqFt \$0.396
		% Included 100.00% Total Cost/Study \$7,432
	Summary	Replacement Year 2024 Future Cost \$8,004
	This is for miscellaneous repairs inclure restriping to match the existing layo	uding emulsion sealing, crack fill, skin patching, minor dig out & fill, and ut. Cracks 1/4" or wider should be filled when observed.
_	2019- \$7,074 was expended per clie	ent 6/14/2019.
2 -	Asphalt: Overlay w/ Interlayer	Useful Life 25 Remaining Life 12
	64,068 sf Drives & Parking	Quantity 64,068 Unit of Measure Square Feet
	_	Cost /SqFt \$1.81
		% Included 100.00% Total Cost/Study \$115,776
	Summary	Replacement Year 2033 Future Cost \$155,705
		layer to the existing asphalt surface and overlay with a minimum of 1.5 includes edge grinding and utility box extensions.
_	2021- \$49,930 was expended to rep	place 17,412 sf of asphalt entrance from Turquoise Cyn Dr to dumpster
3 -	Asphalt: Overlay w/ Interlayer	Useful Life 1 Remaining Life 0 Treatment [nr:1]
-	2021 Only	Quantity 1 Unit of Measure Lump Sum
	,	Cost /LS \$49,930
		% Included 100.00% Total Cost/Study \$49,930
	Summary	Replacement Year 2021 Future Cost \$49,930

00080 - Canoa Ranch (CR) 02000 - Concrete

418 -	Pool Deck	Useful Life	5 F	Remaining Life	5	
	2,650 sf Pool/Spa Area Concrete Repair	Quantity	2,650) Unit d	of Measure	Square Feet
	(5%)	Cost /SqFt	\$21.0	01 Qty	y * \$/SqFt	\$55,683
		% Included	5.00%	% Total C	Cost/Study	\$2,784
	Summary	Replacement Year	2026	F	uture Cost	\$3,150

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

2019- Delayed 5-year replacement cycle until 2026 due to recent replacement.

2018- Replacement deck is not coated, so deck recoating has been excluded.

2016- The deck coating was in very poor condition with many bubbled and chipped areas. The root cause for the surface's failure needs to be determined prior to removing and replacing the surface. It is possible that some concrete preparation may be required during the deck recoating process. Per client 4/21/2016, \$36,000 total is anticipated to replace in 2016. Tinted sweat finish deck replaced prior coated deck.

03000 - Painting: Exterior

14

42 -	Stucco	Useful Life	10 Remaining	J Life 7	
	14,760 sf Building Exterior	Quantity	14,760	Unit of Measure	Square Feet
		Cost /SqFt	\$0.925		
		% Included	100.00%	Total Cost/Study	\$13,646
	Summary	Replacement Year	2028	Future Cost	\$16,221

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

2018- \$12,625 was expended.

406 - Wrought Iron	Useful Life 4 Remainin	ng Life 2
614 If Metal Fencing & Railings	Quantity 614	Unit of Measure Linear Feet
	Cost /l.f. \$10.18	
	% Included 100.00%	Total Cost/Study \$6,251
Summary	Replacement Year 2023	Future Cost \$6,567

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

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

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

03500 - Painting: Interior

142 -	Building	Useful Life	10	Remaining	Life	1	
	26,200 sf All Interior Spaces	Quantity	26,	200	Unit c	of Measure	Square Feet
		Cost /SqFt	\$0.	637			
		% Included	100	.00%	Total C	Cost/Study	\$16,685
	Summary	Replacement Year	202	2	F	uture Cost	\$17,102

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

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

) - Canoa Ranch (CR)) - Painting: Interior					
04000) - Structural Repairs					
	Metal Railings	Useful Life 20 Remair	ning Life 7			
	350 If Parking & Pickleball	Quantity 350	Unit of Measure Linear Feet			
	5	Cost /l.f. \$28.28				
		% Included 100.00%	Total Cost/Study \$9,899			
	Summary	Replacement Year 2028	Future Cost \$11,767			
	This is to replace the metal railings. Pa	inting is provided for within anoth				
	north side parking lot at ditch- 300 lf pickleball courts walkway- 50 lf	5				
- 028 -	Doors	Usoful Life 10 Pomair	ning Life 3			
920 -		Useful Life 10 Remair Quantity 40	Unit of Measure Items			
	40 Exterior & Interior Doors (25%)	- ,				
		Cost /Itm \$1,681	Qty * \$/Itm \$67,240			
		% Included 25.00%	Total Cost/Study \$16,810			
	Summary	Replacement Year 2024	Future Cost \$18,103			
	This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambs, posts, locks/latches, etc.					
_	17- exterior 23- interior					
932 -	Doors	Useful Life 20 Remair	ning Life 7			
	3 Pool East Patio Doors	Quantity 3	Unit of Measure Items			
		Cost /Itm \$18,103				
		% Included 100.00%	Total Cost/Study \$54,308			
	Summary	Replacement Year 2028	Future Cost \$64,555			
	This is to repair, replace and maintain					
	3- 10' x 16.5' glass doors 3- LiftMaster operators					
-) - Roofing					
	Low Slope: BUR	Useful Life 20 Remair	ning Life 7			
	133 Squares- Building Roof	Quantity 133	Unit of Measure Squares			
	100 Squares Dunung KUU	Cost /Sqrs \$420				
		% Included 100.00%	Total Cost/Study \$55,893			
	Summary	Replacement Year 2028	Future Cost \$66,440			
	,		cted and repaired as indicated to ensure			
_	maximum life.					
608 -	Pitched: Tile	Useful Life 30 Remair	ning Life 17			
	45 Squares- Building Roof	Quantity 45	Unit of Measure Squares			
	-	Cost /Sqrs \$683				
		% Included 100.00%	Total Cost/Study \$30,731			
	Summary	Replacement Year 2038	Future Cost \$46,761			
	This is to replace the tile roofing syste ensure maximum life.	m. The roots should be regularly if	ispected and repaired as indicated to			

00080 - Canoa Ranch (CR) 05000 - Roofing

958 -	Coating	Useful Life	5	Remaining	Life	3	
	13,300 sf Low Slope Roof Recoating	Quantity	13,	300	Unit	of Measure	Square Feet
		Cost /SqFt	\$1.	59			
		% Included	100	0.00%	Total	Cost/Study	\$21,111
	Summary	Replacement Year	202	24	F	uture Cost	\$22,735

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

2019- \$11,506 was expended to partially recoat the roof. Per client 7/22/2019, anticipate \$20,094 to recoat entire roof in 2019.

08000 - Rehab

226 - Locker Rooms	Useful Life	20 Remainin	ng Life 7
2 Men's, Women's & Pool Area Shower	Quantity	2	Unit of Measure Room
	Cost /Rm	\$68,291	
	% Included	100.00%	Total Cost/Study \$136,581
Summary	Replacement Year	2028	Future Cost \$162,352

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

2019- Increased estimate from \$16,000 to \$65,000 per room. Client input will further define this component. 2017- Client to provide scope of work and estimate.

234 - Restrooms	Useful Life 20 Remaining Life 2
Companion Restroom Remodel	Quantity 1 Unit of Measure Room
	Cost /Rm \$16,557
	% Included 100.00% Total Cost/Study \$16,557
Summary	Replacement Year 2023 Future Cost \$17,395

This is to rehab the companion restroom including items such as wall tile, flooring, stainless grab bars, mirror, lighting, ventilation, sink, toilet, dispensers, etc. Paint is provided for within another component.

2018- Added to study.

12000 - Pool

256 lf Pool	Quantity 256	Unit of Measure Linear Feet
	Cost /l.f. \$158	
	% Included 100.00	% Total Cost/Study \$40,551
Summary	Replacement Year 2028	Future Cost \$48,203

2017- Per client, pool resurfaced in 2016.

00080 - Canoa Ranch (CR) 12000 - Pool 412 - ADA Chair Lift Useful Life 10 Remaining Life 8 Spa ADA Chair- Repl in 2019 Quantity 1 Unit of Measure Items Cost /Itm \$11,390 % Included 100.00% Total Cost/Study \$11,390 Replacement Year 2029 Future Cost \$13.878 Summarv This is to replace the spa ADA compliant chair lift. 2021- This spa and pool lifts were been broken out into two separate components as the lifts were replaced in separate years. 2019- \$10,870 was expended to replace the **spa**, Spectrum Products Traveler II, MN SBC-24V-WR5, SN 1204250. mfg 10/2015, ADA chair lift. Useful Life 10 Remaining Life 0 416 - ADA Chair Lift Quantity 1 Unit of Measure Items Pool ADA Chair- Repl in 2021 Cost /Itm \$10,173 % Included 100.00% Total Cost/Study \$10,173 Replacement Year 2021 Future Cost \$10,173 Summary This is to replace the pool ADA compliant chair lift. 2021- \$10,173 was expended to replace the pool, Spectrum Products Traveler II, MN SBC-24V-WR5, SN 1204956, mfg 10/2015, ADA chair lift. 636 - Deck: Re-Surface Useful Life 15 Remaining Life 1 Quantity 2,650 Unit of Measure Square Feet 2,650 sf Pool Area Decking Cost /SqFt \$15.37 % Included 100.00% Total Cost/Study \$40,731 Summary Replacement Year 2022 Future Cost \$41,749 This is to prepare and resurface the deck.

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

2019- Deleted since replacement deck isn't coated.

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

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

00080 - Canoa Ranch (CR)

12000 - Pool				
754 - Equipment: Replacement	Useful Life	5 Remaining	J Life 1	
Pool & Spa Equipment (50%)	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$43,743	Qty * \$/LS	\$43,743
	% Included	50.00%	Total Cost/Study	\$21,871
Summary	Replacement Year	2022	Future Cost	\$22,418
This is to periodically replace peel and	cna aquinmont Since	not all oquinm	ont will fail cimult	anoouchy this

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

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- pool filter #3, Pentair Triton II Commercial
- 1- spa filter, Pentair Triton II Commercial
- 3- Pentair IntelliFlo variable speed pumps
- 2- additional spa pumps
- 1- Dolphin Wave 100 pool vacuum
- 1- pool heater #1, Raypak Professional
- 1- pool heater #2, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.

Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

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

13000 - Spa

134 - Resurface

Spa

Summarv

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

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

2020- \$5,058 was expended.

2019- Per client 7/22/2019, resurfaced 8/2012. Per client 8/5/2019, increase useful life from 6 to 8 years.

00080 - Canoa Ranch (CR) 14000 - Recreation 250 - Exercise: Cardio Equipment Useful Life 3 Remaining Life 3 14 Fitness Center Cardio Machines (25%) Quantity 14 Unit of Measure Items Cost /Itm \$6,603 Oty * \$/Itm \$92,442 % Included 25.00% Total Cost/Study \$23,111 Summarv Replacement Year 2024 Future Cost \$24,888 This is to periodically replace the cardio equipment on a percentage basis. Strength equipment is provided for within other components. 1- Cybex Arc trainer 1- Technogym Excite elliptical (replaced 2020) 1- Technogym Excite elliptical (replaced 2020) 1- Technogym Excite elliptical 1- Woodway treadmill 1- Woodway treadmill 1- Woodway treadmill 1- Woodway treadmill (added between 2016 & 2019) 1- Technogym Excite recumbent bike (replaced 2020) 1- Technogym Excite recumbent bike 1- Technogym recumbent bike 1- Technogym upright bike (replaced 2020) 1- Technogym upright bike 1- Concept-2 rower 2021- \$15,000 was expended to replace 1 upright bike and 1 treadmill. 2020- \$25,000 was expended to replace 1 TechnoGym recumbent bike & upright bike and two ellipticals. 2019- \$21,997 was expended per client 6/14/2019. 2018- \$15,000 was expended for fitness equipment. 2017- \$8,513 was expended for fitness equipment. 251 - Exercise: Cardio Equipment Useful Life 1 Remaining Life 0 Treatment [nr:1] Quantity 1 Unit of Measure Lump Sum Cardio Machines (2021 Only) Cost /LS \$15,000

% Included 100.00%

Replacement Year 2021

Total Cost/Study \$15,000

Future Cost \$15,000

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

Summary

00080 - Canoa Ranch (CR)

Summarv

14000 - Recreation	
350 - Exercise: Strength Equipment	Useful Life 8
25 Fitness Center Strength Machines, Etc	Quantity 2
(50%)	Cost /Itm 🖇

5 Unit of Measure Items 4,704 % Included 50.00% Replacement Year 2023

Remaining Life 2

Oty * \$/Itm \$117,591 Total Cost/Study \$58,796 Future Cost \$61,772

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

- 1- Technogym anterior flexibility
- 1- Technogym posterior flexibility
- 1- Precor stretch trainer
- 1- Paramount vertical knee dip
- 1- Adjustable bench
- 1- Adjustable bench
- 1- Adjustable bench
- 1- Hampton 10-pair 5-50# dumbbell set w/ 2-teir horizontal rack
- 1- 4-pair dumbbell set w/ vertical rack
- 1- Cybex fly/rear deltoid
- 1- Cybex Prestige pull down
- 1- Technogym Radiant functional trainer, dual pulley
- 1- Technogym shoulder press
- 1- Technogym arm extension
- 1- Technogym arm curl
- 1- Technogym rotary torso
- 1- Technogym abdominal crunch
- 1- Technogym lower back
- 1- Technogym leg extension
- 1- Technogym leg curl
- 1- Technogym chest incline
- 1- Technogym hip abductor
- 1- Technogym hip adductor
- 1- Technogym assisted chin dip
- 1- Technogym leg press
- 0- Technogym low row (2019- not observed, so not included)

17500 - Basketball / Sport Court

220 - Seal & Striping	Useful Life 4 Remaining Life 3
8,650 sf [4] Pickleball Courts	Quantity 8,650 Unit of Measure Square Feet
	Cost /SqFt \$0.765
	% Included 100.00% Total Cost/Study \$6,613
Summary	Replacement Year 2024 Future Cost \$7,122

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

2020- \$6,450 was expended for unspecified scope of work. Per client 8/5/2020, reduce estimate from \$4,500 to \$1,613 per court.

2019- Resurfaced in 2013, \$4,500/court every 4 years per client 7/22/2019 estimate.

0080	- Canoa Ranch (CR)				
7500	- Basketball / Sport Court				
224 -	Seal & Striping	Useful Life 4	Remaining I	Life 2	
	2,690 sf Basketball 1/2 Court	Quantity 2,6	690	Unit of Measure	Square Feet
		Cost/SqFt \$1 .	33		
		% Included 100	0.00% T	otal Cost/Study	\$3,572
	Summary	Replacement Year 202	123	Future Cost	\$3,753
	This is to prepare the court, repair crac and restripe. The court is post-tensione				nixed with silica sand
_	2019- \$3,400 was expended to seal ba	sketball court only per cli	lient 6/14/201	.9.	
9000	- Fencing				
L00 -	Chain Link	Useful Life 30	Remaining	Life 19	
	788 If Pickleball & Basketball Courts	Quantity 788	8	Unit of Measure	Linear Feet
		Cost /l.f. \$33	3.95		
		% Included 100	0.00% Т	otal Cost/Study	\$26,749
		Replacement Year 204		Future Cost	¢40 760
	Summary	Replacement rear 204	140	Future Cost	\$42,703
	Summary This is to replace the chain link fencing	•	140	Future Cost	\$42,703
_	,	- 200 lf - 460 lf			\$42,765
	This is to replace the chain link fencing 10' chain link fence at basketball court 10' chain link fence at pickleball courts	- 200 lf - 460 lf			\$42,765
	This is to replace the chain link fencing 10' chain link fence at basketball court 10' chain link fence at pickleball courts 4' chain link fence at pickleball courts- Wrought Iron: 6'	- 200 lf - 460 lf 128 lf) Remaining I		
	This is to replace the chain link fencing 10' chain link fence at basketball court 10' chain link fence at pickleball courts 4' chain link fence at pickleball courts-	- 200 lf - 460 lf 128 lf Useful Life 30) Remaining I 54	Life 17	
.30 -	This is to replace the chain link fencing 10' chain link fence at basketball court 10' chain link fence at pickleball courts 4' chain link fence at pickleball courts- Wrought Iron: 6'	- 200 lf - 460 lf 128 lf Useful Life 30 Quantity 264) Remaining I 54 10.73	Life 17	Linear Feet
 230 -	This is to replace the chain link fencing 10' chain link fence at basketball court 10' chain link fence at pickleball courts 4' chain link fence at pickleball courts- Wrought Iron: 6'	- 200 lf - 460 lf 128 lf Useful Life 30 Quantity 264 Cost /l.f. \$40) Remaining I 54 10.73 00.00% T	Life 17 Unit of Measure	Linear Feet \$10,753
 230 -	This is to replace the chain link fencing 10' chain link fence at basketball court 10' chain link fence at pickleball courts 4' chain link fence at pickleball courts- Wrought Iron: 6' 264 If Patio Perimeter	- 200 If - 460 If 128 If Useful Life 30 Quantity 264 Cost /l.f. \$40 % Included 100 Replacement Year 203 encing. With aggressive p) Remaining I 54 10.73)0.00% T)38	Life 17 Unit of Measure Otal Cost/Study Future Cost	Linear Feet \$10,753 \$16,363
_	This is to replace the chain link fencing 10' chain link fence at basketball courts 10' chain link fence at pickleball courts 4' chain link fence at pickleball courts Wrought Iron: 6' 264 If Patio Perimeter Summary This is to replace the 6' wrought iron fe	- 200 If - 460 If 128 If Useful Life 30 Quantity 264 Cost /l.f. \$40 % Included 100 Replacement Year 203 encing. With aggressive p) Remaining I 54 10.73)0.00% T)38	Life 17 Unit of Measure Otal Cost/Study Future Cost	Linear Feet \$10,753 \$16,363
3000	This is to replace the chain link fencing 10' chain link fence at basketball court 10' chain link fence at pickleball courts 4' chain link fence at pickleball courts- Wrought Iron: 6' 264 If Patio Perimeter Summary This is to replace the 6' wrought iron fe extended. Painting is provided for with	- 200 If - 460 If 128 If Useful Life 30 Quantity 264 Cost /l.f. \$40 % Included 100 Replacement Year 203 encing. With aggressive p) Remaining I 54 10.73 00.00% T 038 paint maintena	Life 17 Unit of Measure Total Cost/Study Future Cost Ance, this compo	Linear Feet \$10,753 \$16,363
	This is to replace the chain link fencing 10' chain link fence at basketball courts 10' chain link fence at pickleball courts 4' chain link fence at pickleball courts- Wrought Iron: 6' 264 If Patio Perimeter Summary This is to replace the 6' wrought iron fer extended. Painting is provided for with - Mechanical Equipment	- 200 lf - 460 lf 128 lf Useful Life 30 Quantity 264 Cost /l.f. \$40 % Included 100 Replacement Year 203 encing. With aggressive p in another component.) Remaining I 54 10.73 00.00% T 038 paint maintena 3 Remaining I	Life 17 Unit of Measure Total Cost/Study Future Cost Ance, this compo	Linear Feet \$10,753 \$16,363 nent's life may be
3000	This is to replace the chain link fencing 10' chain link fence at basketball courts 10' chain link fence at pickleball courts 4' chain link fence at pickleball courts Wrought Iron: 6' 264 If Patio Perimeter Summary This is to replace the 6' wrought iron fer extended. Painting is provided for with - Mechanical Equipment HVAC	- 200 lf - 460 lf 128 lf Useful Life 30 Quantity 264 Cost /l.f. \$40 % Included 100 Replacement Year 203 encing. With aggressive p in another component.) Remaining I 54 10.73 00.00% T 038 paint maintena 3 Remaining I 35	Life 17 Unit of Measure Total Cost/Study Future Cost Ance, this compo	Linear Feet \$10,753 \$16,363 nent's life may be
3000	This is to replace the chain link fencing 10' chain link fence at basketball courts 10' chain link fence at pickleball courts 4' chain link fence at pickleball courts Wrought Iron: 6' 264 If Patio Perimeter Summary This is to replace the 6' wrought iron fer extended. Painting is provided for with - Mechanical Equipment HVAC	- 200 lf - 460 lf 128 lf Useful Life 30 Quantity 264 Cost /l.f. \$40 % Included 100 Replacement Year 203 encing. With aggressive p in another component. Useful Life 18 Quantity 433) Remaining I 54 10.73 00.00% T 038 paint maintena 3 Remaining I 35 39.60	Life 17 Unit of Measure Total Cost/Study Future Cost Ance, this compo	Linear Feet \$10,753 \$16,363 nent's life may be Linear Feet
3000	This is to replace the chain link fencing 10' chain link fence at basketball courts 10' chain link fence at pickleball courts 4' chain link fence at pickleball courts Wrought Iron: 6' 264 If Patio Perimeter Summary This is to replace the 6' wrought iron fer extended. Painting is provided for with - Mechanical Equipment HVAC	- 200 lf - 460 lf 128 lf Useful Life 30 Quantity 264 Cost /l.f. \$40 % Included 100 Replacement Year 203 encing. With aggressive p in another component. Useful Life 18 Quantity 433 Cost /l.f. \$39) Remaining I 54 10.73 00.00% T 038 53 8 Remaining I 35 39.60 00.00% T	Life 17 Unit of Measure Total Cost/Study Future Cost Ance, this compo Life 5 Unit of Measure	Linear Feet \$10,753 \$16,363 nent's life may be Linear Feet \$17,225

0080 - Canoa Ranch (CR) 8000 - Mechanical Equipment					
36 - HVAC	Useful Life 15 Remaining Life 2				
6 Rooftop HVAC Units- 2008	Quantity 6	Unit of Measure Items			
	Cost /Itm \$13,55 3				
	% Included 100.00%	6 Total Cost/Study \$81,318			
Summary	Replacement Year 2023	Future Cost \$85,435			
This is to replace the HVAC systems rebuilt to extend their life.	. It is possible that sub-compone	nts of these systems can be replaced or			
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					
08 - Swamp Cooler	Swamp Cooler Useful Life 15 Remaining Life 2				
5 Rooftop Evaporative Coolers- 200	8 Quantity 5	Unit of Measure Items			
	Cost /Itm \$3,394				
	% Included 100.00%	6 Total Cost/Study \$16,971			
Summary	Replacement Year 2023	Future Cost \$17,830			
This is to replace the swamp coolers	5.				
Unit EC- Pool- Aerocool- Evaporativ Unit EC- Pool- Aerocool- Evaporativ Unit EC- Pool- Aerocool- Evaporativ Unit ECH1- Pool- Trane- Evaporativ Unit ECH1- Pool- Trane- Evaporativ	e Cooler e Cooler e Cooler				
36 - Water Heater	Useful Life 15 Ren	naining Life 4			
2 Shop	Quantity 2	Unit of Measure Items			
	Cost /Itm \$5,778				
	% Included 100.00%	6 Total Cost/Study \$11,557			
Summary	Replacement Year 2025	Future Cost \$12,757			
This is to replace the water heaters	including discarded unit disposal.				
Heater #1, Bradford White, MN D10 Heater #2, Bradford White, MN D10					

) - Canoa Ranch (CR)				
) - Furnishings Miscellaneous	Lisoful Lifo	10 Pomair	ning life 0	
540 -	Tables & Chairs	Quantity	e 10 Remaining Life 0 y 1 Unit of Measure		Lumn Sum
	Tables & Chairs	Cost /LS		onit of Ficasare	Lump Sum
		% Included		Total Cost/Study	¢8 800
	Summary	Replacement Year		Future Cost	
	,	Replacement real	2021		40,000
	This is for the tables and chairs.				
	49- chairs 12- card tables 11- 6' tables				
	2021- \$6,220 was expended for 49 cha	airs, 12 card tables ar	nd 11 6' tabl	es. Added as a reserv	ve study per client.
- 24500) - Audio / Visual				
	Projector	Useful Life	10 Remain	ning Life 3	
	Amado Room- EIKI	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$1,313		
		% Included	100.00%	Total Cost/Study	\$1,313
	Summary	Replacement Year	2024	Future Cost	\$1,414
	This is to replace the video projector.				
_	EIKI LC-XB42N				
24600) - Safety / Access				
250 -	Fire Control Misc	Useful Life	20 Remain	ning Life 7	
	Fire Alarm System	Quantity	1	Unit of Measure	Lump Sum
		Cost /LS	\$19,384		
		% Included	100.00%	Total Cost/Study	\$19,384
	Summary	Replacement Year	2028	Future Cost	\$23,042
	This is to repair and replace the fire ala etc.	irm control panel, fire	suppressior	n system, alarms, sei	nsors, pull stations,
- 25000) - Flooring				
	Carpeting	Useful Life	10 Remair	ning Life 7	
	660 Sq. Yds. All Spaces			Unit of Measure	Square Yard
		Cost /SqYd			
		% Included		Total Cost/Study	\$19,776
	Summary	Replacement Year		Future Cost	
	This is to replace the carpeting.	-			
	2018- \$18,364 was expended.				
_	2010- \$10,304 was expended.				

5 000 - Flooring 70 - Tile	Useful Life 20 Remaining Life 0
2,231 sf Clubhouse Walls & Floors	Quantity 2,231 Unit of Measure Square Feet
_,	Cost /SqFt \$28.29
	% Included 100.00% Total Cost/Study \$63,110
Summary	Replacement Year 2021 Future Cost \$63,110
This is to replace the wall and floor ti	le.
2021- \$63,110 was expended. 2018- 656 sf added, so quantity incre	eased from 1,575 to 2,231 sf.
000 - Outdoor Equipment	
2 - Drinking Fountain	Useful Life 15 Remaining Life 3
3 Drinking Fountains	Quantity 3 Unit of Measure Items
	Cost /Itm \$2,942
	% Included 100.00% Total Cost/Study \$8,825
Summary	Replacement Year 2024 Future Cost \$9,504
This is to periodically replace the drin	king fountains on a percentage basis.
1- Hallway Hi-Lo 1- Fitness Elkay 1- Pool Elkay	
2019- Per client 7/22/2019, keep this	s drinking fountain component in study.
3 - Shade Structure	Useful Life 15 Remaining Life 5
500 sf [3] Shade Canopies	Quantity 500 Unit of Measure Square Feet
	Cost /SqFt \$22.06
	% Included 100.00% Total Cost/Study \$11,032
Summary	Replacement Year 2026 Future Cost \$12,481
This is to repair, replace and maintair	n the canvas canopy shade structures.
1- 10' x 10' metal frame, canvas top 2- 10' x 20' metal frame, canvas top	between building and basketball court. at pickleball courts.
2011- Structures installed.	
000 - Appliances	
8 - Ice Machine	Useful Life 10 Remaining Life 0
	Quantity 1 Unit of Measure Items
Pickleball Courts	Cost /Itm \$6,220
Pickleball Courts	
Pickleball Courts	% Included 100.00% Total Cost/Study \$6,220
Pickleball Courts Summary	% Included 100.00% Total Cost/Study \$6,220 Replacement Year 2021 Future Cost \$6,220
	Replacement Year 2021 Future Cost \$6,220

	 Canoa Ranch (CR) Water System 			
162 -	Backflow Valves	Useful Life	12 Remainii	ng Life 10
	8" Backflow	Quantity	1	Unit of Measure Items
		Cost /Itm	\$14,473	
		% Included	100.00%	Total Cost/Study \$14,473
	Summary	Replacement Year	2031	Future Cost \$18,527
	This is to replace the backflow prevention	valve.		
_	2020- \$13,777 was expended to replace	in 2019 per client 6	6/15/2020.	
	- Abrego South (AS)			
	- Paving		E Devesiai	
147 -	Asphalt: Sealing	e	5 Remainii	ng Life 0 Treatment [nr:1] Unit of Measure Square Feet
	14,200 sf 2020 Addition Area (2021 Only) Qualitity Cost /SqFt	-	onit of Measure Square Feet
		% Included	•	Total Cost/Study \$2,335
	Summary	Replacement Year		Future Cost \$2,335
	This is to prepare the surface and apply a			
	cost is generally 10% to 20% higher.			
_	2021- \$2,335 was expended to sealcoat 2020- Per client 6/15/2020, anticipate se	East lot, approxima al in 2021.	tely 14,200 sf	f
232 -	Asphalt: Ongoing Repairs	Useful Life	5 Remainii	ng Life 3
	18,768 sf 2019 Replacement Area	Quantity	18,768	Unit of Measure Square Feet
		Cost /SqFt	\$0.399	
		% Included	100.00%	Total Cost/Study \$7,493
	Summary	Replacement Year	2024	Future Cost \$8,069
	This is for miscellaneous repairs including striping to match the existing layout. Cra			
_	2019- Lot was removed and replaced.			
236 -	Asphalt: Ongoing Repairs	Useful Life		5
	15,000 sf 2020 Addition Area	Quantity	-	Unit of Measure Square Feet
		Cost /SqFt		
		% Included		Total Cost/Study \$5,989
	Summary	Replacement Year	2026	Future Cost \$6,776
	This is for miscellaneous repairs including striping to match the existing layout. Cra			
	2020- Per client 6/15/2020, 15,000 sf wa	as added to the eas	t side for \$28	,910 in 2020.

00090 - Abrego South (AS)

01000	- P	aving
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348 -	Asphalt: Overlay w/ Interlayer	Useful Life	25 Remaining	J Life 23
	18,768 sf 2019 Replacement Area	Quantity	18,768	Unit of Measure Square Feet
		Cost /SqFt	\$2.02	
		% Included	100.00%	Total Cost/Study \$37,822
	Summary	Replacement Year	2044	Future Cost \$66,742

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

2019- 36,000 was expended to R&R the lot per client 6/14/2019. This component is reverted from current major repair to future overlay.

352 - Asphalt: Overlay w/ Interlayer	Useful Life	25 Remaining	g Life 24	
15,000 sf 2020 Addition Area	Quantity	15,000	Unit of Measure	Square Feet
	Cost /SqFt	\$2.02		
	% Included	100.00%	Total Cost/Study	\$30,229
Summary	Replacement Year	2045	Future Cost	\$54,676

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

2020- Per client 6/15/2020, 15,000 sf was added in 2020.

02000 - Concrete

442 -	Pool Deck	Useful Life	2 Remainin	g Life 3
	5,565 sf Pool/Spa Area Concrete Repair	Quantity	5,565	Unit of Measure Square Feet
	(5%)	Cost /SqFt	\$22.63	Qty * \$/SqFt \$125,939
		% Included	5.00%	Total Cost/Study \$6,297
	Summary	Replacement Year	2024	Future Cost \$6,781

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

2021- Per client 6/1/2021, move remaining life from 2021 to 2024. 2019- \$9,532 was expended per client 6/14/2019. Per client 7/22/2019, decrease useful life from 5 to 2 years.

03000 - Painting: Exterior

200

) -	Surface Restoration	Useful Life	10 Remaining	Life 7
	7,191 sf Exterior Surfaces	Quantity	7,191	Unit of Measure Square Feet
		Cost /SqFt	\$1.31	
		% Included	100.00%	Total Cost/Study \$9,444
	Summary	Replacement Year	2028	Future Cost \$11,226
	This is to prepare, power wash, sand, scr	ape, caulk and pain	t with a 100% p	premium acrylic paint.

2019- Paint appears in excellent condition, per client recently painted.

00090 - Abrego South (AS) 04000 - Structural Repairs 936 - Doors Useful Life 10 Remaining Life 3 Quantity 16 Unit of Measure Items 16 Exterior & Interior Doors (25%) Cost /Itm \$1,681 Oty * \$/Itm \$26,896 % Included 25.00% Total Cost/Study \$6,724 Replacement Year 2024 Summarv Future Cost \$7,241 This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, automatic door operators, door closers, frames/jambs, posts, locks/latches, etc. 3- interior 13- exterior 05000 - Roofing 360 - Low Slope: Vinyl Useful Life 20 Remaining Life 10 Quantity 49 Unit of Measure Squares 49 Squares- Pool Building Roofs Cost /Sars \$578 % Included 100.00% Total Cost/Study \$28,314 Summary Replacement Year 2031 Future Cost \$36,245 This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. 962 - Coating Useful Life 5 Remaining Life 3 Quantity 4,900 Unit of Measure Square Feet 4,900 sf Low Slope Roof Recoating Cost /SaFt \$1.02 % Included 100.00% Total Cost/Study \$4,996 Summary Replacement Year 2024 Future Cost \$5,380 This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays. 2019- Some chipping exhibited. Sealing and recoating needed. Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life. Per client 7/22/2019, Anticipate \$4,755 to recoat in 2019. 08000 - Rehab 236 - Locker Rooms Useful Life 20 Remaining Life 5 Unit of Measure Room Quantity 2 2 Men's & Women's Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summarv Replacement Year 2026 Future Cost \$83,208

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

2019- Increased estimate from \$9,000 to \$35,000 per room. Client input will further define this component.

) - Abrego South (AS)						
) - Rehab						
342 -	Restrooms	Useful Life 20 Remaining Life 6 Quantity 2 Unit of Measure Room					
	2 Restrooms	Quantity 2 Unit of Measure Room Cost /Rm \$15,759					
		% Included 100.00% Total Cost/Study \$31,519					
	Summary	Replacement Year 2027 Future Cost \$36,552					
	,						
	This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.						
_	2019- Increased estimate from \$4,000 to \$15,000 per restroom.						
12000) - Pool						
140 -	Resurface	Useful Life 12 Remaining Life 5					
	170 lf Pool	Quantity 170 Unit of Measure Linear Feet					
		Cost /l.f. \$136					
		% Included 100.00% Total Cost/Study \$23,081					
	Summary	Replacement Year 2026 Future Cost \$26,114					
_	This is to resurface the pool including start-up costs.						
422 -	ADA Chair Lift	Useful Life 10 Remaining Life 8					
	Pool ADA Lift	Quantity 1 Unit of Measure Items					
		Cost /Itm \$4,056					
		% Included 100.00% Total Cost/Study \$4,056					
	Summary	Replacement Year 2029 Future Cost \$4,942					
_	This is to replace the pool ADA compliant chair lift.						
	2019- \$3,861 was expended per client 6/14/2019.						
642 -	Deck: Re-Surface	Useful Life 10 Remaining Life 0					
642 -	E ECE of Deal/Cas Deals Costing	Quantity 5,565 Unit of Measure Square Feet					
642 -	5,565 sf Pool/Spa Deck Coating						
642 -	5,565 SI POOI/Spa Deck Coaling	Cost /SqFt \$8.49					
642 -	5,565 SI POOLSPA Deck Coaling	Cost /SqFt \$8.49 % Included 100.00% Total Cost/Study \$47,242					

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

00090 - Abrego South (AS) 12000 - Pool 758 - Equipment: Replacement Useful Life 5 Remaining Life 1 Pool & Spa Equipment (50%) Quantity 1 Unit of Measure Lump Sum Cost /LS \$35,260 Oty * \$/LS \$35,260 % Included 50.00% Total Cost/Study \$17,630 Summarv Replacement Year 2022 Future Cost \$18,071 This is to periodically replace pool and spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years. 1- pool filter, Pentair Triton II commercial 1- spa filter, Pentair Triton II commercial 2- Pentair IntelliFlo variable speed pumps 1- spa air blower pump 1-3 hp Pentair pump 1- Dolphin pool vacuum 1- pool heater #1, Raypak Professional 1- pool heater #2, Raypak Professional 1- spa heater, Raypak Professional 1- pool Aquasol chemical controller 1- automatic water level system 1- spa Aquasol chemical controller 1- Clear Comfort advanced oxidation system Assorted- chemical system probes, fittings, chem pumps, injectors, etc. Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc. 2021- Per client 6/1/2021, move remaining life from 2021 to 2022. 2020- Per client 6/16/2020, added water level system to inventory, approximate cost \$1,564. Increased current cost by \$782, from \$16,418 to \$17,200. 2019- \$629 was expended per client 6/14/2019. 2018- \$1,200 was expended for spa jet pump. 944 - Furniture: Misc Useful Life 6 Remaining Life 4 Quantity 1 Unit of Measure Lump Sum Pool Area Furniture Cost /LS \$7,354 % Included 100.00% Total Cost/Study \$7,354 Future Cost \$8,118 Summary Replacement Year 2025 This is to replace miscellaneous pool furniture. 2019- \$7,000 was expended per client 6/14/2019. 13000 - Spa 138 - Resurface Useful Life 8 Remaining Life 1 Ouantity 1 Unit of Measure Items Spa Cost /Itm \$5,043 % Included 100.00% Total Cost/Study \$5,043 Summary Replacement Year 2022 Future Cost \$5,169 This is to resurface the spa including start-up costs.

2019- Per client 7/22/2019, resurfaced 6/2014. Per client 8/5/2019, increase useful life from 6 to 8 years.

) - Abrego South (AS)) - Spa						
	ADA Chair Lift	Useful Life	10 Remai	ning Life 6			
	Spa ADA Lift	Quantity	1	Unit of Measure Items			
		Cost /Itm	\$4,791				
		% Included	100.00%	Total Cost/Study \$4,791			
	Summary	Replacement Year	2027	Future Cost \$5,556			
	This is to replace the spa ADA compliant chair lift.						
_	2017- The spa lift was replaced for \$4,	.340.					
9000) - Fencing						
900 -	Miscellaneous	Useful Life		5			
	258 If Pool Perimeter Wall/Fence	Quantity		Unit of Measure Linear Feet			
		Cost /l.f.					
		% Included		Total Cost/Study \$7,297			
	Summary	Replacement Year	2031	Future Cost \$9,341			
_	This is for miscellaneous repairs and re	eplacement to the pool	perimeter	fencing, walls and pedestrian gates.			
0000) - Lighting						
240 -	Pole Lights	Useful Life		-			
	8 Shuffleboard Lights	Quantity	8	Unit of Measure Items			
		Cost /Itm					
		% Included		Total Cost/Study \$10,862			
	Summary	Replacement Year	2026	Future Cost \$12,289			
_	This is to replace the shuffleboard pole	lights reusing the exis	sting wiring	and conduits.			
3000) - Mechanical Equipment						
240 -	HVAC	Useful Life	15 Remai	ning Life 5			
	2 Rooftop Carrier Units- 2011	Quantity	2	Unit of Measure Items			
		Cost /Itm	\$10,769				
		% Included	100.00%	Total Cost/Study \$21,538			
	Summary	Replacement Year	2026	Future Cost \$24,368			
	This is to replace the Carrier 4T HVAC replaced or rebuilt to extend their life.	systems. It is possible	that sub-co	omponents of these systems can be			
_	Unit 1- West Lobby- Carrier- 4T Unit 2- East Lobby/Restrooms- Carrier	- 4T					
6000) - Outdoor Equipment						
480 -	Drinking Fountain	Useful Life	20 Remai	ning Life 5			
	Drinking Fountain	Quantity	1	Unit of Measure Items			
		Cost /Itm	\$3,152				
		% Included	100.00%	Total Cost/Study \$3,152			
	Summary	Replacement Year	2026	Future Cost \$3,566			
	This is to replace the drinking fountain assemblies should be lubricated every		be inspected	d, cleaned and sanitized frequently. Har	ndle		
	2019- Per client 7/22/2019, increase e	stimate from \$1,800 t	o \$3,000 a	nd keep this drinking fountain compone	nt		

2019- Per client 7/22/2019, increase estimate from \$1,800 to \$3,000 and keep this drinking fountain component in study.
11	Chada Churchung	Lie of ul Life	1E Demoir	inglife 11					
)1Z -	Shade Structure	Quantity	15 Remain	ning Life 11 Unit of Measure	Items				
	564 [3] Volleyball Shade Canopies	Cost /Itm		offic of medsure	items				
		% Included		Total Cost/Study	\$12,444				
	Summary	Replacement Year		Future Cost					
	This is to repair and replace the canva	s canopy shade struct	ures.						
	1- 12'x12' 2- 14'x15' (2017)								
	2018- Verified \$11,890/each for 2 stru	uctures installed in 20	17.						
- - 80	Shade Structure	Useful Life	15 Remain	ning Life 8					
	264 sf Pool Shade Canopy	Quantity		Unit of Measure	Square Feet				
		Cost /SqFt	\$22.06						
		% Included	100.00%	Total Cost/Study	\$5,825				
	Summary	Replacement Year	2029	Future Cost	\$7,097				
	This is to repair and replace the canvas canopy shade structure.								
	1- 10'x20'								
_	2014- Structure installed.								
- 00	2014- Structure installed. Shuffleboard Court	Useful Life	8 Remair	ning Life 4					
- 00		Useful Life Quantity		ning Life 4 Unit of Measure	Square Feet				
- 000	Shuffleboard Court		3,744	5	Square Feet				
- 00	Shuffleboard Court	Quantity	3,744 \$4.24	5					
- 00	Shuffleboard Court	Quantity Cost /SqFt	3,744 \$4.24 100.00%	Unit of Measure	\$15,892				
-	Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	Quantity Cost /SqFt % Included Replacement Year	3,744 \$4.24 100.00%	Unit of Measure Total Cost/Study	\$15,892				
-	Shuffleboard Court 3,744 sf [12] Shuffleboard Courts Summary	Quantity Cost /SqFt % Included Replacement Year	3,744 \$4.24 100.00%	Unit of Measure Total Cost/Study	\$15,892				
_	Shuffleboard Court 3,744 sf [12] Shuffleboard Courts Summary This is to resurface the shuffleboard co	Quantity Cost /SqFt % Included Replacement Year purts.	3,744 \$4.24 100.00% 2025	Unit of Measure Total Cost/Study Future Cost	\$15,892				
_	Shuffleboard Court 3,744 sf [12] Shuffleboard Courts Summary This is to resurface the shuffleboard co 2017- The surface was replaced. Miscellaneous	Quantity Cost /SqFt % Included Replacement Year	3,744 \$4.24 100.00% 2025 7 Remain	Unit of Measure Total Cost/Study	\$15,892 \$17,541				
_	Shuffleboard Court 3,744 sf [12] Shuffleboard Courts Summary This is to resurface the shuffleboard co 2017- The surface was replaced.	Quantity Cost /SqFt % Included Replacement Year purts. Useful Life	3,744 \$4.24 100.00% 2025 7 Remain 3,500	Unit of Measure Total Cost/Study Future Cost	\$15,892 \$17,541				
_	Shuffleboard Court 3,744 sf [12] Shuffleboard Courts Summary This is to resurface the shuffleboard co 2017- The surface was replaced. Miscellaneous	Quantity Cost /SqFt % Included Replacement Year purts. Useful Life Quantity	3,744 \$4.24 100.00% 2025 7 Remain 3,500 \$9.01	Unit of Measure Total Cost/Study Future Cost	\$15,892 \$17,541 Square Feet				
_	Shuffleboard Court 3,744 sf [12] Shuffleboard Courts Summary This is to resurface the shuffleboard co 2017- The surface was replaced. Miscellaneous	Quantity Cost /SqFt % Included Replacement Year ourts. Useful Life Quantity Cost /SqFt	3,744 \$4.24 100.00% 2025 7 Remain 3,500 \$9.01 100.00%	Unit of Measure Total Cost/Study Future Cost	\$15,892 \$17,541 Square Feet \$31,519				
_	Shuffleboard Court 3,744 sf [12] Shuffleboard Courts Summary This is to resurface the shuffleboard co 2017- The surface was replaced. Miscellaneous 3,500 sf [2] Volleyball Court Sand	Quantity Cost /SqFt % Included Replacement Year ourts. Useful Life Quantity Cost /SqFt % Included Replacement Year	3,744 \$4.24 100.00% 2025 7 Remain 3,500 \$9.01 100.00%	Unit of Measure Total Cost/Study Future Cost ning Life 4 Unit of Measure Total Cost/Study	\$15,892 \$17,541 Square Feet \$31,519				

00100 - Continental Vistas (CV)

01000 - Paving

404 -	Asphalt: Overlay	Useful Life	20 Remaining	g Life 19	
	6,726 sf Parking Lot	Quantity	6,726	Unit of Measure S	Square Feet
		Cost /SqFt	\$2.76		
		% Included	100.00%	Total Cost/Study \$	18,552
	Summary	Replacement Year	2040	Future Cost \$	29,659
	This is for major excavation, re-compact	ion 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 I	Life	2	
	4,748 sf Pool/Spa Area Concrete Repair	Quantity	4,74	48	Unit of	Measure	Square Feet
	(6%)	Cost /SqFt	\$27	.87	Qty	* \$/SqFt	\$132,345
		% Included	6.00	0% Т	otal Co	ost/Study	\$7,941
	Summary	Replacement Year	202	3	Fu	ture Cost	\$8,343

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

2020- \$7,747 is anticipated in 2020. Per client 8/6/2020, the 2020 work has been cancelled and now anticipated during 2023.

2019- Per client 7/22/2019, decrease useful life from 5 to 2 years.

03000 - Painting: Exterior

) -	Surface Restoration	Useful Life	10	Remaining L	ife	6	
	3,600 sf Recreation Building & Walls	Quantity	3,60	00 l	Unit d	of Measure	Square Feet
		Cost /SqFt	\$1.6	52			
		% Included	100	.00% Te	otal (Cost/Study	\$5,825
	Summary	Replacement Year	202	7	F	uture Cost	\$6,755

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

2018- Added to study for first time. Scope and quantity estimated.

05000 - Roofing

120

340 - Low	Slope: Vinyl	Useful Life	20 Remaining	JLife O
20 3	Squares- Pool Building Roof	Quantity	20	Unit of Measure Squares
		Cost /Sqrs	\$1,100	
		% Included	100.00%	Total Cost/Study \$22,000
Sun	nmary	Replacement Year	2021	Future Cost \$22,000

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

2021- \$22,000 was expended.

00100 - Continental Vistas (CV) 05000 - Roofing 612 - Pitched: Tile Useful Life 30 Remaining Life 0 13 Squares- Pool Building Roof Quantity 13 Unit of Measure Squares Cost /Sars \$1,077 % Included 100.00% Total Cost/Study \$14,000 Replacement Year 2021 Summarv Future Cost \$14,000 This is to replace the tile roofing system. Tile roofs should be regularly inspected and repaired as indicated to ensure maximum life. 2021- \$14,000 was expended. 966 - Coating Useful Life 5 Remaining Life 4 Unit of Measure Square Feet Quantity 2,000 2,000 sf Low Slope Roof Recoating Cost /SaFt \$2.94 % Included 100.00% Total Cost/Study \$5,883 Replacement Year 2025 Summary Future Cost \$6,494 This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays. 2020- \$2,500 was expended for roof coating done in-house by staff. 2019- Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life. 08000 - Rehab 242 - Locker Rooms Useful Life 20 Remaining Life 16 Quantity 2 Unit of Measure Room 2 Men's & Women's Cost /Rm \$32,838 % Included 100.00% Total Cost/Study \$65,677 Summary Replacement Year 2037 Future Cost \$97,498 This is to rehab the locker rooms including items such as showers, fixtures, partitions, lighting, ventilation, etc. Client input will further define this component. 2017- \$59,500 was expended for rehab which was performed earlier and for more than previously estimated. 246 - Bathrooms Useful Life 20 Remaining Life 16 Quantity 1 Unit of Measure Room **Companion Restroom** Cost /Rm \$19,384 % Included 100.00% Total Cost/Study \$19,384 Replacement Year 2037 Summary Future Cost \$28,776 This is to rehab and redecorate the bathrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component. 2018- Per client, work was performed for unknown cost in 2017. 2017- Scope includes countertops, sink, toilets, wall & floor tile.

- 0	Resurface	Useful Life	12 Remain	ing Life 9				
	180 lf Pool	Quantity	180	Unit of Measure Linear Feet				
		Cost /l.f.	•					
	-	% Included		Total Cost/Study \$27,714				
	Summary	Replacement Year	2030	Future Cost \$34,612				
	This is to resurface the pool including s	start-up costs.						
_	2018- \$25,735 was expended to re-pla	aster in July.						
18 -	Deck: Re-Surface	Useful Life	15 Remaini	ing Life 0				
	4,748 sf Pool/Spa Deck Coating	Quantity	4,748	Unit of Measure Square Feet				
		Cost /SqFt	\$5.54					
		% Included		Total Cost/Study \$26,323				
	Summary	Replacement Year	2021	Future Cost \$26,323				
	This is to scarify the concrete deck and apply an acrylic lace coating. Concrete deck repairs are provided for within another component.							
_	2021- \$26,323 was expended.							
52 -	Equipment: Replacement	Useful Life	5 Remaini	ing Life 1				
	Pool & Spa Equipment (50%)	Quantity	1	Unit of Measure Lump Sum				
		Cost /LS	\$36,651	Qty * \$/LS \$36,651				
		% Included	50.00%	Total Cost/Study \$18,326				
	Summary	Replacement Year	2022	Future Cost \$18,784				
	This is to periodically replace the pool component provides for one half replace			quipment will fail simultaneously, this	S			
	 1- pool filter #1, Pentair Triton II Commercial 1- pool filter #2, Pentair Triton II Commercial 1- spa filter, Pentair Triton II Commercial 3- Pentair IntelliFlo Variable Speed pumps- Spa & pool pumps (2) repl. 2018 1- additional spa pump 1- Dolphin C5 pool vacuum 1- pool heater, Raypak Professional 1- spa heater, Raypak Professional 1- pool Aquasol chemical controller- replaced 2018 1- Spa Aquasol chemical controller- replaced 2018 1- Clear Comfort advanced oxidation system Assorted- chemical system probes, fittings, chem pumps, injectors, etc. Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc. 							
	2019- \$14,729 total was expended pool and spa equipment per client 6/14/2019. 2018- \$5,803 total was expended for #1 pump motor, spa filter pump, pool/spa Aquasol systems.							

00100 - Continental Vistas (CV)		
12000 - Pool		
948 - Furniture: Misc		ing Life 1
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,354	
	% Included 100.00%	Total Cost/Study \$7,354
Summary	Replacement Year 2022	Future Cost \$7,538
This is to replace miscellaneous p	ool furniture.	
2019- \$3,500 was expended to re 2017- \$2,463 total was expended	eplace the slings only per client 6/14/20 I to replace 2 tables and 8 chairs.)19.
3000 - Spa		
142 - Resurface	Useful Life 8 Remain	ing Life 0
Spa	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,561	
	% Included 100.00%	Total Cost/Study \$7,561
Summary	Replacement Year 2021	Future Cost \$7,561
This is to resurface the spa includ	ling start-up costs.	
	5 .	
2021- \$7,561 was expended. 2019- Per client 7/22/2019, resu	rfaced 9/2013. Per client 8/5/2019, incr	ease useful life from 6 to 8 years.
		·····
3000 - Mechanical Equipment		
44 - HVAC	Useful Life 15 Remain	
Rooftop Carrier Unit #3- 2004	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,142	
	% Included 100.00%	Total Cost/Study \$8,142
Summary	Replacement Year 2034	Future Cost \$11,224
This is to replace the Carrier HVA rebuilt to extend its life.	C system. It is possible that sub-compo	nents of this system can be replaced or
Unit 3- Wash Room- Carrier- 5T		
2019- \$7,750 was expended per	client 6/14/2019.	
248 - HVAC	Useful Life 15 Remain	ing life 7
2 Rooftop Carrier Units- 2013	Quantity 2	Unit of Measure Items
	Cost /Itm \$14,000	
	% Included 100.00%	Total Cost/Study \$27,999
Summary	Replacement Year 2028	Future Cost \$33,282
,		
This is to replace the Carrier HVA or rebuilt to extend their life.	C systems. It is possible that sub-comp	onents of these systems can be replaced
Unit 1- Building Roof- Carrier- 5T Unit 2- Building Roof- Carrier- 5T		

00100 - Continental Vistas (CV) 23000 - Mechanical Equipment	
800 - Water Heater	Useful Life 12 Remaining Life 4
Building Water Heater	Quantity 1 Unit of Measure Items
	Cost /Itm \$5,253
	% Included 100.00% Total Cost/Study \$5,253
Summary	Replacement Year 2025 Future Cost \$5,798
This is to replace the Bradford White	
2019- Per client 7/22/2019, keep thi	s water heater component in study.
25000 - Flooring	
640 - Vinyl	Useful Life 10 Remaining Life 6
125 Sq. Yds. Rec Room Sport Floorin	
	Cost /SqYd \$144
	% Included 100.00% Total Cost/Study \$18,026
Summary	Replacement Year 2027 Future Cost \$20,905
This is to replace the Rec Room Gerfl	
2018- \$16,739 was expended to inst	all flooring in 2017 per client.
00110 - Madera Vista (MV)	
01000 - Paving	
408 - Asphalt: Major Repairs	Useful Life 25 Remaining Life 11
9,772 sf Parking Lot	Quantity 9,772 Unit of Measure Square Feet
	Cost /SqFt \$5.65
	% Included 100.00% Total Cost/Study \$55,235
Summary	Replacement Year 2032 Future Cost \$72,473
This is for major excavation, re-comp	paction and installation of new hot mix asphalt to selected areas.
2017- BRG had been asked to exclud of \$2,560 for same.	le the striping, crackfill and sealing. Client directed to show a 2017 expense
02000 - Concrete	
454 - Pool Deck	Useful Life 2 Remaining Life 1
4,008 sf Pool/Spa Area Concrete Rep (7.5%)	
(7.5%)	Cost /SqFt \$21.15 Qty * \$/SqFt \$84,788
	% Included 7.50% Total Cost/Study \$6,359
Summary	Replacement Year2022Future Cost\$6,518
elevation shifts and to maintain funct the 30-year study, this component p and undergoes multiple repairs and p	ace concrete pool deck, deck drains and deck mastic to remove abrupt tionality. Since concrete pool deck useful life typically exceeds the scope of rovides for repair only and not full replacement. However, as the deck ages patches, this component may revert from occasional partial repairs to full ng replacement is provided for within another component.
2020- \$6,204 was expended. 2019- Per client 7/22/2019, decrease	e useful life from 5 to 2 years.

2019- Per client 7/22/2019, decrease useful life from 5 to 2 years. 2018- Approximately \$5,000 was expended but not from reserves.

	- Madera Vista (MV)	
	 Painting: Exterior Surface Restoration 	Heefullife 10 Demoining life 7
200 -		Useful Life 10 Remaining Life 7 Quantity 4,020 Unit of Measure Square Feet
	4,020 sf Exterior Surfaces	Cost /SqFt \$1.70
		% Included 100.00% Total Cost/Study \$6,842
	Summary	Replacement Year 2028 Future Cost \$8,133
		I, scrape, caulk and paint with a 100% premium acrylic paint.
	2019- Per client 7/22/2019, painted	
-	- Roofing	
	Pitched: Tile	Useful Life 30 Remaining Life 0
010	39 Squares- Pool Building Roof	Quantity 39 Unit of Measure Squares
	sy squares i for building roor	Cost /Sqrs \$749
		% Included 100.00% Total Cost/Study \$29,200
	Summary	Replacement Year 2021 Future Cost \$29,200
		tem. Tile roofs should be regularly inspected and repaired as indicated to
	ensure maximum life.	tern. The roots should be regularly hispected and repaired as indicated to
	2021- \$29,200 was expended.	
8000	- Rehab	
248 -	Restrooms	Useful Life 20 Remaining Life 18
	2 Men's & Women's	Quantity 2 Unit of Measure Room
		Cost /Rm \$7,880
		% Included 100.00% Total Cost/Study \$15,759
	Summary	Replacement Year 2039 Future Cost \$24,579
	This is to rehab the restrooms includ ventilation, tile, design, etc.	ing items such as fixtures, partitions, benches, dispensers, lighting, shelv
	2019- \$15,000 was expended per cl	ent 6/14/2019.
480 -	Shower	Useful Life 15 Remaining Life 1
	Outdoor Pool Shower	Quantity 1 Unit of Measure Lump Sum
		Cost /LS \$8,615
		% Included 100.00% Total Cost/Study \$8,615
	Summary	Replacement Year 2022 Future Cost \$8,831
	This is to replace elements of the po	ol shower.
_	2018- Scope and cost pending in 20	18.
12000) - Pool	
154 -	Resurface	Useful Life 12 Remaining Life 7
	156 lf Pool	Quantity 156 Unit of Measure Linear Feet
		Cost /I.f. \$136
		% Included 100.00% Total Cost/Study \$21,180
	Summary	Replacement Year 2028 Future Cost \$25,177
	This is to resurface the pool including	g start-up costs.
	2017- Client advises done in 2016.	
2772 0	9/12/2021 VE 0.67226 12 2022 LIDWECV & DP DP	

00110 - Madera Vista (MV) 12000 - Pool

4,008 sf Pool/Spa Deck Coating	Quantity	4,008	Unit of Measure	Square Feet
	Cost /SqFt	\$8.49		
	% Included	100.00%	Total Cost/Study	\$34,024
Summary	Replacement Year	2024	Future Cost	\$36,640

2018-	¢5 000	wac	expended	for	dock	ronairc	500	concroto
2010-	\$5,000	was	expended	101	ueck	repairs.	See	concrete.

766 - Equipment: Replaceme

66 -	Equipment: Replacement	Useful Life	5	Remaining Life	e 2	
	Pool & Spa Equipment (50%)	Quantity	1	Ur	it of Measure	Lump Sum
		Cost /LS	\$33	,632	Qty * \$/LS	\$33,632
		% Included	50.0	00% Tot	al Cost/Study	\$16,816
	Summary	Replacement Year	202	3	Future Cost	\$17,667

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

1- pool filter, Pentair Triton II Commercial

- 1- spa filter, Pentair Triton II Commercial
- 2- Pentair IntelliFlo variable speed pumps

1- Dolphin pool vacuum #7- purchased 2018

- 1- pool heater, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- automatic water level system

1- Clear Comfort advanced oxidation system

Assorted- chemical system probes, fittings, chem pumps, injectors, etc.

Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2020- Per client 6/16/2020, add automatic water level system, approximate cost \$1,564, added \$782 to current cost, (\$15,624 to \$16,406).

2019- \$25,126 total was expended for pool and spa equipment per client 6/14/2019. 2018- \$5,020 was expended for chlorinator Aquasol System.

952 - Furniture: Misc	Useful Life 6	6 Remaining	g Life 4
Pool Area Furniture	Quantity 1	1	Unit of Measure Lump Sum
	Cost /LS \$	\$7,354	
	% Included 1	100.00%	Total Cost/Study \$7,354
Summary	Replacement Year 2	2025	Future Cost \$8,118
This is to replace miscellaneous pool fu	urniture.		

2019- \$7,000 was expended per client 6/14/2019.

	0 - Spa				
.46 -	Resurface	Useful Life		ning Life 3	
	Spa	Quantity		Unit of Measure Items	
		Cost /Itm		T	
		% Included		Total Cost/Study \$4,728	
	Summary	Replacement Year	2024	Future Cost \$5,091	
	This is to resurface the spa includir	ng start-up costs.			
_	2019- Per client 7/22/2019, resurf	aced 9/2016. Per client 8,	/5/2019, inc	rease useful life from 6 to 8 years.	
700() - Tennis Court				
40 -	Reseal	Useful Life	4 Remain	ning Life 2	
	7,200 sf Tennis Court	Quantity	7,200	Unit of Measure Square Feet	
		Cost /SqFt	\$0.686		
		% Included	100.00%	Total Cost/Study \$4,938	
	Summary	Replacement Year	2023	Future Cost \$5,188	
_	2019- \$21,322 was expended to p years per client 7/22/2019 estimat 2018- Per client, reduce life to 201	e.	rt in May pe	r client 6/14/2019. \$4,700/court eve	ту 4
9000	D - Fencing				
	D - Fencing Chain Link: 10'	Useful Life	30 Remaii	ning Life 10	
	-	Quantity	360	ning Life 10 Unit of Measure Linear Feet	
	Chain Link: 10'		360	5	
	Chain Link: 10'	Quantity	360 \$39.40	5	
	Chain Link: 10'	Quantity Cost /I.f.	360 \$39.40 100.00%	Unit of Measure Linear Feet	
	Chain Link: 10' 360 If Tennis Court Fence	Quantity Cost /l.f. % Included Replacement Year	360 \$39.40 100.00%	Unit of Measure Linear Feet Total Cost/Study \$14,183	
.70 -	Chain Link: 10' 360 If Tennis Court Fence Summary	Quantity Cost /l.f. % Included Replacement Year fencing.	360 \$39.40 100.00%	Unit of Measure Linear Feet Total Cost/Study \$14,183 Future Cost \$18,156	
70 -	Chain Link: 10' 360 If Tennis Court Fence Summary This is to replace the 10' chain link	Quantity Cost /l.f. % Included Replacement Year fencing.	360 \$39.40 100.00% 2031 30 Remain	Unit of Measure Linear Feet Total Cost/Study \$14,183 Future Cost \$18,156	
70 -	Chain Link: 10' 360 If Tennis Court Fence Summary This is to replace the 10' chain link Wrought Iron: 6'	Quantity Cost /l.f. % Included Replacement Year fencing. Useful Life	360 \$39.40 100.00% 2031 30 Remain 380	Unit of Measure Linear Feet Total Cost/Study \$14,183 Future Cost \$18,156	
70 -	Chain Link: 10' 360 If Tennis Court Fence Summary This is to replace the 10' chain link Wrought Iron: 6'	Quantity Cost /l.f. % Included Replacement Year fencing. Useful Life Quantity	360 \$39.40 100.00% 2031 30 Remain 380 \$40.73	Unit of Measure Linear Feet Total Cost/Study \$14,183 Future Cost \$18,156	
70 -	Chain Link: 10' 360 If Tennis Court Fence Summary This is to replace the 10' chain link Wrought Iron: 6'	Quantity Cost /l.f. % Included Replacement Year fencing. Useful Life Quantity Cost /l.f.	360 \$39.40 100.00% 2031 30 Remain 380 \$40.73 100.00%	Unit of Measure Linear Feet Total Cost/Study \$14,183 Future Cost \$18,156	
.70 -	Chain Link: 10' 360 If Tennis Court Fence Summary This is to replace the 10' chain link Wrought Iron: 6' 380 If Pool Perimeter Fence Summary	Quantity Cost /l.f. % Included Replacement Year fencing. Useful Life Quantity Cost /l.f. % Included Replacement Year on fencing. With aggressio	360 \$39.40 100.00% 2031 30 Remain 380 \$40.73 100.00% 2026 //e paint mai	Unit of Measure Linear Feet Total Cost/Study \$14,183 Future Cost \$18,156 ning Life 5 Unit of Measure Linear Feet Total Cost/Study \$15,478	De
	Chain Link: 10' 360 If Tennis Court Fence Summary This is to replace the 10' chain link Wrought Iron: 6' 380 If Pool Perimeter Fence Summary This is to replace the 6' wrought ind	Quantity Cost /l.f. % Included Replacement Year fencing. Useful Life Quantity Cost /l.f. % Included Replacement Year on fencing. With aggressio	360 \$39.40 100.00% 2031 30 Remain 380 \$40.73 100.00% 2026 //e paint mai	Unit of Measure Linear Feet Total Cost/Study \$14,183 Future Cost \$18,156 ning Life 5 Unit of Measure Linear Feet Total Cost/Study \$15,478 Future Cost \$17,512	De
 440 - - -	Chain Link: 10' 360 If Tennis Court Fence Summary This is to replace the 10' chain link Wrought Iron: 6' 380 If Pool Perimeter Fence Summary This is to replace the 6' wrought in extended. Painting is provided for	Quantity Cost /l.f. % Included Replacement Year fencing. Useful Life Quantity Cost /l.f. % Included Replacement Year on fencing. With aggressin within another component	360 \$39.40 100.00% 2031 30 Remain 380 \$40.73 100.00% 2026 //e paint mai	Unit of Measure Linear Feet Total Cost/Study \$14,183 Future Cost \$18,156 ning Life 5 Unit of Measure Linear Feet Total Cost/Study \$15,478 Future Cost \$17,512 ntenance, this component's life may l	De
 440 - - -	Chain Link: 10' 360 If Tennis Court Fence Summary This is to replace the 10' chain link Wrought Iron: 6' 380 If Pool Perimeter Fence Summary This is to replace the 6' wrought in extended. Painting is provided for	Quantity Cost /l.f. % Included Replacement Year fencing. Useful Life Quantity Cost /l.f. % Included Replacement Year on fencing. With aggressin within another component	360 \$39.40 100.00% 2031 30 Remain 380 \$40.73 100.00% 2026 ye paint main 20 Remain	Unit of Measure Linear Feet Total Cost/Study \$14,183 Future Cost \$18,156 ning Life 5 Unit of Measure Linear Feet Total Cost/Study \$15,478 Future Cost \$17,512 ntenance, this component's life may l	De
 440 - - -	Chain Link: 10' 360 If Tennis Court Fence Summary This is to replace the 10' chain link Wrought Iron: 6' 380 If Pool Perimeter Fence Summary This is to replace the 6' wrought ind extended. Painting is provided for the D - Lighting Sports Field / Court	Quantity Cost /l.f. % Included Replacement Year fencing. Useful Life Quantity Cost /l.f. % Included Replacement Year on fencing. With aggressiv within another component	360 \$39.40 100.00% 2031 30 Remain 380 \$40.73 100.00% 2026 Ve paint main 20 Remain 4	Unit of Measure Linear Feet Total Cost/Study \$14,183 Future Cost \$18,156 ning Life 5 Unit of Measure Linear Feet Total Cost/Study \$15,478 Future Cost \$17,512 ntenance, this component's life may line	De
- 40 	Chain Link: 10' 360 If Tennis Court Fence Summary This is to replace the 10' chain link Wrought Iron: 6' 380 If Pool Perimeter Fence Summary This is to replace the 6' wrought ind extended. Painting is provided for the D - Lighting Sports Field / Court	Quantity Cost /l.f. % Included Replacement Year fencing. Useful Life Quantity Cost /l.f. % Included Replacement Year on fencing. With aggressin within another component Useful Life Quantity	360 \$39.40 100.00% 2031 30 Remain 380 \$40.73 100.00% 2026 (e paint main 20 Remain 4 \$2,627	Unit of Measure Linear Feet Total Cost/Study \$14,183 Future Cost \$18,156 ning Life 5 Unit of Measure Linear Feet Total Cost/Study \$15,478 Future Cost \$17,512 ntenance, this component's life may line	De
- 70 - 40 - -	Chain Link: 10' 360 If Tennis Court Fence Summary This is to replace the 10' chain link Wrought Iron: 6' 380 If Pool Perimeter Fence Summary This is to replace the 6' wrought interest extended. Painting is provided for the sports Field / Court	Quantity Cost /l.f. % Included Replacement Year fencing. Useful Life Quantity Cost /l.f. % Included Replacement Year on fencing. With aggressiv within another component Useful Life Quantity Cost /Itm	360 \$39.40 100.00% 2031 30 Remain 380 \$40.73 100.00% 2026 ye paint main 20 Remain 4 \$2,627 100.00%	Unit of Measure Linear Feet Total Cost/Study \$14,183 Future Cost \$18,156 ning Life 5 Unit of Measure Linear Feet Total Cost/Study \$15,478 Future Cost \$17,512 ntenance, this component's life may life ning Life 18 Unit of Measure Items	De
- 40 	Chain Link: 10' 360 If Tennis Court Fence Summary This is to replace the 10' chain link Wrought Iron: 6' 380 If Pool Perimeter Fence Summary This is to replace the 6' wrought in extended. Painting is provided for the C - Lighting Sports Field / Court 4 Tennis Court Lights	Quantity Cost /l.f. % Included Replacement Year fencing. Useful Life Quantity Cost /l.f. % Included Replacement Year on fencing. With aggressiv within another component Useful Life Quantity Cost /Itm % Included Replacement Year	360 \$39.40 100.00% 2031 30 Remain 380 \$40.73 100.00% 2026 ve paint main 4 \$2,627 100.00% 2039	Unit of Measure Linear Feet Total Cost/Study \$14,183 Future Cost \$18,156 ning Life 5 Unit of Measure Linear Feet Total Cost/Study \$15,478 Future Cost \$17,512 Intenance, this component's life may I ning Life 18 Unit of Measure Items Total Cost/Study \$10,506 Future Cost \$16,386	De

0110	- Madera Vista (MV)			
	- Flooring			
434 -	Tile	Useful Life 20	Remain	ing Life 19
	Recreation Room & Storage	Quantity 1		Unit of Measure Lump Sum
		Cost /LS \$1	0,447	
		% Included 10	0.00%	Total Cost/Study \$10,447
	Summary	Replacement Year 20	40	Future Cost \$16,701
	This is to replace the tile flooring.			
_	2020- \$10,192 was expended to inst	all porcelain tile in the recr	reation roo	om and storage closet.
26000	- Outdoor Equipment			
816 -	Shade Structure	Useful Life 15	Remain	ing Life 10
	264 sf Pool Shade Canopy	Quantity 26	,4	Unit of Measure Square Fee
		Cost /SqFt \$2	2.06	
		% Included 10		Total Cost/Study \$5,825
	Summary	Replacement Year 20	31	Future Cost \$7,456
	This is to repair and replace the canv	as canopy shade structure	•	
	1- 24'x11'			
_	2016- Structure installed.			
834 -	Shade Structure	Useful Life 15	Remain	ing Life 10
	336 sf Pool Equip Shade Canopy	Quantity 33	6	Unit of Measure Square Fee
		Cost/SqFt \$2	2.06	
		% Included 10	0.00%	Total Cost/Study \$7,413
	Summary	Replacement Year 20	31	Future Cost \$9,490
	This is to repair and replace the canv	as canopy shade structure	-	
	1- 12'x28'			
	2016- Structure installed.			
00120	- Casa Paloma I (CPI)			
	- Paving			
01000			Remain	ing Life 2
	Asphalt: Major Repairs	Useful Life 25		
	-	Quantity 7,	128	Unit of Measure Square Fee
	Asphalt: Major Repairs		128	Unit of Measure Square Fee
	Asphalt: Major Repairs	Quantity 7,	128 5.65 10.00%	Unit of Measure Square Fee Total Cost/Study \$40,290 Future Cost \$42,330

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

00120 - Casa Paloma I (CPI) 02000 - Concrete

460 - Pool Deck	Useful Life 2	Remaining Life 3
6,128 sf Pool/Spa Area Concre	ete Repair Quantity 6,128	B Unit of Measure Square Feet
(8%)	Cost/SqFt \$22.	63 Qty * \$/SqFt \$138,679
	% Included 8.27	% Total Cost/Study \$11,472
Summary	Replacement Year 2024	Future Cost \$12,354

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

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

03000 - Painting: Exterior

212 - Surface Restoration	Useful Life 10 Remaining Life 5	
7,470 sf Exterior Surfa	Quantity 7,470 Unit of Measure Square Feet	
	Cost /SqFt \$1.31	
	% Included 100.00% Total Cost/Study \$9,810	
Summary	Replacement Year 2026 Future Cost \$11,099	
This is to prepare, pow	r wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.	
2017- \$4,124 was exp	nded for unknown scope.	

05000 - Roofing

344 - Low Slope: Vinyl	Useful Life	20 Remaining	Life 3	
61 Squares- Pool Building Roofs	Quantity	61	Unit of Measure	Squares
	Cost /Sqrs	\$578		
	% Included	100.00%	Total Cost/Study	\$35,248
Summary	Replacement Year	2024	Future Cost	\$37,959

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

970 -	Coating	Useful Life	5 Remaining	g Life 3	
	6,100 sf Low Slope Roof Recoating	Quantity	6,100	Unit of Measure	Square Feet
		Cost /SqFt	\$2.38		
		% Included	100.00%	Total Cost/Study	\$14,499
	Summary	Replacement Year	2024	Future Cost	\$15,613
	This to propose the reaf and apply a cost	ing to outond the up	ofla annuiseabl		

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.

UXUUU) - Casa Paloma I (CPI)) - Rehab			
	Locker Rooms	Useful Life	20 Remain	ing Life 19
201	2 Men's, Women's & Outdoor Shower	Quantity		Unit of Measure Room
		Cost /Rm	\$53,812	
		% Included	100.00%	Total Cost/Study \$107,625
	Summary	Replacement Year	2040	Future Cost \$172,055
	This is to rehab the outdoor shower and benches, lockers, dispensers, shelves,			
	2020- \$105,000 was expended. 2019- Per client 6/14/2019, increase es 2020. 2018- Estimate increased by \$20,000 p) to \$108,95(0 and extend remaining life from 2019
256 -	Restrooms		20 Remain	ing Life 19
	Unisex Restroom	Quantity		Unit of Measure Room
		Cost /Rm		
		% Included		Total Cost/Study \$5,125
	Summary	Replacement Year	2040	Future Cost \$8,193
	This is to rehab the restroom including component.	items such as fixture	s, lighting, el	tc. Client input will further define this
_		also installed and is p		
- 418	component. 2020- \$5,000 was expended. Tile was 2019- Increased estimate from \$9,000	also installed and is p to \$15,000.	rovided for v	vithin another component.
- 418 -	component. 2020- \$5,000 was expended. Tile was 2019- Increased estimate from \$9,000 2018- Added to study.	also installed and is p to \$15,000.	rovided for v 20 Remain	vithin another component.
- 418 -	component. 2020- \$5,000 was expended. Tile was 2019- Increased estimate from \$9,000 2018- Added to study. Kitchen	also installed and is p to \$15,000. Useful Life	rovided for v 20 Remain 1	vithin another component.
- 418 -	component. 2020- \$5,000 was expended. Tile was 2019- Increased estimate from \$9,000 2018- Added to study. Kitchen	also installed and is p to \$15,000. Useful Life Quantity	rovided for v 20 Remain 1 \$7,354	vithin another component.
- 418 -	component. 2020- \$5,000 was expended. Tile was 2019- Increased estimate from \$9,000 2018- Added to study. Kitchen	also installed and is p to \$15,000. Useful Life Quantity Cost /Rm	20 Remain 1 \$7,354 100.00%	vithin another component. ing Life 10 Unit of Measure Room
- 418 -	component. 2020- \$5,000 was expended. Tile was a 2019- Increased estimate from \$9,000 2018- Added to study. Kitchen Clubhouse Kitchen	also installed and is p to \$15,000. Useful Life Quantity Cost /Rm % Included Replacement Year	rovided for v 20 Remain 1 \$7,354 100.00% 2031	vithin another component. ing Life 10 Unit of Measure Room Total Cost/Study \$7,354 Future Cost \$9,414
_ 418 -	component. 2020- \$5,000 was expended. Tile was a 2019- Increased estimate from \$9,000 2018- Added to study. Kitchen Clubhouse Kitchen Summary This is to rehab and redecorate the kitch	also installed and is p to \$15,000. Useful Life Quantity Cost /Rm % Included Replacement Year chen including items s ponent.	20 Remain 1 \$7,354 100.00% 2031 such as cabin	vithin another component. ing Life 10 Unit of Measure Room Total Cost/Study \$7,354 Future Cost \$9,414
_	component. 2020- \$5,000 was expended. Tile was a 2019- Increased estimate from \$9,000 2018- Added to study. Kitchen Clubhouse Kitchen Summary This is to rehab and redecorate the kitc Client input will further define this comp 2020- Tile was installed and is provided	also installed and is p to \$15,000. Useful Life Quantity Cost /Rm % Included Replacement Year chen including items s ponent.	20 Remain 1 \$7,354 100.00% 2031 such as cabin	vithin another component. ing Life 10 Unit of Measure Room Total Cost/Study \$7,354 Future Cost \$9,414
_	component. 2020- \$5,000 was expended. Tile was a 2019- Increased estimate from \$9,000 2018- Added to study. Kitchen Clubhouse Kitchen Summary This is to rehab and redecorate the kitc Client input will further define this com	also installed and is p to \$15,000. Useful Life Quantity Cost /Rm % Included Replacement Year then including items s ponent.	20 Remain 1 \$7,354 100.00% 2031 such as cabin	vithin another component. ing Life 10 Unit of Measure Room Total Cost/Study \$7,354 Future Cost \$9,414 ets, countertops, fixtures, lighting, etc
	component. 2020- \$5,000 was expended. Tile was a 2019- Increased estimate from \$9,000 2018- Added to study. Kitchen Clubhouse Kitchen Summary This is to rehab and redecorate the kitc Client input will further define this comp 2020- Tile was installed and is provided - Pool	also installed and is p to \$15,000. Useful Life Quantity Cost /Rm % Included Replacement Year then including items s ponent.	20 Remain 1 \$7,354 100.00% 2031 Such as cabin omponent.	vithin another component. ing Life 10 Unit of Measure Room Total Cost/Study \$7,354 Future Cost \$9,414 ets, countertops, fixtures, lighting, etc
	component. 2020- \$5,000 was expended. Tile was a 2019- Increased estimate from \$9,000 2018- Added to study. Kitchen Clubhouse Kitchen Summary This is to rehab and redecorate the kitc Client input will further define this comp 2020- Tile was installed and is provided - Pool Resurface	also installed and is p to \$15,000. Useful Life Quantity Cost /Rm % Included Replacement Year then including items s ponent. d for within another c Useful Life	rovided for v 20 Remain 1 \$7,354 100.00% 2031 such as cabin omponent. 12 Remain 200	vithin another component. ing Life 10 Unit of Measure Room Total Cost/Study \$7,354 Future Cost \$9,414 ets, countertops, fixtures, lighting, etc ing Life 7
.2000	component. 2020- \$5,000 was expended. Tile was a 2019- Increased estimate from \$9,000 2018- Added to study. Kitchen Clubhouse Kitchen Summary This is to rehab and redecorate the kitc Client input will further define this comp 2020- Tile was installed and is provided - Pool Resurface	also installed and is p to \$15,000. Useful Life Quantity Cost /Rm % Included Replacement Year then including items s ponent. d for within another c Useful Life Quantity	20 Remain 1 \$7,354 100.00% 2031 such as cabin omponent. 12 Remain 200 \$136	vithin another component. ing Life 10 Unit of Measure Room Total Cost/Study \$7,354 Future Cost \$9,414 ets, countertops, fixtures, lighting, etc ing Life 7
2000	component. 2020- \$5,000 was expended. Tile was a 2019- Increased estimate from \$9,000 2018- Added to study. Kitchen Clubhouse Kitchen Summary This is to rehab and redecorate the kitc Client input will further define this comp 2020- Tile was installed and is provided - Pool Resurface	also installed and is p to \$15,000. Useful Life Quantity Cost /Rm % Included Replacement Year then including items s ponent. d for within another c Useful Life Quantity Cost /I.f.	rovided for v 20 Remain 1 \$7,354 100.00% 2031 such as cabin omponent. 12 Remain 200 \$136 100.00%	vithin another component. ing Life 10 Unit of Measure Room Total Cost/Study \$7,354 Future Cost \$9,414 ets, countertops, fixtures, lighting, etc ing Life 7 Unit of Measure Linear Feet
	component. 2020- \$5,000 was expended. Tile was a 2019- Increased estimate from \$9,000 2018- Added to study. Kitchen Clubhouse Kitchen Summary This is to rehab and redecorate the kitc Client input will further define this comp 2020- Tile was installed and is provided - Pool Resurface 200 If Pool	also installed and is p to \$15,000. Useful Life Quantity Cost /Rm % Included Replacement Year then including items s ponent. d for within another c Useful Life Quantity Cost /I.f. % Included Replacement Year	rovided for v 20 Remain 1 \$7,354 100.00% 2031 such as cabin omponent. 12 Remain 200 \$136 100.00%	vithin another component. ing Life 10 Unit of Measure Room Total Cost/Study \$7,354 Future Cost \$9,414 ets, countertops, fixtures, lighting, etc ing Life 7 Unit of Measure Linear Feet Total Cost/Study \$27,154
	component. 2020- \$5,000 was expended. Tile was a 2019- Increased estimate from \$9,000 2018- Added to study. Kitchen Clubhouse Kitchen Summary This is to rehab and redecorate the kitch Client input will further define this comp 2020- Tile was installed and is provided - Pool Resurface 200 If Pool Summary	also installed and is p to \$15,000. Useful Life Quantity Cost /Rm % Included Replacement Year then including items s ponent. d for within another c Useful Life Quantity Cost /I.f. % Included Replacement Year	rovided for v 20 Remain 1 \$7,354 100.00% 2031 such as cabin omponent. 12 Remain 200 \$136 100.00%	vithin another component. ing Life 10 Unit of Measure Room Total Cost/Study \$7,354 Future Cost \$9,414 ets, countertops, fixtures, lighting, etc ing Life 7 Unit of Measure Linear Feet Total Cost/Study \$27,154

00120 - Casa Paloma I (CPI)

12000 - Pool

660 -	Deck: Re-Surface	Useful Life	15 Remaining	Life 1	
	6,128 sf Pool/Spa Deck Coating	Quantity	6,128	Unit of Measure	Square Feet
		Cost /SqFt	\$8.49		
		% Included	100.00%	Total Cost/Study	\$52,021
	Summary	Replacement Year	2022	Future Cost	\$53,321
	This is to scarify the concrete deck and a	pply an acrylic lace	coating. Concre	te deck repairs a	re provided for within

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

770 -

another component.

-	Equipment: Replacement	Useful Life	5	Remaining	Life	2	
	Pool & Spa Equipment (50%)	Quantity	1		Unit	of Measure	Lump Sum
		Cost /LS	\$41	,334		Qty * \$/LS	\$41,334
		% Included	50.0	0%	Гotal	Cost/Study	\$20,667
	Summary	Replacement Year	202	3		Future Cost	\$21,713

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

- 1- pool filter #1, Pentair Triton II Commercial
- 1- pool filter #2, Pentair Triton II Commercial
- 1- spa, Pentair Triton II Commercial filter
- 3- Pentair IntelliFlo variable speed pumps
- 1- Dolphin C5 pool vacuum
- 1- pool heater #1, Raypak Professional 1- pool heater #1, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system
- Assorted- chemical system probes, fittings, chem pumps, injectors, etc.

Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

2020- Per client 6/16/2020, add automatic water system, approximate cost \$2,505, added \$1,252 to current cost (\$18,911 to \$20,163).

2019- \$15,089 total was expended for pool and spa equipment per client 6/14/2019. 2017- \$1,881 was expended.

956 - Furniture: Misc	Useful Life	6 Remainin	ng Life 4
Pool Area Furniture	Quantity	1	Unit of Measure Lump Sum
	Cost /LS	\$7,354	
	% Included	100.00%	Total Cost/Study \$7,354
Summary	Replacement Year	2025	Future Cost \$8,118
This is to replace miscellaneous pool fu	urniture.		

2019- \$7,000 was expended per client 6/14/2019.

00120 - Casa Paloma I (CPI)	
13000 - Spa 150 - Resurface	Hasfullifa 9 Demoising life 7
	Useful Life 8 Remaining Life 7 Quantity 1 Unit of Measure Items
Spa	Cost /Itm \$5,719
Cummon (
Summary	Replacement Year2028Future Cost\$6,799
This is to resurface the spa including	ng start-up costs.
2020- \$5,580 was expended. 2019- Per client 7/22/2019, spa re	e-plastered 5/2011. Per client 8/5/2019, increase useful life from 6 to 8 years.
3000 - Mechanical Equipment	
256 - HVAC	Useful Life 15 Remaining Life 5
2 Rooftop Carrier Units- 2011	Quantity 2 Unit of Measure Items
	Cost /Itm \$8,825
	% Included 100.00% Total Cost/Study \$17,650
Summary	Replacement Year 2026 Future Cost \$19,970
or rebuilt to extend their life. Unit 1- Building Roof (N)- Carrier- Unit 2- Building Roof (S)- Carrier-	
5000 - Flooring	
124 - Tile	Useful Life 20 Remaining Life 19
Rec Rm, Unisex RR, Kitchen, Stora	ge Quantity 1 Unit of Measure Lump Sum
	Cost /LS \$11,275
	% Included 100.00% Total Cost/Study \$11,275
Summary	Replacement Year 2040 Future Cost \$18,025
This is to replace the tile flooring.	
	nstall porcelain tile in the recreation room, unisex restroom, kitchenette, and
26000 - Outdoor Equipment	
	Useful Life 8 Remaining Life 6
316 - Shuffleboard Court	
	Quantity 1,980 Unit of Measure Square Feet
1,980 sf [6] Shuffleboard Courts	
	Quantity 1,980Unit of Measure Square FeetCost /SqFt \$4.46
1,980 sf [6] Shuffleboard Courts	Quantity 1,980Unit of Measure Square FeetCost /SqFt \$4.46% Included 100.00%Total Cost/Study \$8,825
1,980 sf [6] Shuffleboard Courts Summary	Quantity1,980Unit of MeasureSquare FeetCost /SqFt\$4.46% Included100.00%Total Cost/Study\$8,825Replacement Year2027Future Cost\$10,235
	Quantity1,980Unit of MeasureSquare FeetCost /SqFt\$4.46% Included100.00%Total Cost/Study\$8,825Replacement Year2027Future Cost\$10,235

6000 - Outdoor Equipment		
326 - Shade Structure	Useful Life 30 Re	maining Life 24
310 sf Pool Equip Shade Structure	Quantity 310 Cost /SqFt \$26.27	Unit of Measure Square Feet
	% Included 100.00	% Total Cost/Study \$8,142
Summary	Replacement Year 2045	Future Cost \$14,727
This is to repair and replace the metal	shade structure.	
2015- Structure installed.		
0130 - Casa Paloma II (CPII)		
2000 - Concrete		
166 - Pool Deck	Useful Life 2 Re	
4,933 sf Pool/Spa Area Concrete Repa		Unit of Measure Square Feet
(6%)	Cost /SqFt \$33.22	c, , , , , , ,
	% Included 6.00%	Total Cost/Study \$9,832
Summary	Replacement Year 2023	Future Cost \$10,330
replacement. Deck acrylic lace coating 2020- \$9,592 was expended. Per clier	atches, this component may re replacement is provided for w nt 8/6/2020, extend remaining	vert from occasional partial repairs to full vithin another component.
and undergoes multiple repairs and pa replacement. Deck acrylic lace coating 2020- \$9,592 was expended. Per clier 2019- Per client 7/22/2019, reduce us 2018- Estimate increased from \$6,219	atches, this component may re preplacement is provided for w nt 8/6/2020, extend remaining seful life from 5 to 2 years.	vert from occasional partial repairs to full vithin another component.
and undergoes multiple repairs and pa replacement. Deck acrylic lace coating 2020- \$9,592 was expended. Per clier 2019- Per client 7/22/2019, reduce us 2018- Estimate increased from \$6,219 4000 - Structural Repairs	atches, this component may rep preplacement is provided for w nt 8/6/2020, extend remaining seful life from 5 to 2 years. 9 to \$19,352.	vert from occasional partial repairs to full vithin another component. life from 2022 to 2023.
and undergoes multiple repairs and pa replacement. Deck acrylic lace coating 2020- \$9,592 was expended. Per clier 2019- Per client 7/22/2019, reduce us 2018- Estimate increased from \$6,219 4000 - Structural Repairs 252 - Doors	atches, this component may rep g replacement is provided for w nt 8/6/2020, extend remaining seful life from 5 to 2 years. 9 to \$19,352. Useful Life 10 Re	vert from occasional partial repairs to full vithin another component. life from 2022 to 2023.
and undergoes multiple repairs and pa replacement. Deck acrylic lace coating 2020- \$9,592 was expended. Per clier 2019- Per client 7/22/2019, reduce us 2018- Estimate increased from \$6,219 4000 - Structural Repairs	atches, this component may re g replacement is provided for w ant 8/6/2020, extend remaining seful life from 5 to 2 years. 9 to \$19,352. Useful Life 10 Re Quantity 14	vert from occasional partial repairs to full vithin another component. life from 2022 to 2023. maining Life 3 Unit of Measure Items
and undergoes multiple repairs and pa replacement. Deck acrylic lace coating 2020- \$9,592 was expended. Per clier 2019- Per client 7/22/2019, reduce us 2018- Estimate increased from \$6,219 4000 - Structural Repairs 252 - Doors	atches, this component may rep g replacement is provided for w nt 8/6/2020, extend remaining seful life from 5 to 2 years. 9 to \$19,352. Useful Life 10 Re	vert from occasional partial repairs to full vithin another component. life from 2022 to 2023. maining Life 3 Unit of Measure Items Qty * \$/Itm \$23,534
and undergoes multiple repairs and pa replacement. Deck acrylic lace coating 2020- \$9,592 was expended. Per clier 2019- Per client 7/22/2019, reduce us 2018- Estimate increased from \$6,219 4000 - Structural Repairs 252 - Doors	atches, this component may re g replacement is provided for w at 8/6/2020, extend remaining seful life from 5 to 2 years. 9 to \$19,352. Useful Life 10 Re Quantity 14 Cost /Itm \$1,681 % Included 25.00%	vert from occasional partial repairs to full vithin another component. life from 2022 to 2023. maining Life 3 Unit of Measure Items Qty * \$/Itm \$23,534 Total Cost/Study \$5,883
and undergoes multiple repairs and pa replacement. Deck acrylic lace coating 2020- \$9,592 was expended. Per clier 2019- Per client 7/22/2019, reduce us 2018- Estimate increased from \$6,219 4000 - Structural Repairs 952 - Doors 14 Exterior & Interior Doors (25%) Summary	atches, this component may re g replacement is provided for w ant 8/6/2020, extend remaining seful life from 5 to 2 years. 9 to \$19,352. Useful Life 10 Re Quantity 14 Cost /Itm \$1,681 % Included 25.00% Replacement Year 2024 and maintain exterior and interior	vert from occasional partial repairs to full vithin another component. life from 2022 to 2023. maining Life 3 Unit of Measure Items Qty * \$/Itm \$23,534 Total Cost/Study \$5,883 Future Cost \$6,336 or doors including items such as panic exit
and undergoes multiple repairs and pa replacement. Deck acrylic lace coating 2020- \$9,592 was expended. Per clier 2019- Per client 7/22/2019, reduce us 2018- Estimate increased from \$6,219 4000 - Structural Repairs 952 - Doors 14 Exterior & Interior Doors (25%) Summary This is to periodically repair, replace a	atches, this component may re g replacement is provided for w ant 8/6/2020, extend remaining seful life from 5 to 2 years. 9 to \$19,352. Useful Life 10 Re Quantity 14 Cost /Itm \$1,681 % Included 25.00% Replacement Year 2024 and maintain exterior and interior	vert from occasional partial repairs to full vithin another component. life from 2022 to 2023. maining Life 3 Unit of Measure Items Qty * \$/Itm \$23,534 Total Cost/Study \$5,883 Future Cost \$6,336 or doors including items such as panic exit
and undergoes multiple repairs and pa replacement. Deck acrylic lace coating 2020- \$9,592 was expended. Per clier 2019- Per client 7/22/2019, reduce us 2018- Estimate increased from \$6,219 4000 - Structural Repairs 952 - Doors 14 Exterior & Interior Doors (25%) Summary This is to periodically repair, replace a hardware, automatic door operators, o 6- interior	atches, this component may re g replacement is provided for w ant 8/6/2020, extend remaining seful life from 5 to 2 years. 9 to \$19,352. Useful Life 10 Re Quantity 14 Cost /Itm \$1,681 % Included 25.00% Replacement Year 2024 and maintain exterior and interior	vert from occasional partial repairs to full vithin another component. life from 2022 to 2023. maining Life 3 Unit of Measure Items Qty * \$/Itm \$23,534 Total Cost/Study \$5,883 Future Cost \$6,336 or doors including items such as panic exit
and undergoes multiple repairs and pa replacement. Deck acrylic lace coating 2020- \$9,592 was expended. Per clier 2019- Per client 7/22/2019, reduce us 2018- Estimate increased from \$6,219 4000 - Structural Repairs 952 - Doors 14 Exterior & Interior Doors (25%) Summary This is to periodically repair, replace a hardware, automatic door operators, o 6- interior 8- exterior	atches, this component may re g replacement is provided for w ant 8/6/2020, extend remaining seful life from 5 to 2 years. 9 to \$19,352. Useful Life 10 Re Quantity 14 Cost /Itm \$1,681 % Included 25.00% Replacement Year 2024 and maintain exterior and interior	vert from occasional partial repairs to full vithin another component. life from 2022 to 2023. maining Life 3 Unit of Measure Items Qty * \$/Itm \$23,534 Total Cost/Study \$5,883 Future Cost \$6,336 or doors including items such as panic exit osts, locks/latches, etc.
and undergoes multiple repairs and pa replacement. Deck acrylic lace coating 2020- \$9,592 was expended. Per clier 2019- Per client 7/22/2019, reduce us 2018- Estimate increased from \$6,219 4000 - Structural Repairs 952 - Doors 14 Exterior & Interior Doors (25%) Summary This is to periodically repair, replace a hardware, automatic door operators, o 6- interior 8- exterior 5000 - Roofing	atches, this component may re g replacement is provided for w ant 8/6/2020, extend remaining seful life from 5 to 2 years. 9 to \$19,352. Useful Life 10 Re Quantity 14 Cost /Itm \$1,681 % Included 25.00% Replacement Year 2024 and maintain exterior and interiod door closers, frames/jambs, po	vert from occasional partial repairs to full vithin another component. life from 2022 to 2023. maining Life 3 Unit of Measure Items Qty * \$/Itm \$23,534 Total Cost/Study \$5,883 Future Cost \$6,336 or doors including items such as panic exit osts, locks/latches, etc.
and undergoes multiple repairs and pareplacement. Deck acrylic lace coating 2020- \$9,592 was expended. Per clier 2019- Per client 7/22/2019, reduce us 2018- Estimate increased from \$6,219 4000 - Structural Repairs 952 - Doors 14 Exterior & Interior Doors (25%) Summary This is to periodically repair, replace a hardware, automatic door operators, o 6- interior 8- exterior 5000 - Roofing 848 - Low Slope: Vinyl	Atches, this component may rep greplacement is provided for we at 8/6/2020, extend remaining seful life from 5 to 2 years. 9 to \$19,352. Useful Life 10 Re Quantity 14 Cost /Itm \$1,681 % Included 25.00% Replacement Year 2024 and maintain exterior and interior door closers, frames/jambs, por Useful Life 20 Re Quantity 53	vert from occasional partial repairs to full vithin another component. life from 2022 to 2023. maining Life 3 Unit of Measure Items Qty * \$/Itm \$23,534 Total Cost/Study \$5,883 Future Cost \$6,336 or doors including items such as panic exit osts, locks/latches, etc. maining Life 0 Unit of Measure Squares

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

2021- \$33,500 was expended.

00130 - Casa Paloma II (CPII)

05000 - Roofing		
974 - Coating	Useful Life 5 Rema	ining Life 3
5,300 sf Low Slope Roof Recoating	Quantity 5,300	Unit of Measure Square Feet
	Cost /SqFt \$1.47	
	% Included 100.00%	Total Cost/Study \$7,769
Summary	Replacement Year 2024	Future Cost \$8,367

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

2019- \$7,395 was expended per client 6/14/2019.

08000 - Rehab

260 - Locker Rooms	Useful Lif	e 20 Remaining	Life 1
2 Men's & Wome	n's Quantit	y 2	Unit of Measure Room
	Cost /Rr	n \$36,772	
	% Include	d 100.00%	Total Cost/Study \$73,544
Summary	Replacement Yea	r 2022	Future Cost \$75,382

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

2021- Per client 6/30/2021, decrease remaining life from 2024 to 2022. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2018- \$7,595 was expended for partial partitions. Also, per client, \$20,000 was added to scope of work estimate.

424 -	Kitchen	Useful Life	20 Remaining	J Life 3	
	Clubhouse Kitchen	Quantity	1	Unit of Me	asure Room
		Cost /Rm	\$7,354		
		% Included	100.00%	Total Cost/	Study \$7,354
	Summary	Replacement Year	2024	Future	Cost \$7,920

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

12000 - Pool

166 - Resurface	Useful Life	10 Remaining	g Life 5	
180 lf Pool	Quantity	180	Unit of Measure	Linear Feet
	Cost /l.f.	\$136		
	% Included	100.00%	Total Cost/Study	\$24,439
Summary	Replacement Year	2026	Future Cost	\$27,650
This is to resurface the pool including s	art-up costs.			

2017- Client advises done in 2016.

Total Cost/Study \$20,041

Future Cost \$20,542

00130 - Casa Paloma II (CPII)

12000	- Pool
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666 -	Deck: Re-Surface	Useful Life	15 Remaining	JLife 1	
	4,933 sf Pool/Spa Deck Coating	Quantity	4,933	Unit of Measure	Square Feet
		Cost /SqFt	\$8.49		
		% Included	100.00%	Total Cost/Study	\$41,876
	Summary	Replacement Year	2022	Future Cost	\$42,923
	This is to scarify the concrete deck and a another component.	apply an acrylic lace	coating. Concre	ete deck repairs a	re provided for within
_	2021- Per client 6/1/2021, move remain 2020- Per client 8/6/2020, reduce rema	5	, , , ,	atics Supervisor.	
774 -	Equipment: Replacement	Useful Life	5 Remaining	u Life 1	
	Pool & Spa Equipment (50%)	Quantity	-	Unit of Measure	Lump Sum
	,	Cost /LS	\$40,081	Qty * \$/LS	\$40,081

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.

Replacement Year 2022

% Included 50.00%

- 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

Summary

- 1- Dolphin Wave pool vacuum
- 1- pool heater #1, Raypak Professional- replaced 2018
- 1- pool heater #2, Raypak Professional
- 1- spa heater, Raypak Professional
- 1- pool Aquasol chemical controller
- 1- spa Aquasol chemical controller
- 1- Clear Comfort advanced oxidation system

Assorted- chemical system probes, fittings, chem pumps, injectors, etc.

Assorted- pipes, fittings, controls, lights, drain covers, hand rails, etc.

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

2019- \$8,319 total was expended for pool and spa equipment.

2018- \$6,264 was expended for pool electronic feed controller, pool heater #1, spa sand filter.

2017- \$1,613 was expended.

960 - Furniture: Misc Useful Life 6 Remaining Life 4 Pool Area Furniture Quantity 1 Unit of Measure Lump Sum Cost /LS \$7,354 % Included 100.00% Total Cost/Study \$7,354 Summary Replacement Year 2025 Future Cost \$8,118 This is to replace miscellaneous pool furniture.

2019- \$7,000 was expended per client 6/14/2019.

	- Casa Paloma II (CPII)			
	- Spa		0	·
154 -	Resurface	Useful Life		ing Life 5 Unit of Measure Items
	Spa	Quantity		Unit of Measure Ttems
		Cost /Itm % Included		Total Cost/Study \$5,222
	Summary	Replacement Year		Future Cost \$5,908
			2020	Tutule Cost \$3,900
	This is to resurface the spa including s	start-up costs.		
_	2019- Per client 7/22/2019, spa re-pl to 8 years.	astered 5/2018 for \$4,	.850. Per clie	nt 8/5/2019, increase useful life from 6
20000	- Lighting			
	Pole Lights	Useful Life	30 Remain	ing Life 0
	8 Shuffleboard Lights	Quantity	8	Unit of Measure Items
		Cost /Itm	\$1,358	
		% Included	100.00%	Total Cost/Study \$10,862
	Summary	Replacement Year	2021	Future Cost \$10,862
	This is to replace the pole lights reusing	ng the existing wiring a	and conduits.	
	2021- \$10,862 is anticipated.			
3000	- Mechanical Equipment			
	HVAC	Useful Life	15 Remain	ing Life 5
	2 Rooftop Carrier Units- 2011	Quantity		Unit of Measure Items
		Cost /Itm	\$8,825	
		% Included	100.00%	Total Cost/Study \$17,650
	Summary	Replacement Year	2026	Future Cost \$19,970
	This is to replace the Carrier HVAC sy or rebuilt to extend their life.	stems. It is possible th	at sub-comp	onents of these systems can be replaced
	Unit 1- Building Roof- Carrier- 3T Unit 2- Building Roof- Carrier- 3T			
5000	- Flooring			
200 -	Carpeting	Useful Life	10 Remain	ing Life 9
	1,284 sf Recreation Room	Quantity	1,284	Unit of Measure Square Feet
		Cost /SqFt		
		% Included	100.00%	Total Cost/Study \$3,615
	Summary	Replacement Year	2030	Future Cost \$4,515
	This is to replace the carpeting.			

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

0130 - Casa Paloma II (CPII)				
25000 - Flooring				
400 - Tile		20 Remai	0	F +
281 sf Kitchenette & Storage Closet	Quantity		Unit of Measure Square	Feet
	Cost /SqFt			
C	% Included		Total Cost/Study \$3,772	
Summary	Replacement Year	2040	Future Cost \$6,030	
This is to replace the porcelain tile flooring the flooring the second sec	ng.			
2021- \$3,772 was expended to replace t door openings with porcelain tile. Added replacement was performed in 2020.				
6000 - Outdoor Equipment				
304 - Shuffleboard Court	Useful Life	8 Remai	ining Life 4	
1,980 sf [6] Courts Resurface & Recoat	Quantity	1,980	Unit of Measure Square	Feet
	Cost /SqFt	\$4.17		
	% Included	100.00%	Total Cost/Study \$8,251	
Summary	Replacement Year	2025	Future Cost \$9,108	
This is to resurface and recoat the shuffl	eboard courts.			
2018- Per client, add component for \$7,	475 expended in 20	17.		
360 - Shade Structure	Licoful Lifo	15 Remai	ining Life 10	
294 sf Pool Equip Shade Canopy	Quantity		Unit of Measure Square	Feet
	Cost /SqFt			
	% Included		Total Cost/Study \$6,487	
Summary	Replacement Year		Future Cost \$8,303	
This is to repair and replace the canvas				
1- 21'x14'				
2016- Structure installed.				
0140 - Abrego North (AN)				
)1000 - Paving				
420 - Asphalt: Major Repairs	Useful Life	25 Remai	ining Life 2	
14,105 sf Parking Area	Quantity	14,105	Unit of Measure Square	Feet
	Cost /SqFt	\$5.65		
	% Included	100.00%	Total Cost/Study \$79,72	7
Summary	Replacement Year	2023	Future Cost \$83,763	3
This is for major excavation, re-compact	ion and installation	of new hot	mix asphalt to selected areas.	
2018- 7,650 sf added as a new parking				

2018- 7,650 sf added as a new parking lot at this location, so quantity increased from 6,455 sf to 14,105 sf. 1997- Overlay work performed.

00140 - Abrego North (AN) 02000 - Concrete

472 -	Pool Deck	Useful Life	5 I	Remaining Life	2	
	4,523 sf Pool/Spa Area Concrete Repair	Quantity	4,523	3 Unit	of Measure	Square Feet
	(6%)	Cost /SqFt	\$22.6	63 Q	ty * \$/SqFt	\$102,358
		% Included	6.00	% Total	Cost/Study	\$6,141
	Summary	Replacement Year	2023		⁻ uture Cost	\$6,452

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

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

03000 - Painting: Exterior

218 -	Surface Restoration	Useful Life	10 Remaining	g Life 5
	5,892 sf Exterior Surfaces	Quantity	5,892	Unit of Measure Square Feet
		Cost /SqFt	\$1.31	
		% Included	100.00%	Total Cost/Study \$7,738
	Summary	Replacement Year	2026	Future Cost \$8,755

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

2017- Client advises this was done in 2016.

04000 - Structural Repairs

820 -	Shed	Useful Life	10 Remainin	g Life 9
	Shed	Quantity	1	Unit of Measure Items
		Cost /Itm	\$10,047	
		% Included	100.00%	Total Cost/Study \$10,047
	Summary	Replacement Year	2030	Future Cost \$12,547
	This is to repair, replace and maintain th	e shed.		

2020- Per client 6/15/2020, 10 year life for shed purchased for \$9,802 in 2020.

05000 - Roofing

352 - Low Slope: Vinyl	Useful Life	20 Remainin	g Life 5
21 Squares- Pool Building Roof	Quantity	21	Unit of Measure Squares
	Cost /Sqrs	\$578	
	% Included	100.00%	Total Cost/Study \$12,135
Summary	Replacement Year	2026	Future Cost \$13,729

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

00140 - Abrego North (AN)

8 - Restrooms Useful Life 20 Remaining Life 2 Companion Restroom Remodel Quantity 1 Unit of Measure Room Cost /Rm \$16,557 % Included 100.00% Total Cost/Study \$16,557 Summary Replacement Year 2023 Future Cost \$17,395 This is to rehab and redecorate the companion restroom. 2018- Added to study. 2018- Added to study. 6 - Locker Rooms Useful Life 20 Remaining Life 5 2 Men's & Women's Quantity 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2006- Remodeled. 0 - General Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Quantity 795 Unit of Measure Square Feet Cost /SqFt \$11.88 % Included 100.00% Total Cost/Study \$9,447 Summary Replacement Year 2037 Future Cost \$14,024	5 -	Coating	Useful Life	5 Remain	ning Life 3
% Included 100.00% Total Cost/Study \$2,395 Summary Replacement Year 2024 Future Cost \$2,580 This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against ponding water and ultraviolet rays. 2019- Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life. Per client 7/22/2019, Anticipate \$2,280 to recoat in 2019. 2000 - Rehab 8 Restrooms Useful Life 20 Remaining Life 2 8. Restrooms Quantity 1 Unit of Measure Room Cost /Rm \$16,557 % Included 100.00% Total Cost/Study \$16,557 Summary Replacement Year 2023 Future Cost \$17,395 This is to rehab and redecorate the companion restroom. 2018- Added to study. 6 - Locker Rooms Useful Life 20 Remaining Life 5 2 2 Men's & Women's Quantity 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2006- Remodeled. 0 - General Useful L		2,100 sf Low Slope Roof Recoating	Quantity	2,100	Unit of Measure Square Feet
Summary Replacement Year 2024 Future Cost \$2,580 This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against pondiminater 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. 10000 - Rehab 38 - Restrooms Useful Life 20 Remaining Life 2 2 Companion Restroom Remodel Quantity 1 Unit of Measure Room Cost /Rm \$16,557 % Included 100.00% Total Cost/Study \$16,557 Summary Replacement Year 2023 Future Cost \$17,395 This is to rehab and redecorate the companion restroom. 2018- Added to study. 66 - Locker Rooms Useful Life 20 Remaining Life 5 2 2 Men's & Women's Quantity 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. </th <th></th> <th></th> <th>Cost /SqFt</th> <th>\$1.14</th> <th></th>			Cost /SqFt	\$1.14	
This to prepare the roof and apply a coating to extend the roof's serviceable life by protecting against pondiminates 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. 3000 - Rehab 38 - Restrooms Useful Life 20 Remaining Life 2 Companion Restroom Remodel Quantity 1 Unit of Measure Room Cost /Rm \$16,557 Summary Replacement Year 2023 Future Cost \$17,395 This is to rehab and redecorate the companion restroom. 2018- Added to study. 666 - Locker Rooms Useful Life 20 Remaining Life 5 2 Men's & Women's Quantity 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2019- Served Life 20 Remaining Life 16 70 - General 795 sf Recreation Room Tile- 2017 Quantity 795 Unit of Measure Square Feet Cost /SqFt \$11.88 % Included 100.00% Total Cost/Study \$9,447 Summary Replacement Year 2037 Future Cost \$14,024			% Included	100.00%	Total Cost/Study \$2,395
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. 8000 - Rehab Useful Life 20 Remaining Life 2 138 - Restrooms Useful Life 20 Remaining Life 2 Companion Restroom Remodel Quantity 1 Unit of Measure Room Cost /Rm \$16,557 % Included 100.00% Total Cost/Study \$16,557 Summary Replacement Year 2023 Future Cost \$17,395 This is to rehab and redecorate the companion restroom. 2018- Added to study. 2018- Added to study. 1266 - Locker Rooms Useful Life 20 Remaining Life 5 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2006 - Remodeled. Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Quantity 795 Unit of Measure Square Feet Cost /SqFt \$11.88 % Included 100.00% Total Cost/Study \$9,447		Summary	Replacement Year	2024	Future Cost \$2,580
useful life. Per client 7/22/2019, Anticipate \$2,280 to recoat in 2019. 8000 - Rehab 138 - Restrooms Useful Life 20 Remaining Life 2 Companion Restroom Remodel Quantity 1 Unit of Measure Room Cost /Rm \$16,557 % Included 100.00% Total Cost/Study \$16,557 Summary Replacement Year 2023 Future Cost \$17,395 This is to rehab and redecorate the companion restroom. 2018- Added to study. 166 - Locker Rooms Useful Life 20 Remaining Life 5 2 Men's & Women's Quantity 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2016- Remodeled. 170 - General Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Quantity 795 Unit of Measure Square Feet Cost /SqFt \$11.88 % Included 100.00% Total Cost/Study \$9,447 Summary Replacement Year 2037 Future Cost \$14,024			oating to extend the ro	oof's servicea	able life by protecting against ponding
Companion Restroom Remodel Quantity 1 Unit of Measure Room Cost /Rm \$16,557 % Included 100.00% Total Cost/Study \$16,557 Summary Replacement Year 2023 Future Cost \$17,395 This is to rehab and redecorate the companion restroom. 2018- Added to study. 2018- Added to study. Useful Life 20 Remaining Life 5 2 Men's & Women's Useful Life 20 Remaining Life 5 2 Men's & Women's Quantity 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2006 Remodeled. Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Useful Life <th></th> <th>2019- Per client 6/14/2019, MSC build useful life. Per client 7/22/2019, Antic</th> <th>ling given 5 year life, s ipate \$2,280 to recoat</th> <th>so all coating in 2019.</th> <th>g components were adjusted to 5 year</th>		2019- Per client 6/14/2019, MSC build useful life. Per client 7/22/2019, Antic	ling given 5 year life, s ipate \$2,280 to recoat	so all coating in 2019.	g components were adjusted to 5 year
238 - Restrooms Useful Life 20 Remaining Life 2 Companion Restroom Remodel Quantity 1 Unit of Measure Room Cost /Rm \$16,557 % Included 100.00% Total Cost/Study \$16,557 Summary Replacement Year 2023 Future Cost \$17,395 This is to rehab and redecorate the companion restroom. 2018- Added to study. 2018- Added to study. 2018- Added to study. 266 - Locker Rooms Useful Life 20 Remaining Life 5 2 Men's & Women's Quantity 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2006 - Remodeled. Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Useful Life 20 Remaining Life 16	8000) - Rehab			
Cost /Rm \$16,557 % Included 100.00% Total Cost/Study \$16,557 Summary Replacement Year 2023 Future Cost \$17,395 This is to rehab and redecorate the companion restroom. 2018- Added to study. 2018- Added to study. 2266 - Locker Rooms Useful Life 20 Remaining Life 5 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2070 - General Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Quantity 795 Unit of Measure Square Feet Cost /SqFt \$11.88 % Included 100.00% Total Cost/Study \$9,447 Summary Replacement Year 2037 Future Cost \$14,024			Useful Life	20 Remain	ning Life 2
Cost /Rm \$16,557 % Included 100.00% Total Cost/Study \$16,557 Summary Replacement Year 2023 Future Cost \$17,395 This is to rehab and redecorate the companion restroom. 2018- Added to study. 2018- Added to study. 2018- Added to study. 266 Locker Rooms Useful Life 20 Remaining Life 5 2 Men's & Women's Quantity 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2006- Remodeled. Useful Life 20 Remaining Life 16 295 sf Recreation Room Tile- 2017 Useful Life 20 Remaining Life 16 295 sf Recreation Room Tile- 2017 Quantity 795 Unit of Measure Square Feet Cost /SqFt \$11.88 % Included		Companion Restroom Remodel	Quantity	1	Unit of Measure Room
Summary Replacement Year 2023 Future Cost \$17,395 This is to rehab and redecorate the companion restroom. 2018- Added to study. 2018- Added to study. 266 - Locker Rooms Useful Life 20 Remaining Life 5 2 Men's & Women's Quantity 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2006- Remodeled. Useful Life 20 Remaining Life 16 270 - General Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Quantity 795 Unit of Measure Square Feet Cost /SqFt<			Cost /Rm	\$16,557	
This is to rehab and redecorate the companion restroom. 2018- Added to study. 266 - Locker Rooms Useful Life 20 Remaining Life 5 2 Men's & Women's Quantity 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2006- Remodeled. Useful Life 20 Remaining Life 16 270 - General Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Useful Life 20 Remaining Life 16 2017 - General Useful Life 20 Remaining Life 16 2018 - Model 100.00% Total Cost/Study \$9,447 Summary Replacement Year 2037 Future Cost \$14,024			% Included	100.00%	Total Cost/Study \$16,557
2018- Added to study. 266 Locker Rooms Useful Life 20 Remaining Life 5 2 Men's & Women's Quantity 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2006 - Remodeled. Useful Life 20 Remaining Life 16 2070 - General Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Useful Life 20 Remaining Life 16 20st /SqFt \$11.88 % Included 100.00% Total Cost/Study \$9,447 Summary Replacement Year 2037 Future Cost \$14,024		Summary	Replacement Year	2023	Future Cost \$17,395
2018- Added to study. 266 Locker Rooms Useful Life 20 Remaining Life 5 2 Men's & Women's Quantity 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 270 General Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Useful Life 20 Remaining Life 16 Quantity 795 Unit of Measure Square Feet Cost /SqFt \$11.88 % Included 100.00% Total Cost/Study \$9,447 Summary Replacement Year 2037 Future Cost \$14,024		This is to rehab and redecorate the co	mnanion restroom		
266 - Locker Rooms Useful Life 20 Remaining Life 5 2 Men's & Women's Quantity 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2006- Remodeled. Useful Life 20 Remaining Life 16 270 - General Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Quantity 795 Unit of Measure Square Feet Cost /SqFt \$11.88 % Included 100.00% Total Cost/Study \$9,447 Summary Replacement Year 2037 Future Cost \$14,024					
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2 Men's & Women's Quantity 2 Unit of Measure Room Cost /Rm \$36,772 % Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2006- Remodeled. 270 - General 795 sf Recreation Room Tile- 2017 Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Quantity 795 Unit of Measure Square Feet Cost /SqFt \$11.88 % Included 100.00% Total Cost/Study \$9,447 Summary Replacement Year 2037 Future Cost \$14,024	266 -	Locker Rooms	Useful Life	20 Remain	ning Life 5
% Included 100.00% Total Cost/Study \$73,544 Summary Replacement Year 2026 Future Cost \$83,208 This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2006- Remodeled. 270 - General Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Quantity 795 Unit of Measure Square Feet Cost /SqFt \$11.88 % Included 100.00% Total Cost/Study \$9,447 Summary Replacement Year 2037 Future Cost \$14,024		2 Men's & Women's			
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This is to rehab the locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc. 2019- Increased estimate from \$20,000 to \$35,000 per room. Client input will further define this component. 2006- Remodeled. 270 - General Useful Life 20 Remaining Life 16 795 sf Recreation Room Tile- 2017 Quantity 795 Unit of Measure Square Feet Cost /SqFt \$11.88 % Included 100.00% Total Cost/Study \$9,447 Summary Replacement Year 2037 Future Cost \$14,024			% Included	100.00%	Total Cost/Study \$73,544
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2006- Remodeled. 270 - General 795 sf Recreation Room Tile- 2017 Summary 2006- Remodeled. Useful Life 20 Remaining Life 16 Quantity 795 Unit of Measure Square Feet Cost /SqFt \$11.88 % Included 100.00% Total Cost/Study \$9,447 Future Cost \$14,024					es, partitions, benches, lockers,
795 sf Recreation Room Tile- 2017Quantity 795Unit of Measure Square FeetCost /SqFt \$11.88% Included 100.00%Total Cost/Study \$9,447SummaryReplacement Year 2037Future Cost \$14,024	_		00 to \$35,000 per room	m. Client inp	ut will further define this component.
795 sf Recreation Room Tile- 2017Quantity 795Unit of Measure Square FeetCost /SqFt \$11.88% Included 100.00%Total Cost/Study \$9,447SummaryReplacement Year 2037Future Cost \$14,024	270 -	General	Useful Life	20 Remain	ning Life 16
Cost /SqFt \$11.88% Included 100.00%Total Cost/Study \$9,447SummaryReplacement Year 2037Future Cost \$14,024	-				5
% Included 100.00%Total Cost/Study \$9,447SummaryReplacement Year 2037Future Cost \$14,024			- ,		
Summary Replacement Year 2037 Future Cost \$14,024					Total Cost/Study \$9,447
		Summary			
		This is to replace the tile.			

) - Pool			
72 -	Resurface	Useful Life	10 Remai	ning Life 5
	230 lf Pool	Quantity	230	Unit of Measure Linear Feet
		Cost /l.f.	\$136	
		% Included	100.00%	Total Cost/Study \$31,228
	Summary	Replacement Year	2026	Future Cost \$35,331
	This is to resurface the pool including	ng start-up costs.		
	2016- Total pool replacement was i resurfacing and not the total replac			sit. This component provides for 00 total to replace the pool in 2016
_	230			
26 -	ADA Chair Lift	Useful Life	10 Remai	ning Life 6
	2 Pool & Spa	Quantity	2	Unit of Measure Items
		Cost /Itm	\$6,461	
		% Included	100.00%	Total Cost/Study \$12,923
	Summary	Replacement Year	2027	Future Cost \$14,986
	This is to replace the spa & pool's A	DA compliant chair lifts.		
	2018- Added to study and installed	in 2017.		
78 -	Equipment: Replacement	Useful Life	5 Remai	ning Life 1
78 -	Equipment: Replacement Pool & Spa Equipment (50%)	Useful Life Quantity		ning Life 1 Unit of Measure Lump Sum
78 -		Quantity		
78 -		Quantity	1 \$40,081	Unit of Measure Lump Sum
78 -		Quantity Cost /LS	1 \$40,081 50.00%	Unit of Measure Lump Sum Qty * \$/LS \$40,081
78 -	Pool & Spa Equipment (50%) Summary This is to periodically replace pool a component provides for one half re 1- pool filter #1, Pentair Triton II C	Quantity Cost /LS % Included Replacement Year and spa equipment. Since placement every five yea ommercial, MN TR100C,	1 \$40,081 50.00% 2022 a not all equi rs. SN 0116083	Unit of Measure Lump Sum Qty * \$/LS \$40,081 Total Cost/Study \$20,041 Future Cost \$20,542 ipment will fail simultaneously, this
778 -	Pool & Spa Equipment (50%) Summary This is to periodically replace pool a component provides for one half re 1- pool filter #1, Pentair Triton II C 1- pool filter #2, Pentair Triton II C 1- spa filter, Pentair Triton II Comm 3- Pentair IntelliFlo variable speed p 1- additional spa pump 1- Dolphin Wave pool vacuum	Quantity Cost /LS % Included Replacement Year and spa equipment. Since placement every five year ommercial, MN TR100C, ommercial, MN TR100C, hercial, MN TR-140C, SN pumps	1 \$40,081 50.00% 2022 not all equi rs. SN 0116083 SN 0116243 116280110	Unit of Measure Lump Sum Qty * \$/LS \$40,081 Total Cost/Study \$20,041 Future Cost \$20,542 ipment will fail simultaneously, this 1120026Q, mfg. 2012 11100228, mfg. 2011 0273, mfg. 2011
778 -	Pool & Spa Equipment (50%) Summary This is to periodically replace pool a component provides for one half re 1- pool filter #1, Pentair Triton II C 1- pool filter #2, Pentair Triton II C 1- spa filter, Pentair Triton II C 1- spa filter, Pentair Triton II C 1- additional spa pump 1- Dolphin Wave pool vacuum 1- pool heater #1, Raypak Professional, 1- pool heater #1, Raypak Professional, 1- pool Aquasol chemical controller 1- Clear Comfort advanced oxidation	Quantity Cost /LS % Included Replacement Year and spa equipment. Since placement every five year ommercial, MN TR100C, ommercial, MN TR100C, nercial, MN TR-140C, SN pumps onal, MN B-R408-EN-X, So onal, MN B-R408-EN-X, So MN C-R406C-EN-X, SN	1 \$40,081 50.00% 2022 not all equi rrs. SN 011608: SN 011624: 116280110 SN 12103466 SN 1304355 1103321942	Unit of Measure Lump Sum Qty * \$/LS \$40,081 Total Cost/Study \$20,041 Future Cost \$20,542 ipment will fail simultaneously, this 1120026Q, mfg. 2012 11100228, mfg. 2011 0273, mfg. 2011
778 -	Pool & Spa Equipment (50%) Summary This is to periodically replace pool a component provides for one half re 1- pool filter #1, Pentair Triton II C 1- pool filter #2, Pentair Triton II C 1- spa filter, Pentair Triton II C 1- spa filter, Pentair Triton II C 1- additional spa pump 1- Dolphin Wave pool vacuum 1- pool heater #1, Raypak Professional, 1- pool heater, Raypak Professional, 1- pool Aquasol chemical controller 1- spa Aquasol chemical controller	Quantity Cost /LS % Included Replacement Year and spa equipment. Since placement every five year ommercial, MN TR100C, ommercial, MN TR100C, nercial, MN TR-140C, SN pumps onal, MN B-R408-EN-X, So onal, MN B-R408-EN-X, So MN C-R406C-EN-X, SN m system fittings, chem pumps, in	1 \$40,081 50.00% 2022 e not all equi irs. SN 011608: SN 011624: 116280110 SN 12103466 SN 1304355 1103321942 jectors, etc.	Unit of Measure Lump Sum Qty * \$/LS \$40,081 Total Cost/Study \$20,041 Future Cost \$20,542 ipment will fail simultaneously, this 1120026Q, mfg. 2012 11100228, mfg. 2011 0273, mfg. 2011

	0 - Abrego North (AN) 0 - Pool				
964 -	Furniture: Misc	Useful Life 6	Remair	ning Life 1	
	Pool Area Furniture	Quantity 1		Unit of Measure Lu	ump Sum
		Cost /LS \$7,	354		
		% Included 100	0.00%	Total Cost/Study \$	7,354
	Summary	Replacement Year 202	22	Future Cost \$	7,538
	This is to replace miscellaneous pool	furniture.			
_	2017- Client advises done in 2016.				
300	0 - Spa				
158 -	Resurface	Useful Life 8	Remair	ning Life 3	
	Spa	Quantity 1		Unit of Measure It	ems
		Cost /Itm \$5,	542		
		% Included 100	0.00%	Total Cost/Study \$	5,542
	Summary	Replacement Year 202	24	Future Cost \$	5,968
	This is to resurface the spa including	start-up costs.			
				- 1 HA	
_	2019- Per client 7/22/2019, spa buil	t in 2016. Per client 8/5/20	19, incre	ase useful life from 6 to	o 8 years.
2300	0 - Mechanical Equipment				
200 -	HVAC	Useful Life 15	Remair	ning Life 14	
	HVAC	Quantity 1		Unit of Measure It	ems
		Cost /Itm \$6,	250		
		% Included 100	0.00%	Total Cost/Study \$	5,250
	Summary	Replacement Year 203	35	Future Cost \$	8,831
	This is to replace the HVAC system. Extend its life.	It is possible that sub-comp	onents c	of this system can be re	placed or rebuilt to
_	2021- Per client 6/1/2021, \$6,250 w study component per client direction		AC unit a	at unspecified location.	Added as a reserve
400 -	HVAC	Useful Life 15	Remair	ning Life 14	
	2 Rooftop Rheem Units- 2005	Quantity 2		Unit of Measure It	ems
	-	Cost /Itm \$6,	227		
		% Included 100	0.00%	Total Cost/Study \$	12,454
	Summary	Replacement Year 203	35	Future Cost \$	
	This is to replace the Rheem HVAC s or rebuilt to extend their life.	ystems. It is possible that s	ub-comp	oonents of these system	ns can be replaced
	Unit 2- Women's- Rheem- 2.5T Unit 3- Men's- Rheem- 2.5T				
	2020- \$12,150 was expended. 2018- Per client, these were placed i	n service in 2005, despite t	he note	below.	

) - Outdoor Equipment				
64 -	Shade Structure		30 Remain	5	
	367 sf Pool Equip Shade Structure	Quantity		Unit of Measure Square	Feet
		Cost /SqFt % Included		Total Cost/Study \$9,639	
	Summary	Replacement Year		Future Cost \$16,59	
	,		2043		5
	This is to repair and replace the metal	snade structure.			
_	2013- Structure installed.				
68 -	Shade Structure	Useful Life	15 Remain	ning Life 11	
	378 sf [3] Pool Shade Canopies	Quantity	378	Unit of Measure Square	Feet
		Cost /SqFt	\$22.06		
		% Included	100.00%	Total Cost/Study \$8,340	
	Summary	Replacement Year	2032	Future Cost \$10,94	3
	This is to repair and replace the canva	is canopy shade structi	ures.		
	1- 7'x14' 2- 10'x14'				
	2017- 2 structures installed. 2016- 1 structure installed.				
-					
) - Pickleball Center				
) - Paving Asphalt: Sealing	Useful Life	5 Pomain	ning Life 0	
/0 -	39,629 sf Parking Lot	Quantity		Unit of Measure Square	Feet
		Cost /SqFt	-		
		% Included		Total Cost/Study \$6,885	
	Summary	Replacement Year		Future Cost \$6,885	
	This is to prepare the surface, apply a layout. If a second coat is desired the	single coat asphalt err cost is generally 10%	ulsion produ to 20% high	uct and restripe to match the ler.	e existing
	2021- \$6,885 was expended. 2020- 39,629 sf with 2021 remaining	life estimates per clien	t 6/15/2020		
70 -	Asphalt: Ongoing Repairs	Useful Life	5 Remain	ing Life 5	
-	39,629 sf Parking Lot (1%)	Quantity		Unit of Measure Square	Feet
	,	Cost /SqFt		Qty * \$/SqFt \$145,7	
		% Included		Total Cost/Study \$1,457	
	Summary	Replacement Year	2026	Future Cost \$1,648	
		ling an altfill altin natai	hing and mir	nor dig out & fill. Cracks 1/4'	' or wider
	This is for miscellaneous repairs inclue should be filled when observed.	ing crackill, skin pate			

00200 - Pickleball Center

01000 - Paving	
370 - Asphalt: Overlay w/ Interlayer	Useful Life 25 Remaining Life 24
39,629 sf Parking Lot	Quantity 39,629 Unit of Measure Square Feet
	Cost/SqFt \$1.81
	% Included 100.00% Total Cost/Study \$71,613
Summary	Replacement Year 2045 Future Cost \$129,528

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

7070- 39 679 st estim	ate per client 6/15/2020.	

04000 - Structural Repairs

912

- Doors	Useful Life	20 Remaining	Life 19
7 Building Doors (50%)	Quantity	7	Unit of Measure Items
	Cost /Itm	\$1,640	Qty * \$/Itm \$11,480
	% Included	50.00%	Total Cost/Study \$5,740
Summary	Replacement Year	2040	Future Cost \$9,176

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

1- double exterior door

6- single exterior doors

2020- Quantity per website drawing.

05000 - Roofing

370 - Low	Slope: Single-Ply	Useful Life	15 Remaining	Life 14	
12 9	Squares- Center Roof	Quantity	12	Unit of Measure	Squares
		Cost /Sqrs	\$683		
		% Included	100.00%	Total Cost/Study	\$8,195
Sum	imary	Replacement Year	2035	Future Cost	\$11,579

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

60 mil TPO (Carlisle Sure-Weld, 1 layer 1.5" poly iso Insulbase)

2020- 1,140 sf estimate per client 6/15/2020.

08000 - Rehab

100 -	General	Useful Life	10	Remaining Life	9	
	Office, Storage, Breezeway	Quantity	1	Unit	of Measure	Lump Sum
		Cost /LS	\$5,	125		
		% Included	100	0.00% Total	Cost/Study	\$5,125
	Summary	Replacement Year	203	30	Future Cost	\$6,400
	This is for a general rehab.					

) - Pickleball Center) - Rehab			
226 -	Restrooms	Useful Life	10 Remainin	g Life 9
	2 Restrooms	Quantity	2	Unit of Measure Room
		Cost /Rm	\$7,687	
		% Included	100.00%	Total Cost/Study \$15,375
	Summary	Replacement Year	2030	Future Cost \$19,201
	This is to rehab the restrooms including define this component.	items such as partit	ions, fixtures, l	lighting, tile, etc. Client input will further
_	2020- 2 restrooms per client 6/15/2020).		
17500) - Basketball / Sport Court			
200 -	Seal & Striping	Useful Life		
	54,600 sf [24] Pickleball Courts	Quantity		Unit of Measure Square Feet
		Cost /SqFt	•	
		% Included		Total Cost/Study \$39,680
	Summary	Replacement Year	2022	Future Cost \$40,672
	This is to prepare the courts, repair crac sand, and restripe. These courts are pos			
_	2020- Seal/striping every 2 years at \$3, 8/6/2020, reduce estimate from \$3,613			stimates per client in 2019. Per client
19000	- Fencing			
	Chain Link: 4'	Useful Life	25 Remainin	g Life 24
	1,414 If Court Fences	Quantity		Unit of Measure Linear Feet
		Cost /l.f.	\$18.45	
		% Included	100.00%	Total Cost/Study \$26,088
	Summary	Replacement Year	2045	Future Cost \$47,187
	This is to replace the 4' chain link fencin	g.		
	2020- 1,414 lf per client 6/15/2020.			
178 -	Chain Link: 8'	Useful Life	25 Remainin	a Life 24
	1,871 If Court Fences	Quantity		Unit of Measure Linear Feet
		Cost /l.f.	\$32.80	
		% Included		Total Cost/Study \$61,369
	Summary	Replacement Year		Future Cost \$110,999
	This is to replace the 8' chain link fencin	g.		
	2020- 1,871 lf per client 6/15/2020.			

) - Pickleball Center) - Fencing				
	Gates	Useful Life 20) Remain	ing Life 19	
	53 Court Gates	Quantity 53		Unit of Measure	Items
		Cost /Itm \$2	287		
		% Included 10	00.00%	Total Cost/Study	\$15,211
	Summary	Replacement Year 20	040	Future Cost	\$24,317
	This is to maintain, repair and repl	ace the chain link gates and	gate hard	ware.	
	26- 7' gates 27- 4' gates				
_	2020- 53 gates per client 6/15/20	20.			
3000) - Mechanical Equipment				
	HVAC	Useful Life 15	5 Remain	ing Life 14	
	3 Mini-split Units	Quantity 3		Unit of Measure	Items
		Cost /Itm \$2	2,921		
		% Included 10	00.00%	Total Cost/Study	\$8,764
	Suma ma a mu	Replacement Year 20	135	Future Cost	\$12 383
	Summary This is to replace the mini-split sys rebuilt to extend their life.				
	This is to replace the mini-split sys	tems. It is possible that sub-			
- 370 -	This is to replace the mini-split sys rebuilt to extend their life. 3- Daiken 2020- 3 unit quantity estimate per	tems. It is possible that sub-	-componer	nts of these systems	
- 370 -	This is to replace the mini-split sys rebuilt to extend their life. 3- Daiken 2020- 3 unit quantity estimate per Septic System	tems. It is possible that sub-	-componer	nts of these systems	can be replaced or
- 370 -	This is to replace the mini-split sys rebuilt to extend their life. 3- Daiken 2020- 3 unit quantity estimate per	tems. It is possible that sub- client 6/15/2020. Useful Life 20	-componer	nts of these systems	can be replaced or
- 370 -	This is to replace the mini-split sys rebuilt to extend their life. 3- Daiken 2020- 3 unit quantity estimate per Septic System	tems. It is possible that sub- client 6/15/2020. Useful Life 20 Quantity 1	-componer D Remain 7,687	nts of these systems	can be replaced or System
 370 -	This is to replace the mini-split sys rebuilt to extend their life. 3- Daiken 2020- 3 unit quantity estimate per Septic System	client 6/15/2020. Useful Life 20 Quantity 1 Cost /Sys \$7	-componer D Remain 7,687 00.00%	ing Life 19 Unit of Measure	can be replaced or System \$7,687
 370 -	This is to replace the mini-split sys rebuilt to extend their life. 3- Daiken 2020- 3 unit quantity estimate per Septic System Septic System	client 6/15/2020. Useful Life 20 Quantity 1 Cost /Sys \$7 % Included 10 Replacement Year 20	-componer D Remain 7,687 00.00%	ing Life 19 Unit of Measure Total Cost/Study	can be replaced or System \$7,687
_	This is to replace the mini-split sys rebuilt to extend their life. 3- Daiken 2020- 3 unit quantity estimate per Septic System Septic System Summary This is to repair and replace the se	client 6/15/2020. Useful Life 20 Quantity 1 Cost /Sys \$7 % Included 10 Replacement Year 20	-componer D Remain 7,687 00.00%	ing Life 19 Unit of Measure Total Cost/Study	can be replaced or System \$7,687
4000	This is to replace the mini-split sys rebuilt to extend their life. 3- Daiken 2020- 3 unit quantity estimate per Septic System Septic System Summary	client 6/15/2020. Useful Life 20 Quantity 1 Cost /Sys \$7 % Included 10 Replacement Year 20	-componer D Remain 7,687 00.00% 040	ing Life 19 Unit of Measure Total Cost/Study Future Cost	can be replaced or System \$7,687
4000	This is to replace the mini-split sys rebuilt to extend their life. 3- Daiken 2020- 3 unit quantity estimate per Septic System Septic System Summary This is to repair and replace the se D - Furnishings Miscellaneous	client 6/15/2020. Useful Life 20 Quantity 1 Cost /Sys \$7 % Included 10 Replacement Year 20	-componer 0 Remain 7,687 00.00% 040 0 Remain	ing Life 19 Unit of Measure Total Cost/Study Future Cost	can be replaced or System \$7,687 \$12,290
4000	This is to replace the mini-split sys rebuilt to extend their life. 3- Daiken 2020- 3 unit quantity estimate per Septic System Septic System Summary This is to repair and replace the se	tems. It is possible that sub- client 6/15/2020. Useful Life 20 Quantity 1 Cost /Sys \$7 % Included 10 Replacement Year 20 ptic system. Useful Life 10	-componer 0 Remain 7,687 00.00% 040 0 Remain	ing Life 19 Unit of Measure Total Cost/Study Future Cost	can be replaced or System \$7,687 \$12,290
4000	This is to replace the mini-split sys rebuilt to extend their life. 3- Daiken 2020- 3 unit quantity estimate per Septic System Septic System Summary This is to repair and replace the se D - Furnishings Miscellaneous	client 6/15/2020. Useful Life 20 Quantity 1 Cost /Sys \$7 % Included 10 Replacement Year 20 optic system. Useful Life 10 Quantity 1	-componer D Remain 7,687 00.00% 040 D Remain 20,500	ing Life 19 Unit of Measure Total Cost/Study Future Cost	can be replaced or System \$7,687 \$12,290 Lump Sum
-4000	This is to replace the mini-split sys rebuilt to extend their life. 3- Daiken 2020- 3 unit quantity estimate per Septic System Septic System Summary This is to repair and replace the se D - Furnishings Miscellaneous	tems. It is possible that sub- client 6/15/2020. Useful Life 20 Quantity 1 Cost /Sys \$7 % Included 10 Replacement Year 20 ptic system. Useful Life 10 Quantity 1 Cost /LS \$2	-componer D Remain 7,687 00.00% 040 D Remain 20,500 00.00%	ing Life 19 Unit of Measure Total Cost/Study Future Cost	can be replaced or System \$7,687 \$12,290 Lump Sum \$20,500
4000	This is to replace the mini-split sys rebuilt to extend their life. 3- Daiken 2020- 3 unit quantity estimate per Septic System Septic System Summary This is to repair and replace the se O - Furnishings Miscellaneous Interior/Exterior Furniture	client 6/15/2020. Useful Life 20 Quantity 1 Cost /Sys \$7 % Included 10 Replacement Year 20 ptic system. Useful Life 10 Quantity 1 Cost /LS \$2 % Included 10 Replacement Year 20	-componer D Remain 7,687 00.00% 040 D Remain 20,500 00.00%	ing Life 19 Unit of Measure Total Cost/Study Future Cost	can be replaced or System \$7,687 \$12,290 Lump Sum \$20,500

	- Pickleball Center					
	- Furnishings					
970 -	Miscellaneous	Useful Life			9	о <u>г</u> .
	900 sf Artificial Turf	Quantity		Unit	or Measure	Square Feet
		Cost /SqFt				
		% Included	100.00%	b Total	Cost/Study	\$7,969
	Summary	Replacement Year	2030		Future Cost	\$9,953
	This is to for miscellaneous artificial turf.					
_	2020- \$7,775 (per contract) with 10 yea	r useful life estimat	es per clie	ent 6/15/20	20.	
974 -	Miscellaneous	Useful Life	5 Rem	naining Life	4	
571	Entrance Gate	Quantity		5	of Measure	Lump Sum
		Cost /LS				
				Tatal	Coot/Ctudy	4F 10F
	Commence	% Included			Cost/Study	
	Summary	Replacement Year	2025		Future Cost	\$5,657
	This is to for miscellaneous furnishings.					
	2020- \$5,000 with 5 year useful life estir	mates per client 6/1	5/2020.			
26000) - Outdoor Equipment					
	Shade Structure	l Isoful I ifo	7 Rem	naining Life	6	
004	3,510 sf [2] Shade Structures	Quantity				Square Feet
	5,510 SI [2] Shade Structures	Cost /SqFt		Onic		Square reet
				Tatal	Cost/Ctudy	¢11 150
		% Included			Cost/Study	
	Summary	Replacement Year	2027		Future Cost	\$12,933
	This is to replace the shade structures.					
	12' x 135' 14' x' 135'					
_	2020- \$10,880 with 7 year useful life est	imates per client 6/	15/2020.			
00700	- Facility Maintenance Shop (FMS)					
01000	- Paving					
136 -	Asphalt: Sealing	Useful Life	5 Rem	naining Life	4	
	29,074 sf Parking Area	Quantity	29,074	Unit	of Measure	Square Feet
	· · ·	Cost /SqFt	\$0.158			
		% Included	100.00%	5 Total	Cost/Study	\$4,582
	Summary	Replacement Year	2025		Future Cost	
	,					
	This is to prepare the surface and apply a cost is generally 10% to 20% higher.	a single coat asphal	t emuisio	n product. I	r a second c	oat is desired the
	2020- \$2,888 was expended to seal coat lot.	approximately 15,	024 sf of	lot surface,	included eas	st, west and south
	2019- 14,874 sf added 6/2019 which wil \$1,930 was expended per client 6/14/20 2018- Pavement rehabilitation complete.	19.	per client	6/14/2019	. New total o	quantity 29,074 sf.

00700 - Facility Maintenance Shop (FMS) 01000 - Paving 260 - Asphalt: Ongoing Repairs Useful Life 5 Remaining Life 4 29,074 sf Parking Area (2%) Quantity 29,074 Unit of Measure Square Feet Cost /SaFt \$3.68 Oty * \$/SaFt \$106,911 % Included 2.00% Total Cost/Study \$2,138 Replacement Year 2025 Summarv Future Cost \$2,360 This is for miscellaneous repairs in conjunction with sealing. Includes crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed. 2019- 14,874 sf added 6/2019 per client 6/14/2019. New total quantity 29,074 sf. 2018- Pavement rehabilitation complete. 424 - Asphalt: Overlay w/ Interlayer Useful Life 25 Remaining Life 23 Quantity 29,074 Unit of Measure Square Feet 29,074 sf Parking Area Cost /SaFt \$2.00 % Included 100.00% Total Cost/Study \$58,037 Summary Replacement Year 2044 Future Cost \$102,413 This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions. 2019- \$22,910 was expended to add 14,874 sf in June 2019 per client 6/14/2019. New total quantity 29,074 sf. Reverted component from major repair to overlay. 2018- Pavement rehabilitation complete. 03000 - Painting: Exterior 128 - Surface Restoration Useful Life 10 Remaining Life 7 Quantity 5,000 Unit of Measure Square Feet 5,000 sf Building Exterior Cost /SqFt \$1.31 % Included 100.00% Total Cost/Study \$6,566 Summarv Replacement Year 2028 Future Cost \$7,805 This is to prepare, power wash, sand, scrape, caulk, paint stucco and wood trim with a 100% premium acrylic paint. Includes power washing and sealing of brick surfaces as needed. 412 - Wrought Iron Useful Life 4 Remaining Life 1 Quantity 835 Unit of Measure Linear Feet 835 If Perimeter Fence Cost /l.f. \$9.46 % Included 100.00% Total Cost/Study \$7,895 Summary Replacement Year 2022 Future Cost \$8,093 This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron. Please see fence component for more details. 4' wrought iron fencing, westerly driveway to west perimeter- 65 lf west perimeter- 310 lf south and east perimeters- 460 lf

) - Painting: Interior Building	l Iseful I ife	10 Remaii	ning Life 7			
192	10,000 sf All Interior Spaces	Quantity		Unit of Measure Square Fe	eet		
		Cost /SqFt					
		% Included		Total Cost/Study \$10,506			
	Summary	Replacement Year	2028	Future Cost \$12,489			
_	This is to prepare and paint all building ir	iterior spaces.					
1000) - Structural Repairs						
00 -	Shed	Useful Life	10 Remain	ning Life 9			
	Shed	Quantity		Unit of Measure Items			
		Cost /Itm	\$5,535				
		% Included	100.00%	Total Cost/Study \$5,535			
	Summary	Replacement Year	2030	Future Cost \$6,912			
	This is to repair, replace and maintain the	e shed.					
_	2020- Per client 6/15/2020, \$5,400 is an	ticipated to add a r	ew shed.				
04 -	Shed	Useful Life	10 Remaii	ning Life 7			
	3 Pre-Fab Sheds	Quantity	3	Unit of Measure Items			
		Cost /Itm	\$5,384				
		% Included	100.00%	Total Cost/Study \$16,153			
	Summary	Replacement Year	2028	Future Cost \$19,201			
	This is to repair, replace and maintain the freestanding pre-fab sheds.						
_	2019- Quantity increased from 1 to 3 and 6/14/2019. 2018- Added to study.	d useful life reduced	l from 15 to	10 years per site visit and per	client		
54 -	Doors	llseful l ife	10 Remaii	ning Life 7			
7	24 Exterior & Interior Doors (25%)	Quantity		Unit of Measure Items			
		Cost /Itm		Qty * \$/Itm \$40,344			
		% Included		Total Cost/Study \$10,086			
	Summary	Replacement Year		Future Cost \$11,989			
	This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit						
	hardware, automatic door operators, door closers, frames/jambs, posts, locks/latches, etc. 7- exterior						
_	17- interior w/ 6 equipped with panic exit hardware						
5000) - Roofing						
	Low Slope: Vinyl	Useful Life	20 Remain	ning Life 17			
	14 Squares- Maintenance Shop Low Slope Roof	e Quantity Cost /Sqrs		Unit of Measure Squares			
		% Included		Total Cost/Study \$8,090			
	Summary	Replacement Year		Future Cost \$12,310			
	- /						
	This is to replace the low slope single-ply		m. All roofs	should be regularly inspected a	and		
	This is to replace the low slope single-ply repaired as indicated to ensure maximum		m. All roofs	should be regularly inspected a	and		

	Facility Maintenance Shop (FMS)Roofing			
440 -	Pitched: Dimensional Composition	Useful Life	30 Remaining L	ife 6
	37 Squares- Maintenance Shop Pitched	Quantity	5	Jnit of Measure Squares
	Roof	Cost /Sqrs	\$630	
		% Included	100.00% To	otal Cost/Study \$23,324
	Summary	Replacement Year	2027	Future Cost \$27,049
_	This is to reroof with a dimensional comp and repaired as indicated to ensure maxi		uct. Composition	roofs should be regularly inspected
860 -	Skylights	Useful Life	20 Remaining L	ife 17
	10 Pitched & Low Slope Roof Skylights	Quantity		Jnit of Measure Items
	, , , , , , , , , , , , , , , , , , ,	Cost /Itm	\$840	
		% Included	100.00% To	otal Cost/Study \$8,405
	Summary	Replacement Year	2038	Future Cost \$12,789
	This is to replace the skylights.			
	5- pitched roof skylights 5- low slope roof skylights			
982 -	Coating	Useful Life	5 Remaining L	ife 2
	1,400 sf Low Slope Roof Recoating	Quantity	5	Jnit of Measure Square Feet
	, , , , , , , , , , , , , , , , , , , ,	Cost /SqFt	\$2.94	
		% Included	100.00% To	otal Cost/Study \$4,118
	Summary	Replacement Year	2023	Future Cost \$4,327
	This to prepare the roof and apply a coat water and ultraviolet rays.	ing to extend the ro	oof's serviceable li	fe by protecting against ponding
_	2019- Per client 6/14/2019, MSC building useful life.	given 5 year life, s	so all coating com	ponents were adjusted to 5 year
08000	- Rehab			
108 -	General	Useful Life	20 Remaining L	ife 17
	Common Areas	Quantity	1 l	Init of Measure Lump Sum
		Cost /LS	\$16,557	
		% Included	100.00% To	otal Cost/Study \$16,557
	Summary	Replacement Year	2038	Future Cost \$25,194
	This is for a general rehab of the interior window coverings, décor, design, sign pa component doesn't provide for repurposi components.	ckage, deep sink, C	lient input will fur	ther define this component. This

0700) - Facility Maintenance Shop (FMS)					
) - Rehab					
	Restrooms	Useful Life 20 Remaining Life 17				
, 0	2 Restrooms	Quantity 2		Unit of Measure Room		
		Cost /Rm				
		% Included 1		Total Cost/Study \$31,519		
	Summary	Replacement Year 2		Future Cost \$47,960		
	This is to rehab and redecorate the rest Client input will further define this comp	rooms including items	such as fixt	ures, lighting, ventilation, design, etc.		
_	2- toilets 2- sinks 2- mirrors 2- soap, paper towel, toilet paper disper 6- stainless grab bars	nser sets				
82 -	General	Useful Life 2	20 Remaini	ng Life 17		
	Break Room	Quantity 1		Unit of Measure Room		
		Cost /Rm	\$22,063			
		% Included 1		Total Cost/Study \$22,063		
	Summary	Replacement Year 2		Future Cost \$33,572		
_	provide for repurposing. Tile, doors, cha 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 LFHT17131 1- Waterlogic bottle-less cooler, Quench	_W3, SN BA23614208				
9000) - Fencing					
24 -	Wrought Iron: 5'	Useful Life	30 Remaini	ng Life 27		
	835 If Perimeter Fencing	Quantity 8	335	Unit of Measure Linear Feet		
		Cost /l.f.	\$35.72			
		% Included 1	L00.00%	Total Cost/Study \$29,827		
	Summary	Replacement Year 2	2048	Future Cost \$58,098		
	This is to replace the wrought iron fencine the standard of the second standard of the standard of the standard stan		aint mainter	ance, this component's life may be		
		another component.		ance, this component's life may be		

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.

E 4 0) - Fencing	
540 -	Metal	Useful Life 30 Remaining Life 27
	165 If Frontage Fencing	Quantity 165 Unit of Measure Linear Feet
		Cost /l.f. \$33.62
		% Included 100.00% Total Cost/Study \$5,547
	Summary	Replacement Year 2048 Future Cost \$10,805
	This is to replace the 6' metal fencing.	
_	between westerly and easterly drivewa from easterly driveway to east perimet	
2300() - Mechanical Equipment	
	HVAC	Useful Life 15 Remaining Life 12
	4 Rooftop HVAC Units- 2018	Quantity 4 Unit of Measure Items
	·	Cost /Itm \$5,778
		% Included 100.00% Total Cost/Study \$23,114
	Summary	Replacement Year 2033 Future Cost \$31,085
		tems. It is possible that sub-components of this system can be replaced o
=	1- Aerocool Trophy Series Evaporative	
224 -	HVAC	Useful Life 15 Remaining Life 11
	2 Ground Level Bryant Units- 2017	Quantity 2 Unit of Measure Items
		Cost /Itm \$13,290
	Commence	% Included 100.00% Total Cost/Study \$26,581
	Summary This is to replace the ground level Brya be replaced or rebuilt to extend their lif	Replacement Year 2032 Future Cost \$34,876 Int HVAC systems. It is possible that sub-components of these systems ca fe.
	1- Bryant Air Handler, 5 ton (CU1, Nort 1- Bryant Air Handler, 2.5 ton (CU2, Sc 2- Bryant Plus 80V gas furnaces, North	buth Office): 106ANA030-A, 2517E05957
	2017- Per scope of work, the prior Mas	tercool units were replaced with Bryant Units.
-) - Furnishings	
- 2400(Miscellaneous	Useful Life 20 Remaining Life 17
	64 Chairs, Desks, Storage, Etc	Quantity 64 Unit of Measure Items
		Cost /Itm \$804
		Cost /1tm \$804
		% Included 100.00% Total Cost/Study \$51,481
	Summary	
		% Included 100.00%Total Cost/Study \$51,481Replacement Year 2038Future Cost \$78,334

200	- Flooring		10 5	de la life - C				
290 -	Carpeting		10 Remain	ning Life 2 Unit of Measure	Square Vard			
	195 Sq. Yds. Offices, Hallways, Misc	Quantity Cost /SqYd		Unit of Measure	Square faiu			
		% Included		Total Cost/Study	¢6 556			
	Summary	Replacement Year		Future Cost				
		Replacement real	2025	i uture cost	40,000			
	This is to replace the carpeting.							
_	2019- Per client 7/22/2019, original insta remaining life from 2028 to 2023.	llation was base ca	rpet and not	expected to last 10	years, so reduce			
- 80	Tile	Useful Life	20 Remair	ning Life 17				
	664 sf Floor & Wall Tile	Quantity		Unit of Measure	Square Feet			
		Cost /SqFt	\$25.21					
		% Included		Total Cost/Study	\$16,743			
	Summary	Replacement Year	2038	Future Cost				
	This is to replace the wall and floor tile.							
	Restrooms Break room Hall/sink area							
0000	- Miscellaneous							
	Maintenance Equipment	Useful Life	20 Remair	ning Life 19				
	Genie Scissor Lift	Quantity		Unit of Measure	Items			
		Cost /Itm						
		% Included	100.00%	Total Cost/Study	\$17,194			
	Summary	Replacement Year	2040	Future Cost	\$27,488			
	This is to repair and replace the electric scissor lift.							
	Genie Industries, GS-1530							
	2020- \$16,775 was expended per client 6/14/2020.							
22 -	Maintenance Equipment	Useful Life	10 Remair	ning Life 7				
	11 Shop Tools, Portacoolers, Misc (50%)			Unit of Measure	Items			
		Cost /Itm		Oty * \$/Itm				
		% Included		Total Cost/Study	\$20,014			
	Summary	Replacement Year		Future Cost				
	This is to periodically replace miscellaneous shop equipment on a percentage basis.							
	 Jet drill press, MN J-2530, SN 180430 Dayton band saw, MN 400H60, LN 173 DeWalt chop saw Miller Welder, Millermatic 211 auto-set Powermatic table saw, MN 66-TA Ingersoll Rand, 7.5-HP, 80-Gallon, MN Honda Generator, MN EM6500SX 	122812019 t						

) - General) - Office Equipment				
	Miscellaneous	Useful Life	5 Remaining	g Life 3	
	Facility Maintenance Shop Contex Scanne			Unit of Measure	Items
		Cost /Itm			
		% Included		Total Cost/Study	
	Summary	Replacement Year	2024	Future Cost	\$7,128
	This is to replace large format scanner.				
	IQ Quattro				
_	2020- Per client 8/12/2020, extend rema 2019- Unit was previously located in the 2016- Unit installed.	ining life from 202 member services b	1 to 2024. uilding.		
30000) - Miscellaneous				
200 -	Maintenance Equipment	Useful Life	20 Remaining	g Life 5	
	Vermeer Chipper	Quantity		Unit of Measure	Items
		Cost /Itm			
		% Included		Total Cost/Study	
	Summary	Replacement Year	2026	Future Cost	\$9,001
	This is to replace Vermeer chipper.				
_	Model #- BC700XL VIN/PIN- 1VRC101V9F10 00862				
700 -	Trailer	Useful Life	15 Remaining	g Life 0	
	Load Trail	Quantity		Unit of Measure	Items
		Cost /Itm			
		% Included		Total Cost/Study	
	Summary	Replacement Year	2021	Future Cost	\$5,657
	This is to replace the utility trailer.				
	Load Trail License- Y66945				
_	2021- \$5,657 is anticipated.				
704 -	Trailer	Useful Life	15 Remaining	g Life 13	
	Top Hat- 2018	Quantity	1	Unit of Measure	Items
		Cost /Itm			
		% Included		Total Cost/Study	
	Summary	Replacement Year	2034	Future Cost	\$9,049
	This is to replace the utility trailer.				
	Top Hat Trailer 2018 License- 84217F				
	2019- Per client 6/14/2019, \$6,248 was	expended to add a	new 2018 Top	Hat trailer in 2019	Э.

) - General) - Miscellaneous				
10 -	Trailer	Useful Life	15 Remaining	Life 1	
	Big Tex	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$5,657		
		% Included	100.00%	Total Cost/Study	\$5,657
	Summary	Replacement Year	2022	Future Cost	\$5,798
	This is to replace the landscaping trailer.				
_	Big Tex License- K00575 30SV				
24 -	Maintenance Truck	Useful Life	10 Remaining	Life 0	
	2011 Ford F150 Pickup- #18	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$33,942		
		% Included	100.00%	Total Cost/Study	\$33,942
	Summary	Replacement Year		Future Cost	
	This is to replace the pickup truck.				
	2011 Ford F150 License Plate- CG84220 VIN- 1FTMF1CM5BKD49232				
_	2021- \$33,942 was expended.				
32 -	Vehicle	Useful Life	10 Remaining	Life 2	
	3 2013 Ford Transit Connects- #20, 21,		5	Unit of Measure	Items
		Cost /Itm	\$28,285		
		% Included	100.00%	Total Cost/Study	\$84,856
	Summary	Replacement Year		Future Cost	
	This is to replace the utility vans.				
	2013 Ford Transit Connect XLTs and XL's Vehicle 20- License- CH45316 / VIN- NM Vehicle 21- License- CH45315 / VIN- una Vehicle 22- License- BLM0931 / VIN- NM Vehicle 23- License- BLM0930 / VIN- una	0LS7DN3DT133374 available <i>0LS7CNDT150137</i> (17)	
44 -	Vehicle	Useful Life	10 Remaining	Life 5	
	2016 Ford Fiesta- #26	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$19,800		
		% Included	100.00%	Total Cost/Study	\$19,800
	Summary	Replacement Year	2026	Future Cost	\$22,401
	This is to replace the compact vehicle.				
	2016 Ford Fiesta License- BRW9820				
0800 - General 30000 - Miscellaneous					
---	--				
848 - Maintenance Truck	Useful Life 10 Remaining Life 0				
2011 Ford Ranger- #27	Quantity 1 Unit of Measure Items				
	Cost /Itm \$36,772				
	% Included 100.00% Total Cost/Study \$36,772				
Summary	Replacement Year 2021 Future Cost \$36,772				
This is to replace the truck.					
2011 Ford Ranger License- BTB8339 VIN- unavailable					
2021- \$36,772 is anticipated. 2019- Per client 7/22/2019, 201 \$15,759 to \$35,000. 2016- Pickup purchased.	1 Ford Ranger will be replaced with a full-size truck, so increase estimate from				
352 - Vehicle	Useful Life 10 Remaining Life 5				
2 2016 Ram Promaster City Vans	5- #29, 30 Quantity 2 Unit of Measure Items				
	Cost /Itm \$33,114				
	% Included 100.00% Total Cost/Study \$66,229				
Summary	Replacement Year 2026 Future Cost \$74,932				
This is to replace the vans.					
2016 Ram Promaster City vans License- CK49240 (#29), CK492 VIN- unavailable	41 (#30)				
2016- Vans purchased.					
356 - Maintenance Truck	Useful Life 10 Remaining Life 5				
3 2016 Ram 1500 Pickups- #31,	32, 33 Quantity 3 Unit of Measure Items				
	Cost /Itm \$37,530				
	% Included 100.00% Total Cost/Study \$112,590				
Summary	Replacement Year 2026 Future Cost \$127,385				
This is to replace the pickup truc	ks.				
2016 Ram 1500 License- CK49249 (#31), CK492 VIN- unavailable (#31), 3C6JR6A	48 (#32), CK49242 (#33) \G8GG382364 (#32), 3C6JR6AG9GG334341 (#33)				
2016- 3 pickups purchased.					

2016- 3 pickups purchased.

) - General) - Miscellaneous						
	Maintenance Truck	Useful Life 10 Remaining Life 6					
	2017 Ram 1500 Pickup- #34	Quantity	1	Unit of Measure Items			
		Cost /Itm	\$39,422				
		% Included	100.009	6 Total Cost/Study \$39,422			
	Summary	Replacement Year	2027	Future Cost \$45,718			
	This is to replace the pickup truck.						
	2017 Ram 1500 License- CK53480 VIN- unavailable						
	2017- Truck purchased.						
- 366 -	Vehicle	Useful Life	3 Rer	naining Life 2			
	2017 Ford Escape- #36	Quantity		Unit of Measure Items			
	·	Cost /Itm	\$30,750	н			
		% Included	100.009	6 Total Cost/Study \$30,750			
	Summary	Replacement Year	2023	Future Cost \$32,307			
	This is to replace the SUV.						
	2017 Ford Escape. This had been Vehicle #19 (2012 Ford Escape.) License- CK85866 VIN- unavailable						
_	2020- \$30,000 was expended for unsp 2019- Per client 7/22/2019, this is a hi estimate from \$13,642 to \$25,000.			ul life from 10 to 3 years and increase			
368 -	Maintenance Truck	Useful Life	10 Rer	naining Life 7			
	2018 Ford F150 Supercrew- #37	Quantity	1	Unit of Measure Items			
		Cost /Itm	\$36,634				
		% Included	100.009	6 Total Cost/Study \$36,634			
	Summary	Replacement Year	2028	Future Cost \$43,546			
	This is to replace the pickup truck.						
	2018 Ford F150 Supercrew License- CK99967 VIN- unavailable						

00800	- General				
30000	- Miscellaneous				
872 -	Maintenance Truck		10 Remai	-	
	2018 Ford F150- #38	Quantity		Unit of Measure	Items
		Cost /Itm			
		% Included	100.00%	Total Cost/Study	
	Summary	Replacement Year	2028	Future Cost	\$46,480
	This is to replace the pickup truck				
	2018 Ford F150 License- CL39559 VIN- unavailable				
	2018- Vehicle #35 was totaled by insu	rance company and re	eplaced with	n a new truck #38.	
874 -	Maintenance Truck	Useful Life	10 Remai	ning Life 7	
	Ford F250 PU- #39	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$37,518		
		% Included	100.00%	Total Cost/Study	\$37,518
	Summary	Replacement Year	2028	Future Cost	\$44,597
	This is to replace the pickup truck.				
_	2018 Ford F250, #39 replaced prior 20 License- CL39574 VIN- unavailable	06 Ford F250 pickup	truck.		
876 -	Vehicle	Useful Life	10 Remai	ning Life 7	
	Ford Transit Connect- #40	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$34,208		
		% Included	100.00%	Total Cost/Study	\$34,208
	Summary	Replacement Year	2028	Future Cost	\$40,663
	This is to replace the Ford Transit Conr	ect cargo van.			
	Ford Transit Connect License Plate- CL58879 VIN- unavailable				
	2019- Per client 6/14/2019, vehicle #2	4 was traded in for n	ew vehicle #	#40 with \$32,560 val	ue in 2018.

) - General) - Miscellaneous			
	Vehicle	Useful Life 10	Remaining Life 8	
070	2018 Ford Transit 150 Van- #41	Quantity 1	Unit of Meas	ure Items
		Cost /Itm \$34	4,209	
		% Included 100		udy \$34,209
	Summary	Replacement Year 202	29 Future C	ost \$41,681
	This is to replace the Ford Transit 150	van.		
	Ford Transit 150 van License Plate- CL58880 VIN- unavailable			
_	2019- \$32,561 was expended per clie	nt 6/14/2019.		
- 880 -	Vehicle	Useful Life 10	Remaining Life 8	
	2019 Ford F-250 Pickup Truck- #42	Quantity 1	Unit of Meas	ure Items
		Cost /Itm \$42	2,025	
		% Included 100	0.00% Total Cost/Stu	udy \$42,025
	Summary	Replacement Year 202	29 Future C	ost \$51,203
	This is to replace the Ford F-250 picku	ip truck.		
	Ford F-250 License- CL79162 VIN- unavailable			
	2019- Per client 6/14/2019, vehicles #	10 and #25 were traded	in for new vehicle #42 wi	th a \$40,000 value.
382 -	Vehicle	Useful Life 10	Remaining Life 8	
	2018 Ford Transit 250 Van- #43	Quantity 1	Unit of Meas	ure Items
		Cost /Itm \$3	5,721	
		% Included 100	0.00% Total Cost/Stu	udy \$35,721
	Summary	Replacement Year 202	29 Future C	ost \$43,523
	This is to replace the Ford Transit 250	Van.		
	2018 Ford Transit 250			

2019- Van was un-numbered and lacked Arizona license plates at the time of the site inspection, client input may further define this component. Per client 6/14/2019, vehicle #17 was traded in for new vehicle #43 with \$34,000 value.

00800 - General 30000 - Miscellaneous

884 -	Vehicle	Useful Life	10 Remaining	ig Life 8	
	2018 Ford F-150 Pickup Truck- #44	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$31,273		
		% Included	100.00%	Total Cost/Study	\$31,273
	Summary	Replacement Year	2029	Future Cost	\$38,103
	This is to replace the Ford F-150 pickup t	ruck			

This is to replace the Ford F-150 pickup truck.

2018 Ford F-150 License- B226029 (temp) VIN- unavailable

2019- Truck was un-numbered and lacked Arizona license plates at the time of the site inspection, client input may further define this component. \$29,766, was expended for 2018 Ford F-150 per client 6/14/2019.



Section VI-b

Green Valley Recreation Inc

Component Listing Excluded Components

2021 Update- 7 REV Prepared for the 2022 Fiscal Year

190 - Miscellaneous	Useful Life	8 Remaini	ng Life 3	
Printers & Copiers	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$15,840		
	% Included	100.00%	Total Cost/Study	\$15,840
Summary	Replacement Year	N/A	Future Cost	N/A
This is to replace miscellaneous office ec	luipment.			
2019- Per client 6/14/2019, printers and	l copiers are leased	so remove co	mponent.	
360 - Telephone Equipment	Useful Life	12 Remaini	ng Life 1	
Telephone System	Quantity	1	Unit of Measure	System
	Cost /Sys	\$24,164		
	% Included	100.00%	Total Cost/Study	\$24,164
Summary	Replacement Year	N/A	Future Cost	N/A
This is to replace phone equipment.				
2021- EXCLUDED.				
0020 - West Social Center (WC)				
1000 - Paving 204 - Asphalt: Ongoing Repairs	Useful Life	5 Remaini	na Life 4	
43,543 sf Drives, North & South Parking			Unit of Measure	Square Feet
(3%)	Cost /SqFt		Qty * \$/SqFt	
	% Included		Total Cost/Study	
Summary	Replacement Year	N/A	Future Cost	
This is for miscellaneous repairs includin should be filled when observed.	g crack fill, skin pato	ching and min	or dig out & fill. Cra	acks 1/4" or wide
loading dock driveway- 7,155 sf north parking lot- 23,812 sf south parking lot- 12,576 sf				
200 <mark>0 - Pool</mark>				
144 - Structural Replacement of Pool	Useful Life	60 Remaini		
250 If WC Pool & Spa Area	Quantity Cost /l.f.		Unit of Measure	Linear Feet
	% Included	100.00%	Total Cost/Study	\$1,250,000
Summary	Replacement Year	N/A	Future Cost	N/A
This is to completely demo the pool and	re-build the structur	e. May includ	le decking.	
Placed in service in 1976.				
2021- Per the client's schedule of replac	ing the entire nool	ana & deck ar	eas every 40 years	this is set to 20'

) - West Social Center (WC)) - Pool			
	Cover	Useful Life	6 Remainir	ng Life 3
000	4,000 sf Pool Cover	Quantity		Unit of Measure Square Feet
		Cost /SqFt	\$1.87	·
		% Included		Total Cost/Study \$7,480
	Summary	Replacement Year	N/A	Future Cost N/A
	This is to replace the pool cover. The comaximum life.	over should be prope	rly cleaned an	d stored during non-use to ensure
	2020- Per client 8/12/2020, delete all p 2019- Per client 6/14/2019, extend rer		9 to 2021.	
_ 920 -	Furniture: Misc	Useful Life	6 Remainir	ng Life 4
	Pool Area Furniture	Quantity	1	Unit of Measure Lump Sum
		Cost /LS	\$9,294	
		% Included	100.00%	Total Cost/Study \$9,294
	Summary	Replacement Year	N/A	Future Cost N/A
	This is to replace miscellaneous pool fu	rniture.		
	2019- \$8,846 was expended per client	6/14/2019.		
13000) - Spa			
110 -	Resurface	Useful Life	8 Remainir	ng Life 7
	Spa	Quantity	1	Unit of Measure Items
		Cost /Itm	\$7,750	
		% Included	100.00%	Total Cost/Study \$7,750
	Summary	Replacement Year	N/A	Future Cost N/A
	This is to resurface the spa including st	art-up costs.		
	2020- \$7,561 was expended. 2019- Per client 7/22/2019, spa re-pla	stered 10/2012. Per (client 8/5/2019	9, increase useful life from 6 to 8 years.
23000) - Mechanical Equipment			
628 -	Water Heater	Useful Life	8 Remainir	ng Life 4
	4 Water Heaters (50%)	Quantity	4	Unit of Measure Items
		Cost /Itm	\$1,261	Qty * \$/Itm \$5,043
		% Included	50.00%	Total Cost/Study \$2,521
	Summary	Replacement Year	N/A	Future Cost N/A
	This is to periodically replace the water	heaters on a percent	tage basis incl	uding discarded unit disposal.
	1- kitchen, A.O. Smith 75 gallon, SN G 1- janitor closet, Reliance 606 40 gallo	E01-6630279-230, m n, electric, MN 64020	ifg 5/2001 RS, SN A0210	2406

- 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.

1020 - West Social Center (WC)				
0020 - West Social Center (WC) 6000 - Outdoor Equipment				
74 - Drinking Fountain	Useful Life	5 Remain	ing Life 2	
7 Drinking Fountains (28.6%)	Quantity		Unit of Measure	Items
	Cost /Itm		Qty * \$/Itm	
	% Included		Total Cost/Study	
Summary	Replacement Year	N/A	Future Cost	
This is to periodically replace the drin	nking fountains on a pe	rcentage basi	is.	
 1- shop atrium, Halsey Taylor, freest 1- dressing room, Symphony Plus, Io 1- lobby, chilled DF 1- pool, Halsey Taylor, chilled 1- shuffle, Halsey Taylor, chilled 2- lobby, Elkay EZH2O, MN EZWSR_ 	ce & water dispenser, Q			
2019- Per client 7/22/2019, remove	this component.			
0030 - East Social Center (EC)				
2000 - Pool				
01 - Cover	Useful Life Quantity		ing Life 3 Unit of Measure	Square Feet
1,360 sf Pool Cover	Cost /SqFt		offic of Medsure	Square reet
	% Included		Total Cost/Study	\$2 543
_	Replacement Year		Future Cost	
Summary				N/A
Summary This is to replace the pool cover. The maximum life.				n-use to ensure
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove	cover should be prope Il pool covers. components with curre	rly cleaned a nt value less	nd stored during nor than \$5,000.	i-use to ensure
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove 42 - Structural Replacement of Pool	ll pool covers. components with curre Useful Life	rly cleaned a nt value less 60 Remain	nd stored during nor than \$5,000. ing Life 1	
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove	cover should be prope Il pool covers. components with curre Useful Life Quantity	rly cleaned a nt value less 60 Remain 165	nd stored during nor than \$5,000.	
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove 42 - Structural Replacement of Pool	cover should be prope Il pool covers. components with curre Useful Life Quantity Cost /I.f.	rly cleaned a nt value less 60 Remain 165 \$4,545	nd stored during nor than \$5,000. ning Life 1 Unit of Measure	Linear Feet
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove 42 - Structural Replacement of Pool 165 If EC Pool Re-build	ll pool covers. components with curre Useful Life Quantity Cost /l.f. % Included	rly cleaned a nt value less 60 Remain 165 \$4,545 100.00%	nd stored during nor than \$5,000. iing Life 1 Unit of Measure Total Cost/Study	Linear Feet \$750,000
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove 42 - Structural Replacement of Pool 165 If EC Pool Re-build Summary	cover should be proper Il pool covers. components with curre Useful Life Quantity Cost /I.f. % Included Replacement Year	rly cleaned a nt value less 60 Remain 165 \$4,545 100.00% N/A	nd stored during nor than \$5,000. ing Life 1 Unit of Measure Total Cost/Study Future Cost	Linear Feet \$750,000
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove 42 - Structural Replacement of Pool 165 If EC Pool Re-build Summary This is to completely demo the pool a	e cover should be prope Il pool covers. components with curre Useful Life Quantity Cost /l.f. % Included Replacement Year and re-build the structu	rly cleaned a nt value less 60 Remain 165 \$4,545 100.00% N/A re. May inclu	nd stored during nor than \$5,000. ing Life 1 Unit of Measure Total Cost/Study Future Cost	Linear Feet \$750,000
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove 42 - Structural Replacement of Pool 165 If EC Pool Re-build Summary This is to completely demo the pool a 2021- Placed in service in 1965. This	e cover should be prope Il pool covers. components with curre Useful Life Quantity Cost /l.f. % Included Replacement Year and re-build the structu	rly cleaned a nt value less 60 Remain 165 \$4,545 100.00% N/A re. May inclu	nd stored during nor than \$5,000. ing Life 1 Unit of Measure Total Cost/Study Future Cost	Linear Feet \$750,000
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove 42 - Structural Replacement of Pool 165 If EC Pool Re-build Summary This is to completely demo the pool a 2021- Placed in service in 1965. This	e cover should be prope Il pool covers. components with curre Useful Life Quantity Cost /l.f. % Included Replacement Year and re-build the structu	rly cleaned a nt value less 60 Remain 165 \$4,545 100.00% N/A re. May inclu	nd stored during nor than \$5,000. ing Life 1 Unit of Measure Total Cost/Study Future Cost de decking.	Linear Feet \$750,000
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove 42 - Structural Replacement of Pool 165 If EC Pool Re-build Summary This is to completely demo the pool a 2021- Placed in service in 1965. This 7000 - Tennis Court 00 - Screen	cover should be proper Il pool covers. components with curre Useful Life Quantity Cost /l.f. % Included Replacement Year and re-build the structu	rly cleaned a nt value less 60 Remain 165 \$4,545 100.00% N/A re. May inclu 7.	nd stored during nor than \$5,000. ing Life 1 Unit of Measure Total Cost/Study Future Cost de decking.	Linear Feet \$750,000 N/A
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove 42 - Structural Replacement of Pool 165 If EC Pool Re-build Summary This is to completely demo the pool a 2021- Placed in service in 1965. This	e cover should be prope Il pool covers. components with curre Useful Life Quantity Cost /I.f. % Included Replacement Year and re-build the structu e estimate is preliminary Useful Life Quantity	rly cleaned a nt value less 60 Remain 165 \$4,545 100.00% N/A re. May inclu 7. 5 Remain 4,835	nd stored during nor than \$5,000. ing Life 1 Unit of Measure Total Cost/Study Future Cost de decking.	Linear Feet \$750,000 N/A
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove 42 - Structural Replacement of Pool 165 If EC Pool Re-build Summary This is to completely demo the pool a 2021- Placed in service in 1965. This 2000 - Tennis Court 00 - Screen	e cover should be proper Il pool covers. components with curre Useful Life Quantity Cost /I.f. % Included Replacement Year and re-build the structu s estimate is preliminary Useful Life Quantity Cost /SqFt	rly cleaned a nt value less 60 Remain 165 \$4,545 100.00% N/A re. May inclu 7. 5 Remain 4,835 \$0.546	nd stored during nor than \$5,000. ing Life 1 Unit of Measure Total Cost/Study Future Cost de decking.	Linear Feet \$750,000 N/A Square Feet
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove 42 - Structural Replacement of Pool 165 If EC Pool Re-build Summary This is to completely demo the pool a 2021- Placed in service in 1965. This 2000 - Tennis Court 00 - Screen 4,835 sf Tennis & Pickleball Courts	e cover should be prope Il pool covers. components with curre Useful Life Quantity Cost /l.f. % Included Replacement Year and re-build the structu e estimate is preliminary Useful Life Quantity Cost /SqFt % Included	rly cleaned a nt value less 60 Remain 165 \$4,545 100.00% N/A re. May inclu 7. 5 Remain 4,835 \$0.546 100.00%	nd stored during nor than \$5,000. ing Life 1 Unit of Measure Total Cost/Study Future Cost de decking. ing Life 2 Unit of Measure Total Cost/Study	Linear Feet \$750,000 N/A Square Feet \$2,641
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove 42 - Structural Replacement of Pool 165 If EC Pool Re-build Summary This is to completely demo the pool a 2021- Placed in service in 1965. This 2000 - Tennis Court 00 - Screen 4,835 sf Tennis & Pickleball Courts Summary	e cover should be proper Il pool covers. components with curre Useful Life Quantity Cost /I.f. % Included Replacement Year and re-build the structu s estimate is preliminary Useful Life Quantity Cost /SqFt % Included Replacement Year	rly cleaned a nt value less 60 Remain 165 \$4,545 100.00% N/A re. May inclu 7. 5 Remain 4,835 \$0.546 100.00%	nd stored during nor than \$5,000. ing Life 1 Unit of Measure Total Cost/Study Future Cost de decking.	Linear Feet \$750,000 N/A Square Feet \$2,641
This is to replace the pool cover. The maximum life. 2020- Per client 8/12/2020, delete a 2019- Per client 7/22/2019, remove 42 - Structural Replacement of Pool 165 If EC Pool Re-build Summary This is to completely demo the pool a 2021- Placed in service in 1965. This 2000 - Tennis Court 2000 - Screen 4,835 sf Tennis & Pickleball Courts	e cover should be proper Il pool covers. components with curre Useful Life Quantity Cost /I.f. % Included Replacement Year and re-build the structu s estimate is preliminary Useful Life Quantity Cost /SqFt % Included Replacement Year	rly cleaned a nt value less 60 Remain 165 \$4,545 100.00% N/A re. May inclu 7. 5 Remain 4,835 \$0.546 100.00%	nd stored during nor than \$5,000. ing Life 1 Unit of Measure Total Cost/Study Future Cost de decking. ing Life 2 Unit of Measure Total Cost/Study	Linear Feet \$750,000 N/A Square Feet \$2,641

) - East Social Center (EC)							
) - Tennis Court							
712 -	Screen		5 Remain	0				
	2,200 sf [4] South Pickleball Courts	Quantity		Unit of Measure	Square Feet			
		Cost /SqFt						
		% Included		Total Cost/Study				
	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 o	component.					
2300) - Mechanical Equipment							
	Water Heater	Useful Life	4 Remain	ning Life 2				
	4 Water Heaters (25%)	Quantity	4	Unit of Measure	Items			
		Cost /Itm	\$1,891	Qty * \$/Itm	\$7,564			
		% Included	25.00%	Total Cost/Study	\$1,891			
	Summary	Replacement Year	N/A	Future Cost	N/A			
	/	This is to periodically replace the water heaters on a percentage basis including discarded unit disposal.						
	This is to periodically replace the wat 1- Utility Room Bradford White 40 ga	llon, gas, water heater	-	cluding discarded uni	it disposal.			
	This is to periodically replace the wat 1- Utility Room Bradford White 40 ga 1- Bradford White 75 gallon, gas, MN 1- Bradford White 100 gallon, electric, 1- Bradford White 40 gallon, electric,	llon, gas, water heater MI75S6BN, SN LD342 , MN D100L1993N, SN MN M240S6DS-1NCW	88432 KM3358725	58	it disposal.			
2000	This is to periodically replace the wat 1- Utility Room Bradford White 40 ga 1- Bradford White 75 gallon, gas, MN 1- Bradford White 100 gallon, electric 1- Bradford White 40 gallon, electric, 2019- Per client 7/22/2019, remove	llon, gas, water heater MI75S6BN, SN LD342 , MN D100L1993N, SN MN M240S6DS-1NCW	88432 KM3358725	58	it disposal.			
	This is to periodically replace the wat 1- Utility Room Bradford White 40 ga 1- Bradford White 75 gallon, gas, MN 1- Bradford White 100 gallon, electric, 1- Bradford White 40 gallon, electric, 2019- Per client 7/22/2019, remove D- Outdoor Equipment	llon, gas, water heater MI75S6BN, SN LD342 , MN D100L1993N, SN MN M240S6DS-1NCW this component.	88432 KM3358725 W, SN LC341	58 165428	it disposal.			
	This is to periodically replace the wat 1- Utility Room Bradford White 40 ga 1- Bradford White 75 gallon, gas, MN 1- Bradford White 100 gallon, electric 1- Bradford White 40 gallon, electric, 2019- Per client 7/22/2019, remove D- Outdoor Equipment Drinking Fountain	llon, gas, water heater MI75S6BN, SN LD342 c, MN D100L1993N, SN MN M240S6DS-1NCW this component. Useful Life	88432 KM3358725 W, SN LC341 5 Remain	58 165428 ning Life 2				
	This is to periodically replace the wat 1- Utility Room Bradford White 40 ga 1- Bradford White 75 gallon, gas, MN 1- Bradford White 100 gallon, electric, 1- Bradford White 40 gallon, electric, 2019- Per client 7/22/2019, remove D- Outdoor Equipment	llon, gas, water heater MI75S6BN, SN LD342 c, MN D100L1993N, SN MN M240S6DS-1NCW this component. Useful Life Quantity	88432 KM3358725 W, SN LC341 5 Remair 8	58 165428 hing Life 2 Unit of Measure	Items			
	This is to periodically replace the wat 1- Utility Room Bradford White 40 ga 1- Bradford White 75 gallon, gas, MN 1- Bradford White 100 gallon, electric 1- Bradford White 40 gallon, electric, 2019- Per client 7/22/2019, remove D- Outdoor Equipment Drinking Fountain	llon, gas, water heater MI75S6BN, SN LD342c , MN D100L1993N, SN MN M240S6DS-1NCW this component. Useful Life Quantity Cost /Itm	88432 KM3358725 N, SN LC341 5 Remair 8 \$1,891	58 165428 hing Life 2 Unit of Measure Qty * \$/Itm	Items \$15,129			
	This is to periodically replace the wat 1- Utility Room Bradford White 40 ga 1- Bradford White 75 gallon, gas, MN 1- Bradford White 100 gallon, electric 1- Bradford White 40 gallon, electric, 2019- Per client 7/22/2019, remove D- Outdoor Equipment Drinking Fountain 8 Drinking Fountains (25%)	llon, gas, water heater MI75S6BN, SN LD342 c, MN D100L1993N, SN MN M240S6DS-1NCW this component. Useful Life Quantity Cost /Itm % Included	88432 KM3358725 W, SN LC341 5 Remain 8 \$1,891 25.00%	58 L65428 Ning Life 2 Unit of Measure Qty * \$/Itm Total Cost/Study	Items \$15,129 \$3,782			
	This is to periodically replace the wat 1- Utility Room Bradford White 40 ga 1- Bradford White 75 gallon, gas, MN 1- Bradford White 100 gallon, electric 1- Bradford White 40 gallon, electric, 2019- Per client 7/22/2019, remove 0- Outdoor Equipment Drinking Fountain 8 Drinking Fountains (25%) Summary	llon, gas, water heater MI75S6BN, SN LD342 c, MN D100L1993N, SN MN M240S6DS-1NCW this component. Useful Life Quantity Cost /Itm % Included Replacement Year	88432 KM3358725 N, SN LC341 5 Remain 8 \$1,891 25.00% N/A	58 165428 ning Life 2 Unit of Measure Qty * \$/Itm Total Cost/Study Future Cost	Items \$15,129 \$3,782			
	This is to periodically replace the wat 1- Utility Room Bradford White 40 ga 1- Bradford White 75 gallon, gas, MN 1- Bradford White 100 gallon, electric 1- Bradford White 40 gallon, electric, 2019- Per client 7/22/2019, remove D- Outdoor Equipment Drinking Fountain 8 Drinking Fountains (25%)	llon, gas, water heater MI75S6BN, SN LD342 c, MN D100L1993N, SN MN M240S6DS-1NCW this component. Useful Life Quantity Cost /Itm % Included Replacement Year	88432 KM3358725 N, SN LC341 5 Remain 8 \$1,891 25.00% N/A	58 165428 ning Life 2 Unit of Measure Qty * \$/Itm Total Cost/Study Future Cost	Items \$15,129 \$3,782			
	This is to periodically replace the wat 1- Utility Room Bradford White 40 ga 1- Bradford White 75 gallon, gas, MN 1- Bradford White 100 gallon, electric 1- Bradford White 40 gallon, electric, 2019- Per client 7/22/2019, remove 0- Outdoor Equipment Drinking Fountain 8 Drinking Fountains (25%) Summary	llon, gas, water heater MI75S6BN, SN LD342 c, MN D100L1993N, SN MN M240S6DS-1NCW this component. Useful Life Quantity Cost /Itm % Included Replacement Year sking fountains on a per	88432 KM3358725 N, SN LC341 5 Remain 8 \$1,891 25.00% N/A	58 165428 ning Life 2 Unit of Measure Qty * \$/Itm Total Cost/Study Future Cost	Items \$15,129 \$3,782			

	- East Social Center (EC) - Outdoor Equipment			
	Shade Structure	Useful Life	15 Remaini	ing Life 6
	144 sf Tennis Shade Canopy	Quantity		Unit of Measure Square Feet
		Cost /SqFt	\$22.06	
		% Included	100.00%	Total Cost/Study \$3,177
	Summary	Replacement Year	N/A	Future Cost N/A
	This is to repair, replace and maintain t paint maintenance may extend this con		ame shade st	ructure and canvas canopy. Aggressive
	Continental Products			
	2019- Per client 7/22/2019, remove co 2009- Structure installed.	mponents with currer	nt value less f	than \$5,000.
	- Las Campanas (LC)			
	- Pool		CO Demoini	
144 -	Structural Replacement of Pool	Quantity	60 Remaini	ing Life 36 Unit of Measure Lump Sum
	264 LC Pool & Spa Area	Cost /LS		one of Measure Lump Sum
		% Included		Total Cost/Study \$1,056,000
	Summary	Replacement Year		Future Cost N/A
				·
	This is to completely demo the pool and	f re-build the structur	re. May includ	de decking.
	Placed in service in 1997.			
	2021- This estimate is preliminary, and	was not based on a	complete ana	lysis of the project's scope.
	Cover	Useful Life	6 Remaini	ing Life 3
	4,400 sf Pool Cover	Quantity	4,400	Unit of Measure Square Feet
		Cost /SqFt	\$1.87	
		% Included	100.00%	Total Cost/Study \$8,228
	Summary	Replacement Year	N/A	Future Cost N/A
	This is to replace the pool cover. The comaximum life.	over should be proper	ly cleaned ar	nd stored during non-use to ensure
	2020- Per client 8/12/2020, delete all p 2019- Per client 6/14/2019, extend ren	oool covers. naining life from 2019	9 to 2021.	
17000	- Tennis Court			
716 -	Screen	Useful Life	5 Remaini	ing Life 2
	5,400 sf Tennis Court Fence Screen	Quantity	5,400	Unit of Measure Square Feet
		Cost /SqFt		
		% Included	100.00%	Total Cost/Study \$2,950
	Summary	Replacement Year	N/A	Future Cost N/A
	This is to replace the court perimeter w	indscreen.		
	2019- Per client 6/14/2019, exclude the	is component.		

) - Las Campanas (LC)					
	- Outdoor Equipment					
454 -	Drinking Fountain	Useful Life		ning Life 1		
	4 Drinking Fountains (25%)	Quantity		Unit of Measure		
		Cost /Itm		Qty * \$/Itm		
		% Included		Total Cost/Study		
	Summary	Replacement Year	N/A	Future Cost	N/A	
	This is to periodically replace the drin	king fountains on a per	centage bas	is.		
	1- Racquetball Elkay 1- Pool Halsey Taylor 2- Hallway Elkay					
	2019- Per client 7/22/2019, remove	this component.				
00050	- Desert Hills (DH)					
L 2000	- Pool					
146 -	Structural Replacement of Pool	Useful Life	60 Remain	ning Life 20		
	260 If DH Pool & Spa Area	Quantity	260	Unit of Measure	Linear Feet	
		Cost /l.f.	\$4,000			
		% Included	100.00%	Total Cost/Study	\$1,040,000	
	Summary	Replacement Year	N/A	Future Cost	N/A	
	This is to completely demo the pool a	and re-build the structur	e. May inclu	de decking.		
	Placed in service in 1981.			-		
	2021- This estimate is preliminary, a	nd was not based on a	complete an	alveis of the project's	scone	
=	Cover	Useful Life		hing Life 3		
500 -		Quantity		Unit of Measure	Square Feet	
	3,870 sf Pool Cover	Cost /SqFt		offic of medsure	Square reet	
		% Included		Total Cost/Study	47 007	
				Total Cost/Study		
	Summary	Replacement Year	•	Future Cost	,	
	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 al 2019- Per client 6/14/2019, extend r) to 2021.			
4000	- Recreation					
100 -	Sauna: Heaters	Useful Life	15 Remain	ning Life 2		
	Sauna	Quantity		Unit of Measure	Items	
		Cost /Itm				
		% Included		Total Cost/Study	\$1,938	
	Summary	Replacement Year		Future Cost	. ,	
	This is to replace the sauna heater.	·				
	2019- Per client 7/22/2019, remove 2018- Added to study.	components with currer	nt value less	than \$5,000.		

) - Desert Hills (DH)				
) - Tennis Court				
530 -	Resurface		21 Remain	5	
	28,800 sf [4] Tennis Courts	Quantity		Unit of Measure	Square Feet
		Cost /SqFt		T , , , , , , , , , , , , , , , , , , ,	+00 FC4
		% Included		Total Cost/Study	
	Summary	Replacement Year		Future Cost	N/A
	This is to resurface the tennis courts ut	ilizing an overlay, col	or coat and s	striping.	
	2019- Per client 7/22/2019, remove th	is component.			
720 -	Screen	Useful Life	4 Remain	ning Life 2	
	8,640 sf Tennis Wind Screens	Quantity	8,640	Unit of Measure	Square Feet
		Cost /SqFt	\$0.546		
		% Included	100.00%	Total Cost/Study	\$4,720
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to replace the court perimeter w	/indscreen.			
	2019- Per client 6/14/2019, remove th 2015- Screens installed.	is component.			
-) - Basketball / Sport Court				
	Overlay	Useful Life	8 Remain	ing Life 1	
	2,184 sf [7] Shuffleboard Courts-	Quantity		Unit of Measure	Square Feet
	Resurfacing	Cost /SqFt	\$2.83		
		% Included	100.00%	Total Cost/Study	\$6,172
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to resurface the shuffleboard co	urts.			
	1- Outdoor 6- Subterranean				
	2020- Per client 6/16/2020, remove fro 2019- Per client 7/22/2019, extend rer		0 to 2022.		
23000) - Mechanical Equipment				
450 -	HVAC	Useful Life	15 Remain	ning Life 4	
	2 Ground Level- Bard Units #1 & #2	Quantity	2	Unit of Measure	Items
		Cost /Itm	\$5,657		
		% Included	100.00%	Total Cost/Study	\$11,314
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to replace the HVAC systems. It rebuilt to extend their life.	is possible that sub-	components	of these systems car	be replaced or
	BARD 5-ton, split, HAC601-A, SN 179H BARD 5-ton, split, HAC601-A, SN 179H				

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

) - Desert Hills (DH)				
) - Outdoor Equipment				
458 -	Drinking Fountain	Useful Life			
	3 Drinking Fountains (33%)	Quantity		Unit of Measure	
		Cost /Itm		Qty * \$/Itm	
		% Included		Total Cost/Study	
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to periodically replace the drink	ing fountains on a per	centage basis	5.	
	1- Tennis Halsey Taylor 1- Stairwell 1- Hallway Halsey Taylor				
	2019- Per client 7/22/2019, remove the second secon	nis component.			
) - Canoa Hills (CH)) - Pool				
148 -	Structural Replacement of Pool	Useful Life	60 Remaini	ing Life 29	
	274 CH Pool & Spa Area	Quantity Cost /LS		Unit of Measure	Lump Sum
		% Included	100.00%	Total Cost/Study	\$1,096,000
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to completely demo the pool ar	nd re-build the structur	re. May incluc	le decking.	
	Placed in service in 1990.				
	2021- This estimate is preliminary, an	d was not based on a	complete ana	lysis of the project's	s scope.
- 572 -	Cover	Useful Life	6 Remaini	ing Life 3	
	4,800 sf Pool Cover	Quantity	4,800	Unit of Measure	Square Feet
		Cost /SqFt	\$1.87		
		% Included	100.00%	Total Cost/Study	\$8,977
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to replace the pool cover. The omaximum life.	cover should be proper	rly cleaned ar	nd stored during nor	n-use to ensure
	2020- Per client 8/12/2020, delete all 2019- Pool cover is deteriorated and a life from 2019 to 2021.		its useful life	e. Per client 6/14/20	19, extend remaining
14000) - Recreation				
730 -	Bridge Dealing Machine	Useful Life	5 Remaini	ing Life 1	
	Duplimate Bridge Dealing Machine	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$5,815		
		% Included	100.00%	Total Cost/Study	\$5,815
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is for the Bridge dealing machine	for the card game of s	same name.		
	Duplimate				
	2018- Added to study.				
	2021- EXCLUDED				
_					

					•
	- Canoa Hills (CH) - Tennis Court				
	Screen	Useful Life	5 Remaining	a Life 3	
704 -	5,220 sf Tennis Court Windscreens	Quantity	-	Unit of Measure	Square Feet
	5,220 SI TEIMIS COULT WINDSCIEENS	Cost /SqFt		0	
		% Included		Total Cost/Study	\$2,852
	Summary	Replacement Year		Future Cost	
	This is to replace the court perimeter wi	ndscreen.			
	2019- Per client 6/14/2019, remove this 2017- Per client, screens were installed				
23000	- Mechanical Equipment				
500 -	Swamp Cooler	Useful Life	20 Remaining	g Life 13	
	Evaporative Cooler- 2014	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$2,263		
		% Included	100.00%	Total Cost/Study	\$2,263
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to replace the evaporative cooler				
	Kitchen- Aerocool				
	2019- Per client 7/22/2019, exclude this	s component.			
26000	- Outdoor Equipment				
466 -	Drinking Fountain	Useful Life	5 Remaining	g Life 2	
	4 Drinking Fountains (25%)	Quantity	4	Unit of Measure	Items
		Cost /Itm	\$1,891	Qty * \$/Itm	\$7,564
		% Included	25.00%	Total Cost/Study	\$1,891
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to periodically replace the drinkin	g fountains on a per	centage basis.		
	1- Tennis 1- Hallway Elkay (bottle fill) 1- Hallway Halsey Taylor 1- Pool Halsey Taylor				
	2019- Per client 7/22/2019, remove this	s component.			
	- Santa Rita Springs (SRS) - Pool				
	Structural Replacement of Pool	Useful Life	60 Remaining	Julife 35	
	240 SR Pool & Spa Area	Quantity	240	Unit of Measure	Lump Sum
		Cost /LS	\$4,000		
		% Included	100.00%	Total Cost/Study	\$960,000
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to completely demo the pool and	re-build the structu	re. May include	decking.	
	Placed in service in 1996.				
	2021- This estimate is preliminary, and	was not based on a	complete analy	sis of the project's	s scope.

L 2000 - Pool 576 - Cover	Useful Life	6 Remain	ing Life 6
3,600 sf Pool Cover	Quantity		Unit of Measure Square Feet
	Cost /SqFt		·
	% Included		Total Cost/Study \$6,732
Summary	Replacement Year	N/A	Future Cost N/A
This is to replace the pool cover. The o maximum life.	cover should be prope	rly cleaned a	nd stored during non-use to ensure
2020- Per client 8/12/2020, delete all 2019- Per client 6/14/2019, extend re		9 to 2021.	
0000 - Lighting			
540 - Parking Lot	Useful Life	30 Remain	ing Life 13
10 Parking Lot Lights	Quantity	10	Unit of Measure Items
	Cost /Itm	\$2,311	
	% Included	100.00%	Total Cost/Study \$23,114
Summary	Replacement Year	N/A	Future Cost N/A
This is to replace the parking lot lights			
7- East parking lot			
3- North parking lot			
	ie eenenenet beerve	a liabta ava a	uned by Typeen Flectric Device
2019- Per client 7/22/2019, remove th	nis component becaus	e lights are o	wned by Tucson Electric Power.
2019- Per client 7/22/2019, remove th 4500 - Audio / Visual			
2019- Per client 7/22/2019, remove th 4500 - Audio / Visual 336 - Miscellaneous	Useful Life	20 Remain	ing Life 5
2019- Per client 7/22/2019, remove th 4500 - Audio / Visual	Useful Life Quantity	20 Remain 1	
2019- Per client 7/22/2019, remove th 4500 - Audio / Visual 336 - Miscellaneous	Useful Life Quantity Cost /Sys	20 Remain 1 \$7,676	ing Life 5 Unit of Measure System
2019- Per client 7/22/2019, remove th 4500 - Audio / Visual 336 - Miscellaneous Fiesta Room- Total Induction Loop	Useful Life Quantity Cost /Sys % Included	20 Remain 1 \$7,676 100.00%	ing Life 5 Unit of Measure System Total Cost/Study \$7,676
2019- Per client 7/22/2019, remove th 4500 - Audio / Visual 336 - Miscellaneous Fiesta Room- Total Induction Loop Summary	Useful Life Quantity Cost /Sys % Included Replacement Year	20 Remain 1 \$7,676 100.00%	ing Life 5 Unit of Measure System
2019- Per client 7/22/2019, remove th 24500 - Audio / Visual 336 - Miscellaneous Fiesta Room- Total Induction Loop	Useful Life Quantity Cost /Sys % Included Replacement Year	20 Remain 1 \$7,676 100.00%	ing Life 5 Unit of Measure System Total Cost/Study \$7,676
2019- Per client 7/22/2019, remove th 24500 - Audio / Visual 336 - Miscellaneous Fiesta Room- Total Induction Loop Summary	Useful Life Quantity Cost /Sys % Included Replacement Year op. rom study. Clay Studi	20 Remain 1 \$7,676 100.00% N/A	ing Life 5 Unit of Measure System Total Cost/Study \$7,676 Future Cost N/A
2019- Per client 7/22/2019, remove th 4500 - Audio / Visual 336 - Miscellaneous Fiesta Room- Total Induction Loop Summary This is to replace the total induction lo 2020- Per client 6/16/2020, remove fr 2017- Per client, \$5,300 was expended	Useful Life Quantity Cost /Sys % Included Replacement Year op. rom study. Clay Studi	20 Remain 1 \$7,676 100.00% N/A	ing Life 5 Unit of Measure System Total Cost/Study \$7,676 Future Cost N/A
2019- Per client 7/22/2019, remove th 24500 - Audio / Visual 336 - Miscellaneous Fiesta Room- Total Induction Loop Summary This is to replace the total induction lo 2020- Per client 6/16/2020, remove fr 2017- Per client, \$5,300 was expende 26000 - Outdoor Equipment	Useful Life Quantity Cost /Sys % Included Replacement Year op. om study. Clay Studi d in 2006.	20 Remain 1 \$7,676 100.00% N/A o to be exper 5 Remain	ing Life 5 Unit of Measure System Total Cost/Study \$7,676 Future Cost N/A
2019- Per client 7/22/2019, remove th 24500 - Audio / Visual 336 - Miscellaneous Fiesta Room- Total Induction Loop Summary This is to replace the total induction lo 2020- Per client 6/16/2020, remove fr 2017- Per client, \$5,300 was expende 26000 - Outdoor Equipment	Useful Life Quantity Cost /Sys % Included Replacement Year op. rom study. Clay Studi d in 2006. Useful Life Quantity	20 Remain 1 \$7,676 100.00% N/A o to be exper 5 Remain 3	ing Life 5 Unit of Measure System Total Cost/Study \$7,676 Future Cost N/A Inded into this room.
2019- Per client 7/22/2019, remove the 24500 - Audio / Visual 336 - Miscellaneous Fiesta Room- Total Induction Loop Summary This is to replace the total induction lo 2020- Per client 6/16/2020, remove fr 2017- Per client, \$5,300 was expende 26000 - Outdoor Equipment 470 - Drinking Fountain	Useful Life Quantity Cost /Sys % Included Replacement Year op. rom study. Clay Studi d in 2006. Useful Life Quantity Cost /Itm	20 Remain 1 \$7,676 100.00% N/A o to be exper 5 Remain 3 \$1,891	ing Life 5 Unit of Measure System Total Cost/Study \$7,676 Future Cost N/A Inded into this room.
2019- Per client 7/22/2019, remove the 24500 - Audio / Visual 336 - Miscellaneous Fiesta Room- Total Induction Loop Summary This is to replace the total induction lo 2020- Per client 6/16/2020, remove fr 2017- Per client, \$5,300 was expende 26000 - Outdoor Equipment 470 - Drinking Fountain 3 Drinking Fountain 3 Drinking Fountains (33%)	Useful Life Quantity Cost /Sys % Included Replacement Year op. rom study. Clay Studi d in 2006. Useful Life Quantity Cost /Itm % Included	20 Remain 1 \$7,676 100.00% N/A o to be exper 5 Remain 3 \$1,891 33.33%	ing Life 5 Unit of Measure System Total Cost/Study \$7,676 Future Cost N/A Inded into this room. ing Life 3 Unit of Measure Items Qty * \$/Itm \$5,673 Total Cost/Study \$1,891
2019- Per client 7/22/2019, remove th 24500 - Audio / Visual 336 - Miscellaneous Fiesta Room- Total Induction Loop Summary This is to replace the total induction lo 2020- Per client 6/16/2020, remove fr 2017- Per client, \$5,300 was expende 26000 - Outdoor Equipment 470 - Drinking Fountain	Useful Life Quantity Cost /Sys % Included Replacement Year op. rom study. Clay Studi d in 2006. Useful Life Quantity Cost /Itm	20 Remain 1 \$7,676 100.00% N/A o to be exper 5 Remain 3 \$1,891 33.33%	ing Life 5 Unit of Measure System Total Cost/Study \$7,676 Future Cost N/A Inded into this room. ing Life 3 Unit of Measure Items Qty * \$/Itm \$5,673
2019- Per client 7/22/2019, remove the 24500 - Audio / Visual 336 - Miscellaneous Fiesta Room- Total Induction Loop Summary This is to replace the total induction lo 2020- Per client 6/16/2020, remove fr 2017- Per client, \$5,300 was expende 26000 - Outdoor Equipment 470 - Drinking Fountain 3 Drinking Fountains (33%)	Useful Life Quantity Cost /Sys % Included Replacement Year op. rom study. Clay Studi d in 2006. Useful Life Quantity Cost /Itm % Included Replacement Year	20 Remain 1 \$7,676 100.00% N/A o to be exper 5 Remain 3 \$1,891 33.33% N/A	ing Life 5 Unit of Measure System Total Cost/Study \$7,676 Future Cost N/A nded into this room. ing Life 3 Unit of Measure Items Qty * \$/Itm \$5,673 Total Cost/Study \$1,891 Future Cost N/A
2019- Per client 7/22/2019, remove the 24500 - Audio / Visual 336 - Miscellaneous Fiesta Room- Total Induction Loop Summary This is to replace the total induction lo 2020- Per client 6/16/2020, remove fr 2017- Per client, \$5,300 was expende 26000 - Outdoor Equipment 470 - Drinking Fountain 3 Drinking Fountain (33%) Summary	Useful Life Quantity Cost /Sys % Included Replacement Year op. rom study. Clay Studi d in 2006. Useful Life Quantity Cost /Itm % Included Replacement Year	20 Remain 1 \$7,676 100.00% N/A o to be exper 5 Remain 3 \$1,891 33.33% N/A	ing Life 5 Unit of Measure System Total Cost/Study \$7,676 Future Cost N/A nded into this room. ing Life 3 Unit of Measure Items Qty * \$/Itm \$5,673 Total Cost/Study \$1,891 Future Cost N/A

) - Canoa Ranch (CR)) - Pool				
152 -	Structural Replacement of Pool	Useful Life	60 Remain	ing Life 47	
	256 CR Pool & Spa Area	Quantity	256	Unit of Measure	Lump Sum
		Cost /LS	\$4,000		
		% Included	100.00%	Total Cost/Study	\$1,024,000
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to completely demo the pool and	re-build the structu	re. May inclu	de decking.	
	Placed in service in 2008.				
_	2021- This estimate is preliminary, and	was not based on a	complete and	alysis of the project's	s scope.
17000	- Tennis Court				
708 -	Screen	Useful Life	5 Remain	ing Life 3	
	4,140 sf Pickleball Court Windscreens	Quantity		Unit of Measure	Square Feet
		Cost /SqFt			
		% Included		Total Cost/Study	
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to replace the court perimeter with	ndscreen.			
	2019- Per client 6/14/2019, remove this 2013- Windscreens installed.	component.			
17500) - Basketball / Sport Court				
420 -	Overlay	Useful Life	21 Remain	ing Life 11	
	11,204 sf Pickleball & Basketball Courts	Quantity	11,204	Unit of Measure	Square Feet
		Cost /SqFt			
		% Included	100.00%	Total Cost/Study	
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to overlay the surface with new h	ot asphalt.			
_	2019- Per client 7/22/2019, remove this	component.			
27000	- Appliances				
998 -	Miscellaneous		15 Remain	5	
	2 Amado Rm Microwave, Refrigerator	Quantity		Unit of Measure	Items
		Cost /Itm	'		
		% Included		Total Cost/Study	
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to repair or replace miscellaneous	appliances.			
	Kenmore microwave, MN 721.80039700 Kenmore refrigerator, MN 253.68179800				
	2019- Per client 7/22/2019, remove this	component.			

) - Abrego South (AS)				
) - Painting: Interior	Heefell :f-	10 Damasi-	ing life 2	
148 -	Building		10 Remain	-	Squara Foot
	5,884 sf All Interior Spaces	Quantity		Unit of Measure	Square reel
		Cost /SqFt		Tatal Coat/Ctudy	¢F 007
	C	% Included		Total Cost/Study	
	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 Remain	ing Life 13	
	170 AS Pool & Spa Area	Quantity	170	Unit of Measure	Lump Sum
		Cost /LS	\$4,000		
		% Included	100.00%	Total Cost/Study	\$680,000
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to completely demo the pool an	d re-build the structu	re. May inclu	de decking.	
	Placed in service in 1974.			-	
	2021- This estimate is preliminary, and	d was not based on a	complete ana	alysis of the project's	s scope.
- 782 -	Cover	Useful Life	6 Remain	ina Life 3	
	1,575 Pool Cover	Quantity		Unit of Measure	Items
	-,-,-	Cost /Itm			
		% Included		Total Cost/Study	\$2,945
	Summary	Replacement Year		Future Cost	
	This is to replace the pool cover. The o maximum life.	cover should be prope	rly cleaned a	nd stored during nor	n-use to ensure
	2020- Per client 8/12/2020, delete all	pool covers.			
) - Continental Vistas (CV)				
	- Paving		- .		
240 -	Asphalt: Ongoing Repairs	Useful Life		ing Life 3 Unit of Measure	Squara Foot
	6,726 sf Seal, Crack Fill, Stripe	Quantity Cost /SqFt		Unit of Measure	Square reet
		% Included		Total Cost/Study	40 COF
	Cummora	Replacement Year		Total Cost/Study	
	Summary	·	•	Future Cost	
	This is for miscellaneous repairs includ should be filled when observed.	ing crackfill, skin patc	hing and min	or dig out & fill. Cra	cks 1/4" or wider
04000) - Structural Repairs				
940 -	Doors		10 Remain	5	
	12 Exterior & Interior Doors (25%)	Quantity		Unit of Measure	10000
		Cost /Itm	. ,	Qty * \$/Itm	
		% Included		Total Cost/Study	
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to periodically repair, replace an hardware, automatic door operators, c	nd maintain exterior a loor closers, frames/ja	nd interior do ambs, posts,	oors including items locks/latches, etc.	such as panic exit
	3- interior 9- exterior				

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

) - Continental Vistas (CV)			
) - Pool	Llooful Life	CO Demain	ing life 10
120 -	Structural Replacement of Pool	Quantity	60 Remain	ing Life 18 Unit of Measure Lump Sum
	180 CV Pool & Spa Area	Cost /LS		onit of Measure Lump Sum
		% Included		Total Cost/Study \$720,000
	Summary	Replacement Year		Future Cost N/A
	This is to completely demo the pool			
	Placed in service in 1979.			
	2021- This estimate is preliminary, a	and was not based on a	complete ana	lysis of the project's scope.
_ 790 -	Cover	Useful Life	6 Remain	ing Life 2
	1,775 sf Pool Cover	Quantity		Unit of Measure Square Feet
	,	Cost /SqFt	\$1.87	
		% Included	100.00%	Total Cost/Study \$3,319
	Summary	Replacement Year	N/A	Future Cost N/A
	This is to replace the pool cover. The maximum life.	e cover should be proper	rly cleaned a	nd stored during non-use to ensure
	2020- Per client 8/12/2020, delete a	ll pool covers.		
6000) - Outdoor Equipment			
484 -	Drinking Fountain	Useful Life	20 Remain	ing Life 16
	Drinking Fountain	Quantity		Unit of Measure Items
		Cost /Itm	\$1,891	
		% Included	100.00%	Total Cost/Study \$1,891
	Summary	Replacement Year	N/A	Future Cost N/A
	This is to replace the drinking founta assemblies should be lubricated even		be inspected	, cleaned and sanitized frequently. Han
	2019- Per client 7/22/2019, remove	this component.		
)0110) - Madera Vista (MV)			
) - Paving			
244 -	Asphalt: Ongoing Repairs	Useful Life		ing Life 3
	9,772 sf Seal, Crack Fill, Stripe	Quantity	'	Unit of Measure Square Feet
		Cost /SqFt		
		% Included		Total Cost/Study \$3,901
	Summary	Replacement Year	N/A	Future Cost N/A
	This is for miscellaneous repairs inclusion should be filled when observed.	uding crack fill, skin pato	ching and mi	nor dig out & fill. Cracks 1/4" or wider
	2016- The sealing and striping of the	e parking lot is almost co	ompletely wo	rn away. Little to no cracking was note

	- Madera Vista (MV) - Structural Repairs				
	Doors	Useful Life	10 Remaini	ng Life 3	
	12 Exterior & Interior Doors (25%)	Quantity		Unit of Measure Items	
		Cost /Itm	\$1,681	Qty * \$/Itm \$20,17	2
		% Included	25.00%	Total Cost/Study \$5,043	
	Summary	Replacement Year	N/A	Future Cost N/A	
	This is to periodically repair, replace an hardware, automatic door operators, do				panic exit
	2- interior 10- exterior				
	2019- Per client 7/22/2019, remove co	mponents with currer	nt value less t	han \$5,000.	
12000	- Pool				
160 -	Structural Replacement of Pool	Useful Life	60 Remainin	ng Life 23	
	156 MV Pool & Spa Area	Quantity	156	Unit of Measure Lump S	Sum
		Cost /LS	\$4,000		
		% Included	100.00%	Total Cost/Study \$624,0	00
	Summary	Replacement Year	N/A	Future Cost N/A	
	This is to completely demo the pool and	d re-build the structur	re. May includ	e decking.	
	Placed in service in 1984.				
	2021- This estimate is preliminary, and	was not based on a	complete anal	ysis of the project's scope.	
23000	- Mechanical Equipment				
252 -	HVAC	Useful Life	15 Remaini	ng Life 5	
	Rooftop Carrier Unit #1- 2011	Quantity	1	Unit of Measure Items	
		Cost /Itm	\$8,825		
		% Included	100.00%	Total Cost/Study \$8,825	
	Summary	Replacement Year	N/A	Future Cost N/A	
	This is to replace the Carrier HVAC syst rebuilt to extend its life.	em. It is possible tha	t sub-compor	ents of this system can be	replaced or
	Unit 1 Building Corrier 2 FT				
<pre></pre>	Unit 1- Building- Carrier- 3.5T				
620 -	Water Heater	Useful Life	12 Remaini	ng Life 4	
620 -	-	Useful Life Quantity		ng Life 4 Unit of Measure Items	
620 -	Water Heater		1		
620 -	Water Heater	Quantity	1 \$1,891		
620 -	Water Heater	Quantity Cost /Itm	1 \$1,891 100.00%	Unit of Measure Items	
620 -	Water Heater Building Water Heater	Quantity Cost /Itm % Included Replacement Year	1 \$1,891 100.00% N/A	Unit of Measure Items Total Cost/Study \$1,891	

	 Madera Vista (MV) Outdoor Equipment 				
312 -	Shuffleboard Court	Useful Life	10 Remainin	g Life 1	
	660 sf [2] Shuffleboard Courts	Quantity	660	Unit of Measure	Square Feet
		Cost /SqFt	\$4.46		
		% Included	100.00%	Total Cost/Study	\$2,942
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to resurface the shuffleboard cou	rts.			
	2019- Per client 7/22/2019, remove this	s component.			
488 -	Drinking Fountain	Useful Life	20 Remainin	g Life 5	
	Drinking Fountain	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$1,891		
		% Included	100.00%	Total Cost/Study	\$1,891
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to replace the drinking fountain. assemblies should be lubricated every si		be inspected, o	cleaned and sanitiz	ed frequently. Handle
	2019- Per client 7/22/2019, remove this	s component.			
00120	- Casa Paloma I (CPI)				
01000	- Paving				
248 -	Asphalt: Ongoing Repairs	Useful Life	5 Remainin	-	
	7,128 sf Seal, Crack Fill, Stripe	Quantity		Unit of Measure	Square Feet
		Cost /SqFt			
		% Included	100.00%	Total Cost/Study	\$2,846
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is for miscellaneous repairs includin should be filled when observed.	g crackfill, skin patc	hing and mino	r dig out & fill. Crae	cks 1/4" or wider
04000	- Structural Repairs				
948 -	Doors	Useful Life	10 Remainin	g Life 3	
	10 Exterior & Interior Doors (25%)	Quantity	10	Unit of Measure	Items
		Cost /Itm	\$1,681	Qty * \$/Itm	\$16,810
		% Included	25.00%	Total Cost/Study	\$4,202
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to periodically repair, replace and hardware, automatic door operators, do				such as panic exit
	2- interior 8- exterior				
	2019- Per client 7/22/2019, remove con	nponents with currer	nt value less th	an \$5,000.	

) - Casa Paloma I (CPI)) - Pool			
52 -	Structural Replacement of Pool 200 CPI Pool & Spa Area	Quantity		Life 12 Unit of Measure Lump Sum
		Cost /LS		
		% Included		Total Cost/Study \$800,000
	Summary	Replacement Year		Future Cost N/A
	This is to completely demo the pool and	l re-build the structu	re. May include	decking.
	Placed in service in 1973.			
_	2021- This estimate is preliminary, and	was not based on a	complete analys	sis of the project's scope.
86 -	Cover	Useful Life	6 Remaining	Life 1
	2,100 sf Pool Cover	Quantity	2,100	Unit of Measure Square Feet
		Cost /SqFt	\$1.87	
		% Included	100.00%	Total Cost/Study \$3,927
	Summary	Replacement Year	N/A	Future Cost N/A
	This is to replace the pool cover. The comaximum life.	over should be prope	rly cleaned and	stored during non-use to ensure
_	2020- Per client 8/12/2020, delete all p	ool covers.		
	- Mechanical Equipment			
16 -	Swamp Cooler	- ···	20 Remaining	
	Rooftop Evaporative Cooler Unit #4- 20			Unit of Measure Items
		Cost /Itm		
	Summany	% Included Replacement Year		Total Cost/Study \$2,263 Future Cost N/A
	Summary	Replacement real	N/A	
	This is to replace the swamp cooler.			
	Unit 4- Locker Room- Aerocool- Evapor	ative Cooler		
 LO -	Unit 4- Locker Room- Aerocool- Evapor Furnace		15 Remaining	Life 7
_ 10 -		Useful Life		Life 7 Unit of Measure Items
 LO -	Furnace	Useful Life	1	
	Furnace	Useful Life 13 Quantity	1 \$3,281	
 LO -	Furnace	Useful Life 13 Quantity Cost /Itm	1 \$3,281 100.00%	Unit of Measure Items
_ 10 -	Furnace Rooftop Forced Air Furnace Unit #3- 20	Useful Life 13 Quantity Cost /Itm % Included	1 \$3,281 100.00%	Unit of Measure Items Total Cost/Study \$3,281
_ 10 -	Furnace Rooftop Forced Air Furnace Unit #3- 20 Summary	Useful Life 13 Quantity Cost /Itm % Included Replacement Year	1 \$3,281 100.00%	Unit of Measure Items Total Cost/Study \$3,281
_	Furnace Rooftop Forced Air Furnace Unit #3- 20 Summary This is to replace the furnace.	Useful Life 13 Quantity Cost /Itm % Included Replacement Year	1 \$3,281 100.00%	Unit of Measure Items Total Cost/Study \$3,281
5000	Furnace Rooftop Forced Air Furnace Unit #3- 20 Summary This is to replace the furnace. Unit 3- Locker Room- Forced Air- Furna	Useful Life 13 Quantity Cost /Itm % Included Replacement Year ce	1 \$3,281 100.00%	Unit of Measure Items Total Cost/Study \$3,281 Future Cost N/A
5000	Furnace Rooftop Forced Air Furnace Unit #3- 20 Summary This is to replace the furnace. Unit 3- Locker Room- Forced Air- Furna	Useful Life 13 Quantity Cost /Itm % Included Replacement Year ce	1 \$3,281 100.00% N/A 20 Remaining	Unit of Measure Items Total Cost/Study \$3,281 Future Cost N/A
5000	Furnace Rooftop Forced Air Furnace Unit #3- 20 Summary This is to replace the furnace. Unit 3- Locker Room- Forced Air- Furna D - Outdoor Equipment Drinking Fountain	Useful Life 13 Quantity Cost /Itm % Included Replacement Year ce Useful Life	1 \$3,281 100.00% N/A 20 Remaining 1	Unit of Measure Items Total Cost/Study \$3,281 Future Cost N/A
5000	Furnace Rooftop Forced Air Furnace Unit #3- 20 Summary This is to replace the furnace. Unit 3- Locker Room- Forced Air- Furna D - Outdoor Equipment Drinking Fountain	Useful Life 13 Quantity Cost /Itm % Included Replacement Year ce Useful Life Quantity	1 \$3,281 100.00% N/A 20 Remaining 1 \$1,891	Unit of Measure Items Total Cost/Study \$3,281 Future Cost N/A

) - Casa Paloma II (CPII)) - Paving				
252 -	Asphalt: Ongoing Repairs	Useful Life	5 Remain	ing Life 2	
	4,536 sf Parking Areas	Quantity		Unit of Measure Square Feet	
	.,	Cost /SqFt			
		% Included		Total Cost/Study \$1,811	
	Summary	Replacement Year	N/A	Future Cost N/A	
	This is for miscellaneous repairs inclu should be filled when observed.	ding crackfill, skin patc	hing and mir	or dig out & fill. Cracks 1/4" or wider	
	Asphalt: Major Repairs	Useful Life	25 Remain	ing Life 3	
	4,536 sf Parking Areas	Quantity		Unit of Measure Square Feet	
	.,	Cost /SqFt			
		% Included		Total Cost/Study \$25,639	
	Summary	Replacement Year	N/A	Future Cost N/A	
	This is for major excavation, re-comp	action and installation	of new hot m	ix asphalt to selected areas.	
	2019- Per client 6/14/2019, this com 2017- \$1,750 was expended to seal of	ponent is not owned by			
12000) - Pool				
	Structural Replacement of Pool	Useful Life	60 Remain	ing Life 15	
	180 CPII Pool & Spa Area	Quantity		Unit of Measure Lump Sum	
		Cost /LS	\$4,000		
		% Included		Total Cost/Study \$720,000	
	Summary	Replacement Year		Future Cost N/A	
	This is to completely demo the pool a	nd re-build the structu	e May inclu	de decking	
	This is to completely demo the pool of	ind re build the structu	c. May meta	de decking.	
	Placed in service in 1976. 2021- This estimate is preliminary, a useful life has put this replacement in				ear
3000	2021- This estimate is preliminary, a useful life has put this replacement ir				ear
	2021- This estimate is preliminary, a	n the past. This has bee		h the next resurface.	ear
	2021- This estimate is preliminary, a useful life has put this replacement ir - Mechanical Equipment HVAC	n the past. This has bee	n synced wit 15 Remain	h the next resurface.	ear
	2021- This estimate is preliminary, a useful life has put this replacement in - Mechanical Equipment	n the past. This has bee Useful Life	n synced wit 15 Remain 1	h the next resurface. ing Life 4	ear
	2021- This estimate is preliminary, a useful life has put this replacement ir - Mechanical Equipment HVAC	n the past. This has bee Useful Life Quantity Cost /Itm	n synced wit 15 Remain 1 \$3,762	h the next resurface. ing Life 4	ear
	2021- This estimate is preliminary, a useful life has put this replacement ir - Mechanical Equipment HVAC	n the past. This has bee Useful Life Quantity	n synced wit 15 Remain 1 \$3,762 100.00%	h the next resurface. ing Life 4 Unit of Measure Items	ear
	2021- This estimate is preliminary, a useful life has put this replacement in - Mechanical Equipment HVAC Rooftop Rheem Unit #3- 2005	the past. This has bee Useful Life Quantity Cost /Itm % Included Replacement Year	n synced wit 15 Remain 1 \$3,762 100.00% N/A	h the next resurface. ing Life 4 Unit of Measure Items Total Cost/Study \$3,762 Future Cost N/A	
	2021- This estimate is preliminary, a useful life has put this replacement in - Mechanical Equipment HVAC Rooftop Rheem Unit #3- 2005 Summary This is to replace the HVAC system. I	the past. This has bee Useful Life Quantity Cost /Itm % Included Replacement Year	n synced wit 15 Remain 1 \$3,762 100.00% N/A	h the next resurface. ing Life 4 Unit of Measure Items Total Cost/Study \$3,762 Future Cost N/A	
260 -	2021- This estimate is preliminary, a useful life has put this replacement in - Mechanical Equipment HVAC Rooftop Rheem Unit #3- 2005 Summary This is to replace the HVAC system. I extend its life.	the past. This has bee Useful Life Quantity Cost /Itm % Included Replacement Year t is possible that sub-co Useful Life	n synced wit 15 Remain 1 \$3,762 100.00% N/A omponents o 12 Remain	h the next resurface. ing Life 4 Unit of Measure Items Total Cost/Study \$3,762 Future Cost N/A f this system can be replaced or rebu ing Life 2	
260 -	2021- This estimate is preliminary, a useful life has put this replacement in - Mechanical Equipment HVAC Rooftop Rheem Unit #3- 2005 Summary This is to replace the HVAC system. I extend its life. Unit 3- Locker Room- Rheem- 2T	a the past. This has bee Useful Life Quantity Cost /Itm % Included Replacement Year t is possible that sub-co Useful Life Quantity	n synced wit 15 Remain 1 \$3,762 100.00% N/A pomponents o 12 Remain 1	h the next resurface. ing Life 4 Unit of Measure Items Total Cost/Study \$3,762 Future Cost N/A f this system can be replaced or rebu	
260 -	2021- This estimate is preliminary, a useful life has put this replacement in - Mechanical Equipment HVAC Rooftop Rheem Unit #3- 2005 Summary This is to replace the HVAC system. I extend its life. Unit 3- Locker Room- Rheem- 2T Water Heater	the past. This has bee Useful Life Quantity Cost /Itm % Included Replacement Year t is possible that sub-co Useful Life	n synced wit 15 Remain 1 \$3,762 100.00% N/A pomponents o 12 Remain 1	h the next resurface. ing Life 4 Unit of Measure Items Total Cost/Study \$3,762 Future Cost N/A f this system can be replaced or rebu ing Life 2	
260 -	2021- This estimate is preliminary, a useful life has put this replacement in - Mechanical Equipment HVAC Rooftop Rheem Unit #3- 2005 Summary This is to replace the HVAC system. I extend its life. Unit 3- Locker Room- Rheem- 2T Water Heater	a the past. This has bee Useful Life Quantity Cost /Itm % Included Replacement Year t is possible that sub-co Useful Life Quantity	n synced wit 15 Remain 1 \$3,762 100.00% N/A pomponents o 12 Remain 1 \$1,891	h the next resurface. ing Life 4 Unit of Measure Items Total Cost/Study \$3,762 Future Cost N/A f this system can be replaced or rebu ing Life 2	
260 -	2021- This estimate is preliminary, a useful life has put this replacement in - Mechanical Equipment HVAC Rooftop Rheem Unit #3- 2005 Summary This is to replace the HVAC system. I extend its life. Unit 3- Locker Room- Rheem- 2T Water Heater	the past. This has bee Useful Life Quantity Cost /Itm % Included Replacement Year t is possible that sub-co Useful Life Quantity Cost /Itm	n synced wit 15 Remain 1 \$3,762 100.00% N/A pomponents o 12 Remain 1 \$1,891 100.00%	h the next resurface. ing Life 4 Unit of Measure Items Total Cost/Study \$3,762 Future Cost N/A f this system can be replaced or rebu ing Life 2 Unit of Measure Items	
260 -	2021- This estimate is preliminary, a useful life has put this replacement in - Mechanical Equipment HVAC Rooftop Rheem Unit #3- 2005 Summary This is to replace the HVAC system. I extend its life. Unit 3- Locker Room- Rheem- 2T Water Heater Building Water Heater	the past. This has bee Useful Life Quantity Cost /Itm % Included Replacement Year t is possible that sub-co Useful Life Quantity Cost /Itm % Included Replacement Year	n synced wit 15 Remain 1 \$3,762 100.00% N/A pomponents o 12 Remain 1 \$1,891 100.00% N/A	h the next resurface. ing Life 4 Unit of Measure Items Total Cost/Study \$3,762 Future Cost N/A f this system can be replaced or rebu ing Life 2 Unit of Measure Items Total Cost/Study \$1,891	

00130 - Casa Paloma II (CPII)			
26000 - Outdoor Equipment	Llooful Life	20 Remain	ing life 2
496 - Drinking Fountain	Quantity		ing Life 3 Unit of Measure Items
Drinking Fountain	Cost /Itm		onic of mediatic rema
	% Included		Total Cost/Study \$1,891
Summary	Replacement Year		Future Cost N/A
,			,
This is to replace the drinking fountain assemblies should be lubricated every		be inspected	, cleaned and sanifized frequently. Har
2019- Per client 7/22/2019, remove th	nis component.		
00140 - Abrego North (AN)			
01000 - Paving			
256 - Asphalt: Ongoing Repairs	Useful Life	5 Remain	ing Life 1
6,455 sf Seal, Crack Fill, Stripe	Quantity	6,455	Unit of Measure Square Feet
	Cost /SqFt	\$0.399	
	% Included	100.00%	Total Cost/Study \$2,577
		NI / A	Future Cost N/A
Summary This is for miscellaneous repairs includ striping to match the existing layout. C 2016- The sealing and striping appears	Cracks 1/4" or wider sh	crack fill, ski nould be fille	n patching, minor dig out & fill, and re- d when observed.
This is for miscellaneous repairs includ striping to match the existing layout. O 2016- The sealing and striping appears 04000 - Structural Repairs	ing emulsion sealing, o Cracks 1/4" or wider sh s in fair condition. The	crack fill, ski nould be fille re is cracking	n patching, minor dig out & fill, and re- d when observed. g throughout the paved surfaces.
This is for miscellaneous repairs includ striping to match the existing layout. C 2016- The sealing and striping appears 04000 - Structural Repairs 956 - Doors	ing emulsion sealing, o Cracks 1/4" or wider sh s in fair condition. The Useful Life	crack fill, ski nould be fille re is cracking 10 Remain	n patching, minor dig out & fill, and re- d when observed. g throughout the paved surfaces. ing Life 3
This is for miscellaneous repairs includ striping to match the existing layout. O 2016- The sealing and striping appears 04000 - Structural Repairs	ing emulsion sealing, o Cracks 1/4" or wider sh s in fair condition. The Useful Life Quantity	crack fill, ski nould be fille re is cracking 10 Remain 10	n patching, minor dig out & fill, and re- d when observed. g throughout the paved surfaces. ing Life 3 Unit of Measure Items
This is for miscellaneous repairs includ striping to match the existing layout. C 2016- The sealing and striping appears 04000 - Structural Repairs 956 - Doors	ing emulsion sealing, o Cracks 1/4" or wider sh s in fair condition. The Useful Life Quantity Cost /Itm	rack fill, ski nould be fille re is cracking 10 Remain 10 \$1,681	n patching, minor dig out & fill, and re- d when observed. g throughout the paved surfaces. ing Life 3 Unit of Measure Items Qty * \$/Itm \$16,810
This is for miscellaneous repairs includ striping to match the existing layout. O 2016- The sealing and striping appears 04000 - Structural Repairs 956 - Doors 10 Exterior & Interior Doors (25%)	ing emulsion sealing, o Cracks 1/4" or wider sh s in fair condition. The Useful Life Quantity Cost /Itm % Included	10 Remain 10 Remain 10 \$1,681 25.00%	n patching, minor dig out & fill, and re- d when observed. g throughout the paved surfaces. ing Life 3 Unit of Measure Items Qty * \$/Itm \$16,810 Total Cost/Study \$4,202
This is for miscellaneous repairs includ striping to match the existing layout. O 2016- The sealing and striping appears 04000 - Structural Repairs 956 - Doors 10 Exterior & Interior Doors (25%) Summary	ing emulsion sealing, o Cracks 1/4" or wider sh s in fair condition. The Useful Life Quantity Cost /Itm % Included Replacement Year	10 Remain 10 Remain 10 \$1,681 25.00% N/A	n patching, minor dig out & fill, and re- d when observed. g throughout the paved surfaces. ing Life 3 Unit of Measure Items Qty * \$/Itm \$16,810 Total Cost/Study \$4,202 Future Cost N/A
This is for miscellaneous repairs includ striping to match the existing layout. O 2016- The sealing and striping appears 04000 - Structural Repairs 956 - Doors 10 Exterior & Interior Doors (25%)	ing emulsion sealing, o Cracks 1/4" or wider sh s in fair condition. The Useful Life Quantity Cost /Itm % Included Replacement Year nd maintain exterior an	10 Remain 10 Remain 10 \$1,681 25.00% N/A nd interior do	n patching, minor dig out & fill, and re- d when observed. g throughout the paved surfaces. ing Life 3 Unit of Measure Items Qty * \$/Itm \$16,810 Total Cost/Study \$4,202 Future Cost N/A pors including items such as panic exit
This is for miscellaneous repairs includ striping to match the existing layout. C 2016- The sealing and striping appears 04000 - Structural Repairs 956 - Doors 10 Exterior & Interior Doors (25%) Summary This is to periodically repair, replace an	ing emulsion sealing, o Cracks 1/4" or wider sh s in fair condition. The Useful Life Quantity Cost /Itm % Included Replacement Year nd maintain exterior an	10 Remain 10 Remain 10 \$1,681 25.00% N/A nd interior do	n patching, minor dig out & fill, and re- d when observed. g throughout the paved surfaces. ing Life 3 Unit of Measure Items Qty * \$/Itm \$16,810 Total Cost/Study \$4,202 Future Cost N/A pors including items such as panic exit
This is for miscellaneous repairs includ striping to match the existing layout. C 2016- The sealing and striping appears 04000 - Structural Repairs 956 - Doors 10 Exterior & Interior Doors (25%) Summary This is to periodically repair, replace an hardware, automatic door operators, c 2- interior	ing emulsion sealing, o Cracks 1/4" or wider sh s in fair condition. The Useful Life Quantity Cost /Itm % Included Replacement Year nd maintain exterior an loor closers, frames/ja	10 Remain 10 Remain 10 Remain 10 \$1,681 25.00% N/A nd interior de mbs, posts,	n patching, minor dig out & fill, and re- d when observed. g throughout the paved surfaces. ing Life 3 Unit of Measure Items Qty * \$/Itm \$16,810 Total Cost/Study \$4,202 Future Cost N/A pors including items such as panic exit locks/latches, etc.
This is for miscellaneous repairs includ striping to match the existing layout. C 2016- The sealing and striping appears D4000 - Structural Repairs 956 - Doors 10 Exterior & Interior Doors (25%) Summary This is to periodically repair, replace an hardware, automatic door operators, c 2- interior 8- exterior	ing emulsion sealing, o Cracks 1/4" or wider sh s in fair condition. The Useful Life Quantity Cost /Itm % Included Replacement Year nd maintain exterior an loor closers, frames/ja	10 Remain 10 Remain 10 Remain 10 \$1,681 25.00% N/A nd interior de mbs, posts,	n patching, minor dig out & fill, and re- d when observed. g throughout the paved surfaces. ing Life 3 Unit of Measure Items Qty * \$/Itm \$16,810 Total Cost/Study \$4,202 Future Cost N/A pors including items such as panic exit locks/latches, etc.
This is for miscellaneous repairs includ striping to match the existing layout. C 2016- The sealing and striping appears D4000 - Structural Repairs 956 - Doors 10 Exterior & Interior Doors (25%) Summary This is to periodically repair, replace an hardware, automatic door operators, c 2- interior 8- exterior 2019- Per client 7/22/2019, remove co	ing emulsion sealing, o Cracks 1/4" or wider sh s in fair condition. The Useful Life Quantity Cost /Itm % Included Replacement Year nd maintain exterior an loor closers, frames/ja	10 Remain 10 Remain 10 Remain 10 \$1,681 25.00% N/A nd interior de mbs, posts,	n patching, minor dig out & fill, and re- d when observed. g throughout the paved surfaces. ing Life 3 Unit of Measure Items Qty * \$/Itm \$16,810 Total Cost/Study \$4,202 Future Cost N/A pors including items such as panic exit locks/latches, etc.
This is for miscellaneous repairs includ striping to match the existing layout. C 2016- The sealing and striping appears D4000 - Structural Repairs 956 - Doors 10 Exterior & Interior Doors (25%) Summary This is to periodically repair, replace at hardware, automatic door operators, c 2- interior 8- exterior 2019- Per client 7/22/2019, remove co	ing emulsion sealing, o Cracks 1/4" or wider sh s in fair condition. The Useful Life Quantity Cost /Itm % Included Replacement Year nd maintain exterior an loor closers, frames/ja	10 Remain 10 Remain 10 Remain 10 \$1,681 25.00% N/A nd interior do mbs, posts, nt value less 60 Remain 230	n patching, minor dig out & fill, and re- d when observed. g throughout the paved surfaces. ing Life 3 Unit of Measure Items Qty * \$/Itm \$16,810 Total Cost/Study \$4,202 Future Cost N/A pors including items such as panic exit locks/latches, etc.
This is for miscellaneous repairs includ striping to match the existing layout. C 2016- The sealing and striping appears 94000 - Structural Repairs 956 - Doors 10 Exterior & Interior Doors (25%) Summary This is to periodically repair, replace an hardware, automatic door operators, c 2- interior 8- exterior 2019- Per client 7/22/2019, remove co 12000 - Pool 140 - Structural Replacement of Pool	ing emulsion sealing, o Cracks 1/4" or wider sh s in fair condition. The Useful Life Quantity Cost /Itm % Included Replacement Year nd maintain exterior an loor closers, frames/ja	10 Remain 10 Remain 10 Remain 10 \$1,681 25.00% N/A nd interior do mbs, posts, nt value less 60 Remain 230	n patching, minor dig out & fill, and re- d when observed. g throughout the paved surfaces. ing Life 3 Unit of Measure Items Qty * \$/Itm \$16,810 Total Cost/Study \$4,202 Future Cost N/A bors including items such as panic exit locks/latches, etc. than \$5,000.
This is for miscellaneous repairs includ striping to match the existing layout. C 2016- The sealing and striping appears 94000 - Structural Repairs 956 - Doors 10 Exterior & Interior Doors (25%) Summary This is to periodically repair, replace an hardware, automatic door operators, c 2- interior 8- exterior 2019- Per client 7/22/2019, remove co 12000 - Pool 140 - Structural Replacement of Pool	ing emulsion sealing, o Cracks 1/4" or wider sh s in fair condition. The Useful Life Quantity Cost /Itm % Included Replacement Year nd maintain exterior an loor closers, frames/ja	10 Remain 10 Remain 10 Remain 10 \$1,681 25.00% N/A nd interior dembs, posts, nt value less 60 Remain 230 \$2,200	n patching, minor dig out & fill, and re- d when observed. g throughout the paved surfaces. ing Life 3 Unit of Measure Items Qty * \$/Itm \$16,810 Total Cost/Study \$4,202 Future Cost N/A bors including items such as panic exit locks/latches, etc. than \$5,000.

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 If to 230 If, and also increasing the pool deck. This estimate is preliminary, and was not based on a complete analysis of the project's scope.

	 Abrego North (AN) Pool 				
	Deck: Re-Surface	Lisoful Lifo	25 Remain	ning Life 20	
072	4,523 sf Pool/Spa Tinted Deck	Quantity		Unit of Measure	Square Feet
	4,323 Si 100/3pa finted Deck	Cost /SqFt			
		% Included		Total Cost/Study	\$38.396
	Summary	Replacement Year		Future Cost	
	This is to scarify the concrete deck ar another component.	·			,
	2018- Excluded as it will not be repla	ced within the study tir	ne frame.		
3000	- Mechanical Equipment				
276 -	HVAC	Useful Life	15 Remain	ning Life 4	
	Rooftop Carrier Unit #1- 2010	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$4,130		
		% Included	100.00%	Total Cost/Study	\$4,130
	Summary	Replacement Year	N/A	Future Cost	N/A
_	rebuilt to extend its life. Unit 1- Meeting Room- Carrier- 2.5T				
6000	- Outdoor Equipment				
500 -	Drinking Fountain	Useful Life	20 Remain	ning Life 15	
	Drinking Fountain	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$2,521		
		% Included	100.00%	Total Cost/Study	\$2,521
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to replace the drinking fountai assemblies should be lubricated ever		be inspected	, cleaned and sanitiz	ed frequently. Hand
	2019- Per client 7/22/2019, remove	this component.			
)0200	- Pickleball Center				
)2000	- Concrete				
100 -	Repair	Useful Life	5 Remain	ning Life 14	
	Walks	Quantity		Unit of Measure	Lump Sum
		Cost /LS	\$2,050		
		% Included	100.00%	Total Cost/Study	\$2,050
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to cut, grind or repair concrete functionality. This is for partial replac	ement only.			

2020- Preliminary estimate pending site visit. Excluded due to total cost less than \$5,000 minimum.

	- Pickleball Center			
	- Lighting	Lippful Life	20 Demoinin	
270 -	Miscellaneous	Quantity	30 Remainin	g Life 29 Unit of Measure Items
	Placeholder Pending Additional Data	Cost /Itm		one of measure reems
		% Included		Total Cost/Study \$1
	Summary	Replacement Year		Future Cost N/A
	This is to replace the lighting.		.,	
_	2020- Per website plans, court lighting c this and other lighting data such as park	loesn't appear to be ing lot, walkways, b	part of initial ouilding, etc.	design. Client input will further define
21000	- Signage			
900 -	Miscellaneous		12 Remainin	
	Monument & Other	Quantity		Unit of Measure Lump Sum
		Cost /LS		
		% Included		Total Cost/Study \$2,562
	Summary	Replacement Year	N/A	Future Cost N/A
	This is to replace miscellaneous signage.			
	2020- Component to be further defined minimum.	by client or site visit	t. Excluded due	e to total cost less than \$5,000
26000	- Outdoor Equipment			
440 -	Drinking Fountain	Useful Life	20 Remainin	g Life 19
	2 Drinking Fountains	Quantity	2	Unit of Measure Items
		Cost /Itm	\$2,460	
		% Included	100.00%	Total Cost/Study \$4,920
	Summary	Replacement Year	N/A	Future Cost N/A
	This is to replace the drinking fountains. Handle assemblies should be lubricated		be inspected,	cleaned and sanitized frequently.
	2020- 2 units per website drawing. Exclu	uded due to total co	st less than \$5	,000 minimum.
27000	- Appliances			
248 -	Ice Machine	Useful Life	10 Remainin	-
	Center Building	Quantity		Unit of Measure Items
		Cost /Itm	\$2,101	
		% Included		Total Cost/Study \$2,101
	Summary	Replacement Year	N/A	Future Cost N/A
	This is to replace the commercial ice ma	chine.		
_	2020- Unit per website. Excluded due to	total cost less than	\$5,000 minim	um.
	Facility Maintenance Shop (FMS)Structural Repairs			
960 -	Doors		30 Remainin	
	2 Shop Rollup Doors	Quantity		Unit of Measure Items
		Cost /Itm		
		% Included		Total Cost/Study \$5,043
	Summary	Replacement Year	N/A	Future Cost N/A
	This is to repair, replace and maintain the	e rollup doors inclue	ding springs, tr	acks, rollers, latches, etc.
	2019- Per client 7/22/2019, remove con	nponents with curre	nt value less th	nan \$5,000.

	Facility Maintenance Shop (FMS)Structural Repairs				
	- Roofing				
	Gutters / Downspouts	Useful Life	30 Remaining	g Life 6	
	145 lf Gutters & Downspouts	Quantity	145	Unit of Measure	Linear Feet
	•	Cost /l.f.	\$9.46		
		% Included	100.00%	Total Cost/Study	\$1,371
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to replace the gutters and downs	pouts in conjunction	with reroof cyc	de.	
	2019- Per client 7/22/2019, remove con	ponents with curre	nt value less tha	an \$5,000.	
24500	- Audio / Visual				
128 -	Television	Useful Life	10 Remaining	g Life 7	
	Conference Room	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$1,576		
		% Included	100.00%	Total Cost/Study	\$1,576
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to replace the television and stan	d.			
	1- Insignia, E50141NKAPBMNNX, SN MR	BJ9YA016256, mfg	9/2018		
	2019- Per client 7/22/2019, remove this	component.			
27000	- Appliances				
	Ice Machine	Useful Life	10 Remaining	g Life 6	
	Hallway Manitowoc	Quantity	-	Unit of Measure	Items
	,	Cost /Itm	\$2,101		
		% Included		Total Cost/Study	\$2,101
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to replace the commercial icemak	er.			
	Manitowoc undercounter, MN QM30A, SN	N 310282225			
	2019- Per client 7/22/2019, remove this	component.			
00800	- General				
	- Office Equipment				
	Miscellaneous	Useful Life	5 Remaining	g Life 3	
	Facility Maintenance Shop HP Plotter	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$3,309		
		% Included	100.00%	Total Cost/Study	\$3,309
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to replace plotter.				
	HP DesignJet T520 ePrinter				
	2019- Unit was previously located in the with current value less than \$5,000. 2016- Plotter installed.	member services b	uilding. Per clie	nt 7/22/2019, ren	nove components

) - General) - Miscellaneous				
	Vehicle	Useful Life	10 Remainin	alife 2	
	2005 Ford E250 Van- #10	Quantity		Unit of Measure	Items
		Cost /Itm			
		% Included		Total Cost/Study	\$36,771
	Summary	Replacement Year	N/A	Future Cost	
	This is to replace the van.				
	2005 Ford E250				
	2019- Vehicle #10 2005 Ford E250 were traded in for new vehicle #42. 2017- The following vehicles were d owned by GVR: Vehicle 01- 2003 Ford Ranger Vehicle 19- 2012 Ford Escape Vehicle 22- Ford Transit Connect / L	eleted from the study in	2017 per clier	at 2017 direction as	
_ 20 -	Vehicle	Useful Life	10 Remainin	g Life 3	
_ 0	2009 Ford E150 Van- #17	Quantity		Unit of Measure	Items
		Cost /Itm			
		% Included		Total Cost/Study	\$31 114
	Summary	Replacement Year		Future Cost	
	This is to replace the van.				
	2009 Ford E150 License Plate- CF84204 VIN- 1FTNE14W79DA15953				
	2019- Vehicle #17 2009 Ford E150 in for new vehicle #43.	not seen during site insp	ection. Per clie	ent 6/14/2019, veh	icle #17 was tradec
_ 36 -	Maintenance Truck	Useful Life	10 Remainin	g Life 2	
	2005 Ford F250 Pickup- #24	Quantity	1	Unit of Measure	Items
		Cost /Itm	\$39,599		
		% Included	100.00%	Total Cost/Study	\$39,599
	Summary	Replacement Year	N/A	Future Cost	N/A
	This is to replace the utility bed pick	up truck.			
	2005 Ford F250 License- CJ70272 VIN- 1FDNF20515EC97703				

00800 - General 30000 - Miscellaneous

Soud - Miscellaneous				
840 - Maintenance Truck	Useful Life	10 Remaining	g Life 2	
2005 Chevy Silverado 2500 HD- #25	Quantity	1	Unit of Measure I	tems
	Cost /Itm	\$39,599		
	% Included	100.00%	Total Cost/Study \$	39,599
Summary	Replacement Year	N/A	Future Cost N	I/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.



Section VII

Green Valley Recreation Inc

Component Tabular Listing

2021 Update- 7 REV Prepared for the 2022 Fiscal Year Included Components

Component	<i>Current</i> Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Administrative Offices							
01000 - Paving							
100 - Asphalt: Sealing	\$5,833	5	5	27,762	\$.21/SqFt		Parking Lots- Seal, Stripe
101 - Asphalt: Sealing	\$2,642	1	0	1	\$2,642/LS	[nr:1]	Parking Lots- Seal, Stripe
200 - Asphalt: Ongoing Repairs	\$5,717	5	5	27,762	\$3.68/SqFt	(5.6%)	Parking Lots
300 - Asphalt: Overlay w/ Interlayer	\$19,994	25	24	14,965	\$1.34/SqFt		South Parking & Maintenance
330 - Asphalt: Overlay w/ Interlayer	\$17,183	25	24	12,797	\$2.69/SqFt	(50%)	North Parking Lot
03000 - Painting: Exterior							
100 - Stucco	\$10,022	10	7	9,085	\$1.10/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
100 - Building	\$13,758	10	5	16,167	\$.85/SqFt		All Interior Spaces
04000 - Structural Repairs							
900 - Doors	\$17,230	10	3	41	\$1,681/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing					.,,,		
304 - Low Slope: Vinyl	\$76,621	20	2	79	\$970/Sqrs		Building Roof- Replace
930 - Coating	\$7,270	5	2	7,900	\$.92/SqFt		Low Slope Roof Recoating
08000 - Rehab				,	, , ,		
300 - Restrooms	\$47,278	20	15	3	\$15,759/Rm		Main Bldg & Maint Restrooms
400 - Kitchen	\$7,241	20	3	1	\$7,241/Rm		Kitchen
22000 - Office Equipment	, ,				,,,,,		
200 - Computers, Misc.	\$12,764	1	0	5	\$12,764/Itm	(20%)	IT Servers
240 - Computers, Misc.	\$18,395	1	0	1	\$18,395/LS		Office Computer Work Stations
270 - Network Equipment	\$6,150	1	0	1	\$6,150/LS		Routers & Switches
23000 - Mechanical Equipment	1-7-2				. ,,		
200 - HVAC	\$41,999	15	4	3	\$14,000/Itm		Rooftop Carrier Units- 2010
280 - HVAC	\$10,769	15	11	1	\$10,769/Itm		Rooftop Rheem Unit #5- 2017
314 - HVAC	\$9,351	15	12	- 1	\$9,351/Itm		Rooftop Carrier Unit #6- 2005
348 - HVAC	\$7,880	15	7	3	\$2,627/Itm		IT Room Trane & Gree Units- 2013

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Component	Current			Quantity	Cost/	Tractment	Included Components
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00010 - Administrative Offices 23000 - Mechanical Equipment							
376 - HVAC	\$6,724	15	12	1	\$6,724/Itm		Marvair Unit- 2018
	\$0,72 4	15	12	T	\$0,72 4 /1011		
25000 - Flooring		10	F	265			Hellingue Lablas Offices
200 - Carpeting 400 - Tile	\$14,591	10	5	365	\$39.97/SqYd		Hallways, Lobby, Offices
	\$8,688	20	4	1,096	\$7.93/SqFt		Floors
28000 - Water System			_				
134 - Backflow Valves	\$5,440	12	0	1	\$5,440/Itm		4" Backflow
00020 - West Social Center (WC)							
01000 - Paving							
104 - Asphalt: Sealing	\$7,587	5	4	43,543	\$.17/SqFt		Drives, North & South Parking
108 - Asphalt: Sealing	\$12,810	5	4	75,321	\$.17/SqFt		West Parking Lot
208 - Asphalt: Ongoing Repairs	\$6,924	5	4	75,321	\$3.68/SqFt		West Parking Lot
304 - Asphalt: Overlay w/ Interlayer	\$78,685	25	6	43,543	\$1.81/SqFt		Drives, North & South Parking
308 - Asphalt: Overlay w/ Interlayer	\$136,111	25	11	75,321	\$1.81/SqFt		West Parking Lot
02000 - Concrete							
400 - Pool Deck	\$7,214	5	3	5,313	\$22.63/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
106 - Stucco	\$61,551	10	9	53,060	\$1.16/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
106 - Building	\$20,424	10	1	24,000	\$.85/SqFt		All Interior Spaces
04000 - Structural Repairs	1 - 7			1	,, - , - , -		
904 - Doors	\$30,258	10	3	72	\$1,681/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing	450,250	10	5	72	\$1,001/10H	(2070)	
_	¢7,000	20	26	2	42 (27/Cara		Deal Fa Faslasura Chada Chuushura
300 - Low Slope: Metal	\$7,880	30	26	3	\$2,627/Sqrs		Pool Eq Enclosure Shade Structure
308 - Low Slope: Vinyl 600 - Pitched: Tile	\$231,505 \$16,390	20	8	339 24	\$683/Sqrs \$683/Sqrs		Building Flat Roofs Tennis Ramada Roof
		30 5	25		· · ·		
934 - Coating	\$39,425	5	3	33,900 1	\$1.16/SqFt		Low Slope Roof Recoating
935 - Coating	\$1,589	1	0	1	\$1,589/LS	[111.1]	Shuffleboard/Locker Room (2021 Only)
08000 - Rehab			_				
100 - General	\$6,223	20	5	1	\$6,223/Bldg		Tennis Ramada
200 - Locker Rooms	\$94,556	20	5	2	\$47,278/Rm		Pool Men's, Women's & Outdoor Shower
306 - Restrooms	\$69,016	20	2	4	\$17,254/Rm		Shops & Auditorium Restrooms
460 - Cabinets	\$9,730	20	5	2	\$4,865/Rm		Woodshop & Lapidary

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Included Components
00020 - West Social Center (WC)		Enc	Life	Quantity	0 01 11	Theatment	
08000 - Rehab							
550 - Operable Wall/Partition	\$18,369	25	0	320	\$57.40/SqFt		Auditorium/Room 1
12000 - Pool	+/		-		+,-q		· ······
100 - Resurface	\$45,256	12	4	250	\$181/l.f.		Pool
600 - Deck: Re-Surface	\$45,102	15	5	5,313	\$8.49/SqFt		Pool/Spa Deck Coating
728 - Equipment: Replacement	\$3,152	10	8	1	\$3,152/Pair		Pool Digital Clocks
730 - Equipment: Replacement	\$26,836	5	1	- 1	\$53,671/LS		Pool & Spa Equipment
14000 - Recreation	+/				+/	. ,	· · · · · · · · · · · · · · · · · · ·
700 - Billiard Table	\$29,456	25	22	4	\$7,364/Itm		Billiards Room Tables
17000 - Tennis Court	+==;;:00	20		·	<i>+,,00,,1</i>		
100 - Reseal	\$29,600	4	0	43,200	\$.69/SqFt		[6] Tennis Courts
500 - Resurface	\$134,346	21	13	43,200	\$3.11/SqFt		[6] Tennis Courts
600 - Lighting	\$83,902	30	1	20	\$4,195/Itm		Court Lights
724 - Screen	\$4,745	5	3	8,685	\$.55/SqFt		Tennis Court Fence Screens
17500 - Basketball / Sport Court							
200 - Seal & Striping	\$17,650	8	6	3,744	\$4.71/SqFt		[12] Shuffleboard Courts
19000 - Fencing							
120 - Chain Link: 10'	\$67,713	30	6	1,710	\$39.60/l.f.		Tennis Court Fence
20000 - Lighting							
200 - Pole Lights	\$28,367	30	15	15	\$1,891/Itm		Walkway Lights
500 - Parking Lot	\$70,713	60	28	25	\$2,829/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
204 - HVAC	\$67,300	15	0	2	\$33,650/Itm		Rooftop Carrier Units- 2006
284 - HVAC	\$28,262	15	7	2	\$14,131/Itm		Rooftop Carrier Units- 2013
320 - HVAC	\$22,615	15	12	1	\$22,615/Itm		Rooftop Carrier Unit #4- 2018
324 - HVAC	\$14,000	15	13	1	\$14,000/Itm		Rooftop Carrier Unit #10- 2019
352 - HVAC	\$39,031	15	3	3	\$13,010/Itm		Rooftop Carrier/American Units- 2009
380 - HVAC	\$19,437	15	4	1	\$19,437/Itm		Rooftop Carrier Unit #7- 2010
404 - HVAC	\$57,784	15	2	4	\$14,446/Itm		Rooftop Carrier/American Units- 2008
420 - HVAC	\$5,673	15	1	1	\$5,673/Itm		Tennis Ramada Carrier Unit #15- 2007
440 - HVAC	\$14,350	15	6	5	\$2,870/Itm		Gree HVAC Units- 2012
900 - Miscellaneous	\$19,384	15	2	1	\$19,384/Itm		Woodshop Dust Collector
24000 - Furnishings							
500 - Miscellaneous	\$81,744	10	8	550	\$149/Itm		Auditorium Padded Chairs

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	Current	Useful	Remaining		Cost/		Included Components
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00020 - West Social Center (WC)							
24000 - Furnishings							
504 - Miscellaneous	\$30,750	10	2	500	\$61.50/Itm		Auditorium Unpadded Chairs
508 - Tables	\$55,934	10	4	175	\$320/Itm		Auditorium Tables
24500 - Audio / Visual							
100 - Speakers	\$26,266	15	12	1	\$26,266/Sys		Auditorium
108 - Lighting Console	\$3,677	10	7	1	\$3,677/Sys		Auditorium Control Room
116 - Miscellaneous	\$16,810	30	18	1	\$16,810/Sys		Auditorium Total Induction Loop
220 - PA System	\$56,570	10	5	1	\$56,570/Sys		Auditorium Bldg
224 - Projector	\$11,173	10	7	3	\$11,173/Itm	(33%)	Auditorium Projectors
400 - Stage Lights	\$10,183	20	1	1	\$10,183/LS		Stage Lighting
600 - Stage Curtains	\$9,666	15	5	1	\$9,666/LS		Stage Curtains
740 - Piano	\$43,076	30	12	1	\$43,076/Itm		Auditorium Petrof Grand
764 - Piano	\$9,650	30	12	1	\$9,650/Itm		Auditorium Yamaha Upright
800 - Stage Risers	\$18,911	30	26	1	\$18,911/LS		Auditorium Stage
24600 - Safety / Access							
200 - Fire Control Misc	\$43,076	20	1	1	\$43,076/LS		Fire Alarm System
25000 - Flooring							
210 - Carpeting	\$18,471	10	0	448	\$41.23/SqYd		West Center Carpet
214 - Carpeting	\$4,252	10	7	117	\$36.34/SqYd		West Center Billiards Room
410 - Tile	\$22,830	20	2	1,618	\$14.11/SqFt		Clubhouse Walls & Floors
414 - Tile	\$9,623	20	16	682	\$14.11/SqFt		Green Room Dressing & Restrooms
600 - Vinyl	\$78,871	15	2	1,100	\$71.70/SqYd		West Center Vinyl
26000 - Outdoor Equipment							
400 - Bleachers	\$10,506	25	22	5	\$2,101/Itm		Courtyard & Tennis
800 - Shade Structure	\$10,987	15	12	498	\$22.06/SqFt		[2] Green Rm & Woodshop Shade Canopies
840 - Shade Structure	\$15,003	15	12	680	\$22.06/SqFt		Pool Deck Shade Canopy
844 - Shade Structure	\$26,586	15	11	1,205	\$22.06/SqFt		[4] Tennis Court Shade Canopies
876 - Shade Structure	\$6,067	30	27	231	\$26.27/SqFt		Shop Metal Shade Structure- 2018
27000 - Appliances							
700 - Miscellaneous	\$27,018	5	3	24	\$3,377/Itm	(33%)	Kitchen Appliances
701 - Miscellaneous	\$11,808	1	0	1	\$11,808/LS		Appliances (2021 Only)
702 - Stove	\$6,976	20	17	2	\$3,488/Itm		Vulcan 10-Burner & 6-Burner
28000 - Water System							
158 - Backflow Valves	\$5,631	12	0	1	\$5,631/Itm		4" Backflow

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	Current	Useful	Remaining		Cost/		Included Components
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00020 - West Social Center (WC)							
30000 - Miscellaneous							
240 - Maintenance Equipment	\$22,628	20	5	2	\$11,314/Itm		Portable Lifts
00030 - East Social Center (EC)							
01000 - Paving							
112 - Asphalt: Sealing	\$9,712	5	3	87,662	\$.11/SqFt		Parking Lot & N Driveway
212 - Asphalt: Ongoing Repairs	\$6,447	5	3	87,662	\$3.68/SqFt	(2%)	Parking Lot & N Driveway
213 - Asphalt: Ongoing Repairs	\$19,665	2	1	8,000	\$2.46/SqFt	[nr:1]	North Driveway (2022 Only)
312 - Asphalt: Overlay w/ Interlayer	\$50,417	25	10	27,900	\$1.81/SqFt		South Parking Lot
316 - Asphalt: Overlay w/ Interlayer	\$102,573	25	18	56,762	\$1.81/SqFt		West & North Parking Lots & N Driveway
02000 - Concrete							
406 - Pool Deck	\$5,276	2	1	5,661	\$22.63/SqFt	(4%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
112 - Stucco	\$18,165	10	7	13,905	\$1.31/SqFt		Building Exterior
03500 - Painting: Interior							-
112 - Building	\$13,445	10	0	17,350	\$.77/SqFt		All Interior Spaces
04000 - Structural Repairs	, - <i>,</i> -			,	, , , -		
908 - Doors	\$24,374	10	3	58	\$1,681/Itm	(25%)	Exterior/Interior Doors & Access Gates
05000 - Roofing	φ <u>2</u> 1/37 1	10	5	50	¢1/001/100	()	
312 - Low Slope: Vinyl	\$70,681	20	3	207	\$683/Sqrs	(50%)	Building Roof
356 - Low Slope: Vinyl	\$70,681	20	8	207	\$683/Sqrs		Building Roof
938 - Coating	\$11,616	20	3	20,700	\$.56/SqFt		Low Slope Roof Recoating
	\$11,010	J	5	20,700	\$.50/5q1 t		Low Slope Roof Recoacing
08000 - Rehab		20		2	+F7 704/D		Marta Warranta & Outdaan Chausen
206 - Locker Rooms	\$115,569	20	1	2	\$57,784/Rm		Men's, Women's & Outdoor Shower
214 - Restrooms	\$8,615	20	5	1	\$8,615/Rm		Pool Patio Companion Restroom
312 - Restrooms	\$31,519	20	5	2	\$15,759/Rm		Lobby Hallway Restrooms
12000 - Pool							
106 - Resurface	\$21,704	12	1	165	\$132/l.f.		Pool
400 - ADA Chair Lift	\$7,008	10	9	2	\$3,504/Itm		Pool & Spa ADA Chairs
606 - Deck: Re-Surface	\$43,759	15	1	5,661	\$7.73/SqFt		Pool/Spa Deck Coating
734 - Equipment: Replacement	\$20,262	5	1	1	\$40,524/LS		Pool & Spa Equipment
924 - Furniture: Misc	\$7,920	6	4	1	\$7,920/LS		Pool Area Furniture
13000 - Spa							
114 - Resurface	\$5,407	8	1	1	\$5,407/Itm		Spa

	Current	Ucoful	Remaining		Cost/		Included Components
Component	Replacement Cost	Life	Life	Quantity	Cost/ U of M	Treatment	Location
00030 - East Social Center (EC)							
14000 - Recreation							
200 - Exercise: Cardio Equipment	\$27,160	3	2	17	\$6,391/Itm	(25%)	Fitness Room Cardio Machines
300 - Exercise: Strength Equipment	\$38,498	8	2	19	\$4,052/Itm	(50%)	Fitness Room Strength Machines, Etc
720 - Billiard Table	\$18,153	25	0	2	\$9,077/Itm		Billiards Room
17000 - Tennis Court							
110 - Reseal	\$10,296	4	2	14,400	\$.72/SqFt	:	[2] Tennis Courts
510 - Resurface	\$44,782	20	10	14,400	\$3.11/SqFt	:	[2] Tennis Courts
17500 - Basketball / Sport Court							
210 - Seal & Striping	\$19,400	2	0	18,200	\$1.07/SqFt	:	[8] Pickleball Courts
19000 - Fencing							
110 - Chain Link: 6'	\$13,578	30	24	600	\$22.63/l.f.		North Pickleball Court Fencing- 2015
114 - Chain Link: 6'	\$13,578	30	27	600	\$22.63/l.f.		South Pickleball Court Fencing- 2018
130 - Chain Link: 10'	\$21,996	30	10	540	\$40.73/l.f.		Tennis Court Fence
200 - Wrought Iron: 5'	\$15,962	30	5	415	\$38.46/l.f.		Pool Perimeter Fence
20000 - Lighting							
510 - Parking Lot	\$19,800	30	1	7	\$2,829/Itm		Parking Lot Lights
604 - Sports Field / Court	\$26,055	10	8	8	\$3,257/Itm		Pickleball Court Lights
23000 - Mechanical Equipment							
288 - HVAC	\$41,195	15	12	4	\$10,299/Itm		Rooftop Carrier Units- 2018
326 - HVAC	\$19,437	15	3	1	\$19,437/Itm		Rooftop Carrier Unit #3- 2009
356 - HVAC	\$8,456	15	14	1	\$8,456/Itm		Rooftop Carrier Unit #4
384 - HVAC	\$19,437	15	2	1	\$19,437/Itm		Rooftop Carrier Unit #8- 2008
408 - HVAC	\$55,132	15	5	5	\$11,026/Itm		Rooftop Carrier Units- 2011
424 - HVAC	\$17,650	15	12	2	\$8,825/Itm		Rooftop Carrier Units- 2018
24000 - Furnishings							
520 - Miscellaneous	\$29,982	10	4	1	\$29,982/LS		Tables & Chairs
24500 - Audio / Visual							
300 - PA System	\$10,000	10	0	1	\$10,000/Sys	;	Sound Rack- Sound System
744 - Piano	\$9,650	25	9	1	\$9,650/Itm		East Auditorium Yamaha Upright
24600 - Safety / Access							
100 - Fire Equipment	\$19,384	20	4	1	\$19,384/LS		Alarm & Sprinkler System
101 - Fire Equipment	\$7,225	1	0	1	\$7,225/LS	[nr:1]	Pendants (2021 Only)

	Current	Useful	Remaining		Cost/		Included Compone
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00030 - East Social Center (EC)							
25000 - Flooring							
220 - Carpeting	\$23,979	10	0	850	\$28.21/SqYd		East Center Carpet
420 - Tile	\$47,524	20	5	4,200	\$11.32/SqFt		Clubhouse Walls & Floors
421 - Tile	\$6,507	1	0	1	\$6,507/LS		Kitchen Tile (2021 Only)
610 - Tile	\$9,849	15	0	160	\$61.56/SqYd		Art Room, Lobby, Kitchen
27000 - Appliances							
720 - Miscellaneous	\$9,351	5	1	12	\$2,338/Itm	(33%)	Kitchen Appliances
28000 - Water System							
138 - Backflow Valves	\$8,330	12	2	1	\$8,330/Itm		4" Backflow
00040 - Las Campanas (LC)							
01000 - Paving							
116 - Asphalt: Sealing	\$11,105	5	5	70,468	\$.16/SqFt		Parking Lot
117 - Asphalt: Sealing	\$7,720	1	0	48,452	\$.16/SqFt	[nr:1]	East & South Lots (2021 Only)
216 - Asphalt: Ongoing Repairs	\$6,478	5	5	70,468	\$3.68/SqFt	(3%)	Parking Lot
320 - Asphalt: Overlay	\$28,875	25	0	27,246	\$1.06/SqFt		North Parking Lot
324 - Asphalt: Overlay w/ Interlayer	\$80,357	25	14	44,468	\$1.81/SqFt		East Parking Lot
02000 - Concrete							
412 - Pool Deck	\$8,030	2	1	4,731	\$22.63/SqFt	(7.5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
118 - Stucco	\$25,047	10	8	18,180	\$1.38/SqFt		Building Exterior
03500 - Painting: Interior					· · ·		-
118 - Building	\$18,637	10	1	21,900	\$.85/SqFt		All Interior Spaces
04000 - Structural Repairs	, ,,,,,			,	1 / 1 -		
912 - Doors	\$31,939	10	3	76	\$1,681/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing	+01/000				<i>+1,001,10.............</i>		
316 - Low Slope: Vinyl	\$135,215	20	3	198	\$683/Sqrs		Clubhouse & Racquetball Roof
942 - Coating	\$20,573	5	3	19,800	\$1.04/SqFt		Low Slope Roof Recoating
5	Ψ20,575	5	5	19,000	φ1.04/ Sqi t		Low Slope Root Recouling
08000 - Rehab	6176 07F	20	л	r	462 027/D		Man's Waman's & Outdoor Chawer
212 - Locker Rooms 216 - Restrooms	\$126,075	20	4	2	\$63,037/Rm		Men's, Women's & Outdoor Shower
	\$33,114	20	6	2	\$16,557/Rm		Hallway Restrooms
220 - Restrooms	\$16,557	20	6 19	1	\$16,557/Rm		Companion Restroom
318 - Restrooms	\$13,860	20	18 F	2	\$6,930/Rm		Racquetball Court Restrooms
406 - Kitchen	\$8,077	10	5	1	\$8,077/Rm		Clubhouse Kitchen

	Current			0	Cost/		Included Compo	nents
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location	
00040 - Las Campanas (LC)								
08000 - Rehab	45 1 210	25	10	1 200				
560 - Operable Wall/Partition	\$51,319	25	12	1,296	\$39.60/SqFt		[2] Agave	
12000 - Pool								
112 - Resurface	\$41,817	12	1	264	\$158/l.f.		Pool	
416 - ADA Chair Lift	\$8,789	10	0	2	\$4,395/Itm		Pool & Spa ADA Chairs	
612 - Deck: Re-Surface	\$40,116	15	14	4,731	\$8.48/SqFt		Pool/Spa Deck Coating	
738 - Equipment: Replacement	\$24,445	5	1	1	\$48,891/LS		Pool & Spa Equipment	
928 - Furniture: Misc	\$8,582	6	4	1	\$8,582/LS		Pool Area Furniture	
13000 - Spa								
118 - Resurface	\$6,461	8	4	1	\$6,461/Itm		Spa PebbleTec Resurface	
14000 - Recreation								
210 - Exercise: Cardio Equipment	\$35,639	3	2	21	\$6,788/Itm	(25%)	Fitness Center Cardio Machines	
211 - Exercise: Cardio Equipment	\$8,000	1	0	1	\$8,000/LS	[nr:1]	Cybex Arc Trainer (2021 Only)	
310 - Exercise: Strength Equipment	\$38,445	8	2	17	\$4,523/Itm	(50%)	Fitness Center Strength Machines	
17000 - Tennis Court								
120 - Reseal	\$9,876	4	1	14,000	\$.71/SqFt		[2] Tennis Courts	
520 - Resurface	\$39,125	21	18	14,000	\$2.79/SqFt		[2] Tennis Courts	
19000 - Fencing								
140 - Chain Link: 10'	\$23,759	30	10	600	\$39.60/l.f.		Tennis Court Fence	
210 - Wrought Iron: 5'	\$12,116	30	6	315	\$38.46/l.f.		Pool Area Fencing	
20000 - Lighting								
520 - Parking Lot	\$22,628	40	16	8	\$2,829/Itm		North Parking Lot Lights	
560 - Parking Lot	\$36,771	40	29	13	\$2,829/Itm		East Parking Lot Lights	
23000 - Mechanical Equipment								
212 - HVAC	\$157,673	15	2	11	\$14,334/Itm		Rooftop Trane Units- 2008	
292 - HVAC	\$51,796	15	4	4	\$12,949/Itm		Rooftop Carrier Units- 2010	
328 - HVAC	\$10,769	15	8	1	\$10,769/Itm		Rooftop Carrier Unit #16- 2014	
612 - Water Heater	\$11,144	12	0	2	\$5,572/Itm		Rennai Tankless Heaters	
24000 - Furnishings	· ·				· · ·			
900 - Miscellaneous	\$49,375	10	6	1	\$49,375/LS		Tables, Chairs, Misc	
24500 - Audio / Visual	+ , . ,	- 5	•	-	+ ,			
748 - Piano	\$11,412	25	8	1	\$11,412/Itm		Ocotillo Room Yamaha Upright	
804 - Stage Risers	\$23,958	2 <i>5</i> 30	27	1	\$5,989/Itm		Ocotillo Room- New	
Juge Maeis	φ23,330	50	21	4	φ 3,303/1 ΠΠ			
	Current	Ucoful	Remaining		Cost/		Included Components	
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Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location	
00040 - Las Campanas (LC)								
24500 - Audio / Visual								
808 - Stage Risers	\$807	30	18	2	\$404/Itm	I	Ocotillo Room- Older	
832 - Stage Curtains	\$8,069	20	8	2	\$4,035/Itm	I	Ocotillo Room	
900 - Miscellaneous	\$16,680	10	8	1	\$16,680/Sys	;	Ocotillo Room- Sound System & Induction Loop	
24600 - Safety / Access								
210 - Fire Control Misc	\$19,384	20	9	1	\$19,384/LS	;	Fire Alarm System	
211 - Fire Control Misc	\$8,833	1	0	1	\$8,833/LS	[nr:1]	Fire Panel (2021 Only)	
25000 - Flooring								
230 - Carpeting	\$17,189	10	4	430	\$39.97/SqYd	l	Clubhouse Carpet	
236 - Carpeting	\$5,260	10	6	150	\$35.07/SqYd		Juniper Room Only	
430 - Tile	\$41,657	20	4	3,050	\$13.66/SqFt	:	Clubhouse Walls & Floors	
620 - Vinyl	\$83,794	15	1	540	\$155/SqYd	l	Clubhouse	
700 - Hardwood Floors	\$25,349	25	8	1,600	\$15.84/SqFt	:	[2] Racquetball Courts- Replace	
740 - Vinyl	\$34,918	40	39	2,925	\$11.94/SqFt	:	Agave & Ocotillo Floor	
27000 - Appliances								
800 - Miscellaneous	\$19,084	5	3	13	\$4,404/Itm	(33%)	Kitchen Appliances	
801 - Miscellaneous	\$6,850	1	0	1	\$6,850/LS	[nr:1]	Dishwasher/Refrig (2021 Only)	
28000 - Water System								
130 - Backflow Valves	\$7,814	12	2	1	\$7,814/Itm	I	4" Backflow	
00050 - Desert Hills (DH)								
01000 - Paving								
120 - Asphalt: Sealing	\$13,080	5	3	104,016	\$.13/SqFt	:	Drives & Parking	
220 - Asphalt: Ongoing Repairs	\$9,562	5	3	104,016	\$3.68/SqFt	(3%)	Drives & Parking	
328 - Asphalt: Overlay w/ Interlayer	\$187,965	25	18	104,016	\$1.81/SqFt	:	Drives & Parking	
329 - Asphalt: Overlay w/ Interlayer	\$68,777	1	0	1	\$68,777/LS	[nr:1]	Lower Parking Lot (2021 Only)	
02000 - Concrete								
414 - Pool Deck	\$10,151	5	1	5,981	\$22.63/SqFt	(7.5%)	Pool/Spa Area Concrete Repair	
03000 - Painting: Exterior								
124 - Stucco	\$48,757	10	6	30,135	\$1.62/SqFt	:	Building Exterior	
03500 - Painting: Interior								
124 - Building	\$13,885	5	0	26,950	\$1.03/SqFt	(50%)	All Interior Spaces	
04000 - Structural Repairs	, ,			,	, , - 1			
916 - Doors	\$22,693	10	3	54	\$1,681/Itm	(25%)	Exterior & Interior Doors	
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	Current	Useful	Remaining		Cost/		Included Component
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00050 - Desert Hills (DH)							
04500 - Decking/Balconies							
200 - Resurface	\$28,020	18	2	1,778	\$15.76/SqFt		Second Floor Deck
05000 - Roofing							
324 - Low Slope: Vinyl	\$93,558	20	3	137	\$683/Sqrs		Roof Replacement
325 - Low Slope: Vinyl	\$5,860	1	0	1	\$5,860/LS	[nr:1]	Roof Repairs (2021 Only)
946 - Coating	\$14,235	5	1	13,700	\$1.04/SqFt		Low Slope Roof Recoating
08000 - Rehab							
218 - Locker Rooms	\$128,912	28	1	2	\$64,456/Rm		Men's & Women's
222 - Bathrooms	\$16,557	20	1	1	\$16,557/Rm		Add Companion Bathroom
324 - Restrooms	\$31,519	20	2	2	\$15,759/Rm		Auditorium Lobby Restrooms
466 - Cabinets	\$28,964	20	5	40	\$724/l.f.		Countertops & Cabinets
570 - Operable Wall/Partition	\$34,847	21	13	770	\$45.26/SqFt		[4] Room Dividers
12000 - Pool							
118 - Resurface	\$41,185	12	17	260	\$158/l.f.		Pool
404 - ADA Chair Lift	\$12,923	10	6	2	\$6,461/Itm		Pool & Spa Chair Lifts
618 - Deck: Re-Surface	\$193,164	25	21	5,981	\$32.30/SqFt		Pool/Spa Deck Coating
742 - Equipment: Replacement	\$27,335	5	1	1	\$54,669/LS		Pool & Spa Equipment
932 - Furniture: Misc	\$11,880	6	4	1	\$11,880/LS		Pool Area Furniture
13000 - Spa							
122 - Resurface	\$8,704	8	1	1	\$8,704/Itm		Spa
14000 - Recreation	+ - /				+ - / ,		
140 - Sauna: Wood Kit	\$6,461	25	1	1	\$6,461/Rm		Sauna
220 - Exercise: Cardio Equipment	\$18,438	3	1	13	\$5,673/Itm		Fitness Center Cardio Machines
320 - Exercise: Strength Equipment	\$25,012	8	3	11	\$4,548/Itm		Fitness Center Strength Machines
740 - Billiard Table	\$26,492	25	3	3	\$8,831/Itm		Billiards Room Tables
744 - Billiard Table	\$18,153	25	0	2	\$9,077/Itm		Diamond Tables
	<i>410,100</i>	25	Ŭ	-	<i>43,077,1</i>		
17000 - Tennis Court 130 - Reseal	¢10 750	4	1	20 000	¢ 60/625		[4] Tennis Courts
	\$19,752	4	1	28,800	\$.69/SqFt		
19000 - Fencing	100.04						
150 - Chain Link: 10'	\$38,014	30	10	960	\$39.60/l.f.		Tennis Court Fence
20000 - Lighting							
210 - Pole Lights	\$7,722	20	5	7	\$1,103/Itm		Walkway Lights
218 - Landscape	\$10,506	20	13	25	\$420/Itm		Walkway Lights
264 - Bollard Lights	\$20,802	20	13	22	\$946/Itm		Walkway Bollard Lights

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

	Current	llcaful	Remaining		Cost/		Included Components
Component	Replacement Cost	Life	Life	Quantity		Treatment	Location
00050 - Desert Hills (DH)							
20000 - Lighting							
530 - Parking Lot	\$28,002	40	15	11	\$2,546/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
216 - HVAC	\$55,998	15	1	4	\$14,000/Itm		Rooftop Carrier Units- 2005
296 - HVAC	\$36,824	15	1	3	\$12,275/Itm		Rooftop Carrier Units- 2007
332 - HVAC	\$37,822	15	3	3	\$12,607/Itm		Rooftop Carrier Units- 2009
360 - HVAC	\$10,892	15	12	1	\$10,892/Itm		Rooftop Carrier Unit #8- 2018
388 - HVAC	\$38,768	15	7	3	\$12,923/Itm		Rooftop Carrier Units- 2013
412 - HVAC	\$10,626	15	13	1	\$10,626/Itm		Rooftop Carrier Unit #11- 2019
428 - HVAC	\$10,892	15	12	1	\$10,892/Itm		Rooftop Carrier Unit #16- 2018
444 - HVAC	\$4,978	15	13	1	\$4,978/Itm		Ground Level Carrier Unit 17A/B- 2003
446 - HVAC	\$4,738	15	13	1	\$4,738/Itm		Ground Level- Carrier 3-ton Unit
604 - Water Heater	\$7,564	12	4	2	\$3,782/Itm		Pool Equipment Area Water Heaters
632 - Water Heater	\$1,366	15	7	1	\$1,366/Itm		Men's Restroom's Janitor's Closet
24000 - Furnishings							
540 - Miscellaneous	\$25,344	10	4	1	\$25,344/LS		Folding Tables & Chairs
24500 - Audio / Visual							
152 - Projector	\$6,930	10	9	1	\$6,930/Itm		Stage- EIKI
174 - Projection Screen	\$9,044	20	18	1	\$9,044/Itm		Stage- Electric Screen
308 - PA System	\$17,380	10	0	1	\$17,380/Sys		Sound Rack- Sound System
752 - Piano	\$11,134	25	9	1	\$11,134/Itm		Stage Yamaha Upright
820 - Stage Curtains	\$15,543	20	6	2	\$7,771/Itm		Stage Curtains
24600 - Safety / Access							
220 - Fire Control Misc	\$19,384	20	1	1	\$19,384/LS		Fire Alarm System
25000 - Flooring							
240 - Carpeting	\$33,134	10	8	670	\$49.45/SqYd		Clubhouse Carpet
244 - Carpeting	\$7,259	10	0	384	\$18.90/SqYd		Clubhouse Carpet
440 - Tile	\$29,076	20	1	975	\$29.82/SqFt		Clubhouse Walls & Floors
630 - Vinyl	\$16,650	15	2	566	\$29.42/SqYd		Clubhouse Vinyl
710 - Hardwood Floors	\$8,484	50	10	500	\$16.97/SqFt		Stage- Replace
27000 - Appliances							
160 - Ice Machine	\$6,220	10	0	1	\$6,220/Itm		Tennis Courts
740 - Miscellaneous	\$17,687	5	2	13	\$4,082/Itm	(33%)	Kitchen Appliances
	,	-		-	, , ,	-	

	Current	Useful	Remaining		Cost/		Included Components
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00050 - Desert Hills (DH)							
28000 - Water System							
150 - Backflow Valves	\$10,182	12	2	1	\$10,182/Itm		6" Backflow
00060 - Canoa Hills (CH)							
01000 - Paving							
124 - Asphalt: Sealing	\$11,556	5	5	67,354	\$.17/SqFt		Parking Lot
224 - Asphalt: Ongoing Repairs	\$9,907	5	5	67,354	\$3.68/SqFt	(4%)	Parking Lot
332 - Asphalt: Overlay w/ Interlayer	\$125,784	25	0	67,354	\$1.87/SqFt		Parking Lot
02000 - Concrete							
424 - Pool Deck	\$8,079	2	3	5,950	\$22.63/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
130 - Stucco	\$25,194	10	9	10,940	\$2.30/SqFt		Building Exterior
416 - Wrought Iron	\$2,562	4	3	160	\$16.02/l.f.		Pool Perimeter Fence
03500 - Painting: Interior							
130 - Building	\$19,360	10	1	22,750	\$.85/SqFt		All Interior Spaces
04000 - Structural Repairs							
920 - Doors	\$19,752	10	3	47	\$1,681/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
328 - Low Slope: Vinyl	\$131,171	20	9	227	\$578/Sqrs		Building Roof
950 - Coating	\$18,420	5	0	22,700	\$.81/SqFt		Low Slope Roof Recoating
08000 - Rehab	, - <i>,</i> -			,	, - , - <u>,</u> -		
224 - Locker Rooms	\$165,789	20	1	2	\$82,894/Rm		Men's, Women's & Outdoor Shower
330 - Restrooms	\$73,701	20	1	2	\$36,851/Rm		Restrooms
580 - Operable Wall/Partition	\$38,807	25	18	980	\$39.60/SqFt		Saguaro & Palo Verde Divider
12000 - Pool							-
124 - Resurface	\$49,600	12	3	274	\$181/l.f.		Pool
624 - Deck: Re-Surface	\$50,510	10	5	5,950	\$8.49/SqFt		Pool/Spa Deck Coating
746 - Equipment: Replacement	\$28,056	5	2	1	\$56,113/LS		Pool & Spa Equipment
747 - Equipment: Replacement	\$6,109	1	0	- 1	\$6,109/LS		Equipment (2021 Only)
936 - Furniture: Misc	\$11,879	6	4	1	\$11,879/LS		Pool Area Furniture
13000 - Spa	. ,				. , , -		
126 - Resurface	\$5,542	8	5	1	\$5,542/Itm		Spa
14000 - Recreation	+0,012	5	-	-	+ <i>0</i> , <i>0</i> · <u></u> , 1011		-r-
	\$76 947	R	2	16	¢6 736/Itm	(25%)	Fitness Center Cardio Machines
234 - Exercise: Cardio Equipment	\$26,942	3	2	16	\$6,736/Itm	(25%)	Fitness Center Cardio Machines

	Current	Ucoful	Remaining		Cost/		Included Components
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00060 - Canoa Hills (CH)							
14000 - Recreation							
235 - Exercise: Cardio Equipment	\$8,000	1	0	1	\$8,000/LS	[nr:1]	Arc Trainer (2021 Only)
330 - Exercise: Strength Equipment	\$45,256	8	2	20	\$4,526/Itm	(50%)	Fitness Center Strength Machines
17000 - Tennis Court							
140 - Reseal	\$9,430	4	3	14,000	\$.67/SqFt		[2] Tennis Courts
504 - Resurface	\$43,538	21	11	14,000	\$3.11/SqFt		[2] Tennis Courts
19000 - Fencing							
160 - Chain Link: 10'	\$22,967	30	10	580	\$39.60/l.f.		Tennis Court Fence
250 - Wrought Iron: 5'	\$6,154	30	5	160	\$38.46/l.f.		Pool Perimeter Fence
20000 - Lighting							
220 - Pole Lights	\$67,885	40	15	24	\$2,829/Itm		Parking Lot & Walkway Lights
23000 - Mechanical Equipment							
220 - HVAC	\$51,300	15	2	6	\$8,550/Itm		Rooftop Carrier Units- 2007
230 - HVAC	\$8,550	15	0	1	\$8,550/Itm		Rooftop Carrier Unit #4- 2021
340 - HVAC	\$8,550	15	0	1	\$8,550/Itm		Rooftop Carrier Unit #5- 2005
364 - HVAC	\$8,740	15	0	1	\$8,740/Itm		Rooftop Carrier Unit #10- 2006
600 - Water Heater	\$13,577	12	4	1	\$13,577/Itm		Pool Eq Room Heater & Tank
24000 - Furnishings							
560 - Miscellaneous	\$13,553	10	3	1	\$13,553/LS		Folding Tables & Chairs
620 - Miscellaneous	\$9,051	12	1	1	\$9,051/LS		Lobby Furniture
24500 - Audio / Visual							
156 - Projector	\$1,313	10	3	1	\$1,313/Itm		Saguaro Room- Panasonic
166 - Projection Screen	\$17,630	20	18	1	\$17,630/Itm		Saguaro Room- Electric Screen
316 - PA System	\$16,565	10	8	1	\$16,565/Sys		Sound Rack- Sound System
330 - Miscellaneous	\$17,380	30	15	1	\$17,380/Sys		Sound Rack- Total Induction Loop
756 - Piano	\$8,398	25	4	1	\$8,398/Itm		Saguaro Room Yamaha Upright
812 - Stage Risers	\$3,993	30	2	288	\$13.86/SqFt		[6] Saguaro Room Risers
828 - Stage Curtains	\$14,986	20	11	2	\$7,493/Itm		Saguaro Stage Curtains
24600 - Safety / Access							
230 - Fire Control Misc	\$19,384	20	5	1	\$19,384/LS		Fire Alarm System
25000 - Flooring							
250 - Carpeting	\$5,125	10	9	122	\$42.01/SqYd		Mesquite Room
254 - Carpeting	\$17,559	10	2	418	\$42.01/SqYd		Clubhouse Carpeting
450 - Tile	\$88,436	20	1	6,475	\$13.66/SqFt		Clubhouse Walls & Floors

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

	Current	Ucoful	Remaining		Cost/		Included Componen
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00060 - Canoa Hills (CH)							
25000 - Flooring							
720 - Hardwood Floors	\$104,351	40	9	6,150	\$16.97/SqFt		Wood Floor- Replace
750 - Hardwood Floors	\$20,844	10	9	6,150	\$3.39/SqFt		Wood Floor- Refinish
26000 - Outdoor Equipment							
302 - Bocce Ct. Resurface	\$8,615	10	9	4	\$2,154/Itm		Bocce Ball Courts
848 - Shade Structure	\$4,413	15	1	200	\$22.06/SqFt		Tennis Court Shade Canopy
852 - Shade Structure	\$17,650	15	11	800	\$22.06/SqFt		[4] Bocce Court Shade Canopies
856 - Shade Structure	\$3,782	30	13	144	\$26.27/SqFt		Metal Roofed Shade Structure
872 - Shade Structure	\$9,981	25	21	1	\$9,981/Itm		Pool Area Wood Gazebo Structure
27000 - Appliances							
760 - Miscellaneous	\$23,919	5	2	18	\$3,987/Itm	(33%)	Kitchen Appliances
28000 - Water System							
154 - Backflow Valves	\$10,182	12	2	1	\$10,182/Itm		6" Backflow
00070 - Santa Rita Springs (SRS)							
01000 - Paving							
128 - Asphalt: Sealing	\$9,980	5	0	80,636	\$.12/SqFt		Parking Lots
228 - Asphalt: Ongoing Repairs	\$7,413	5	1	80,636	\$3.68/SqFt	(3%)	Parking Lots
336 - Asphalt: Overlay w/ Interlayer	\$105,508	25	1	58,386	\$1.81/SqFt		North & East Parking Lots
340 - Asphalt: Overlay w/ Interlayer	\$40,207	25	1	22,250	\$1.81/SqFt		South Parking Lot
02000 - Concrete							
430 - Pool Deck	\$10,330	2	2	5,975	\$28.81/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
136 - Stucco	\$44,977	10	6	28,540	\$1.58/SqFt		Building Exterior
400 - Wrought Iron	\$12,541	4	1	1,758	\$7.13/l.f.		Pool Fence, Metal Railings
03500 - Painting: Interior							
136 - Building	\$30,211	10	1	35,500	\$.85/SqFt		All Interior Spaces
04000 - Structural Repairs	. ,			,			·
600 - Metal Railings	\$23,932	10	1	1,410	\$33.95/l.f.	(50%)	Deck, Stair & Bridge Railings
924 - Doors	\$27,736	10	3	66	\$1,681/Itm		Exterior & Interior Doors
04500 - Decking/Balconies	<i>+=:,:30</i>		5		+ = , = = = , = = , = = ,	. ,	
206 - Resurface	\$110,299	20	12	12,664	\$8.71/SqFt		Elastomeric Deck- Resurface
300 - Repairs	\$25,812	20	2	12,664	\$8.71/SqFt \$2.04/SqFt		Elastomeric Deck- Seal/Repair
	φ 2 3,012	J	2	12,004	φ∠ιυ Կ /3ΥΓι		Enstoment Deck Scalitepan

	Current	Ucoful	Remaining		Cost/		Included Components
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
05000 - Roofing							
336 - Low Slope: Vinyl	\$39,293	20	3	68	\$578/Sqrs		Building Roof
604 - Pitched: Tile	\$57,364	30	8	84	\$683/Sqrs		Building Roof
954 - Coating	\$21,012	5	3	6,800	\$3.09/SqFt		Low Slope Roof Recoating
08000 - Rehab							
230 - Locker Rooms	\$126,075	20	2	2	\$63,037/Rm		Men's, Women's & Outdoor Shower
336 - Restrooms	\$52,441	20	4	5	\$10,488/Rm		Restrooms
412 - Kitchen	\$4,356	20	4	1	\$4,356/Rm		Art Kitchenette
472 - Cabinets	\$19,517	20	2	2	\$9,758/Rm		Art & Clay Counters & Cabinets
12000 - Pool							
130 - Resurface	\$31,226	10	2	240	\$130/l.f.		Pool
408 - ADA Chair Lift	\$3,481	10	8	1	\$3,481/Itm		Pool Area ADA Lift
630 - Deck: Re-Surface	\$37,315	15	0	5,975	\$6.25/SqFt		Pool/Spa Deck Coating
750 - Equipment: Replacement	\$27,675	5	2	1	\$55,350/LS	(50%)	Pool & Spa Equipment
940 - Furniture: Misc	\$7,920	6	4	1	\$7,920/LS		Pool Area Furniture
13000 - Spa							
130 - Resurface	\$7,905	8	0	1	\$7,905/Itm		Spa
14000 - Recreation							
240 - Exercise: Cardio Equipment	\$18,805	3	3	12	\$6,268/Itm	(25%)	Fitness Center Cardio Machines
241 - Exercise: Cardio Equipment	\$11,200	1	0	1	\$11,200/LS	[nr:1]	Equipment (2021 Only)
340 - Exercise: Strength Equipment	\$32,307	8	2	18	\$3,590/Itm	(50%)	Fitness Center Strength Machines
19000 - Fencing							
220 - Wrought Iron: 5'	\$11,154	30	0	348	\$32.05/l.f.		Pool Perimeter Fence
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$23,114	25	7	40	\$578/Itm		Wall & Wall Top Lantern Lights
230 - Pole Lights	\$16,688	25	7	10	\$1,669/Itm		Bridge Lights
280 - Pole Lights	\$6,566	25	7	5	\$1,313/Itm		2nd Level Deck- Pole Lights
23000 - Mechanical Equipment							
232 - HVAC	\$29,785	15	7	6	\$4,964/Itm		Miscellaneous Units- 2013
312 - HVAC	\$6,803	15	10	1	\$6,803/Itm		Carrier Unit #8- 2016
316 - HVAC	\$6,803	15	12	1	\$6,803/Itm		Carrier Unit #3- 2018
344 - HVAC	\$13,577	15	13	2	\$6,788/Itm		Carrier Units- 2019
368 - HVAC	\$15,759	15	6	2	\$7,880/Itm		Carrier Units- 2012
392 - HVAC	\$11,682	15	12	2	\$5,841/Itm		Carrier Units- 2018
2772 00/12/2021 05 0107225 12 2022 UDW-CV/C							

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

			Remaining		Cost/		Included Componen
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
23000 - Mechanical Equipment							
416 - HVAC	\$7,880	15	10	1	\$7,880/Itm		Carrier Unit #7- 2016
436 - HVAC	\$7,880	15	8	1	\$7,880/Itm		Carrier Unit #11- 2014
448 - HVAC	\$98,458	15	12	8	\$12,307/Itm		Rooftop Carrier Units- 2018
452 - HVAC	\$30,284	15	1	2	\$15,142/Itm		Carrier Units- 2007
616 - Water Heater	\$9,981	12	8	1	\$9,981/Itm		Bradford White Water Heater
23500 - Elevator							
200 - Modernize/Overhaul	\$128,176	25	23	1	\$128,176/Itm		Anza Building Elevator
300 - Cab Rehab	\$18,817	20	18	1	\$18,817/Itm		Anza Elevator Cab
24000 - Furnishings							
600 - Miscellaneous	\$57,928	10	0	1	\$57,928/LS		Anza Room Furniture
24500 - Audio / Visual							
160 - Projector	\$1,313	4	1	3	\$1,313/Itm	(33%)	Projectors
170 - Projection Screen	\$9,035	20	3	1	\$9,035/Itm		Anza Room
324 - PA System	\$17,380	10	0	1	\$17,380/Sys		Anza Room- Sound System
760 - Piano	\$7,310	25	17	1	\$7,310/Itm		Anza Room Kawai Upright
24600 - Safety / Access							
240 - Fire Control Misc	\$32,307	20	4	1	\$32,307/LS		Fire Alarm System
241 - Fire Control Misc	\$9,400	1	0	1	\$9,400/LS	[nr:1]	Sprinkler Pendants (2021 Only)
25000 - Flooring							
260 - Carpeting	\$55,965	10	1	1,400	\$39.97/SqYd		Anza, Fiesta, Computer, Office
270 - Carpeting	\$15,990	10	1	400	\$39.97/SqYd		Kino, Fitness, Office Areas
460 - Tile	\$24,926	20	1	1,825	\$13.66/SqFt		Clubhouse Walls & Floors
730 - Hardwood Floors	\$26,767	40	15	2,150	\$12.45/SqFt		Anza & Santa Cruz- Replace
760 - Hardwood Floors	\$14,592	10	5	2,150	\$6.79/SqFt		Anza & Santa Cruz- Refinish
26000 - Outdoor Equipment							
804 - Shade Structure	\$2,206	15	9	100	\$22.06/SqFt		Small Shade Canopy
820 - Shade Structure	\$13,238	15	5	600	\$22.06/SqFt		NW of Pool- Large Shade Canopy
824 - Shade Structure	\$9,928	15	7	450	\$22.06/SqFt		Pool Equip Encl Shade Canopy
27000 - Appliances							
780 - Miscellaneous	\$12,341	5	2	10	\$3,702/Itm	(33%)	Kitchen Appliances
781 - Miscellaneous	\$2,000	1	0	1	\$2,000/LS		Range (2021 Only)
28000 - Water System					• •		
142 - Backflow Valves	\$9,210	12	9	1	\$9,210/Itm		4" Backflow #1
2772 08/12/2021 v5.0:6733c.12.2022 UDwoSV.6.					· · ·		

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

	Current	Useful	Remaining		Cost/		Included Components
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
28000 - Water System							
146 - Backflow Valves	\$6,795	12	11	1	\$6,795/Itm		4" Backflow #2
00080 - Canoa Ranch (CR)							
01000 - Paving							
132 - Asphalt: Sealing	\$11,227	5	2	64,068	\$.18/SqFt		Drives & Parking
246 - Asphalt: Ongoing Repairs	\$5,890	5	2	64,068	\$3.68/SqFt	(3%)	Drives & Parking
254 - Asphalt: Ongoing Repairs	\$7,432	5	3	18,768	\$.40/SqFt		Seal, Crack Fill, Stripe
342 - Asphalt: Overlay w/ Interlayer	\$115,776	25	12	64,068	\$1.81/SqFt		Drives & Parking
343 - Asphalt: Overlay w/ Interlayer	\$49,930	1	0	1	\$49,930/LS	[nr:1]	2021 Only
02000 - Concrete							
418 - Pool Deck	\$2,784	5	5	2,650	\$21.01/SqFt	(5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
142 - Stucco	\$13,646	10	7	14,760	\$.92/SqFt		Building Exterior
406 - Wrought Iron	\$6,251	4	2	614	\$10.18/l.f.		Metal Fencing & Railings
3500 - Painting: Interior							
142 - Building	\$16,685	10	1	26,200	\$.64/SqFt		All Interior Spaces
04000 - Structural Repairs							
606 - Metal Railings	\$9,899	20	7	350	\$28.28/l.f.		Parking & Pickleball
928 - Doors	\$16,810	10	3	40	\$1,681/Itm	(25%)	Exterior & Interior Doors
932 - Doors	\$54,308	20	7	3	\$18,103/Itm		Pool East Patio Doors
5000 - Roofing							
200 - Low Slope: BUR	\$55,893	20	7	133	\$420/Sqrs		Building Roof
608 - Pitched: Tile	\$30,731	30	17	45	\$683/Sqrs		Building Roof
958 - Coating	\$21,111	5	3	13,300	\$1.59/SqFt		Low Slope Roof Recoating
)8000 - Rehab							
226 - Locker Rooms	\$136,581	20	7	2	\$68,291/Rm		Men's, Women's & Pool Area Shower
234 - Restrooms	\$16,557	20	2	1	\$16,557/Rm		Companion Restroom Remodel
12000 - Pool	+ , - 2 ,	_,	-	-	,,,		F
136 - Resurface	\$40,551	12	7	256	\$158/l.f.		Pool
412 - ADA Chair Lift	\$11,390	10	8	1	\$11,390/Itm		Spa ADA Chair- Repl in 2019
416 - ADA Chair Lift	\$10,173	10	0	1	\$10,173/Itm		Pool ADA Chair- Repl in 2021
636 - Deck: Re-Surface	\$40,731	15	1	2,650	\$15.37/SqFt		Pool Area Decking
754 - Equipment: Replacement	\$21,871	5	1	2,050	\$43,743/LS		Pool & Spa Equipment

	Current	Ucoful	Remaining		Cost/		Included Components
Component	Replacement Cost	Life		Quantity	U of M	Treatment	Location
00080 - Canoa Ranch (CR)							
13000 - Spa							
134 - Resurface	\$5,184	8	7	1	\$5,184/Itm		Spa
14000 - Recreation							
250 - Exercise: Cardio Equipment	\$23,111	3	3	14	\$6,603/Itm	(25%)	Fitness Center Cardio Machines
251 - Exercise: Cardio Equipment	\$15,000	1	0	1	\$15,000/LS	[nr:1]	Cardio Machines (2021 Only)
350 - Exercise: Strength Equipment	\$58,796	8	2	25	\$4,704/Itm	(50%)	Fitness Center Strength Machines, Etc
17500 - Basketball / Sport Court							
220 - Seal & Striping	\$6,613	4	3	8,650	\$.76/SqFt		[4] Pickleball Courts
224 - Seal & Striping	\$3,572	4	2	2,690	\$1.33/SqFt		Basketball 1/2 Court
19000 - Fencing							
100 - Chain Link	\$26,749	30	19	788	\$33.95/l.f.		Pickleball & Basketball Courts
230 - Wrought Iron: 6'	\$10,753	30	17	264	\$40.73/l.f.		Patio Perimeter
23000 - Mechanical Equipment							
100 - HVAC	\$17,225	18	5	435	\$39.60/l.f.		[5] Pool Area Fabric Ducts
236 - HVAC	\$81,318	15	2	6	\$13,553/Itm		Rooftop HVAC Units- 2008
508 - Swamp Cooler	\$16,971	15	2	5	\$3,394/Itm		Rooftop Evaporative Coolers- 2008
636 - Water Heater	\$11,557	15	4	2	\$5,778/Itm		Shop
24000 - Furnishings							
540 - Miscellaneous	\$8,800	10	0	1	\$8,800/LS		Tables & Chairs
24500 - Audio / Visual							
164 - Projector	\$1,313	10	3	1	\$1,313/Itm		Amado Room- EIKI
24600 - Safety / Access							
250 - Fire Control Misc	\$19,384	20	7	1	\$19,384/LS		Fire Alarm System
25000 - Flooring							
280 - Carpeting	\$19,776	10	7	660	\$29.96/SqYd		All Spaces
470 - Tile	\$63,110	20	0	2,231	\$28.29/SqFt		Clubhouse Walls & Floors
26000 - Outdoor Equipment							
462 - Drinking Fountain	\$8,825	15	3	3	\$2,942/Itm		Drinking Fountains
808 - Shade Structure	\$11,032	15	5	500	\$22.06/SqFt		[3] Shade Canopies
27000 - Appliances							
248 - Ice Machine	\$6,220	10	0	1	\$6,220/Itm		Pickleball Courts
28000 - Water System							
162 - Backflow Valves	\$14,473	12	10	1	\$14,473/Itm		8" Backflow

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

	Current	Ucoful	Remaining		Cost/			Included Components
Component	Replacement Cost	Life	Life	Quantity	Cost/ U of M	Treatment	Location	
00090 - Abrego South (AS)								
01000 - Paving								
147 - Asphalt: Sealing	\$2,335	5	0	14,200	\$.16/SqFt	[nr:1]	2020 Addition Area (2021 Only)	
232 - Asphalt: Ongoing Repairs	\$7,493	5	3	18,768	\$.40/SqFt		2019 Replacement Area	
236 - Asphalt: Ongoing Repairs	\$5,989	5	5	15,000	\$.40/SqFt		2020 Addition Area	
348 - Asphalt: Overlay w/ Interlayer	\$37,822	25	23	18,768	\$2.02/SqFt		2019 Replacement Area	
352 - Asphalt: Overlay w/ Interlayer	\$30,229	25	24	15,000	\$2.02/SqFt		2020 Addition Area	
02000 - Concrete								
442 - Pool Deck	\$6,297	2	3	5,565	\$22.63/SqFt	(5%)	Pool/Spa Area Concrete Repair	
03000 - Painting: Exterior								
200 - Surface Restoration	\$9,444	10	7	7,191	\$1.31/SqFt		Exterior Surfaces	
04000 - Structural Repairs								
936 - Doors	\$6,724	10	3	16	\$1,681/Itm	(25%)	Exterior & Interior Doors	
05000 - Roofing								
360 - Low Slope: Vinyl	\$28,314	20	10	49	\$578/Sqrs		Pool Building Roofs	
962 - Coating	\$4,996	5	3	4,900	\$1.02/SqFt		Low Slope Roof Recoating	
08000 - Rehab				·				
236 - Locker Rooms	\$73,544	20	5	2	\$36,772/Rm		Men's & Women's	
342 - Restrooms	\$31,519	20	6	2	\$15,759/Rm		Restrooms	
12000 - Pool								
140 - Resurface	\$23,081	12	5	170	\$136/l.f.		Pool	
422 - ADA Chair Lift	\$4,056	10	8	1	\$4,056/Itm		Pool ADA Lift	
642 - Deck: Re-Surface	\$47,242	10	0	5,565	\$8.49/SqFt		Pool/Spa Deck Coating	
758 - Equipment: Replacement	\$17,630	5	1	1	\$35,260/LS		Pool & Spa Equipment	
944 - Furniture: Misc	\$7,354	6	4	1	\$7,354/LS		Pool Area Furniture	
13000 - Spa								
138 - Resurface	\$5,043	8	1	1	\$5,043/Itm		Spa	
418 - ADA Chair Lift	\$4,791	10	6	1	\$4,791/Itm		Spa ADA Lift	
19000 - Fencing								
900 - Miscellaneous	\$7,297	20	10	258	\$28.28/l.f.		Pool Perimeter Wall/Fence	
20000 - Lighting	T · /-27	_,			+======================================			
240 - Pole Lights	\$10,862	20	5	8	\$1,358/Itm		Shuffleboard Lights	
5	410,00Z	20	5	0	φ 1 ,550,100			
23000 - Mechanical Equipment 240 - HVAC	\$21,538	15	5	2	\$10,769/Itm		Rooftop Carrier Units- 2011	
2TO TIVAC	φ21,330	13	J	2	φ10,709/10H		Notitop Carrier Onits- 2011	

	Current	Heaful	Remaining		Cost/			Included Components
Component	Replacement Cost	Life	Life	Quantity	Cost/ U of M	Treatment	Location	
00090 - Abrego South (AS)								
26000 - Outdoor Equipment								
480 - Drinking Fountain	\$3,152	20	5	1	\$3,152/Itm		Drinking Fountain	
812 - Shade Structure	\$12,444	15	11	564	\$22.06/Itm		[3] Volleyball Shade Canopies	
880 - Shade Structure	\$5,825	15	8	264	\$22.06/SqFt		Pool Shade Canopy	
900 - Shuffleboard Court	\$15,892	8	4	3,744	\$4.24/SqFt		[12] Shuffleboard Courts	
910 - Miscellaneous	\$31,519	7	4	3,500	\$9.01/SqFt		[2] Volleyball Court Sand	
00100 - Continental Vistas (CV)								
01000 - Paving								
404 - Asphalt: Overlay	\$18,552	20	19	6,726	\$2.76/SqFt		Parking Lot	
02000 - Concrete								
448 - Pool Deck	\$7,941	2	2	4,748	\$27.87/SqFt	(6%)	Pool/Spa Area Concrete Repair	
03000 - Painting: Exterior								
120 - Surface Restoration	\$5,825	10	6	3,600	\$1.62/SqFt		Recreation Building & Walls	
05000 - Roofing								
340 - Low Slope: Vinyl	\$22,000	20	0	20	\$1,100/Sqrs		Pool Building Roof	
612 - Pitched: Tile	\$14,000	30	0	13	\$1,077/Sqrs		Pool Building Roof	
966 - Coating	\$5,883	5	4	2,000	\$2.94/SqFt		Low Slope Roof Recoating	
08000 - Rehab								
242 - Locker Rooms	\$65,677	20	16	2	\$32,838/Rm		Men's & Women's	
246 - Bathrooms	\$19,384	20	16	1	\$19,384/Rm		Companion Restroom	
12000 - Pool								
146 - Resurface	\$27,714	12	9	180	\$154/l.f.		Pool	
648 - Deck: Re-Surface	\$26,323	15	0	4,748	\$5.54/SqFt		Pool/Spa Deck Coating	
762 - Equipment: Replacement	\$18,326	5	1	1	\$36,651/LS	(50%)	Pool & Spa Equipment	
948 - Furniture: Misc	\$7,354	6	1	1	\$7,354/LS		Pool Area Furniture	
13000 - Spa								
142 - Resurface	\$7,561	8	0	1	\$7,561/Itm		Spa	
23000 - Mechanical Equipment								
244 - HVAC	\$8,142	15	13	1	\$8,142/Itm		Rooftop Carrier Unit #3- 2004	
248 - HVAC	\$27,999	15	7	2	\$14,000/Itm		Rooftop Carrier Units- 2013	
800 - Water Heater	\$5,253	12	4	1	\$5,253/Itm		Building Water Heater	
25000 - Flooring								
640 - Vinyl	\$18,026	10	6	125	\$144/SqYd		Rec Room Sport Flooring	
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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	Included Components
00110 - Madera Vista (MV)								
01000 - Paving								
408 - Asphalt: Major Repairs	\$55,235	25	11	9,772	\$5.65/SqFt		Parking Lot	
02000 - Concrete								
454 - Pool Deck	\$6,359	2	1	4,008	\$21.15/SqFt	(7.5%)	Pool/Spa Area Concrete Repair	
03000 - Painting: Exterior								
206 - Surface Restoration	\$6,842	10	7	4,020	\$1.70/SqFt		Exterior Surfaces	
05000 - Roofing								
616 - Pitched: Tile	\$29,200	30	0	39	\$749/Sqrs		Pool Building Roof	
08000 - Rehab								
248 - Restrooms	\$15,759	20	18	2	\$7,880/Rm		Men's & Women's	
480 - Shower	\$8,615	15	1	1	\$8,615/LS		Outdoor Pool Shower	
12000 - Pool								
154 - Resurface	\$21,180	12	7	156	\$136/l.f.		Pool	
654 - Deck: Re-Surface	\$34,024	15	3	4,008	\$8.49/SqFt		Pool/Spa Deck Coating	
766 - Equipment: Replacement	\$16,816	5	2	1	\$33,632/LS	(50%)	Pool & Spa Equipment	
952 - Furniture: Misc	\$7,354	6	4	1	\$7,354/LS		Pool Area Furniture	
13000 - Spa								
146 - Resurface	\$4,728	8	3	1	\$4,728/Itm		Spa	
17000 - Tennis Court								
540 - Reseal	\$4,938	4	2	7,200	\$.69/SqFt		Tennis Court	
19000 - Fencing								
170 - Chain Link: 10'	\$14,183	30	10	360	\$39.40/l.f.		Tennis Court Fence	
240 - Wrought Iron: 6'	\$15,478	30	5	380	\$40.73/l.f.		Pool Perimeter Fence	
20000 - Lighting								
250 - Sports Field / Court	\$10,506	20	18	4	\$2,627/Itm		Tennis Court Lights	
25000 - Flooring								
434 - Tile	\$10,447	20	19	1	\$10,447/LS		Recreation Room & Storage	
26000 - Outdoor Equipment								
816 - Shade Structure	\$5,825	15	10	264	\$22.06/SqFt		Pool Shade Canopy	
834 - Shade Structure	\$7,413	15	10	336	\$22.06/SqFt		Pool Equip Shade Canopy	
00120 - Casa Paloma I (CPI)								
01000 - Paving								
412 - Asphalt: Major Repairs	\$40,290	25	2	7,128	\$5.65/SqFt		Parking Areas	

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

	Current	Ucoful	Remaining		Cost/		Included Components
Component	Replacement Cost	Life		Quantity	Cost/ U of M	Treatment	Location
00120 - Casa Paloma I (CPI)							
02000 - Concrete							
460 - Pool Deck	\$11,472	2	3	6,128	\$22.63/SqFt	(8%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
212 - Surface Restoration	\$9,810	10	5	7,470	\$1.31/SqFt	:	Exterior Surfaces
05000 - Roofing							
344 - Low Slope: Vinyl	\$35,248	20	3	61	\$578/Sqrs	;	Pool Building Roofs
970 - Coating	\$14,499	5	3	6,100	\$2.38/SqFt	:	Low Slope Roof Recoating
08000 - Rehab							
254 - Locker Rooms	\$107,625	20	19	2	\$53,812/Rm	I	Men's, Women's & Outdoor Shower
256 - Restrooms	\$5,125	20	19	1	\$5,125/Rm	I	Unisex Restroom
418 - Kitchen	\$7,354	20	10	1	\$7,354/Rm	I	Clubhouse Kitchen
12000 - Pool							
160 - Resurface	\$27,154	12	7	200	\$136/l.f.		Pool
660 - Deck: Re-Surface	\$52,021	15	1	6,128	\$8.49/SqFt	:	Pool/Spa Deck Coating
770 - Equipment: Replacement	\$20,667	5	2	1	\$41,334/LS	(50%)	Pool & Spa Equipment
956 - Furniture: Misc	\$7,354	6	4	1	\$7,354/LS		Pool Area Furniture
13000 - Spa							
150 - Resurface	\$5,719	8	7	1	\$5,719/Itm	I	Spa
23000 - Mechanical Equipment							
256 - HVAC	\$17,650	15	5	2	\$8,825/Itm	I	Rooftop Carrier Units- 2011
25000 - Flooring							
424 - Tile	\$11,275	20	19	1	\$11,275/LS	;	Rec Rm, Unisex RR, Kitchen, Storage
26000 - Outdoor Equipment							
316 - Shuffleboard Court	\$8,825	8	6	1,980	\$4.46/SqFt	:	[6] Shuffleboard Courts
826 - Shade Structure	\$8,142	30	24	310	\$26.27/SqFt	:	Pool Equip Shade Structure
00130 - Casa Paloma II (CPII)							
02000 - Concrete							
466 - Pool Deck	\$9,832	2	2	4,933	\$33.22/SqFt	(6%)	Pool/Spa Area Concrete Repair
04000 - Structural Repairs							
952 - Doors	\$5,883	10	3	14	\$1,681/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
348 - Low Slope: Vinyl	\$33,500	20	0	53	\$632/Sqrs	;	Pool Building Roofs
974 - Coating	\$7,769	5	3	5,300	\$1.47/SqFt		Low Slope Roof Recoating

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

			Remaining		Cost/			Included Components
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location	
00130 - Casa Paloma II (CPII)								
08000 - Rehab				_				
260 - Locker Rooms	\$73,544	20	1	2	\$36,772/Rm		Men's & Women's	
424 - Kitchen	\$7,354	20	3	1	\$7,354/Rm		Clubhouse Kitchen	
12000 - Pool								
166 - Resurface	\$24,439	10	5	180	\$136/l.f.		Pool	
666 - Deck: Re-Surface	\$41,876	15	1	4,933	\$8.49/SqFt		Pool/Spa Deck Coating	
774 - Equipment: Replacement	\$20,041	5	1	1	\$40,081/LS		Pool & Spa Equipment	
960 - Furniture: Misc	\$7,354	6	4	1	\$7,354/LS		Pool Area Furniture	
13000 - Spa								
154 - Resurface	\$5,222	8	5	1	\$5,222/Itm		Spa	
20000 - Lighting								
260 - Pole Lights	\$10,862	30	0	8	\$1,358/Itm		Shuffleboard Lights	
23000 - Mechanical Equipment								
272 - HVAC	\$17,650	15	5	2	\$8,825/Itm		Rooftop Carrier Units- 2011	
25000 - Flooring								
200 - Carpeting	\$3,615	10	9	1,284	\$2.82/SqFt		Recreation Room	
400 - Tile	\$3,772	20	19	281	\$13.42/SqFt		Kitchenette & Storage Closet	
26000 - Outdoor Equipment								
304 - Shuffleboard Court	\$8,251	8	4	1,980	\$4.17/SqFt		[6] Courts Resurface & Recoat	
860 - Shade Structure	\$6,487	15	10	294	\$22.06/SqFt		Pool Equip Shade Canopy	
00140 - Abrego North (AN)								
01000 - Paving								
420 - Asphalt: Major Repairs	\$79,727	25	2	14,105	\$5.65/SqFt		Parking Area	
02000 - Concrete							-	
472 - Pool Deck	\$6,141	5	2	4,523	\$22.63/SqFt	(6%)	Pool/Spa Area Concrete Repair	
03000 - Painting: Exterior	. ,			,				
218 - Surface Restoration	\$7,738	10	5	5,892	\$1.31/SqFt		Exterior Surfaces	
04000 - Structural Repairs	<i></i>		0	0,001	+ = : 0 = / 0 q: 0			
820 - Shed	\$10,047	10	9	1	\$10,047/Itm		Shed	
	φ10,0 4 7	10	2	T	φ10,047/1UΠ		Silea	
05000 - Roofing	A10 10F	20	-	24			Deal Duilding Deef	
352 - Low Slope: Vinyl	\$12,135	20	5	21	\$578/Sqrs		Pool Building Roof	
978 - Coating	\$2,395	5	3	2,100	\$1.14/SqFt		Low Slope Roof Recoating	

	Current	Useful	Remaining		Cost/			Included Components
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location	
00140 - Abrego North (AN)								
08000 - Rehab								
238 - Restrooms	\$16,557	20	2	1	\$16,557/Rm		Companion Restroom Remodel	
266 - Locker Rooms	\$73,544	20	5	2	\$36,772/Rm		Men's & Women's	
270 - General	\$9,447	20	16	795	\$11.88/SqFt		Recreation Room Tile- 2017	
12000 - Pool								
172 - Resurface	\$31,228	10	5	230	\$136/l.f.		Pool	
426 - ADA Chair Lift	\$12,923	10	6	2	\$6,461/Itm		Pool & Spa	
778 - Equipment: Replacement	\$20,041	5	1	1	\$40,081/LS	(50%)	Pool & Spa Equipment	
964 - Furniture: Misc	\$7,354	6	1	1	\$7,354/LS		Pool Area Furniture	
13000 - Spa								
158 - Resurface	\$5,542	8	3	1	\$5,542/Itm		Spa	
23000 - Mechanical Equipment								
200 - HVAC	\$6,250	15	14	1	\$6,250/Itm		HVAC	
400 - HVAC	\$12,454	15	14	2	\$6,227/Itm		Rooftop Rheem Units- 2005	
26000 - Outdoor Equipment								
864 - Shade Structure	\$9,639	30	22	367	\$26.27/SqFt		Pool Equip Shade Structure	
868 - Shade Structure	\$8,340	15	11	378	\$22.06/SqFt		[3] Pool Shade Canopies	
00200 - Pickleball Center								
01000 - Paving								
170 - Asphalt: Sealing	\$6,885	5	0	39,629	\$.17/SqFt		Parking Lot	
270 - Asphalt: Ongoing Repairs	\$1,457	5	5	39,629	\$3.68/SqFt	(1%)	Parking Lot	
370 - Asphalt: Overlay w/ Interlayer	\$71,613	25	24	39,629	\$1.81/SqFt		Parking Lot	
04000 - Structural Repairs								
912 - Doors	\$5,740	20	19	7	\$1,640/Itm	(50%)	Building Doors	
05000 - Roofing								
370 - Low Slope: Single-Ply	\$8,195	15	14	12	\$683/Sqrs		Center Roof	
08000 - Rehab								
100 - General	\$5,125	10	9	1	\$5,125/LS		Office, Storage, Breezeway	
226 - Restrooms	\$15,375	10	9	2	\$7,687/Rm		Restrooms	
17500 - Basketball / Sport Court								
200 - Seal & Striping	\$39,680	2	1	54,600	\$.73/SqFt		[24] Pickleball Courts	
19000 - Fencing	. ,							
174 - Chain Link: 4'	\$26,088	25	24	1,414	\$18.45/l.f.		Court Fences	
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2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

Component	<i>Current</i> Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M T	Freatment	Included Components
00200 - Pickleball Center							
19000 - Fencing							
178 - Chain Link: 8'	\$61,369	25	24	1,871	\$32.80/l.f.		Court Fences
780 - Gates	\$15,211	20	19	53	\$287/Itm		Court Gates
23000 - Mechanical Equipment							
470 - HVAC	\$8,764	15	14	3	\$2,921/Itm		Mini-split Units
870 - Septic System	\$7,687	20	19	1	\$7,687/Sys		Septic System
24000 - Furnishings							
570 - Miscellaneous	\$20,500	10	9	1	\$20,500/LS		Interior/Exterior Furniture
970 - Miscellaneous	\$7,969	10	9	900	\$8.85/SqFt		Artificial Turf
974 - Miscellaneous	\$5,125	5	4	1	\$5,125/LS		Entrance Gate
26000 - Outdoor Equipment							
884 - Shade Structure	\$11,152	7	6	3,510	\$3.18/SqFt		[2] Shade Structures
00700 - Facility Maintenance Shop	(FMS)						
01000 - Paving	()						
136 - Asphalt: Sealing	\$4,582	5	4	29,074	\$.16/SqFt		Parking Area
260 - Asphalt: Ongoing Repairs	\$2,138	5	4	29,074	\$3.68/SqFt ((2%)	Parking Area
424 - Asphalt: Overlay w/ Interlayer	\$58,037	25	23	29,074	\$2.00/SqFt		Parking Area
03000 - Painting: Exterior							
128 - Surface Restoration	\$6,566	10	7	5,000	\$1.31/SqFt		Building Exterior
412 - Wrought Iron	\$7,895	4	1	835	\$9.46/I.f.		Perimeter Fence
03500 - Painting: Interior							
152 - Building	\$10,506	10	7	10,000	\$1.05/SqFt		All Interior Spaces
04000 - Structural Repairs	. ,			,			·
800 - Shed	\$5,535	10	9	1	\$5,535/Itm		Shed
804 - Shed	\$16,153	10	- 7	3	\$5,384/Itm		Pre-Fab Sheds
964 - Doors	\$10,086	10	7	24	\$1,681/Itm((25%)	Exterior & Interior Doors
05000 - Roofing							
332 - Low Slope: Vinyl	\$8,090	20	17	14	\$578/Sqrs		Maintenance Shop Low Slope Roof
440 - Pitched: Dimensional Composition	\$23,324	30	6	37	\$630/Sqrs		Maintenance Shop Pitched Roof
860 - Skylights	\$8,405	20	17	10	\$840/Itm		Pitched & Low Slope Roof Skylights
982 - Coating	\$4,118	5	2	1,400	\$2.94/SqFt		Low Slope Roof Recoating
08000 - Rehab							
108 - General	\$16,557	20	17	1	\$16,557/LS		Common Areas

2772 08/12/2021 v5.0;6733c.12.2022 UDwoSV.6.RB.RB

	Current	Hseful	Remaining		Cost/		Included Components
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00700 - Facility Maintenance Sho	p (FMS)						
08000 - Rehab							
278 - Restrooms	\$31,519	20	17	2	\$15,759/Rm		Restrooms
282 - General	\$22,063	20	17	1	\$22,063/Rm		Break Room
19000 - Fencing							
224 - Wrought Iron: 5'	\$29,827	30	27	835	\$35.72/l.f.		Perimeter Fencing
540 - Metal	\$5,547	30	27	165	\$33.62/l.f.		Frontage Fencing
23000 - Mechanical Equipment							
208 - HVAC	\$23,114	15	12	4	\$5,778/Itm		Rooftop HVAC Units- 2018
224 - HVAC	\$26,581	15	11	2	\$13,290/Itm		Ground Level Bryant Units- 2017
24000 - Furnishings							
200 - Miscellaneous	\$51,481	20	17	64	\$804/Itm		Chairs, Desks, Storage, Etc
25000 - Flooring							
290 - Carpeting	\$6,556	10	2	195	\$33.62/SqYd		Offices, Hallways, Misc
480 - Tile	\$16,743	20	17	664	\$25.21/SqFt		Floor & Wall Tile
30000 - Miscellaneous	. ,				. , ,		
236 - Maintenance Equipment	\$17,194	20	19	1	\$17,194/Itm		Genie Scissor Lift
822 - Maintenance Equipment	\$20,014	10	7	11	\$3,639/Itm		Shop Tools, Portacoolers, Misc
00800 - General	. ,				.,,,		
22000 - Office Equipment							
100 - Miscellaneous	\$6,619	5	3	1	\$6,619/Itm		Facility Maintenance Shop Contex Scanner
30000 - Miscellaneous	. ,				.,,,		
200 - Maintenance Equipment	\$8,486	20	5	1	\$8,486/Itm		Vermeer Chipper
700 - Trailer	\$5,657	15	0	1	\$5,657/Itm		Load Trail
704 - Trailer	\$6,564	15	13	1	\$6,564/Itm		Top Hat- 2018
710 - Trailer	\$5,657	15	1	1	\$5,657/Itm		Big Tex
824 - Maintenance Truck	\$33,942	10	0	1	\$33,942/Itm		2011 Ford F150 Pickup- #18
832 - Vehicle	\$84,856	10	2	3	\$28,285/Itm		2013 Ford Transit Connects- #20, 21, 23
844 - Vehicle	\$19,800	10	5	1	\$19,800/Itm		2016 Ford Fiesta- #26
848 - Maintenance Truck	\$36,772	10	0	1	\$36,772/Itm		2011 Ford Ranger- #27
852 - Vehicle	\$66,229	10	5	2	\$33,114/Itm		2016 Ram Promaster City Vans- #29, 30
856 - Maintenance Truck	\$112,590	10	5	3	\$37,530/Itm		2016 Ram 1500 Pickups- #31, 32, 33
860 - Maintenance Truck	\$39,422	10	6	1	\$39,422/Itm		2017 Ram 1500 Pickup- #34
866 - Vehicle	\$30,750	3	2	1	\$30,750/Itm		2017 Ford Escape- #36
868 - Maintenance Truck	\$36,634	10	7	1	\$36,634/Itm		2018 Ford F150 Supercrew- #37

Component	Current Replacement Cost		Remaining Life	Quantity	Cost/ U of M	Treatment	Location	
00800 - General								
30000 - Miscellaneous								
872 - Maintenance Truck	\$39,102	10	7	1	\$39,102/Itm		2018 Ford F150- #38	
874 - Maintenance Truck	\$37,518	10	7	1	\$37,518/Itm		Ford F250 PU- #39	
876 - Vehicle	\$34,208	10	7	1	\$34,208/Itm		Ford Transit Connect- #40	
878 - Vehicle	\$34,209	10	8	1	\$34,209/Itm		2018 Ford Transit 150 Van- #	41
880 - Vehicle	\$42,025	10	8	1	\$42,025/Itm		2019 Ford F-250 Pickup Truck	- #42
882 - Vehicle	\$35,721	10	8	1	\$35,721/Itm		2018 Ford Transit 250 Van- #	43
884 - Vehicle	\$31,273	10	8	1	\$31,273/Itm		2018 Ford F-150 Pickup Truck	- #44
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			Remaining		Cost/			Excluded Component
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location	
00010 - Administrative Offices								
22000 - Office Equipment								
190 - Miscellaneous	\$15,840	8	3	1	\$15,840/LS		Printers & Copiers	
360 - Telephone Equipment	\$24,164	12	1	1	\$24,164/Sys		Telephone System	
00020 - West Social Center (WC)								
01000 - Paving		_						
204 - Asphalt: Ongoing Repairs	\$4,003	5	4	43,543	\$3.68/SqFt	(3%)	Drives, North & South Parking	
12000 - Pool								
144 - Structural Replacement of Pool	\$1,250,000	60	15	250	\$5,000/l.f.		WC Pool & Spa Area	
560 - Cover	\$7,480	6	3	4,000	\$1.87/SqFt		Pool Cover	
920 - Furniture: Misc	\$9,294	6	4	1	\$9,294/LS		Pool Area Furniture	
13000 - Spa								
110 - Resurface	\$7,750	8	7	1	\$7,750/Itm		Spa	
23000 - Mechanical Equipment								
628 - Water Heater	\$2,521	8	4	4	\$1,261/Itm	(50%)	Water Heaters	
26000 - Outdoor Equipment								
474 - Drinking Fountain	\$3,782	5	2	7	\$1,891/Itm	(28.6%)	Drinking Fountains	
00030 - East Social Center (EC)								
12000 - Pool								
001 - Cover	\$2,543	6	3	1,360	\$1.87/SqFt		Pool Cover	
142 - Structural Replacement of Pool	\$750,000	60	1	165	\$4,545/l.f.		EC Pool Re-build	
17000 - Tennis Court								
700 - Screen	\$2,641	5	2	4,835	\$.55/SqFt		Tennis & Pickleball Courts	
712 - Screen	\$1,202	5	3	2,200	\$.55/SqFt		[4] South Pickleball Courts	
23000 - Mechanical Equipment								
608 - Water Heater	\$1,891	4	2	4	\$1,891/Itm	(25%)	Water Heaters	
26000 - Outdoor Equipment								
450 - Drinking Fountain	\$3,782	5	2	8	\$1,891/Itm	(25%)	Drinking Fountains	
830 - Shade Structure	\$3,177	15	6	144	\$22.06/SqFt		Tennis Shade Canopy	
00040 - Las Campanas (LC) 12000 - Pool								
144 - Structural Replacement of Pool	\$1,056,000	60	36	264	\$4,000/LS		LC Pool & Spa Area	
564 - Cover	\$8,228	6	3	4,400	\$1.87/SqFt		Pool Cover	

	Current	Ucoful	Remaining		Cost/		Excluded Components
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00040 - Las Campanas (LC)							
17000 - Tennis Court							
716 - Screen	\$2,950	5	2	5,400	\$.55/SqFt		Tennis Court Fence Screen
26000 - Outdoor Equipment							
454 - Drinking Fountain	\$1,891	5	1	4	\$1,891/Itm	(25%)	Drinking Fountains
00050 - Desert Hills (DH) 12000 - Pool							
146 - Structural Replacement of Pool	\$1,040,000	60	20	260	\$4,000/l.f.		DH Pool & Spa Area
568 - Cover	\$7,237	6	3	3,870	\$1.87/SqFt		Pool Cover
14000 - Recreation							
100 - Sauna: Heaters	\$1,938	15	2	1	\$1,938/Itm		Sauna
17000 - Tennis Court							
530 - Resurface	\$89,564	21	9	28,800	\$3.11/SqFt		[4] Tennis Courts
720 - Screen	\$4,720	4	2	8,640	\$.55/SqFt		Tennis Wind Screens
17500 - Basketball / Sport Court							
410 - Overlay	\$6,172	8	1	2,184	\$2.83/SqFt		[7] Shuffleboard Courts- Resurfacing
23000 - Mechanical Equipment							
450 - HVAC	\$11,314	15	4	2	\$5,657/Itm		Ground Level- Bard Units #1 & #2
26000 - Outdoor Equipment							
458 - Drinking Fountain	\$1,891	5	4	3	\$1,891/Itm	(33%)	Drinking Fountains
00060 - Canoa Hills (CH)							
12000 - Pool							
148 - Structural Replacement of Pool	\$1,096,000	60	29	274	\$4,000/LS		CH Pool & Spa Area
572 - Cover	\$8,977	6	3	4,800	\$1.87/SqFt		Pool Cover
14000 - Recreation							
730 - Bridge Dealing Machine	\$5,815	5	1	1	\$5,815/Itm		Duplimate Bridge Dealing Machine
17000 - Tennis Court							
704 - Screen	\$2,852	5	3	5,220	\$.55/SqFt		Tennis Court Windscreens
23000 - Mechanical Equipment							
500 - Swamp Cooler	\$2,263	20	13	1	\$2,263/Itm		Evaporative Cooler- 2014
26000 - Outdoor Equipment							
466 - Drinking Fountain	\$1,891	5	2	4	\$1,891/Itm	(25%)	Drinking Fountains

	Current	Heaful	Remaining		Cost		Excluded Component
Component	Replacement Cost	Life	Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
L2000 - Pool							
150 - Structural Replacement of Pool	\$960,000	60	35	240	\$4,000/LS		SR Pool & Spa Area
576 - Cover	\$6,732	6	6	3,600	\$1.87/SqFt	:	Pool Cover
20000 - Lighting							
540 - Parking Lot	\$23,114	30	13	10	\$2,311/Itm		Parking Lot Lights
24500 - Audio / Visual							
336 - Miscellaneous	\$7,676	20	5	1	\$7,676/Sys		Fiesta Room- Total Induction Loop
26000 - Outdoor Equipment							
470 - Drinking Fountain	\$1,891	5	3	3	\$1,891/Itm	(33%)	Drinking Fountains
00080 - Canoa Ranch (CR)							
L2000 - Pool							
152 - Structural Replacement of Pool	\$1,024,000	60	47	256	\$4,000/LS		CR Pool & Spa Area
17000 - Tennis Court							
708 - Screen	\$2,262	5	3	4,140	\$.55/SqFt	:	Pickleball Court Windscreens
7500 - Basketball / Sport Court							
420 - Overlay	\$34,843	21	11	11,204	\$3.11/SqFt	:	Pickleball & Basketball Courts
27000 - Appliances							
998 - Miscellaneous	\$1,681	15	3	2	\$840/Itm		Amado Rm Microwave, Refrigerator
00090 - Abrego South (AS)							
03500 - Painting: Interior							
148 - Building	\$5,007	10	3	5,884	\$.85/SqFt	:	All Interior Spaces
2000 - Pool							
154 - Structural Replacement of Pool	\$680,000	60	13	170	\$4,000/LS		AS Pool & Spa Area
782 - Cover	\$2,945	6	3	1,575	\$1.87/Itm		Pool Cover
00100 - Continental Vistas (CV)							
01000 - Paving							
240 - Asphalt: Ongoing Repairs	\$2,685	5	3	6,726	\$.40/SqFt	:	Seal, Crack Fill, Stripe
04000 - Structural Repairs							
940 - Doors	\$5,043	10	3	12	\$1,681/Itm	(25%)	Exterior & Interior Doors
L2000 - Pool							
156 - Structural Replacement of Pool	\$720,000	60	18	180	\$4,000/LS		CV Pool & Spa Area
790 - Cover	\$3,319	6	2	1,775	\$1.87/SqFt		Pool Cover

			Remaining	0	Cost/	- · ·	Excluded Components
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00100 - Continental Vistas (CV)							
26000 - Outdoor Equipment 484 - Drinking Fountain	\$1,891	20	16	1	\$1,891/Itm		Drinking Fountain
	\$1,091	20	10	I	\$1,091/1011		Drinking Fountain
00110 - Madera Vista (MV) 01000 - Paving							
244 - Asphalt: Ongoing Repairs	\$3,901	5	3	9,772	\$.40/SqFt		Seal, Crack Fill, Stripe
	\$5,901	J	5	5,772	ş.40/34i t		Seal, Clack Fill, Stripe
04000 - Structural Repairs 944 - Doors	\$5,043	10	3	12	\$1,681/Itm	(25%)	Exterior & Interior Doors
	\$5,045	10	2	12	\$1,001/101	(2370)	
12000 - Pool	¢C24.000	<u> </u>	22	150	#4.000/IC		MI/ Deal & Cas Area
160 - Structural Replacement of Pool	\$624,000	60	23	156	\$4,000/LS		MV Pool & Spa Area
23000 - Mechanical Equipment	+0.00F		-				
252 - HVAC	\$8,825	15	5	1	\$8,825/Itm		Rooftop Carrier Unit #1- 2011
620 - Water Heater	\$1,891	12	4	1	\$1,891/Itm		Building Water Heater
26000 - Outdoor Equipment							
312 - Shuffleboard Court	\$2,942	10	1	660	\$4.46/SqFt		[2] Shuffleboard Courts
488 - Drinking Fountain	\$1,891	20	5	1	\$1,891/Itm		Drinking Fountain
00120 - Casa Paloma I (CPI)							
01000 - Paving	10.046	_	2	7 4 9 9			
248 - Asphalt: Ongoing Repairs	\$2,846	5	2	7,128	\$.40/SqFt		Seal, Crack Fill, Stripe
04000 - Structural Repairs							
948 - Doors	\$4,202	10	3	10	\$1,681/Itm	(25%)	Exterior & Interior Doors
12000 - Pool							
162 - Structural Replacement of Pool	\$800,000	40	12	200	\$4,000/LS		CPI Pool & Spa Area
786 - Cover	\$3,927	6	1	2,100	\$1.87/SqFt		Pool Cover
23000 - Mechanical Equipment							
516 - Swamp Cooler	\$2,263	20	12	1	\$2,263/Itm		Rooftop Evaporative Cooler Unit #4- 2013
710 - Furnace	\$3,281	15	7	1	\$3,281/Itm		Rooftop Forced Air Furnace Unit #3- 2013
26000 - Outdoor Equipment							
492 - Drinking Fountain	\$1,891	20	3	1	\$1,891/Itm		Drinking Fountain
00130 - Casa Paloma II (CPII)							
01000 - Paving							
252 - Asphalt: Ongoing Repairs	\$1,811	5	2	4,536	\$.40/SqFt		Parking Areas
428 - Asphalt: Major Repairs	\$25,639	25	3	4,536	\$5.65/SqFt		Parking Areas

	Current	Useful	Remaining		Cost/		Excluded Components
Component	Replacement Cost	Life	Life	Quantity	U of M	Treatment	Location
00130 - Casa Paloma II (CPII)							
12000 - Pool							
166 - Structural Replacement of Pool	\$720,000	60	15	180	\$4,000/LS		CPII Pool & Spa Area
23000 - Mechanical Equipment							
260 - HVAC	\$3,762	15	4	1	\$3,762/Itm		Rooftop Rheem Unit #3- 2005
624 - Water Heater	\$1,891	12	2	1	\$1,891/Itm		Building Water Heater
26000 - Outdoor Equipment							
496 - Drinking Fountain	\$1,891	20	3	1	\$1,891/Itm		Drinking Fountain
00140 - Abrego North (AN)							
1000 - Paving							
256 - Asphalt: Ongoing Repairs	\$2,577	5	1	6,455	\$.40/SqFt		Seal, Crack Fill, Stripe
4000 - Structural Repairs							
956 - Doors	\$4,202	10	3	10	\$1,681/Itm	(25%)	Exterior & Interior Doors
2000 - Pool							
140 - Structural Replacement of Pool	\$506,000	60	17	230	\$2,200/l.f.		Albrego N
672 - Deck: Re-Surface	\$38,396	25	20	4,523	\$8.49/SqFt		Pool/Spa Tinted Deck
3000 - Mechanical Equipment							
276 - HVAC	\$4,130	15	4	1	\$4,130/Itm		Rooftop Carrier Unit #1- 2010
6000 - Outdoor Equipment							
500 - Drinking Fountain	\$2,521	20	15	1	\$2,521/Itm		Drinking Fountain
0200 - Pickleball Center							
2000 - Concrete							
100 - Repair	\$2,050	5	14	1	\$2,050/LS		Walks
20000 - Lighting							
270 - Miscellaneous	\$1	30	29	1	\$1.02/Itm		Placeholder Pending Additional Data
21000 - Signage							
900 - Miscellaneous	\$2,562	12	11	1	\$2,562/LS		Monument & Other
6000 - Outdoor Equipment							
440 - Drinking Fountain	\$4,920	20	19	2	\$2,460/Itm		Drinking Fountains
7000 - Appliances							-
248 - Ice Machine	\$2,101	10	9	1	\$2,101/Itm		Center Building
00700 - Facility Maintenance Shop							5
4000 - Structural Repairs	()						
960 - Doors	\$5,043	30	27	2	\$2,521/Itm		Shop Rollup Doors

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M Treatmen	t Location
00700 - Facility Maintenance Sh	op (FMS)					
05000 - Roofing						
700 - Gutters / Downspouts	\$1,371	30	6	145	\$9.46/l.f.	Gutters & Downspouts
24500 - Audio / Visual						
128 - Television	\$1,576	10	7	1	\$1,576/Itm	Conference Room
27000 - Appliances						
278 - Ice Machine	\$2,101	10	6	1	\$2,101/Itm	Hallway Manitowoc
00800 - General						
22000 - Office Equipment						
110 - Miscellaneous	\$3,309	5	3	1	\$3,309/Itm	Facility Maintenance Shop HP Plotter
30000 - Miscellaneous						
804 - Vehicle	\$36,771	10	2	1	\$36,771/Itm	2005 Ford E250 Van- #10
820 - Vehicle	\$31,114	10	3	1	\$31,114/Itm	2009 Ford E150 Van- #17
836 - Maintenance Truck	\$39,599	10	2	1	\$39,599/Itm	2005 Ford F250 Pickup- #24
840 - Maintenance Truck	\$39,599	10	2	1	\$39,599/Itm	2005 Chevy Silverado 2500 HD- #25



Section VII-a

Green Valley Recreation Inc

Expenditures by Year - Next 3 Years

2021 Update- 7 REV Prepared for the 2022 Fiscal Year

Reserve Component	Life Useful	<i>Current</i> Replacement Cost	<i>Forecast Inflated Cost @ 2.50%</i>
2021			
00010 - Administrative Offices			
01000 - Paving			
101 - Asphalt: Sealing Parking Lots- Seal, Stripe[nr:1]	1	2,642	
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	12,764	
240 - Computers, Misc. Office Computer Work Stations	1	18,395	
270 - Network Equipment Routers & Switches	1	6,150	
	Total 22000 - Office Equipment:	37,309	37,309
28000 - Water System 134 - Backflow Valves	12	5,440	
4" Backflow			
00020 - West Social Center (WC)	Total Administrative Offices:	45,391	45,391
05000 - Roofing			
935 - Coating Shuffleboard/Locker Room (2021 Only)[nr:1]	1	1,589	
08000 - Rehab			
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	25	18,369	
17000 - Tennis Court			
100 - Reseal 43,200 sf [6] Tennis Courts	4	29,600	
23000 - Mechanical Equipment			
204 - HVAC 2 Rooftop Carrier Units- 2006	15	67,300	
25000 - Flooring			
210 - Carpeting 448 Sq. Yds. West Center Carpet	10	18,471	
27000 - Appliances			
701 - Miscellaneous Appliances (2021 Only)[nr:1]	1	11,808	
28000 - Water System			
158 - Backflow Valves 4" Backflow	12	5,631	
	Total West Social Center (WC):	152,768	152,768
00030 - East Social Center (EC) 03500 - Painting: Interior			
112 - Building 17,350 sf All Interior Spaces	10	13,445	
14000 - Recreation			
720 - Billiard Table 2 Billiards Room	25	18,153	

	Life		Green Valley Recreation Inc res by Year- Next 3 Years 2021 Update- 7 REV Pared for the 2022 Fiscal Year Forecast
Reserve Component	Useful	Replacement Cost	Inflated Cost @ 2.50%
2021			
00030 - East Social Center (EC)			
17500 - Basketball / Sport Court 210 - Seal & Striping	2	19,400	
18,200 sf [8] Pickleball Courts	ζ.	19,400	
24500 - Audio / Visual			
300 - PA System Sound Rack- Sound System	10	10,000	
24600 - Safety / Access			
101 - Fire Equipment Pendants (2021 Only)[nr:1]	1	7,225	
25000 - Flooring	10	22.070	
220 - Carpeting 850 Sq. Yds. East Center Carpet	10	23,979	
421 - Tile Kitchen Tile (2021 Only)[nr:1]	1	6,507	
510 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	15	9,849	
	Total 25000 - Flooring:	40,335	40,335
	Total East Social Center (EC):	108,558	108,558
00040 - Las Campanas (LC) 01000 - Paving			
117 - Asphalt: Sealing 48,452 sf East & South Lots (2021 Only)[nr:1]	1	7,720	
320 - Asphalt: Overlay 27,246 sf North Parking Lot	25	28,875	
	Total 01000 - Paving:	36,595	36,595
12000 - Pool			
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	10	8,789	
14000 - Recreation			
211 - Exercise: Cardio Equipment Cybex Arc Trainer (2021 Only)[nr:1]	1	8,000	
23000 - Mechanical Equipment	12	11 144	
512 - Water Heater 2 Rennai Tankless Heaters	12	11,144	
24600 - Safety / Access			
211 - Fire Control Misc Fire Panel (2021 Only)[nr:1]	1	8,833	
27000 - Appliances			
801 - Miscellaneous Dishwasher/Refrig (2021 Only)[nr:1]	1	6,850	
	Total Las Campanas (LC):	80,211	80,211
00050 - Desert Hills (DH) 01000 - Paving			
329 - Asphalt: Overlay w/ Interlayer Lower Parking Lot (2021 Only)[nr:1]	1	68,777	
03500 - Painting: Interior			
124 - Building 26,950 sf All Interior Spaces (50%)	5	13,885	

	Life		Green Valley Recreation Inc res by Year- Next 3 Years 2021 Update- 7 REV pared for the 2022 Fiscal Year <i>Forecast</i>
Reserve Component	Useful	Replacement Cost	Inflated Cost @ 2.50%
2021			
00050 - Desert Hills (DH)			
05000 - Roofing 325 - Low Slope: Vinyl	1	5,860	
Roof Repairs (2021 Only)[nr:1]	-	5,000	
14000 - Recreation			
744 - Billiard Table 2 Diamond Tables	25	18,153	
24500 - Audio / Visual			
308 - PA System Sound Rack- Sound System	10	17,380	
25000 - Flooring	10	7 250	
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	10	7,259	
27000 - Appliances			
160 - Ice Machine Tennis Courts	10	6,220	
	Total Desert Hills (DH):	137,534	137,534
00060 - Canoa Hills (CH) 01000 - Paving			
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	25	125,784	
05000 - Roofing			
950 - Coating 22,700 sf Low Slope Roof Recoating	5	18,420	
12000 - Pool	_	6 4 9 9	
 747 - Equipment: Replacement Equipment (2021 Only)[nr:1] 14000 - Recreation 	1	6,109	
235 - Exercise: Cardio Equipment	1	8,000	
Arc Trainer (2021 Only)[nr:1] 23000 - Mechanical Equipment		-,	
230 - HVAC Rooftop Carrier Unit #4- 2021	15	8,550	
340 - HVAC Rooftop Carrier Unit #5- 2005	15	8,550	
364 - HVAC Rooftop Carrier Unit #10- 2006	15	8,740	
	Total 23000 - Mechanical Equipment:	25,840	25,840
	Total Canoa Hills (CH):	184,153	184,153
00070 - Santa Rita Springs (SRS) 01000 - Paving			
128 - Asphalt: Sealing 80,636 sf Parking Lots	5	9,980	
12000 - Pool			
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	15	37,315	
13000 - Spa			
130 - Resurface Spa	8	7,905	
14000 - Recreation		11 200	
241 - Exercise: Cardio Equipment Equipment (2021 Only)[nr:1]	1	11,200	

	Life		Green Valley Recreation Inc res by Year- Next 3 Years 2021 Update- 7 REV pared for the 2022 Fiscal Year <i>Forecast</i>
Reserve Component	Useful	Replacement Cost	Inflated Cost @ 2.50%
2021			
00070 - Santa Rita Springs (SRS) 19000 - Fencing			
220 - Wrought Iron: 5' 348 If Pool Perimeter Fence	30	11,154	
24000 - Furnishings			
600 - Miscellaneous Anza Room Furniture	10	57,928	
24500 - Audio / Visual			
324 - PA System Anza Room- Sound System	10	17,380	
24600 - Safety / Access		0.400	
241 - Fire Control Misc Sprinkler Pendants (2021 Only)[nr:1]	1	9,400	
27000 - Appliances		2 000	
781 - Miscellaneous Range (2021 Only)[nr:1]	1	2,000	
	Total Santa Rita Springs (SRS):	164,262	164,262
00080 - Canoa Ranch (CR) 01000 - Paving			
343 - Asphalt: Overlay w/ Interlayer 2021 Only[nr:1]	1	49,930	
12000 - Pool			
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	10	10,173	
14000 - Recreation			
251 - Exercise: Cardio Equipment Cardio Machines (2021 Only)[nr:1]	1	15,000	
24000 - Furnishings			
540 - Miscellaneous Tables & Chairs	10	8,800	
25000 - Flooring	20	62 110	
470 - Tile 2,231 sf Clubhouse Walls & Floors	20	63,110	
27000 - Appliances 248 - Ice Machine	10	6,220	
Pickleball Courts			
	Total Canoa Ranch (CR):	153,233	153,233
00090 - Abrego South (AS) 01000 - Paving			
147 - Asphalt: Sealing 14,200 sf 2020 Addition Area (2021 Only)[nr:1]	5	2,335	
12000 - Pool			
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	10	47,242	
00100 - Continental Vistas (CV)	Total Abrego South (AS):	49,577	49,577
05000 - Roofing 340 - Low Slope: Vinyl	20	22,000	
20 Squares- Pool Building Roof 612 - Pitched: Tile	30	14,000	
13 Squares- Pool Building Roof			

		Prep	Green Valley Recreation Inc res by Year- Next 3 Years 2021 Update- 7 REV pared for the 2022 Fiscal Year
Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2021			
00100 - Continental Vistas (CV)			
05000 - Roofing			
	Total 05000 - Roofing:	36,000	36,000
12000 - Pool 648 - Deck: Re-Surface	15	26,323	
4,748 sf Pool/Spa Deck Coating	15	20,323	
13000 - Spa			
142 - Resurface Spa	8	7,561	
	Total Continental Vistas (CV):	69,884	69,884
00110 - Madera Vista (MV) 05000 - Roofing			
616 - Pitched: Tile 39 Squares- Pool Building Roof	30	29,200	
	Total Madera Vista (MV):	29,200	29,200
00130 - Casa Paloma II (CPII) 05000 - Roofing			
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	20	33,500	
20000 - Lighting 260 - Pole Lights	30	10,862	
8 Shuffleboard Lights	50	10,002	
	Total Casa Paloma II (CPII):	44,362	44,362
00200 - Pickleball Center 01000 - Paving			
170 - Asphalt: Sealing 39,629 sf Parking Lot	5	6,885	
	Total Pickleball Center:	6,885	6,885
00800 - General 30000 - Miscellaneous			
700 - Trailer	15	5,657	
Load Trail		22.042	
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	10	33,942	
848 - Maintenance Truck 2011 Ford Ranger- #27	10	36,772	
	Total 30000 - Miscellaneous:	76,371	76,371
	Total General:	76,371	76,371
	Total 2021:	1,302,389	
2022			
00010 - Administrative Offices			
22000 - Office Equipment 200 - Computers, Misc.	1	12,764	13,083
5 IT Servers (20%)	1	12,704	13,005
240 - Computers, Misc. Office Computer Work Stations	1	18,395	18,855
270 - Network Equipment Routers & Switches	1	6,150	6,304

Reserve Component	Useful	Replacement Cost	Inflated Cost @ 2.50%
	Life	Current	Forecast
		Prep	bared for the 2022 Fiscal Year
			2021 Update- 7 REV
		Expenditu	res by Year- Next 3 Years

2022

00010 - Administrative Offices

22000 - Office Equipment

	Total 22000 - Office Equipment:	37,309	38,242
	Total Administrative Offices:	37,309	38,242
00020 - West Social Center (WC) 03500 - Painting: Interior			
106 - Building 24,000 sf All Interior Spaces	10	20,424	20,935
12000 - Pool			
730 - Equipment: Replacement Pool & Spa Equipment (50%)	5	26,836	27,506
17000 - Tennis Court			
600 - Lighting 20 Court Lights	30	83,902	86,000
23000 - Mechanical Equipment			
420 - HVAC Tennis Ramada Carrier Unit #15- 2007	15	5,673	5,815
24500 - Audio / Visual			
400 - Stage Lights Stage Lighting	20	10,183	10,437
24600 - Safety / Access 200 - Fire Control Misc Fire Alarm System	20	43,076	44,153
The Alarm System	Tatal West Casial Caster (WC)	100.004	104.046
00020 Fact Social Conton (50)	Total West Social Center (WC):	190,094	194,846
00030 - East Social Center (EC) 01000 - Paving			
213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)[nr:1]	2	19,665	20,157
02000 - Concrete			
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	2	5,276	5,408
08000 - Rehab			
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	115,569	118,458
12000 - Pool		24 724	~~~~
106 - Resurface 165 lf Pool	12	21,704	22,247
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	15	43,759	44,853
734 - Equipment: Replacement Pool & Spa Equipment (50%)	5	20,262	20,769
	Total 12000 - Pool:	85,725	87,869
13000 - Spa		-	·
114 - Resurface Spa	8	5,407	5,542
20000 - Lighting			
510 - Parking Lot 7 Parking Lot Lights	30	19,800	20,295
27000 - Appliances			
720 - Miscellaneous 12 Kitchen Appliances (33%)	5	9,351	9,584

Green Valley Recreation Inc

		Prep	Green Valley Recreation Inc res by Year- Next 3 Years 2021 Update- 7 REV pared for the 2022 Fiscal Year
Reserve Component	Life Useful	<i>Current</i> <i>Replacement</i> Cost	Forecast Inflated Cost @ 2.50%
2022			
00030 - East Social Center (EC)			
	Total East Social Center (EC):	260,793	267,313
00040 - Las Campanas (LC) 02000 - Concrete			
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	2	8,030	8,231
03500 - Painting: Interior	10	19 627	10 102
118 - Building 21,900 sf All Interior Spaces	10	18,637	19,103
12000 - Pool			
112 - Resurface 264 lf Pool	12	41,817	42,862
738 - Equipment: Replacement Pool & Spa Equipment (50%)	5	24,445	25,057
	Total 12000 - Pool:	66,262	67,919
17000 - Tennis Court	4	0.976	10 122
120 - Reseal 14,000 sf [2] Tennis Courts	4	9,876	10,123
25000 - Flooring 620 - Vinyl	15	83,794	85,889
540 Sq. Yds. Clubhouse	15	05,794	05,009
	Total Las Campanas (LC):	186,599	191,265
00050 - Desert Hills (DH) 02000 - Concrete			
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	5	10,151	10,405
05000 - Roofing 946 - Coating 13,700 sf Low Slope Roof Recoating	5	14,235	14,591
08000 - Rehab			
218 - Locker Rooms 2 Men's & Women's	28	128,912	132,134
222 - Bathrooms Add Companion Bathroom	20	16,557	16,971
	Total 08000 - Rehab:	145,469	149,105
12000 - Pool			
742 - Equipment: Replacement Pool & Spa Equipment (50%)	5	27,335	28,018
13000 - Spa	-	0.704	0.000
122 - Resurface Spa	8	8,704	8,922
14000 - Recreation			
140 - Sauna: Wood Kit Sauna	25	6,461	6,623
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	3	18,438	18,899
	Total 14000 - Recreation:	24,899	25,522
17000 - Tennis Court	A	10 752	20.246
130 - Reseal 28,800 sf [4] Tennis Courts	4	19,752	20,246

			Green Valley Recreation Inc res by Year- Next 3 Years 2021 Update- 7 REV pared for the 2022 Fiscal Year <i>Forecast</i>
Reserve Component	Life Useful	Replacement Cost	Inflated Cost @ 2.50%
2022			
00050 - Desert Hills (DH)			
23000 - Mechanical Equipment			
216 - HVAC 4 Rooftop Carrier Units- 2005	15	55,998	57,398
296 - HVAC 3 Rooftop Carrier Units- 2007	15	36,824	37,745
	Total 23000 - Mechanical Equipment:	92,822	95,143
24600 - Safety / Access			
220 - Fire Control Misc Fire Alarm System	20	19,384	19,869
25000 - Flooring	20	20.076	20.002
440 - Tile 975 sf Clubhouse Walls & Floors	20	29,076	29,803
	Total Desert Hills (DH):	391,827	401,624
00060 - Canoa Hills (CH) 03500 - Painting: Interior			
130 - Building 22,750 sf All Interior Spaces	10	19,360	19,844
08000 - Rehab			
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	165,789	169,933
330 - Restrooms 2 Restrooms	20	73,701	75,544
	Total 08000 - Rehab:	239,490	245,477
24000 - Furnishings			
620 - Miscellaneous Lobby Furniture	12	9,051	9,278
25000 - Flooring		00.406	00.647
450 - Tile 6,475 sf Clubhouse Walls & Floors	20	88,436	90,647
26000 - Outdoor Equipment 848 - Shade Structure	15	4,413	4,523
200 sf Tennis Court Shade Canopy			
00070 - Santa Dita Springs (SPS)	Total Canoa Hills (CH):	360,750	369,769
00070 - Santa Rita Springs (SRS) 01000 - Paving			
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	5	7,413	7,598
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	25	105,508	108,146
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	25	40,207	41,213
	Total 01000 - Paving:	153,128	156,957
03000 - Painting: Exterior		10 541	12.055
400 - Wrought Iron 1,758 If Pool Fence, Metal Railings	4	12,541	12,855
03500 - Painting: Interior 136 - Building	10	30,211	30,966
35,500 sf All Interior Spaces	10	50,211	50,500

			Green Valley Recreation Inc res by Year- Next 3 Years 2021 Update- 7 REV pared for the 2022 Fiscal Year
Reserve Component	Life Useful	Current Replacement Cost	<i>Forecast</i> <i>Inflated Cost @ 2.50%</i>
2022	Userui	Replacement Cost	
2022 00070 - Santa Rita Springs (SRS)			
04000 - Structural Repairs			
600 - Metal Railings 1,410 If Deck, Stair & Bridge Railings (50%)	10	23,932	24,530
23000 - Mechanical Equipment		20.204	24.244
452 - HVAC 2 Carrier Units- 2007	15	30,284	31,041
24500 - Audio / Visual			
160 - Projector 3 Projectors (33%)	4	1,313	1,346
25000 - Flooring	10		57 264
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	10	55,965	57,364
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	10	15,990	16,390
460 - Tile 1,825 sf Clubhouse Walls & Floors	20	24,926	25,549
	Total 25000 - Flooring:	96,881	99,303
	Total Santa Rita Springs (SRS):	348,290	356,998
00080 - Canoa Ranch (CR) 03500 - Painting: Interior			
142 - Building 26,200 sf All Interior Spaces	10	16,685	17,102
12000 - Pool			
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	15	40,731	41,749
754 - Equipment: Replacement Pool & Spa Equipment (50%)	5	21,871	22,418
	Total 12000 - Pool:	62,602	64,167
	Total Canoa Ranch (CR):	79,287	81,269
00090 - Abrego South (AS)			
12000 - Pool 758 - Equipment: Replacement	5	17,630	18,071
Pool & Spa Equipment (50%) 13000 - Spa			
138 - Resurface Spa	8	5,043	5,169
	Total Abrego South (AS):	22,673	23,240
00100 - Continental Vistas (CV)		22,075	25,2-10
12000 - Pool 762 - Equipment: Replacement	5	18,326	18,784
Pool & Spa Equipment (50%)			
948 - Furniture: Misc Pool Area Furniture	6	7,354	7,538
	Total 12000 - Pool:	25,680	26,322
	Total Continental Vistas (CV):	25,680	26,322
00110 - Madera Vista (MV) 02000 - Concrete			
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	2	6,359	6,518

	Life		Green Valley Recreation Inc res by Year- Next 3 Years 2021 Update- 7 REV pared for the 2022 Fiscal Year <i>Forecast</i>
Reserve Component	Useful	Replacement Cost	Inflated Cost @ 2.50%
2022			
00110 - Madera Vista (MV)			
08000 - Rehab 480 - Shower Outdoor Pool Shower	15	8,615	8,831
	Total Madera Vista (MV):	14,974	15,349
00120 - Casa Paloma I (CPI) 12000 - Pool			
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	15	52,021	53,321
	Total Casa Paloma I (CPI):	52,021	53,321
00130 - Casa Paloma II (CPII) 08000 - Rehab			
260 - Locker Rooms 2 Men's & Women's	20	73,544	75,382
12000 - Pool			
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	15	41,876	42,923
774 - Equipment: Replacement Pool & Spa Equipment (50%)	5	20,041	20,542
	Total 12000 - Pool:	61,917	63,465
	Total Casa Paloma II (CPII):	135,461	138,847
00140 - Abrego North (AN) 12000 - Pool			
778 - Equipment: Replacement Pool & Spa Equipment (50%)	5	20,041	20,542
964 - Furniture: Misc Pool Area Furniture	6	7,354	7,538
	Total 12000 - Pool:	27,395	28,080
	Total Abrego North (AN):	27,395	28,080
00200 - Pickleball Center			
17500 - Basketball / Sport Court 200 - Seal & Striping 54,600 sf [24] Pickleball Courts	2	39,680	40,672
	Total Pickleball Center:	39,680	40,672
00700 - Facility Maintenance Shop (FMS) 03000 - Painting: Exterior		,	, -
412 - Wrought Iron 835 lf Perimeter Fence	4	7,895	8,093
00800 - General	Total Facility Maintenance Shop (FMS):	7,895	8,093
30000 - Miscellaneous			
710 - Trailer Big Tex	15	5,657	5,798
	Total General:	5,657	5,798
	Total 2022:	2,186,385	2,241,048

2023

		Green Valley Recreation Inc Expenditures by Year- Next 3 Years 2021 Update- 7 REV Prepared for the 2022 Fiscal Year	
Reserve Component	Life Useful	<i>Current</i> <i>Replacement</i> Cost	Forecast Inflated Cost @ 2.50%
2023	Uscial	Keplacement cost	
2023 00010 - Administrative Offices 05000 - Roofing			
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	20	76,621	80,500
930 - Coating 7,900 sf Low Slope Roof Recoating	5	7,270	7,638
	Total 05000 - Roofing:	83,891	88,138
22000 - Office Equipment 200 - Computers, Misc.	1	12,764	13,411
5 IT Servers (20%) 240 - Computers, Misc. Office Computer Work Stations	1	18,395	19,326
270 - Network Equipment Routers & Switches	1	6,150	6,461
	Total 22000 - Office Equipment:	37,309	39,198
	Total Administrative Offices:	121,200	127,336
00020 - West Social Center (WC) 08000 - Rehab			
306 - Restrooms 4 Shops & Auditorium Restrooms	20	69,016	72,510
23000 - Mechanical Equipment 404 - HVAC 4 Rooftop Carrier/American Units- 2008	15	57,784	60,710
900 - Miscellaneous Woodshop Dust Collector	15	19,384	20,365
Tc	otal 23000 - Mechanical Equipment:	77,168	81,075
24000 - Furnishings			
504 - Miscellaneous 500 Auditorium Unpadded Chairs	10	30,750	32,307
25000 - Flooring 410 - Tile	20	22,830	23,986
1,618 sf Clubhouse Walls & Floors	20	22,050	23,500
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	15	78,871	82,864
	Total 25000 - Flooring:	101,701	106,850
	Total West Social Center (WC):	278,635	292,742
00030 - East Social Center (EC) 14000 - Recreation			
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	3	27,160	28,535
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)	8	38,498	40,446
17000 - Tennis Court	Total 14000 - Recreation:	65,658	68,981
110 - Reseal 14,400 sf [2] Tennis Courts	4	10,296	10,817
17500 - Basketball / Sport Court 210 - Seal & Striping 18,200 sf [8] Pickleball Courts	2	19,400	20,382
			Green Valley Recreation Inc res by Year- Next 3 Years 2021 Update- 7 REV pared for the 2022 Fiscal Year <i>Forecast</i>
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Reserve Component	Life Useful	Replacement Cost	Inflated Cost @ 2.50%
2023			
00030 - East Social Center (EC)			
23000 - Mechanical Equipment			
384 - HVAC Rooftop Carrier Unit #8- 2008	15	19,437	20,421
28000 - Water System			
138 - Backflow Valves 4" Backflow	12	8,330	8,752
	Total East Social Center (EC):	123,121	129,353
00040 - Las Campanas (LC) 14000 - Recreation			
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	3	35,639	37,444
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (50%)	8	38,445	40,391
	Total 14000 - Recreation:	74,084	77,835
23000 - Mechanical Equipment			
212 - HVAC 11 Rooftop Trane Units- 2008	15	157,673	165,655
28000 - Water System			
130 - Backflow Valves 4" Backflow	12	7,814	8,209
	Total Las Campanas (LC):	239,571	251,699
00050 - Desert Hills (DH) 04500 - Decking/Balconies			
200 - Resurface 1,778 sf Second Floor Deck	18	28,020	29,439
08000 - Rehab			
324 - Restrooms 2 Auditorium Lobby Restrooms	20	31,519	33,114
25000 - Flooring	15	16 650	17 402
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	15	16,650	17,493
27000 - Appliances			
740 - Miscellaneous 13 Kitchen Appliances (33%)	5	17,687	18,583
28000 - Water System			
150 - Backflow Valves 6" Backflow	12	10,182	10,698
	Total Desert Hills (DH):	104,058	109,327
00060 - Canoa Hills (CH) 12000 - Pool			
746 - Equipment: Replacement Pool & Spa Equipment (50%)	5	28,056	29,477
14000 - Recreation			
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	3	26,942	28,306
330 - Exercise: Strength Equipment20 Fitness Center Strength Machines (50%)	8	45,256	47,547
	Total 14000 - Recreation:	72,198	75,853

		Prej	Green Valley Recreation Inc res by Year- Next 3 Years 2021 Update- 7 REV pared for the 2022 Fiscal Year
Reserve Component	Life Useful	<i>Current</i> <i>Replacement Cost</i>	Forecast Inflated Cost @ 2.50%
2023			
00060 - Canoa Hills (CH)			
23000 - Mechanical Equipment			
220 - HVAC 6 Rooftop Carrier Units- 2007	15	51,300	53,897
24500 - Audio / Visual	30	2 002	4 105
812 - Stage Risers 288 sf [6] Saguaro Room Risers	50	3,993	4,195
25000 - Flooring	10		10,440
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	10	17,559	18,448
27000 - Appliances 760 - Miscellaneous	5	23,919	25,130
18 Kitchen Appliances (33%)	J	20,919	23,130
28000 - Water System			
154 - Backflow Valves 6" Backflow	12	10,182	10,698
	Total Canoa Hills (CH):	207,207	217,698
00070 - Santa Rita Springs (SRS) 02000 - Concrete			
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	2	10,330	10,853
04500 - Decking/Balconies			
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	5	25,812	27,119
08000 - Rehab	20	126.075	122.450
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	126,075	132,458
472 - Cabinets 2 Art & Clay Counters & Cabinets	20	19,517	20,505
12000 De -1	Total 08000 - Rehab:	145,592	152,963
12000 - Pool 130 - Resurface	10	31,226	32,807
240 lf Pool 750 - Equipment: Replacement	5	27,675	29,076
Pool & Spa Equipment (50%)	T		
14000 - Recreation	Total 12000 - Pool:	58,901	61,883
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (50%)	8	32,307	33,942
27000 - Appliances			
780 - Miscellaneous 10 Kitchen Appliances (33%)	5	12,341	12,965
	Total Santa Rita Springs (SRS):	285,283	299,725
00080 - Canoa Ranch (CR) 01000 - Paving			
132 - Asphalt: Sealing 64,068 sf Drives & Parking	5	11,227	11,795
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	5	5,890	6,188
	Total 01000 - Paving:	17,117	17,983

		Prep	Green Valley Recreation Inc res by Year- Next 3 Years 2021 Update- 7 REV pared for the 2022 Fiscal Year
Reserve Component	Life Useful	Current Replacement Cost	<i>Forecast Inflated Cost @ 2.50%</i>
2023			
2023 00080 - Canoa Ranch (CR)			
03000 - Painting: Exterior			
406 - Wrought Iron 614 If Metal Fencing & Railings	4	6,251	6,567
08000 - Rehab			
234 - Restrooms Companion Restroom Remodel	20	16,557	17,395
14000 - Recreation			
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)	8	58,796	61,772
17500 - Basketball / Sport Court		2 572	2 752
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	4	3,572	3,753
23000 - Mechanical Equipment		01 310	
236 - HVAC 6 Rooftop HVAC Units- 2008	15	81,318	85,435
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	15	16,971	17,830
Total	23000 - Mechanical Equipment:	98,289	103,265
	Total Canoa Ranch (CR):	200,582	210,735
00100 - Continental Vistas (CV) 02000 - Concrete			
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	2	7,941	8,343
	Total Continental Vistas (CV):	7,941	8,343
00110 - Madera Vista (MV) 12000 - Pool			
766 - Equipment: Replacement Pool & Spa Equipment (50%)	5	16,816	17,667
17000 - Tennis Court			
540 - Reseal 7,200 sf Tennis Court	4	4,938	5,188
	Total Madera Vista (MV):	21,754	22,855
00120 - Casa Paloma I (CPI)		·	
01000 - Paving			
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	25	40,290	42,330
12000 - Pool	5		21 712
770 - Equipment: Replacement Pool & Spa Equipment (50%)	5	20,667	21,713
	Total Casa Paloma I (CPI):	60,957	64,043
00130 - Casa Paloma II (CPII) 02000 - Concrete			
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	2	9,832	10,330
	Total Casa Paloma II (CPII):	9,832	10,330
00140 - Abrego North (AN) 01000 - Paving		·	
420 - Asphalt: Major Repairs	25	79,727	83,763
14,105 sf Parking Area			,

			Green Valley Recreation Inc res by Year- Next 3 Years 2021 Update- 7 REV pared for the 2022 Fiscal Year
	Life	Current	Forecast
Reserve Component	Useful	Replacement Cost	Inflated Cost @ 2.50%
2023			
00140 - Abrego North (AN)			
02000 - Concrete			
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%	5)	6,141	6,452
08000 - Rehab			
238 - Restrooms Companion Restroom Remodel	20	16,557	17,395
	Total Abrego North (AN):	102,425	107,610
00700 - Facility Maintenance Shop (FMS) 05000 - Roofing			
982 - Coating 1,400 sf Low Slope Roof Recoating	5	4,118	4,327
25000 - Flooring			
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	10	6,556	6,888
	Total Facility Maintenance Shop (FMS):	10,674	11,215
00800 - General 30000 - Miscellaneous			
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	10	84,856	89,151
866 - Vehicle 2017 Ford Escape- #36	3	30,750	32,307
	Total 30000 - Miscellaneous:	115,606	121,458
	Total General:	115,606	121,458
	Total 2023:	1,888,846	1,984,469



Section X Green Valley Recreation Inc Notes to the Auditor

2021 Update- 7 REV Prepared for the 2022 Fiscal Year

This report is intended to assist the auditor while preparing the audit, review or compilation of Green Valley Recreation Inc's (the "Project") financial documents.

This reserve study is an Update w/o Site Visit Review. An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

- life and valuation estimates;
- fund status;
- and a funding plan. Please note, as this study update did not require a site visit, and relied completely on the information provided, it is possible BRG has never visited Green Valley Recreation Inc.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2021 and is the Project's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2020. You will notice in <u>Section III, Reserve Fund</u> <u>Balance Forecast</u>, a Beginning Reserve Balance of \$7,906,632 is being used which ties to the last completed audit or review of the Project's financial statements. BRG then re-builds the first year of the study, in this case 2021, and estimates an ending reserve fund balance. Again, see <u>Section III</u> and the 2021 ending reserve balance estimate of \$7,827,475.

"Re-building" the first year of the study as mentioned above simply means using the 2021 adopted budget for the 2021 reserve contribution. Finally, the 2021 reserve expenses both actual and projected are estimated.

We find by using the above method a more accurate reserve study is possible because the beginning reserve fund balance ties directly to the Project's audited financial statement or, in the absence of an audit or review, the year end balance sheet. There is no need to rely on others for determining mid year reserve balances or estimating current year ending reserve balances. This approach forces all involved, to look at the current year's reserve fund activities so a more accurate ending reserve fund balance can be estimated.

With respect to the reserve component Percent Funded values on the next page(s), here are the calculations:

FFB = Year Cost X Year Effective Age / Useful Life % Funded = Year Estimated Ending Reserve Balance / Year FFB

Please see <u>Section V - Reserve Fund Balance Forecast</u>.

Browning Reserve Group



Green Valley Recreation Inc Schedule of Supplementary Information for Auditor Component Method 2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices 01000 - Paving						
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	5,833	5	5	972	1,196	891
101 - Asphalt: Sealing Parking Lots- Seal, Stripe[nr:1]	2,642	1	0	2,642	0	0
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	5,717	5	5	953	1,172	873
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	19,994	25	24	800	1,639	1,172
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	17,183	25	24	687	1,409	1,007
03000 - Painting: Exterior	10.000	10	-	2 007	4 4 9 9	0.65
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces 03500 - Painting: Interior	10,022	10	7	3,007	4,109	965
100 - Building 16,167 sf All Interior Spaces	13,758	10	5	6,879	8,461	1,261
04000 - Structural Repairs						
900 - Doors 41 Exterior & Interior Doors (25%)	17,230	10	3	12,061	14,129	1,503
05000 - Roofing 304 - Low Slope: Vinyl 70 Squares Building Boof, Boolass	76,621	20	2	68,959	74,610	3,260
79 Squares- Building Roof- Replace 930 - Coating 7,900 sf Low Slope Roof Recoating	7,270	5	2	4,362	5,962	1,237
08000 - Rehab						
300 - Restrooms 3 Main Bldg & Maint Restrooms	47,278	20	15	11,820	14,538	2,773
400 - Kitchen Kitchen	7,241	20	3	6,155	6,680	316
22000 - Office Equipment						
200 - Computers, Misc. 5 IT Servers (20%)	12,764	1	0	12,764	13,083	10,340
240 - Computers, Misc. Office Computer Work Stations	18,395	1	0	18,395	18,855	14,901
270 - Network Equipment Routers & Switches	6,150	1	0	6,150	6,304	4,982
23000 - Mechanical Equipment						
200 - HVAC 3 Rooftop Carrier Units- 2010	41,999	15	4	30,799	34,439	2,503
280 - HVAC Rooftop Rheem Unit #5- 2017	10,769	15	11	2,872	3,679	763
314 - HVAC Rooftop Carrier Unit #6- 2005	9,351	15	12	1,870	2,556	679
348 - HVAC 3 IT Room Trane & Gree Units- 2013	7,880	15	7	4,203	4,846	506
376 - HVAC Marvair Unit- 2018	6,724	15	12	1,345	1,838	488
25000 - Flooring			_		0.075	4 6 6 7 7
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	14,591	10	5	7,295	8,973	1,337
400 - Tile 1,096 sf Floors	8,688	20	4	6,950	7,569	388

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices						
28000 - Water System						
134 - Backflow Valves 4" Backflow	5,440	12	0	5,440	465	367
Sub-total Administrative Offices	373,540			217,380	236,512	52,514
00020 - West Social Center (WC)						
01000 - Paving		_				
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	7,587	5	4	1,517	3,111	1,357
108 - Asphalt: Sealing 75,321 sf West Parking Lot	12,810	5	4	2,562	5,252	2,291
208 - Ásphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	6,924	5	4	1,385	2,839	1,238
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	78,685	25	6	59,801	64,522	2,957
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	136,111	25	11	76,222	83,708	5,787
02000 - Concrete						
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	7,214	5	3	2,886	4,437	1,259
03000 - Painting: Exterior 106 - Stucco	61,551	10	9	6,155	12,618	6,227
53,060 sf Building Exterior & Wall Surfaces 03500 - Painting: Interior	01,551	10	5	0,155	12,010	0,227
106 - Building 24,000 sf All Interior Spaces	20,424	10	1	18,382	20,935	1,696
04000 - Structural Repairs						
904 - Doors 72 Exterior & Interior Doors (25%)	30,258	10	3	21,181	24,812	2,639
05000 - Roofing						
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	7,880	30	26	1,051	1,346	404
308 - Low Slope: Vinyl 339 Squares- Building Flat Roofs	231,505	20	8	138,903	154,240	11,424
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	16,390	30	25	2,732	3,360	820
934 - Coating 33,900 sf Low Slope Roof Recoating	39,425	5	3	15,770	24,246	6,878
935 - Coating Shuffleboard/Locker Room (2021 Only)[nr:1]	1,589	1	0	1,589	0	0
08000 - Rehab	6 222	20	F	4.667	F 100	205
100 - General Tennis Ramada	6,223	20	5	4,667	5,103	285
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	94,556	20	5	70,917	77,536	4,333
306 - Restrooms 4 Shops & Auditorium Restrooms	69,016	20	2	62,114	67,204	2,937
460 - Cabinets 2 Woodshop & Lapidary	9,730	20	5	7,298	7,979	446
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	18,369	25	0	18,369	753	595
12000 - Pool						
100 - Resurface 250 If Pool	45,256	12	4	30,170	34,790	3,372
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	45,102	15	5	30,068	33,902	2,756
728 - Equipment: Replacement Pool Digital Clocks	3,152	10	8	630	969	311
730 - Equipment: Replacement Pool & Spa Equipment (50%)	26,836	5	1	21,468	27,506	4,456

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
14000 - Recreation 700 - Billiard Table 4 Billiards Room Tables	29,456	25	22	3,535	4,831	1,643
17000 - Tennis Court						
100 - Reseal 43,200 sf [6] Tennis Courts	29,600	4	0	29,600	7,585	5,994
500 - Resurface 43,200 sf [6] Tennis Courts	134,346	21	13	51,179	59,016	7,144
600 - Lighting 20 Court Lights	83,902	30	1	81,106	86,000	2,322
724 - Screen 8,685 sf Tennis Court Fence Screens	4,745	5	3	1,898	2,918	828
17500 - Basketball / Sport Court 200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts 19000 - Fencing	17,650	8	6	4,413	6,784	2,073
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	67,713	30	6	54,170	57,838	2,120
20000 - Lighting 200 - Pole Lights 15 Walkway Lights	28,367	30	15	14,183	15,507	1,109
500 - Parking Lot 25 Parking Lot Lights	70,713	60	28	37,714	39,865	1,906
23000 - Mechanical Equipment 204 - HVAC 2 Rooftop Carrier Units- 2006	67,300	15	0	67,300	4,599	3,634
284 - HVAC 2 Rooftop Carrier Units- 2013	28,262	15	7	15,073	17,381	1,814
320 - HVAC Rooftop Carrier Unit #4- 2018	22,615	15	12	4,523	6,181	1,642
324 - HVAC Rooftop Carrier Unit #10- 2019	14,000	15	13	1,867	2,870	1,042
352 - HVAC 3 Rooftop Carrier/American Units- 2009	39,031	15	3	31,225	34,672	2,270
380 - HVAC Rooftop Carrier Unit #7- 2010	19,437	15	4	14,253	15,938	1,159
404 - HVAC 4 Rooftop Carrier/American Units- 2008	57,784	15	2	50,080	55,280	3,278
420 - HVAC Tennis Ramada Carrier Unit #15- 2007	5,673	15	1	5,295	5,815	314
440 - HVAC 5 Gree HVAC Units- 2012	14,350	15	6	8,610	9,806	899
900 - Miscellaneous Woodshop Dust Collector	19,384	15	2	16,799	18,544	1,100
24000 - Furnishings 500 - Miscellaneous	01 744	10	0	16 240	2E 12C	0.000
550 Auditorium Padded Chairs	81,744	10	8	16,349	25,136	8,068
504 - Miscellaneous 500 Auditorium Unpadded Chairs	30,750	10	2	24,600	28,367	2,617
508 - Tables 175 Auditorium Tables 24500 - Audio / Visual	55,934	10	4	33,561	40,133	5,001
100 - Speakers Auditorium	26,266	15	12	5,253	7,179	1,908
108 - Lighting Console Auditorium Control Room	3,677	10	7	1,103	1,508	354
116 - Miscellaneous Auditorium Total Induction Loop	16,810	30	18	6,724	7,466	708
220 - PA System Auditorium Bldg	56,570	10	5	28,285	34,791	5,185
224 - Projector 3 Auditorium Projectors (33%)	11,173	10	7	3,352	4,581	1,076

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remainin Life	2021 Fully og Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
24500 - Audio / Visual						
400 - Stage Lights Stage Lighting	10,183	20	1	9,674	10,437	423
600 - Stage Curtains Stage Curtains	9,666	15	5	6,444	7,265	591
740 - Piano Auditorium Petrof Grand	43,076	30	12	25,845	27,963	1,564
764 - Piano Auditorium Yamaha Upright	9,650	30	12	5,790	6,264	350
800 - Stage Risers Auditorium Stage	18,911	30	26	2,522	3,231	970
24600 - Safety / Access						
200 - Fire Control Misc Fire Alarm System	43,076	20	1	40,922	44,153	1,788
25000 - Flooring						
210 - Carpeting 448 Sq. Yds. West Center Carpet	18,471	10	0	18,471	1,893	1,496
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,252	10	7	1,276	1,743	409
410 - Tile 1,618 sf Clubhouse Walls & Floors	22,830	20	2	20,547	22,231	971
414 - Tile 682 sf Green Room Dressing & Restrooms	9,623	20	16	1,925	2,466	579
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	78,871	15	2	68,355	75,453	4,475
26000 - Outdoor Equipment						
400 - Bleachers 5 Courtyard & Tennis	10,506	25	22	1,261	1,723	586
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	10,987	15	12	2,197	3,003	798
840 - Shade Structure 680 sf Pool Deck Shade Canopy	15,003	15	12	3,001	4,101	1,090
844 - Shade Structure 1,205 sf [4] Tennis Court Shade Canopies	26,586	15	11	7,090	9,084	1,884
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018	6,067	30	27	607	829	319
27000 - Appliances						
700 - Miscellaneous 24 Kitchen Appliances (33%)	27,018	5	3	10,807	16,616	4,714
701 - Miscellaneous Appliances (2021 Only)[nr:1]	11,808	1	0	11,808	0	0
702 - Stove 2 Vulcan 10-Burner & 6-Burner	6,976	20	17	1,046	1,430	430
28000 - Water System			_			
158 - Backflow Valves 4" Backflow	5,631	12	0	5,631	481	380
30000 - Miscellaneous						
240 - Maintenance Equipment 2 Portable Lifts	22,628	20	5	16,971	18,555	1,037
Sub-total West Social Center (WC)	2,425,664			1,470,075	1,520,683	156,530
00030 - East Social Center (EC)						
01000 - Paving						
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	9,712	5	3	3,885	5,973	1,694
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	6,447	5	3	2,579	3,965	1,125
213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)[nr:1]	19,665	2	1	9,833	20,157	8,164
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	50,417	25	10	30,250	33,074	2,091
316 - Asphalt: Overlay w/ Interlayer	102,573	25	18	28,720	33,644	5,184

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Methoo
0030 - East Social Center (EC)						
01000 - Paving						
56,762 sf West & North Parking Lots & N Driveway 02000 - Concrete						
406 - Pool Deck	5,276	2	1	2,638	5,408	2,190
5,661 sf Pool/Spa Area Concrete Repair (4%)	·					·
03000 - Painting: Exterior 112 - Stucco	18,165	10	7	5,450	7,448	1,749
13,905 sf Building Exterior	10,105	10	/	5,450	7,440	1,749
03500 - Painting: Interior						
112 - Building 17,350 sf All Interior Spaces	13,445	10	0	13,445	1,378	1,089
04000 - Structural Repairs						
908 - Doors	24,374	10	3	17,062	19,987	2,126
58 Exterior/Interior Doors & Access Gates (25%)						
05000 - Roofing 312 - Low Slope: Vinyl	70,681	20	3	60,079	65,203	3,083
207 Squares- Building Roof (50%)	70,001	20	J	00,079	05,205	5,005
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	70,681	20	8	42,408	47,091	3,488
938 - Coating 20,700 sf Low Slope Roof Recoating	11,616	5	3	4,646	7,144	2,027
08000 - Rehab						
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	115,569	20	1	109,790	118,458	4,798
214 - Restrooms Pool Patio Companion Restroom	8,615	20	5	6,461	7,064	395
312 - Restrooms 2 Lobby Hallway Restrooms	31,519	20	5	23,639	25,845	1,444
12000 - Pool						
106 - Resurface	21,704	12	1	19,895	22,247	1,502
165 lf Pool 400 - ADA Chair Lift	7,008	10	9	701	1,437	709
2 Pool & Spa ADA Chairs					-	
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating	43,759	15	1	40,842	44,853	2,422
734 - Equipment: Replacement Pool & Spa Equipment (50%)	20,262	5	1	16,210	20,769	3,365
924 - Furniture: Misc Pool Area Furniture	7,920	6	4	2,640	4,059	1,180
13000 - Spa						
114 - Resurface	5,407	8	1	4,731	5,542	561
Spa 14000 - Recreation						
200 - Exercise: Cardio Equipment	27,160	3	2	9,053	18,559	7,705
17 Fitness Room Cardio Machines (25%) 300 - Exercise: Strength Equipment	38,498	8	2	28,873	34,527	4,095
19 Fitness Room Strength Machines, Etc (50%) 720 - Billiard Table 2 Billiards Room	18,153	25	0	18,153	744	588
17000 - Tennis Court						
110 - Reseal	10,296	4	2	5,148	7,915	2,191
14,400 sf [2] Tennis Courts						
510 - Resurface 14,400 sf [2] Tennis Courts	44,782	20	10	22,391	25,246	2,322
17500 - Basketball / Sport Court	10,400	~	0	10.400	0.040	
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	19,400	2	0	19,400	9,943	7,857
19000 - Fencing 110 - Chain Link: 6'	13,578	30	24	2,716	3,247	663
600 lf North Pickleball Court Fencing- 2015						
114 - Chain Link: 6'	13,578	30	27	1,358	1,856	714

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Methoo
00030 - East Social Center (EC)						
19000 - Fencing						
600 If South Pickleball Court Fencing- 2018						
130 - Chain Link: 10' 540 lf Tennis Court Fence	21,996	30	10	14,664	15,782	760
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	15,962	30	5	13,302	14,180	488
20000 - Lighting 510 - Parking Lot	19,800	30	1	19,140	20,295	548
7 Parking Lot Lights 604 - Sports Field / Court	26,055	10	8	5,211	8,012	2,572
8 Pickleball Court Lights 23000 - Mechanical Equipment						
288 - HVAC 4 Rooftop Carrier Units- 2018	41,195	15	12	8,239	11,260	2,992
326 - HVAC Rooftop Carrier Unit #3- 2009	19,437	15	3	15,549	17,266	1,130
356 - HVAC Rooftop Carrier Unit #4	8,456	15	14	564	1,156	645
384 - HVAC Rooftop Carrier Unit #8- 2008	19,437	15	2	16,845	18,594	1,103
408 - HVAC 5 Rooftop Carrier Units- 2011	55,132	15	5	36,754	41,441	3,368
424 - HVAC 2 Rooftop Carrier Units- 2018	17,650	15	12	3,530	4,824	1,282
24000 - Furnishings						
520 - Miscellaneous Tables & Chairs	29,982	10	4	17,989	21,512	2,681
24500 - Audio / Visual						
300 - PA System Sound Rack- Sound System	10,000	10	0	10,000	1,025	810
744 - Piano East Auditorium Yamaha Upright	9,650	25	9	6,176	6,726	390
24600 - Safety / Access 100 - Fire Equipment Alarm & Sprinkler System	19,384	20	4	15,507	16,888	867
101 - Fire Equipment Pendants (2021 Only)[nr:1]	7,225	1	0	7,225	0	0
25000 - Flooring						
220 - Carpeting 850 Sq. Yds. East Center Carpet	23,979	10	0	23,979	2,458	1,942
420 - Tile 4,200 sf Clubhouse Walls & Floors	47,524	20	5	35,643	38,970	2,178
421 - Tile Kitchen Tile (2021 Only)[nr:1]	6,507	1	0	6,507	0	0
610 - Tile 160 Sq. Yds. Art Room, Lobby, Kitchen	9,849	15	0	9,849	673	532
27000 - Appliances 720 - Miscellaneous 12 Kitchen Appliances (33%)	9,351	5	1	7,480	9,584	1,553
28000 - Water System						
138 - Backflow Valves 4" Backflow	8,330	12	2	6,942	7,827	591
Sub-total East Social Center (EC)	1,277,161			834,092	861,255	102,952
0040 - Las Campanas (LC) 01000 - Paving					·	
116 - Asphalt: Sealing 70,468 sf Parking Lot	11,105	5	5	1,851	2,277	1,696
117 - Asphalt: Sealing 48,452 sf East & South Lots (2021 Only)[nr:1]	7,720	1	0	7,720	0	0
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	6,478	5	5	1,080	1,328	990

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2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Metho
00040 - Las Campanas (LC)						
01000 - Paving						
320 - Asphalt: Overlay 27,246 sf North Parking Lot	28,875	25	0	28,875	1,184	936
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	80,357	25	14	35,357	39,536	3,679
02000 - Concrete						
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	8,030	2	1	4,015	8,231	3,334
03000 - Painting: Exterior						
118 - Stucco 18,180 sf Building Exterior	25,047	10	8	5,009	7,702	2,472
03500 - Painting: Interior	10 607			46 770	10,100	
118 - Building 21,900 sf All Interior Spaces	18,637	10	1	16,773	19,103	1,547
04000 - Structural Repairs 912 - Doors	21 020	10	2	22 252	26 100	2 70 <i>6</i>
912 - Doors 76 Exterior & Interior Doors (25%) 05000 - Roofing	31,939	10	3	22,357	26,190	2,786
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	135,215	20	3	114,933	124,736	5,898
942 - Coating 19,800 sf Low Slope Roof Recoating	20,573	5	3	8,229	12,653	3,589
08000 - Rehab						
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	126,075	20	4	100,860	109,843	5,636
216 - Restrooms 2 Hallway Restrooms	33,114	20	6	23,180	25,457	1,555
220 - Restrooms Companion Restroom	16,557	20	6	11,590	12,728	778
318 - Restrooms 2 Racquetball Court Restrooms	13,860	20	18	1,386	2,131	876
406 - Kitchen Clubhouse Kitchen	8,077	10	5	4,038	4,967	740
560 - Operable Wall/Partition 1,296 sf [2] Agave	51,319	25	12	26,686	29,457	2,236
12000 - Pool						
112 - Resurface 264 lf Pool	41,817	12	1	38,332	42,862	2,893
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	8,789	10	0	8,789	901	712
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	40,116	15	14	2,674	5,483	3,061
738 - Equipment: Replacement Pool & Spa Equipment (50%)	24,445	5	1	19,556	25,057	4,059
928 - Furniture: Misc Pool Area Furniture	8,582	6	4	2,861	4,398	1,279
13000 - Spa	- · · ·	~		0.05 <i>i</i>		
118 - Resurface Spa PebbleTec Resurface	6,461	8	4	3,231	4,139	722
14000 - Recreation	25 620	r	h	11 000		10 110
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	35,639	3	2	11,880	24,354	10,110
211 - Exercise: Cardio Equipment Cybex Arc Trainer (2021 Only)[nr:1] 210 - Exercise: Strength Equipment	8,000	1	0	8,000	0	0
 310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (50%) 17000 - Tennis Court 	38,445	8	2	28,834	34,480	4,090
120 - Reseal 14,000 sf [2] Tennis Courts	9,876	4	1	7,407	10,123	2,050
520 - Resurface 14,000 sf [2] Tennis Courts	39,125	21	18	5,589	7,639	2,354

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)						
19000 - Fencing						
140 - Chain Link: 10' 600 If Tennis Court Fence	23,759	30	10	15,839	17,047	821
210 - Wrought Iron: 5' 315 If Pool Area Fencing	12,116	30	6	9,693	10,349	379
20000 - Lighting 520 - Parking Lot 8 North Parking Lot Lights	22,628	40	16	13,577	14,496	680
560 - Parking Lot 13 East Parking Lot Lights	36,771	40	29	10,112	11,307	1,524
23000 - Mechanical Equipment 212 - HVAC	157,673	15	2	136,650	150,840	8,946
11 Rooftop Trane Units- 2008 292 - HVAC 4 Rooftop Carrier Units- 2010	51,796	15	4	37,984	42,473	3,087
328 - HVAC Rooftop Carrier Unit #16- 2014	10,769	15	8	5,025	5,887	709
612 - Water Heater 2 Rennai Tankless Heaters	11,144	12	0	11,144	952	752
24000 - Furnishings 900 - Miscellaneous Tables, Chairs, Misc	49,375	10	6	19,750	25,305	4,638
2 4500 - Audio / Visual 748 - Piano Ocotillo Room Yamaha Upright	11,412	25	8	7,760	8,422	451
804 - Stage Risers 4 Ocotillo Room- New	23,958	30	27	2,396	3,274	1,260
808 - Stage Risers 2 Ocotillo Room- Older	807	30	18	323	359	34
832 - Stage Curtains 2 Ocotillo Room	8,069	20	8	4,842	5,376	398
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	16,680	10	8	3,336	5,129	1,646
24600 - Safety / Access 210 - Fire Control Misc Fire Alarm System	19,384	20	9	10,661	11,921	980
211 - Fire Control Misc Fire Panel (2021 Only)[nr:1]	8,833	1	0	8,833	0	0
25000 - Flooring						
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	17,189	10	4	10,314	12,333	1,537
236 - Carpeting 150 Sq. Yds. Juniper Room Only	5,260	10	6	2,104	2,696	494
430 - Tile 3,050 sf Clubhouse Walls & Floors	41,657	20	4	33,326	36,294	1,862
620 - Vinyl 540 Sq. Yds. Clubhouse	83,794	15	1	78,208	85,889	4,638
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	25,349	25	8	17,238	18,708	1,001
740 - Vinyl 2,925 sf Agave & Ocotillo Floor 27000 - Appliances	34,918	40	39	873	1,790	0
800 - Miscellaneous 13 Kitchen Appliances (33%)	19,084	5	3	7,633	11,736	3,329
801 - Miscellaneous Dishwasher/Refrig (2021 Only)[nr:1]	6,850	1	0	6,850	0	0
28000 - Water System				_		
130 - Backflow Valves 4" Backflow	7,814	12	2	6,511	7,342	554
Sub-total Las Campanas (LC)	1,591,365		1	,012,074	1,076,881	109,801

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
01000 - Paving						
120 - Asphalt: Sealing 104,016 sf Drives & Parking	13,080	5	3	5,232	8,044	2,282
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	9,562	5	3	3,825	5,881	1,668
328 - Asphalt: Overlay w/ Interlayer 104,016 sf Drives & Parking	187,965	25	18	52,630	61,652	9,499
329 - Asphalt: Overlay w/ Interlayer Lower Parking Lot (2021 Only)[nr:1]	68,777	1	0	68,777	0	0
02000 - Concrete	10 151	-		0.101	10.405	1.000
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	10,151	5	1	8,121	10,405	1,686
03000 - Painting: Exterior			-			. =
124 - Stucco 30,135 sf Building Exterior	48,757	10	6	19,503	24,988	4,580
03500 - Painting: Interior	12.005	-	0	12.005	2.046	2.240
124 - Building 26,950 sf All Interior Spaces (50%)	13,885	5	0	13,885	2,846	2,249
04000 - Structural Repairs	22 602	10	2	1 5 005	10 000	1 000
916 - Doors 54 Exterior & Interior Doors (25%) 04500 - Decking/Balconies	22,693	10	3	15,885	18,609	1,980
200 - Resurface	28,020	18	2	24,907	27,125	1,325
1,778 sf Second Floor Deck 05000 - Roofing	28,020	10	Z	24,907	27,125	1,525
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	93,558	20	3	79,524	86,307	4,081
325 - Low Slope: Vinyl Roof Repairs (2021 Only)[nr:1]	5,860	1	0	5,860	0	0
946 - Coating 13,700 sf Low Slope Roof Recoating	14,235	5	1	11,388	14,591	2,364
08000 - Rehab						
218 - Locker Rooms 2 Men's & Women's	128,912	28	1	124,308	132,134	3,823
222 - Bathrooms Add Companion Bathroom	16,557	20	1	15,729	16,971	687
324 - Restrooms 2 Auditorium Lobby Restrooms	31,519	20	2	28,367	30,691	1,341
466 - Cabinets 40 If Countertops & Cabinets	28,964	20	5	21,723	23,751	1,327
570 - Operable Wall/Partition 770 sf [4] Room Dividers	34,847	21	13	13,275	15,308	1,853
12000 - Pool					_	
118 - Resurface 260 lf Pool	41,185	12	17	2,288	2,483	2,820
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	12,923	10	6	5,169	6,623	1,214
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	193,164	25	21	30,906	39,599	10,512
742 - Equipment: Replacement Pool & Spa Equipment (50%)	27,335	5	1	21,868	28,018	4,539
932 - Furniture: Misc Pool Area Furniture	11,880	6	4	3,960	6,088	1,770
13000 - Spa	0 -0 4	~		7 6 4 6	0.000	
122 - Resurface Spa	8,704	8	1	7,616	8,922	903
14000 - Recreation 140 - Sauna: Wood Kit	6,461	25	1	6,203	6,623	215
Sauna 220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	18,438	3	1	12,292	18,899	5,103

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
14000 - Recreation						
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	25,012	8	3	15,633	19,228	2,727
740 - Billiard Table 3 Billiards Room Tables	26,492	25	3	23,313	24,981	924
744 - Billiard Table 2 Diamond Tables	18,153	25	0	18,153	744	588
17000 - Tennis Court						
130 - Reseal 28,800 sf [4] Tennis Courts	19,752	4	1	14,814	20,246	4,100
19000 - Fencing 150 - Chain Link: 10' 960 lf Tennis Court Fence	38,014	30	10	25,343	27,275	1,314
20000 - Lighting						
210 - Pole Lights 7 Walkway Lights	7,722	20	5	5,792	6,332	354
218 - Landscape 25 Walkway Lights	10,506	20	13	3,677	4,308	587
264 - Bollard Lights 22 Walkway Bollard Lights	20,802	20	13	7,281	8,529	1,161
530 - Parking Lot 11 Parking Lot Lights	28,002	40	15	17,501	18,657	821
23000 - Mechanical Equipment 216 - HVAC 4 Rooftop Carrier Units- 2005	55,998	15	1	52,265	57,398	3,100
296 - HVAC 3 Rooftop Carrier Units- 2007	36,824	15	1	34,369	37,745	2,038
332 - HVAC 3 Rooftop Carrier Units- 2009	37,822	15	3	30,258	33,599	2,200
360 - HVAC Rooftop Carrier Unit #8- 2018	10,892	15	12	2,178	2,977	791
388 - HVAC 3 Rooftop Carrier Units- 2013	38,768	15	7	20,676	23,842	2,489
412 - HVAC Rooftop Carrier Unit #11- 2019	10,626	15	13	1,417	2,178	791
428 - HVAC Rooftop Carrier Unit #16- 2018	10,892	15	12	2,178	2,977	791
444 - HVAC Ground Level Carrier Unit 17A/B- 2003	4,978	15	13	664	1,020	371
446 - HVAC Ground Level- Carrier 3-ton Unit	4,738	15	13	632	971	353
604 - Water Heater 2 Pool Equipment Area Water Heaters	7,564	12	4	5,043	5,815	564
632 - Water Heater Men's Restroom's Janitor's Closet	1,366	15	7	728	840	88
24000 - Furnishings	-				10.101	0.000
540 - Miscellaneous Folding Tables & Chairs	25,344	10	4	15,206	18,184	2,266
24500 - Audio / Visual 152 - Projector	6,930	10	9	693	1,421	701
Stage- EIKI 174 - Projection Screen	9,044	20	18	904	1,390	571
Stage- Electric Screen 308 - PA System	17,380	10	0	17,380	1,781	1,408
Sound Rack- Sound System 752 - Piano Stago Yamaba Unright	11,134	25	9	7,126	7,760	451
Stage Yamaha Upright 820 - Stage Curtains 2 Stage Curtains	15,543	20	6	10,880	11,948	730
24600 - Safety / Access						
220 - Fire Control Misc Fire Alarm System	19,384	20	1	18,415	19,869	805

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2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
25000 - Flooring						
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	33,134	10	8	6,627	10,189	3,270
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	7,259	10	0	7,259	744	588
440 - Tile 975 sf Clubhouse Walls & Floors	29,076	20	1	27,622	29,803	1,207
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	16,650	15	2	14,430	15,929	945
710 - Hardwood Floors 500 sf Stage- Replace	8,484	50	10	6,787	7,131	176
27000 - Appliances						
160 - Ice Machine Tennis Courts	6,220	10	0	6,220	638	504
740 - Miscellaneous 13 Kitchen Appliances (33%)	17,687	5	2	10,612	14,504	3,011
28000 - Water System 150 - Backflow Valves	10,182	12	2	8,485	9,567	722
6" Backflow			-			111 226
Sub-total Desert Hills (DH)	1,725,808		1	,043,804	1,047,081	111,326
00060 - Canoa Hills (CH)						
01000 - Paving 124 - Asphalt: Sealing	11,556	5	5	1,926	2,369	1,765
67,354 sf Parking Lot 224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (4%)	9,907	5	5	1,651	2,031	1,513
332 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	125,784	25	0	125,784	5,157	4,076
02000 - Concrete						
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	8,079	2	3	2,020	2,760	1,762
03000 - Painting: Exterior						
130 - Stucco 10,940 sf Building Exterior	25,194	10	9	2,519	5,165	2,549
416 - Wrought Iron 160 lf Pool Perimeter Fence	2,562	4	3	641	1,313	559
03500 - Painting: Interior						
130 - Building 22,750 sf All Interior Spaces	19,360	10	1	17,424	19,844	1,607
04000 - Structural Repairs			-			
920 - Doors 47 Exterior & Interior Doors (25%)	19,752	10	3	13,826	16,196	1,723
05000 - Roofing						
328 - Low Slope: Vinyl 227 Squares- Building Roof	131,171	20	9	72,144	80,670	6,635
950 - Coating 22,700 sf Low Slope Roof Recoating	18,420	5	0	18,420	3,776	2,984
08000 - Rehab						
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	165,789	20	1	157,499	169,933	6,883
330 - Restrooms 2 Restrooms	73,701	20	1	70,016	75,544	3,060
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	38,807	25	18	10,866	12,729	1,961
12000 - Pool						
124 - Resurface 274 lf Pool	49,600	12	3	37,200	42,367	3,606
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	50,510	10	5	25,255	31,064	4,629
746 - Equipment: Replacement Pool & Spa Equipment (50%)	28,056	5	2	16,834	23,006	4,775

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
12000 - Pool						
747 - Equipment: Replacement Equipment (2021 Only)[nr:1]	6,109	1	0	6,109	0	0
936 - Furniture: Misc Pool Area Furniture	11,879	6	4	3,960	6,088	1,770
13000 - Spa	E E 40	•	-	2 070	2.040	625
126 - Resurface Spa	5,542	8	5	2,078	2,840	635
14000 - Recreation						
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	26,942	3	2	8,981	18,411	7,643
235 - Exercise: Cardio Equipment Arc Trainer (2021 Only)[nr:1]	8,000	1	0	8,000	0	0
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	45,256	8	2	33,942	40,589	4,814
17000 - Tennis Court 140 - Reseal	0 420	٨	2	2 250	4 0 2 2	
14,000 sf [2] Tennis Courts	9,430	4	3	2,358	4,833	2,057
504 - Resurface 14,000 sf [2] Tennis Courts	43,538	21	11	20,732	23,376	2,204
19000 - Fencing						
160 - Chain Link: 10' 580 If Tennis Court Fence	22,967	30	10	15,311	16,479	794
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,154	30	5	5,128	5,467	188
20000 - Lighting						
220 - Pole Lights 24 Parking Lot & Walkway Lights	67,885	40	15	42,428	45,228	1,991
23000 - Mechanical Equipment			_			
220 - HVAC 6 Rooftop Carrier Units- 2007	51,300	15	2	44,460	49,077	2,911
230 - HVAC Rooftop Carrier Unit #4- 2021	8,550	15	0	8,550	584	462
340 - HVAC Rooftop Carrier Unit #5- 2005	8,550	15	0	8,550	584	462
364 - HVAC Rooftop Carrier Unit #10- 2006	8,740	15	0	8,740	597	472
600 - Water Heater Pool Eq Room Heater & Tank	13,577	12	4	9,051	10,437	1,012
24000 - Furnishings						
560 - Miscellaneous Folding Tables & Chairs	13,553	10	3	9,487	11,114	1,182
620 - Miscellaneous Lobby Furniture	9,051	12	1	8,297	9,278	626
24500 - Audio / Visual						
156 - Projector Saguaro Room- Panasonic	1,313	10	3	919	1,077	115
166 - Projection Screen Saguaro Room- Electric Screen	17,630	20	18	1,763	2,711	1,114
316 - PA System Sound Rack- Sound System	16,565	10	8	3,313	5,094	1,635
330 - Miscellaneous Sound Rack- Total Induction Loop	17,380	30	15	8,690	9,501	680
756 - Piano Saguaro Room Yamaha Upright	8,398	25	4	7,054	7,575	300
812 - Stage Risers 288 sf [6] Saguaro Room Risers	3,993	30	2	3,727	3,956	113
828 - Stage Curtains 2 Saguaro Stage Curtains	14,986	20	11	6,744	7,681	796
24600 - Safety / Access						
230 - Fire Control Misc Fire Alarm System	19,384	20	5	14,538	15,895	888

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remainin <u>e</u> Life	2021 Fully g Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
25000 - Flooring						
250 - Carpeting 122 Sq. Yds. Mesquite Room	5,125	10	9	513	1,051	518
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	17,559	10	2	14,048	16,199	1,494
450 - Tile 6,475 sf Clubhouse Walls & Floors	88,436	20	1	84,015	90,647	3,671
720 - Hardwood Floors 6,150 sf Wood Floor- Replace	104,351	40	9	80,872	85,568	2,639
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish	20,844	10	9	2,084	4,273	2,109
26000 - Outdoor Equipment						
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	8,615	10	9	862	1,766	872
848 - Shade Structure 200 sf Tennis Court Shade Canopy	4,413	15	1	4,118	4,523	244
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	17,650	15	11	4,707	6,031	1,251
856 - Shade Structure 144 sf Metal Roofed Shade Structure	3,782	30	13	2,143	2,326	141
872 - Shade Structure Pool Area Wood Gazebo Structure	9,981	25	21	1,597	2,046	543
27000 - Appliances 760 - Miscellaneous 18 Kitchen Appliances (33%)	23,919	5	2	14,352	19,614	4,071
28000 - Water System 154 - Backflow Valves	10,182	12	2	8,485	9,567	722
6" Backflow Sub-total Canoa Hills (CH)	1,559,781			1,084,731	1,036,005	103,225
0070 - Santa Rita Springs (SRS)						-
01000 - Paving						
128 - Asphalt: Sealing 80,636 sf Parking Lots	9,980	5	0	9,980	2,046	1,617
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	7,413	5	1	5,930	7,598	1,231
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	105,508	25	1	101,288	108,146	3,504
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	40,207	25	1	38,599	41,213	1,335
02000 - Concrete 430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	10,330	2	2	3,443	5,294	2,930
03000 - Painting: Exterior 136 - Stucco	44,977	10	6	17,991	23,051	4,225
28,540 sf Building Exterior 400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	12,541	4	1	9,406	12,855	2,603
03500 - Painting: Interior	20.211	10	_	27 100	20.000	2 500
136 - Building 35,500 sf All Interior Spaces	30,211	10	1	27,190	30,966	2,508
04000 - Structural Repairs 600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	23,932	10	1	21,539	24,530	1,987
924 - Doors 66 Exterior & Interior Doors (25%)	27,736	10	3	19,416	22,744	2,420
04500 - Decking/Balconies 206 - Resurface	110,299	20	12	44,120	50,876	6,008
12,664 sf Elastomeric Deck- Resurface 300 - Repairs	25,812	20 5	2	44,120 15,487	21,166	4,393
12,664 sf Elastomeric Deck- Seal/Repair	23,012	5	2	10,407	21,100	+,555

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)						
05000 - Roofing 336 - Low Slope: Vinyl 68 Squares- Building Roof	39,293	20	3	33,399	36,248	1,714
604 - Pitched: Tile 84 Squares- Building Roof	57,364	30	8	42,067	45,079	1,887
954 - Coating 6,800 sf Low Slope Roof Recoating 08000 - Rehab	21,012	5	3	8,405	12,923	3,666
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	126,075	20	2	113,467	122,766	5,365
336 - Restrooms 5 Restrooms	52,441	20	4	41,953	45,689	2,344
412 - Kitchen Art Kitchenette	4,356	20	4	3,485	3,795	195
472 - Cabinets 2 Art & Clay Counters & Cabinets	19,517	20	2	17,565	19,004	830
12000 - Pool 130 - Resurface 240 lf Pool	31,226	10	2	24,981	28,806	2,657
408 - ADA Chair Lift Pool Area ADA Lift	3,481	10	8	696	1,070	344
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	37,315	15	0	37,315	2,550	2,015
750 - Equipment: Replacement Pool & Spa Equipment (50%)	27,675	5	2	16,605	22,694	4,711
940 - Furniture: Misc Pool Area Furniture	7,920	6	4	2,640	4,059	1,180
13000 - Spa 130 - Resurface Spa	7,905	8	0	7,905	1,013	800
14000 - Recreation 240 - Exercise: Cardio Equipment	18,805	3	3	4,701	6,425	4,101
12 Fitness Center Cardio Equipment 241 - Exercise: Cardio Equipment	11,200	1	0	11,200	0,425	4,101
Equipment (2021 Only)[nr:1] 340 - Exercise: Strength Equipment	32,307	8	2	24,230	28,975	3,437
18 Fitness Center Strength Machines (50%) 19000 - Fencing						
220 - Wrought Iron: 5' 348 If Pool Perimeter Fence	11,154	30	0	11,154	381	301
20000 - Lighting 100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	23,114	25	7	16,642	18,006	890
230 - Pole Lights 10 Bridge Lights	16,688	25	7	12,016	13,000	643
280 - Pole Lights 5 2nd Level Deck- Pole Lights	6,566	25	7	4,728	5,115	253
23000 - Mechanical Equipment 232 - HVAC	29,785	15	7	15,885	18,318	1,912
6 Miscellaneous Units- 2013 312 - HVAC	6,803	15	10	2,268	2,789	470
Carrier Unit #8- 2016 316 - HVAC Carrier Unit #3- 2018	6,803	15	12	1,361	1,859	494
Carrier Unit #3- 2018 344 - HVAC 2 Carrier Units- 2019	13,577	15	13	1,810	2,783	1,011
368 - HVAC 2 Carrier Units- 2012	15,759	15	6	9,456	10,769	987
392 - HVAC 2 Carrier Units- 2018	11,682	15	12	2,336	3,193	848
416 - HVAC Carrier Unit #7- 2016	7,880	15	10	2,627	3,231	545

2772 08/12/2021 December 31 Version 8/12/2021 2:38:34 PM

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully g Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)						
23000 - Mechanical Equipment						
436 - HVAC Carrier Unit #11- 2014	7,880	15	8	3,677	4,308	518
448 - HVAC 8 Rooftop Carrier Units- 2018	98,458	15	12	19,692	26,912	7,151
452 - HVAC 2 Carrier Units- 2007	30,284	15	1	28,265	31,041	1,676
616 - Water Heater Bradford White Water Heater 23500 - Elevator	9,981	12	8	3,327	4,263	821
200 - Modernize/Overhaul Anza Building Elevator	128,176	25	23	10,254	15,766	7,329
300 - Cab Rehab Anza Elevator Cab	18,817	20	18	1,882	2,893	1,189
24000 - Furnishings						
600 - Miscellaneous Anza Room Furniture	57,928	10	0	57,928	5,938	4,692
24500 - Audio / Visual						
160 - Projector 3 Projectors (33%)	1,313	4	1	985	1,346	273
170 - Projection Screen Anza Room	9,035	20	3	7,680	8,335	394
324 - PA System Anza Room- Sound System	17,380	10	0	17,380	1,781	1,408
760 - Piano Anza Room Kawai Upright	7,310	25	17	2,339	2,698	360
24600 - Safety / Access 240 - Fire Control Misc Fire Alarm System	32,307	20	4	25,845	28,147	1,444
241 - Fire Control Misc Sprinkler Pendants (2021 Only)[nr:1]	9,400	1	0	9,400	0	0
25000 - Flooring						
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	55,965	10	1	50,369	57,364	4,647
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	15,990	10	1	14,391	16,390	1,328
460 - Tile 1,825 sf Clubhouse Walls & Floors	24,926	20	1	23,680	25,549	1,035
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	26,767	40	15	16,730	17,834	785
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	14,592	10	5	7,296	8,974	1,337
26000 - Outdoor Equipment	2.206				4 955	
804 - Shade Structure 100 sf Small Shade Canopy	2,206	15	9	883	1,055	149
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	13,238	15	5	8,825	9,950	809
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	9,928	15	7	5,295	6,106	637
27000 - Appliances 780 - Miscellaneous 10 Kitchen Appliances (33%)	12,341	5	2	7,404	10,119	2,100
781 - Miscellaneous Range (2021 Only)[nr:1]	2,000	1	0	2,000	0	0
28000 - Water System						
142 - Backflow Valves 4" Backflow #1	9,210	12	9	2,302	3,147	776
146 - Backflow Valves 4" Backflow #2	6,795	12	11	566	1,161	602
Sub-total Santa Rita Springs (SRS)	1,718,878			1,113,680	1,102,100	119,824

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

			Light	ly five fere	cht i undeu h	2022 Line Item
Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)						
01000 - Paving						
132 - Asphalt: Sealing 64,068 sf Drives & Parking	11,227	5	2	6,736	9,206	1,911
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)	5,890	5	2	3,534	4,830	1,002
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe	7,432	5	3	2,973	4,571	1,297
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking	115,776	25	12	60,203	66,455	5,045
343 - Asphalt: Overlay w/ Interlayer 2021 Only[nr:1]	49,930	1	0	49,930	0	0
02000 - Concrete						
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	2,784	5	5	464	571	425
03000 - Painting: Exterior						
142 - Stucco 14,760 sf Building Exterior	13,646	10	7	4,094	5,595	1,314
406 - Wrought Iron 614 If Metal Fencing & Railings	6,251	4	2	3,125	4,805	1,330
03500 - Painting: Interior						
142 - Building 26,200 sf All Interior Spaces	16,685	10	1	15,017	17,102	1,385
04000 - Structural Repairs						
606 - Metal Railings 350 lf Parking & Pickleball	9,899	20	7	6,434	7,103	477
928 - Doors 40 Exterior & Interior Doors (25%)	16,810	10	3	11,767	13,784	1,466
932 - Doors 3 Pool East Patio Doors	54,308	20	7	35,300	38,966	2,615
05000 - Roofing						
200 - Low Slope: BUR 133 Squares- Building Roof	55,893	20	7	36,331	40,103	2,691
608 - Pitched: Tile 45 Squares- Building Roof	30,731	30	17	13,317	14,700	1,263
958 - Coating 13,300 sf Low Slope Roof Recoating	21,111	5	3	8,445	12,983	3,683
08000 - Rehab						
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	136,581	20	7	88,778	97,997	6,576
234 - Restrooms Companion Restroom Remodel	16,557	20	2	14,901	16,123	705
12000 - Pool						
136 - Resurface 256 lf Pool	40,551	12	7	16,896	20,782	3,254
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	11,390	10	8	2,278	3,502	1,124
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021	10,173	10	0	10,173	1,043	824
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	40,731	15	1	38,015	41,749	2,255
754 - Equipment: Replacement Pool & Spa Equipment (50%)	21,871	5	1	17,497	22,418	3,632
13000 - Spa						
134 - Resurface Spa	5,184	8	7	648	1,329	624
14000 - Recreation						
250 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	23,111	3	3	5,778	7,896	5,040
251 - Exercise: Cardio Equipment Cardio Machines (2021 Only)[nr:1]	15,000	1	0	15,000	0	0
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)	58,796	8	2	44,097	52,732	6,255

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Methou
00080 - Canoa Ranch (CR)						
17500 - Basketball / Sport Court						
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	6,613	4	3	1,653	3,389	1,442
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	3,572	4	2	1,786	2,746	760
19000 - Fencing						
100 - Chain Link 788 lf Pickleball & Basketball Courts	26,749	30	19	9,808	10,967	1,155
230 - Wrought Iron: 6' 264 lf Patio Perimeter	10,753	30	17	4,660	5,144	442
23000 - Mechanical Equipment						
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	17,225	18	5	12,440	13,732	877
236 - HVAC 6 Rooftop HVAC Units- 2008	81,318	15	2	70,476	77,795	4,614
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	16,971	15	2	14,708	16,236	963
636 - Water Heater 2 Shop	11,557	15	4	8,475	9,477	689
24000 - Furnishings						
540 - Miscellaneous Tables & Chairs	8,800	10	0	8,800	902	713
24500 - Audio / Visual						
164 - Projector Amado Room- EIKI	1,313	10	3	919	1,077	115
24600 - Safety / Access						
250 - Fire Control Misc Fire Alarm System	19,384	20	7	12,600	13,908	933
25000 - Flooring						
280 - Carpeting 660 Sq. Yds. All Spaces	19,776	10	7	5,933	8,108	1,904
470 - Tile 2,231 sf Clubhouse Walls & Floors	63,110	20	0	63,110	3,234	2,556
26000 - Outdoor Equipment						
462 - Drinking Fountain 3 Drinking Fountains	8,825	15	3	7,060	7,840	513
808 - Shade Structure 500 sf [3] Shade Canopies	11,032	15	5	7,354	8,292	674
27000 - Appliances						
248 - Ice Machine Pickleball Courts	6,220	10	0	6,220	638	504
28000 - Water System						
162 - Backflow Valves 8" Backflow	14,473	12	10	2,412	3,709	1,251
Sub-total Canoa Ranch (CR)	1,126,010			750,146	693,538	76,295
0090 - Abrego South (AS) 01000 - Paving						
147 - Asphalt: Sealing	2,335	5	0	2,335	0	0
14,200 sf 2020 Addition Area (2021 Only)[nr:1] 232 - Asphalt: Ongoing Repairs	7,493	5	3	2,997	4,608	1,307
18,768 sf 2019 Replacement Area 236 - Asphalt: Ongoing Repairs	5,989	5	5	998	1,228	915
15,000 sf 2020 Addition Area 348 - Asphalt: Overlay w/ Interlayer	37,822	25	23	3,026	4,652	2,163
18,768 sf 2019 Replacement Area 352 - Asphalt: Overlay w/ Interlayer	·					
15,000 sf 2020 Addition Area	30,229	25	24	1,209	2,479	1,772
02000 - Concrete 442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	6,297	2	3	1,574	2,151	1,373

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (AS)						
03000 - Painting: Exterior						
200 - Surface Restoration 7,191 sf Exterior Surfaces	9,444	10	7	2,833	3,872	909
04000 - Structural Repairs			-			
936 - Doors 16 Exterior & Interior Doors (25%)	6,724	10	3	4,707	5,514	587
05000 - Roofing						
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	28,314	20	10	14,157	15,962	1,468
962 - Coating 4,900 sf Low Slope Roof Recoating 08000 - Rehab	4,996	5	3	1,998	3,072	872
236 - Locker Rooms 2 Men's & Women's	73,544	20	5	55,158	60,306	3,370
342 - Restrooms 2 Restrooms	31,519	20	6	22,063	24,230	1,480
12000 - Pool						
140 - Resurface 170 lf Pool	23,081	12	5	13,464	15,772	1,763
422 - ADA Chair Lift Pool ADA Lift	4,056	10	8	811	1,247	400
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	47,242	10	0	47,242	4,842	3,827
758 - Equipment: Replacement Pool & Spa Equipment (50%)	17,630	5	1	14,104	18,071	2,928
944 - Furniture: Misc Pool Area Furniture	7,354	6	4	2,451	3,769	1,096
13000 - Spa						
138 - Resurface Spa	5,043	8	1	4,413	5,169	523
418 - ADA Chair Lift Spa ADA Lift	4,791	10	6	1,916	2,455	450
19000 - Fencing						
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	7,297	20	10	3,648	4,114	378
20000 - Lighting			_			
240 - Pole Lights 8 Shuffleboard Lights	10,862	20	5	8,146	8,906	498
23000 - Mechanical Equipment 240 - HVAC		1 5	-	14 250	16 100	1 210
240 - HVAC 2 Rooftop Carrier Units- 2011 26000 - Outdoor Equipment	21,538	15	5	14,359	16,189	1,316
480 - Drinking Fountain Drinking Fountain	3,152	20	5	2,364	2,585	144
812 - Shade Structure 564 [3] Volleyball Shade Canopies	12,444	15	11	3,318	4,252	882
880 - Shade Structure 264 sf Pool Shade Canopy	5,825	15	8	2,718	3,184	383
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	15,892	8	4	7,946	10,180	1,776
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	31,519	7	4	13,508	18,461	4,026
Sub-total Abrego South (AS)	462,429			253,464	247,271	36,606
0100 - Continental Vistas (CV)					-	-
01000 - Paving						
404 - Asphalt: Overlay 6,726 sf Parking Lot	18,552	20	19	928	1,902	1,201
02000 - Concrete 448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	7,941	2	2	2,647	4,070	2,253

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00100 - Continental Vistas (CV)						
03000 - Painting: Exterior						
120 - Surface Restoration 3,600 sf Recreation Building & Walls	5,825	10	6	2,330	2,985	547
05000 - Roofing	22.000	20	•	22.000	1 1 2 2	001
340 - Low Slope: Vinyl 20 Squares- Pool Building Roof	22,000	20	0	22,000	1,128	891
612 - Pitched: Tile 13 Squares- Pool Building Roof	14,000	30	0	14,000	478	378
966 - Coating 2,000 sf Low Slope Roof Recoating	5,883	5	4	1,177	2,412	1,052
08000 - Rehab		~~		10.105	16.000	2.040
242 - Locker Rooms 2 Men's & Women's	65,677	20	16	13,135	16,830	3,949
246 - Bathrooms Companion Restroom	19,384	20	16	3,877	4,967	1,165
12000 - Pool 146 - Bosurfaco		10	0	C 020	0.460	2.226
146 - Resurface 180 lf Pool	27,714	12	9	6,929	9,469	2,336
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	26,323	15	0	26,323	1,799	1,422
762 - Equipment: Replacement Pool & Spa Equipment (50%)	18,326	5	1	14,660	18,784	3,043
948 - Furniture: Misc Pool Area Furniture	7,354	6	1	6,129	7,538	1,018
13000 - Spa						
142 - Resurface Spa	7,561	8	0	7,561	969	766
23000 - Mechanical Equipment						
244 - HVAC Rooftop Carrier Unit #3- 2004	8,142	15	13	1,086	1,669	606
248 - HVAC 2 Rooftop Carrier Units- 2013	27,999	15	7	14,933	17,219	1,797
800 - Water Heater Building Water Heater	5,253	12	4	3,502	4,038	391
25000 - Flooring	10.000		~	7 94 9	0.000	4 600
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	18,026	10	6	7,210	9,238	1,693
Sub-total Continental Vistas (CV)	305,961			148,426	105,495	24,509
00110 - Madera Vista (MV)						
01000 - Paving 408 - Asphalt: Major Repairs	55,235	25	11	30,932	33,969	2,348
9,772 sf Parking Lot 02000 - Concrete	55,255	25		50,552	55,505	2,510
454 - Pool Deck	6,359	2	1	3,180	6,518	2,640
4,008 sf Pool/Spa Area Concrete Repair (7.5%)	-,			-,	-,	,
03000 - Painting: Exterior 206 - Surface Restoration	6 947	10	7	2,053	2 805	659
4,020 sf Exterior Surfaces	6,842	10	,	2,055	2,805	039
05000 - Roofing 616 - Pitched: Tile	29,200	30	0	29,200	998	788
39 Squares- Pool Building Roof	29,200	50	U	29,200	990	700
08000 - Rehab						
248 - Restrooms 2 Men's & Women's	15,759	20	18	1,576	2,423	996
480 - Shower Outdoor Pool Shower	8,615	15	1	8,041	8,830	477
12000 - Pool						
154 - Resurface 156 lf Pool	21,180	12	7	8,825	10,855	1,700
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	34,024	15	3	27,219	30,225	1,979

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
00110 - Madera Vista (MV)						
12000 - Pool						
766 - Equipment: Replacement Pool & Spa Equipment (50%)	16,816	5	2	10,090	13,789	2,862
952 - Furniture: Misc Pool Area Furniture	7,354	6	4	2,451	3,769	1,096
13000 - Spa						
146 - Resurface Spa	4,728	8	3	2,955	3,635	516
17000 - Tennis Court	4 0 0 0			2.462	0 706	4 954
540 - Reseal 7,200 sf Tennis Court	4,938	4	2	2,469	3,796	1,051
19000 - Fencing	14 102	20	10	0.456	10 177	400
170 - Chain Link: 10' 360 lf Tennis Court Fence 240 - Wrought Iron: 6'	14,183	30	10	9,456	10,177	490
380 If Pool Perimeter Fence 20000 - Lighting	15,478	30	5	12,899	13,750	473
250 - Sports Field / Court 4 Tennis Court Lights	10,506	20	18	1,051	1,615	664
25000 - Flooring						
434 - Tile Recreation Room & Storage	10,447	20	19	522	1,071	676
26000 - Outdoor Equipment 816 - Shade Structure 264 sf Pool Shade Canopy	5,825	15	10	1,942	2,388	403
834 - Shade Structure 336 sf Pool Equip Shade Canopy	7,413	15	10	2,471	3,039	512
Sub-total Madera Vista (MV)	274,904			157,330	153,653	20,329
00120 - Casa Paloma I (CPI)	271,501			137,330	155,655	20,525
01000 - Paving	40.200	25	2	27.067	20 645	1 272
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	40,290	25	2	37,067	39,645	1,372
02000 - Concrete 460 - Pool Deck	11 470	2	2	2.000	2.010	2 502
6,128 sf Pool/Spa Area Concrete Repair (8%) 03000 - Painting: Exterior	11,472	2	3	2,868	3,919	2,502
212 - Surface Restoration 7,470 sf Exterior Surfaces	9,810	10	5	4,905	6,033	899
05000 - Roofing						
344 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	35,248	20	3	29,961	32,517	1,537
970 - Coating 6,100 sf Low Slope Roof Recoating	14,499	5	3	5,799	8,917	2,529
08000 - Rehab 254 - Locker Rooms	107,625	20	19	5,381	11,032	6,969
2 Men's, Women's & Outdoor Shower 256 - Restrooms Unisex Restroom	5,125	20	19	256	525	332
418 - Kitchen Clubhouse Kitchen	7,354	20	10	3,677	4,146	381
12000 - Pool						
160 - Resurface 200 lf Pool	27,154	12	7	11,314	13,917	2,179
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	52,021	15	1	48,553	53,321	2,879
770 - Equipment: Replacement Pool & Spa Equipment (50%)	20,667	5	2	12,400	16,947	3,518
956 - Furniture: Misc Pool Area Furniture	7,354	6	4	2,451	3,769	1,096

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Methoo
00120 - Casa Paloma I (CPI)						
13000 - Spa						
150 - Resurface Spa	5,719	8	7	715	1,466	688
23000 - Mechanical Equipment						
256 - HVAC 2 Rooftop Carrier Units- 2011	17,650	15	5	11,767	13,267	1,078
25000 - Flooring						
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	11,275	20	19	564	1,156	730
26000 - Outdoor Equipment						
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	8,825	8	6	2,206	3,392	1,036
826 - Shade Structure 310 sf Pool Equip Shade Structure	8,142	30	24	1,628	1,947	398
Sub-total Casa Paloma I (CPI)	390,233			181,515	215,917	30,124
00130 - Casa Paloma II (CPII)				- ,	-,	
02000 - Concrete						
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	9,832	2	2	3,277	5,039	2,789
04000 - Structural Repairs			_			
952 - Doors 14 Exterior & Interior Doors (25%)	5,883	10	3	4,118	4,824	513
05000 - Roofing			_			
348 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	33,500	20	0	33,500	1,717	1,357
974 - Coating 5,300 sf Low Slope Roof Recoating	7,769	5	3	3,108	4,778	1,355
08000 - Rehab						
260 - Locker Rooms 2 Men's & Women's	73,544	20	1	69,867	75,382	3,053
424 - Kitchen Clubhouse Kitchen	7,354	20	3	6,251	6,784	321
12000 - Pool						
166 - Resurface 180 lf Pool	24,439	10	5	12,220	15,030	2,240
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	41,876	15	1	39,085	42,923	2,318
774 - Equipment: Replacement Pool & Spa Equipment (50%)	20,041	5	1	16,033	20,542	3,328
960 - Furniture: Misc Pool Area Furniture	7,354	6	4	2,451	3,769	1,096
13000 - Spa						
154 - Resurface Spa	5,222	8	5	1,958	2,676	598
20000 - Lighting						
260 - Pole Lights 8 Shuffleboard Lights	10,862	30	0	10,862	371	293
23000 - Mechanical Equipment						
272 - HVAC 2 Rooftop Carrier Units- 2011	17,650	15	5	11,767	13,267	1,078
25000 - Flooring						
200 - Carpeting 1,284 sf Recreation Room	3,615	10	9	362	741	366
400 - Tile 281 sf Kitchenette & Storage Closet	3,772	20	19	189	387	244
26000 - Outdoor Equipment						
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	8,251	8	4	4,126	5,286	922
860 - Shade Structure 294 sf Pool Equip Shade Canopy	6,487	15	10	2,162	2,659	448

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

	Current	Hooful	Remaining	2021 Fully	2022 Fully Funded	2022 Line Item Contribution based on	
Reserve Component	Repl. Cost	Life	Life	Balance	Balance	Cash Flow Method	
00130 - Casa Paloma II (CPII) Sub-total Casa Paloma II (CPII)	287,452			221,334	206,177	22,321	
00140 - Abrego North (AN) 01000 - Paving							
420 - Asphalt: Major Repairs 14,105 sf Parking Area 02000 - Concrete	79,727	25	2	73,348	78,451	2,714	
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	6,141	5	2	3,685	5,036	1,045	
03000 - Painting: Exterior 218 - Surface Restoration 5,892 sf Exterior Surfaces 04000 - Structural Repairs	7,738	10	5	3,869	4,759	709	
820 - Shed Shed	10,047	10	9	1,005	2,060	1,016	
05000 - Roofing 352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	12,135	20	5	9,101	9,950	556	
978 - Coating 2,100 sf Low Slope Roof Recoating 08000 - Rehab	2,395	5	3	958	1,473	418	
238 - Restrooms	16,557	20	2	14,901	16,123	705	
Companion Restroom Remodel 266 - Locker Rooms 2 Men's & Women's	73,544	20	5	55,158	60,306	3,370	
270 - General 795 sf Recreation Room Tile- 2017	9,447	20	16	1,889	2,421	568	
12000 - Pool	21 220	10	F	15 614	10 205	2.062	
172 - Resurface 230 lf Pool	31,228	10	5	15,614	19,205	2,862	
426 - ADA Chair Lift 2 Pool & Spa	12,923	10	6	5,169	6,623	1,214	
778 - Equipment: Replacement Pool & Spa Equipment (50%)	20,041	5	1	16,033	20,542	3,328	
964 - Furniture: Misc Pool Area Furniture	7,354	6	1	6,129	7,538	1,018	
13000 - Spa 158 - Resurface	5,542	8	3	3,464	4,260	604	
Spa 23000 - Mechanical Equipment	5,512	U	5	5,101	1,200	001	
200 - HVAC HVAC	6,250	15	14	417	854	477	
400 - HVAC 2 Rooftop Rheem Units- 2005	12,454	15	14	830	1,702	950	
26000 - Outdoor Equipment 864 - Shade Structure	9,639	30	22	2,571	2,964	448	
367 sf Pool Equip Shade Structure 868 - Shade Structure 378 sf [3] Pool Shade Canopies	8,340	15	11	2,224	2,849	591	
Sub-total Abrego North (AN)	331,501			216,364	247,116	22,594	
00200 - Pickleball Center							
01000 - Paving 170 - Asphalt: Sealing	6,885	5	0	6,885	1,411	1,115	
39,629 sf Parking Lot	-			·			
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (1%)	1,457	5	5	243	299	223	
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	71,613	25	24	2,865	5,872	4,197	
04000 - Structural Repairs 912 - Doors 7 Building Doors (50%)	5,740	20	19	287	588	372	

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Methoo
00200 - Pickleball Center						
05000 - Roofing						
370 - Low Slope: Single-Ply 12 Squares- Center Roof	8,195	15	14	546	1,120	625
08000 - Rehab 100 - General	F 10F	10	0	F10	1 051	F10
Office, Storage, Breezeway	5,125	10	9	513	1,051	518
226 - Restrooms 2 Restrooms	15,375	10	9	1,538	3,152	1,555
17500 - Basketball / Sport Court		-		10.010	10 670	
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	39,680	2	1	19,840	40,672	16,473
19000 - Fencing						
174 - Chain Link: 4' 1,414 lf Court Fences	26,088	25	24	1,044	2,139	1,529
178 - Chain Link: 8' 1,871 lf Court Fences	61,369	25	24	2,455	5,032	3,597
780 - Gates 53 Court Gates	15,211	20	19	761	1,559	985
23000 - Mechanical Equipment						
470 - HVAC 3 Mini-split Units	8,764	15	14	584	1,198	669
870 - Septic System Septic System	7,687	20	19	384	788	498
24000 - Furnishings						
570 - Miscellaneous Interior/Exterior Furniture	20,500	10	9	2,050	4,203	2,074
970 - Miscellaneous 900 sf Artificial Turf	7,969	10	9	797	1,634	806
974 - Miscellaneous Entrance Gate	5,125	5	4	1,025	2,101	916
26000 - Outdoor Equipment						
884 - Shade Structure 3,510 sf [2] Shade Structures	11,152	7	6	1,593	3,266	1,497
Sub-total Pickleball Center	317,935			43,408	76,085	37,648
10700 - Facility Maintenance Shop (FMS) 01000 - Paving						
136 - Asphalt: Sealing 29,074 sf Parking Area	4,582	5	4	916	1,879	819
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (2%)	2,138	5	4	428	877	382
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	58,037	25	23	4,643	7,139	3,318
03000 - Painting: Exterior						
128 - Surface Restoration 5,000 sf Building Exterior	6,566	10	7	1,970	2,692	632
412 - Wrought Iron 835 lf Perimeter Fence	7,895	4	1	5,922	8,093	1,639
03500 - Painting: Interior						
152 - Building 10,000 sf All Interior Spaces	10,506	10	7	3,152	4,308	1,012
04000 - Structural Repairs			_			
800 - Shed Shed	5,535	10	9	554	1,135	560
804 - Shed 3 Pre-Fab Sheds	16,153	10	7	4,846	6,623	1,555
964 - Doors 24 Exterior & Interior Doors (25%) 05000 - Roofing	10,086	10	7	3,026	4,135	971
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	8,090	20	17	1,213	1,658	499

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

	Current		Remaining	2021 Fully Funded	2022 Fully Funded	2022 Line Item Contribution based on
Reserve Component	Repl. Cost	Life	Life	Balance	Balance	Cash Flow Method
00700 - Facility Maintenance Shop (FMS)						
05000 - Roofing 440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	23,324	30	6	18,659	19,922	730
860 - Skylights 10 Pitched & Low Slope Roof Skylights	8,405	20	17	1,261	1,723	518
982 - Coating 1,400 sf Low Slope Roof Recoating 08000 - Rehab	4,118	5	2	2,471	3,377	701
108 - General Common Areas	16,557	20	17	2,484	3,394	1,020
278 - Restrooms 2 Restrooms	31,519	20	17	4,728	6,461	1,942
282 - General Break Room	22,063	20	17	3,309	4,523	1,360
19000 - Fencing 224 - Wrought Iron: 5' 835 If Perimeter Fencing	29,827	30	27	2,983	4,076	1,569
540 - Metal 165 lf Frontage Fencing	5,547	30	27	555	758	292
23000 - Mechanical Equipment 208 - HVAC 4 Rooftop HVAC Units- 2018	23,114	15	12	4,623	6,318	1,679
224 - HVAC 2 Ground Level Bryant Units- 2017	26,581	15	11	7,088	9,082	1,883
24000 - Furnishings 200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	51,481	20	17	7,722	10,554	3,173
25000 - Flooring		10	2	E 24E	6.049	ГГО
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	6,556	10	2	5,245	6,048	558
480 - Tile 664 sf Floor & Wall Tile 30000 - Miscellaneous	16,743	20	17	2,511	3,432	1,032
236 - Maintenance Equipment Genie Scissor Lift	17,194	20	19	860	1,762	1,113
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	20,014	10	7	6,004	8,206	1,927
Sub-total Facility Maintenance Shop (FMS)	432,633			97,172	128,175	30,885
00800 - General						
22000 - Office Equipment 100 - Miscellaneous Facility Maintenance Shop Contex Scanner	6,619	5	3	2,648	4,071	1,155
30000 - Miscellaneous 200 - Maintenance Equipment Vermeer Chipper	8,486	20	5	6,364	6,958	389
700 - Trailer Load Trail	5,657	15	0	5,657	387	305
704 - Trailer Top Hat- 2018	6,564	15	13	875	1,346	489
710 - Trailer Big Tex	5,657	15	1	5,280	5,798	313
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	33,942	10	0	33,942	3,479	2,749
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	84,856	10	2	67,884	78,279	7,222
844 - Vehicle 2016 Ford Fiesta- #26	19,800	10	5	9,900	12,177	1,815
848 - Maintenance Truck 2011 Ford Ranger- #27	36,772	10	0	36,772	3,769	2,979
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	66,229	10	5	33,114	40,731	6,070

Schedule of Supplementary Information for AuditorComponent Method

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remainii Life	2021 Fully ng Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Methoo
00800 - General						
30000 - Miscellaneous						
856 - Maintenance Truck 3 2016 Ram 1500 Pickups- #31, 32, 33	112,590	10	5	56,295	69,243	10,319
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	39,422	10	6	15,769	20,204	3,703
866 - Vehicle 2017 Ford Escape- #36	30,750	3	2	10,250	21,013	8,723
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	36,634	10	7	10,990	15,020	3,527
872 - Maintenance Truck 2018 Ford F150- #38	39,102	10	7	11,731	16,032	3,765
874 - Maintenance Truck Ford F250 PU- #39	37,518	10	7	11,255	15,382	3,613
876 - Vehicle Ford Transit Connect- #40	34,208	10	7	10,263	14,025	3,294
878 - Vehicle 2018 Ford Transit 150 Van- #41	34,209	10	8	6,842	10,519	3,376
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	42,025	10	8	8,405	12,923	4,148
882 - Vehicle 2018 Ford Transit 250 Van- #43	35,721	10	8	7,144	10,984	3,526
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	31,273	10	8	6,255	9,616	3,086
Sub-total General	748,033			357,635	371,955	74,565
				[A]	[B]	
Totals	15,349,289		9	9,202,629	9,325,899	1,132,047
				[EndBal]	[EndBal]	
				[A]	[B]	
Percent Funded				85.06%	73.80%	



Section XI Green Valley Recreation Inc Glossary of Reserve Study Terms

2021 Update- 7 REV Prepared for the 2022 Fiscal Year

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.

FFB = Current Cost X Effective Age / Useful Life

or

FFB = (Current Cost X Effective Age / Useful Life) + [(Current Cost X Effective Age / Useful Life) / (1 + Interest Rate) ^ Remaining Life] -[(Current Cost X Effective Age / Useful Life) / (1 + Inflation Rate) ^ 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 statues.
Threshold Funding:	Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual (or projected)* Reserve Balance to the *Fully Funded Balance*, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts and Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

- 1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
- 2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
- 3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review;
- 4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

SURPLUS: An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

The above terms and definitions are from the Community Associations Institute (CAI) national standards.

Terms & Definitions BRG

Browning Reserve Group reserve studies use several terms that are unique to our reports. Our specialized systems have been developed to offer flexibility in many areas of our reporting. Please see below for definitions of abbreviations and symbols used in many of our reserve studies.

NR-1 (LIMITED RECURRENCE, 1 TIME): This signifies a major reserve component recurs for only a fixed number of cycles. Most often used to display a cost in a specific year only, NR-1 signifies the component only occurs one time. An NR-2 means the component will display for two cycles and so on. This makes it easy to enter one-time costs that pop up from time to time, or to display a cost that may be unique at one replacement date only.

SE-2 (SPREAD EVENLY OVER 2 YEARS): This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component is split over 2 or more years, each subsequent year will increase by the study's inflation factor. An SE-3 signifies the component is split over three years and so on.

NSE-2 (SPREAD NON-EVENLY OVER 2 YEARS): Similar to above, but the spread is not equal in each year. The spread is entered at a different amount for each year in the spread. The total of the spread will always equal 100% of the total replacement cost, excluding inflation.

% (PERCENT TO INCLUDE): This signifies that the component is being replaced at less than 100 percent of its replacement cost or quantity. Perhaps a component is replaced partially at each replacement year. Another example would be to do a small portion of the work at each replacement year. Oftentimes wood fencing is replaced over several cycles, and the study will display a percentage of the fence at each replacement cycle.

DELAYED START (REMAINING LIFE GREATER THAN USEFUL): In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed. Delay is accomplished by setting the remaining life greater than the useful life.

ZERO REMAINING LIFE: Zero remaining life signifies that the component is replaced in the year which the study is prepared. All replacements are reflected in their replacement year, and the year in which the study is prepared is no different than any other year.







RESERVE STUDY Member Distribution Materials

Green Valley Recreation Inc

Update w/o Site Visit Review 2021 Update- 7 REV Published - August 12, 2021 Prepared for the 2022 Fiscal Year

Section	Report		Page
	Member Summary		1
Section III.	30 Year Reserve Funding Plan	Cash Flow Method {c}	3



Green Valley Recreation Inc Member Summary 2021 Update- 7 REV Prepared for the 2022 Fiscal Year

August 12, 2021

The intention of the Reserve Study is to forecast Green Valley Recreation's (GVR's) ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group conducted a Update w/o Site Visit Review which entailed a number of onsite visits and inspections of all GVR's facilities to identify assets for inclusion in this study. This Update w/o Site Visit Review is for the January 1, 2022 - December 31, 2022 fiscal year.

At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 2.25% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Funding Assessment

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

-99 statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Project's reserves are inadequately funded.

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

Member Summary

2021 Update- 7 REV

Prepared for the 2022 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
01000 - Paving	1,819,213	1-25	0-24	1,005,508	819,593	104,722
02000 - Concrete	99,906	2-5	1-5	40,818	63,839	26,188
)3000 - Painting: Exterior	322,836	4-10	1-9	100,781	140,888	34,568
)3500 - Painting: Interior	156,912	5-10	0-7	132,147	124,944	14,356
94000 - Structural Repairs	339,101	10-20	1-19	215,371	251,928	27,296
04500 - Decking/Balconies	164,131	5-20	2-12	84,514	99,166	11,726
95000 - Roofing	1,440,167	1-30	0-26	982,071	979,174	89,352
8000 - Rehab	2,137,428	10-28	0-19	1,484,705	1,611,065	100,625
2000 - Pool	1,540,630	1-25	0-21	923,633	967,297	142,253
.3000 - Spa	77,810	8-10	0-7	49,191	44,415	8,391
4000 - Recreation	529,324	1-25	0-22	339,850	343,000	69,079
7000 - Tennis Court	434,329	4-30	0-18	244,691	258,692	34,615
7500 - Basketball / Sport Court	86,916	2-8	0-6	47,092	63,534	28,605
9000 - Fencing	459,495	20-30	0-27	216,945	227,617	19,452
0000 - Lighting	417,849	10-60	0-29	230,059	239,549	16,494
2000 - Office Equipment	43,928	1-5	0-3	39,957	42,313	31,377
3000 - Mechanical iquipment	1,617,477	12-20	0-19	1,026,301	1,056,079	100,998
3500 - Elevator	146,993	20-25	18-23	12,136	18,659	8,517
4000 - Furnishings	447,537	5-20	0-17	223,561	204,359	39,454
4500 - Audio / Visual	463,207	4-30	0-27	228,321	218,130	29,281
4600 - Safety / Access	197,760	1-20	0-9	163,946	150,781	7,706
5000 - Flooring	1,075,832	1-50	0-39	785,225	741,198	59,350
6000 - Outdoor Equipment	301,726	7-30	1-27	107,777	135,129	23,976
7000 - Appliances	149,474	1-20	0-17	92,434	84,879	20,216
8000 - Water System	78,057	12-12	0-11	46,776	43,264	5,965
0000 - Miscellaneous	801,251	3-20	0-19	378,822	396,408	77,488
Totals \$	15,349,289			\$9,202,629	\$9,325,899	\$1,132,047
Estimated Endin	g Balance			\$7,827,475	\$6,882,116	\$83.18
Percent Funded				85.1%	73.8%	Household/yr @ 13,610

Section III

Green Valley Recreation Inc

30 Year Reserve Funding Plan Cash Flow Method

2021 Update- 7 REV Prepared for the 2022 Fiscal Year

Eighty-Five Percent Funded Minimum Threshold

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

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

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

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

Browning

RESERVE GROUP

