

Reserve Study Transmittal Letter

Date: August 17, 2018
To: Melanie Stephenson, Green Valley Recreation Inc
From: Browning Reserve Group (BRG)

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

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

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

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$966,323** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$71.73 Household/yr @ 13,472.** 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, 2019, the Project is **80.4%** funded.

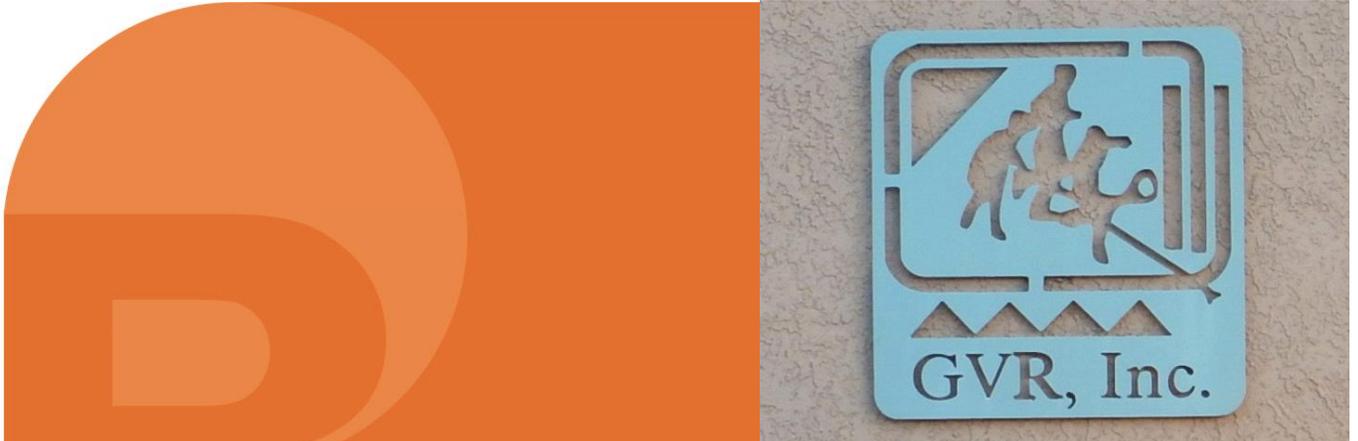
Based on the 30 year cash flow projection, GVR's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

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

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

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

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2018) the current fiscal year is dealt with in the study.



RESERVE STUDY

Update w/o Site Visit Review

Green Valley Recreation Inc

2018 Update- 4

Published - August 17, 2018

Prepared for the 2019 Fiscal Year

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Green Valley Recreation Inc

2018 Update- 4

Table of Contents

<i>Section</i>	<i>Report</i>	<i>Page</i>
<i>Section I:</i>	Summary of Project Reserves	1
<i>Section II:</i>	30 Year Expense Forecast <i>Detailed</i>	5
<i>Section III:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method {c}</i>	67
<i>Section III-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Ending Balances Chart</i>	68
<i>Section IV:</i>	30 Year Reserve Funding Plan <i>Fully Funded Balance and % Funded</i>	69
<i>Section IV-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Percent Funded Chart</i>	70
<i>Section V:</i>	Reserve Fund Balance Forecast <i>Component Method</i>	71
<i>Section VI:</i>	Component Listing <i>Included Components</i>	111
<i>Section VI-b:</i>	Component Listing <i>Excluded Components</i>	223
<i>Section VII:</i>	Tabular Component Listing <i>Included Components</i>	227
<i>Section VII-a:</i>	Expenditures by Year <i>- Next 3 Years</i>	252
<i>Section X:</i>	Auditor Notes	267
<i>Section X-a:</i>	Supplementary Information for Auditor <i>Component Method</i>	268
<i>Section XI:</i>	Glossary <i>Reserve Study Terms</i>	289



Green Valley Recreation Inc

2018 Update- 4

Member Distribution Materials

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

<i>Section</i>	<i>Report</i>	
	Member Summary	293
<i>Section III: 30 Year Reserve Funding Plan</i>	<i>Cash Flow Method {c}</i>	295

Green Valley Recreation Inc

2018 Update- 4

Published - August 17, 2018

Prepared for the 2019 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 13,472 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 \$7,258,858.**
 - **[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, 2019 is estimated to be \$5,833,644, constituting 80.4% 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 \$966,323 [*\$71.73 Household per yr (average)*] for the fiscal year ending December 31, 2019 (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.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Project is 80.4% funded. The following scale can be used as a measure to determine the Project's financial picture whereas the lower the percentage, the higher the likelihood of the Project requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

The funding goal employed for Green Valley Recreation Inc is

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

Limitations

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

Supplemental Disclosures**General:**

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

Personnel Credentials:

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

Completeness:

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

Reliance on Client Data:

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

Scope:

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

Reserve Balance:

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

Reserve Projects:

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



Browning Reserve Group



See Section VI-b for Excluded Components

Reserve Component	Current		Life																
	Replacement	Useful /		Cost	Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
00010 - Member Services Center (MSC)																			
01000 - Paving																			
100 - Asphalt: Sealing 27,762 Sq. Ft. Parking Lots- Seal/Stripe	5,833	5	4						6,439					7,285					8,243
200 - Asphalt: Ongoing Repairs 27,762 Sq. Ft. Parking Lots (5.6%)	5,308	5	4						5,860					6,630					7,501
300 - Asphalt: Overlay w/ Interlayer 14,965 Sq. Ft. South Parking & Maintenance	25,156	25	4						27,768										
348 - Asphalt: Overlay w/ Interlayer 12,797 Sq. Ft. North Parking Lot (50%)	10,756	25	9											13,433					
Total 01000 - Paving	47,054								40,066					27,347					15,743
03000 - Painting: Exterior																			
100 - Stucco 9,085 Sq. Ft. Building Exterior & Wall Surfaces	9,312	10	0	9,312										11,920					
Total 03000 - Painting: Exterior	9,312			9,312										11,920					
03500 - Painting: Interior																			
100 - Building 14,600 Sq. Ft. All Interior Spaces	11,504	10	8											14,017					
Total 03500 - Painting: Interior	11,504													14,017					
05000 - Roofing																			
300 - Low Slope: Vinyl 79 Squares- Building Roof	41,500	20	3					44,691											
Total 05000 - Roofing	41,500							44,691											
08000 - Rehab																			
300 - Restrooms 3 Main Building & Maintenance Restrooms	11,662	20	18																
400 - Kitchen Kitchen	6,724	20	4					7,422											
Total 08000 - Rehab	18,386							7,422											
22000 - Office Equipment																			
100 - Miscellaneous Printers & Copiers	14,709	8	2			15,453								18,828					
200 - Computers, Misc. 5 -IT Servers- Repl 1x Year (20%)	12,000	1	0	12,000	12,300	12,608	12,923	13,246	13,577	13,916	14,264	14,621	14,986	15,361	15,745	16,139	16,542	16,956	
240 - Computers, Misc. Office Computer Work Stations	18,500	1	1		18,963	19,437	19,922	20,421	20,931	21,454	21,991	22,540	23,104	23,682	24,274	24,880	25,502	26,140	
241 - Computers, Misc. Office Computer Work Stations- 2018 Only[nr:1]	11,515	1	0	11,515															

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
	Cost	Remaining																		
360 - Telephone Equipment Telephone System	21,538	12	4						23,774											
Total 22000 - Office Equipment	78,262			23,515	31,263	47,497	32,845	57,440	34,508	35,371	36,255	37,161	38,090	57,871	40,019	41,019	42,045	43,096		
23000 - Mechanical Equipment																				
200 - HVAC 3 Rooftop Carrier Units- 2010	18,281	15	7								21,730									
280 - HVAC Rooftop Carrier Unit- 2002	5,253	15	14																7,423	
348 - HVAC 3 IT Room Trane & Gree Units- 2013	6,934	15	10											8,876						
376 - HVAC Marvair Unit- 2018	6,242	15	0	6,242																
Total 23000 - Mechanical Equipment	36,710			6,242							21,730			8,876					7,423	
25000 - Flooring																				
200 - Carpeting 475 Sq. Yds. Hallways, Lobby, Offices	15,969	10	8										19,457							
400 - Tile 725 Sq. Ft. Floors	7,617	20	3				8,203													
Total 25000 - Flooring	23,587						8,203						19,457							
Total [Member Services Center (MSC)] Expenditures Inflated @ 2.50%				39,069	31,263	47,497	85,738	104,928	34,508	35,371	57,985	70,635	65,438	78,667	40,019	41,019	42,045	66,262		
00020 - West Social Center (WC)																				
01000 - Paving																				
106 - Asphalt: Sealing 43,543 Sq. Ft. Drives, North & South Parking	9,149	5	4					10,099					11,426						12,928	
112 - Asphalt: Sealing 75,321 Sq. Ft. West Parking Lot	15,827	5	4					17,470					19,766						22,363	
212 - Asphalt: Ongoing Repairs 75,321 Sq. Ft. West Parking Lot (3%)	6,430	5	4					7,097					8,030						9,085	
306 - Asphalt: Overlay w/ Interlayer 43,543 Sq. Ft. Drives, North & South Parking	73,196	25	6							84,885										
370 - Asphalt: Overlay w/ Interlayer 75,321 Sq. Ft. West Parking Lot	126,615	25	13																174,540	
Total 01000 - Paving	231,216							34,666		84,885			39,222						174,540	
02000 - Concrete																				
400 - Pool Deck 5,313 Sq. Ft. Pool Area Concrete (6%)	6,698	5	2			7,037						7,962							9,009	
Total 02000 - Concrete	6,698					7,037						7,962							9,009	
03000 - Painting: Exterior																				
106 - Stucco 53,060 Sq. Ft. Building & Wall Exterior Surfaces	55,746	10	4					61,533												78,768
Total 03000 - Painting: Exterior	55,746							61,533												78,768
03500 - Painting: Interior																				
106 - Building 24,000 Sq. Ft. All Interior Spaces	18,911	10	3				20,365													26,069
Total 03500 - Painting: Interior	18,911						20,365													26,069

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost	Remaining																	
04000 - Structural Repairs																			
300 - Trellis Pool Shade Structure	12,300	15	4						13,577										
304 - Trellis Tennis Shade Structure	12,300	15	5							13,916									
Total 04000 - Structural Repairs	24,600								13,577	13,916									
05000 - Roofing																			
306 - Low Slope: Vinyl 339 Squares- Building Flat Roofs (50%)	89,040	10	1		91,266														116,829
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	15,129	30	18																
900 - Miscellaneous 339 Squares- Roof Recoating	14,246	5	1		14,603						16,522								18,693
Total 05000 - Roofing	118,416				105,869						16,522								135,521
08000 - Rehab																			
100 - General Tennis Ramada	5,778	20	8										7,040						
200 - Bathrooms 2 Locker Rooms	43,076	20	8											52,483					
306 - Restrooms 4 Shops & Auditorium Restrooms	64,088	20	3					69,016											
460 - Cabinets 2 Woodshop & Lapidary	9,035	20	8											11,009					
550 - Operable Wall/Partition 320 Sq. Ft. Auditorium/Room 1	13,448	25	3					14,482											
Total 08000 - Rehab	135,426							83,498						70,533					
12000 - Pool																			
100 - Resurface 250 Lin. Ft. Pool	42,025	12	4					46,388											
700 - Equipment: Replacement Pool & Spa Equipment (50%)	20,000	5	1		20,500						23,194								26,242
701 - Equipment: Replacement 2018 Only New Spa Jet Pump[nr:1]	1,200	1	0	1,200															
704 - Equipment: Replacement #8 Dolphin (50%)	1,700	8	7								2,021								
800 - Cover 4,000 Sq. Ft. Pool Cover	6,934	6	1		7,107							8,242							9,559
900 - Furniture: Misc Pool Area Furniture	11,557	6	1		11,846							13,737							15,931
Total 12000 - Pool	83,416			1,200	39,453			46,388		23,194	24,001				26,242				25,490
14000 - Recreation																			
700 - Billiard Table 4 Tables in Billiards Room	27,353	25	0	27,353															
Total 14000 - Recreation	27,353			27,353															
17000 - Tennis Court																			
100 - Reseal 43,200 Sq. Ft. [6] Tennis Courts	27,732	4	3				29,865				32,965								36,387
500 - Resurface 43,200 Sq. Ft. [6] Tennis Courts	124,814	21	16																

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost																		
600 - Lighting 20 Court Lights	58,835	30	5							66,566									
Total 17000 - Tennis Court	211,382						29,865			66,566		32,965				36,387			
17500 - Basketball / Sport Court																			
200 - Seal & Striping 12 Shuffleboard Courts [3,744 sq ft]	15,600	8	1		15,990									19,482					
Total 17500 - Basketball / Sport Court	15,600				15,990									19,482					
19000 - Fencing																			
120 - Chain Link: 10' 1,710 Lin. Ft. Tennis Court Fence	62,880	30	9											78,528					
Total 19000 - Fencing	62,880													78,528					
20000 - Lighting																			
200 - Pole Lights 15 Walkway Lights	9,456	20	8										11,521						
500 - Parking Lot 25 Parking Lot Lights (20%)	13,133	5	2			13,798						15,611							17,662
Total 20000 - Lighting	22,588					13,798						15,611	11,521						17,662
23000 - Mechanical Equipment																			
204 - HVAC 2 Rooftop Carrier Units- 2006	46,227	15	3				49,782												
284 - HVAC 2 Rooftop Carrier Units- 2013	16,810	15	10												21,518				
320 - HVAC Rooftop Carrier Units- Unit #4 in 2018	13,000	15	0	13,000															
324 - HVAC Rooftop Carrier Units- Unit #10 in 2019	13,000	15	1		13,325														
352 - HVAC 3 Rooftop Carrier/American Units- 2009	22,588	15	6							26,196									
380 - HVAC Rooftop Carrier Unit- 2010	12,607	15	7									14,986							
404 - HVAC 4 Rooftop Carrier/American Units- 2008	36,772	15	5							41,604									
420 - HVAC Tennis Ramada Carrier Unit- 2007	5,253	15	4					5,798											
440 - HVAC 4 Gree HVAC Units- 2012	8,405	15	9											10,497					
900 - Miscellaneous Camfil Farr Dust Collector	18,000	15	5							20,365									
Total 23000 - Mechanical Equipment	192,663			13,000	13,325		49,782	5,798	61,969	26,196	14,986			10,497	21,518				
24000 - Furnishings																			
500 - Miscellaneous Auditorium Tables & Chairs	78,000	10	1		79,950														102,343
Total 24000 - Furnishings	78,000				79,950														102,343
24500 - Audio / Visual																			
220 - PA System Auditorium Bldg	52,531	10	8										64,004						
224 - PA System Eiki Projector	10,000	10	0	10,000											12,801				

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost	Remaining																	
400 - Stage Lights Stage Lighting	9,456	20	3				10,183												
600 - Stage Curtains Stage Curtains	8,983	15	1		9,207														
740 - Piano Grand Piano	40,000	30	15																
800 - Stage Risers Located on Stage	7,484	20	19																
Total 24500 - Audio / Visual	128,453			10,000	9,207		10,183						64,004		12,801				
24600 - Safety / Access																			
200 - Fire Control Misc Fire Alarm System	40,000	20	2			42,025													
Total 24600 - Safety / Access	40,000					42,025													
25000 - Flooring																			
210 - Carpeting 565 Sq. Yds. West Center Carpet	18,995	10	3				20,456												26,185
211 - Carpeting West Center Carpet- Billiards Rm Only[nr:1]	3,948	1	0	3,948															
410 - Tile 1,618 Sq. Ft. Clubhouse Walls & Floors	21,205	20	3				22,835												
414 - Tile 682 Sq. Ft. Green Room Dressing & Restrooms	8,938	20	19																
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	40,449	15	5					45,764											
Total 25000 - Flooring	93,535			3,948			43,291	45,764											26,185
26000 - Outdoor Equipment																			
840 - Shade Structure 680 Sq. Ft. Pool Shade Structure	13,940	15	3				15,012												
844 - Shade Structure 755 Sq. Ft. [3] Tennis Court Shade Structures	15,477	15	5					17,511											
Total 26000 - Outdoor Equipment	29,417						15,012	17,511											
27000 - Appliances																			
700 - Miscellaneous 25 Kitchen Appliances (10%)	7,186	5	4				7,932						8,975						10,154
702 - Miscellaneous 2 Vulcan 10-Burner & 6-Burner	6,478	20	0	6,478															
Total 27000 - Appliances	13,664			6,478			7,932						8,975						10,154
30000 - Miscellaneous																			
240 - Maintenance Equipment 3 Portable Lifts	31,519	20	8										38,403						
Total 30000 - Miscellaneous	31,519												38,403						
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%				61,979	263,795	62,860	251,996	169,895	205,728	150,796	95,525	184,460	156,704	34,319	300,493	26,671	252,284	133,298	
00030 - East Social Center (EC)																			
01000 - Paving																			
118 - Asphalt: Sealing 79,662 Sq. Ft. Parking Lot	16,739	5	1	17,157						19,412					21,963				

See Section VI-b for Excluded Components

Reserve Component	Current			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Replacement Cost	Life Useful /																
218 - Asphalt: Ongoing Repairs 79,662 Sq. Ft. Parking Lot (2%)	5,440	5	1		5,576					6,309					7,138			
312 - Asphalt: Overlay w/ Interlayer 51,762 Sq. Ft. West & North Parking Lots	87,012	25	21															
354 - Asphalt: Overlay w/ Interlayer 27,900 Sq. Ft. South Parking Lot	46,900	25	13														64,652	
Total 01000 - Paving	156,091				22,734					25,721					29,101		64,652	
02000 - Concrete																		
406 - Pool Deck 5,661 Sq. Ft. Pool Area Concrete (6%)	7,137	5	1		7,316					8,277					9,365			
Total 02000 - Concrete	7,137				7,316					8,277				9,365				
03000 - Painting: Exterior																		
112 - Stucco 13,905 Sq. Ft. Building Exterior Painting	14,609	10	1		14,974										19,168			
Total 03000 - Painting: Exterior	14,609				14,974									19,168				
03500 - Painting: Interior																		
112 - Building 17,350 Sq. Ft. All Interior Spaces	13,671	10	3				14,722											18,846
Total 03500 - Painting: Interior	13,671						14,722											18,846
04000 - Structural Repairs																		
308 - Trellis Tennis Shade Structure	12,300	15	6							14,264								
Total 04000 - Structural Repairs	12,300									14,264								
05000 - Roofing																		
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	54,370	20	4				60,014											
366 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	54,370	20	7							64,629								
906 - Miscellaneous 207 Squares- Roof Recoating	8,699	5	1		8,917					10,088					11,414			
Total 05000 - Roofing	117,439				8,917		60,014			10,088		64,629		11,414				
08000 - Rehab																		
206 - Bathrooms 2 Locker Rooms	56,103	20	4					61,928										
207 - Bathrooms Locker Rooms- 2018 Only[nr:1]	6,196	1	0	6,196														
216 - Bathrooms Companion Restroom	8,000	20	4					8,831										
312 - Restrooms 2 Lobby Restrooms	19,962	20	4					22,034										
Total 08000 - Rehab	90,261			6,196				92,792										
12000 - Pool																		
106 - Resurface 165 Lin. Ft. Pool	22,536	12	3				24,269											
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,245	10	2			9,714									12,434			
606 - Deck: Re-Surface 5,661 Sq. Ft. Pool Area Decking	44,607	15	3			48,037												

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
	Cost																			
706 - Equipment: Replacement Pool & Spa Equipment (50%)	15,318	5	2			16,094						18,208							20,601	
707 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	5,020	1	0	5,020																
906 - Furniture: Misc Pool Area Furnishings	7,354	6	1		7,538							8,742							10,138	
Total 12000 - Pool	104,081			5,020	7,538	25,807	72,305					26,950							33,035	10,138
14000 - Recreation																				
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%)	20,354	1	0	20,354	20,863	21,384	21,919	22,467	23,029	23,604	24,195	24,799	25,419	26,055	26,706	27,374	28,058		28,760	
300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%)	5,000	1	0	5,000	5,125	5,253	5,384	5,519	5,657	5,798	5,943	6,092	6,244	6,400	6,560	6,724	6,893		7,065	
720 - Billiard Table 2 Billiards Room	12,082	25	11																15,853	
Total 14000 - Recreation	37,436			25,354	25,988	26,638	27,303	27,986	28,686	29,403	30,138	30,891	31,664	32,455	49,120	34,098	34,951		35,825	
17000 - Tennis Court																				
110 - Reseal 14,400 Sq. Ft. [2] Tennis Courts	13,616	4	1		13,957				15,405				17,005						18,770	
510 - Resurface 14,400 Sq. Ft. [2] Tennis Courts	41,605	21	9										51,959							
700 - Screen Pickleball Windscreens	2,050	5	2		2,154						2,437								2,757	
Total 17000 - Tennis Court	57,271			13,957	2,154				15,405		2,437		68,963						2,757	18,770
17500 - Basketball / Sport Court																				
210 - Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts	14,495	2	1		14,858		15,610		16,400		17,231		18,103		19,019				19,982	
400 - Overlay 8,840 Sq. Ft. [4] Pickleball Courts	25,541	21	18																	
430 - Overlay 6,490 Sq. Ft. [3] Pickleball Courts	18,751	21	11												24,603					
Total 17500 - Basketball / Sport Court	58,787			14,858		15,610		16,400		17,231		18,103		43,622					19,982	
19000 - Fencing																				
110 - Chain Link: 6' 873 Lin. Ft. Pickleball Court Fencing	18,344	30	27																	
130 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence	20,424	30	13																28,155	
200 - Wrought Iron: 5' 415 Lin. Ft. Pool Perimeter Fence	14,824	30	8									18,062								
Total 19000 - Fencing	53,592											18,062							28,155	
20000 - Lighting																				
510 - Parking Lot 7 Parking Lot Lights	18,386	30	3				19,800													
Total 20000 - Lighting	18,386						19,800													
23000 - Mechanical Equipment																				
288 - HVAC 4 Rooftop Carrier Units- 2001	21,328	15	0	21,328																
324 - HVAC Rooftop Carrier Unit- 2009	12,607	15	6							14,621										

See Section VI-b for Excluded Components

Reserve Component	Current	Life																
	Replacement	Useful /	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
356 - HVAC Rooftop Carrier Unit- 2006	12,607	15 3				13,577												
384 - HVAC Rooftop Carrier Unit- 2008	12,607	15 5						14,264										
408 - HVAC 5 Rooftop Carrier Units- 2011	26,055	15 8									31,746							
424 - HVAC 2 Rooftop Carrier Units- 2002	8,405	15 0	8,405															
Total 23000 - Mechanical Equipment	93,611		29,733			13,577		14,264	14,621		31,746							
24000 - Furnishings																		
520 - Miscellaneous Folding Tables & Chairs	27,842	10 4					30,732										39,339	
Total 24000 - Furnishings	27,842						30,732										39,339	
24500 - Audio / Visual																		
300 - PA System Sound Rack- Sound System	7,013	20 13															9,668	
740 - Piano East Auditorium- Upright Piano	8,960	25 12												12,051				
Total 24500 - Audio / Visual	15,974													12,051		9,668		
24600 - Safety / Access																		
100 - Fire Equipment Alarm & Sprinkler System	18,000	20 3					19,384											
Total 24600 - Safety / Access	18,000						19,384											
25000 - Flooring																		
220 - Carpeting 850 Sq. Yds. East Center Carpet	28,577	10 3					30,774										39,394	
420 - Tile 4,200 Sq. Ft. Clubhouse Walls & Floors	44,126	20 3					47,519											
610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen	5,883	15 3					6,336											
Total 25000 - Flooring	78,587						84,629										39,394	
27000 - Appliances																		
720 - Miscellaneous 8 Kitchen Appliances	15,423	12 4					17,024											
Total 27000 - Appliances	15,423						17,024											
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%			66,303	116,280	54,598	267,331	228,549	74,756	102,374	141,384	80,699	118,730	32,455	161,790	81,941	244,555	75,164	
00040 - Las Campanas (LC)																		
01000 - Paving																		
124 - Asphalt: Sealing 70,468 Sq. Ft. Parking Lot	15,370	5 4					16,965					19,195					21,717	
224 - Asphalt: Ongoing Repairs 70,468 Sq. Ft. Parking Lot (3%)	6,015	5 4					6,640					7,512					8,500	
318 - Asphalt: Overlay w/ Interlayer 26,000 Sq. Ft. North Parking Lot	43,706	25 3					47,067											
364 - Asphalt: Overlay w/ Interlayer 44,468 Sq. Ft. East Parking Lot	74,751	25 17																
Total 01000 - Paving	139,842						47,067	23,605				26,707					30,217	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost		Remaining																
02000 - Concrete																			
412 - Pool Deck 4,731 Sq. Ft. Pool Area Concrete (7.5%)	7,456	5	1		7,642						8,646					9,783			
Total 02000 - Concrete	7,456				7,642						8,646					9,783			
03000 - Painting: Exterior																			
118 - Stucco 18,180 Sq. Ft. Exterior Building Surfaces	19,100	10	3				20,569												26,330
Total 03000 - Painting: Exterior	19,100						20,569												26,330
03500 - Painting: Interior																			
118 - Building 21,900 Sq. Ft. All Interior Spaces	17,257	10	3				18,583												23,788
Total 03500 - Painting: Interior	17,257						18,583												23,788
05000 - Roofing																			
318 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	104,012	20	3				112,009												
912 - Miscellaneous 198 Squares- Roof Recoating	8,321	5	1		8,529						9,650					10,918			
Total 05000 - Roofing	112,333				8,529		112,009				9,650					10,918			
08000 - Rehab																			
212 - Bathrooms 2 Locker Rooms	49,379	20	3				53,176												
216 - Bathrooms Hallway Restroom	25,625	20	9																32,002
220 - Bathrooms Companion Restroom	15,375	20	9																19,201
318 - Restrooms 2 Racquetball Court Restrooms	12,870	20	1		13,192														
406 - Kitchen Clubhouse Kitchen	7,500	10	8											9,138					
560 - Operable Wall/Partition 1,296 Sq. Ft. [2] Agave	47,656	25	15																
Total 08000 - Rehab	158,406				13,192		53,176						9,138	51,203					
12000 - Pool																			
112 - Resurface 264 Lin. Ft. Pool	38,831	12	4					42,862											
406 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,245	10	3				9,956												12,745
612 - Deck: Re-Surface 4,731 Sq. Ft. Pool Area Decking	37,279	15	3				40,145												
712 - Equipment: Replacement Pool & Spa Equipment (50%)	20,000	5	1		20,500						23,194					26,242			
713 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1,177	1	0	1,177															
716 - Equipment: Replacement #9 Dolphin	3,400	8	7								4,042								
806 - Cover 4,400 Sq. Ft. Pool Cover	7,628	6	1		7,818						9,067								10,515
912 - Furniture: Misc Pool Area Furniture	7,969	6	1		8,168						9,473								10,985

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost	Remaining																
Total 12000 - Pool	125,529			1,177	36,486		50,102	42,862		23,194	22,581				26,242		34,245	
13000 - Spa																		
100 - Re-Plaster Spa Resurface W/ PebbleTech	6,000	10	9										7,493					
Total 13000 - Spa	6,000												7,493					
14000 - Recreation																		
210 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines- Ongoing (33%)	27,316	1	1		27,999	28,699	29,416	30,152	30,906	31,678	32,470	33,282	34,114	34,967	35,841	36,737	37,655	38,597
214 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only	29,863	5	0	29,863					33,787				38,227					
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%)	7,144	1	1		7,323	7,506	7,694	7,886	8,083	8,285	8,492	8,705	8,922	9,145	9,374	9,608	9,848	10,095
311 - Exercise: Strength Equipment Fitness Center Machines- 2018 Only[nr:1]	6,000	1	0	6,000														
Total 14000 - Recreation	70,323			35,863	35,322	36,205	37,110	38,038	72,776	39,963	40,962	41,986	43,036	82,339	45,215	46,345	47,504	48,691
17000 - Tennis Court																		
120 - Reseal 14,000 Sq. Ft. [2] Tennis Courts	13,238	7	1		13,569							16,129						
520 - Resurface 14,000 Sq. Ft. [2] Tennis Courts	36,387	21	0	36,387														
Total 17000 - Tennis Court	49,625			36,387	13,569							16,129						
19000 - Fencing																		
140 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence	19,857	30	13															27,373
210 - Wrought Iron: 5' 315 Lin. Ft. Pool Area Fencing	11,252	30	9										14,052					
Total 19000 - Fencing	31,109												14,052					27,373
20000 - Lighting																		
520 - Parking Lot 8 North Parking Lot Lights	21,012	30	9										26,242					
560 - Parking Lot 13 East Parking Lot Lights	34,145	30	22															
Total 20000 - Lighting	55,158												26,242					
23000 - Mechanical Equipment																		
212 - HVAC 11 Rooftop Trane Units- 2008	91,562	15	5						103,594									
292 - HVAC 4 Rooftop Carrier Units- 2010	30,363	15	7								36,092							
328 - HVAC Rooftop Carrier Unit- 2014	5,253	15	11											6,893				
Total 23000 - Mechanical Equipment	127,178								103,594		36,092			6,893				
24000 - Furnishings																		
900 - Miscellaneous Tables, Chairs, Misc.	45,850	10	9										57,260					

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful /		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Total 24000 - Furnishings	45,850													57,260					
24500 - Audio / Visual																			
740 - Piano Ocotillo Room- Studio Piano	10,597	25	11													13,905			
800 - Stage Risers 2 Ocotillo Room- older	7,493	20	11													9,832			
800 - Stage Risers 4 Ocotillo Room- new	22,247	20	1		22,804														
820 - Stage Curtains 2 Ocotillo Room	7,493	20	11													9,832			
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	15,611	10	1		16,001											20,483			
Total 24500 - Audio / Visual	63,442				38,805											54,051			
24600 - Safety / Access																			
210 - Fire Control Misc Fire Alarm System	18,000	20	3				19,384												
Total 24600 - Safety / Access	18,000						19,384												
25000 - Flooring																			
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	14,104	10	3				15,188												19,443
236 - Carpeting 150 Sq. Yds. Juniper Room Only	4,884	10	9										6,100						
430 - Tile 3,050 Sq. Ft. Clubhouse Walls & Floors	32,044	20	3				34,508												
620 - Vinyl 540 Sq. Yds. Clubhouse	19,857	15	3				21,384												
700 - Hardwood Floors 1,600 Sq. Ft. Racquetball Court- Replace	23,534	25	11												30,879				
740 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Replace	46,096	40	30																
770 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Refinish	18,438	10	3				19,856												25,418
Total 25000 - Flooring	158,958						90,936						6,100		30,879				44,860
27000 - Appliances																			
800 - Miscellaneous 14 Kitchen Appliances	45,229	12	4				49,925												
Total 27000 - Appliances	45,229						49,925												
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%					73,427	153,545	36,205	448,936	154,430	176,370	81,453	99,635	67,254	232,094	82,339	183,979	46,345	204,100	78,908
00050 - Desert Hills (DH)																			
01000 - Paving																			
130 - Asphalt: Sealing 104,016 Sq. Ft. Drives & Parking	21,856	5	2			22,963						25,980							29,394
230 - Asphalt: Ongoing Repairs 104,016 Sq. Ft. Drives & Parking (3%)	8,879	5	2			9,329						10,555							11,941
324 - Asphalt: Overlay w/ Interlayer 104,016 Sq. Ft. Drives & Parking	174,851	25	21																
Total 01000 - Paving	205,586					32,291						36,535							41,336

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost																		
02000 - Concrete																			
414 - Pool Deck 5,981 Sq. Ft. Pool Area Concrete (7.5%)	9,426	5	4						10,404					11,771					13,318
Total 02000 - Concrete	9,426								10,404					11,771					13,318
03000 - Painting: Exterior																			
124 - Stucco 30,135 Sq. Ft. Exterior Building Surfaces	45,203	10	9											56,452					
Total 03000 - Painting: Exterior	45,203													56,452					
03500 - Painting: Interior																			
124 - Building 26,950 Sq. Ft. All Interior Spaces	21,236	10	3					22,869											29,274
Total 03500 - Painting: Interior	21,236							22,869											29,274
04500 - Decking/Balconies																			
200 - Resurface 1,778 Sq. Ft. Second Floor Deck	11,208	18	1		11,488														
Total 04500 - Decking/Balconies	11,208				11,488														
05000 - Roofing																			
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	71,968	20	8										87,686						
918 - Miscellaneous 137 Squares- Roof Recoating	5,757	10	8										7,015						
Total 05000 - Roofing	77,725												94,701						
08000 - Rehab																			
218 - Bathrooms 2 Locker Rooms	36,772	28	1		37,691														
220 - Bathrooms Add Companion Bathroom	15,375	20	5							17,395									
324 - Restrooms 2 Auditorium Lobby Restrooms	12,397	20	3				13,351												
466 - Cabinets 40 Lin. Ft. Countertops & Cabinets	26,896	20	8										32,770						
570 - Operable Wall/Partition 770 Sq. Ft. [4] Room Dividers	32,359	21	16																
Total 08000 - Rehab	123,799				37,691		13,351		17,395				32,770						
12000 - Pool																			
118 - Resurface 260 Lin. Ft. Pool	38,243	12	5						43,268										
400 - ADA Chair Lift 2 Pool & Spa Chair Lifts	12,000	10	9											14,986					
618 - Deck: Re-Surface 5,981 Sq. Ft. Pool Area Decking	179,375	25	24																
718 - Equipment: Replacement Pool & Spa Equipment (50%)	22,567	5	1		23,132						26,171						29,610		
719 - Equipment: Replacement Pool & Spa Equipment[nr:1]	8,400	1	0	8,400															
812 - Cover 3,870 Sq. Ft. Pool Cover	6,709	6	1		6,876							7,975							9,248
918 - Furniture: Misc Pool Area Furniture	11,032	6	1		11,307							13,113							15,207

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost	Remaining																
Total 12000 - Pool	278,325			8,400	41,315				43,268	26,171	21,088		14,986		29,610			24,455
14000 - Recreation																		
100 - Sauna: Heaters Sauna	1,800	15	5						2,037									
140 - Sauna: Wood Kit Sauna	6,000	25	5						6,788									
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	16,390	1	1	16,799	17,219	17,650	18,091	18,543	19,007	19,482	19,969	20,469	20,980	21,505	22,042	22,593	23,158	
221 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only[nr:1]	13,410	1	0	13,410														
320 - Exercise: Strength Equipment Fitness Center Strength Machines- 12 Pieces	4,223	3	2		4,437			4,778			5,145			5,541				5,967
740 - Billiard Table 5 Tables at Billiards Room	41,000	25	3			44,153												
Total 14000 - Recreation	82,823			13,410	16,799	21,656	61,802	18,091	32,146	19,007	19,482	25,115	20,469	20,980	27,046	22,042	22,593	29,125
17000 - Tennis Court																		
130 - Reseal 28,800 Sq. Ft. [4] Tennis Courts	18,900	4	0	18,900			20,862				23,028				25,418			
530 - Resurface 28,800 Sq. Ft. [4] Tennis Courts	83,209	21	13															114,705
700 - Screen Tennis Wind Screens	2,050	4	1	2,101				2,319			2,560							2,826
Total 17000 - Tennis Court	104,159			18,900	2,101			20,862	2,319		23,028	2,560			25,418			117,531
17500 - Basketball / Sport Court																		
410 - Overlay 2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing	6,556	8	2		6,888								8,392					
Total 17500 - Basketball / Sport Court	6,556				6,888								8,392					
19000 - Fencing																		
150 - Chain Link: 10' 960 Lin. Ft. Tennis Court Fence	35,301	30	13															48,663
Total 19000 - Fencing	35,301																	48,663
20000 - Lighting																		
210 - Pole Lights 7 Walkway Lights	7,354	20	8								8,961							
530 - Parking Lot 11 Parking Lot Lights	26,003	30	8									31,682						
Total 20000 - Lighting	33,357											40,643						
23000 - Mechanical Equipment																		
216 - HVAC 4 Rooftop Carrier Units- 2005	24,374	15	2		25,608													
296 - HVAC 3 Rooftop Carrier Units- 2007	16,390	15	4				18,091											
332 - HVAC 3 Rooftop Carrier Units- 2009	19,962	15	6						23,150									
360 - HVAC Rooftop Carrier Unit- 2000	5,253	15	0	5,253														

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost																		
388 - HVAC 3 Rooftop Carrier Units- 2013	17,440	15	10												22,325				
412 - HVAC Rooftop Carrier Unit- 2004	5,253	15	1		5,384														
428 - HVAC Rooftop Carrier Unit- 2002	9,456	15	0	9,456															
444 - HVAC Rooftop Carrier Unit- 2003	5,253	15	0	5,253															
Total 23000 - Mechanical Equipment	103,381				19,962	5,384	25,608		18,091		23,150				22,325				
24000 - Furnishings																			
540 - Miscellaneous Folding Tables & Chairs	23,534	10	3				25,344												32,442
Total 24000 - Furnishings	23,534						25,344												32,442
24500 - Audio / Visual																			
300 - PA System Sound Rack- Sound System	11,453	20	12																15,403
740 - Piano Stage- Upright Piano	10,339	25	12																13,905
820 - Stage Curtains 2 Stage Curtains	14,433	20	9											18,025					
900 - Miscellaneous Stage- Electric Screen	8,398	20	1	8,608															
Total 24500 - Audio / Visual	44,623			8,608										18,025					29,308
24600 - Safety / Access																			
220 - Fire Control Misc Fire Alarm System	18,000	20	3				19,384												
Total 24600 - Safety / Access	18,000						19,384												
25000 - Flooring																			
240 - Carpeting 970 Sq. Yds. Clubhouse Carpet	32,611	10	1	33,427											42,789				
440 - Tile 975 Sq. Ft. Clubhouse Walls & Floors	10,244	20	3				11,031												
630 - Vinyl 650 Sq. Yds. Clubhouse Vinyl (33%)	5,919	15	5						6,696										
710 - Hardwood Floors 500 Sq. Ft. Stage- Replace	7,880	50	13																10,862
Total 25000 - Flooring	56,653			33,427			11,031		6,696						42,789				10,862
27000 - Appliances																			
740 - Miscellaneous 16 Kitchen Appliances	33,825	20	8										41,212						
Total 27000 - Appliances	33,825												41,212						
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%					60,672	156,815	86,444	153,780	67,449	101,826	68,328	77,105	257,468	124,263	51,698	99,445	118,104	285,821	42,444
00060 - Canoa Hills (CH)																			
01000 - Paving																			
136 - Asphalt: Sealing 67,354 Sq. Ft. Parking Lot	14,153	5	1	14,507						16,413					18,570				
236 - Asphalt: Ongoing Repairs 67,354 Sq. Ft. Parking Lot (3%)	9,135	5	0	9,135					10,335					11,694					

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Replacement Cost	Useful / Remaining															
330 - Asphalt: Overlay w/ Interlayer 67,354 Sq. Ft. Parking Lot	113,222	25 2			118,954												
Total 01000 - Paving	136,510		9,135	14,507	118,954			10,335	16,413				11,694	18,570			
02000 - Concrete																	
424 - Pool Deck 5,950 Sq. Ft. Pool Area Concrete (6%)	7,501	5 2			7,881					8,917							10,089
Total 02000 - Concrete	7,501				7,881					8,917							10,089
03000 - Painting: Exterior																	
130 - Stucco 10,940 Sq. Ft. Clubhouse Exterior	22,988	10 3				24,755											31,689
Total 03000 - Painting: Exterior	22,988					24,755											31,689
03500 - Painting: Interior																	
130 - Building 22,750 Sq. Ft. All Interior Spaces	17,926	10 3				19,305											24,712
Total 03500 - Painting: Interior	17,926					19,305											24,712
04000 - Structural Repairs																	
300 - Trellis 4 T-Bar Shade Structures	18,172	20 19															
Total 04000 - Structural Repairs	18,172																
05000 - Roofing																	
330 - Low Slope: Vinyl 227 Squares- Building Roof	119,246	20 12															160,373
924 - Miscellaneous 227 Squares- Roof Recoating	9,540	5 2			10,023					11,340							12,830
Total 05000 - Roofing	128,786				10,023					11,340							173,202
08000 - Rehab																	
224 - Bathrooms 2 Locker Rooms	85,626	20 1			87,767												
330 - Restrooms 2 Clubhouse Restrooms	43,076	20 1			44,153												
580 - Operable Wall/Partition 980 Sq. Ft. Saguaro & Palo Verde Divider	36,036	25 21															
Total 08000 - Rehab	164,738				131,919												
12000 - Pool																	
124 - Resurface 274 Lin. Ft. Pool	46,059	12 6							53,415								
624 - Deck: Re-Surface 5,950 Sq. Ft. Pool Area Decking	46,884	10 8									57,124						
724 - Equipment: Replacement Pool & Spa Equipment (50%)	13,742	5 1		14,086					15,937							18,031	
725 - Equipment: Replacement Pool & Spa Equipment- 2018 only[nr:1]	1,183	1 0			1,183												
728 - Equipment: Replacement #10 Dolphin	3,400	8 7								4,042							
790 - Heater 4 Ray Pak Model 408 Heaters	32,800	7 5						37,110									44,112
818 - Cover 4,800 Sq. Ft. Pool Cover	8,321	6 1		8,529						9,891							11,471

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost																	
924 - Furniture: Misc Pool Area Furniture	11,032	6	1		11,307						13,113							15,207
Total 12000 - Pool	163,421			1,183	33,922			37,110	69,351	27,046	57,124			18,031	44,112	26,678		
14000 - Recreation																		
230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%)	20,172	1	1		20,676	21,193	21,723	22,266	22,823	23,393	23,978	24,578	25,192	25,822	26,467	27,129	27,807	28,503
231 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only[nr:1]	16,619	1	0	16,619														
330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	7,985	1	1		8,184	8,389	8,599	8,814	9,034	9,260	9,491	9,729	9,972	10,221	10,477	10,739	11,007	11,282
331 - Exercise: Strength Equipment Fitness Center Strength Machines- 2018 Only[nr:1]	6,265	1	0	6,265														
730 - Bridge Dealing Machine Duplimate Bridge Dealing Machine	5,400	5	4					5,961					6,744					7,630
Total 14000 - Recreation	56,441			22,884	28,861	29,582	30,322	37,040	31,857	32,653	33,470	34,306	41,908	36,043	36,944	37,868	38,814	47,415
17000 - Tennis Court																		
140 - Reseal 14,000 Sq. Ft. [2] Tennis Courts	13,238	4	2		13,908					15,352				16,946				18,705
704 - Screen Tennis Court Windscreens	2,050	5	2		2,154						2,437					2,757		
Total 17000 - Tennis Court	15,288				16,062					15,352	2,437			16,946		2,757		18,705
19000 - Fencing																		
160 - Chain Link: 10' 580 Lin. Ft. Tennis Court Fence	21,328	30	13															29,400
Total 19000 - Fencing	21,328																	29,400
20000 - Lighting																		
220 - Pole Lights 24 Parking Lot & Walkway Lights	63,037	30	8									76,805						
Total 20000 - Lighting	63,037											76,805						
23000 - Mechanical Equipment																		
220 - HVAC 7 Rooftop Carrier Units- 2007	48,539	15	4					53,578										
340 - HVAC Rooftop Carrier Unit- 2005	6,094	15	2		6,402													
364 - HVAC Rooftop Carrier Unit- 2006	6,094	15	3				6,562											
500 - Swamp Cooler Evaporative Cooler- 2014	2,101	20	16															
600 - Water Heater Pool Eq Room Heater & Tank	12,607	12	7								14,986							
Total 23000 - Mechanical Equipment	75,435				6,402	6,562	53,578				14,986							
24000 - Furnishings																		
560 - Miscellaneous Folding Tables & Chairs	12,607	10	3			13,577												17,380

See Section VI-b for Excluded Components

Reserve Component	Current	Life																
	Replacement	Useful /	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
580 - Miscellaneous 288 Sq. Ft. Portable Stage- Saguaro Room	7,867	25 3				8,472												
620 - Miscellaneous Lobby Furniture	8,405	12 4					9,278											
Total 24000 - Furnishings	28,880					22,049	9,278										17,380	
24500 - Audio / Visual																		
300 - PA System Sound Rack- Sound System	7,608	20 13															10,487	
740 - Piano Saguaro Room	7,798	25 7								9,270								
800 - Stage Risers 6 Saguaro Room	22,247	30 5						25,171										
820 - Stage Curtains 2 Saguaro Room	13,916	20 14															19,663	
900 - Miscellaneous Saguaro Room- Electric Screen	16,371	20 1		16,781														
900 - Miscellaneous Sound Rack- Total Induction Loop	16,139	30 18																
Total 24500 - Audio / Visual	84,079			16,781				25,171		9,270							10,487 19,663	
24600 - Safety / Access																		
230 - Fire Control Misc Fire Alarm System	18,000	20 8											21,931					
231 - Fire Control Misc Fire Alarm System- 2019 Only[nr:1]	6,000	1 1		6,150														
Total 24600 - Safety / Access	24,000			6,150									21,931					
25000 - Flooring																		
250 - Carpeting 540 Sq. Yds. Clubhouse Carpeting	18,155	10 3				19,551											25,027	
450 - Tile 6,475 Sq. Ft. Clubhouse Walls & Floors	68,028	20 3				73,259												
720 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Replace	96,920	40 12															130,347	
750 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Refinish	38,768	10 2			40,731												52,139	
Total 25000 - Flooring	221,871				40,731	92,809											182,486 25,027	
26000 - Outdoor Equipment																		
302 - Bocce Ct. Resurface Bocce Ball Courts	10,000	10 4						11,038										14,130
Total 26000 - Outdoor Equipment	10,000							11,038										14,130
27000 - Appliances																		
760 - Miscellaneous 16 Kitchen Appliances	57,994	20 8																70,661
Total 27000 - Appliances	57,994																	70,661
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%			33,202	232,139	229,635	195,802	110,934	104,473	133,769	107,465	260,827	41,908	64,682	73,545	450,514	204,186	99,913	
00070 - Santa Rita Springs (SRS)																		
01000 - Paving																		
142 - Asphalt: Sealing 80,636 Sq. Ft. Parking Lots	16,944	5 4					18,703					21,160						23,941

See Section VI-b for Excluded Components

Reserve Component	Current	Life															
	Replacement Cost	Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
242 - Asphalt: Ongoing Repairs 80,636 Sq. Ft. Parking Lots (3%)	6,883	5 4					7,598					8,596					9,726
336 - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots	98,147	25 1		100,601													
360 - Asphalt: Overlay w/ Interlayer 22,250 Sq. Ft. South Parking Lot	37,402	25 10										47,878					
Total 01000 - Paving	159,376			100,601			26,301					29,757	47,878				33,667
02000 - Concrete																	
430 - Pool Deck 5,975 Sq. Ft. Pool Area Concrete (6%)	7,533	5 1		7,721					8,736					9,884			
Total 02000 - Concrete	7,533			7,721					8,736					9,884			
03000 - Painting: Exterior																	
136 - Stucco 28,540 Sq. Ft. Exterior Building Paint	29,345	10 0	29,345									37,564					
400 - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings	11,650	4 0	11,650				12,859			14,194					15,668		
Total 03000 - Painting: Exterior	40,995		40,995				12,859			14,194		37,564			15,668		
03500 - Painting: Interior																	
136 - Building 35,500 Sq. Ft. All Interior Spaces	27,973	10 3				30,124											38,561
Total 03500 - Painting: Interior	27,973					30,124											38,561
04000 - Structural Repairs																	
300 - Trellis Small Shade Canopy	8,200	15 12															11,028
304 - Trellis Large Shade Canopy	14,350	15 8								17,484							
304 - Trellis Pool Eq Rm Shade Canopy	6,150	15 10										7,873					
600 - Metal Railings 1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%)	22,221	10 3				23,929											30,632
Total 04000 - Structural Repairs	50,921					23,929				17,484		7,873			11,028		30,632
04500 - Decking/Balconies																	
206 - Resurface 12,664 Sq. Ft. Elastomeric Deck-Resurface	102,449	20 1		105,011													
300 - Repairs 12,664 Sq. Ft. Elastomeric Deck-Seal/Repair	23,949	5 1		24,548					27,774					31,423			
301 - Repairs Elastomeric Deck- Seal/Repair- 2018 Only[nr:1]	18,376	1 0	18,376														
Total 04500 - Decking/Balconies	144,775		18,376	129,559					27,774					31,423			
05000 - Roofing																	
336 - Low Slope: Vinyl 68 Squares- Building Roof	35,721	20 3				38,468											
606 - Pitched: Tile 84 Squares- Building Roof	52,951	30 8									64,516						
Total 05000 - Roofing	88,673					38,468					64,516						

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost		Remaining															
08000 - Rehab																		
230 - Bathrooms 2 Locker Rooms	77,484	20	3				83,441											
336 - Restrooms 5 Restrooms	48,696	20	1		49,914													
337 - Restrooms Fiesta Restrooms- 2018[nr:1]	6,018	1	0	6,018														
412 - Kitchen 2 Art & Fiesta Kitchenettes	8,090	20	3				8,712											
472 - Cabinets 2 Art & Clay Counters & Cabinets	18,123	20	1		18,576													
Total 08000 - Rehab	158,411			6,018	68,490		92,153											
12000 - Pool																		
130 - Resurface 240 Lin. Ft. Pool	28,997	10	5					32,808										
400 - ADA Chair Lift Pool Area ADA Lift	4,510	10	1		4,623									5,918				
630 - Deck: Re-Surface 5,975 Sq. Ft. Pool Area Decking	47,081	15	1		48,258													
730 - Equipment: Replacement Pool & Spa Equipment (50%)	18,785	5	2			19,736					22,330					25,264		
731 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	9,697	1	0	9,697														
824 - Cover 3,600 Sq. Ft. Pool Cover	6,241	6	1		6,397					7,418							8,603	
930 - Furniture: Misc Pool Area Furniture	7,354	6	1		7,538					8,742							10,138	
Total 12000 - Pool	122,666			9,697	66,816	19,736		32,808		38,490				5,918	25,264	18,741		
14000 - Recreation																		
240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%)	12,000	1	0	12,000	12,300	12,608	12,923	13,246	13,577	13,916	14,264	14,621	14,986	15,361	15,745	16,139	16,542	16,956
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%)	6,000	1	0	6,000	6,150	6,304	6,461	6,623	6,788	6,958	7,132	7,310	7,493	7,681	7,873	8,069	8,271	8,478
Total 14000 - Recreation	18,000			18,000	18,450	18,911	19,384	19,869	20,365	20,874	21,396	21,931	22,480	23,042	23,618	24,208	24,813	25,434
19000 - Fencing																		
220 - Wrought Iron: 5' 348 Lin. Ft. Pool Perimeter Fence	12,431	30	8									15,146						
Total 19000 - Fencing	12,431											15,146						
20000 - Lighting																		
230 - Pole Lights 10 Bridge Lights	15,497	25	10											19,837				
Total 20000 - Lighting	15,497													19,837				
23000 - Mechanical Equipment																		
232 - HVAC 6 Miscellaneous Units- 2013	27,675	15	10											35,426				
312 - HVAC Carrier Units- 2016, Unit 8	6,304	15	13														8,690	
316 - HVAC Carrier Units- 2018, Unit 3	6,150	15	0	6,150														

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost																		
344 - HVAC 2 Carrier Units- 2004	12,607	15	1			12,923													
368 - HVAC 2 Carrier Units- 2012	12,607	15	9											15,745					
392 - HVAC 2 Carrier Units- 2003	9,225	15	0		9,225														
416 - HVAC Carrier Unit- 2016, Unit 7	6,150	15	13																8,478
436 - HVAC Carrier Unit- 2014	6,304	15	11													8,271			
448 - HVAC 8 Carrier Units- 2001	69,700	15	0		69,700														
452 - HVAC 2 Carrier Units- 2007	15,024	15	4					16,584											
Total 23000 - Mechanical Equipment	171,746				85,075	12,923		16,584					15,745	35,426	8,271			17,168	
23500 - Elevator																			
200 - Modernize/Overhaul Anza Building Elevator	88,000	25	1		90,200														
300 - Cab Rehab Anza Elevator Cab	10,000	20	1		10,250														
Total 23500 - Elevator	98,000				100,450														
24000 - Furnishings																			
600 - Miscellaneous Anza Room Furniture	53,792	10	3				57,928												74,153
Total 24000 - Furnishings	53,792						57,928												74,153
24500 - Audio / Visual																			
300 - PA System Anza Room- Sound System	6,657	20	13																9,176
740 - Piano Anza Room- Upright Piano	6,788	25	20																
900 - Miscellaneous Fiesta Room- Total Induction Loop	7,128	20	8										8,685						
Total 24500 - Audio / Visual	20,573												8,685						9,176
24600 - Safety / Access																			
240 - Fire Control Misc Fire Alarm System	30,000	20	2			31,519													
Total 24600 - Safety / Access	30,000					31,519													
25000 - Flooring																			
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	47,068	10	3				50,687												64,884
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	13,448	10	4					14,844											19,002
460 - Tile 1,825 Sq. Ft. Clubhouse Walls & Floors	19,174	20	3				20,648												
730 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Replace	24,847	40	18																
760 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Refinish	13,553	10	8										16,513						

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost	Remaining																	
Total 25000 - Flooring	118,090							71,335	14,844				16,513					64,884	19,002
27000 - Appliances																			
780 - Miscellaneous 9 Kitchen Appliances	28,367	20	3				30,548												
781 - Miscellaneous Kitchen Appliances- 2018 Only[nr:1]	1,937	1	0	1,937															
Total 27000 - Appliances	30,304			1,937			30,548												
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%					180,098	505,009	70,166	363,870	90,456	53,173	57,384	59,886	158,470	67,981	171,620	79,113	76,168	278,127	78,102
00080 - Canoa Ranch (CR)																			
01000 - Paving																			
148 - Asphalt: Sealing 64,068 Sq. Ft. Drives & Parking	10,425	5	0	10,425						11,795					13,345				
248 - Asphalt: Ongoing Repairs 64,068 Sq. Ft. Drives & Parking (3%)	5,469	5	1		5,606						6,342						7,176		
254 - Asphalt: Ongoing Repairs 18,768 Sq. Ft. Seal/Crack Fill/Stripe	6,901	5	1		7,074						8,003						9,055		
342 - Asphalt: Overlay w/ Interlayer 64,068 Sq. Ft. Drives & Parking	107,698	25	15																
Total 01000 - Paving	130,494			10,425	12,680					11,795	14,346				13,345	16,231			
02000 - Concrete																			
418 - Pool Deck 2,650 Sq. Ft. Pool Area Concrete (7.5%)	4,176	5	4					4,610						5,216					5,901
Total 02000 - Concrete	4,176							4,610						5,216					5,901
03000 - Painting: Exterior																			
142 - Stucco 14,760 Sq. Ft. Building Exterior Surfaces	12,625	10	0	12,625											16,161				
406 - Wrought Iron 614 Lin. Ft. Metal Fencing & Railings	5,806	4	3				6,252				6,901						7,618		
Total 03000 - Painting: Exterior	18,431			12,625			6,252				6,901				16,161	7,618			
03500 - Painting: Interior																			
142 - Building 26,200 Sq. Ft. All Interior Spaces	20,645	10	3				22,232												28,459
Total 03500 - Painting: Interior	20,645						22,232												28,459
04000 - Structural Repairs																			
300 - Trellis 3 Shade Structures	27,675	15	8										33,719						
606 - Metal Railings 350 Lin. Ft. Parking & Pickleball	9,193	20	10												11,768				
912 - Doors 3 Pool East Patio Doors	50,430	20	10												64,555				
Total 04000 - Structural Repairs	87,298												33,719		76,322				
05000 - Roofing																			
200 - Low Slope: BUR 133 Squares- Building Roof	41,920	20	10												53,661				
612 - Pitched: Tile 45 Squares- Building Roof	28,367	30	20																
Total 05000 - Roofing	70,287														53,661				

See Section VI-b for Excluded Components

Reserve Component	Current			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Replacement Cost	Life Useful /																
08000 - Rehab																		
226 - Restrooms 2 Locker Rooms	30,750	20	10											39,363				
236 - Restrooms Companion Restroom Remodel	15,375	20	5						17,395									
Total 08000 - Rehab	46,125								17,395					39,363				
12000 - Pool																		
136 - Resurface 256 Lin. Ft. Pool	37,654	12	10											48,201				
412 - ADA Chair Lift 2 Pool & Spa ADA Chairs	17,650	10	2			18,544										23,738		
736 - Equipment: Replacement Pool & Spa Equipment (50%)	17,524	5	2			18,412					20,831					23,568		
737 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	620	1	0	620														
Total 12000 - Pool	73,449			620		36,956					20,831			48,201		47,306		
14000 - Recreation																		
250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	15,000	1	0	15,000	15,375	15,759	16,153	16,557	16,971	17,395	17,830	18,276	18,733	19,201	19,681	20,173	20,678	21,195
350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	6,000	1	0	6,000	6,150	6,304	6,461	6,623	6,788	6,958	7,132	7,310	7,493	7,681	7,873	8,069	8,271	8,478
Total 14000 - Recreation	21,000			21,000	21,525	22,063	22,615	23,180	23,760	24,354	24,962	25,586	26,226	26,882	27,554	28,243	28,949	29,672
17000 - Tennis Court																		
708 - Screen Pickleball Court Windscreens	2,050	5	1		2,101					2,377						2,690		
Total 17000 - Tennis Court	2,050				2,101					2,377						2,690		
17500 - Basketball / Sport Court																		
220 - Seal & Striping 11,204 Sq. Ft. Pickleball & Basketball Courts	10,594	7	1		10,859							12,908						
420 - Overlay 11,204 Sq. Ft. Pickleball & Basketball Courts	32,371	21	14															45,739
Total 17500 - Basketball / Sport Court	42,965				10,859							12,908						45,739
19000 - Fencing																		
100 - Chain Link 788 Lin. Ft. Pickleball & Basketball Courts	24,837	30	22															
230 - Wrought Iron: 6' 264 Lin. Ft. Patio Perimeter	9,985	30	20															
Total 19000 - Fencing	34,822																	
23000 - Mechanical Equipment																		
100 - HVAC 435 Lin. Ft. [5] Pool Area Fabric Ducts	15,996	18	8									19,489						
236 - HVAC 6 Rooftop HVAC Units- 2008	55,200	15	5						62,454									
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	15,759	15	5						17,830									

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost																	
Total 23000 - Mechanical Equipment	86,955								80,284			19,489						
24600 - Safety / Access																		
250 - Fire Control Misc Fire Alarm System	18,000	20	10											23,042				
Total 24600 - Safety / Access	18,000													23,042				
25000 - Flooring																		
270 - Carpeting 660 Sq. Yds. All Spaces	18,364	10	0	18,364										23,507				
470 - Tile 2,231 Sq. Ft. Clubhouse Walls & Floors	26,772	20	3				28,831											
Total 25000 - Flooring	45,136			18,364			28,831							23,507				
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%				63,034	47,165	59,019	79,930	27,790	133,234	41,077	52,695	91,703	31,442	320,484	54,092	75,549	57,408	81,312
00090 - Abrego South (ABS)																		
01000 - Paving																		
400 - Asphalt: Major Repairs 18,768 Sq. Ft. Parking Lot	98,591	25	6							114,335								
Total 01000 - Paving	98,591									114,335								
02000 - Concrete																		
442 - Pool Deck 5,565 Sq. Ft. Pool Area Concrete (5%)	5,847	5	1		5,993					6,780				7,671				
Total 02000 - Concrete	5,847				5,993					6,780				7,671				
03000 - Painting: Exterior																		
200 - Surface Restoration 7,191 Sq. Ft. Exterior Surfaces	7,555	10	3				8,136											10,415
Total 03000 - Painting: Exterior	7,555						8,136											10,415
04000 - Structural Repairs																		
300 - Trellis 2 Volleyball Shade Canopies	23,780	20	19															
Total 04000 - Structural Repairs	23,780																	
05000 - Roofing																		
372 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	25,740	20	13															35,483
Total 05000 - Roofing	25,740																	35,483
08000 - Rehab																		
236 - Bathrooms 2 Locker Rooms	17,861	20	8									21,761						
342 - Restrooms 2 Clubhouse Restrooms	6,304	20	9										7,873					
Total 08000 - Rehab	24,164											21,761	7,873					
12000 - Pool																		
140 - Resurface 170 Lin. Ft. Pool	21,433	12	8									26,114						
418 - ADA Chair Lift Spa ADA Lift	4,448	10	9										5,556					
422 - ADA Chair Lift Pool ADA Lift	4,448	10	3				4,791											6,132

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost																		
642 - Deck: Re-Surface 5,565 Sq. Ft. Pool Area Decking	43,850	10	6								50,853								
742 - Equipment: Replacement Pool & Spa Equipment (50%)	15,003	5	1			15,378					17,399					19,685			
743 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1,200	1	0		1,200														
936 - Furniture: Misc Pool Area Furnishings	6,829	6	1			7,000						8,118							9,414
Total 12000 - Pool	97,212				1,200	22,378		4,791			68,252	8,118	26,114	5,556		19,685			15,546
19000 - Fencing																			
900 - Miscellaneous 258 Lin. Ft. Pool Perimeter Wall/Fence	6,777	20	13																9,342
Total 19000 - Fencing	6,777																		9,342
20000 - Lighting																			
240 - Pole Lights 8 Shuffleboard Lights	10,086	20	8											12,289					
Total 20000 - Lighting	10,086													12,289					
23000 - Mechanical Equipment																			
240 - HVAC 2 Rooftop Carrier Units- 2011	10,506	15	8											12,801					
Total 23000 - Mechanical Equipment	10,506													12,801					
26000 - Outdoor Equipment																			
900 - Miscellaneous 3,744 Sq. Ft. [12] Shuffleboard Courts	14,760	8	7									17,545							
Total 26000 - Outdoor Equipment	14,760											17,545							
Total [Abrego South (ABS)] Expenditures Inflated @ 2.50%					1,200	28,371		12,927			189,367	25,663	72,965	13,428		27,357			70,786
00100 - Continental Vistas (CV)																			
01000 - Paving																			
406 - Asphalt: Major Repairs 6,726 Sq. Ft. Parking Lot	35,333	25	7											41,999					
Total 01000 - Paving	35,333													41,999					
02000 - Concrete																			
448 - Pool Deck 4,748 Sq. Ft. Pool Area Concrete (6%)	5,986	5	3				6,446						7,293						8,252
Total 02000 - Concrete	5,986						6,446						7,293						8,252
03000 - Painting: Exterior																			
120 - Surface Restoration 3,600 Sq. Ft. Recreation Building & Walls	5,400	10	9											6,744					
Total 03000 - Painting: Exterior	5,400													6,744					
05000 - Roofing																			
342 - Low Slope: Vinyl 20 Squares- Pool Building Roof	10,506	20	8											12,801					
618 - Pitched: Tile 13 Squares- Pool Building Roof	8,195	30	3				8,825												
Total 05000 - Roofing	18,701						8,825							12,801					
08000 - Rehab																			

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Replacement Cost	Useful / Remaining															
242 - Bathrooms 2 Locker Rooms	60,987	20 19															
246 - Bathrooms Companion Restroom	18,000	20 19															
Total 08000 - Rehab	78,987																
12000 - Pool																	
146 - Resurface 180 Lin. Ft. Pool	25,735	12 0	25,735												34,611		
648 - Deck: Re-Surface 4,748 Sq. Ft. Pool Area Decking	37,413	15 3				40,289											
748 - Equipment: Replacement Pool & Spa Equipment (50%)	15,948	5 1		16,347					18,495				20,926				
749 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	5,803	1 0	5,803														
942 - Furniture: Misc Pool Area Furnishings	6,829	6 2			7,175						8,321						9,649
Total 12000 - Pool	91,728		31,538	16,347	7,175	40,289			18,495		8,321		20,926	34,611			9,649
23000 - Mechanical Equipment																	
244 - HVAC Rooftop Carrier Unit- 2004	6,094	15 1		6,246													
248 - HVAC 2 Rooftop Carrier Units- 2013	12,187	15 10											15,601				
Total 23000 - Mechanical Equipment	18,281			6,246									15,601				
25000 - Flooring																	
600 - Vinyl Sport Flooring	16,739	10 9										20,905					
Total 25000 - Flooring	16,739											20,905					
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%			31,538	22,593	7,175	55,561			18,495	41,999	28,415	27,649	15,601	20,926	34,611	8,252	9,649
00110 - Madera Vista (MV)																	
01000 - Paving																	
412 - Asphalt: Major Repairs 9,772 Sq. Ft. Parking Lot	51,334	25 14															72,533
Total 01000 - Paving	51,334																72,533
02000 - Concrete																	
454 - Pool Deck 4,008 Sq. Ft. Pool Area Concrete (7.5%)	5,000	5 5						5,657					6,400				
Total 02000 - Concrete	5,000							5,657					6,400				
03000 - Painting: Exterior																	
206 - Surface Restoration 4,020 Sq. Ft. Exterior Surfaces	6,335	10 3				6,822											8,733
Total 03000 - Painting: Exterior	6,335					6,822											8,733
04000 - Structural Repairs																	
300 - Trellis Pool Shade Structure	8,200	15 13															11,304
312 - Trellis Poo Eq Rm Shade Structure	6,150	15 13															8,478
Total 04000 - Structural Repairs	14,350																19,782

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost	Remaining																
05000 - Roofing																		
624 - Pitched: Tile 39 Squares- Pool Building Roof	24,585	30	3				26,475											
Total 05000 - Roofing	24,585						26,475											
08000 - Rehab																		
248 - Bathrooms 2 Locker Rooms	7,880	20	8									9,601						
480 - Shower Outdoor Pool Shower	8,000	15	4					8,831										
Total 08000 - Rehab	15,880							8,831				9,601						
12000 - Pool																		
154 - Resurface 156 Lin. Ft. Pool	19,668	12	10											25,176				
654 - Deck: Re-Surface 4,008 Sq. Ft. Pool Area Decking	31,582	15	6							36,625								
754 - Equipment: Replacement Pool & Spa Equipment (50%)	11,536	5	1		11,824					13,378						15,136		
755 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	5,020	1	0	5,020														
758 - Equipment: Replacement Dolphin #7	2,071	8	7							2,462								
948 - Furniture: Misc Pool Area Furnishings	6,829	6	1		7,000						8,118							9,414
Total 12000 - Pool	76,705			5,020	18,824					50,003	10,579			25,176	15,136			9,414
17000 - Tennis Court																		
540 - Resurface 7,200 Sq. Ft. Tennis Court	20,802	21	1		21,322													
Total 17000 - Tennis Court	20,802				21,322													
19000 - Fencing																		
170 - Chain Link: 10' 360 Lin. Ft. Tennis Court Fence	6,808	30	13															9,385
240 - Wrought Iron: 6' 380 Lin. Ft. Pool Perimeter Fence	14,373	30	8									17,512						
Total 19000 - Fencing	21,181											17,512						9,385
20000 - Lighting																		
250 - Pole Lights 4 Tennis Court Lights	6,304	20	8									7,681						
Total 20000 - Lighting	6,304											7,681						
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%				5,020	40,146		33,297	8,831	5,657	50,003	10,579	34,793		31,577	15,136		47,314	72,533
00120 - Casa Paloma I (CPI)																		
01000 - Paving																		
418 - Asphalt: Major Repairs 7,128 Sq. Ft. Parking Areas	37,444	25	4					41,331										
Total 01000 - Paving	37,444							41,331										
02000 - Concrete																		
460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%)	7,726	5	1		7,919					8,960				10,137				

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost	Remaining																	
Total 02000 - Concrete	7,726					7,919					8,960					10,137			
03000 - Painting: Exterior																			
212 - Surface Restoration 7,470 Sq. Ft. Exterior Surfaces	7,657	10	4						8,452										10,819
Total 03000 - Painting: Exterior	7,657								8,452										10,819
04000 - Structural Repairs																			
304 - Trellis Pool Eq Rm Shade Structure	8,200	15	12															11,028	
Total 04000 - Structural Repairs	8,200																	11,028	
05000 - Roofing																			
348 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	32,044	20	1		32,845														
Total 05000 - Roofing	32,044				32,845														
08000 - Rehab																			
254 - Bathrooms 2 Locker Rooms	38,000	20	1		38,950														
256 - Bathrooms 2 Clubhouse Restroom	16,000	20	1		16,400														
418 - Kitchen Clubhouse Kitchen	6,829	20	13																9,414
Total 08000 - Rehab	60,829				55,350														9,414
12000 - Pool																			
160 - Resurface 200 Lin. Ft. Pool	25,215	12	10												32,277				
660 - Deck: Re-Surface 6,128 Sq. Ft. Pool Area Decking	48,287	15	10												61,811				
760 - Equipment: Replacement Pool & Spa Equipment (50%)	15,318	5	1		15,701					17,764					20,099				
954 - Furniture: Misc Pool Area Furnishings	6,829	6	1		7,000						8,118								9,414
Total 12000 - Pool	95,649				22,701					17,764	8,118				94,088	20,099			9,414
23000 - Mechanical Equipment																			
256 - HVAC 2 Rooftop Carrier Units- 2011	8,405	15	8										10,241						
Total 23000 - Mechanical Equipment	8,405												10,241						
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%					118,815				49,783		26,724	8,118	10,241		94,088	30,236	11,028	18,828	10,819
00130 - Casa Paloma II (CPII)																			
01000 - Paving																			
424 - Asphalt: Major Repairs 4,536 Sq. Ft. Parking Areas	23,828	25	3				25,660												
Total 01000 - Paving	23,828						25,660												
02000 - Concrete																			
466 - Pool Deck 4,933 Sq. Ft. Pool Area Concrete (6%)	10,352	5	0	10,352					11,712						13,251				
Total 02000 - Concrete	10,352			10,352					11,712						13,251				
04000 - Structural Repairs																			

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Replacement Cost	Useful / Remaining															
320 - Trellis Pool Eq Rm Shade Structure	8,200	15 13															11,304
Total 04000 - Structural Repairs	8,200																11,304
05000 - Roofing																	
354 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	27,842	20 3				29,982											
Total 05000 - Roofing	27,842					29,982											
08000 - Rehab																	
260 - Bathrooms 2 Locker Rooms	38,000	20 6							44,068								
261 - Bathrooms Locker Rooms- 2018 Only[nr:1]	7,595	1 0	7,595														
424 - Kitchen Clubhouse Kitchen	6,829	20 6							7,920								
425 - Kitchen Clubhouse Kitchen- 2018 Only[nr:1]	4,425	1 0	4,425														
Total 08000 - Rehab	56,849		12,020						51,988								
12000 - Pool																	
166 - Resurface 180 Lin. Ft. Pool	22,693	10 8									27,650						
666 - Deck: Re-Surface 4,933 Sq. Ft. Pool Area Decking	38,870	15 10											49,758				
766 - Equipment: Replacement Pool & Spa Equipment (50%)	15,948	5 1		16,347					18,495					20,926			
767 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	6,264	1 0	6,264														
960 - Furniture: Misc Pool Area Furnishings	6,829	6 1		7,000						8,118							9,414
Total 12000 - Pool	90,606		6,264	23,347					18,495	8,118	27,650		49,758	20,926			9,414
20000 - Lighting																	
260 - Pole Lights 8 Shuffleboard Lights	10,086	30 3				10,862											
Total 20000 - Lighting	10,086					10,862											
23000 - Mechanical Equipment																	
272 - HVAC 2 Rooftop Carrier Units- 2011	8,405	15 8									10,241						
Total 23000 - Mechanical Equipment	8,405										10,241						
26000 - Outdoor Equipment																	
304 - Shuffleboard Court Resurfacing & Recoating	7,475	10 9										9,335					
Total 26000 - Outdoor Equipment	7,475											9,335					
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%			28,636	23,347		66,504		11,712	70,483	8,118	37,891	9,335	63,009	20,926			20,718
00140 - Abrego North (ABN)																	
01000 - Paving																	
430 - Asphalt: Major Repairs 14,105 Sq. Ft. Parking Area	74,095	25 5							83,832								
Total 01000 - Paving	74,095								83,832								

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost	Remaining																
02000 - Concrete																		
472 - Pool Deck 4,523 Sq. Ft. Pool Area Concrete (6%)	5,702	5	3				6,141					6,948						7,861
Total 02000 - Concrete	5,702						6,141					6,948						7,861
03000 - Painting: Exterior																		
218 - Surface Restoration 5,892 Sq. Ft. Exterior Surfaces	6,190	10	8									7,542						
Total 03000 - Painting: Exterior	6,190											7,542						
04000 - Structural Repairs																		
324 - Trellis Pool Eq Rm Shade Structure	8,200	15	13															11,304
328 - Trellis 3 Pool Shade Structure	24,600	15	13															33,911
Total 04000 - Structural Repairs	32,800																	45,215
05000 - Roofing																		
360 - Low Slope: Vinyl 21 Squares- Pool Building Roof	11,032	20	8									13,441						
Total 05000 - Roofing	11,032											13,441						
08000 - Rehab																		
238 - Restrooms Companion Restroom Remodel	15,375	20	5						17,395									
266 - Bathrooms 2 Locker Rooms	12,607	20	8									15,361						
270 - General 795 Sq. Ft. Recreation Room New Tile	8,770	20	19															
Total 08000 - Rehab	36,753								17,395			15,361						
12000 - Pool																		
172 - Resurface 180 Lin. Ft. Pool	22,693	10	8									27,650						
400 - ADA Chair Lift 2 Pool & Spa	12,000	10	9										14,986					
772 - Equipment: Replacement Pool & Spa Equipment (50%)	15,948	5	3				17,175					19,432						21,985
773 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	4,120	1	0	4,120														
966 - Furniture: Misc Pool Area Furnishings	5,778	6	4					6,378						7,397				
Total 12000 - Pool	60,540			4,120			17,175	6,378				47,082	14,986	7,397				21,985
23000 - Mechanical Equipment																		
400 - HVAC 2 Rooftop Rheem Units- 2005	7,670	15	2			8,058												
Total 23000 - Mechanical Equipment	7,670					8,058												
Total [Abrego North (ABN)] Expenditures Inflated @ 2.50%				4,120		8,058	23,316	6,378	101,227			90,373	14,986	7,397				75,061
00144 - Facility Maintenance Shop (FMS)																		
01000 - Paving																		
120 - Asphalt: State Spec. Slurry Parking Area	10,250	5	1		10,506					11,887					13,449			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost	Remaining																	
200 - Asphalt: Ongoing Repairs Pulverization/Replacement[nr:1]	19,655	30	0		19,655														
300 - Asphalt: Overlay w/ Interlayer Parking Area	16,400	20	18																
Total 01000 - Paving	46,305				19,655	10,506					11,887					13,449			
03000 - Painting: Exterior																			
350 - Touch-Up Doors, Trim, Metal	3,075	6	2				3,231						3,747						4,345
400 - Wrought Iron 800 Lin. Ft. Perimeter Fence	7,380	6	2				7,754						8,992						10,428
920 - Power Washing FMS Building	1,230	6	2				1,292						1,499						1,738
Total 03000 - Painting: Exterior	11,685						12,277						14,237						16,511
04000 - Structural Repairs																			
908 - Shed Pre-Fab Shed	5,000	15	15																
Total 04000 - Structural Repairs	5,000																		
05000 - Roofing																			
690 - Pitched: TBA 40 Squares- FMS Roofing	32,800	30	9											40,963					
Total 05000 - Roofing	32,800													40,963					
08000 - Rehab																			
100 - General Common Areas	15,375	20	2				16,153												
220 - Bathrooms 2 Placeholder	30,750	20	2				32,307												
230 - Kitchen Placeholder	20,500	20	2				21,538												
Total 08000 - Rehab	66,625						69,998												
19000 - Fencing																			
200 - Wrought Iron 800 Lin. Ft. Perimeter- 13 GA Metal	22,768	30	0		22,768														
Total 19000 - Fencing	22,768				22,768														
23000 - Mechanical Equipment																			
200 - HVAC 2 Units- 2017 Replacements (Bryant)	24,600	15	14																34,759
Total 23000 - Mechanical Equipment	24,600																		34,759
Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50%					42,423	10,506	82,274				11,887		14,237	40,963		13,449			51,270
00150 - General																			
22000 - Office Equipment																			
100 - Miscellaneous Contex Scanner	6,150	5	3				6,623						7,493						8,478
110 - Miscellaneous HP Plotter	3,075	5	3				3,311						3,747						4,239
Total 22000 - Office Equipment	9,225						9,934						11,240						12,717
24500 - Audio / Visual																			

See Section VI-b for Excluded Components

Reserve Component	Current	Life															
	Replacement	Useful /	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Cost	Remaining															
260 - PA System	25,625	8 6							29,717								36,207
5 Various Locations (33%)																	
Total 24500 - Audio / Visual	25,625								29,717								36,207
30000 - Miscellaneous																	
200 - Maintenance Equipment Vermeer Chipper	7,880	20 8									9,601						
700 - Trailer Utility Trailer	5,253	15 3				5,657											
710 - Trailer Landscaping Trailer	5,253	15 4					5,798										
804 - Vehicle Vehicle 10- 2005 Ford E250 Van	34,145	10 0	34,145									43,709					
820 - Vehicle Vehicle 17- 2009 Ford E150 Van	28,892	10 1		29,614									37,909				
824 - Vehicle Vehicle 18- 2011 Ford F150 Pickup	31,519	10 3				33,942										43,449	
832 - Vehicle 3 Vehicles 20, 21 & 23- Ford Transit Connects	78,797	10 5						89,151									
836 - Vehicle Vehicle 24- 2005 Ford F250 Pickup	36,772	10 0	36,772									47,071					
840 - Vehicle Vehicle 25- 2005 Chevy Silverado 2500 HD	36,772	10 1		37,691									48,248				
844 - Vehicle Vehicle 26- 2016 Ford Fiesta	18,386	10 8									22,401						
848 - Vehicle Vehicle 27- 2011 Ford Ranger	15,375	10 3				16,557										21,195	
852 - Vehicle 2 Vehicles 29, 30- 2016 Ram Promaster City Vans	61,500	10 8									74,932						
856 - Vehicle 3 Vehicles 31, 32, 33- 2016 Ram 1500 Pickups	104,550	10 8									127,384						
860 - Vehicle Vehicle 34- 2017 Ram 1500 Pickup	36,900	10 9										46,083					
866 - Vehicle Vehicle 36- 2017 Ford Escape	13,309	10 9										16,621					
868 - Vehicle Vehicle 37- 2018 Ford F150 Supercrew	34,018	10 0	34,018										43,546				
872 - Vehicle Vehicle 38- Purchase in 2018 after Loss- Ford F150	36,310	10 10											46,480				
874 - Vehicle Vehicle 39- Ford F250 PU	34,839	10 0	34,839										44,597				
Total 30000 - Miscellaneous	620,470		139,774	67,306		56,156	5,798	89,151			234,318	62,704	225,403	86,157		64,644	
Total [General] Expenditures Inflated @ 2.50%			139,774	67,306		66,091	5,798	89,151	29,717		245,558	62,704	225,403	86,157		77,360	36,207
Total Expenditures Inflated @ 2.50%			830,495	1,817,094	743,931	2,105,079	1,025,221	1,091,815	1,067,229	786,157	1,705,988	1,007,624	1,273,338	1,206,662	961,950	1,886,844	835,880
Total Current Replacement Cost	11,273,925																

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
00010 - Member Services Center (MSC)															
01000 - Paving															
100 - Asphalt: Sealing 27,762 Sq. Ft. Parking Lots- Seal/Stripe					9,326					10,551					11,938
200 - Asphalt: Ongoing Repairs 27,762 Sq. Ft. Parking Lots (5.6%)					8,486					9,602					10,863
300 - Asphalt: Overlay w/ Interlayer 14,965 Sq. Ft. South Parking & Maintenance															51,480
348 - Asphalt: Overlay w/ Interlayer 12,797 Sq. Ft. North Parking Lot (50%)															
Total 01000 - Paving					17,812					20,153					74,281
03000 - Painting: Exterior															
100 - Stucco 9,085 Sq. Ft. Building Exterior & Wall Surfaces						15,259									
Total 03000 - Painting: Exterior						15,259									
03500 - Painting: Interior															
100 - Building 14,600 Sq. Ft. All Interior Spaces				17,943											22,968
Total 03500 - Painting: Interior				17,943											22,968
05000 - Roofing															
300 - Low Slope: Vinyl 79 Squares- Building Roof										73,231					
Total 05000 - Roofing										73,231					
08000 - Rehab															
300 - Restrooms 3 Main Building & Maintenance Restrooms				18,189											
400 - Kitchen Kitchen										12,162					
Total 08000 - Rehab				18,189						12,162					
22000 - Office Equipment															
100 - Miscellaneous Printers & Copiers				22,941								27,951			
200 - Computers, Misc. 5 -IT Servers- Repl 1x Year (20%)	17,380	17,814	18,259	18,716	19,184	19,663	20,155	20,659	21,175	21,705	22,247	22,804	23,374	23,958	24,557
240 - Computers, Misc. Office Computer Work Stations	26,794	27,463	28,150	28,854	29,575	30,314	31,072	31,849	32,645	33,461	34,298	35,155	36,034	36,935	37,859
241 - Computers, Misc. Office Computer Work Stations- 2018 Only[nr:1]															
360 - Telephone Equipment Telephone System		31,973													43,000
Total 22000 - Office Equipment	44,173	77,250	46,409	70,510	48,759	49,978	51,227	52,508	53,821	55,166	56,545	85,910	59,408	103,893	62,415
23000 - Mechanical Equipment															
200 - HVAC 3 Rooftop Carrier Units- 2010										31,472					
280 - HVAC Rooftop Carrier Unit- 2002															10,750

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
348 - HVAC 3 IT Room Trane & Gree Units- 2013											12,855				
376 - HVAC Marvair Unit- 2018	9,040														
Total 23000 - Mechanical Equipment	9,040							31,472			12,855				10,750
25000 - Flooring															
200 - Carpeting 475 Sq. Yds. Hallways, Lobby, Offices				24,907											31,883
400 - Tile 725 Sq. Ft. Floors									13,441						
Total 25000 - Flooring				24,907					13,441						31,883
Total [Member Services Center (MSC)] Expenditures Inflated @ 2.50%	53,213	77,250	46,409	131,549	66,571	65,237	51,227	83,980	140,493	87,481	69,401	85,910	59,408	158,745	147,446
00020 - West Social Center (WC)															
01000 - Paving															
106 - Asphalt: Sealing 43,543 Sq. Ft. Drives, North & South Parking					14,627					16,549					18,724
112 - Asphalt: Sealing 75,321 Sq. Ft. West Parking Lot					25,302					28,626					32,388
212 - Asphalt: Ongoing Repairs 75,321 Sq. Ft. West Parking Lot (3%)					10,279					11,629					13,158
306 - Asphalt: Overlay w/ Interlayer 43,543 Sq. Ft. Drives, North & South Parking															
370 - Asphalt: Overlay w/ Interlayer 75,321 Sq. Ft. West Parking Lot															
Total 01000 - Paving					50,207					56,805					64,269
02000 - Concrete															
400 - Pool Deck 5,313 Sq. Ft. Pool Area Concrete (6%)			10,192					11,532					13,047		
Total 02000 - Concrete			10,192					11,532					13,047		
03000 - Painting: Exterior															
106 - Stucco 53,060 Sq. Ft. Building & Wall Exterior Surfaces										100,830					
Total 03000 - Painting: Exterior										100,830					
03500 - Painting: Interior															
106 - Building 24,000 Sq. Ft. All Interior Spaces									33,371						
Total 03500 - Painting: Interior									33,371						
04000 - Structural Repairs															
300 - Trellis Pool Shade Structure					19,663										
304 - Trellis Tennis Shade Structure						20,155									
Total 04000 - Structural Repairs					19,663	20,155									
05000 - Roofing															

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
306 - Low Slope: Vinyl 339 Squares- Building Flat Roofs (50%)							149,551								
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof				23,596											
900 - Miscellaneous 339 Squares- Roof Recoating		21,149					23,928					27,072			
Total 05000 - Roofing		21,149		23,596			173,479					27,072			
08000 - Rehab															
100 - General Tennis Ramada														11,537	
200 - Bathrooms 2 Locker Rooms														86,000	
306 - Restrooms 4 Shops & Auditorium Restrooms									113,091						
460 - Cabinets 2 Woodshop & Lapidary														18,039	
550 - Operable Wall/Partition 320 Sq. Ft. Auditorium/Room 1														26,849	
Total 08000 - Rehab									113,091					142,425	
12000 - Pool															
100 - Resurface 250 Lin. Ft. Pool		62,386												83,903	
700 - Equipment: Replacement Pool & Spa Equipment (50%)		29,690					33,592					38,006			
701 - Equipment: Replacement 2018 Only New Spa Jet Pump[nr:1]															
704 - Equipment: Replacement #8 Dolphin (50%)		2,462							3,000						
800 - Cover 4,000 Sq. Ft. Pool Cover					11,085						12,855				
900 - Furniture: Misc Pool Area Furniture					18,475						21,426				
Total 12000 - Pool		2,462	92,076		29,561		33,592		3,000		34,281	38,006		83,903	
14000 - Recreation															
700 - Billiard Table 4 Tables in Billiards Room											50,711				
Total 14000 - Recreation											50,711				
17000 - Tennis Court															
100 - Reseal 43,200 Sq. Ft. [6] Tennis Courts		40,165			44,334				48,937					54,017	
500 - Resurface 43,200 Sq. Ft. [6] Tennis Courts			185,287												
600 - Lighting 20 Court Lights															
Total 17000 - Tennis Court		40,165	185,287		44,334				48,937					54,017	
17500 - Basketball / Sport Court															
200 - Seal & Striping 12 Shuffleboard Courts [3,744 sq ft]				23,737							28,922				
Total 17500 - Basketball / Sport Court				23,737							28,922				

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
19000 - Fencing															
120 - Chain Link: 10' 1,710 Lin. Ft. Tennis Court Fence															
Total 19000 - Fencing															
20000 - Lighting															
200 - Pole Lights 15 Walkway Lights															18,878
500 - Parking Lot 25 Parking Lot Lights (20%)			19,983					22,609					25,580		
Total 20000 - Lighting			19,983					22,609					25,580	18,878	
23000 - Mechanical Equipment															
204 - HVAC 2 Rooftop Carrier Units- 2006				72,099											
284 - HVAC 2 Rooftop Carrier Units- 2013											31,165				
320 - HVAC Rooftop Carrier Units- Unit #4 in 2018	18,828														
324 - HVAC Rooftop Carrier Units- Unit #10 in 2019		19,299													
352 - HVAC 3 Rooftop Carrier/American Units- 2009							37,939								
380 - HVAC Rooftop Carrier Unit- 2010								21,705							
404 - HVAC 4 Rooftop Carrier/American Units- 2008							60,255								
420 - HVAC Tennis Ramada Carrier Unit- 2007					8,398										
440 - HVAC 4 Gree HVAC Units- 2012										15,202					
900 - Miscellaneous Camfil Farr Dust Collector						29,495									
Total 23000 - Mechanical Equipment	18,828	19,299		72,099	8,398	89,750	37,939	21,705		15,202	31,165				
24000 - Furnishings															
500 - Miscellaneous Auditorium Tables & Chairs							131,007								
Total 24000 - Furnishings							131,007								
24500 - Audio / Visual															
220 - PA System Auditorium Bldg				81,931											104,878
224 - PA System Eiki Projector						16,386									
400 - Stage Lights Stage Lighting									16,685						
600 - Stage Curtains Stage Curtains		13,335													
740 - Piano Grand Piano	57,932														
800 - Stage Risers Located on Stage					11,964										
Total 24500 - Audio / Visual	57,932	13,335		81,931	11,964	16,386			16,685						104,878

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
24600 - Safety / Access															
200 - Fire Control Misc Fire Alarm System								68,863							
Total 24600 - Safety / Access								68,863							
25000 - Flooring															
210 - Carpeting 565 Sq. Yds. West Center Carpet										33,519					
211 - Carpeting West Center Carpet- Billiards Rm Only[nr:1]															
410 - Tile 1,618 Sq. Ft. Clubhouse Walls & Floors										37,418					
414 - Tile 682 Sq. Ft. Green Room Dressing & Restrooms					14,289										
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl						66,280									
Total 25000 - Flooring					14,289	66,280				70,938					
26000 - Outdoor Equipment															
840 - Shade Structure 680 Sq. Ft. Pool Shade Structure				21,742											
844 - Shade Structure 755 Sq. Ft. [3] Tennis Court Shade Structures						25,362									
Total 26000 - Outdoor Equipment				21,742		25,362									
27000 - Appliances															
700 - Miscellaneous 25 Kitchen Appliances (10%)					11,488					12,998					14,706
702 - Miscellaneous 2 Vulcan 10-Burner & 6-Burner						10,615									
Total 27000 - Appliances					11,488	10,615				12,998					14,706
30000 - Miscellaneous															
240 - Maintenance Equipment 3 Portable Lifts															62,927
Total 30000 - Miscellaneous															62,927
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%	119,387	331,147	53,913	199,368	189,904	228,548	376,017	124,708	286,022	185,835	145,079	65,078	92,644	413,011	78,975
00030 - East Social Center (EC)															
01000 - Paving															
118 - Asphalt: Sealing 79,662 Sq. Ft. Parking Lot		24,849					28,114						31,809		
218 - Asphalt: Ongoing Repairs 79,662 Sq. Ft. Parking Lot (2%)		8,076					9,137						10,338		
312 - Asphalt: Overlay w/ Interlayer 51,762 Sq. Ft. West & North Parking Lots							146,144								
354 - Asphalt: Overlay w/ Interlayer 27,900 Sq. Ft. South Parking Lot															
Total 01000 - Paving		32,925					183,395						42,147		
02000 - Concrete															

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
406 - Pool Deck		10,595					11,987					13,563			
5,661 Sq. Ft. Pool Area Concrete (6%)															
Total 02000 - Concrete		10,595					11,987					13,563			
03000 - Painting: Exterior															
112 - Stucco							24,537								
13,905 Sq. Ft. Building Exterior Painting															
Total 03000 - Painting: Exterior							24,537								
03500 - Painting: Interior															
112 - Building									24,124						
17,350 Sq. Ft. All Interior Spaces															
Total 03500 - Painting: Interior									24,124						
04000 - Structural Repairs															
308 - Trellis							20,659								
Tennis Shade Structure															
Total 04000 - Structural Repairs							20,659								
05000 - Roofing															
312 - Low Slope: Vinyl										98,340					
207 Squares- Building Roof (50%)															
366 - Low Slope: Vinyl													105,902		
207 Squares- Building Roof (50%)															
906 - Miscellaneous		12,914					14,611					16,531			
207 Squares- Roof Recoating															
Total 05000 - Roofing		12,914					14,611			98,340		16,531	105,902		
08000 - Rehab															
206 - Bathrooms										101,476					
2 Locker Rooms															
207 - Bathrooms															
Locker Rooms- 2018 Only[nr:1]															
216 - Bathrooms										14,470					
Companion Restroom															
312 - Restrooms										36,106					
2 Lobby Restrooms															
Total 08000 - Rehab										152,051					
12000 - Pool															
106 - Resurface	32,639												43,895		
165 Lin. Ft. Pool															
400 - ADA Chair Lift								15,917							
2 Pool & Spa ADA Chairs															
606 - Deck: Re-Surface				69,572											
5,661 Sq. Ft. Pool Area Decking															
706 - Equipment: Replacement			23,308					26,371					29,837		
Pool & Spa Equipment (50%)															
707 - Equipment: Replacement															
Pool & Spa Equipment- 2018 Only[nr:1]															
906 - Furniture: Misc					11,757						13,635				
Pool Area Furnishings															
Total 12000 - Pool	32,639		23,308	69,572	11,757			42,288			13,635		73,732		
14000 - Recreation															

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%)	29,479	30,216	30,971	31,745	32,539	33,352	34,186	35,041	35,917	36,815	37,735	38,679	39,646	40,637	41,653
300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%)	7,241	7,423	7,608	7,798	7,993	8,193	8,398	8,608	8,823	9,044	9,270	9,501	9,739	9,982	10,232
720 - Billiard Table 2 Billiards Room															
Total 14000 - Recreation	36,720	37,638	38,579	39,544	40,532	41,545	42,584	43,649	44,740	45,858	47,005	48,180	49,385	50,619	51,885
17000 - Tennis Court															
110 - Reseal 14,400 Sq. Ft. [2] Tennis Courts			20,719				22,869				25,243				27,864
510 - Resurface 14,400 Sq. Ft. [2] Tennis Courts															
700 - Screen Pickleball Windscreens			3,119					3,529					3,993		
Total 17000 - Tennis Court			23,838				22,869	3,529			25,243		3,993		27,864
17500 - Basketball / Sport Court															
210 - Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts	20,994		22,057		23,173		24,346		25,579		26,874		28,234		29,664
400 - Overlay 8,840 Sq. Ft. [4] Pickleball Courts				39,835											
430 - Overlay 6,490 Sq. Ft. [3] Pickleball Courts															
Total 17500 - Basketball / Sport Court	20,994		22,057	39,835	23,173		24,346		25,579		26,874		28,234		29,664
19000 - Fencing															
110 - Chain Link: 6' 873 Lin. Ft. Pickleball Court Fencing														35,730	
130 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence															
200 - Wrought Iron: 5' 415 Lin. Ft. Pool Perimeter Fence															
Total 19000 - Fencing														35,730	
20000 - Lighting															
510 - Parking Lot 7 Parking Lot Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
288 - HVAC 4 Rooftop Carrier Units- 2001	30,889														
324 - HVAC Rooftop Carrier Unit- 2009							21,175								
356 - HVAC Rooftop Carrier Unit- 2006				19,663											
384 - HVAC Rooftop Carrier Unit- 2008						20,659									
408 - HVAC 5 Rooftop Carrier Units- 2011									45,978						
424 - HVAC 2 Rooftop Carrier Units- 2002	12,173														

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Total 23000 - Mechanical Equipment	43,062			19,663		20,659	21,175			45,978					
24000 - Furnishings															
520 - Miscellaneous Folding Tables & Chairs										50,358					
Total 24000 - Furnishings										50,358					
24500 - Audio / Visual															
300 - PA System Sound Rack- Sound System															
740 - Piano East Auditorium- Upright Piano															
Total 24500 - Audio / Visual															
24600 - Safety / Access															
100 - Fire Equipment Alarm & Sprinkler System										31,763					
Total 24600 - Safety / Access										31,763					
25000 - Flooring															
220 - Carpeting 850 Sq. Yds. East Center Carpet										50,427					
420 - Tile 4,200 Sq. Ft. Clubhouse Walls & Floors										77,866					
610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen				9,176											
Total 25000 - Flooring				9,176						128,293					
27000 - Appliances															
720 - Miscellaneous 8 Kitchen Appliances		22,896												30,792	
Total 27000 - Appliances		22,896												30,792	
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%	133,414	116,968	107,782	177,790	75,462	62,204	366,165	89,466	300,477	346,607	112,757	120,420	296,976	81,411	109,412
00040 - Las Campanas (LC)															
01000 - Paving															
124 - Asphalt: Sealing 70,468 Sq. Ft. Parking Lot					24,571					27,800					31,453
224 - Asphalt: Ongoing Repairs 70,468 Sq. Ft. Parking Lot (3%)					9,616					10,880					12,310
318 - Asphalt: Overlay w/ Interlayer 26,000 Sq. Ft. North Parking Lot														87,259	
364 - Asphalt: Overlay w/ Interlayer 44,468 Sq. Ft. East Parking Lot			113,742												
Total 01000 - Paving			113,742		34,188					38,680				87,259	43,763
02000 - Concrete															
412 - Pool Deck 4,731 Sq. Ft. Pool Area Concrete (7.5%)		11,068					12,523					14,168			
Total 02000 - Concrete		11,068					12,523					14,168			
03000 - Painting: Exterior															
118 - Stucco 18,180 Sq. Ft. Exterior Building Surfaces										33,705					

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Total 03000 - Painting: Exterior									33,705						
03500 - Painting: Interior															
118 - Building 21,900 Sq. Ft. All Interior Spaces									30,451						
Total 03500 - Painting: Interior									30,451						
05000 - Roofing															
318 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof									183,540						
912 - Miscellaneous 198 Squares- Roof Recoating		12,352					13,976					15,812			
Total 05000 - Roofing		12,352					13,976		183,540			15,812			
08000 - Rehab															
212 - Bathrooms 2 Locker Rooms									87,135						
216 - Bathrooms Hallway Restroom															52,439
220 - Bathrooms Companion Restroom															31,464
318 - Restrooms 2 Racquetball Court Restrooms							21,616								
406 - Kitchen Clubhouse Kitchen				11,697										14,974	
560 - Operable Wall/Partition 1,296 Sq. Ft. [2] Agave	69,021														
Total 08000 - Rehab	69,021			11,697			21,616		87,135					14,974	83,903
12000 - Pool															
112 - Resurface 264 Lin. Ft. Pool		57,645												77,526	
406 - ADA Chair Lift 2 Pool & Spa ADA Chairs									16,315						
612 - Deck: Re-Surface 4,731 Sq. Ft. Pool Area Decking				58,142											
712 - Equipment: Replacement Pool & Spa Equipment (50%)		29,690					33,592					38,006			
713 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]															
716 - Equipment: Replacement #9 Dolphin	4,924								6,000						
806 - Cover 4,400 Sq. Ft. Pool Cover					12,194						14,141				
912 - Furniture: Misc Pool Area Furniture					12,740						14,774				
Total 12000 - Pool	4,924	87,335		58,142	24,933		33,592		22,314		28,915	38,006		77,526	
13000 - Spa															
100 - Re-Plaster Spa Resurface W/ PebbleTech					9,592										12,278
Total 13000 - Spa					9,592										12,278
14000 - Recreation															

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
210 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines- Ongoing (33%)	39,562	40,551	41,564	42,604	43,669	44,760	45,879	47,026	48,202	49,407	50,642	51,908	53,206	54,536	55,900
214 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only	43,251					48,934					55,364				
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%)	10,347	10,606	10,871	11,143	11,421	11,707	11,999	12,299	12,607	12,922	13,245	13,576	13,916	14,263	14,620
311 - Exercise: Strength Equipment Fitness Center Machines- 2018 Only[nr:1]															
Total 14000 - Recreation	93,159	51,156	52,435	53,746	55,090	105,401	57,879	59,326	60,809	62,329	119,252	65,485	67,122	68,800	70,520
17000 - Tennis Court															
120 - Reseal 14,000 Sq. Ft. [2] Tennis Courts	19,172							22,790							27,090
520 - Resurface 14,000 Sq. Ft. [2] Tennis Courts							61,115								
Total 17000 - Tennis Court	19,172						61,115	22,790							27,090
19000 - Fencing															
140 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence															
210 - Wrought Iron: 5' 315 Lin. Ft. Pool Area Fencing															
Total 19000 - Fencing															
20000 - Lighting															
520 - Parking Lot 8 North Parking Lot Lights															
560 - Parking Lot 13 East Parking Lot Lights								58,784							
Total 20000 - Lighting								58,784							
23000 - Mechanical Equipment															
212 - HVAC 11 Rooftop Trane Units- 2008							150,035								
292 - HVAC 4 Rooftop Carrier Units- 2010								52,272							
328 - HVAC Rooftop Carrier Unit- 2014												9,982			
Total 23000 - Mechanical Equipment							150,035	52,272				9,982			
24000 - Furnishings															
900 - Miscellaneous Tables, Chairs, Misc.					73,298										93,828
Total 24000 - Furnishings					73,298										93,828
24500 - Audio / Visual															
740 - Piano Ocotillo Room- Studio Piano															
800 - Stage Risers 2 Ocotillo Room- older															
800 - Stage Risers 4 Ocotillo Room- new								37,366							

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
820 - Stage Curtains 2 Ocotillo Room															
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop							26,220								
Total 24500 - Audio / Visual							63,586								
24600 - Safety / Access															
210 - Fire Control Misc Fire Alarm System										31,763					
Total 24600 - Safety / Access										31,763					
25000 - Flooring															
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet										24,888					
236 - Carpeting 150 Sq. Yds. Juniper Room Only					7,808										9,995
430 - Tile 3,050 Sq. Ft. Clubhouse Walls & Floors										56,545					
620 - Vinyl 540 Sq. Yds. Clubhouse				30,970											
700 - Hardwood Floors 1,600 Sq. Ft. Racquetball Court- Replace															
740 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Replace															
770 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Refinish										32,537					
Total 25000 - Flooring				30,970	7,808					113,970					9,995
27000 - Appliances															
800 - Miscellaneous 14 Kitchen Appliances		67,143													90,300
Total 27000 - Appliances		67,143													90,300
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%	186,276	229,055	166,177	154,556	204,909	255,436	264,286	193,171	563,688	101,009	148,167	143,453	67,122	338,859	341,377
00050 - Desert Hills (DH)															
01000 - Paving															
130 - Asphalt: Sealing 104,016 Sq. Ft. Drives & Parking			33,257					37,627					42,572		
230 - Asphalt: Ongoing Repairs 104,016 Sq. Ft. Drives & Parking (3%)			13,511					15,286					17,295		
324 - Asphalt: Overlay w/ Interlayer 104,016 Sq. Ft. Drives & Parking							293,676								
Total 01000 - Paving			46,768				293,676	52,913					59,867		
02000 - Concrete															
414 - Pool Deck 5,981 Sq. Ft. Pool Area Concrete (7.5%)					15,068					17,048					19,289
Total 02000 - Concrete					15,068					17,048					19,289
03000 - Painting: Exterior															
124 - Stucco 30,135 Sq. Ft. Exterior Building Surfaces					72,263										92,503

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Total 03000 - Painting: Exterior					72,263										92,503
03500 - Painting: Interior															
124 - Building 26,950 Sq. Ft. All Interior Spaces									37,473						
Total 03500 - Painting: Interior									37,473						
04500 - Decking/Balconies															
200 - Resurface 1,778 Sq. Ft. Second Floor Deck					17,918										
Total 04500 - Decking/Balconies					17,918										
05000 - Roofing															
324 - Low Slope: Vinyl 137 Squares- Roof Replacement														143,683	
918 - Miscellaneous 137 Squares- Roof Recoating				8,980										11,495	
Total 05000 - Roofing				8,980										155,178	
08000 - Rehab															
218 - Bathrooms 2 Locker Rooms															75,250
220 - Bathrooms Add Companion Bathroom											28,504				
324 - Restrooms 2 Auditorium Lobby Restrooms									21,877						
466 - Cabinets 40 Lin. Ft. Countertops & Cabinets														53,698	
570 - Operable Wall/Partition 770 Sq. Ft. [4] Room Dividers		48,037													
Total 08000 - Rehab		48,037							21,877		28,504			53,698	75,250
12000 - Pool															
118 - Resurface 260 Lin. Ft. Pool			58,191												78,260
400 - ADA Chair Lift 2 Pool & Spa Chair Lifts					19,184										24,557
618 - Deck: Re-Surface 5,981 Sq. Ft. Pool Area Decking										324,440					
718 - Equipment: Replacement Pool & Spa Equipment (50%)		33,501					37,904					42,885			
719 - Equipment: Replacement Pool & Spa Equipment[nr: 1]															
812 - Cover 3,870 Sq. Ft. Pool Cover					10,725						12,438				
918 - Furniture: Misc Pool Area Furniture					17,636						20,452				
Total 12000 - Pool		33,501	58,191		47,544		37,904			324,440	32,890	42,885			102,817
14000 - Recreation															
100 - Sauna: Heaters Sauna							2,950								
140 - Sauna: Wood Kit Sauna															

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	23,737	24,331	24,939	25,562	26,201	26,857	27,528	28,216	28,922	29,645	30,386	31,145	31,924	32,722	33,540
221 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only[nr:1]															
320 - Exercise: Strength Equipment Fitness Center Strength Machines- 12 Pieces			6,426			6,920			7,452			8,025			8,642
740 - Billiard Table 5 Tables at Billiards Room														81,856	
Total 14000 - Recreation	23,737	24,331	31,365	25,562	26,201	36,726	27,528	28,216	36,373	29,645	30,386	39,170	31,924	114,578	42,182
17000 - Tennis Court															
130 - Reseal 28,800 Sq. Ft. [4] Tennis Courts		28,057				30,970				34,185				37,734	
530 - Resurface 28,800 Sq. Ft. [4] Tennis Courts															
700 - Screen Tennis Wind Screens			3,119				3,443				3,801				4,195
Total 17000 - Tennis Court		28,057	3,119			30,970	3,443			34,185	3,801			37,734	4,195
17500 - Basketball / Sport Court															
410 - Overlay 2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing				10,225								12,458			
Total 17500 - Basketball / Sport Court				10,225								12,458			
19000 - Fencing															
150 - Chain Link: 10' 960 Lin. Ft. Tennis Court Fence															
Total 19000 - Fencing															
20000 - Lighting															
210 - Pole Lights 7 Walkway Lights															14,683
530 - Parking Lot 11 Parking Lot Lights															
Total 20000 - Lighting															14,683
23000 - Mechanical Equipment															
216 - HVAC 4 Rooftop Carrier Units- 2005			37,089												
296 - HVAC 3 Rooftop Carrier Units- 2007					26,201										
332 - HVAC 3 Rooftop Carrier Units- 2009							33,528								
360 - HVAC Rooftop Carrier Unit- 2000	7,608														
388 - HVAC 3 Rooftop Carrier Units- 2013										32,333					
412 - HVAC Rooftop Carrier Unit- 2004		7,798													
428 - HVAC Rooftop Carrier Unit- 2002	13,695														

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
444 - HVAC Rooftop Carrier Unit- 2003	7,608														
Total 23000 - Mechanical Equipment	28,911	7,798	37,089		26,201		33,528				32,333				
24000 - Furnishings															
540 - Miscellaneous Folding Tables & Chairs									41,528						
Total 24000 - Furnishings									41,528						
24500 - Audio / Visual															
300 - PA System Sound Rack- Sound System															
740 - Piano Stage- Upright Piano															
820 - Stage Curtains 2 Stage Curtains															29,536
900 - Miscellaneous Stage- Electric Screen							14,105								
Total 24500 - Audio / Visual							14,105								29,536
24600 - Safety / Access															
220 - Fire Control Misc Fire Alarm System										31,763					
Total 24600 - Safety / Access										31,763					
25000 - Flooring															
240 - Carpeting 970 Sq. Yds. Clubhouse Carpet							54,774								
440 - Tile 975 Sq. Ft. Clubhouse Walls & Floors										18,076					
630 - Vinyl 650 Sq. Yds. Clubhouse Vinyl (33%)						9,698									
710 - Hardwood Floors 500 Sq. Ft. Stage- Replace															
Total 25000 - Flooring						9,698	54,774			18,076					
27000 - Appliances															
740 - Miscellaneous 16 Kitchen Appliances															67,531
Total 27000 - Appliances															67,531
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%	52,648	141,725	176,531	44,767	205,196	77,394	464,957	81,129	187,090	405,318	127,914	94,513	91,791	443,402	365,772
00060 - Canoa Hills (CH)															
01000 - Paving															
136 - Asphalt: Sealing 67,354 Sq. Ft. Parking Lot		21,010					23,771					26,894			
236 - Asphalt: Ongoing Repairs 67,354 Sq. Ft. Parking Lot (3%)	13,230					14,969				16,936					
330 - Asphalt: Overlay w/ Interlayer 67,354 Sq. Ft. Parking Lot														220,534	
Total 01000 - Paving	13,230	21,010				14,969	23,771			16,936	26,894	220,534			
02000 - Concrete															

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
424 - Pool Deck			11,414					12,914					14,611		
5,950 Sq. Ft. Pool Area Concrete (6%)															
Total 02000 - Concrete			11,414					12,914					14,611		
03000 - Painting: Exterior															
130 - Stucco									40,564						
10,940 Sq. Ft. Clubhouse Exterior															
Total 03000 - Painting: Exterior									40,564						
03500 - Painting: Interior															
130 - Building									31,633						
22,750 Sq. Ft. All Interior Spaces															
Total 03500 - Painting: Interior									31,633						
04000 - Structural Repairs															
300 - Trellis					29,051										
4 T-Bar Shade Structures															
Total 04000 - Structural Repairs					29,051										
05000 - Roofing															
330 - Low Slope: Vinyl															
227 Squares- Building Roof															
924 - Miscellaneous			14,516					16,423					18,581		
227 Squares- Roof Recoating															
Total 05000 - Roofing			14,516					16,423					18,581		
08000 - Rehab															
224 - Bathrooms							143,816								
2 Locker Rooms															
330 - Restrooms							72,349								
2 Clubhouse Restrooms															
580 - Operable Wall/Partition							60,526								
980 Sq. Ft. Saguaro & Palo Verde Divider															
Total 08000 - Rehab							276,691								
12000 - Pool															
124 - Resurface				71,837											
274 Lin. Ft. Pool															
624 - Deck: Re-Surface				73,123										93,604	
5,950 Sq. Ft. Pool Area Decking															
724 - Equipment: Replacement		20,400					23,081					26,114			
Pool & Spa Equipment (50%)															
725 - Equipment: Replacement															
Pool & Spa Equipment- 2018 only[nr:1]															
728 - Equipment: Replacement	4,924								6,000						
#10 Dolphin															
790 - Heater					52,436							62,330			
4 Ray Pak Model 408 Heaters															
818 - Cover					13,302						15,427				
4,800 Sq. Ft. Pool Cover															
924 - Furniture: Misc					17,636						20,452				
Pool Area Furniture															
Total 12000 - Pool	4,924	20,400		144,960	83,374		23,081		6,000		35,878	88,444		93,604	
14000 - Recreation															

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%)	29,215	29,945	30,694	31,461	32,248	33,054	33,881	34,728	35,596	36,486	37,398	38,333	39,291	40,273	41,280
231 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only[nr:1]															
330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	11,564	11,853	12,150	12,453	12,765	13,084	13,411	13,746	14,090	14,442	14,803	15,173	15,553	15,942	16,340
331 - Exercise: Strength Equipment Fitness Center Strength Machines- 2018 Only[nr:1]															
730 - Bridge Dealing Machine Duplimate Bridge Dealing Machine					8,633					9,767					11,051
Total 14000 - Recreation	40,779	41,799	42,844	43,915	53,646	46,138	47,292	48,474	49,686	60,695	52,201	53,506	54,844	56,215	68,671
17000 - Tennis Court															
140 - Reseal 14,000 Sq. Ft. [2] Tennis Courts				20,647				22,790				25,156			
704 - Screen Tennis Court Windscreens			3,119					3,529					3,993		
Total 17000 - Tennis Court			3,119	20,647				26,319				25,156	3,993		
19000 - Fencing															
160 - Chain Link: 10' 580 Lin. Ft. Tennis Court Fence															
Total 19000 - Fencing															
20000 - Lighting															
220 - Pole Lights 24 Parking Lot & Walkway Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
220 - HVAC 7 Rooftop Carrier Units- 2007					77,597										
340 - HVAC Rooftop Carrier Unit- 2005			9,272												
364 - HVAC Rooftop Carrier Unit- 2006				9,504											
500 - Swamp Cooler Evaporative Cooler- 2014		3,119													
600 - Water Heater Pool Eq Room Heater & Tank					20,155										
Total 23000 - Mechanical Equipment		3,119	9,272	9,504	97,752										
24000 - Furnishings															
560 - Miscellaneous Folding Tables & Chairs									22,247						
580 - Miscellaneous 288 Sq. Ft. Portable Stage- Saguaro Room														15,707	
620 - Miscellaneous Lobby Furniture		12,477												16,781	
Total 24000 - Furnishings		12,477							22,247					32,487	

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
24500 - Audio / Visual															
300 - PA System Sound Rack- Sound System															
740 - Piano Saguaro Room															
800 - Stage Risers 6 Saguaro Room															
820 - Stage Curtains 2 Saguaro Room															
900 - Miscellaneous Saguaro Room- Electric Screen							27,497								
900 - Miscellaneous Sound Rack- Total Induction Loop				25,171											
Total 24500 - Audio / Visual				25,171			27,497								
24600 - Safety / Access															
230 - Fire Control Misc Fire Alarm System															35,937
231 - Fire Control Misc Fire Alarm System- 2019 Only[nr:1]															
Total 24600 - Safety / Access															35,937
25000 - Flooring															
250 - Carpeting 540 Sq. Yds. Clubhouse Carpeting															32,036
450 - Tile 6,475 Sq. Ft. Clubhouse Walls & Floors															120,043
720 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Replace															
750 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Refinish															66,742
Total 25000 - Flooring															66,742 152,079
26000 - Outdoor Equipment															
302 - Bocce Ct. Resurface Bocce Ball Courts															18,087
Total 26000 - Outdoor Equipment															18,087
27000 - Appliances															
760 - Miscellaneous 16 Kitchen Appliances															115,786
Total 27000 - Appliances															115,786
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%	58,934	98,806	81,165	244,196	263,821	61,107	398,331	170,873	302,209	78,782	105,015	194,000	312,563	334,029	68,671
00070 - Santa Rita Springs (SRS)															
01000 - Paving															
142 - Asphalt: Sealing 80,636 Sq. Ft. Parking Lots					27,087					30,646					34,674
242 - Asphalt: Ongoing Repairs 80,636 Sq. Ft. Parking Lots (3%)					11,004					12,450					14,086
336 - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots													186,508		
360 - Asphalt: Overlay w/ Interlayer 22,250 Sq. Ft. South Parking Lot															

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Total 01000 - Paving					38,091					43,096		186,508			48,760
02000 - Concrete															
430 - Pool Deck 5,975 Sq. Ft. Pool Area Concrete (6%)		11,183					12,652					14,315			
Total 02000 - Concrete		11,183					12,652					14,315			
03000 - Painting: Exterior															
136 - Stucco 28,540 Sq. Ft. Exterior Building Paint						48,085									
400 - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings		17,294				19,090				21,072				23,259	
Total 03000 - Painting: Exterior		17,294				67,175				21,072				23,259	
03500 - Painting: Interior															
136 - Building 35,500 Sq. Ft. All Interior Spaces										49,361					
Total 03500 - Painting: Interior										49,361					
04000 - Structural Repairs															
300 - Trellis Small Shade Canopy														15,972	
304 - Trellis Large Shade Canopy										25,322					
304 - Trellis Pool Eq Rm Shade Canopy												11,402			
600 - Metal Railings 1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%)										39,211					
Total 04000 - Structural Repairs										64,533		11,402		15,972	
04500 - Decking/Balconies															
206 - Resurface 12,664 Sq. Ft. Elastomeric Deck-Resurface							172,072								
300 - Repairs 12,664 Sq. Ft. Elastomeric Deck-Seal/Repair		35,553					40,225					45,511			
301 - Repairs Elastomeric Deck- Seal/Repair- 2018 Only[nr:1]															
Total 04500 - Decking/Balconies		35,553					212,297					45,511			
05000 - Roofing															
336 - Low Slope: Vinyl 68 Squares- Building Roof										63,034					
606 - Pitched: Tile 84 Squares- Building Roof															
Total 05000 - Roofing										63,034					
08000 - Rehab															
230 - Bathrooms 2 Locker Rooms															136,728
336 - Restrooms 5 Restrooms							81,790								

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
337 - Restrooms Fiesta Restrooms- 2018[nr:1]															
412 - Kitchen 2 Art & Fiesta Kitchenettes										14,275					
472 - Cabinets 2 Art & Clay Counters & Cabinets							30,440								
Total 08000 - Rehab							112,229		151,004						
12000 - Pool															
130 - Resurface 240 Lin. Ft. Pool	41,997										53,759				
400 - ADA Chair Lift Pool Area ADA Lift							7,575								
630 - Deck: Re-Surface 5,975 Sq. Ft. Pool Area Decking		69,892													
730 - Equipment: Replacement Pool & Spa Equipment (50%)			28,584					32,340					36,590		
731 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]															
824 - Cover 3,600 Sq. Ft. Pool Cover					9,977						11,570				
930 - Furniture: Misc Pool Area Furniture					11,757						13,635				
Total 12000 - Pool	41,997	69,892	28,584		21,734		7,575	32,340			78,964		36,590		
14000 - Recreation															
240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%)	17,380	17,814	18,259	18,716	19,184	19,663	20,155	20,659	21,175	21,705	22,247	22,804	23,374	23,958	24,557
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%)	8,690	8,907	9,130	9,358	9,592	9,832	10,077	10,329	10,588	10,852	11,124	11,402	11,687	11,979	12,278
Total 14000 - Recreation	26,069	26,721	27,389	28,074	28,776	29,495	30,232	30,988	31,763	32,557	33,371	34,205	35,060	35,937	36,835
19000 - Fencing															
220 - Wrought Iron: 5' 348 Lin. Ft. Pool Perimeter Fence															
Total 19000 - Fencing															
20000 - Lighting															
230 - Pole Lights 10 Bridge Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
232 - HVAC 6 Miscellaneous Units- 2013											51,308				
312 - HVAC Carrier Units- 2016, Unit 8														12,585	
316 - HVAC Carrier Units- 2018, Unit 3	8,907														
344 - HVAC 2 Carrier Units- 2004		18,716													
368 - HVAC 2 Carrier Units- 2012										22,804					

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
392 - HVAC 2 Carrier Units- 2003	13,361														
416 - HVAC Carrier Unit- 2016, Unit 7														12,278	
436 - HVAC Carrier Unit- 2014											11,979				
448 - HVAC 8 Carrier Units- 2001	100,946														
452 - HVAC 2 Carrier Units- 2007					24,018										
Total 23000 - Mechanical Equipment	123,214	18,716			24,018					22,804	51,308	11,979		24,864	
23500 - Elevator															
200 - Modernize/Overhaul Anza Building Elevator												167,226			
300 - Cab Rehab Anza Elevator Cab						16,796									
Total 23500 - Elevator						16,796						167,226			
24000 - Furnishings															
600 - Miscellaneous Anza Room Furniture									94,922						
Total 24000 - Furnishings									94,922						
24500 - Audio / Visual															
300 - PA System Anza Room- Sound System															
740 - Piano Anza Room- Upright Piano						11,124									
900 - Miscellaneous Fiesta Room- Total Induction Loop														14,231	
Total 24500 - Audio / Visual						11,124								14,231	
24600 - Safety / Access															
240 - Fire Control Misc Fire Alarm System											51,647				
Total 24600 - Safety / Access											51,647				
25000 - Flooring															
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office										83,057					
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas											24,324				
460 - Tile 1,825 Sq. Ft. Clubhouse Walls & Floors											33,834				
730 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Replace				38,753											
760 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Refinish				21,138										27,059	
Total 25000 - Flooring				59,891					116,891	24,324				27,059	
27000 - Appliances															

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
780 - Miscellaneous 9 Kitchen Appliances									50,056						
781 - Miscellaneous Kitchen Appliances- 2018 Only[nr:1]									50,056						
Total 27000 - Appliances									50,056						
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%	191,280	179,359	55,973	87,965	112,619	107,794	391,781	114,975	621,565	143,852	175,044	459,743	87,622	125,349	85,595
00080 - Canoa Ranch (CR)															
01000 - Paving															
148 - Asphalt: Sealing 64,068 Sq. Ft. Drives & Parking	15,099					17,083					19,327				
248 - Asphalt: Ongoing Repairs 64,068 Sq. Ft. Drives & Parking (3%)		8,119					9,186					10,393			
254 - Asphalt: Ongoing Repairs 18,768 Sq. Ft. Seal/Crack Fill/Stripe		10,245					11,591					13,115			
342 - Asphalt: Overlay w/ Interlayer 64,068 Sq. Ft. Drives & Parking	155,979														
Total 01000 - Paving	171,078	18,364				17,083	20,777				19,327	23,507			
02000 - Concrete															
418 - Pool Deck 2,650 Sq. Ft. Pool Area Concrete (7.5%)					6,676					7,554					8,546
Total 02000 - Concrete					6,676					7,554					8,546
03000 - Painting: Exterior															
142 - Stucco 14,760 Sq. Ft. Building Exterior Surfaces						20,688									
406 - Wrought Iron 614 Lin. Ft. Metal Fencing & Railings	8,408				9,281				10,245				11,308		
Total 03000 - Painting: Exterior	8,408				9,281	20,688			10,245				11,308		
03500 - Painting: Interior															
142 - Building 26,200 Sq. Ft. All Interior Spaces									36,430						
Total 03500 - Painting: Interior									36,430						
04000 - Structural Repairs															
300 - Trellis 3 Shade Structures									48,836						
606 - Metal Railings 350 Lin. Ft. Parking & Pickleball															
912 - Doors 3 Pool East Patio Doors															
Total 04000 - Structural Repairs									48,836						
05000 - Roofing															
200 - Low Slope: BUR 133 Squares- Building Roof															
612 - Pitched: Tile 45 Squares- Building Roof						46,482									
Total 05000 - Roofing						46,482									
08000 - Rehab															

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
226 - Restrooms 2 Locker Rooms															
236 - Restrooms Companion Restroom Remodel											28,504				
Total 08000 - Rehab											28,504				
12000 - Pool															
136 - Resurface 256 Lin. Ft. Pool								64,825							
412 - ADA Chair Lift 2 Pool & Spa ADA Chairs								30,387							
736 - Equipment: Replacement Pool & Spa Equipment (50%)			26,665					30,170					34,134		
737 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]															
Total 12000 - Pool			26,665					125,381					34,134		
14000 - Recreation															
250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	21,724	22,268	22,824	23,395	23,980	24,579	25,194	25,824	26,469	27,131	27,809	28,504	29,217	29,947	30,696
350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	8,690	8,907	9,130	9,358	9,592	9,832	10,077	10,329	10,588	10,852	11,124	11,402	11,687	11,979	12,278
Total 14000 - Recreation	30,414	31,175	31,954	32,753	33,572	34,411	35,271	36,153	37,057	37,983	38,933	39,906	40,904	41,926	42,975
17000 - Tennis Court															
708 - Screen Pickleball Court Windscreens		3,043					3,443					3,896			
Total 17000 - Tennis Court		3,043					3,443					3,896			
17500 - Basketball / Sport Court															
220 - Seal & Striping 11,204 Sq. Ft. Pickleball & Basketball Courts	15,343							18,238							21,680
420 - Overlay 11,204 Sq. Ft. Pickleball & Basketball Courts															
Total 17500 - Basketball / Sport Court	15,343							18,238							21,680
19000 - Fencing															
100 - Chain Link 788 Lin. Ft. Pickleball & Basketball Courts								42,758							
230 - Wrought Iron: 6' 264 Lin. Ft. Patio Perimeter							16,362								
Total 19000 - Fencing							16,362	42,758							
23000 - Mechanical Equipment															
100 - HVAC 435 Lin. Ft. [5] Pool Area Fabric Ducts												30,397			
236 - HVAC 6 Rooftop HVAC Units- 2008							90,452								
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008						25,824									

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Total 23000 - Mechanical Equipment						116,275						30,397			
24600 - Safety / Access															
250 - Fire Control Misc Fire Alarm System															
Total 24600 - Safety / Access															
25000 - Flooring															
270 - Carpeting 660 Sq. Yds. All Spaces						30,092									
470 - Tile 2,231 Sq. Ft. Clubhouse Walls & Floors										47,242					
Total 25000 - Flooring						30,092				47,242					
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%	225,244	52,582	58,619	32,753	49,529	281,392	59,491	222,531	179,809	45,537	86,765	97,706	86,346	41,926	73,201
00090 - Abrego South (ABS)															
01000 - Paving															
400 - Asphalt: Major Repairs 18,768 Sq. Ft. Parking Lot															
Total 01000 - Paving															
02000 - Concrete															
442 - Pool Deck 5,565 Sq. Ft. Pool Area Concrete (5%)		8,680					9,820					11,110			
Total 02000 - Concrete		8,680					9,820					11,110			
03000 - Painting: Exterior															
200 - Surface Restoration 7,191 Sq. Ft. Exterior Surfaces										13,332					
Total 03000 - Painting: Exterior										13,332					
04000 - Structural Repairs															
300 - Trellis 2 Volleyball Shade Canopies					38,016										
Total 04000 - Structural Repairs					38,016										
05000 - Roofing															
372 - Low Slope: Vinyl 49 Squares- Pool Building Roofs															
Total 05000 - Roofing															
08000 - Rehab															
236 - Bathrooms 2 Locker Rooms														35,659	
342 - Restrooms 2 Clubhouse Restrooms															12,900
Total 08000 - Rehab														35,659	12,900
12000 - Pool															
140 - Resurface 170 Lin. Ft. Pool						35,120									
418 - ADA Chair Lift Spa ADA Lift					7,112										9,103
422 - ADA Chair Lift Pool ADA Lift										7,850					

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
642 - Deck: Re-Surface 5,565 Sq. Ft. Pool Area Decking		65,096										83,329			
742 - Equipment: Replacement Pool & Spa Equipment (50%)		22,272					25,199					28,510			
743 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]															
936 - Furniture: Misc Pool Area Furnishings					10,917						12,661				
Total 12000 - Pool		87,368			18,029	35,120	25,199		7,850		12,661	111,839			9,103
19000 - Fencing															
900 - Miscellaneous 258 Lin. Ft. Pool Perimeter Wall/Fence															
Total 19000 - Fencing															
20000 - Lighting															
240 - Pole Lights 8 Shuffleboard Lights															20,137
Total 20000 - Lighting															20,137
23000 - Mechanical Equipment															
240 - HVAC 2 Rooftop Carrier Units- 2011															18,539
Total 23000 - Mechanical Equipment															18,539
26000 - Outdoor Equipment															
900 - Miscellaneous 3,744 Sq. Ft. [12] Shuffleboard Courts		21,377													26,046
Total 26000 - Outdoor Equipment		21,377													26,046
Total [Abrego South (ABS)] Expenditures Inflated @ 2.50%	21,377	96,048			56,045	35,120	35,019		65,767		12,661	122,949		55,795	22,003
00100 - Continental Vistas (CV)															
01000 - Paving															
406 - Asphalt: Major Repairs 6,726 Sq. Ft. Parking Lot															
Total 01000 - Paving															
02000 - Concrete															
448 - Pool Deck 4,748 Sq. Ft. Pool Area Concrete (6%)					9,336					10,563					11,951
Total 02000 - Concrete					9,336					10,563					11,951
03000 - Painting: Exterior															
120 - Surface Restoration 3,600 Sq. Ft. Recreation Building & Walls						8,633									11,051
Total 03000 - Painting: Exterior						8,633									11,051
05000 - Roofing															
342 - Low Slope: Vinyl 20 Squares- Pool Building Roof															20,976
618 - Pitched: Tile 13 Squares- Pool Building Roof															
Total 05000 - Roofing															20,976
08000 - Rehab															

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
242 - Bathrooms 2 Locker Rooms					97,498										
246 - Bathrooms Companion Restroom					28,776										
Total 08000 - Rehab					126,273										
12000 - Pool															
146 - Resurface 180 Lin. Ft. Pool										46,548					
648 - Deck: Re-Surface 4,748 Sq. Ft. Pool Area Decking				58,351											
748 - Equipment: Replacement Pool & Spa Equipment (50%)		23,676					26,787					30,307			
749 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]															
942 - Furniture: Misc Pool Area Furnishings						11,190						12,977			
Total 12000 - Pool		23,676		58,351		11,190	26,787			46,548		43,284			
23000 - Mechanical Equipment															
244 - HVAC Rooftop Carrier Unit- 2004		9,046													
248 - HVAC 2 Rooftop Carrier Units- 2013											22,594				
Total 23000 - Mechanical Equipment		9,046									22,594				
25000 - Flooring															
600 - Vinyl Sport Flooring					26,760										34,255
Total 25000 - Flooring					26,760										34,255
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%		32,722		67,687	161,666	11,190	26,787		10,563	46,548	22,594	43,284		32,927	45,305
00110 - Madera Vista (MV)															
01000 - Paving															
412 - Asphalt: Major Repairs 9,772 Sq. Ft. Parking Lot															
Total 01000 - Paving															
02000 - Concrete															
454 - Pool Deck 4,008 Sq. Ft. Pool Area Concrete (7.5%)		7,241				8,193					9,270				
Total 02000 - Concrete		7,241				8,193					9,270				
03000 - Painting: Exterior															
206 - Surface Restoration 4,020 Sq. Ft. Exterior Surfaces										11,179					
Total 03000 - Painting: Exterior										11,179					
04000 - Structural Repairs															
300 - Trellis Pool Shade Structure															16,371
312 - Trellis Poo Eq Rm Shade Structure															12,278
Total 04000 - Structural Repairs															28,650

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
05000 - Roofing															
624 - Pitched: Tile 39 Squares- Pool Building Roof															
Total 05000 - Roofing															
08000 - Rehab															
248 - Bathrooms 2 Locker Rooms															15,732
480 - Shower Outdoor Pool Shower					12,789										
Total 08000 - Rehab					12,789										15,732
12000 - Pool															
154 - Resurface 156 Lin. Ft. Pool								33,859							
654 - Deck: Re-Surface 4,008 Sq. Ft. Pool Area Decking							53,044								
754 - Equipment: Replacement Pool & Spa Equipment (50%)		17,125					19,375				21,922				
755 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]															
758 - Equipment: Replacement Dolphin #7	2,999								3,655						
948 - Furniture: Misc Pool Area Furnishings					10,917						12,661				
Total 12000 - Pool	2,999	17,125			10,917		72,420	33,859	3,655		12,661	21,922			
17000 - Tennis Court															
540 - Resurface 7,200 Sq. Ft. Tennis Court								35,813							
Total 17000 - Tennis Court								35,813							
19000 - Fencing															
170 - Chain Link: 10' 360 Lin. Ft. Tennis Court Fence															
240 - Wrought Iron: 6' 380 Lin. Ft. Pool Perimeter Fence															
Total 19000 - Fencing															
20000 - Lighting															
250 - Pole Lights 4 Tennis Court Lights															12,585
Total 20000 - Lighting															12,585
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%	10,241	17,125			23,706	8,193	72,420	69,672	14,834		21,930	21,922			56,967
00120 - Casa Paloma I (CPI)															
01000 - Paving															
418 - Asphalt: Major Repairs 7,128 Sq. Ft. Parking Areas															76,626
Total 01000 - Paving															76,626
02000 - Concrete															
460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%)		11,469					12,976				14,681				

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Total 02000 - Concrete		11,469					12,976					14,681			
03000 - Painting: Exterior															
212 - Surface Restoration 7,470 Sq. Ft. Exterior Surfaces										13,849					
Total 03000 - Painting: Exterior										13,849					
04000 - Structural Repairs															
304 - Trellis Pool Eq Rm Shade Structure													15,972		
Total 04000 - Structural Repairs													15,972		
05000 - Roofing															
348 - Low Slope: Vinyl 61 Squares- Pool Building Roofs							53,821								
Total 05000 - Roofing							53,821								
08000 - Rehab															
254 - Bathrooms 2 Locker Rooms							63,824								
256 - Bathrooms 2 Clubhouse Restroom							26,873								
418 - Kitchen Clubhouse Kitchen															
Total 08000 - Rehab							90,697								
12000 - Pool															
160 - Resurface 200 Lin. Ft. Pool								43,409							
660 - Deck: Re-Surface 6,128 Sq. Ft. Pool Area Decking											89,521				
760 - Equipment: Replacement Pool & Spa Equipment (50%)		22,740					25,728					29,109			
954 - Furniture: Misc Pool Area Furnishings					10,917						12,661				
Total 12000 - Pool		22,740			10,917		25,728	43,409			102,182	29,109			
23000 - Mechanical Equipment															
256 - HVAC 2 Rooftop Carrier Units- 2011										14,832					
Total 23000 - Mechanical Equipment										14,832					
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%		34,209			10,917		183,222	43,409	14,832	13,849	102,182	43,790	15,972		76,626
00130 - Casa Paloma II (CPII)															
01000 - Paving															
424 - Asphalt: Major Repairs 4,536 Sq. Ft. Parking Areas														47,573	
Total 01000 - Paving														47,573	
02000 - Concrete															
466 - Pool Deck 4,933 Sq. Ft. Pool Area Concrete (6%)		14,993					16,963				19,192				
Total 02000 - Concrete		14,993					16,963				19,192				
04000 - Structural Repairs															

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
320 - Trellis Pool Eq Rm Shade Structure														16,371	
Total 04000 - Structural Repairs														16,371	
05000 - Roofing															
354 - Low Slope: Vinyl 53 Squares- Pool Building Roofs									49,130						
Total 05000 - Roofing									49,130						
08000 - Rehab															
260 - Bathrooms 2 Locker Rooms												72,211			
261 - Bathrooms Locker Rooms- 2018 Only[nr:1]															
424 - Kitchen Clubhouse Kitchen												12,977			
425 - Kitchen Clubhouse Kitchen- 2018 Only[nr:1]															
Total 08000 - Rehab												85,188			
12000 - Pool															
166 - Resurface 180 Lin. Ft. Pool				35,394											45,307
666 - Deck: Re-Surface 4,933 Sq. Ft. Pool Area Decking										72,064					
766 - Equipment: Replacement Pool & Spa Equipment (50%)		23,676					26,787					30,307			
767 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]															
960 - Furniture: Misc Pool Area Furnishings					10,917						12,661				
Total 12000 - Pool		23,676		35,394	10,917		26,787			84,724		30,307			45,307
20000 - Lighting															
260 - Pole Lights 8 Shuffleboard Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
272 - HVAC 2 Rooftop Carrier Units- 2011										14,832					
Total 23000 - Mechanical Equipment										14,832					
26000 - Outdoor Equipment															
304 - Shuffleboard Court Resurfacing & Recoating					11,950										15,297
Total 26000 - Outdoor Equipment					11,950										15,297
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%	14,993	23,676		35,394	22,867	16,963	26,787		63,961		103,916	115,495		109,252	15,297
00140 - Abrego North (ABN)															
01000 - Paving															
430 - Asphalt: Major Repairs 14,105 Sq. Ft. Parking Area															
Total 01000 - Paving															

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
02000 - Concrete															
472 - Pool Deck 4,523 Sq. Ft. Pool Area Concrete (6%)				8,894					10,062					11,385	
Total 02000 - Concrete				8,894					10,062					11,385	
03000 - Painting: Exterior															
218 - Surface Restoration 5,892 Sq. Ft. Exterior Surfaces				9,655										12,359	
Total 03000 - Painting: Exterior				9,655										12,359	
04000 - Structural Repairs															
324 - Trellis Pool Eq Rm Shade Structure														16,371	
328 - Trellis 3 Pool Shade Structure														49,114	
Total 04000 - Structural Repairs														65,485	
05000 - Roofing															
360 - Low Slope: Vinyl 21 Squares- Pool Building Roof														22,024	
Total 05000 - Roofing														22,024	
08000 - Rehab															
238 - Restrooms Companion Restroom Remodel											28,504				
266 - Bathrooms 2 Locker Rooms														25,171	
270 - General 795 Sq. Ft. Recreation Room New Tile					14,021										
Total 08000 - Rehab					14,021						28,504			25,171	
12000 - Pool															
172 - Resurface 180 Lin. Ft. Pool				35,394										45,307	
400 - ADA Chair Lift 2 Pool & Spa					19,184										24,557
772 - Equipment: Replacement Pool & Spa Equipment (50%)				24,874					28,143					31,841	
773 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]															
966 - Furniture: Misc Pool Area Furnishings		8,578						9,948						11,537	
Total 12000 - Pool		8,578		60,268	19,184			9,948	28,143					88,685	24,557
23000 - Mechanical Equipment															
400 - HVAC 2 Rooftop Rheem Units- 2005			11,670												
Total 23000 - Mechanical Equipment			11,670												
Total [Abrego North (ABN)] Expenditures Inflated @ 2.50%		8,578	11,670	78,817	33,205			9,948	38,205		28,504			225,109	24,557
00144 - Facility Maintenance Shop (FMS)															
01000 - Paving															
120 - Asphalt: State Spec. Slurry Parking Area		15,216					17,216				19,478				

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
200 - Asphalt: Ongoing Repairs Pulverization/Replacement[nr:1]															
300 - Asphalt: Overlay w/ Interlayer Parking Area				25,578											
Total 01000 - Paving		15,216		25,578				17,216				19,478			
03000 - Painting: Exterior															
350 - Touch-Up Doors, Trim, Metal						5,039							5,843		
400 - Wrought Iron 800 Lin. Ft. Perimeter Fence						12,093							14,024		
920 - Power Washing FMS Building						2,015							2,337		
Total 03000 - Painting: Exterior						19,147						22,205			
04000 - Structural Repairs															
908 - Shed Pre-Fab Shed		7,241													
Total 04000 - Structural Repairs		7,241													
05000 - Roofing															
690 - Pitched: TBA 40 Squares- FMS Roofing															
Total 05000 - Roofing															
08000 - Rehab															
100 - General Common Areas								26,469							
220 - Bathrooms 2 Placeholder								52,938							
230 - Kitchen Placeholder								35,292							
Total 08000 - Rehab								114,700							
19000 - Fencing															
200 - Wrought Iron 800 Lin. Ft. Perimeter- 13 GA Metal															
Total 19000 - Fencing															
23000 - Mechanical Equipment															
200 - HVAC 2 Units- 2017 Replacements (Bryant)															50,342
Total 23000 - Mechanical Equipment															50,342
Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50%	7,241	15,216		25,578		19,147	17,216	114,700				41,683			50,342
00150 - General															
22000 - Office Equipment															
100 - Miscellaneous Contex Scanner				9,592					10,852					12,278	
110 - Miscellaneous HP Plotter				4,796					5,426					6,139	
Total 22000 - Office Equipment				14,388					16,279					18,418	
24500 - Audio / Visual															

See Section VI-b for Excluded Components

Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
260 - PA System								44,115							
5 Various Locations (33%)															
Total 24500 - Audio / Visual								44,115							
30000 - Miscellaneous															
200 - Maintenance Equipment														15,732	
Vermeer Chipper															
700 - Trailer				8,193											
Utility Trailer															
710 - Trailer					8,398										
Landscaping Trailer															
804 - Vehicle						55,951									
Vehicle 10- 2005 Ford E250 Van															
820 - Vehicle							48,527								
Vehicle 17- 2009 Ford E150 Van															
824 - Vehicle									55,618						
Vehicle 18- 2011 Ford F150 Pickup															
832 - Vehicle	114,121										146,085				
3 Vehicles 20, 21 & 23- Ford Transit Connects															
836 - Vehicle						60,255									
Vehicle 24- 2005 Ford F250 Pickup															
840 - Vehicle							61,761								
Vehicle 25- 2005 Chevy Silverado 2500 HD															
844 - Vehicle				28,676										36,707	
Vehicle 26- 2016 Ford Fiesta															
848 - Vehicle									27,131						
Vehicle 27- 2011 Ford Ranger															
852 - Vehicle				95,919										122,784	
2 Vehicles 29, 30- 2016 Ram Promaster City Vans															
856 - Vehicle				163,062										208,734	
3 Vehicles 31, 32, 33- 2016 Ram 1500 Pickups															
860 - Vehicle					58,990										75,512
Vehicle 34- 2017 Ram 1500 Pickup															
866 - Vehicle					21,276										27,236
Vehicle 36- 2017 Ford Escape															
868 - Vehicle						55,742									
Vehicle 37- 2018 Ford F150 Supercrew															
872 - Vehicle						59,498									
Vehicle 38- Purchase in 2018 after Loss- Ford F150															
874 - Vehicle						57,088									
Vehicle 39- Ford F250 PU															
Total 30000 - Miscellaneous	114,121			295,850	88,665	288,534	110,288		82,749		146,085			383,957	102,748
Total [General] Expenditures Inflated @ 2.50%	114,121			310,238	88,665	288,534	110,288	44,115	99,028		146,085			402,375	102,748
Total Expenditures Inflated @ 2.50%	1,188,370	1,454,465	758,241	1,590,658	1,565,083	1,518,260	2,843,994	1,362,678	2,888,542	1,454,818	1,408,014	1,649,947	1,110,444	2,819,157	1,607,327

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Beginning Balance	6,264,272	6,531,756	5,833,644	6,232,052	5,290,421	5,447,555	5,570,953	5,752,924	6,255,480	5,871,604
Inflated Expenditures @ 2.5%	830,495	1,817,094	743,931	2,105,079	1,025,221	1,091,815	1,067,229	786,157	1,705,988	1,007,624
Reserve Contribution	940,003	966,323	993,380	1,021,195	1,049,788	1,079,182	1,109,399	1,140,462	1,172,395	1,205,222
<i>Household/yr @ 13,472</i>	69.77	71.73	73.74	75.80	77.92	80.11	82.35	84.65	87.02	89.46
<i>Percentage Increase</i>		2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	157,976	152,659	148,959	142,253	132,568	136,031	139,801	148,252	149,717	149,260
Ending Balance	6,531,756	5,833,644	6,232,052	5,290,421	5,447,555	5,570,953	5,752,924	6,255,480	5,871,604	6,218,462

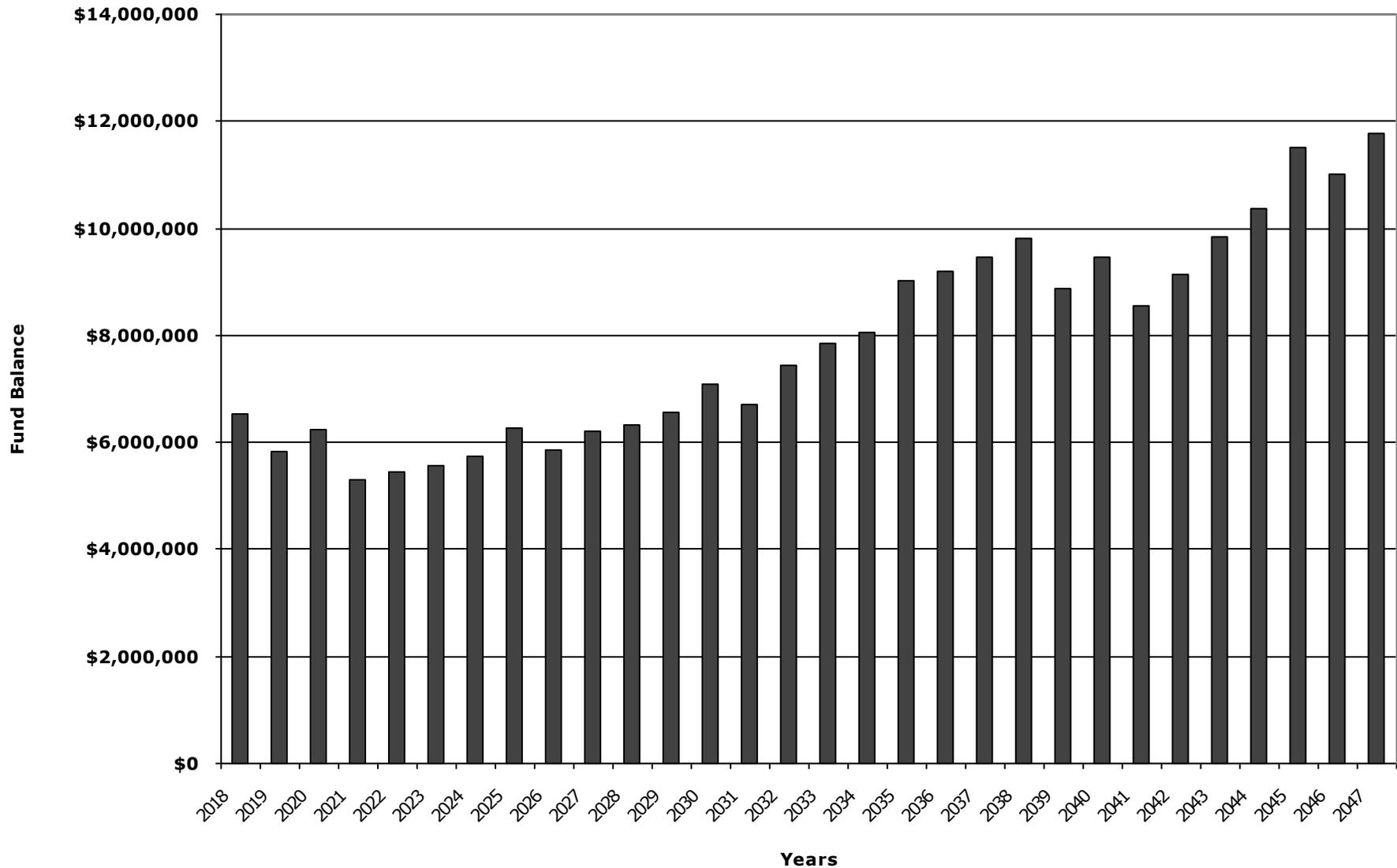
	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Beginning Balance	6,218,462	6,339,124	6,565,437	7,081,286	6,710,695	7,433,098	7,855,893	8,060,163	9,015,921	9,195,366
Inflated Expenditures @ 2.5%	1,273,338	1,206,662	961,950	1,886,844	835,880	1,188,370	1,454,465	758,241	1,590,658	1,565,083
Reserve Contribution	1,238,968	1,273,659	1,309,321	1,345,982	1,383,669	1,422,412	1,462,240	1,503,183	1,545,272	1,588,540
<i>Household/yr @ 13,472</i>	91.97	94.54	97.19	99.91	102.71	105.58	108.54	111.58	114.70	117.91
<i>Percentage Increase</i>	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	155,032	159,316	168,478	170,271	174,615	188,753	196,495	210,816	224,831	230,177
Ending Balance	6,339,124	6,565,437	7,081,286	6,710,695	7,433,098	7,855,893	8,060,163	9,015,921	9,195,366	9,449,000

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Beginning Balance	9,449,000	9,801,418	8,866,638	9,455,913	8,563,909	9,151,544	9,852,962	10,380,110	11,521,324	11,017,165
Inflated Expenditures @ 2.5%	1,518,260	2,843,994	1,362,678	2,888,542	1,454,818	1,408,014	1,649,947	1,110,444	2,819,157	1,607,327
Reserve Contribution	1,633,019	1,678,744	1,725,749	1,774,070	1,823,744	1,874,809	1,927,304	1,981,269	2,036,745	2,093,774
<i>Household/yr @ 13,472</i>	121.22	124.61	128.10	131.69	135.37	139.16	143.06	147.07	151.18	155.42
<i>Percentage Increase</i>	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	237,659	230,470	226,204	222,467	218,709	234,624	249,791	270,388	278,253	281,510
Ending Balance	9,801,418	8,866,638	9,455,913	8,563,909	9,151,544	9,852,962	10,380,110	11,521,324	11,017,165	11,785,121

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2018 Update- 4

Prepared for the 2019 Fiscal Year

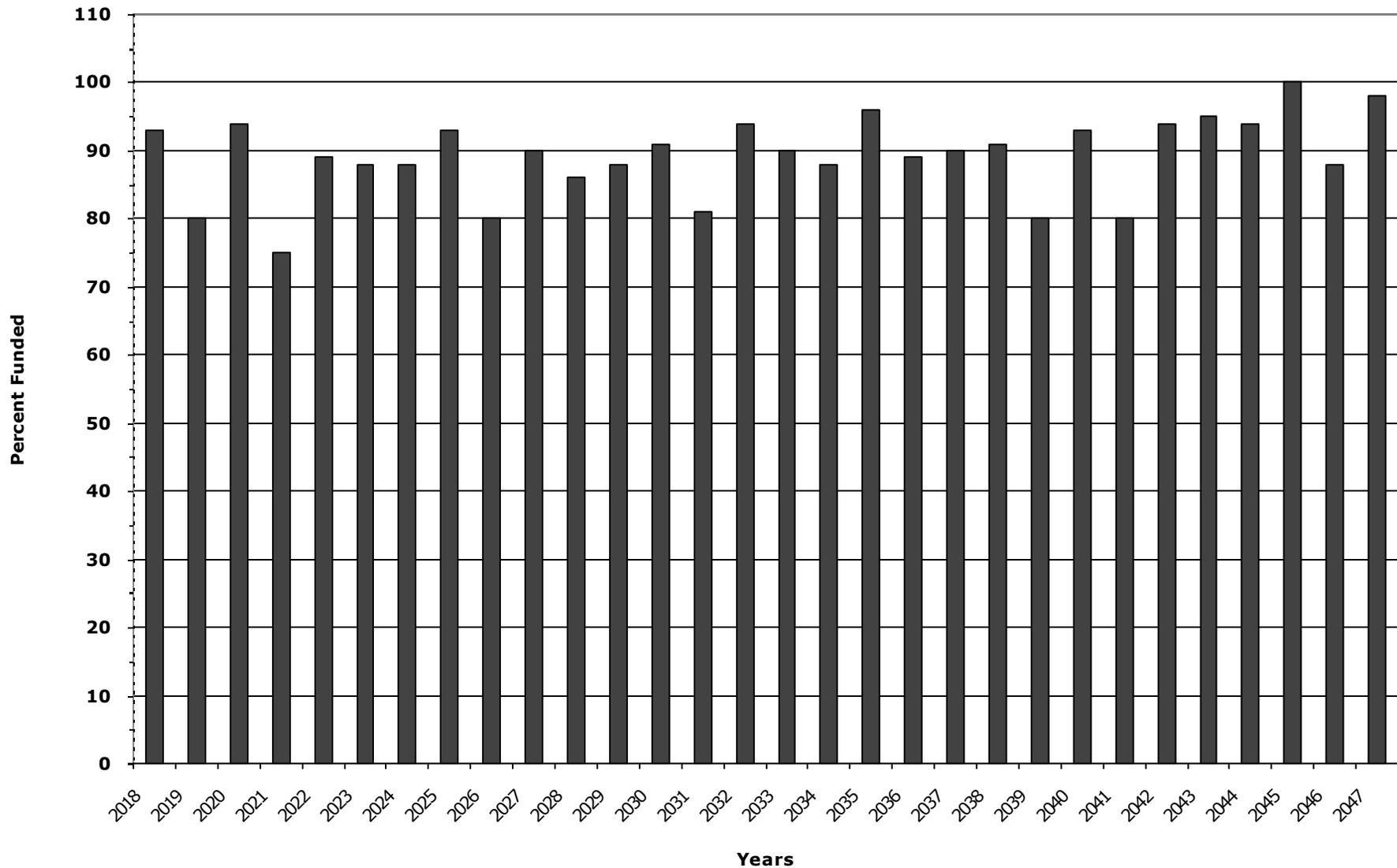


30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

2018 Update- 4

Prepared for the 2019 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2018	6,264,272	6,995,670	93.4%	830,495	940,003	0	157,976	6,531,756
2019	6,531,756	7,258,858	80.4%	1,817,094	966,323	0	152,659	5,833,644
2020	5,833,644	6,606,200	94.3%	743,931	993,380	0	148,959	6,232,052
2021	6,232,052	7,056,465	75.0%	2,105,079	1,021,195	0	142,253	5,290,421
2022	5,290,421	6,149,001	88.6%	1,025,221	1,049,788	0	132,568	5,447,555
2023	5,447,555	6,352,551	87.7%	1,091,815	1,079,182	0	136,031	5,570,953
2024	5,570,953	6,520,448	88.2%	1,067,229	1,109,399	0	139,801	5,752,924
2025	5,752,924	6,745,947	92.7%	786,157	1,140,462	0	148,252	6,255,480
2026	6,255,480	7,294,093	80.5%	1,705,988	1,172,395	0	149,717	5,871,604
2027	5,871,604	6,942,748	89.6%	1,007,624	1,205,222	0	149,260	6,218,462
2028	6,218,462	7,328,816	86.5%	1,273,338	1,238,968	0	155,032	6,339,124
2029	6,339,124	7,483,312	87.7%	1,206,662	1,273,659	0	159,316	6,565,437
2030	6,565,437	7,741,925	91.5%	961,950	1,309,321	0	168,478	7,081,286
2031	7,081,286	8,290,542	80.9%	1,886,844	1,345,982	0	170,271	6,710,695
2032	6,710,695	7,938,384	93.6%	835,880	1,383,669	0	174,615	7,433,098
2033	7,433,098	8,689,025	90.4%	1,188,370	1,422,412	0	188,753	7,855,893
2034	7,855,893	9,132,355	88.3%	1,454,465	1,462,240	0	196,495	8,060,163
2035	8,060,163	9,350,124	96.4%	758,241	1,503,183	0	210,816	9,015,921
2036	9,015,921	10,323,975	89.1%	1,590,658	1,545,272	0	224,831	9,195,366
2037	9,195,366	10,506,877	89.9%	1,565,083	1,588,540	0	230,177	9,449,000
2038	9,449,000	10,759,447	91.1%	1,518,260	1,633,019	0	237,659	9,801,418
2039	9,801,418	11,106,177	79.8%	2,843,994	1,678,744	0	230,470	8,866,638
2040	8,866,638	10,143,546	93.2%	1,362,678	1,725,749	0	226,204	9,455,913
2041	9,455,913	10,717,070	79.9%	2,888,542	1,774,070	0	222,467	8,563,909
2042	8,563,909	9,783,838	93.5%	1,454,818	1,823,744	0	218,709	9,151,544
2043	9,151,544	10,340,832	95.3%	1,408,014	1,874,809	0	234,624	9,852,962
2044	9,852,962	11,004,815	94.3%	1,649,947	1,927,304	0	249,791	10,380,110
2045	10,380,110	11,483,632	100.3%	1,110,444	1,981,269	0	270,388	11,521,324
2046	11,521,324	12,574,784	87.6%	2,819,157	2,036,745	0	278,253	11,017,165
2047	11,017,165	11,990,340	98.3%	1,607,327	2,093,774	0	281,510	11,785,121





Section V

Green Valley Recreation Inc

Reserve Fund Balance Forecast Component Method

2018 Update- 4

Prepared for the 2019 Fiscal Year

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2018 Fully Funded Balance</i>	<i>2019 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2019 Line Item Contribution based on Cash Flow Method</i>
00010 - Member Services Center (MSC)									
01000 - Paving									
100 - Asphalt: Sealing 27,762 Sq. Ft. Parking Lots- Seal/Stripe	5,833	5	4	6,439	1,288	1,167	2,392	0.12%	1,191
200 - Asphalt: Ongoing Repairs 27,762 Sq. Ft. Parking Lots (5.6%)	5,308	5	4	5,860	1,172	1,062	2,176	0.11%	1,084
300 - Asphalt: Overlay w/ Interlayer 14,965 Sq. Ft. South Parking & Maintenance	25,156	25	4	27,768	1,111	21,131	22,691	0.11%	1,027
348 - Asphalt: Overlay w/ Interlayer 12,797 Sq. Ft. North Parking Lot (50%)	10,756	25	9	13,433	537	6,884	7,497	0.05%	497
Sub-total [01000 - Paving]	47,054			53,499	4,108	30,243	34,756	0.39%	3,798
03000 - Painting: Exterior									
100 - Stucco 9,085 Sq. Ft. Building Exterior & Wall Surfaces	9,312	10	0	9,312	931	9,312	954	0.09%	861
03500 - Painting: Interior									
100 - Building 14,600 Sq. Ft. All Interior Spaces	11,504	10	8	14,017	1,402	2,301	3,538	0.13%	1,296
05000 - Roofing									
300 - Low Slope: Vinyl 79 Squares- Building Roof	41,500	20	3	44,691	2,235	35,275	38,283	0.21%	2,066
08000 - Rehab									
300 - Restrooms 3 Main Building & Maintenance Restrooms	11,662	20	18	18,189	909	1,166	1,793	0.09%	841
400 - Kitchen Kitchen	6,724	20	4	7,422	371	5,379	5,858	0.04%	343
Sub-total [08000 - Rehab]	18,386			25,611	1,281	6,545	7,651	0.12%	1,184

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00010 - Member Services Center (MSC)									
22000 - Office Equipment									
100 - Miscellaneous Printers & Copiers	14,709	8	2	15,453	1,932	11,032	13,192	0.18%	1,786
200 - Computers, Misc. 5 -IT Servers- Repl 1x Year (20%)	12,000	1	0	12,000	12,000	12,000	12,300	1.15%	11,096
240 - Computers, Misc. Office Computer Work Stations	18,500	1	1	18,963	9,481	9,250	18,963	0.91%	8,767
241 - Computers, Misc. Office Computer Work Stations- 2018 Only[nr:1]	11,515	1	0	0	0	11,515	0	0.00%	0
360 - Telephone Equipment Telephone System	21,538	12	4	23,774	1,981	14,359	16,557	0.19%	1,832
Sub-total [22000 - Office Equipment]	78,262			70,190	25,394	58,155	61,012	2.43%	23,482
23000 - Mechanical Equipment									
200 - HVAC 3 Rooftop Carrier Units- 2010	18,281	15	7	21,730	1,449	9,750	11,243	0.14%	1,340
280 - HVAC Rooftop Carrier Unit- 2002	5,253	15	14	7,423	495	350	718	0.05%	458
348 - HVAC 3 IT Room Trane & Gree Units- 2013	6,934	15	10	8,876	592	2,311	2,843	0.06%	547
376 - HVAC Marvair Unit- 2018	6,242	15	0	6,242	416	6,242	427	0.04%	385
Sub-total [23000 - Mechanical Equipment]	36,710			44,271	2,951	18,653	15,230	0.28%	2,729
25000 - Flooring									
200 - Carpeting 475 Sq. Yds. Hallways, Lobby, Offices	15,969	10	8	19,457	1,946	3,194	4,911	0.19%	1,799
400 - Tile 725 Sq. Ft. Floors	7,617	20	3	8,203	410	6,474	7,027	0.04%	379
Sub-total [25000 - Flooring]	23,587			27,660	2,356	9,668	11,937	0.23%	2,178
Sub-total Member Services Center (MSC)	266,314			289,250	40,657	170,153	173,362	3.89%	37,595

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
01000 - Paving									
106 - Asphalt: Sealing 43,543 Sq. Ft. Drives, North & South Parking	9,149	5	4	10,099	2,020	1,830	3,751	0.19%	1,868
112 - Asphalt: Sealing 75,321 Sq. Ft. West Parking Lot	15,827	5	4	17,470	3,494	3,165	6,489	0.33%	3,231
212 - Asphalt: Ongoing Repairs 75,321 Sq. Ft. West Parking Lot (3%)	6,430	5	4	7,097	1,419	1,286	2,636	0.14%	1,313
306 - Asphalt: Overlay w/ Interlayer 43,543 Sq. Ft. Drives, North & South Parking	73,196	25	6	84,885	3,395	55,629	60,021	0.32%	3,140
370 - Asphalt: Overlay w/ Interlayer 75,321 Sq. Ft. West Parking Lot	126,615	25	13	174,540	6,982	60,775	67,486	0.67%	6,456
Sub-total [01000 - Paving]	231,216			294,091	17,310	122,685	140,383	1.66%	16,007
02000 - Concrete									
400 - Pool Deck 5,313 Sq. Ft. Pool Area Concrete (6%)	6,698	5	2	7,037	1,407	4,019	5,493	0.13%	1,301
03000 - Painting: Exterior									
106 - Stucco 53,060 Sq. Ft. Building & Wall Exterior Surfaces	55,746	10	4	61,533	6,153	33,448	39,998	0.59%	5,690
03500 - Painting: Interior									
106 - Building 24,000 Sq. Ft. All Interior Spaces	18,911	10	3	20,365	2,037	13,238	15,507	0.19%	1,883
04000 - Structural Repairs									
300 - Trellis Pool Shade Structure	12,300	15	4	13,577	905	9,020	10,086	0.09%	837
304 - Trellis Tennis Shade Structure	12,300	15	5	13,916	928	8,200	9,246	0.09%	858
Sub-total [04000 - Structural Repairs]	24,600			27,493	1,833	17,220	19,332	0.18%	1,695
05000 - Roofing									
306 - Low Slope: Vinyl 339 Squares- Building Flat Roofs (50%)	89,040	10	1	91,266	9,127	80,136	91,266	0.87%	8,439
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	15,129	30	18	23,596	787	6,052	6,720	0.08%	727
900 - Miscellaneous 339 Squares- Roof Recoating	14,246	5	1	14,603	2,921	11,397	14,603	0.28%	2,701
Sub-total [05000 - Roofing]	118,416			129,465	12,834	97,585	112,589	1.23%	11,867

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
08000 - Rehab									
100 - General Tennis Ramada	5,778	20	8	7,040	352	3,467	3,850	0.03%	326
200 - Bathrooms 2 Locker Rooms	43,076	20	8	52,483	2,624	25,845	28,699	0.25%	2,427
306 - Restrooms 4 Shops & Auditorium Restrooms	64,088	20	3	69,016	3,451	54,475	59,121	0.33%	3,191
460 - Cabinets 2 Woodshop & Lapidary	9,035	20	8	11,009	550	5,421	6,020	0.05%	509
550 - Operable Wall/Partition 320 Sq. Ft. Auditorium/Room 1	13,448	25	3	14,482	579	11,834	12,681	0.06%	536
Sub-total [08000 - Rehab]	135,426			154,031	7,557	101,043	110,372	0.72%	6,988
12000 - Pool									
100 - Resurface 250 Lin. Ft. Pool	42,025	12	4	46,388	3,866	28,017	32,307	0.37%	3,575
700 - Equipment: Replacement Pool & Spa Equipment (50%)	20,000	5	1	20,500	4,100	16,000	20,500	0.39%	3,791
701 - Equipment: Replacement 2018 Only New Spa Jet Pump[nr:1]	1,200	1	0	0	0	1,200	0	0.00%	0
704 - Equipment: Replacement #8 Dolphin (50%)	1,700	8	7	2,021	253	213	436	0.02%	234
800 - Cover 4,000 Sq. Ft. Pool Cover	6,934	6	1	7,107	1,185	5,778	7,107	0.11%	1,095
900 - Furniture: Misc Pool Area Furniture	11,557	6	1	11,846	1,974	9,631	11,846	0.19%	1,826
Sub-total [12000 - Pool]	83,416			87,862	11,377	60,838	72,196	1.09%	10,520
14000 - Recreation									
700 - Billiard Table 4 Tables in Billiards Room	27,353	25	0	27,353	1,094	27,353	1,121	0.10%	1,012
17000 - Tennis Court									
100 - Reseal 43,200 Sq. Ft. [6] Tennis Courts	27,732	4	3	29,865	7,466	6,933	14,213	0.71%	6,904
500 - Resurface 43,200 Sq. Ft. [6] Tennis Courts	124,814	21	16	185,287	8,823	29,718	36,553	0.84%	8,159
600 - Lighting 20 Court Lights	58,835	30	5	66,566	2,219	49,029	52,265	0.21%	2,052
Sub-total [17000 - Tennis Court]	211,382			281,719	18,508	85,680	103,031	1.77%	17,114

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
17500 - Basketball / Sport Court									
200 - Seal & Striping 12 Shuffleboard Courts [3,744 sq ft]	15,600	8	1	15,990	1,999	13,650	15,990	0.19%	1,848
19000 - Fencing									
120 - Chain Link: 10' 1,710 Lin. Ft. Tennis Court Fence	62,880	30	9	78,528	2,618	44,016	47,265	0.25%	2,420
20000 - Lighting									
200 - Pole Lights 15 Walkway Lights	9,456	20	8	11,521	576	5,673	6,300	0.06%	533
500 - Parking Lot 25 Parking Lot Lights (20%)	13,133	5	2	13,798	2,760	7,880	10,769	0.26%	2,552
Sub-total [20000 - Lighting]	22,588			25,318	3,336	13,553	17,069	0.32%	3,084
23000 - Mechanical Equipment									
204 - HVAC 2 Rooftop Carrier Units- 2006	46,227	15	3	49,782	3,319	36,982	41,065	0.32%	3,069
284 - HVAC 2 Rooftop Carrier Units- 2013	16,810	15	10	21,518	1,435	5,603	6,892	0.14%	1,327
320 - HVAC Rooftop Carrier Units- Unit #4 in 2018	13,000	15	0	13,000	867	13,000	888	0.08%	801
324 - HVAC Rooftop Carrier Units- Unit #10 in 2019	13,000	15	1	13,325	888	12,133	13,325	0.09%	821
352 - HVAC 3 Rooftop Carrier/American Units- 2009	22,588	15	6	26,196	1,746	13,553	15,435	0.17%	1,615
380 - HVAC Rooftop Carrier Unit- 2010	12,607	15	7	14,986	999	6,724	7,754	0.10%	924
404 - HVAC 4 Rooftop Carrier/American Units- 2008	36,772	15	5	41,604	2,774	24,515	27,640	0.27%	2,565
420 - HVAC Tennis Ramada Carrier Unit- 2007	5,253	15	4	5,798	387	3,852	4,308	0.04%	357
440 - HVAC 4 Gree HVAC Units- 2012	8,405	15	9	10,497	700	3,362	4,020	0.07%	647
900 - Miscellaneous Camfil Farr Dust Collector	18,000	15	5	20,365	1,358	12,000	13,530	0.13%	1,255
Sub-total [23000 - Mechanical Equipment]	192,663			217,072	14,471	131,725	134,858	1.38%	13,382
24000 - Furnishings									
500 - Miscellaneous Auditorium Tables & Chairs	78,000	10	1	79,950	7,995	70,200	79,950	0.77%	7,393

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
24500 - Audio / Visual									
220 - PA System Auditorium Bldg	52,531	10	8	64,004	6,400	10,506	16,153	0.61%	5,918
224 - PA System Eiki Projector	10,000	10	0	10,000	1,000	10,000	1,025	0.10%	925
400 - Stage Lights Stage Lighting	9,456	20	3	10,183	509	8,037	8,723	0.05%	471
600 - Stage Curtains Stage Curtains	8,983	15	1	9,207	614	8,384	9,207	0.06%	568
740 - Piano Grand Piano	40,000	30	15	57,932	1,931	20,000	21,867	0.18%	1,786
800 - Stage Risers Located on Stage	7,484	20	19	11,964	598	374	767	0.06%	553
Sub-total [24500 - Audio / Visual]	128,453			163,290	11,053	57,302	57,742	1.06%	10,220
24600 - Safety / Access									
200 - Fire Control Misc Fire Alarm System	40,000	20	2	42,025	2,101	36,000	38,950	0.20%	1,943
25000 - Flooring									
210 - Carpeting 565 Sq. Yds. West Center Carpet	18,995	10	3	20,456	2,046	13,297	15,576	0.20%	1,892
211 - Carpeting West Center Carpet- Billiards Rm Only[nr:1]	3,948	1	0	0	0	3,948	0	0.00%	0
410 - Tile 1,618 Sq. Ft. Clubhouse Walls & Floors	21,205	20	3	22,835	1,142	18,024	19,562	0.11%	1,056
414 - Tile 682 Sq. Ft. Green Room Dressing & Restrooms	8,938	20	19	14,289	714	447	916	0.07%	661
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	40,449	15	5	45,764	3,051	26,966	30,404	0.29%	2,821
Sub-total [25000 - Flooring]	93,535			103,344	6,953	62,682	66,458	0.67%	6,429
26000 - Outdoor Equipment									
840 - Shade Structure 680 Sq. Ft. Pool Shade Structure	13,940	15	3	15,012	1,001	11,152	12,383	0.10%	925
844 - Shade Structure 755 Sq. Ft. [3] Tennis Court Shade Structures	15,477	15	5	17,511	1,167	10,318	11,634	0.11%	1,080
Sub-total [26000 - Outdoor Equipment]	29,417			32,523	2,168	21,470	24,017	0.21%	2,005

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)									
27000 - Appliances									
700 - Miscellaneous 25 Kitchen Appliances (10%)	7,186	5	4	7,932	1,586	1,437	2,946	0.15%	1,467
702 - Miscellaneous 2 Vulcan 10-Burner & 6-Burner	6,478	20	0	6,478	324	6,478	332	0.03%	300
Sub-total [27000 - Appliances]	13,664			14,410	1,910	7,915	3,278	0.18%	1,766
30000 - Miscellaneous									
240 - Maintenance Equipment 3 Portable Lifts	31,519	20	8	38,403	1,920	18,911	20,999	0.18%	1,776
Sub-total West Social Center (WC)	1,621,485			1,901,803	136,634	1,040,533	1,126,597	13.07%	126,344
00030 - East Social Center (EC)									
01000 - Paving									
118 - Asphalt: Sealing 79,662 Sq. Ft. Parking Lot	16,739	5	1	17,157	3,431	13,391	17,157	0.33%	3,173
218 - Asphalt: Ongoing Repairs 79,662 Sq. Ft. Parking Lot (2%)	5,440	5	1	5,576	1,115	4,352	5,576	0.11%	1,031
312 - Asphalt: Overlay w/ Interlayer 51,762 Sq. Ft. West & North Parking Lots	87,012	25	21	146,144	5,846	13,922	17,837	0.56%	5,405
354 - Asphalt: Overlay w/ Interlayer 27,900 Sq. Ft. South Parking Lot	46,900	25	13	64,652	2,586	22,512	24,998	0.25%	2,391
Sub-total [01000 - Paving]	156,091			233,529	12,979	54,177	65,569	1.24%	12,001
02000 - Concrete									
406 - Pool Deck 5,661 Sq. Ft. Pool Area Concrete (6%)	7,137	5	1	7,316	1,463	5,710	7,316	0.14%	1,353
03000 - Painting: Exterior									
112 - Stucco 13,905 Sq. Ft. Building Exterior Painting	14,609	10	1	14,974	1,497	13,148	14,974	0.14%	1,385
03500 - Painting: Interior									
112 - Building 17,350 Sq. Ft. All Interior Spaces	13,671	10	3	14,722	1,472	9,570	11,210	0.14%	1,361
04000 - Structural Repairs									
308 - Trellis Tennis Shade Structure	12,300	15	6	14,264	951	7,380	8,405	0.09%	879

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)									
05000 - Roofing									
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	54,370	20	4	60,014	3,001	43,496	47,370	0.29%	2,775
366 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	54,370	20	7	64,629	3,231	35,340	39,010	0.31%	2,988
906 - Miscellaneous 207 Squares- Roof Recoating	8,699	5	1	8,917	1,783	6,959	8,917	0.17%	1,649
Sub-total [05000 - Roofing]	117,439			133,559	8,015	85,796	95,297	0.77%	7,412
08000 - Rehab									
206 - Bathrooms 2 Locker Rooms	56,103	20	4	61,928	3,096	44,883	48,880	0.30%	2,863
207 - Bathrooms Locker Rooms- 2018 Only[nr:1]	6,196	1	0	0	0	6,196	0	0.00%	0
216 - Bathrooms Companion Restroom	8,000	20	4	8,831	442	6,400	6,970	0.04%	408
312 - Restrooms 2 Lobby Restrooms	19,962	20	4	22,034	1,102	15,970	17,392	0.11%	1,019
Sub-total [08000 - Rehab]	90,261			92,792	4,640	73,448	73,242	0.44%	4,290
12000 - Pool									
106 - Resurface 165 Lin. Ft. Pool	22,536	12	3	24,269	2,022	16,902	19,249	0.19%	1,870
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,245	10	2	9,714	971	7,396	8,529	0.09%	898
606 - Deck: Re-Surface 5,661 Sq. Ft. Pool Area Decking	44,607	15	3	48,037	3,202	35,686	39,626	0.31%	2,961
706 - Equipment: Replacement Pool & Spa Equipment (50%)	15,318	5	2	16,094	3,219	9,191	12,561	0.31%	2,976
707 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	5,020	1	0	0	0	5,020	0	0.00%	0
906 - Furniture: Misc Pool Area Furnishings	7,354	6	1	7,538	1,256	6,129	7,538	0.12%	1,162
Sub-total [12000 - Pool]	104,081			105,651	10,671	80,323	87,503	1.02%	9,868

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)									
14000 - Recreation									
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%)	20,354	1	0	20,354	20,354	20,354	20,863	1.95%	18,821
300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%)	5,000	1	0	5,000	5,000	5,000	5,125	0.48%	4,623
720 - Billiard Table 2 Billiards Room	12,082	25	11	15,853	634	6,766	7,431	0.06%	586
Sub-total [14000 - Recreation]	37,436			41,207	25,988	32,120	33,418	2.49%	24,031
17000 - Tennis Court									
110 - Reseal 14,400 Sq. Ft. [2] Tennis Courts	13,616	4	1	13,957	3,489	10,212	13,957	0.33%	3,226
510 - Resurface 14,400 Sq. Ft. [2] Tennis Courts	41,605	21	9	51,959	2,474	23,774	26,399	0.24%	2,288
700 - Screen Pickleball Windscreens	2,050	5	2	2,154	431	1,230	1,681	0.04%	398
Sub-total [17000 - Tennis Court]	57,271			68,069	6,394	35,216	42,037	0.61%	5,913
17500 - Basketball / Sport Court									
210 - Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts	14,495	2	1	14,858	7,429	7,248	14,858	0.71%	6,869
400 - Overlay 8,840 Sq. Ft. [4] Pickleball Courts	25,541	21	18	39,835	1,897	3,649	4,987	0.18%	1,754
430 - Overlay 6,490 Sq. Ft. [3] Pickleball Courts	18,751	21	11	24,603	1,172	8,929	10,068	0.11%	1,083
Sub-total [17500 - Basketball / Sport Court]	58,787			79,296	10,497	19,825	29,912	1.00%	9,707
19000 - Fencing									
110 - Chain Link: 6' 873 Lin. Ft. Pickleball Court Fencing	18,344	30	27	35,730	1,191	1,834	2,507	0.11%	1,101
130 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence	20,424	30	13	28,155	938	11,574	12,561	0.09%	868
200 - Wrought Iron: 5' 415 Lin. Ft. Pool Perimeter Fence	14,824	30	8	18,062	602	10,871	11,649	0.06%	557
Sub-total [19000 - Fencing]	53,592			81,947	2,732	24,279	26,717	0.26%	2,526
20000 - Lighting									
510 - Parking Lot 7 Parking Lot Lights	18,386	30	3	19,800	660	16,547	17,589	0.06%	610

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)									
23000 - Mechanical Equipment									
288 - HVAC 4 Rooftop Carrier Units- 2001	21,328	15	0	21,328	1,422	21,328	1,457	0.14%	1,315
324 - HVAC Rooftop Carrier Unit- 2009	12,607	15	6	14,621	975	7,565	8,615	0.09%	901
356 - HVAC Rooftop Carrier Unit- 2006	12,607	15	3	13,577	905	10,086	11,200	0.09%	837
384 - HVAC Rooftop Carrier Unit- 2008	12,607	15	5	14,264	951	8,405	9,477	0.09%	879
408 - HVAC 5 Rooftop Carrier Units- 2011	26,055	15	8	31,746	2,116	12,159	14,244	0.20%	1,957
424 - HVAC 2 Rooftop Carrier Units- 2002	8,405	15	0	8,405	560	8,405	574	0.05%	518
Sub-total [23000 - Mechanical Equipment]	93,611			103,941	6,929	67,947	45,567	0.66%	6,408
24000 - Furnishings									
520 - Miscellaneous Folding Tables & Chairs	27,842	10	4	30,732	3,073	16,705	19,976	0.29%	2,842
24500 - Audio / Visual									
300 - PA System Sound Rack- Sound System	7,013	20	13	9,668	483	2,455	2,875	0.05%	447
740 - Piano East Auditorium- Upright Piano	8,960	25	12	12,051	482	4,659	5,143	0.05%	446
Sub-total [24500 - Audio / Visual]	15,974			21,718	965	7,114	8,019	0.09%	893
24600 - Safety / Access									
100 - Fire Equipment Alarm & Sprinkler System	18,000	20	3	19,384	969	15,300	16,605	0.09%	896
25000 - Flooring									
220 - Carpeting 850 Sq. Yds. East Center Carpet	28,577	10	3	30,774	3,077	20,004	23,433	0.29%	2,846
420 - Tile 4,200 Sq. Ft. Clubhouse Walls & Floors	44,126	20	3	47,519	2,376	37,507	40,706	0.23%	2,197
610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen	5,883	15	3	6,336	422	4,707	5,227	0.04%	391
Sub-total [25000 - Flooring]	78,587			84,629	5,876	62,218	69,366	0.56%	5,433
27000 - Appliances									
720 - Miscellaneous 8 Kitchen Appliances	15,423	12	4	17,024	1,419	10,282	11,857	0.14%	1,312
Sub-total East Social Center (EC)	990,497			1,184,555	107,191	637,107	684,579	10.26%	99,119

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
01000 - Paving									
124 - Asphalt: Sealing 70,468 Sq. Ft. Parking Lot	15,370	5	4	16,965	3,393	3,074	6,302	0.32%	3,138
224 - Asphalt: Ongoing Repairs 70,468 Sq. Ft. Parking Lot (3%)	6,015	5	4	6,640	1,328	1,203	2,466	0.13%	1,228
318 - Asphalt: Overlay w/ Interlayer 26,000 Sq. Ft. North Parking Lot	43,706	25	3	47,067	1,883	38,461	41,215	0.18%	1,741
364 - Asphalt: Overlay w/ Interlayer 44,468 Sq. Ft. East Parking Lot	74,751	25	17	113,742	4,550	23,920	27,583	0.44%	4,207
Sub-total [01000 - Paving]	139,842			184,414	11,153	66,659	77,566	1.07%	10,313
02000 - Concrete									
412 - Pool Deck 4,731 Sq. Ft. Pool Area Concrete (7.5%)	7,456	5	1	7,642	1,528	5,965	7,642	0.15%	1,413
03000 - Painting: Exterior									
118 - Stucco 18,180 Sq. Ft. Exterior Building Surfaces	19,100	10	3	20,569	2,057	13,370	15,662	0.20%	1,902
03500 - Painting: Interior									
118 - Building 21,900 Sq. Ft. All Interior Spaces	17,257	10	3	18,583	1,858	12,080	14,150	0.18%	1,718
05000 - Roofing									
318 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	104,012	20	3	112,009	5,600	88,410	95,951	0.54%	5,179
912 - Miscellaneous 198 Squares- Roof Recoating	8,321	5	1	8,529	1,706	6,657	8,529	0.16%	1,577
Sub-total [05000 - Roofing]	112,333			120,538	7,306	95,067	104,480	0.70%	6,756
08000 - Rehab									
212 - Bathrooms 2 Locker Rooms	49,379	20	3	53,176	2,659	41,972	45,552	0.25%	2,459
216 - Bathrooms Hallway Restroom	25,625	20	9	32,002	1,600	14,094	15,759	0.15%	1,480
220 - Bathrooms Companion Restroom	15,375	20	9	19,201	960	8,456	9,456	0.09%	888
318 - Restrooms 2 Racquetball Court Restrooms	12,870	20	1	13,192	660	12,227	13,192	0.06%	610
406 - Kitchen Clubhouse Kitchen	7,500	10	8	9,138	914	1,500	2,306	0.09%	845
560 - Operable Wall/Partition 1,296 Sq. Ft. [2] Agave	47,656	25	15	69,021	2,761	19,063	21,493	0.26%	2,553
Sub-total [08000 - Rehab]	158,406			195,730	9,553	97,312	107,759	0.91%	8,834

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
12000 - Pool									
112 - Resurface 264 Lin. Ft. Pool	38,831	12	4	42,862	3,572	25,887	29,851	0.34%	3,303
406 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,245	10	3	9,956	996	6,472	7,581	0.10%	921
612 - Deck: Re-Surface 4,731 Sq. Ft. Pool Area Decking	37,279	15	3	40,145	2,676	29,823	33,116	0.26%	2,475
712 - Equipment: Replacement Pool & Spa Equipment (50%)	20,000	5	1	20,500	4,100	16,000	20,500	0.39%	3,791
713 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1,177	1	0	0	0	1,177	0	0.00%	0
716 - Equipment: Replacement #9 Dolphin	3,400	8	7	4,042	505	425	871	0.05%	467
806 - Cover 4,400 Sq. Ft. Pool Cover	7,628	6	1	7,818	1,303	6,356	7,818	0.12%	1,205
912 - Furniture: Misc Pool Area Furniture	7,969	6	1	8,168	1,361	6,641	8,168	0.13%	1,259
Sub-total [12000 - Pool]	125,529			133,492	14,513	92,781	107,906	1.39%	13,420
13000 - Spa									
100 - Re-Plaster Spa Resurface W/ PebbleTech	6,000	10	9	7,493	749	600	1,230	0.07%	693
14000 - Recreation									
210 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines- Ongoing (33%)	27,316	1	1	27,999	13,999	13,658	27,999	1.34%	12,945
214 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only	29,863	5	0	29,863	5,973	29,863	6,122	0.57%	5,523
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%)	7,144	1	1	7,323	3,661	3,572	7,323	0.35%	3,386
311 - Exercise: Strength Equipment Fitness Center Machines- 2018 Only[nr:1]	6,000	1	0	0	0	6,000	0	0.00%	0
Sub-total [14000 - Recreation]	70,323			65,185	23,633	53,093	41,444	2.26%	21,854
17000 - Tennis Court									
120 - Reseal 14,000 Sq. Ft. [2] Tennis Courts	13,238	7	1	13,569	1,938	11,347	13,569	0.19%	1,792
520 - Resurface 14,000 Sq. Ft. [2] Tennis Courts	36,387	21	0	36,387	1,733	36,387	1,776	0.17%	1,602
Sub-total [17000 - Tennis Court]	49,625			49,956	3,671	47,734	15,345	0.35%	3,395

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
19000 - Fencing									
140 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence	19,857	30	13	27,373	912	11,252	12,212	0.09%	844
210 - Wrought Iron: 5' 315 Lin. Ft. Pool Area Fencing	11,252	30	9	14,052	468	7,877	8,458	0.04%	433
Sub-total [19000 - Fencing]	31,109			41,425	1,381	19,129	20,670	0.13%	1,277
20000 - Lighting									
520 - Parking Lot 8 North Parking Lot Lights	21,012	30	9	26,242	875	14,709	15,794	0.08%	809
560 - Parking Lot 13 East Parking Lot Lights	34,145	30	22	58,784	1,959	9,105	10,500	0.19%	1,812
Sub-total [20000 - Lighting]	55,158			85,025	2,834	23,814	26,294	0.27%	2,621
23000 - Mechanical Equipment									
212 - HVAC 11 Rooftop Trane Units- 2008	91,562	15	5	103,594	6,906	61,041	68,824	0.66%	6,386
292 - HVAC 4 Rooftop Carrier Units- 2010	30,363	15	7	36,092	2,406	16,194	18,673	0.23%	2,225
328 - HVAC Rooftop Carrier Unit- 2014	5,253	15	11	6,893	460	1,401	1,795	0.04%	425
Sub-total [23000 - Mechanical Equipment]	127,178			146,579	9,772	78,636	89,292	0.94%	9,036
24000 - Furnishings									
900 - Miscellaneous Tables, Chairs, Misc.	45,850	10	9	57,260	5,726	4,585	9,399	0.55%	5,295
24500 - Audio / Visual									
740 - Piano Ocotillo Room- Studio Piano	10,597	25	11	13,905	556	5,934	6,517	0.05%	514
800 - Stage Risers 4 Ocotillo Room- new	22,247	20	1	22,804	1,140	21,135	22,804	0.11%	1,054
800 - Stage Risers 2 Ocotillo Room- older	7,493	20	11	9,832	492	3,372	3,840	0.05%	455
820 - Stage Curtains 2 Ocotillo Room	7,493	20	11	9,832	492	3,372	3,840	0.05%	455
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	15,611	10	1	16,001	1,600	14,050	16,001	0.15%	1,480
Sub-total [24500 - Audio / Visual]	63,442			72,373	4,280	47,863	53,002	0.41%	3,957
24600 - Safety / Access									
210 - Fire Control Misc Fire Alarm System	18,000	20	3	19,384	969	15,300	16,605	0.09%	896

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)									
25000 - Flooring									
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	14,104	10	3	15,188	1,519	9,873	11,565	0.15%	1,404
236 - Carpeting 150 Sq. Yds. Juniper Room Only	4,884	10	9	6,100	610	488	1,001	0.06%	564
430 - Tile 3,050 Sq. Ft. Clubhouse Walls & Floors	32,044	20	3	34,508	1,725	27,237	29,561	0.17%	1,595
620 - Vinyl 540 Sq. Yds. Clubhouse	19,857	15	3	21,384	1,426	15,885	17,639	0.14%	1,318
700 - Hardwood Floors 1,600 Sq. Ft. Racquetball Court- Replace	23,534	25	11	30,879	1,235	13,179	14,473	0.12%	1,142
740 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Replace	46,096	40	30	0	0	11,524	12,993	0.00%	0
770 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Refinish	18,438	10	3	19,856	1,986	12,907	15,120	0.19%	1,836
Sub-total [25000 - Flooring]	158,958			127,914	8,501	91,094	102,353	0.81%	7,860
27000 - Appliances									
800 - Miscellaneous 14 Kitchen Appliances	45,229	12	4	49,925	4,160	30,153	34,770	0.40%	3,847
Sub-total Las Campanas (LC)	1,250,794			1,403,488	113,647	795,234	845,570	10.88%	105,088
00050 - Desert Hills (DH)									
01000 - Paving									
130 - Asphalt: Sealing 104,016 Sq. Ft. Drives & Parking	21,856	5	2	22,963	4,593	13,114	17,922	0.44%	4,247
230 - Asphalt: Ongoing Repairs 104,016 Sq. Ft. Drives & Parking (3%)	8,879	5	2	9,329	1,866	5,327	7,281	0.18%	1,725
324 - Asphalt: Overlay w/ Interlayer 104,016 Sq. Ft. Drives & Parking	174,851	25	21	293,676	11,747	27,976	35,844	1.12%	10,862
Sub-total [01000 - Paving]	205,586			325,968	18,205	46,417	61,048	1.74%	16,834
02000 - Concrete									
414 - Pool Deck 5,981 Sq. Ft. Pool Area Concrete (7.5%)	9,426	5	4	10,404	2,081	1,885	3,865	0.20%	1,924
03000 - Painting: Exterior									
124 - Stucco 30,135 Sq. Ft. Exterior Building Surfaces	45,203	10	9	56,452	5,645	4,520	9,267	0.54%	5,220
03500 - Painting: Interior									
124 - Building 26,950 Sq. Ft. All Interior Spaces	21,236	10	3	22,869	2,287	14,865	17,413	0.22%	2,115

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
04500 - Decking/Balconies									
200 - Resurface 1,778 Sq. Ft. Second Floor Deck	11,208	18	1	11,488	638	10,585	11,488	0.06%	590
05000 - Roofing									
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	71,968	20	8	87,686	4,384	43,181	47,949	0.42%	4,054
918 - Miscellaneous 137 Squares- Roof Recoating	5,757	10	8	7,015	701	1,151	1,770	0.07%	649
Sub-total [05000 - Roofing]	77,725			94,701	5,086	44,332	49,719	0.49%	4,703
08000 - Rehab									
218 - Bathrooms 2 Locker Rooms	36,772	28	1	37,691	1,346	35,459	37,691	0.13%	1,245
220 - Bathrooms Add Companion Bathroom	15,375	20	5	17,395	870	11,531	12,608	0.08%	804
324 - Restrooms 2 Auditorium Lobby Restrooms	12,397	20	3	13,351	668	10,538	11,437	0.06%	617
466 - Cabinets 40 Lin. Ft. Countertops & Cabinets	26,896	20	8	32,770	1,639	16,138	17,919	0.16%	1,515
570 - Operable Wall/Partition 770 Sq. Ft. [4] Room Dividers	32,359	21	16	48,037	2,287	7,705	9,477	0.22%	2,115
Sub-total [08000 - Rehab]	123,799			149,245	6,809	81,370	89,131	0.65%	6,297
12000 - Pool									
118 - Resurface 260 Lin. Ft. Pool	38,243	12	5	43,268	3,606	22,308	26,133	0.35%	3,334
400 - ADA Chair Lift 2 Pool & Spa Chair Lifts	12,000	10	9	14,986	1,499	1,200	2,460	0.14%	1,386
618 - Deck: Re-Surface 5,981 Sq. Ft. Pool Area Decking	179,375	25	24	324,440	12,978	7,175	14,709	1.24%	12,000
718 - Equipment: Replacement Pool & Spa Equipment (50%)	22,567	5	1	23,132	4,626	18,054	23,132	0.44%	4,278
719 - Equipment: Replacement Pool & Spa Equipment[nr:1]	8,400	1	0	0	0	8,400	0	0.00%	0
812 - Cover 3,870 Sq. Ft. Pool Cover	6,709	6	1	6,876	1,146	5,591	6,876	0.11%	1,060
918 - Furniture: Misc Pool Area Furniture	11,032	6	1	11,307	1,885	9,193	11,307	0.18%	1,743
Sub-total [12000 - Pool]	278,325			424,010	25,739	71,921	84,617	2.46%	23,800

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
14000 - Recreation									
100 - Sauna: Heaters Sauna	1,800	15	5	2,037	136	1,200	1,353	0.01%	126
140 - Sauna: Wood Kit Sauna	6,000	25	5	6,788	272	4,800	5,166	0.03%	251
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	16,390	1	1	16,799	8,400	8,195	16,799	0.80%	7,767
221 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only[nr:1]	13,410	1	0	0	0	13,410	0	0.00%	0
320 - Exercise: Strength Equipment Fitness Center Strength Machines- 12 Pieces	4,223	3	2	4,437	1,479	1,408	2,886	0.14%	1,368
740 - Billiard Table 5 Tables at Billiards Room	41,000	25	3	44,153	1,766	36,080	38,663	0.17%	1,633
Sub-total [14000 - Recreation]	82,823			74,214	12,052	65,093	64,867	1.15%	11,144
17000 - Tennis Court									
130 - Reseal 28,800 Sq. Ft. [4] Tennis Courts	18,900	4	0	18,900	4,725	18,900	4,843	0.45%	4,369
530 - Resurface 28,800 Sq. Ft. [4] Tennis Courts	83,209	21	13	114,705	5,462	31,699	36,553	0.52%	5,051
700 - Screen Tennis Wind Screens	2,050	4	1	2,101	525	1,538	2,101	0.05%	486
Sub-total [17000 - Tennis Court]	104,159			135,706	10,712	52,136	43,497	1.03%	9,906
17500 - Basketball / Sport Court									
410 - Overlay 2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing	6,556	8	2	6,888	861	4,917	5,880	0.08%	796
19000 - Fencing									
150 - Chain Link: 10' 960 Lin. Ft. Tennis Court Fence	35,301	30	13	48,663	1,622	20,004	21,710	0.16%	1,500
20000 - Lighting									
210 - Pole Lights 7 Walkway Lights	7,354	20	8	8,961	448	4,413	4,900	0.04%	414
530 - Parking Lot 11 Parking Lot Lights	26,003	30	8	31,682	1,056	19,069	20,434	0.10%	977
Sub-total [20000 - Lighting]	33,357			40,643	1,504	23,481	25,334	0.14%	1,391

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
23000 - Mechanical Equipment									
216 - HVAC 4 Rooftop Carrier Units- 2005	24,374	15	2	25,608	1,707	21,125	23,318	0.16%	1,579
296 - HVAC 3 Rooftop Carrier Units- 2007	16,390	15	4	18,091	1,206	12,019	13,440	0.12%	1,115
332 - HVAC 3 Rooftop Carrier Units- 2009	19,962	15	6	23,150	1,543	11,977	13,641	0.15%	1,427
360 - HVAC Rooftop Carrier Unit- 2000	5,253	15	0	5,253	350	5,253	359	0.03%	324
388 - HVAC 3 Rooftop Carrier Units- 2013	17,440	15	10	22,325	1,488	5,813	7,151	0.14%	1,376
412 - HVAC Rooftop Carrier Unit- 2004	5,253	15	1	5,384	359	4,903	5,384	0.03%	332
428 - HVAC Rooftop Carrier Unit- 2002	9,456	15	0	9,456	630	9,456	646	0.06%	583
444 - HVAC Rooftop Carrier Unit- 2003	5,253	15	0	5,253	350	5,253	359	0.03%	324
Sub-total [23000 - Mechanical Equipment]	103,381			114,521	7,635	75,799	64,298	0.73%	7,060
24000 - Furnishings									
540 - Miscellaneous Folding Tables & Chairs	23,534	10	3	25,344	2,534	16,474	19,298	0.24%	2,343
24500 - Audio / Visual									
300 - PA System Sound Rack- Sound System	11,453	20	12	15,403	770	4,581	5,283	0.07%	712
740 - Piano Stage- Upright Piano	10,339	25	12	13,905	556	5,376	5,934	0.05%	514
820 - Stage Curtains 2 Stage Curtains	14,433	20	9	18,025	901	7,938	8,876	0.09%	833
900 - Miscellaneous Stage- Electric Screen	8,398	20	1	8,608	430	7,978	8,608	0.04%	398
Sub-total [24500 - Audio / Visual]	44,623			55,940	2,658	25,874	28,701	0.25%	2,458
24600 - Safety / Access									
220 - Fire Control Misc Fire Alarm System	18,000	20	3	19,384	969	15,300	16,605	0.09%	896

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)									
25000 - Flooring									
240 - Carpeting 970 Sq. Yds. Clubhouse Carpet	32,611	10	1	33,427	3,343	29,350	33,427	0.32%	3,091
440 - Tile 975 Sq. Ft. Clubhouse Walls & Floors	10,244	20	3	11,031	552	8,707	9,450	0.05%	510
630 - Vinyl 650 Sq. Yds. Clubhouse Vinyl (33%)	5,919	15	5	6,696	446	3,946	4,449	0.04%	413
710 - Hardwood Floors 500 Sq. Ft. Stage- Replace	7,880	50	13	10,862	217	5,831	6,138	0.02%	201
Sub-total [25000 - Flooring]	56,653			62,016	4,558	47,834	53,463	0.44%	4,215
27000 - Appliances									
740 - Miscellaneous 16 Kitchen Appliances	33,825	20	8	41,212	2,061	20,295	22,536	0.20%	1,905
Sub-total Desert Hills (DH)	1,314,721			1,719,667	113,657	643,103	692,736	10.88%	105,097
00060 - Canoa Hills (CH)									
01000 - Paving									
136 - Asphalt: Sealing 67,354 Sq. Ft. Parking Lot	14,153	5	1	14,507	2,901	11,322	14,507	0.28%	2,683
236 - Asphalt: Ongoing Repairs 67,354 Sq. Ft. Parking Lot (3%)	9,135	5	0	9,135	1,827	9,135	1,873	0.17%	1,689
330 - Asphalt: Overlay w/ Interlayer 67,354 Sq. Ft. Parking Lot	113,222	25	2	118,954	4,758	104,164	111,411	0.46%	4,400
Sub-total [01000 - Paving]	136,510			142,596	9,486	124,622	127,790	0.91%	8,772
02000 - Concrete									
424 - Pool Deck 5,950 Sq. Ft. Pool Area Concrete (6%)	7,501	5	2	7,881	1,576	4,501	6,151	0.15%	1,458
03000 - Painting: Exterior									
130 - Stucco 10,940 Sq. Ft. Clubhouse Exterior	22,988	10	3	24,755	2,476	16,091	18,850	0.24%	2,289
03500 - Painting: Interior									
130 - Building 22,750 Sq. Ft. All Interior Spaces	17,926	10	3	19,305	1,930	12,548	14,700	0.18%	1,785
04000 - Structural Repairs									
300 - Trellis 4 T-Bar Shade Structures	18,172	20	19	29,051	1,453	909	1,863	0.14%	1,343

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
05000 - Roofing									
330 - Low Slope: Vinyl 227 Squares- Building Roof	119,246	20	12	160,373	8,019	47,698	55,002	0.77%	7,415
924 - Miscellaneous 227 Squares- Roof Recoating	9,540	5	2	10,023	2,005	5,724	7,823	0.19%	1,854
Sub-total [05000 - Roofing]	128,786			170,395	10,023	53,422	62,825	0.96%	9,268
08000 - Rehab									
224 - Bathrooms 2 Locker Rooms	85,626	20	1	87,767	4,388	81,345	87,767	0.42%	4,058
330 - Restrooms 2 Clubhouse Restrooms	43,076	20	1	44,153	2,208	40,922	44,153	0.21%	2,041
580 - Operable Wall/Partition 980 Sq. Ft. Saguaro & Palo Verde Divider	36,036	25	21	60,526	2,421	5,766	7,387	0.23%	2,239
Sub-total [08000 - Rehab]	164,738			192,445	9,017	128,032	139,307	0.86%	8,338
12000 - Pool									
124 - Resurface 274 Lin. Ft. Pool	46,059	12	6	53,415	4,451	23,030	27,540	0.43%	4,116
624 - Deck: Re-Surface 5,950 Sq. Ft. Pool Area Decking	46,884	10	8	57,124	5,712	9,377	14,417	0.55%	5,282
724 - Equipment: Replacement Pool & Spa Equipment (50%)	13,742	5	1	14,086	2,817	10,994	14,086	0.27%	2,605
725 - Equipment: Replacement Pool & Spa Equipment- 2018 only[nr:1]	1,183	1	0	0	0	1,183	0	0.00%	0
728 - Equipment: Replacement #10 Dolphin	3,400	8	7	4,042	505	425	871	0.05%	467
790 - Heater 4 Ray Pak Model 408 Heaters	32,800	7	5	37,110	5,301	9,371	14,409	0.51%	4,902
818 - Cover 4,800 Sq. Ft. Pool Cover	8,321	6	1	8,529	1,421	6,934	8,529	0.14%	1,314
924 - Furniture: Misc Pool Area Furniture	11,032	6	1	11,307	1,885	9,193	11,307	0.18%	1,743
Sub-total [12000 - Pool]	163,421			185,612	22,093	70,507	91,158	2.11%	20,430

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
14000 - Recreation									
230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%)	20,172	1	1	20,676	10,338	10,086	20,676	0.99%	9,560
231 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only[nr:1]	16,619	1	0	0	0	16,619	0	0.00%	0
330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	7,985	1	1	8,184	4,092	3,992	8,184	0.39%	3,784
331 - Exercise: Strength Equipment Fitness Center Strength Machines- 2018 Only[nr:1]	6,265	1	0	0	0	6,265	0	0.00%	0
730 - Bridge Dealing Machine Duplimate Bridge Dealing Machine	5,400	5	4	5,961	1,192	1,080	2,214	0.11%	1,102
Sub-total [14000 - Recreation]	56,441			34,821	15,622	38,042	31,075	1.49%	14,446
17000 - Tennis Court									
140 - Reseal 14,000 Sq. Ft. [2] Tennis Courts	13,238	4	2	13,908	3,477	6,619	10,177	0.33%	3,215
704 - Screen Tennis Court Windscreens	2,050	5	2	2,154	431	1,230	1,681	0.04%	398
Sub-total [17000 - Tennis Court]	15,288			16,062	3,908	7,849	11,858	0.37%	3,613
19000 - Fencing									
160 - Chain Link: 10' 580 Lin. Ft. Tennis Court Fence	21,328	30	13	29,400	980	12,086	13,117	0.09%	906
20000 - Lighting									
220 - Pole Lights 24 Parking Lot & Walkway Lights	63,037	30	8	76,805	2,560	46,228	49,537	0.24%	2,367
23000 - Mechanical Equipment									
220 - HVAC 7 Rooftop Carrier Units- 2007	48,539	15	4	53,578	3,572	35,595	39,802	0.34%	3,303
340 - HVAC Rooftop Carrier Unit- 2005	6,094	15	2	6,402	427	5,281	5,830	0.04%	395
364 - HVAC Rooftop Carrier Unit- 2006	6,094	15	3	6,562	437	4,875	5,413	0.04%	405
500 - Swamp Cooler Evaporative Cooler- 2014	2,101	20	16	3,119	156	420	538	0.01%	144
600 - Water Heater Pool Eq Room Heater & Tank	12,607	12	7	14,986	1,249	5,253	6,461	0.12%	1,155
Sub-total [23000 - Mechanical Equipment]	75,435			84,648	5,841	51,425	58,044	0.56%	5,401

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
24000 - Furnishings									
560 - Miscellaneous Folding Tables & Chairs	12,607	10	3	13,577	1,358	8,825	10,338	0.13%	1,255
580 - Miscellaneous 288 Sq. Ft. Portable Stage- Saguaro Room	7,867	25	3	8,472	339	6,923	7,419	0.03%	313
620 - Miscellaneous Lobby Furniture	8,405	12	4	9,278	773	5,603	6,461	0.07%	715
Sub-total [24000 - Furnishings]	28,880			31,326	2,470	21,352	24,218	0.24%	2,284
24500 - Audio / Visual									
300 - PA System Sound Rack- Sound System	7,608	20	13	10,487	524	2,663	3,119	0.05%	485
740 - Piano Saguaro Room	7,798	25	7	9,270	371	5,615	6,075	0.04%	343
800 - Stage Risers 6 Saguaro Room	22,247	30	5	25,171	839	18,539	19,763	0.08%	776
820 - Stage Curtains 2 Saguaro Room	13,916	20	14	19,663	983	4,175	4,992	0.09%	909
900 - Miscellaneous Saguaro Room- Electric Screen	16,371	20	1	16,781	839	15,553	16,781	0.08%	776
900 - Miscellaneous Sound Rack- Total Induction Loop	16,139	30	18	25,171	839	6,455	7,168	0.08%	776
Sub-total [24500 - Audio / Visual]	84,079			106,542	4,395	53,000	57,898	0.42%	4,064
24600 - Safety / Access									
230 - Fire Control Misc Fire Alarm System	18,000	20	8	21,931	1,097	10,800	11,993	0.10%	1,014
231 - Fire Control Misc Fire Alarm System- 2019 Only[nr:1]	6,000	1	1	6,150	3,075	3,000	0	0.29%	2,843
Sub-total [24600 - Safety / Access]	24,000			28,081	4,172	13,800	11,993	0.40%	3,857
25000 - Flooring									
250 - Carpeting 540 Sq. Yds. Clubhouse Carpeting	18,155	10	3	19,551	1,955	12,708	14,887	0.19%	1,808
450 - Tile 6,475 Sq. Ft. Clubhouse Walls & Floors	68,028	20	3	73,259	3,663	57,824	62,756	0.35%	3,387
720 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Replace	96,920	40	12	130,347	3,259	67,844	72,024	0.31%	3,013
750 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Refinish	38,768	10	2	40,731	4,073	31,014	35,764	0.39%	3,766
Sub-total [25000 - Flooring]	221,871			263,887	12,950	169,391	185,430	1.24%	11,974

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)									
26000 - Outdoor Equipment									
302 - Bocce Ct. Resurface Bocce Ball Courts	10,000	10	4	11,038	1,104	6,000	7,175	0.11%	1,021
27000 - Appliances									
760 - Miscellaneous 16 Kitchen Appliances	57,994	20	8	70,661	3,533	34,797	38,639	0.34%	3,267
Sub-total Canoa Hills (CH)	1,318,395			1,525,312	115,589	864,600	951,626	11.06%	106,884
00070 - Santa Rita Springs (SRS)									
01000 - Paving									
142 - Asphalt: Sealing 80,636 Sq. Ft. Parking Lots	16,944	5	4	18,703	3,741	3,389	6,947	0.36%	3,459
242 - Asphalt: Ongoing Repairs 80,636 Sq. Ft. Parking Lots (3%)	6,883	5	4	7,598	1,520	1,377	2,822	0.15%	1,405
336 - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots	98,147	25	1	100,601	4,024	94,221	100,601	0.39%	3,721
360 - Asphalt: Overlay w/ Interlayer 22,250 Sq. Ft. South Parking Lot	37,402	25	10	47,878	1,915	22,441	24,536	0.18%	1,771
Sub-total [01000 - Paving]	159,376			174,779	11,199	121,428	134,905	1.07%	10,356
02000 - Concrete									
430 - Pool Deck 5,975 Sq. Ft. Pool Area Concrete (6%)	7,533	5	1	7,721	1,544	6,026	7,721	0.15%	1,428
03000 - Painting: Exterior									
136 - Stucco 28,540 Sq. Ft. Exterior Building Paint	29,345	10	0	29,345	2,935	29,345	3,008	0.28%	2,713
400 - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings	11,650	4	0	11,650	2,913	11,650	2,985	0.28%	2,693
Sub-total [03000 - Painting: Exterior]	40,995			40,995	5,847	40,995	5,993	0.56%	5,407
03500 - Painting: Interior									
136 - Building 35,500 Sq. Ft. All Interior Spaces	27,973	10	3	30,124	3,012	19,581	22,938	0.29%	2,786

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
04000 - Structural Repairs									
300 - Trellis Small Shade Canopy	8,200	15	12	11,028	735	1,640	2,241	0.07%	680
304 - Trellis Large Shade Canopy	14,350	15	8	17,484	1,166	6,697	7,845	0.11%	1,078
304 - Trellis Pool Eq Rm Shade Canopy	6,150	15	10	7,873	525	2,050	2,522	0.05%	485
600 - Metal Railings 1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%)	22,221	10	3	23,929	2,393	15,555	18,221	0.23%	2,213
Sub-total [04000 - Structural Repairs]	50,921			60,314	4,819	25,941	30,828	0.46%	4,456
04500 - Decking/Balconies									
206 - Resurface 12,664 Sq. Ft. Elastomeric Deck- Resurface	102,449	20	1	105,011	5,251	97,327	105,011	0.50%	4,855
300 - Repairs 12,664 Sq. Ft. Elastomeric Deck- Seal/Repair	23,949	5	1	24,548	4,910	19,159	24,548	0.47%	4,540
301 - Repairs Elastomeric Deck- Seal/Repair- 2018 Only[nr:1]	18,376	1	0	0	0	18,376	0	0.00%	0
Sub-total [04500 - Decking/Balconies]	144,775			129,559	10,160	134,862	129,559	0.97%	9,395
05000 - Roofing									
336 - Low Slope: Vinyl 68 Squares- Building Roof	35,721	20	3	38,468	1,923	30,363	32,953	0.18%	1,779
606 - Pitched: Tile 84 Squares- Building Roof	52,951	30	8	64,516	2,151	38,831	41,611	0.21%	1,989
Sub-total [05000 - Roofing]	88,673			102,984	4,074	69,194	74,564	0.39%	3,767
08000 - Rehab									
230 - Bathrooms 2 Locker Rooms	77,484	20	3	83,441	4,172	65,861	71,479	0.40%	3,858
336 - Restrooms 5 Restrooms	48,696	20	1	49,914	2,496	46,262	49,914	0.24%	2,308
337 - Restrooms Fiesta Restrooms- 2018[nr:1]	6,018	1	0	0	0	6,018	0	0.00%	0
412 - Kitchen 2 Art & Fiesta Kitchenettes	8,090	20	3	8,712	436	6,876	7,463	0.04%	403
472 - Cabinets 2 Art & Clay Counters & Cabinets	18,123	20	1	18,576	929	17,217	18,576	0.09%	859
Sub-total [08000 - Rehab]	158,411			160,643	8,032	142,234	147,432	0.77%	7,427

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
12000 - Pool									
130 - Resurface 240 Lin. Ft. Pool	28,997	10	5	32,808	3,281	14,499	17,833	0.31%	3,034
400 - ADA Chair Lift Pool Area ADA Lift	4,510	10	1	4,623	462	4,059	4,623	0.04%	427
630 - Deck: Re-Surface 5,975 Sq. Ft. Pool Area Decking	47,081	15	1	48,258	3,217	43,942	48,258	0.31%	2,975
730 - Equipment: Replacement Pool & Spa Equipment (50%)	18,785	5	2	19,736	3,947	11,271	15,404	0.38%	3,650
731 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	9,697	1	0	0	0	9,697	0	0.00%	0
824 - Cover 3,600 Sq. Ft. Pool Cover	6,241	6	1	6,397	1,066	5,201	6,397	0.10%	986
930 - Furniture: Misc Pool Area Furniture	7,354	6	1	7,538	1,256	6,129	7,538	0.12%	1,162
Sub-total [12000 - Pool]	122,666			119,360	13,230	94,797	100,053	1.27%	12,234
14000 - Recreation									
240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%)	12,000	1	0	12,000	12,000	12,000	12,300	1.15%	11,096
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%)	6,000	1	0	6,000	6,000	6,000	6,150	0.57%	5,548
Sub-total [14000 - Recreation]	18,000			18,000	18,000	18,000	18,450	1.72%	16,644
19000 - Fencing									
220 - Wrought Iron: 5' 348 Lin. Ft. Pool Perimeter Fence	12,431	30	8	15,146	505	9,116	9,769	0.05%	467
20000 - Lighting									
230 - Pole Lights 10 Bridge Lights	15,497	25	10	19,837	793	9,298	10,166	0.08%	734

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
23000 - Mechanical Equipment									
232 - HVAC 6 Miscellaneous Units- 2013	27,675	15	10	35,426	2,362	9,225	11,347	0.23%	2,184
312 - HVAC Carrier Units- 2016, Unit 8	6,304	15	13	8,690	579	841	1,292	0.06%	536
316 - HVAC Carrier Units- 2018, Unit 3	6,150	15	0	6,150	410	6,150	420	0.04%	379
344 - HVAC 2 Carrier Units- 2004	12,607	15	1	12,923	862	11,767	12,923	0.08%	797
368 - HVAC 2 Carrier Units- 2012	12,607	15	9	15,745	1,050	5,043	6,031	0.10%	971
392 - HVAC 2 Carrier Units- 2003	9,225	15	0	9,225	615	9,225	630	0.06%	569
416 - HVAC Carrier Unit- 2016, Unit 7	6,150	15	13	8,478	565	820	1,261	0.05%	523
436 - HVAC Carrier Unit- 2014	6,304	15	11	8,271	551	1,681	2,154	0.05%	510
448 - HVAC 8 Carrier Units- 2001	69,700	15	0	69,700	4,647	69,700	4,763	0.44%	4,297
452 - HVAC 2 Carrier Units- 2007	15,024	15	4	16,584	1,106	11,018	12,320	0.11%	1,022
Sub-total [23000 - Mechanical Equipment]	171,746			191,191	12,746	125,469	53,140	1.22%	11,786
23500 - Elevator									
200 - Modernize/Overhaul Anza Building Elevator	88,000	25	1	90,200	3,608	84,480	90,200	0.35%	3,336
300 - Cab Rehab Anza Elevator Cab	10,000	20	1	10,250	513	9,500	10,250	0.05%	474
Sub-total [23500 - Elevator]	98,000			100,450	4,121	93,980	100,450	0.39%	3,810
24000 - Furnishings									
600 - Miscellaneous Anza Room Furniture	53,792	10	3	57,928	5,793	37,654	44,109	0.55%	5,357
24500 - Audio / Visual									
300 - PA System Anza Room- Sound System	6,657	20	13	9,176	459	2,330	2,729	0.04%	424
740 - Piano Anza Room- Upright Piano	6,788	25	20	11,124	445	1,358	1,670	0.04%	411
900 - Miscellaneous Fiesta Room- Total Induction Loop	7,128	20	8	8,685	434	4,277	4,749	0.04%	402
Sub-total [24500 - Audio / Visual]	20,573			28,985	1,338	7,964	9,148	0.13%	1,237

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)									
24600 - Safety / Access									
240 - Fire Control Misc Fire Alarm System	30,000	20	2	31,519	1,576	27,000	29,213	0.15%	1,457
25000 - Flooring									
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	47,068	10	3	50,687	5,069	32,948	38,596	0.49%	4,687
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	13,448	10	4	14,844	1,484	8,069	9,649	0.14%	1,373
460 - Tile 1,825 Sq. Ft. Clubhouse Walls & Floors	19,174	20	3	20,648	1,032	16,298	17,688	0.10%	955
730 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Replace	24,847	40	18	38,753	969	13,666	14,644	0.09%	896
760 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Refinish	13,553	10	8	16,513	1,651	2,711	4,168	0.16%	1,527
Sub-total [25000 - Flooring]	118,090			141,446	10,206	73,691	84,745	0.98%	9,437
27000 - Appliances									
780 - Miscellaneous 9 Kitchen Appliances	28,367	20	3	30,548	1,527	24,112	26,168	0.15%	1,412
781 - Miscellaneous Kitchen Appliances- 2018 Only[nr:1]	1,937	1	0	0	0	1,937	0	0.00%	0
Sub-total [27000 - Appliances]	30,304			30,548	1,527	26,049	26,168	0.15%	1,412
Sub-total Santa Rita Springs (SRS)	1,369,755			1,461,529	118,522	1,083,281	1,039,351	11.34%	109,596
00080 - Canoa Ranch (CR)									
01000 - Paving									
148 - Asphalt: Sealing 64,068 Sq. Ft. Drives & Parking	10,425	5	0	10,425	2,085	10,425	2,137	0.20%	1,928
248 - Asphalt: Ongoing Repairs 64,068 Sq. Ft. Drives & Parking (3%)	5,469	5	1	5,606	1,121	4,375	5,606	0.11%	1,037
254 - Asphalt: Ongoing Repairs 18,768 Sq. Ft. Seal/Crack Fill/Stripe	6,901	5	1	7,074	1,415	5,521	7,074	0.14%	1,308
342 - Asphalt: Overlay w/ Interlayer 64,068 Sq. Ft. Drives & Parking	107,698	25	15	155,979	6,239	43,079	48,572	0.60%	5,769
Sub-total [01000 - Paving]	130,494			179,084	10,860	63,401	63,389	1.04%	10,042
02000 - Concrete									
418 - Pool Deck 2,650 Sq. Ft. Pool Area Concrete (7.5%)	4,176	5	4	4,610	922	835	1,712	0.09%	853

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
03000 - Painting: Exterior									
142 - Stucco 14,760 Sq. Ft. Building Exterior Surfaces	12,625	10	0	12,625	1,263	12,625	1,294	0.12%	1,167
406 - Wrought Iron 614 Lin. Ft. Metal Fencing & Railings	5,806	4	3	6,252	1,563	1,451	2,975	0.15%	1,445
Sub-total [03000 - Painting: Exterior]	18,431			18,877	2,826	14,076	4,270	0.27%	2,613
03500 - Painting: Interior									
142 - Building 26,200 Sq. Ft. All Interior Spaces	20,645	10	3	22,232	2,223	14,451	16,929	0.21%	2,056
04000 - Structural Repairs									
300 - Trellis 3 Shade Structures	27,675	15	8	33,719	2,248	12,915	15,129	0.22%	2,079
606 - Metal Railings 350 Lin. Ft. Parking & Pickleball	9,193	20	10	11,768	588	4,596	5,183	0.06%	544
912 - Doors 3 Pool East Patio Doors	50,430	20	10	64,555	3,228	25,215	28,430	0.31%	2,985
Sub-total [04000 - Structural Repairs]	87,298			110,042	6,064	42,726	48,741	0.58%	5,607
05000 - Roofing									
200 - Low Slope: BUR 133 Squares- Building Roof	41,920	20	10	53,661	2,683	20,960	23,632	0.26%	2,481
612 - Pitched: Tile 45 Squares- Building Roof	28,367	30	20	46,482	1,549	9,456	10,661	0.15%	1,433
Sub-total [05000 - Roofing]	70,287			100,143	4,232	30,416	34,294	0.41%	3,914
08000 - Rehab									
226 - Restrooms 2 Locker Rooms	30,750	20	10	39,363	1,968	15,375	17,335	0.19%	1,820
236 - Restrooms Companion Restroom Remodel	15,375	20	5	17,395	870	11,531	12,608	0.08%	804
Sub-total [08000 - Rehab]	46,125			56,758	2,838	26,906	29,943	0.27%	2,624

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
12000 - Pool									
136 - Resurface 256 Lin. Ft. Pool	37,654	12	10	48,201	4,017	6,276	9,649	0.38%	3,714
412 - ADA Chair Lift 2 Pool & Spa ADA Chairs	17,650	10	2	18,544	1,854	14,120	16,283	0.18%	1,715
736 - Equipment: Replacement Pool & Spa Equipment (50%)	17,524	5	2	18,412	3,682	10,515	14,370	0.35%	3,405
737 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	620	1	0	0	0	620	0	0.00%	0
Sub-total [12000 - Pool]	73,449			85,156	9,553	31,531	40,302	0.91%	8,834
14000 - Recreation									
250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	15,000	1	0	15,000	15,000	15,000	15,375	1.44%	13,870
350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	6,000	1	0	6,000	6,000	6,000	6,150	0.57%	5,548
Sub-total [14000 - Recreation]	21,000			21,000	21,000	21,000	21,525	2.01%	19,418
17000 - Tennis Court									
708 - Screen Pickleball Court Windscreens	2,050	5	1	2,101	420	1,640	2,101	0.04%	389
17500 - Basketball / Sport Court									
220 - Seal & Striping 11,204 Sq. Ft. Pickleball & Basketball Courts	10,594	7	1	10,859	1,551	9,081	10,859	0.15%	1,434
420 - Overlay 11,204 Sq. Ft. Pickleball & Basketball Courts	32,371	21	14	45,739	2,178	10,790	12,640	0.21%	2,014
Sub-total [17500 - Basketball / Sport Court]	42,965			56,598	3,729	19,871	23,499	0.36%	3,448
19000 - Fencing									
100 - Chain Link 788 Lin. Ft. Pickleball & Basketball Courts	24,837	30	22	42,758	1,425	6,623	7,637	0.14%	1,318
230 - Wrought Iron: 6' 264 Lin. Ft. Patio Perimeter	9,985	30	20	16,362	545	3,328	3,753	0.05%	504
Sub-total [19000 - Fencing]	34,822			59,120	1,971	9,952	11,390	0.19%	1,822

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)									
23000 - Mechanical Equipment									
100 - HVAC 435 Lin. Ft. [5] Pool Area Fabric Ducts	15,996	18	8	19,489	1,083	8,887	10,020	0.10%	1,001
236 - HVAC 6 Rooftop HVAC Units- 2008	55,200	15	5	62,454	4,164	36,800	41,492	0.40%	3,850
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	15,759	15	5	17,830	1,189	10,506	11,846	0.11%	1,099
Sub-total [23000 - Mechanical Equipment]	86,955			99,773	6,435	56,193	63,357	0.62%	5,950
24600 - Safety / Access									
250 - Fire Control Misc Fire Alarm System	18,000	20	10	23,042	1,152	9,000	10,148	0.11%	1,065
25000 - Flooring									
270 - Carpeting 660 Sq. Yds. All Spaces	18,364	10	0	18,364	1,836	18,364	1,882	0.18%	1,698
470 - Tile 2,231 Sq. Ft. Clubhouse Walls & Floors	26,772	20	3	28,831	1,442	22,756	24,697	0.14%	1,333
Sub-total [25000 - Flooring]	45,136			47,195	3,278	41,120	26,579	0.31%	3,031
Sub-total Canoa Ranch (CR)	701,833			885,731	77,504	383,118	398,178	7.42%	71,667
00090 - Abrego South (ABS)									
01000 - Paving									
400 - Asphalt: Major Repairs 18,768 Sq. Ft. Parking Lot	98,591	25	6	114,335	4,573	74,929	80,844	0.44%	4,229
02000 - Concrete									
442 - Pool Deck 5,565 Sq. Ft. Pool Area Concrete (5%)	5,847	5	1	5,993	1,199	4,677	5,993	0.11%	1,108
03000 - Painting: Exterior									
200 - Surface Restoration 7,191 Sq. Ft. Exterior Surfaces	7,555	10	3	8,136	814	5,289	6,195	0.08%	752
04000 - Structural Repairs									
300 - Trellis 2 Volleyball Shade Canopies	23,780	20	19	38,016	1,901	1,189	2,437	0.18%	1,758
05000 - Roofing									
372 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	25,740	20	13	35,483	1,774	9,009	10,554	0.17%	1,641

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00090 - Abrego South (ABS)									
08000 - Rehab									
236 - Bathrooms 2 Locker Rooms	17,861	20	8	21,761	1,088	10,716	11,900	0.10%	1,006
342 - Restrooms 2 Clubhouse Restrooms	6,304	20	9	7,873	394	3,467	3,877	0.04%	364
Sub-total [08000 - Rehab]	24,164			29,634	1,482	14,183	15,776	0.14%	1,370
12000 - Pool									
140 - Resurface 170 Lin. Ft. Pool	21,433	12	8	26,114	2,176	7,144	9,154	0.21%	2,012
418 - ADA Chair Lift Spa ADA Lift	4,448	10	9	5,556	556	445	912	0.05%	514
422 - ADA Chair Lift Pool ADA Lift	4,448	10	3	4,791	479	3,114	3,648	0.05%	443
642 - Deck: Re-Surface 5,565 Sq. Ft. Pool Area Decking	43,850	10	6	50,853	5,085	17,540	22,473	0.49%	4,702
742 - Equipment: Replacement Pool & Spa Equipment (50%)	15,003	5	1	15,378	3,076	12,002	15,378	0.29%	2,844
743 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1,200	1	0	0	0	1,200	0	0.00%	0
936 - Furniture: Misc Pool Area Furnishings	6,829	6	1	7,000	1,167	5,691	7,000	0.11%	1,079
Sub-total [12000 - Pool]	97,212			109,691	12,538	47,136	58,564	1.20%	11,594
19000 - Fencing									
900 - Miscellaneous 258 Lin. Ft. Pool Perimeter Wall/Fence	6,777	20	13	9,342	467	2,372	2,778	0.04%	432
20000 - Lighting									
240 - Pole Lights 8 Shuffleboard Lights	10,086	20	8	12,289	614	6,052	6,720	0.06%	568
23000 - Mechanical Equipment									
240 - HVAC 2 Rooftop Carrier Units- 2011	10,506	15	8	12,801	853	4,903	5,743	0.08%	789
26000 - Outdoor Equipment									
900 - Miscellaneous 3,744 Sq. Ft. [12] Shuffleboard Courts	14,760	8	7	17,545	2,193	1,845	3,782	0.21%	2,028
Sub-total Abrego South (ABS)	325,018			393,264	28,409	171,584	199,388	2.72%	26,269

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00100 - Continental Vistas (CV)									
01000 - Paving									
406 - Asphalt: Major Repairs 6,726 Sq. Ft. Parking Lot	35,333	25	7	41,999	1,680	25,439	27,524	0.16%	1,553
02000 - Concrete									
448 - Pool Deck 4,748 Sq. Ft. Pool Area Concrete (6%)	5,986	5	3	6,446	1,289	2,394	3,681	0.12%	1,192
03000 - Painting: Exterior									
120 - Surface Restoration 3,600 Sq. Ft. Recreation Building & Walls	5,400	10	9	6,744	674	540	1,107	0.06%	624
05000 - Roofing									
342 - Low Slope: Vinyl 20 Squares- Pool Building Roof	10,506	20	8	12,801	640	6,304	7,000	0.06%	592
618 - Pitched: Tile 13 Squares- Pool Building Roof	8,195	30	3	8,825	294	7,375	7,840	0.03%	272
Sub-total [05000 - Roofing]	18,701			21,626	934	13,679	14,840	0.09%	864
08000 - Rehab									
242 - Bathrooms 2 Locker Rooms	60,987	20	19	97,498	4,875	3,049	6,251	0.47%	4,508
246 - Bathrooms Companion Restroom	18,000	20	19	28,776	1,439	900	1,845	0.14%	1,330
Sub-total [08000 - Rehab]	78,987			126,273	6,314	3,949	8,096	0.60%	5,838
12000 - Pool									
146 - Resurface 180 Lin. Ft. Pool	25,735	12	0	25,735	2,145	25,735	2,198	0.21%	1,983
648 - Deck: Re-Surface 4,748 Sq. Ft. Pool Area Decking	37,413	15	3	40,289	2,686	29,930	33,235	0.26%	2,484
748 - Equipment: Replacement Pool & Spa Equipment (50%)	15,948	5	1	16,347	3,269	12,759	16,347	0.31%	3,023
749 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	5,803	1	0	0	0	5,803	0	0.00%	0
942 - Furniture: Misc Pool Area Furnishings	6,829	6	2	7,175	1,196	4,553	5,833	0.11%	1,106
Sub-total [12000 - Pool]	91,728			89,546	9,296	78,780	57,614	0.89%	8,596

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00100 - Continental Vistas (CV)									
23000 - Mechanical Equipment									
244 - HVAC Rooftop Carrier Unit- 2004	6,094	15	1	6,246	416	5,687	6,246	0.04%	385
248 - HVAC 2 Rooftop Carrier Units- 2013	12,187	15	10	15,601	1,040	4,062	4,997	0.10%	962
Sub-total [23000 - Mechanical Equipment]	18,281			21,847	1,456	9,750	11,243	0.14%	1,347
25000 - Flooring									
600 - Vinyl Sport Flooring	16,739	10	9	20,905	2,090	1,674	3,431	0.20%	1,933
Sub-total Continental Vistas (CV)	271,155			335,386	23,734	136,206	127,536	2.27%	21,947
00110 - Madera Vista (MV)									
01000 - Paving									
412 - Asphalt: Major Repairs 9,772 Sq. Ft. Parking Lot	51,334	25	14	72,533	2,901	22,587	25,256	0.28%	2,683
02000 - Concrete									
454 - Pool Deck 4,008 Sq. Ft. Pool Area Concrete (7.5%)	5,000	5	5	5,657	943	833	1,025	0.09%	872
03000 - Painting: Exterior									
206 - Surface Restoration 4,020 Sq. Ft. Exterior Surfaces	6,335	10	3	6,822	682	4,435	5,195	0.07%	631
04000 - Structural Repairs									
300 - Trellis Pool Shade Structure	8,200	15	13	11,304	754	1,093	1,681	0.07%	697
312 - Trellis Poo Eq Rm Shade Structure	6,150	15	13	8,478	565	820	1,261	0.05%	523
Sub-total [04000 - Structural Repairs]	14,350			19,782	1,319	1,913	2,942	0.13%	1,219
05000 - Roofing									
624 - Pitched: Tile 39 Squares- Pool Building Roof	24,585	30	3	26,475	882	22,126	23,519	0.08%	816
08000 - Rehab									
248 - Bathrooms 2 Locker Rooms	7,880	20	8	9,601	480	4,728	5,250	0.05%	444
480 - Shower Outdoor Pool Shower	8,000	15	4	8,831	589	5,867	6,560	0.06%	544
Sub-total [08000 - Rehab]	15,880			18,431	1,069	10,594	11,810	0.10%	988

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00110 - Madera Vista (MV)									
12000 - Pool									
154 - Resurface 156 Lin. Ft. Pool	19,668	12	10	25,176	2,098	3,278	5,040	0.20%	1,940
654 - Deck; Re-Surface 4,008 Sq. Ft. Pool Area Decking	31,582	15	6	36,625	2,442	18,949	21,581	0.23%	2,258
754 - Equipment: Replacement Pool & Spa Equipment (50%)	11,536	5	1	11,824	2,365	9,229	11,824	0.23%	2,187
755 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	5,020	1	0	0	0	5,020	0	0.00%	0
758 - Equipment: Replacement Dolphin #7	2,071	8	7	2,462	308	259	531	0.03%	285
948 - Furniture: Misc Pool Area Furnishings	6,829	6	1	7,000	1,167	5,691	7,000	0.11%	1,079
Sub-total [12000 - Pool]	76,705			83,087	8,379	42,425	45,975	0.80%	7,748
17000 - Tennis Court									
540 - Resurface 7,200 Sq. Ft. Tennis Court	20,802	21	1	21,322	1,015	19,812	21,322	0.10%	939
19000 - Fencing									
170 - Chain Link: 10' 360 Lin. Ft. Tennis Court Fence	6,808	30	13	9,385	313	3,858	4,187	0.03%	289
240 - Wrought Iron: 6' 380 Lin. Ft. Pool Perimeter Fence	14,373	30	8	17,512	584	10,540	11,294	0.06%	540
Sub-total [19000 - Fencing]	21,181			26,897	897	14,398	15,481	0.09%	829
20000 - Lighting									
250 - Pole Lights 4 Tennis Court Lights	6,304	20	8	7,681	384	3,782	4,200	0.04%	355
Sub-total Madera Vista (MV)	242,475			288,687	18,471	142,906	156,726	1.77%	17,080
00120 - Casa Paloma I (CPI)									
01000 - Paving									
418 - Asphalt: Major Repairs 7,128 Sq. Ft. Parking Areas	37,444	25	4	41,331	1,653	31,453	33,775	0.16%	1,529
02000 - Concrete									
460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%)	7,726	5	1	7,919	1,584	6,181	7,919	0.15%	1,465
03000 - Painting: Exterior									
212 - Surface Restoration 7,470 Sq. Ft. Exterior Surfaces	7,657	10	4	8,452	845	4,594	5,494	0.08%	782

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00120 - Casa Paloma I (CPI)									
04000 - Structural Repairs									
304 - Trellis Pool Eq Rm Shade Structure	8,200	15	12	11,028	735	1,640	2,241	0.07%	680
05000 - Roofing									
348 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	32,044	20	1	32,845	1,642	30,442	32,845	0.16%	1,519
08000 - Rehab									
254 - Bathrooms 2 Locker Rooms	38,000	20	1	38,950	1,948	36,100	38,950	0.19%	1,801
256 - Bathrooms 2 Clubhouse Restroom	16,000	20	1	16,400	820	15,200	16,400	0.08%	758
418 - Kitchen Clubhouse Kitchen	6,829	20	13	9,414	471	2,390	2,800	0.05%	435
Sub-total [08000 - Rehab]	60,829			64,764	3,238	53,690	58,150	0.31%	2,994
12000 - Pool									
160 - Resurface 200 Lin. Ft. Pool	25,215	12	10	32,277	2,690	4,203	6,461	0.26%	2,487
660 - Deck: Re-Surface 6,128 Sq. Ft. Pool Area Decking	48,287	15	10	61,811	4,121	16,096	19,798	0.39%	3,810
760 - Equipment: Replacement Pool & Spa Equipment (50%)	15,318	5	1	15,701	3,140	12,254	15,701	0.30%	2,904
954 - Furniture: Misc Pool Area Furnishings	6,829	6	1	7,000	1,167	5,691	7,000	0.11%	1,079
Sub-total [12000 - Pool]	95,649			116,789	11,117	38,243	48,960	1.06%	10,280
23000 - Mechanical Equipment									
256 - HVAC 2 Rooftop Carrier Units- 2011	8,405	15	8	10,241	683	3,922	4,595	0.07%	631
Sub-total Casa Paloma I (CPI)	257,954			293,369	21,498	170,166	193,978	2.06%	19,879
00130 - Casa Paloma II (CPII)									
01000 - Paving									
424 - Asphalt: Major Repairs 4,536 Sq. Ft. Parking Areas	23,828	25	3	25,660	1,026	20,969	22,470	0.10%	949
02000 - Concrete									
466 - Pool Deck 4,933 Sq. Ft. Pool Area Concrete (6%)	10,352	5	0	10,352	2,070	10,352	2,122	0.20%	1,914
04000 - Structural Repairs									
320 - Trellis Pool Eq Rm Shade Structure	8,200	15	13	11,304	754	1,093	1,681	0.07%	697

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00130 - Casa Paloma II (CPII)									
05000 - Roofing									
354 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	27,842	20	3	29,982	1,499	23,665	25,684	0.14%	1,386
08000 - Rehab									
260 - Bathrooms 2 Locker Rooms	38,000	20	6	44,068	2,203	26,600	29,213	0.21%	2,037
261 - Bathrooms Locker Rooms- 2018 Only[nr:1]	7,595	1	0	0	0	7,595	0	0.00%	0
424 - Kitchen Clubhouse Kitchen	6,829	20	6	7,920	396	4,780	5,250	0.04%	366
425 - Kitchen Clubhouse Kitchen- 2018 Only[nr:1]	4,425	1	0	0	0	4,425	0	0.00%	0
Sub-total [08000 - Rehab]	56,849			51,988	2,599	43,400	34,462	0.25%	2,404
12000 - Pool									
166 - Resurface 180 Lin. Ft. Pool	22,693	10	8	27,650	2,765	4,539	6,978	0.26%	2,557
666 - Deck: Re-Surface 4,933 Sq. Ft. Pool Area Decking	38,870	15	10	49,758	3,317	12,957	15,937	0.32%	3,067
766 - Equipment: Replacement Pool & Spa Equipment (50%)	15,948	5	1	16,347	3,269	12,759	16,347	0.31%	3,023
767 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	6,264	1	0	0	0	6,264	0	0.00%	0
960 - Furniture: Misc Pool Area Furnishings	6,829	6	1	7,000	1,167	5,691	7,000	0.11%	1,079
Sub-total [12000 - Pool]	90,606			100,754	10,518	42,209	46,262	1.01%	9,726
20000 - Lighting									
260 - Pole Lights 8 Shuffleboard Lights	10,086	30	3	10,862	362	9,077	9,649	0.03%	335
23000 - Mechanical Equipment									
272 - HVAC 2 Rooftop Carrier Units- 2011	8,405	15	8	10,241	683	3,922	4,595	0.07%	631
26000 - Outdoor Equipment									
304 - Shuffleboard Court Resurfacing & Recoating	7,475	10	9	9,335	934	748	1,532	0.09%	863
Sub-total Casa Paloma II (CPII)	243,642			260,478	20,445	155,436	148,458	1.96%	18,906

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00140 - Abrego North (ABN)									
01000 - Paving									
430 - Asphalt: Major Repairs 14,105 Sq. Ft. Parking Area	74,095	25	5	83,832	3,353	59,276	63,796	0.32%	3,101
02000 - Concrete									
472 - Pool Deck 4,523 Sq. Ft. Pool Area Concrete (6%)	5,702	5	3	6,141	1,228	2,281	3,507	0.12%	1,136
03000 - Painting: Exterior									
218 - Surface Restoration 5,892 Sq. Ft. Exterior Surfaces	6,190	10	8	7,542	754	1,238	1,904	0.07%	697
04000 - Structural Repairs									
324 - Trellis Pool Eq Rm Shade Structure	8,200	15	13	11,304	754	1,093	1,681	0.07%	697
328 - Trellis 3 Pool Shade Structure	24,600	15	13	33,911	2,261	3,280	5,043	0.22%	2,090
Sub-total [04000 - Structural Repairs]	32,800			45,215	3,014	4,373	6,724	0.29%	2,787
05000 - Roofing									
360 - Low Slope: Vinyl 21 Squares- Pool Building Roof	11,032	20	8	13,441	672	6,619	7,350	0.06%	621
08000 - Rehab									
238 - Restrooms Companion Restroom Remodel	15,375	20	5	17,395	870	11,531	12,608	0.08%	804
266 - Bathrooms 2 Locker Rooms	12,607	20	8	15,361	768	7,565	8,400	0.07%	710
270 - General 795 Sq. Ft. Recreation Room New Tile	8,770	20	19	14,021	701	439	899	0.07%	648
Sub-total [08000 - Rehab]	36,753			46,777	2,339	19,534	21,906	0.22%	2,163
12000 - Pool									
172 - Resurface 180 Lin. Ft. Pool	22,693	10	8	27,650	2,765	4,539	6,978	0.26%	2,557
400 - ADA Chair Lift 2 Pool & Spa	12,000	10	9	14,986	1,499	1,200	2,460	0.14%	1,386
772 - Equipment: Replacement Pool & Spa Equipment (50%)	15,948	5	3	17,175	3,435	6,379	9,808	0.33%	3,176
773 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	4,120	1	0	0	0	4,120	0	0.00%	0
966 - Furniture: Misc Pool Area Furnishings	5,778	6	4	6,378	1,063	1,926	2,961	0.10%	983
Sub-total [12000 - Pool]	60,540			66,189	8,762	18,164	22,208	0.84%	8,102

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00140 - Abrego North (ABN)									
23000 - Mechanical Equipment									
400 - HVAC	7,670	15	2	8,058	537	6,647	7,337	0.05%	497
2 Rooftop Rheem Units- 2005									
Sub-total Abrego North (ABN)	234,783			277,196	20,660	118,133	134,732	1.98%	19,104
00144 - Facility Maintenance Shop (FMS)									
01000 - Paving									
120 - Asphalt: State Spec. Slurry Parking Area	10,250	5	1	10,506	2,101	8,200	10,506	0.20%	1,943
200 - Asphalt: Ongoing Repairs Pulverization/Replacement[nr:1]	19,655	30	0	0	0	19,655	0	0.00%	0
300 - Asphalt: Overlay w/ Interlayer Parking Area	16,400	20	18	25,578	1,279	1,640	2,522	0.12%	1,183
Sub-total [01000 - Paving]	46,305			36,085	3,380	29,495	13,028	0.32%	3,126
03000 - Painting: Exterior									
350 - Touch-Up Doors, Trim, Metal	3,075	6	2	3,231	538	2,050	2,627	0.05%	498
400 - Wrought Iron 800 Lin. Ft. Perimeter Fence	7,380	6	2	7,754	1,292	4,920	6,304	0.12%	1,195
920 - Power Washing FMS Building	1,230	6	2	1,292	215	820	1,051	0.02%	199
Sub-total [03000 - Painting: Exterior]	11,685			12,277	2,046	7,790	9,981	0.20%	1,892
04000 - Structural Repairs									
908 - Shed Pre-Fab Shed	5,000	15	15	7,241	453	313	342	0.04%	419
05000 - Roofing									
690 - Pitched: TBA 40 Squares- FMS Roofing	32,800	30	9	40,963	1,365	22,960	24,655	0.13%	1,263
08000 - Rehab									
100 - General Common Areas	15,375	20	2	16,153	808	13,838	14,971	0.08%	747
220 - Bathrooms 2 Placeholder	30,750	20	2	32,307	1,615	27,675	29,943	0.15%	1,494
230 - Kitchen Placeholder	20,500	20	2	21,538	1,077	18,450	19,962	0.10%	996
Sub-total [08000 - Rehab]	66,625			69,998	3,500	59,963	64,876	0.33%	3,236

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00144 - Facility Maintenance Shop (FMS)									
19000 - Fencing									
200 - Wrought Iron 800 Lin. Ft. Perimeter- 13 GA Metal	22,768	30	0	22,768	759	22,768	778	0.07%	702
23000 - Mechanical Equipment									
200 - HVAC 2 Units- 2017 Replacements (Bryant)	24,600	15	14	34,759	2,317	1,640	3,362	0.22%	2,143
Sub-total Facility Maintenance Shop (FMS)	209,783			224,090	13,820	144,928	117,021	1.32%	12,780
00150 - General									
22000 - Office Equipment									
100 - Miscellaneous Contex Scanner	6,150	5	3	6,623	1,325	2,460	3,782	0.13%	1,225
110 - Miscellaneous HP Plotter	3,075	5	3	3,311	662	1,230	1,891	0.06%	612
Sub-total [22000 - Office Equipment]	9,225			9,934	1,987	3,690	5,673	0.19%	1,837
24500 - Audio / Visual									
260 - PA System 5 Various Locations (33%)	25,625	8	6	29,717	3,715	6,406	9,850	0.36%	3,435

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00150 - General									
30000 - Miscellaneous									
200 - Maintenance Equipment Vermeer Chipper	7,880	20	8	9,601	480	4,728	5,250	0.05%	444
700 - Trailer Utility Trailer	5,253	15	3	5,657	377	4,203	4,667	0.04%	349
710 - Trailer Landscaping Trailer	5,253	15	4	5,798	387	3,852	4,308	0.04%	357
804 - Vehicle Vehicle 10- 2005 Ford E250 Van	34,145	10	0	34,145	3,415	34,145	3,500	0.33%	3,157
820 - Vehicle Vehicle 17- 2009 Ford E150 Van	28,892	10	1	29,614	2,961	26,003	29,614	0.28%	2,738
824 - Vehicle Vehicle 18- 2011 Ford F150 Pickup	31,519	10	3	33,942	3,394	22,063	25,845	0.32%	3,139
832 - Vehicle 3 Vehicles 20, 21 & 23- Ford Transit Connects	78,797	10	5	89,151	8,915	39,398	48,460	0.85%	8,244
836 - Vehicle Vehicle 24- 2005 Ford F250 Pickup	36,772	10	0	36,772	3,677	36,772	3,769	0.35%	3,400
840 - Vehicle Vehicle 25- 2005 Chevy Silverado 2500 HD	36,772	10	1	37,691	3,769	33,095	37,691	0.36%	3,485
844 - Vehicle Vehicle 26- 2016 Ford Fiesta	18,386	10	8	22,401	2,240	3,677	5,654	0.21%	2,071
848 - Vehicle Vehicle 27- 2011 Ford Ranger	15,375	10	3	16,557	1,656	10,763	12,608	0.16%	1,531
852 - Vehicle 2 Vehicles 29, 30- 2016 Ram Promaster City Vans	61,500	10	8	74,932	7,493	12,300	18,911	0.72%	6,929
856 - Vehicle 3 Vehicles 31, 32, 33- 2016 Ram 1500 Pickups	104,550	10	8	127,384	12,738	20,910	32,149	1.22%	11,779
860 - Vehicle Vehicle 34- 2017 Ram 1500 Pickup	36,900	10	9	46,083	4,608	3,690	7,565	0.44%	4,261
866 - Vehicle Vehicle 36- 2017 Ford Escape	13,309	10	9	16,621	1,662	1,331	2,728	0.16%	1,537
868 - Vehicle Vehicle 37- 2018 Ford F150 Supercrew	34,018	10	0	34,018	3,402	34,018	3,487	0.33%	3,146
872 - Vehicle Vehicle 38- Purchase in 2018 after Loss- Ford F150	36,310	10	10	46,480	4,225	3,301	3,722	0.40%	3,907
874 - Vehicle Vehicle 39- Ford F250 PU	34,839	10	0	34,839	3,484	34,839	3,571	0.33%	3,222
Sub-total [30000 - Miscellaneous]	620,470			701,688	68,884	329,088	253,498	6.59%	63,697
Sub-total General	655,320			741,340	74,586	339,184	269,021	7.14%	68,969

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2018 Fully Funded Balance</i>	<i>2019 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2019 Line Item Contribution based on Cash Flow Method</i>
						[A]	[B]		
Totals	11,273,925			13,185,146	1,045,026	6,995,670	7,258,858	100.00%	966,323
						[EndBal] [A]	[EndBal] [B]		
Percent Funded						93.37%	80.37%		

00010 - Member Services Center (MSC)

01000 - Paving

100 - Asphalt: Sealing	Useful Life 5	Remaining Life 4
27,762 Sq. Ft. 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 2022	Future Cost \$6,439

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

2017- \$4,000 expended for a follow-up seal coat from 2016.
In 2016, the north and south parking lots are in need of sealing and restriping.

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

200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4
27,762 Sq. Ft. Parking Lots (5.6%)	Quantity 27,762	Unit of Measure Square Feet
	Cost /SqFt \$3.41	Qty * \$/SqFt \$94,794
	% Included 5.60%	Total Cost/Study \$5,308
Summary	Replacement Year 2022	Future Cost \$5,860

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.

In 2016, there is alligator type cracking and moderate linear cracking throughout the paved surfaces.

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

300 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 4
14,965 Sq. Ft. South Parking & Maintenance	Quantity 14,965	Unit of Measure Square Feet
	Cost /SqFt \$1.68	
	% Included 100.00%	Total Cost/Study \$25,156
Summary	Replacement Year 2022	Future Cost \$27,768

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.

348 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 9
12,797 Sq. Ft. North Parking Lot (50%)	Quantity 12,797	Unit of Measure Square Feet
	Cost /SqFt \$1.68	Qty * \$/SqFt \$21,512
	% Included 50.00%	Total Cost/Study \$10,756
Summary	Replacement Year 2027	Future Cost \$13,433

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.

00010 - Member Services Center (MSC)

03000 - Painting: Exterior

100 - Stucco	Useful Life 10	Remaining Life 0
9,085 Sq. Ft. Building Exterior & Wall Surfaces	Quantity 9,085	Unit of Measure Square Feet
	Cost /SqFt \$1.02	
	% Included 100.00%	Total Cost/Study \$9,312
Summary	Replacement Year 2018	Future Cost \$9,312

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

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

03500 - Painting: Interior

100 - Building	Useful Life 10	Remaining Life 8
14,600 Sq. Ft. All Interior Spaces	Quantity 14,600	Unit of Measure Square Feet
	Cost /SqFt \$0.788	
	% Included 100.00%	Total Cost/Study \$11,504
Summary	Replacement Year 2026	Future Cost \$14,017

This is to prepare and paint all interior walls.

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

05000 - Roofing

300 - Low Slope: Vinyl	Useful Life 20	Remaining Life 3
79 Squares- Building Roof	Quantity 79	Unit of Measure Squares
	Cost /Sqrs \$525	
	% Included 100.00%	Total Cost/Study \$41,500
Summary	Replacement Year 2021	Future Cost \$44,691

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.

08000 - Rehab

300 - Restrooms	Useful Life 20	Remaining Life 18
3 Main Building & Maintenance Restrooms	Quantity 3	Unit of Measure Room
	Cost /Rm \$3,887	
	% Included 100.00%	Total Cost/Study \$11,662
Summary	Replacement Year 2036	Future Cost \$18,189

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

2016- remodeled

00010 - Member Services Center (MSC)

08000 - Rehab

400 - Kitchen	Useful Life 20	Remaining Life 4	
Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$6,724		
	% Included 100.00%	Total Cost/Study \$6,724	
Summary	Replacement Year 2022	Future Cost \$7,422	

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

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

22000 - Office Equipment

100 - Miscellaneous	Useful Life 8	Remaining Life 2	
Printers & Copiers	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$14,709		
	% Included 100.00%	Total Cost/Study \$14,709	
Summary	Replacement Year 2020	Future Cost \$15,453	

This is to replace miscellaneous office equipment.

200 - Computers, Misc.	Useful Life 1	Remaining Life 0	
5 -IT Servers- Repl 1x Year (20%)	Quantity 5	Unit of Measure Items	
	Cost /Itm \$12,000	Qty * \$/Itm \$60,000	
	% Included 20.00%	Total Cost/Study \$12,000	
Summary	Replacement Year 2018	Future Cost \$12,000	

This is to replace the IT server.

2018- Quantity revised per actual to five, with one server being replaced every year.

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

240 - Computers, Misc.	Useful Life 1	Remaining Life 1	
Office Computer Work Stations	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$18,500		
	% Included 100.00%	Total Cost/Study \$18,500	
Summary	Replacement Year 2019	Future Cost \$18,963	

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

2018- \$11,515 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 expended and included iPads.

241 - Computers, Misc.	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Office Computer Work Stations- 2018 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$11,515		
	% Included 100.00%	Total Cost/Study \$11,515	
Summary	Replacement Year 2018	Future Cost \$11,515	

2018- \$27,756 expended and included iPads.

00010 - Member Services Center (MSC)

22000 - Office Equipment

360 - Telephone Equipment	Useful Life 12	Remaining Life 4	
Telephone System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$21,538	
	% Included	100.00%	Total Cost/Study \$21,538
Summary	Replacement Year	2022	Future Cost \$23,774

This is to replace phone equipment.

23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 7	
3 Rooftop Carrier Units- 2010	Quantity 3	Unit of Measure	Items
	Cost /Itm	\$6,094	
	% Included	100.00%	Total Cost/Study \$18,281
Summary	Replacement Year	2025	Future Cost \$21,730

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

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

280 - HVAC	Useful Life 15	Remaining Life 14	
Rooftop Carrier Unit- 2002	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$5,253	
	% Included	100.00%	Total Cost/Study \$5,253
Summary	Replacement Year	2032	Future Cost \$7,423

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- Shop- Carrier- 4T

2018- Replaced in 2017 per client in 2018.

348 - HVAC	Useful Life 15	Remaining Life 10	
3 IT Room Trane & Gree Units- 2013	Quantity 3	Unit of Measure	Items
	Cost /Itm	\$2,311	
	% Included	100.00%	Total Cost/Study \$6,934
Summary	Replacement Year	2028	Future Cost \$8,876

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

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

00010 - Member Services Center (MSC)

23000 - Mechanical Equipment

376 - HVAC	Useful Life 15	Remaining Life 0
Marvair Unit- 2018	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,242	
	% Included 100.00%	Total Cost/Study \$6,242
Summary	Replacement Year 2018	Future Cost \$6,242

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

Marvair Unit

2018- Replaced the Bard Unit with Marvair Unit for \$6,242.

25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 8
475 Sq. Yds. Hallways, Lobby, Offices	Quantity 475	Unit of Measure Square Yard
	Cost /SqYd \$33.62	
	% Included 100.00%	Total Cost/Study \$15,969
Summary	Replacement Year 2026	Future Cost \$19,457

This is to replace the carpeting.

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

400 - Tile	Useful Life 20	Remaining Life 3
725 Sq. Ft. Floors	Quantity 725	Unit of Measure Square Feet
	Cost /SqFt \$10.51	
	% Included 100.00%	Total Cost/Study \$7,617
Summary	Replacement Year 2021	Future Cost \$8,203

This is to replace the floor tile.

00020 - West Social Center (WC)

01000 - Paving

106 - Asphalt: Sealing	Useful Life 5	Remaining Life 4
43,543 Sq. Ft. Drives, North & South Parking	Quantity 43,543	Unit of Measure Square Feet
	Cost /SqFt \$0.210	
	% Included 100.00%	Total Cost/Study \$9,149
Summary	Replacement Year 2022	Future Cost \$10,099

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.

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

2017- Remaining life extended because this was done with the next component (West.)

00020 - West Social Center (WC)

01000 - Paving

112 - Asphalt: Sealing	Useful Life 5	Remaining Life 4
75,321 Sq. Ft. West Parking Lot	Quantity 75,321	Unit of Measure Square Feet
	Cost /SqFt \$0.210	
	% Included 100.00%	Total Cost/Study \$15,827
Summary	Replacement Year 2022	Future Cost \$17,470

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

2017- \$17,985 expended and this included crack sealing striping, etc. Also included the previous component (N, S Areas.)
 In 2016, the west parking lot is in need of sealing and crack fill. The striping is in fair condition.

212 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4
75,321 Sq. Ft. West Parking Lot (3%)	Quantity 75,321	Unit of Measure Square Feet
	Cost /SqFt \$3.41	Qty * \$/SqFt \$257,186
	% Included 2.50%	Total Cost/Study \$6,430
Summary	Replacement Year 2022	Future Cost \$7,097

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.

2017- Deferred as this work was done with the 2017 work on N, S, W areas.
 2016- The west parking lot is in need of crack fill.

306 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 6
43,543 Sq. Ft. Drives, North & South Parking	Quantity 43,543	Unit of Measure Square Feet
	Cost /SqFt \$1.68	
	% Included 100.00%	Total Cost/Study \$73,196
Summary	Replacement Year 2024	Future Cost \$84,885

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.

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

370 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 13
75,321 Sq. Ft. West Parking Lot	Quantity 75,321	Unit of Measure Square Feet
	Cost /SqFt \$1.68	
	% Included 100.00%	Total Cost/Study \$126,615
Summary	Replacement Year 2031	Future Cost \$174,540

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

2006- parking lot installed

00020 - West Social Center (WC)

02000 - Concrete

400 - Pool Deck	Useful Life 5	Remaining Life 2	
5,313 Sq. Ft. Pool Area Concrete (6%)	Quantity 5,313	Unit of Measure Square Feet	
	Cost /SqFt \$21.01	Qty * \$/SqFt \$111,639	
	% Included 6.00%	Total Cost/Study \$6,698	
Summary	Replacement Year 2020	Future Cost \$7,037	

This is to repair and replace deck drains and concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement. Please see the Pool components for the complete replacement.

03000 - Painting: Exterior

106 - Stucco	Useful Life 10	Remaining Life 4	
53,060 Sq. Ft. Building & Wall Exterior Surfaces	Quantity 53,060	Unit of Measure Square Feet	
	Cost /SqFt \$1.05		
	% Included 100.00%	Total Cost/Study \$55,746	
Summary	Replacement Year 2022	Future Cost \$61,533	

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

03500 - Painting: Interior

106 - Building	Useful Life 10	Remaining Life 3	
24,000 Sq. Ft. All Interior Spaces	Quantity 24,000	Unit of Measure Square Feet	
	Cost /SqFt \$0.788		
	% Included 100.00%	Total Cost/Study \$18,911	
Summary	Replacement Year 2021	Future Cost \$20,365	

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

04000 - Structural Repairs

300 - Trellis	Useful Life 15	Remaining Life 4	
Pool Shade Structure	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$12,300		
	% Included 100.00%	Total Cost/Study \$12,300	
Summary	Replacement Year 2022	Future Cost \$13,577	

This is to repair, replace and maintain the shade structure. There may be many options available on replacement. Installed in 2006.

304 - Trellis	Useful Life 15	Remaining Life 5	
Tennis Shade Structure	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$12,300		
	% Included 100.00%	Total Cost/Study \$12,300	
Summary	Replacement Year 2023	Future Cost \$13,916	

This is to repair, replace and maintain the shade structure. There may be many options available on replacement. Installed in 2008.

00020 - West Social Center (WC)

05000 - Roofing

306 - Low Slope: Vinyl	Useful Life 10	Remaining Life 1	
339 Squares- Building Flat Roofs (50%)	Quantity 339	Unit of Measure	Squares
	Cost /Sqrs \$525	Qty * \$/Sqrs	\$178,081
	% Included 50.00%	Total Cost/Study	\$89,040
Summary	Replacement Year 2019	Future Cost	\$91,266

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.

600 - Pitched: Tile	Useful Life 30	Remaining Life 18	
24 Squares- Tennis Ramada Roof	Quantity 24	Unit of Measure	Squares
	Cost /Sqrs \$630		
	% Included 100.00%	Total Cost/Study	\$15,129
Summary	Replacement Year 2036	Future Cost	\$23,596

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

900 - Miscellaneous	Useful Life 5	Remaining Life 1	
339 Squares- Roof Recoating	Quantity 339	Unit of Measure	Squares
	Cost /Sqrs \$42.02		
	% Included 100.00%	Total Cost/Study	\$14,246
Summary	Replacement Year 2019	Future Cost	\$14,603

This is to prepare and recoat the low slope roofs. All roof should be regularly inspected and repaired as indicated to ensure full life.

08000 - Rehab

100 - General	Useful Life 20	Remaining Life 8	
Tennis Ramada	Quantity 1	Unit of Measure	Building
	Cost /Bldg \$5,778		
	% Included 100.00%	Total Cost/Study	\$5,778
Summary	Replacement Year 2026	Future Cost	\$7,040

This is for a general rehab of the tennis Ramada. Includes two restrooms.

200 - Bathrooms	Useful Life 20	Remaining Life 8	
2 Locker Rooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$21,538		
	% Included 100.00%	Total Cost/Study	\$43,076
Summary	Replacement Year 2026	Future Cost	\$52,483

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

00020 - West Social Center (WC)

08000 - Rehab

306 - Restrooms	Useful Life 20	Remaining Life 3
4 Shops & Auditorium Restrooms	Quantity 4	Unit of Measure Room
	Cost /Rm \$16,022	
	% Included 100.00%	Total Cost/Study \$64,088
Summary	Replacement Year 2021	Future Cost \$69,016

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

460 - Cabinets	Useful Life 20	Remaining Life 8
2 Woodshop & Lapidary	Quantity 2	Unit of Measure Room
	Cost /Rm \$4,518	
	% Included 100.00%	Total Cost/Study \$9,035
Summary	Replacement Year 2026	Future Cost \$11,009

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

550 - Operable Wall/Partition	Useful Life 25	Remaining Life 3
320 Sq. Ft. Auditorium/Room 1	Quantity 320	Unit of Measure Square Feet
	Cost /SqFt \$42.02	
	% Included 100.00%	Total Cost/Study \$13,448
Summary	Replacement Year 2021	Future Cost \$14,482

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

10x32

12000 - Pool

100 - Resurface	Useful Life 12	Remaining Life 4
250 Lin. Ft. Pool	Quantity 250	Unit of Measure Linear Feet
	Cost /l.f. \$168	
	% Included 100.00%	Total Cost/Study \$42,025
Summary	Replacement Year 2022	Future Cost \$46,388

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

700 - Equipment: Replacement	Useful Life 5	Remaining Life 1
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$40,000	Qty * \$/LS \$40,000
	% Included 50.00%	Total Cost/Study \$20,000
Summary	Replacement Year 2019	Future Cost \$20,500

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

- 4- Pentair Triton II Commercial filters
- 3- Pentair Intelliflo Variable Speed pumps
- 2- additional spa pumps
- 4- Raypak Professional heaters (3- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

2018- \$1,200 expended for new spa jet pump.

00020 - West Social Center (WC)

12000 - Pool

701 - Equipment: Replacement 2018 Only New Spa Jet Pump	Useful Life 1 Quantity 1 Cost /LS \$1,200 % Included 100.00%	Remaining Life 0 Unit of Measure Lump Sum Total Cost/Study \$1,200	Treatment [nr:1]
Summary	Replacement Year 2018	Future Cost \$1,200	

2018- \$1,200 expended for new spa jet pump.

704 - Equipment: Replacement #8 Dolphin (50%)	Useful Life 8 Quantity 1 Cost /LS \$3,400 % Included 50.00%	Remaining Life 7 Unit of Measure Lump Sum Qty * \$/LS \$3,400 Total Cost/Study \$1,700	
Summary	Replacement Year 2025	Future Cost \$2,021	

This is to replace the #8 Dolphin as originally done in 2017.

800 - Cover 4,000 Sq. Ft. Pool Cover	Useful Life 6 Quantity 4,000 Cost /SqFt \$1.73 % Included 100.00%	Remaining Life 1 Unit of Measure Square Feet Total Cost/Study \$6,934	
Summary	Replacement Year 2019	Future Cost \$7,107	

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

900 - Furniture: Misc Pool Area Furniture	Useful Life 6 Quantity 1 Cost /LS \$11,557 % Included 100.00%	Remaining Life 1 Unit of Measure Lump Sum Total Cost/Study \$11,557	
Summary	Replacement Year 2019	Future Cost \$11,846	

This is to replace miscellaneous pool furniture.

14000 - Recreation

700 - Billiard Table 4 Tables in Billiards Room	Useful Life 25 Quantity 4 Cost /Itm \$6,838 % Included 100.00%	Remaining Life 0 Unit of Measure Items Total Cost/Study \$27,353	
Summary	Replacement Year 2018	Future Cost \$27,353	

This is to replace the billiard table.

2018-Equipment replaced with new Diamond Pro-Am Tables for \$27,353.

00020 - West Social Center (WC)

17000 - Tennis Court

100 - Reseal	Useful Life 4	Remaining Life 3	
43,200 Sq. Ft. [6] Tennis Courts	Quantity 43,200	Unit of Measure Square Feet	
	Cost /SqFt \$0.642		
	% Included 100.00%	Total Cost/Study \$27,732	
Summary	Replacement Year 2021	Future Cost \$29,865	

This is to crack fill, seal and stripe the tennis courts.

2017- courts repaired and re-coated, useful life per client. Cost reduced to reflect 2017 costing.

500 - Resurface	Useful Life 21	Remaining Life 16	
43,200 Sq. Ft. [6] Tennis Courts	Quantity 43,200	Unit of Measure Square Feet	
	Cost /SqFt \$2.89		
	% Included 100.00%	Total Cost/Study \$124,814	
Summary	Replacement Year 2034	Future Cost \$185,287	

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

600 - Lighting	Useful Life 30	Remaining Life 5	
20 Court Lights	Quantity 20	Unit of Measure Items	
	Cost /Itm \$2,942		
	% Included 100.00%	Total Cost/Study \$58,835	
Summary	Replacement Year 2023	Future Cost \$66,566	

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

17500 - Basketball / Sport Court

200 - Seal & Striping	Useful Life 8	Remaining Life 1	
12 Shuffleboard Courts [3,744 sq ft]	Quantity 12	Unit of Measure Items	
	Cost /Itm \$1,300		
	% Included 100.00%	Total Cost/Study \$15,600	
Summary	Replacement Year 2019	Future Cost \$15,990	

This is to seal and re-stripe the surface on an ongoing basis. There is approximately 3,744 sq ft of playable surface. In 2018, the component was changed to a "per court" cost for the 12 courts.

2018- Cost reduced to 1,300 each for 2019 replacement.

19000 - Fencing

120 - Chain Link: 10'	Useful Life 30	Remaining Life 9	
1,710 Lin. Ft. Tennis Court Fence	Quantity 1,710	Unit of Measure Linear Feet	
	Cost /l.f. \$36.77		
	% Included 100.00%	Total Cost/Study \$62,880	
Summary	Replacement Year 2027	Future Cost \$78,528	

This is to replace the 10' chain link fencing.

00020 - West Social Center (WC)

20000 - Lighting

200 - Pole Lights	Useful Life 20	Remaining Life 8	
15 Walkway Lights	Quantity 15	Unit of Measure	Items
	Cost /Itm \$630		
	% Included 100.00%	Total Cost/Study	\$9,456
Summary	Replacement Year 2026	Future Cost	\$11,521

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

500 - Parking Lot	Useful Life 5	Remaining Life 2	
25 Parking Lot Lights (20%)	Quantity 25	Unit of Measure	Items
	Cost /Itm \$2,627	Qty * \$/Itm	\$65,664
	% Included 20.00%	Total Cost/Study	\$13,133
Summary	Replacement Year 2020	Future Cost	\$13,798

This is to replace the parking lot lights.

23000 - Mechanical Equipment

204 - HVAC	Useful Life 15	Remaining Life 3	
2 Rooftop Carrier Units- 2006	Quantity 2	Unit of Measure	Items
	Cost /Itm \$23,114		
	% Included 100.00%	Total Cost/Study	\$46,227
Summary	Replacement Year 2021	Future Cost	\$49,782

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 lives.

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

284 - HVAC	Useful Life 15	Remaining Life 10	
2 Rooftop Carrier Units- 2013	Quantity 2	Unit of Measure	Items
	Cost /Itm \$8,405		
	% Included 100.00%	Total Cost/Study	\$16,810
Summary	Replacement Year 2028	Future Cost	\$21,518

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 lives.

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

320 - HVAC	Useful Life 15	Remaining Life 0	
Rooftop Carrier Units- Unit #4 in 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm \$13,000		
	% Included 100.00%	Total Cost/Study	\$13,000
Summary	Replacement Year 2018	Future Cost	\$13,000

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 lives.

Unit 4- Lobby (E)- Carrier- 15T in 2018 for \$13,000.

00020 - West Social Center (WC)

23000 - Mechanical Equipment

324 - HVAC	Useful Life 15	Remaining Life 1	
Rooftop Carrier Units- Unit #10 in 2019	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$13,000	
	% Included	100.00%	Total Cost/Study \$13,000
Summary	Replacement Year	2019	Future Cost \$13,325

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 lives.

Unit 10- Woodshop- Carrier- 5T, installed in 2004.

352 - HVAC	Useful Life 15	Remaining Life 6	
3 Rooftop Carrier/American Units- 2009	Quantity 3	Unit of Measure	Items
	Cost /Itm	\$7,529	
	% Included	100.00%	Total Cost/Study \$22,588
Summary	Replacement Year	2024	Future Cost \$26,196

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 lives.

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

380 - HVAC	Useful Life 15	Remaining Life 7	
Rooftop Carrier Unit- 2010	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$12,607	
	% Included	100.00%	Total Cost/Study \$12,607
Summary	Replacement Year	2025	Future Cost \$14,986

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

Unit 7- Woodshop- Carrier- 10T

404 - HVAC	Useful Life 15	Remaining Life 5	
4 Rooftop Carrier/American Units- 2008	Quantity 4	Unit of Measure	Items
	Cost /Itm	\$9,193	
	% Included	100.00%	Total Cost/Study \$36,772
Summary	Replacement Year	2023	Future Cost \$41,604

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

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

00020 - West Social Center (WC)

23000 - Mechanical Equipment

420 - HVAC	Useful Life 15	Remaining Life 4	
Tennis Ramada Carrier Unit- 2007	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$5,253	
	% Included	100.00%	Total Cost/Study \$5,253
Summary	Replacement Year	2022	Future Cost \$5,798

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 lives.

Unit 15- Tennis Ramada- Carrier- heat pump and furnace

440 - HVAC	Useful Life 15	Remaining Life 9	
4 Gree HVAC Units- 2012	Quantity 4	Unit of Measure	Items
	Cost /Itm	\$2,101	
	% Included	100.00%	Total Cost/Study \$8,405
Summary	Replacement Year	2027	Future Cost \$10,497

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

Unit 16- Green Room Lobby- Gree Indoor & Outdoor
 Unit 17- Green Room- Gree Indoor & Outdoor
 Unit 18- Green Room Men's Dressing Room- Gree Indoor & Outdoor
 Unit 19- Green Room- Women's Dressing Room- Gree Indoor & Outdoor

900 - Miscellaneous	Useful Life 15	Remaining Life 5	
Camfil Farr Dust Collector	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$18,000	
	% Included	100.00%	Total Cost/Study \$18,000
Summary	Replacement Year	2023	Future Cost \$20,365

This is to replace the Camfil Farr dust collector.

2008- installed

24000 - Furnishings

500 - Miscellaneous	Useful Life 10	Remaining Life 1	
Auditorium Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$78,000	
	% Included	100.00%	Total Cost/Study \$78,000
Summary	Replacement Year	2019	Future Cost \$79,950

This is to replace miscellaneous furnishings. This is mainly for the tables & chairs.

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

00020 - West Social Center (WC)

24500 - Audio / Visual

220 - PA System	Useful Life 10	Remaining Life 8	
Auditorium Bldg	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$52,531	
	% Included	100.00%	Total Cost/Study \$52,531
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 chnl light controller

Sound/Light Room: NSI Lite, Presonus 32, amplifiers, microphones, EIKI projector (This was moved to its own component in 2018.)

Stage: manual projection screen, auto projection screen, auto grand curtain, Rush robotic light, EIKI projector (Moved to separate line item in 2018,) 15x ETC Source 4 lights, custodian sound control box

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

Lighting closet: DLP projector, scoops/gels

2017- \$24,144 expended.

224 - PA System	Useful Life 10	Remaining Life 0	
Eiki Projector	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$10,000	
	% Included	100.00%	Total Cost/Study \$10,000
Summary	Replacement Year	2018	Future Cost \$10,000

This is to replace the EIKI projector (repl 2018.)

400 - Stage Lights	Useful Life 20	Remaining Life 3	
Stage Lighting	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$9,456	
	% Included	100.00%	Total Cost/Study \$9,456
Summary	Replacement Year	2021	Future Cost \$10,183

This is to replace various stage lighting fixtures.

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

2017- \$4,827 expended on lighting.

00020 - West Social Center (WC)

24500 - Audio / Visual

600 - Stage Curtains	Useful Life 15	Remaining Life 1	
Stage Curtains	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,983	
	% Included	100.00%	Total Cost/Study \$8,983
Summary	Replacement Year	2019	Future Cost \$9,207

This is to replace miscellaneous stage curtains.

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

740 - Piano	Useful Life 30	Remaining Life 15	
Grand Piano	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$40,000	
	% Included	100.00%	Total Cost/Study \$40,000
Summary	Replacement Year	2033	Future Cost \$57,932

This is to replace the grand piano.

2018- Added to study.

800 - Stage Risers	Useful Life 20	Remaining Life 19	
Located on Stage	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,484	
	% Included	100.00%	Total Cost/Study \$7,484
Summary	Replacement Year	2037	Future Cost \$11,964

This is to replace the stage risers.

2017- Added as a separate component and \$7,301 was expended in 2017.

24600 - Safety / Access

200 - Fire Control Misc	Useful Life 20	Remaining Life 2	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$40,000	
	% Included	100.00%	Total Cost/Study \$40,000
Summary	Replacement Year	2020	Future Cost \$42,025

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

25000 - Flooring

210 - Carpeting	Useful Life 10	Remaining Life 3	
565 Sq. Yds. West Center Carpet	Quantity 565	Unit of Measure	Square Yard
	Cost /SqYd	\$33.62	
	% Included	100.00%	Total Cost/Study \$18,995
Summary	Replacement Year	2021	Future Cost \$20,456

This is to replace the carpeting.

2018- \$3,948 expended for carpet in Billiards room only.

00020 - West Social Center (WC)

25000 - Flooring

211 - Carpeting	Useful Life 1	Remaining Life 0	Treatment [nr:1]
West Center Carpet- Billiards Rm Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,948		
	% Included 100.00%	Total Cost/Study	\$3,948
Summary	Replacement Year 2018	Future Cost	\$3,948

2018- \$3,948 expended for carpet in Billiards room only.

410 - Tile	Useful Life 20	Remaining Life 3	
1,618 Sq. Ft. Clubhouse Walls & Floors	Quantity 1,618	Unit of Measure	Square Feet
	Cost /SqFt \$13.11		
	% Included 100.00%	Total Cost/Study	\$21,205
Summary	Replacement Year 2021	Future Cost	\$22,835

This is to replace the wall and floor tile. 1,618 sq ft total with 682 removed since the 2016 update. This item was 2,300 sq ft.

2017- 682 sq ft of tile for green room moved from this component to a new component. Based on the costing in 2017, the unit cost has been increased.

414 - Tile	Useful Life 20	Remaining Life 19	
682 Sq. Ft. Green Room Dressing & Restrooms	Quantity 682	Unit of Measure	Square Feet
	Cost /SqFt \$13.11		
	% Included 100.00%	Total Cost/Study	\$8,938
Summary	Replacement Year 2037	Future Cost	\$14,289

This is to replace the wall and floor tile.

2017- 682 sq ft of tile for green room moved from this component to this component. \$8,720 expended in 2017 for the green room dressing rooms & restrooms tile.

600 - Vinyl	Useful Life 15	Remaining Life 5	
1,100 Sq. Yds. West Center Vinyl	Quantity 1,100	Unit of Measure	Square Yard
	Cost /SqYd \$36.77		
	% Included 100.00%	Total Cost/Study	\$40,449
Summary	Replacement Year 2023	Future Cost	\$45,764

This is to replace the vinyl flooring.

26000 - Outdoor Equipment

840 - Shade Structure	Useful Life 15	Remaining Life 3	
680 Sq. Ft. Pool Shade Structure	Quantity 680	Unit of Measure	Square Feet
	Cost /SqFt \$20.50		
	% Included 100.00%	Total Cost/Study	\$13,940
Summary	Replacement Year 2021	Future Cost	\$15,012

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

2006- installed

00020 - West Social Center (WC)

26000 - Outdoor Equipment

844 - Shade Structure	Useful Life 15	Remaining Life 5	
755 Sq. Ft. [3] Tennis Court Shade Structures	Quantity 755	Unit of Measure Square Feet	
	Cost /SqFt \$20.50		
	% Included 100.00%	Total Cost/Study \$15,477	
Summary	Replacement Year 2023	Future Cost \$17,511	

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

455 sq ft- south tennis courts at east side Ramada
 150 sq ft- west side north tennis courts
 150 sq ft- east side north tennis courts

2008- installed

27000 - Appliances

700 - Miscellaneous	Useful Life 5	Remaining Life 4	
25 Kitchen Appliances (10%)	Quantity 25	Unit of Measure Items	
	Cost /Itm \$2,875	Qty * \$/Itm \$71,863	
	% Included 10.00%	Total Cost/Study \$7,186	
Summary	Replacement Year 2022	Future Cost \$7,932	

This is to repair or replace miscellaneous appliances. As the following items are replaced independently, the new items should be placed into their own new category.

Manitowoc ice machine w/ B 320 bin, Auto-Chlor D2 dishwasher, Triple SS sink, Josam JA3 grease interceptor, Arctic Air R22CW8 sngl door commercial refer, Arctic Air R22CW10 sngl door commercial refer, Arctic Air sngl door commercial freezer, SS sink, GE microwave, True Display refer (Coke property), Arctic Air dbl door refer, Carter Hoffman FH-80 banquet cart, Grindmaster Cecilware Corp CL100n Triple coffee, Bunn Coffee, SS table, Carter Hoffman FH-80 banquet cart, Duke Heritage HB5HFM 5-well buffet table, 2x SS tables, Southbend CGS/28SC dbl stack convection oven, SS hood, Ansul fire, Wood block cutting table, SS table

2018- The two Wolf pieces were replaced by 2 Vulcan pieces. See related item.

2016- Southbend CGS/28SC dbl stack convection oven replaced prior oven.

702 - Miscellaneous	Useful Life 20	Remaining Life 0	
2 Vulcan 10-Burner & 6-Burner	Quantity 2	Unit of Measure Items	
	Cost /Itm \$3,239		
	% Included 100.00%	Total Cost/Study \$6,478	
Summary	Replacement Year 2018	Future Cost \$6,478	

This is to replace two Vulcan stoves. These replaced the Wolf Stoves that were in service until 2018.

Vulcan- 10 Burner

Vulcan- 6 Burner

Total Cost in 2018 was \$6,478.

00020 - West Social Center (WC)

30000 - Miscellaneous

240 - Maintenance Equipment	Useful Life 20	Remaining Life 8
3 Portable Lifts	Quantity 3	Unit of Measure Items
	Cost /Itm \$10,506	
	% Included 100.00%	Total Cost/Study \$31,519
Summary	Replacement Year 2026	Future Cost \$38,403

This is to repair and replace the portable lifts.

In 2016, the units appear to have different ages. Unit replacement will likely be spread over several years.

UpRight manlift, MN 068001-001M, SN 20642
 JLG manlift, MN SCR121097B1, SN 11292160
 Genie Industries 15' easy up lift, MN EU-15, SN 2785-354

00030 - East Social Center (EC)

01000 - Paving

118 - Asphalt: Sealing	Useful Life 5	Remaining Life 1
79,662 Sq. Ft. Parking Lot	Quantity 79,662	Unit of Measure Square Feet
	Cost /SqFt \$0.210	
	% Included 100.00%	Total Cost/Study \$16,739
Summary	Replacement Year 2019	Future Cost \$17,157

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

218 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
79,662 Sq. Ft. Parking Lot (2%)	Quantity 79,662	Unit of Measure Square Feet
	Cost /SqFt \$3.41	Qty * \$/SqFt \$272,008
	% Included 2.00%	Total Cost/Study \$5,440
Summary	Replacement Year 2019	Future Cost \$5,576

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

312 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 21
51,762 Sq. Ft. West & North Parking Lots	Quantity 51,762	Unit of Measure Square Feet
	Cost /SqFt \$1.68	
	% Included 100.00%	Total Cost/Study \$87,012
Summary	Replacement Year 2039	Future Cost \$146,144

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

2014- overlay work completed

00030 - East Social Center (EC)

01000 - Paving

354 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 13
27,900 Sq. Ft. South Parking Lot	Quantity 27,900	Unit of Measure Square Feet
	Cost /SqFt \$1.68	
	% Included 100.00%	Total Cost/Study \$46,900
Summary	Replacement Year 2031	Future Cost \$64,652

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

2006- parking lot installed.

02000 - Concrete

406 - Pool Deck	Useful Life 5	Remaining Life 1
5,661 Sq. Ft. Pool Area Concrete (6%)	Quantity 5,661	Unit of Measure Square Feet
	Cost /SqFt \$21.01	Qty * \$/SqFt \$118,952
	% Included 6.00%	Total Cost/Study \$7,137
Summary	Replacement Year 2019	Future Cost \$7,316

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement. Please see the Pool components for the complete replacement.

03000 - Painting: Exterior

112 - Stucco	Useful Life 10	Remaining Life 1
13,905 Sq. Ft. Building Exterior Painting	Quantity 13,905	Unit of Measure Square Feet
	Cost /SqFt \$1.05	
	% Included 100.00%	Total Cost/Study \$14,609
Summary	Replacement Year 2019	Future Cost \$14,974

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

2009- painting completed

03500 - Painting: Interior

112 - Building	Useful Life 10	Remaining Life 3
17,350 Sq. Ft. All Interior Spaces	Quantity 17,350	Unit of Measure Square Feet
	Cost /SqFt \$0.788	
	% Included 100.00%	Total Cost/Study \$13,671
Summary	Replacement Year 2021	Future Cost \$14,722

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

04000 - Structural Repairs

308 - Trellis	Useful Life 15	Remaining Life 6
Tennis Shade Structure	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$12,300	
	% Included 100.00%	Total Cost/Study \$12,300
Summary	Replacement Year 2024	Future Cost \$14,264

This is to repair, replace and maintain the shade structure. There may be many options available on replacement. Installed in 2009

00030 - East Social Center (EC)

05000 - Roofing

312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	Useful Life 20 Quantity 207 Cost /Sqrs \$525 % Included 50.00%	Remaining Life 4 Unit of Measure Squares Qty * \$/Sqrs \$108,740 Total Cost/Study \$54,370
Summary	Replacement Year 2022	Future Cost \$60,014

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.

366 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	Useful Life 20 Quantity 207 Cost /Sqrs \$525 % Included 50.00%	Remaining Life 7 Unit of Measure Squares Qty * \$/Sqrs \$108,740 Total Cost/Study \$54,370
Summary	Replacement Year 2025	Future Cost \$64,629

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.

906 - Miscellaneous 207 Squares- Roof Recoating	Useful Life 5 Quantity 207 Cost /Sqrs \$42.02 % Included 100.00%	Remaining Life 1 Unit of Measure Squares Total Cost/Study \$8,699
Summary	Replacement Year 2019	Future Cost \$8,917

This is to prepare and recoat the low slope roofs. All roof should be regularly inspected and repaired as indicated to ensure full life.

08000 - Rehab

206 - Bathrooms 2 Locker Rooms	Useful Life 20 Quantity 2 Cost /Rm \$28,052 % Included 100.00%	Remaining Life 4 Unit of Measure Room Total Cost/Study \$56,103
Summary	Replacement Year 2022	Future Cost \$61,928

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

207 - Bathrooms Locker Rooms- 2018 Only	Useful Life 1 Quantity 1 Cost /LS \$6,196 % Included 100.00%	Remaining Life 0 Treatment [nr:1] Unit of Measure Lump Sum Total Cost/Study \$6,196
Summary	Replacement Year 2018	Future Cost \$6,196

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

00030 - East Social Center (EC)

08000 - Rehab

216 - Bathrooms	Useful Life 20	Remaining Life 4	
Companion Restroom	Quantity 1	Unit of Measure Room	
	Cost /Rm \$8,000		
	% Included 100.00%	Total Cost/Study \$8,000	
Summary	Replacement Year 2022	Future Cost \$8,831	

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

2018- Added to study as a separate component.

312 - Restrooms	Useful Life 20	Remaining Life 4	
2 Lobby Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$9,981		
	% Included 100.00%	Total Cost/Study \$19,962	
Summary	Replacement Year 2022	Future Cost \$22,034	

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

12000 - Pool

106 - Resurface	Useful Life 12	Remaining Life 3	
165 Lin. Ft. Pool	Quantity 165	Unit of Measure Linear Feet	
	Cost /l.f. \$137		
	% Included 100.00%	Total Cost/Study \$22,536	
Summary	Replacement Year 2021	Future Cost \$24,269	

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

400 - ADA Chair Lift	Useful Life 10	Remaining Life 2	
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure Items	
	Cost /Itm \$4,623		
	% Included 100.00%	Total Cost/Study \$9,245	
Summary	Replacement Year 2020	Future Cost \$9,714	

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

606 - Deck: Re-Surface	Useful Life 15	Remaining Life 3	
5,661 Sq. Ft. Pool Area Decking	Quantity 5,661	Unit of Measure Square Feet	
	Cost /SqFt \$7.88		
	% Included 100.00%	Total Cost/Study \$44,607	
Summary	Replacement Year 2021	Future Cost \$48,037	

This is to prepare and resurface the coated deck with Kool Deck or similar product.

00030 - East Social Center (EC)

12000 - Pool

706 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$30,636	Qty * \$/LS	\$30,636
	% Included 50.00%	Total Cost/Study	\$15,318
Summary	Replacement Year 2020	Future Cost	\$16,094

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

- 3- Pentair Triton II Commercial filters
- 2- Pentair Intelliflo Variable Speed pumps
- 1- additional spa pumps
- 3- Raypak Professional heaters (2- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

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

707 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment- 2018 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,020		
	% Included 100.00%	Total Cost/Study	\$5,020
Summary	Replacement Year 2018	Future Cost	\$5,020

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

906 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furnishings	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,354		
	% Included 100.00%	Total Cost/Study	\$7,354
Summary	Replacement Year 2019	Future Cost	\$7,538

This is to replace miscellaneous pool furniture.

00030 - East Social Center (EC)

14000 - Recreation

200 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	
17 Fitness Room Cardio Machines (20%)	Quantity 17	Unit of Measure Items	
	Cost /Itm \$5,986	Qty * \$/Itm \$101,770	
	% Included 20.00%	Total Cost/Study \$20,354	
Summary	Replacement Year 2018	Future Cost \$20,354	

This is for as needed periodic replacement of the cardio equipment machines. Strength machines are provided for in another component.

Bikes (8)- Life Fitness Recumbent, Techno Gym Excite Recumbent, Techno Gym Recumbent, 2 x Schwinn Fan Spin, Sci Fit seated bike/stepper, 2 x Nustep T5 cross trainers

Elliptical Machines (2)- Precor

Rowers (2)- 2 x Concept-2

Stepper (1)- Sci Fit

Treadmills (4)- 2 x Woodway, Life Fitness, Paramount (2 Replaced in 2018)

2017- \$24,827 was expended.

300 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 0	
13 Fitness Room Strength Machines (10%)	Quantity 13	Unit of Measure Items	
	Cost /Itm \$3,846	Qty * \$/Itm \$50,000	
	% Included 10.00%	Total Cost/Study \$5,000	
Summary	Replacement Year 2018	Future Cost \$5,000	

This is for as needed periodic replacement of the strength equipment machines. Cardio machines are provided for in another component.

Cybex (12)- Leg Extension, Seated Leg Curl, Hip Abduction, Hip Adduction, Leg Press, Fly/Rear Delt, Lat Pull, Row, Chest Press, Back Extension, Abdominal, Arm Extension

Precor (1)- Abdominal

2017- \$5,473 expended.

720 - Billiard Table	Useful Life 25	Remaining Life 11	
2 Billiards Room	Quantity 2	Unit of Measure Items	
	Cost /Itm \$6,041		
	% Included 100.00%	Total Cost/Study \$12,082	
Summary	Replacement Year 2029	Future Cost \$15,853	

This is to replace the billiard tables.

17000 - Tennis Court

110 - Reseal	Useful Life 4	Remaining Life 1	
14,400 Sq. Ft. [2] Tennis Courts	Quantity 14,400	Unit of Measure Square Feet	
	Cost /SqFt \$0.946		
	% Included 100.00%	Total Cost/Study \$13,616	
Summary	Replacement Year 2019	Future Cost \$13,957	

This is to crack fill, seal and stripe the tennis courts.

2014- Tennis courts repaired and re-coated

00030 - East Social Center (EC)

17000 - Tennis Court

510 - Resurface	Useful Life 21	Remaining Life 9
14,400 Sq. Ft. [2] Tennis Courts	Quantity 14,400	Unit of Measure Square Feet
	Cost /SqFt \$2.89	
	% Included 100.00%	Total Cost/Study \$41,605
Summary	Replacement Year 2027	Future Cost \$51,959

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

700 - Screen	Useful Life 5	Remaining Life 2
Pickleball Windscreens	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,050	
	% Included 100.00%	Total Cost/Study \$2,050
Summary	Replacement Year 2020	Future Cost \$2,154

This is to replace the court perimeter windscreen. Installed in 2015.

17500 - Basketball / Sport Court

210 - Seal & Striping	Useful Life 2	Remaining Life 1
15,330 Sq. Ft. [7] Pickleball Courts	Quantity 15,330	Unit of Measure Square Feet
	Cost /SqFt \$0.946	
	% Included 100.00%	Total Cost/Study \$14,495
Summary	Replacement Year 2019	Future Cost \$14,858

This is to seal and re-stripe the Pickleball court surfaces on an ongoing basis.

2017- Pickleball courts recoated for \$5,199.

400 - Overlay	Useful Life 21	Remaining Life 18
8,840 Sq. Ft. [4] Pickleball Courts	Quantity 8,840	Unit of Measure Square Feet
	Cost /SqFt \$2.89	
	% Included 100.00%	Total Cost/Study \$25,541
Summary	Replacement Year 2036	Future Cost \$39,835

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

430 - Overlay	Useful Life 21	Remaining Life 11
6,490 Sq. Ft. [3] Pickleball Courts	Quantity 6,490	Unit of Measure Square Feet
	Cost /SqFt \$2.89	
	% Included 100.00%	Total Cost/Study \$18,751
Summary	Replacement Year 2029	Future Cost \$24,603

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

19000 - Fencing

110 - Chain Link: 6'	Useful Life 30	Remaining Life 27
873 Lin. Ft. Pickleball Court Fencing	Quantity 873	Unit of Measure Linear Feet
	Cost /l.f. \$21.01	
	% Included 100.00%	Total Cost/Study \$18,344
Summary	Replacement Year 2045	Future Cost \$35,730

This is to replace the 6' and 4' chain link fencing.

00030 - East Social Center (EC)

19000 - Fencing

130 - Chain Link: 10'	Useful Life 30	Remaining Life 13
540 Lin. Ft. Tennis Court Fence	Quantity 540	Unit of Measure Linear Feet
	Cost /l.f. \$37.82	
	% Included 100.00%	Total Cost/Study \$20,424
Summary	Replacement Year 2031	Future Cost \$28,155

This is to replace the 10' chain link fencing.

200 - Wrought Iron: 5'	Useful Life 30	Remaining Life 8
415 Lin. Ft. Pool Perimeter Fence	Quantity 415	Unit of Measure Linear Feet
	Cost /l.f. \$35.72	
	% Included 100.00%	Total Cost/Study \$14,824
Summary	Replacement Year 2026	Future Cost \$18,062

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

20000 - Lighting

510 - Parking Lot	Useful Life 30	Remaining Life 3
7 Parking Lot Lights	Quantity 7	Unit of Measure Items
	Cost /Itm \$2,627	
	% Included 100.00%	Total Cost/Study \$18,386
Summary	Replacement Year 2021	Future Cost \$19,800

This is to replace the parking lot lights.

23000 - Mechanical Equipment

288 - HVAC	Useful Life 15	Remaining Life 0
4 Rooftop Carrier Units- 2001	Quantity 4	Unit of Measure Items
	Cost /Itm \$5,332	
	% Included 100.00%	Total Cost/Study \$21,328
Summary	Replacement Year 2018	Future Cost \$21,328

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 lives.

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

324 - HVAC	Useful Life 15	Remaining Life 6
Rooftop Carrier Unit- 2009	Quantity 1	Unit of Measure Items
	Cost /Itm \$12,607	
	% Included 100.00%	Total Cost/Study \$12,607
Summary	Replacement Year 2024	Future Cost \$14,621

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

- Unit 3- Auditorium- Carrier- 10T

00030 - East Social Center (EC)

23000 - Mechanical Equipment

356 - HVAC	Useful Life 15	Remaining Life 3
Rooftop Carrier Unit- 2006	Quantity 1	Unit of Measure Items
	Cost /Itm \$12,607	
	% Included 100.00%	Total Cost/Study \$12,607
Summary	Replacement Year 2021	Future Cost \$13,577

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

Unit 4- Auditorium- Carrier- 10T

384 - HVAC	Useful Life 15	Remaining Life 5
Rooftop Carrier Unit- 2008	Quantity 1	Unit of Measure Items
	Cost /Itm \$12,607	
	% Included 100.00%	Total Cost/Study \$12,607
Summary	Replacement Year 2023	Future Cost \$14,264

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

Unit 8- Lounge- Carrier- 10T

408 - HVAC	Useful Life 15	Remaining Life 8
5 Rooftop Carrier Units- 2011	Quantity 5	Unit of Measure Items
	Cost /Itm \$5,211	
	% Included 100.00%	Total Cost/Study \$26,055
Summary	Replacement Year 2026	Future Cost \$31,746

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 lives.

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

424 - HVAC	Useful Life 15	Remaining Life 0
2 Rooftop Carrier Units- 2002	Quantity 2	Unit of Measure Items
	Cost /Itm \$4,202	
	% Included 100.00%	Total Cost/Study \$8,405
Summary	Replacement Year 2018	Future Cost \$8,405

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 lives.

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

00030 - East Social Center (EC)

24000 - Furnishings

520 - Miscellaneous	Useful Life 10	Remaining Life 4	
Folding Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$27,842	
	% Included	100.00%	Total Cost/Study \$27,842
Summary	Replacement Year	2022	Future Cost \$30,732

This is to replace the auditorium folding tables and chairs.

2017- \$5,188 expended for 8- 6' Tables & 50- Card Tables.

24500 - Audio / Visual

300 - PA System	Useful Life 20	Remaining Life 13	
Sound Rack- Sound System	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$7,013	
	% Included	100.00%	Total Cost/Study \$7,013
Summary	Replacement Year	2031	Future Cost \$9,668

This is to replace the sound system.

2017- information per client
 2011- \$5,900 expended for purchase

740 - Piano	Useful Life 25	Remaining Life 12	
East Auditorium- Upright Piano	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$8,960	
	% Included	100.00%	Total Cost/Study \$8,960
Summary	Replacement Year	2030	Future Cost \$12,051

This is to replace the Yamaha upright piano and dolly.

model- T121
 serial #- 6087442

2017- information per client
 2005- \$6,500 expended for purchase

24600 - Safety / Access

100 - Fire Equipment	Useful Life 20	Remaining Life 3	
Alarm & Sprinkler System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$18,000	
	% Included	100.00%	Total Cost/Study \$18,000
Summary	Replacement Year	2021	Future Cost \$19,384

This is to repair and replace firefighting mechanical equipment.

2018- Added as a component. Should have been in earlier studies.

00030 - East Social Center (EC)

25000 - Flooring

220 - Carpeting	Useful Life 10	Remaining Life 3
850 Sq. Yds. East Center Carpet	Quantity 850	Unit of Measure Square Yard
	Cost /SqYd \$33.62	
	% Included 100.00%	Total Cost/Study \$28,577
Summary	Replacement Year 2021	Future Cost \$30,774

This is to replace the carpeting.

420 - Tile	Useful Life 20	Remaining Life 3
4,200 Sq. Ft. Clubhouse Walls & Floors	Quantity 4,200	Unit of Measure Square Feet
	Cost /SqFt \$10.51	
	% Included 100.00%	Total Cost/Study \$44,126
Summary	Replacement Year 2021	Future Cost \$47,519

This is to replace the wall and floor tile.

2018- 200 sq ft added at fitness center and the component was increased by this amount.

610 - Vinyl	Useful Life 15	Remaining Life 3
160 Sq. Yds. Art Room, Lobby, Kitchen	Quantity 160	Unit of Measure Square Yard
	Cost /SqYd \$36.77	
	% Included 100.00%	Total Cost/Study \$5,883
Summary	Replacement Year 2021	Future Cost \$6,336

This is to replace the vinyl flooring.

27000 - Appliances

720 - Miscellaneous	Useful Life 12	Remaining Life 4
8 Kitchen Appliances	Quantity 8	Unit of Measure Items
	Cost /Itm \$1,928	
	% Included 100.00%	Total Cost/Study \$15,423
Summary	Replacement Year 2022	Future Cost \$17,024

This is to repair or replace miscellaneous appliances.

Bunn Coffee snlg brewer, Amana Distinctions range, Maytag microwave, Manitowoc UY0140A-161B SN 310283308 ice maker, Moyer Diebel 401LT SN W6128 under counter commercial dishwasher, Duke E101-E dbl door convection oven, GE 22 CF refer, Vollrath 38710 4-pan buffet cart

00040 - Las Campanas (LC)

01000 - Paving

124 - Asphalt: Sealing	Useful Life 5	Remaining Life 4
70,468 Sq. Ft. Parking Lot	Quantity 70,468	Unit of Measure Square Feet
	Cost /SqFt \$0.218	
	% Included 100.00%	Total Cost/Study \$15,370
Summary	Replacement Year 2022	Future Cost \$16,965

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.

00040 - Las Campanas (LC)

01000 - Paving

224 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4
70,468 Sq. Ft. Parking Lot (3%)	Quantity 70,468	Unit of Measure Square Feet
	Cost /SqFt \$3.41	Qty * \$/SqFt \$240,615
	% Included 2.50%	Total Cost/Study \$6,015
Summary	Replacement Year 2022	Future Cost \$6,640

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

2017- Remaining life extended due to seal work done in 2017.

318 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 3
26,000 Sq. Ft. North Parking Lot	Quantity 26,000	Unit of Measure Square Feet
	Cost /SqFt \$1.68	
	% Included 100.00%	Total Cost/Study \$43,706
Summary	Replacement Year 2021	Future Cost \$47,067

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.

364 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 17
44,468 Sq. Ft. East Parking Lot	Quantity 44,468	Unit of Measure Square Feet
	Cost /SqFt \$1.68	
	% Included 100.00%	Total Cost/Study \$74,751
Summary	Replacement Year 2035	Future Cost \$113,742

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

02000 - Concrete

412 - Pool Deck	Useful Life 5	Remaining Life 1
4,731 Sq. Ft. Pool Area Concrete (7.5%)	Quantity 4,731	Unit of Measure Square Feet
	Cost /SqFt \$21.01	Qty * \$/SqFt \$99,410
	% Included 7.50%	Total Cost/Study \$7,456
Summary	Replacement Year 2019	Future Cost \$7,642

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement. Please see the Pool components for the complete replacement.

03000 - Painting: Exterior

118 - Stucco	Useful Life 10	Remaining Life 3
18,180 Sq. Ft. Exterior Building Surfaces	Quantity 18,180	Unit of Measure Square Feet
	Cost /SqFt \$1.05	
	% Included 100.00%	Total Cost/Study \$19,100
Summary	Replacement Year 2021	Future Cost \$20,569

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

00040 - Las Campanas (LC)

03500 - Painting: Interior

118 - Building	Useful Life 10	Remaining Life 3	
21,900 Sq. Ft. All Interior Spaces	Quantity 21,900	Unit of Measure Square Feet	
	Cost /SqFt \$0.788		
	% Included 100.00%	Total Cost/Study \$17,257	
Summary	Replacement Year 2021	Future Cost \$18,583	

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

05000 - Roofing

318 - Low Slope: Vinyl	Useful Life 20	Remaining Life 3	
198 Squares- Clubhouse & Racquetball Roof	Quantity 198	Unit of Measure Squares	
	Cost /Sqrs \$525		
	% Included 100.00%	Total Cost/Study \$104,012	
Summary	Replacement Year 2021	Future Cost \$112,009	

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

Clubhouse- 193 squares
 Racquetball Building- 5 squares

912 - Miscellaneous	Useful Life 5	Remaining Life 1	
198 Squares- Roof Recoating	Quantity 198	Unit of Measure Squares	
	Cost /Sqrs \$42.02		
	% Included 100.00%	Total Cost/Study \$8,321	
Summary	Replacement Year 2019	Future Cost \$8,529	

This is to prepare and recoat the low slope roofs. All roof should be regularly inspected and repaired as indicated to ensure full life.

08000 - Rehab

212 - Bathrooms	Useful Life 20	Remaining Life 3	
2 Locker Rooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$24,690		
	% Included 100.00%	Total Cost/Study \$49,379	
Summary	Replacement Year 2021	Future Cost \$53,176	

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

216 - Bathrooms	Useful Life 20	Remaining Life 9	
Hallway Restroom	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$25,625		
	% Included 100.00%	Total Cost/Study \$25,625	
Summary	Replacement Year 2027	Future Cost \$32,002	

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

2017- Added per client.

00040 - Las Campanas (LC)

08000 - Rehab

220 - Bathrooms	Useful Life 20	Remaining Life 9	
Companion Restroom	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$15,375		
	% Included 100.00%	Total Cost/Study \$15,375	
Summary	Replacement Year 2027	Future Cost \$19,201	

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- Added per client.

318 - Restrooms	Useful Life 20	Remaining Life 1	
2 Racquetball Court Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$6,435		
	% Included 100.00%	Total Cost/Study \$12,870	
Summary	Replacement Year 2019	Future Cost \$13,192	

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

406 - Kitchen	Useful Life 10	Remaining Life 8	
Clubhouse Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$7,500		
	% Included 100.00%	Total Cost/Study \$7,500	
Summary	Replacement Year 2026	Future Cost \$9,138	

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

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

560 - Operable Wall/Partition	Useful Life 25	Remaining Life 15	
1,296 Sq. Ft. [2] Agave	Quantity 1,296	Unit of Measure Square Feet	
	Cost /SqFt \$36.77		
	% Included 100.00%	Total Cost/Study \$47,656	
Summary	Replacement Year 2033	Future Cost \$69,021	

This is to repair and replace the operable panel walls.

2- 12x54

12000 - Pool

112 - Resurface	Useful Life 12	Remaining Life 4	
264 Lin. Ft. Pool	Quantity 264	Unit of Measure Linear Feet	
	Cost /l.f. \$147		
	% Included 100.00%	Total Cost/Study \$38,831	
Summary	Replacement Year 2022	Future Cost \$42,862	

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

00040 - Las Campanas (LC)

12000 - Pool

406 - ADA Chair Lift	Useful Life 10	Remaining Life 3	
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,623		
	% Included 100.00%	Total Cost/Study	\$9,245
Summary	Replacement Year 2021	Future Cost	\$9,956

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

612 - Deck: Re-Surface	Useful Life 15	Remaining Life 3	
4,731 Sq. Ft. Pool Area Decking	Quantity 4,731	Unit of Measure	Square Feet
	Cost /SqFt \$7.88		
	% Included 100.00%	Total Cost/Study	\$37,279
Summary	Replacement Year 2021	Future Cost	\$40,145

This is to prepare and resurface the coated deck with Kool Deck or similar product.

712 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$40,000	Qty * \$/LS	\$40,000
	% Included 50.00%	Total Cost/Study	\$20,000
Summary	Replacement Year 2019	Future Cost	\$20,500

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

- 4- Pentair Triton II Commercial filters
- 4- Pentair Intelliflo Variable Speed pumps
- 1- additional spa pumps
- 4- Raypak Professional heaters (3- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

2018- \$1,177 expended for the spa filter.
 2017- \$1,829 expended.

713 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment- 2018 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,177		
	% Included 100.00%	Total Cost/Study	\$1,177
Summary	Replacement Year 2018	Future Cost	\$1,177

2018- \$1,177 expended for spa filter.

716 - Equipment: Replacement	Useful Life 8	Remaining Life 7	
#9 Dolphin	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,400		
	% Included 100.00%	Total Cost/Study	\$3,400
Summary	Replacement Year 2025	Future Cost	\$4,042

This is to replace the #9 Dolphin as installed originally in 2017 for \$3,400.

00040 - Las Campanas (LC)

12000 - Pool

806 - Cover	Useful Life 6	Remaining Life 1	
4,400 Sq. Ft. Pool Cover	Quantity 4,400	Unit of Measure Square Feet	
	Cost /SqFt \$1.73		
	% Included 100.00%	Total Cost/Study \$7,628	
Summary	Replacement Year 2019	Future Cost \$7,818	

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

912 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,969		
	% Included 100.00%	Total Cost/Study \$7,969	
Summary	Replacement Year 2019	Future Cost \$8,168	

This is to replace miscellaneous pool furniture.

13000 - Spa

100 - Re-Plaster	Useful Life 10	Remaining Life 9	
Spa Resurface W/ PebbleTech	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,000		
	% Included 100.00%	Total Cost/Study \$6,000	
Summary	Replacement Year 2027	Future Cost \$7,493	

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

2018- Added to study and done in June 2017 for \$6,000.

14000 - Recreation

210 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 1	
13 Fitness Center Cardio Machines- Ongoing (33%)	Quantity 13	Unit of Measure Items	
	Cost /Itm \$6,304	Qty * \$/Itm \$81,949	
	% Included 33.33%	Total Cost/Study \$27,316	
Summary	Replacement Year 2019	Future Cost \$27,999	

This is for as needed periodic replacement of the cardio equipment machines. Strength machines are provided for in another component.

Bikes (4)- 1 Schwinn Fan Spin, 2 Nustep Recumbent, 5 Techno Gym **(Replaced one NuStep in 2018. Also 3 bikes replaced. See related component.)**

Elliptical Machines (4)- 1 Cybex, 1 Precor, 1 Techno Gym, 1 Sci Fit **(Replaced two ellipticals in 2018.)**

Rowing Machines (2)- 2 Concept-2

Stepper (1)- 1 Cybex

Treadmills (4)- 3 Woodway, 1 Techno Gym

2017- \$2,56 expended.

00040 - Las Campanas (LC)

14000 - Recreation

214 - Exercise: Cardio Equipment	Useful Life 5	Remaining Life 0	
Fitness Center Cardio Machines- 2018 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$29,863		
	% Included 100.00%	Total Cost/Study \$29,863	
Summary	Replacement Year 2018	Future Cost \$29,863	

2018 only for 2 ellipticals & 1 NuStep, 3-Bikes in 2018.

310 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 1	
17 Fitness Center Strength Machines (10%)	Quantity 17	Unit of Measure Items	
	Cost /Itm \$4,202	Qty * \$/Itm \$71,442	
	% Included 10.00%	Total Cost/Study \$7,144	
Summary	Replacement Year 2019	Future Cost \$7,323	

This is for as needed periodic replacement of the strength equipment machines. Cardio machines are provided for in another component.

Cybex (2)- Leg Press, Leg Curl

Life Fitness (1)- Abdominal

Paramount Fitness (7)- Lower Back model FL1200, Lat Pull Down, Arm Curl, Seated Chest Press, Vertical Butterfly, Leg Extension, Multi Hip

Precor (1)- Abdominal

Techno Gym (6)- Low Row, Abductor, Adductor, 3 set Stair Machine, Posterior Flexibility, Anterior Flexibility

2018- \$6,000 to be expended.
 2017- \$4,727 expended.

311 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Fitness Center Machines- 2018 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,000		
	% Included 100.00%	Total Cost/Study \$6,000	
Summary	Replacement Year 2018	Future Cost \$6,000	

2018- \$6,000 to be expended.

17000 - Tennis Court

120 - Reseal	Useful Life 7	Remaining Life 1	
14,000 Sq. Ft. [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet	
	Cost /SqFt \$0.946		
	% Included 100.00%	Total Cost/Study \$13,238	
Summary	Replacement Year 2019	Future Cost \$13,569	

This is to crack fill, seal and stripe the tennis courts.

00040 - Las Campanas (LC)

17000 - Tennis Court

520 - Resurface	Useful Life 21	Remaining Life 0
14,000 Sq. Ft. [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet
	Cost /SqFt \$2.60	
	% Included 100.00%	Total Cost/Study \$36,387
Summary	Replacement Year 2018	Future Cost \$36,387

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

2018- \$36,387 expended for scope of work.

19000 - Fencing

140 - Chain Link: 10'	Useful Life 30	Remaining Life 13
540 Lin. Ft. Tennis Court Fence	Quantity 540	Unit of Measure Linear Feet
	Cost /l.f. \$36.77	
	% Included 100.00%	Total Cost/Study \$19,857
Summary	Replacement Year 2031	Future Cost \$27,373

This is to replace the 10' chain link fencing.

210 - Wrought Iron: 5'	Useful Life 30	Remaining Life 9
315 Lin. Ft. Pool Area Fencing	Quantity 315	Unit of Measure Linear Feet
	Cost /l.f. \$35.72	
	% Included 100.00%	Total Cost/Study \$11,252
Summary	Replacement Year 2027	Future Cost \$14,052

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

2017- \$1,350 expended.

20000 - Lighting

520 - Parking Lot	Useful Life 30	Remaining Life 9
8 North Parking Lot Lights	Quantity 8	Unit of Measure Items
	Cost /Itm \$2,627	
	% Included 100.00%	Total Cost/Study \$21,012
Summary	Replacement Year 2027	Future Cost \$26,242

This is to replace the parking lot lights.

560 - Parking Lot	Useful Life 30	Remaining Life 22
13 East Parking Lot Lights	Quantity 13	Unit of Measure Items
	Cost /Itm \$2,627	
	% Included 100.00%	Total Cost/Study \$34,145
Summary	Replacement Year 2040	Future Cost \$58,784

This is to replace the parking lot lights.

00040 - Las Campanas (LC)

23000 - Mechanical Equipment

212 - HVAC	Useful Life 15	Remaining Life 5	
11 Rooftop Trane Units- 2008	Quantity 11	Unit of Measure	Items
	Cost /Itm \$8,324		
	% Included 100.00%	Total Cost/Study	\$91,562
Summary	Replacement Year 2023	Future Cost	\$103,594

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

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

292 - HVAC	Useful Life 15	Remaining Life 7	
4 Rooftop Carrier Units- 2010	Quantity 4	Unit of Measure	Items
	Cost /Itm \$7,591		
	% Included 100.00%	Total Cost/Study	\$30,363
Summary	Replacement Year 2025	Future Cost	\$36,092

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 lives.

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

328 - HVAC	Useful Life 15	Remaining Life 11	
Rooftop Carrier Unit- 2014	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,253		
	% Included 100.00%	Total Cost/Study	\$5,253
Summary	Replacement Year 2029	Future Cost	\$6,893

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

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

00040 - Las Campanas (LC)

24000 - Furnishings

900 - Miscellaneous	Useful Life 10	Remaining Life 9	
Tables, Chairs, Misc.	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$45,850	
	% Included	100.00%	Total Cost/Study \$45,850
Summary	Replacement Year	2027	Future Cost \$57,260

This is to replace miscellaneous furnishings.

70- Card Tables x \$100 = \$7,000
 59- 6' Tables x \$150 ea = \$8,850
 40- Round Tables x \$300 ea = \$12,000
 300- Chairs x \$60 ea = \$18,000
TOTALS = \$45,850

24500 - Audio / Visual

740 - Piano	Useful Life 25	Remaining Life 11	
Ocotillo Room- Studio Piano	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$10,597	
	% Included	100.00%	Total Cost/Study \$10,597
Summary	Replacement Year	2029	Future Cost \$13,905

This is to replace the Yamaha studio piano and dolly.

model- T121
 serial #- 6107706

2017- information per client
 2004- \$7,500 expended for purchase

800 - Stage Risers	Useful Life 20	Remaining Life 1	
4 Ocotillo Room- new	Quantity 4	Unit of Measure	Items
	Cost /Itm	\$5,562	
	% Included	100.00%	Total Cost/Study \$22,247
Summary	Replacement Year	2019	Future Cost \$22,804

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

2017- information per client
 1993- \$12,000 expended for purchase

800 - Stage Risers	Useful Life 20	Remaining Life 11	
2 Ocotillo Room- older	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$3,747	
	% Included	100.00%	Total Cost/Study \$7,493
Summary	Replacement Year	2029	Future Cost \$9,832

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

2017- information per client
 2009- \$6,000 expended for purchase

00040 - Las Campanas (LC)

24500 - Audio / Visual

820 - Stage Curtains	Useful Life 20	Remaining Life 11	
2 Ocotillo Room	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,747		
	% Included 100.00%	Total Cost/Study	\$7,493
Summary	Replacement Year 2029	Future Cost	\$9,832

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

2017- information per client
 2009- \$6,000 expended for purchase (Sonora Theatre Works)

900 - Miscellaneous	Useful Life 10	Remaining Life 1	
Ocotillo Room- Sound System & Induction Loop	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$15,611		
	% Included 100.00%	Total Cost/Study	\$15,611
Summary	Replacement Year 2019	Future Cost	\$16,001

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

2017- information per client
 2009- \$12,500 expended for purchase

24600 - Safety / Access

210 - Fire Control Misc	Useful Life 20	Remaining Life 3	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$18,000		
	% Included 100.00%	Total Cost/Study	\$18,000
Summary	Replacement Year 2021	Future Cost	\$19,384

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

25000 - Flooring

230 - Carpeting	Useful Life 10	Remaining Life 3	
430 Sq. Yds. Clubhouse Carpet	Quantity 430	Unit of Measure	Square Yard
	Cost /SqYd \$32.80		
	% Included 100.00%	Total Cost/Study	\$14,104
Summary	Replacement Year 2021	Future Cost	\$15,188

This is to replace the carpeting. Was 580 sy until 150 sq was removed, see below.

2017- The Jupiter Room was singled out for replacement for \$4,765 (150 sq). 450 sy was removed from this component and placed in a new component: Juniper Room.

236 - Carpeting	Useful Life 10	Remaining Life 9	
150 Sq. Yds. Juniper Room Only	Quantity 150	Unit of Measure	Square Yard
	Cost /SqYd \$32.56		
	% Included 100.00%	Total Cost/Study	\$4,884
Summary	Replacement Year 2027	Future Cost	\$6,100

This is to replace the carpeting.

2017- The Jupiter Room was singled out for replacement for \$4,765 (150 sq). 450 sy was removed from this component and placed in a new component: Juniper Room.

00040 - Las Campanas (LC)

25000 - Flooring

430 - Tile 3,050 Sq. Ft. Clubhouse Walls & Floors	Useful Life 20 Quantity 3,050 Cost /SqFt \$10.51 % Included 100.00%	Remaining Life 3 Unit of Measure Square Feet Total Cost/Study \$32,044 Future Cost \$34,508
Summary	Replacement Year 2021	
This is to replace the wall and floor tile.		

620 - Vinyl 540 Sq. Yds. Clubhouse	Useful Life 15 Quantity 540 Cost /SqYd \$36.77 % Included 100.00%	Remaining Life 3 Unit of Measure Square Yard Total Cost/Study \$19,857 Future Cost \$21,384
Summary	Replacement Year 2021	
This is to replace the vinyl flooring.		

700 - Hardwood Floors 1,600 Sq. Ft. Racquetball Court- Replace	Useful Life 25 Quantity 1,600 Cost /SqFt \$14.71 % Included 100.00%	Remaining Life 11 Unit of Measure Square Feet Total Cost/Study \$23,534 Future Cost \$30,879
Summary	Replacement Year 2029	
This is to replace the racquetball court hardwood flooring. Refinishing and restriping is from operating. 2- 20' x 40' racquetball courts		

740 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Replace	Useful Life 40 Quantity 2,925 Cost /SqFt \$15.76 % Included 100.00%	Remaining Life 30 Unit of Measure Square Feet Total Cost/Study \$46,096 Future Cost \$96,690
Summary	Replacement Year 2048	
This is to replace the Agave & Ocotillo room hardwood flooring. Refinishing is provided for within another component. 2008- Approximate new installation year.		

770 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Refinish	Useful Life 10 Quantity 2,925 Cost /SqFt \$6.30 % Included 100.00%	Remaining Life 3 Unit of Measure Square Feet Total Cost/Study \$18,438 Future Cost \$19,856
Summary	Replacement Year 2021	
This is to refinish the hardwood flooring.		

00040 - Las Campanas (LC)

27000 - Appliances

800 - Miscellaneous	Useful Life 12	Remaining Life 4	
14 Kitchen Appliances	Quantity 14	Unit of Measure	Items
	Cost /Itm \$3,231		
	% Included 100.00%	Total Cost/Study	\$45,229
Summary	Replacement Year 2022	Future Cost	\$49,925

This is to repair or replace miscellaneous appliances.

Porcelain sink, Manitowoc ice machine w/ B320 bin, Hobart LXIH under counter commercial dishwasher, SS counter w/ 5 sinks, Bunn coffee, True TS-23 sngl door refer, True T-19F sngl door freezer, Vulcan 6-burner 36" range, Vulcan VC4ED convection oven, Captive Aire 5424 ND-2 hood, Ansul fire, GE microwave, SS table, Duke HB5HFM 5-pan portable buffet

00050 - Desert Hills (DH)

01000 - Paving

130 - Asphalt: Sealing	Useful Life 5	Remaining Life 2	
104,016 Sq. Ft. Drives & Parking	Quantity 104,016	Unit of Measure	Square Feet
	Cost /SqFt \$0.210		
	% Included 100.00%	Total Cost/Study	\$21,856
Summary	Replacement Year 2020	Future Cost	\$22,963

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.

230 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
104,016 Sq. Ft. Drives & Parking (3%)	Quantity 104,016	Unit of Measure	Square Feet
	Cost /SqFt \$3.41	Qty * \$/SqFt	\$355,166
	% Included 2.50%	Total Cost/Study	\$8,879
Summary	Replacement Year 2020	Future Cost	\$9,329

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

324 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 21	
104,016 Sq. Ft. Drives & Parking	Quantity 104,016	Unit of Measure	Square Feet
	Cost /SqFt \$1.68		
	% Included 100.00%	Total Cost/Study	\$174,851
Summary	Replacement Year 2039	Future Cost	\$293,676

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.

2017- Client advises this work was done in 2014.

02000 - Concrete

414 - Pool Deck	Useful Life 5	Remaining Life 4	
5,981 Sq. Ft. Pool Area Concrete (7.5%)	Quantity 5,981	Unit of Measure	Square Feet
	Cost /SqFt \$21.01	Qty * \$/SqFt	\$125,676
	% Included 7.50%	Total Cost/Study	\$9,426
Summary	Replacement Year 2022	Future Cost	\$10,404

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement. Please see the Pool components for the complete replacement.

00050 - Desert Hills (DH)

02000 - Concrete

03000 - Painting: Exterior

124 - Stucco	Useful Life 10	Remaining Life 9
30,135 Sq. Ft. Exterior Building Surfaces	Quantity 30,135	Unit of Measure Square Feet
	Cost /SqFt \$1.50	
	% Included 100.00%	Total Cost/Study \$45,203
Summary	Replacement Year 2027	Future Cost \$56,452

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

2018- This is a placeholder pending bids for the work to finish what was started in 2017.
 2017- \$5,200 expended for the exterior room A, columns, pool area only. In 2018, client advises in 2017, a total of \$27,700 was painted as a partial scope. Remaining for 2018 is undetermined.

03500 - Painting: Interior

124 - Building	Useful Life 10	Remaining Life 3
26,950 Sq. Ft. All Interior Spaces	Quantity 26,950	Unit of Measure Square Feet
	Cost /SqFt \$0.788	
	% Included 100.00%	Total Cost/Study \$21,236
Summary	Replacement Year 2021	Future Cost \$22,869

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

04500 - Decking/Balconies

200 - Resurface	Useful Life 18	Remaining Life 1
1,778 Sq. Ft. Second Floor Deck	Quantity 1,778	Unit of Measure Square Feet
	Cost /SqFt \$6.30	
	% Included 100.00%	Total Cost/Study \$11,208
Summary	Replacement Year 2019	Future Cost \$11,488

This is to resurface the deck.

2017- Life estimates from client.

05000 - Roofing

324 - Low Slope: Vinyl	Useful Life 20	Remaining Life 8
137 Squares- Roof Replacement	Quantity 137	Unit of Measure Squares
	Cost /Sqrs \$525	
	% Included 100.00%	Total Cost/Study \$71,968
Summary	Replacement Year 2026	Future Cost \$87,686

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.

00050 - Desert Hills (DH)

05000 - Roofing

918 - Miscellaneous	Useful Life 10	Remaining Life 8
137 Squares- Roof Recoating	Quantity 137	Unit of Measure Squares
	Cost /Sqrs \$42.02	
	% Included 100.00%	Total Cost/Study \$5,757
Summary	Replacement Year 2026	Future Cost \$7,015

This is to prepare and recoat the low slope roofs. All roof should be regularly inspected and repaired as indicated to ensure full life.

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

08000 - Rehab

218 - Bathrooms	Useful Life 28	Remaining Life 1
2 Locker Rooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$18,386	
	% Included 100.00%	Total Cost/Study \$36,772
Summary	Replacement Year 2019	Future Cost \$37,691

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- Life data from client.

220 - Bathrooms	Useful Life 20	Remaining Life 5
Add Companion Bathroom	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$15,375	
	% Included 100.00%	Total Cost/Study \$15,375
Summary	Replacement Year 2023	Future Cost \$17,395

This is to add a companion bathroom. No data provided and this is a placeholder as of 2017.

324 - Restrooms	Useful Life 20	Remaining Life 3
2 Auditorium Lobby Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$6,199	
	% Included 100.00%	Total Cost/Study \$12,397
Summary	Replacement Year 2021	Future Cost \$13,351

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

466 - Cabinets	Useful Life 20	Remaining Life 8
40 Lin. Ft. Countertops & Cabinets	Quantity 40	Unit of Measure Linear Feet
	Cost /l.f. \$672	
	% Included 100.00%	Total Cost/Study \$26,896
Summary	Replacement Year 2026	Future Cost \$32,770

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

00050 - Desert Hills (DH)

08000 - Rehab

570 - Operable Wall/Partition	Useful Life 21	Remaining Life 16
770 Sq. Ft. [4] Room Dividers	Quantity 770	Unit of Measure Square Feet
	Cost /SqFt \$42.02	
	% Included 100.00%	Total Cost/Study \$32,359
Summary	Replacement Year 2034	Future Cost \$48,037

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

- 1- 18x14 dining area divider
- 1- 12x14 kitchen/auditorium divider
- 2- 12.5x14 dining/auditorium dividers (pair)

2017- Client advises work done in 2013.

12000 - Pool

118 - Resurface	Useful Life 12	Remaining Life 5
260 Lin. Ft. Pool	Quantity 260	Unit of Measure Linear Feet
	Cost /l.f. \$147	
	% Included 100.00%	Total Cost/Study \$38,243
Summary	Replacement Year 2023	Future Cost \$43,268

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

400 - ADA Chair Lift	Useful Life 10	Remaining Life 9
2 Pool & Spa Chair Lifts	Quantity 2	Unit of Measure Items
	Cost /Itm \$6,000	
	% Included 100.00%	Total Cost/Study \$12,000
Summary	Replacement Year 2027	Future Cost \$14,986

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

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

618 - Deck: Re-Surface	Useful Life 25	Remaining Life 24
5,981 Sq. Ft. Pool Area Decking	Quantity 5,981	Unit of Measure Square Feet
	Cost /SqFt \$29.99	
	% Included 100.00%	Total Cost/Study \$179,375
Summary	Replacement Year 2042	Future Cost \$324,440

This is to prepare and resurface the coated deck with Kool Deck or similar product.

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

00050 - Desert Hills (DH)

12000 - Pool

718 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$45,135	Qty * \$/LS \$45,135	
	% Included 50.00%	Total Cost/Study \$22,567	
Summary	Replacement Year 2019	Future Cost \$23,132	

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

- 4- Pentair Triton II Commercial filters
- 4- Pentair Intelliflo Variable Speed pumps
- 2- additional spa pumps
- 5- Raypak Professional heaters (4- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

2018- \$8,400 expended for equipment.

719 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,400		
	% Included 100.00%	Total Cost/Study \$8,400	
Summary	Replacement Year 2018	Future Cost \$8,400	

2018- \$8,400 expended for equipment.

812 - Cover	Useful Life 6	Remaining Life 1	
3,870 Sq. Ft. Pool Cover	Quantity 3,870	Unit of Measure Square Feet	
	Cost /SqFt \$1.73		
	% Included 100.00%	Total Cost/Study \$6,709	
Summary	Replacement Year 2019	Future Cost \$6,876	

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

918 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$11,032		
	% Included 100.00%	Total Cost/Study \$11,032	
Summary	Replacement Year 2019	Future Cost \$11,307	

This is to replace miscellaneous pool furniture.

14000 - Recreation

100 - Sauna: Heaters	Useful Life 15	Remaining Life 5	
Sauna	Quantity 1	Unit of Measure Items	
	Cost /Itm \$1,800		
	% Included 100.00%	Total Cost/Study \$1,800	
Summary	Replacement Year 2023	Future Cost \$2,037	

This is to replace the sauna heater.

2018- Added to study.

00050 - Desert Hills (DH)

14000 - Recreation

140 - Sauna: Wood Kit	Useful Life 25	Remaining Life 5	
Sauna	Quantity 1	Unit of Measure Room	
	Cost /Rm \$6,000		
	% Included 100.00%	Total Cost/Study \$6,000	
Summary	Replacement Year 2023	Future Cost \$6,788	

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

2018- Added to study.

220 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 1	
13 Fitness Center Cardio Machines (20%)	Quantity 13	Unit of Measure Items	
	Cost /Itm \$6,304	Qty * \$/Itm \$81,949	
	% Included 20.00%	Total Cost/Study \$16,390	
Summary	Replacement Year 2019	Future Cost \$16,799	

This is for as needed periodic replacement of the cardio equipment machines. Strength machines are provided for in another component.

Bikes (5)- Techno Gym Excite Recumbent, Techno Gym, 2 x Schwinn Fan Spin, Vision Fitness

Elliptical Machines (2)- 2 x Precor

Rower (1)- Concept-2

Steppers (2)- Nu Step Recumbent, Sci Fit

Treadmills (3)- Techno Gym, Woodway, Precor

2018- \$13,410 expended on 1-NuStep replacement, etc.

2017- \$25,694 expended.

221 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Fitness Center Cardio Machines- 2018 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$13,410		
	% Included 100.00%	Total Cost/Study \$13,410	
Summary	Replacement Year 2018	Future Cost \$13,410	

2018- \$13,410 expended on 1-NuStep replacement, etc.

00050 - Desert Hills (DH)

14000 - Recreation

320 - Exercise: Strength Equipment	Useful Life 3	Remaining Life 2	
Fitness Center Strength Machines- 12 Pieces	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$4,223		
	% Included 100.00%	Total Cost/Study \$4,223	
Summary	Replacement Year 2020	Future Cost \$4,437	

This is for as needed periodic replacement of the strength equipment machines. Cardio machines are provided for in another component. This is for a partial replacement of the strength components as needed.

Life Fitness (1)- Abdominal/Back Extension

Paramount Select Fitness (3)- Inner/Outer Thigh, Leg Extension/Horizontal Curl, Butterfly/Chest

Universal (1)- 4-station

2017- Strength items had been excluded from the study and in 2017 are being brought back in. \$4,120 expended in 2017. Also in 2017, client advised there are 12 pieces.

740 - Billiard Table	Useful Life 25	Remaining Life 3	
5 Tables at Billiards Room	Quantity 5	Unit of Measure Items	
	Cost /Itm \$8,200		
	% Included 100.00%	Total Cost/Study \$41,000	
Summary	Replacement Year 2021	Future Cost \$44,153	

This is to replace the billiard table.

2017- Client advised costing should be \$10,000 for Snooker & \$4,500 for Billiards. BRG is using \$8,000 as an average pending more information.

17000 - Tennis Court

130 - Reseal	Useful Life 4	Remaining Life 0	
28,800 Sq. Ft. [4] Tennis Courts	Quantity 28,800	Unit of Measure Square Feet	
	Cost /SqFt \$0.656		
	% Included 100.00%	Total Cost/Study \$18,900	
Summary	Replacement Year 2018	Future Cost \$18,900	

This is to crack fill, seal and stripe the tennis courts.

2018- \$18,900 expended.

2017-Client directed life be shortened from 7 to 4 years. And remaining life to 2018.

530 - Resurface	Useful Life 21	Remaining Life 13	
28,800 Sq. Ft. [4] Tennis Courts	Quantity 28,800	Unit of Measure Square Feet	
	Cost /SqFt \$2.89		
	% Included 100.00%	Total Cost/Study \$83,209	
Summary	Replacement Year 2031	Future Cost \$114,705	

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

00050 - Desert Hills (DH)

17000 - Tennis Court

700 - Screen	Useful Life 4	Remaining Life 1	
Tennis Wind Screens	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,050		
	% Included 100.00%	Total Cost/Study \$2,050	
Summary	Replacement Year 2019	Future Cost \$2,101	

This is to replace the court perimeter windscreen. Installed in 2015.

17500 - Basketball / Sport Court

410 - Overlay	Useful Life 8	Remaining Life 2	
2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing	Quantity 2,496	Unit of Measure Square Feet	
	Cost /SqFt \$2.63		
	% Included 100.00%	Total Cost/Study \$6,556	
Summary	Replacement Year 2020	Future Cost \$6,888	

This is to resurface the shuffleboard court.

19000 - Fencing

150 - Chain Link: 10'	Useful Life 30	Remaining Life 13	
960 Lin. Ft. Tennis Court Fence	Quantity 960	Unit of Measure Linear Feet	
	Cost /l.f. \$36.77		
	% Included 100.00%	Total Cost/Study \$35,301	
Summary	Replacement Year 2031	Future Cost \$48,663	

This is to replace the 10' chain link fencing.

20000 - Lighting

210 - Pole Lights	Useful Life 20	Remaining Life 8	
7 Walkway Lights	Quantity 7	Unit of Measure Items	
	Cost /Itm \$1,051		
	% Included 100.00%	Total Cost/Study \$7,354	
Summary	Replacement Year 2026	Future Cost \$8,961	

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

530 - Parking Lot	Useful Life 30	Remaining Life 8	
11 Parking Lot Lights	Quantity 11	Unit of Measure Items	
	Cost /Itm \$2,364		
	% Included 100.00%	Total Cost/Study \$26,003	
Summary	Replacement Year 2026	Future Cost \$31,682	

This is to replace the parking lot lights.

00050 - Desert Hills (DH)

23000 - Mechanical Equipment

216 - HVAC	Useful Life 15	Remaining Life 2	
4 Rooftop Carrier Units- 2005	Quantity 4	Unit of Measure	Items
	Cost /Itm \$6,094		
	% Included 100.00%	Total Cost/Study	\$24,374
Summary	Replacement Year 2020	Future Cost	\$25,608

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 lives.

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

296 - HVAC	Useful Life 15	Remaining Life 4	
3 Rooftop Carrier Units- 2007	Quantity 3	Unit of Measure	Items
	Cost /Itm \$5,463		
	% Included 100.00%	Total Cost/Study	\$16,390
Summary	Replacement Year 2022	Future Cost	\$18,091

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 lives.

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

332 - HVAC	Useful Life 15	Remaining Life 6	
3 Rooftop Carrier Units- 2009	Quantity 3	Unit of Measure	Items
	Cost /Itm \$6,654		
	% Included 100.00%	Total Cost/Study	\$19,962
Summary	Replacement Year 2024	Future Cost	\$23,150

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 lives.

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

360 - HVAC	Useful Life 15	Remaining Life 0	
Rooftop Carrier Unit- 2000	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,253		
	% Included 100.00%	Total Cost/Study	\$5,253
Summary	Replacement Year 2018	Future Cost	\$5,253

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

- Unit 8- Ceramics Class- Carrier- 4T

00050 - Desert Hills (DH)

23000 - Mechanical Equipment

388 - HVAC	Useful Life 15	Remaining Life 10
3 Rooftop Carrier Units- 2013	Quantity 3	Unit of Measure Items
	Cost /Itm \$5,813	
	% Included 100.00%	Total Cost/Study \$17,440
Summary	Replacement Year 2028	Future Cost \$22,325

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 lives.

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

412 - HVAC	Useful Life 15	Remaining Life 1
Rooftop Carrier Unit- 2004	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,253	
	% Included 100.00%	Total Cost/Study \$5,253
Summary	Replacement Year 2019	Future Cost \$5,384

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

Unit 11- Fitness- Carrier- 4T

428 - HVAC	Useful Life 15	Remaining Life 0
Rooftop Carrier Unit- 2002	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,456	
	% Included 100.00%	Total Cost/Study \$9,456
Summary	Replacement Year 2018	Future Cost \$9,456

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

Unit 16- Blueprint Room- Carrier- 7.5T

444 - HVAC	Useful Life 15	Remaining Life 0
Rooftop Carrier Unit- 2003	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,253	
	% Included 100.00%	Total Cost/Study \$5,253
Summary	Replacement Year 2018	Future Cost \$5,253

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 lives.

Unit 17A- Billiards Room- Carrier- 4T
 Unit 17B- Billiards Room- Carrier- 4T

00050 - Desert Hills (DH)

24000 - Furnishings

540 - Miscellaneous	Useful Life 10	Remaining Life 3	
Folding Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$23,534	
	% Included	100.00%	Total Cost/Study \$23,534
Summary	Replacement Year	2021	Future Cost \$25,344

This is to replace miscellaneous furnishings.

2017- Expended \$12,587 to replace 26- 6' tables, 14- round tables; & 2- poker tables.

24500 - Audio / Visual

300 - PA System	Useful Life 20	Remaining Life 12	
Sound Rack- Sound System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$11,453	
	% Included	100.00%	Total Cost/Study \$11,453
Summary	Replacement Year	2030	Future Cost \$15,403

This is to replace the sound system.

2017- information per client
 2010- \$9,400 expended for purchase

740 - Piano	Useful Life 25	Remaining Life 12	
Stage- Upright Piano	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$10,339	
	% Included	100.00%	Total Cost/Study \$10,339
Summary	Replacement Year	2030	Future Cost \$13,905

This is to replace the Yamaha upright piano and dolly.

model- T121
 serial #- 6058452

2017- information per client
 2005- \$7,500 expended for purchase

820 - Stage Curtains	Useful Life 20	Remaining Life 9	
2 Stage Curtains	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$7,216	
	% Included	100.00%	Total Cost/Study \$14,433
Summary	Replacement Year	2027	Future Cost \$18,025

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

2017- information per client
 2007- \$11,000 expended for purchase (Sonora Theatre Works)

00050 - Desert Hills (DH)

24500 - Audio / Visual

900 - Miscellaneous	Useful Life 20	Remaining Life 1	
Stage- Electric Screen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,398		
	% Included 100.00%	Total Cost/Study	\$8,398
Summary	Replacement Year 2019	Future Cost	\$8,608

This is to replace the Da-Lite 11'8" x 9' electric screen.

2017- information per client, client advises that this screen is over 20 years old with an original purchase price of \$5,000

24600 - Safety / Access

220 - Fire Control Misc	Useful Life 20	Remaining Life 3	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$18,000		
	% Included 100.00%	Total Cost/Study	\$18,000
Summary	Replacement Year 2021	Future Cost	\$19,384

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

2017- \$4,164 expended.

25000 - Flooring

240 - Carpeting	Useful Life 10	Remaining Life 1	
970 Sq. Yds. Clubhouse Carpet	Quantity 970	Unit of Measure	Square Yard
	Cost /SqYd \$33.62		
	% Included 100.00%	Total Cost/Study	\$32,611
Summary	Replacement Year 2019	Future Cost	\$33,427

This is to replace the carpeting. Installed 2009.

2017- Client advises the auditorium carpet will be replaced in 2019.

440 - Tile	Useful Life 20	Remaining Life 3	
975 Sq. Ft. Clubhouse Walls & Floors	Quantity 975	Unit of Measure	Square Feet
	Cost /SqFt \$10.51		
	% Included 100.00%	Total Cost/Study	\$10,244
Summary	Replacement Year 2021	Future Cost	\$11,031

This is to replace the wall and floor tile.

630 - Vinyl	Useful Life 15	Remaining Life 5	
650 Sq. Yds. Clubhouse Vinyl (33%)	Quantity 650	Unit of Measure	Square Yard
	Cost /SqYd \$27.32	Qty * \$/SqYd	\$17,756
	% Included 33.33%	Total Cost/Study	\$5,919
Summary	Replacement Year 2023	Future Cost	\$6,696

This is to replace the vinyl flooring.

00050 - Desert Hills (DH)

25000 - Flooring

710 - Hardwood Floors	Useful Life 50	Remaining Life 13
500 Sq. Ft. Stage- Replace	Quantity 500	Unit of Measure Square Feet
	Cost /SqFt \$15.76	
	% Included 100.00%	Total Cost/Study \$7,880
Summary	Replacement Year 2031	Future Cost \$10,862

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

In 2016, the floor appears in good condition.

27000 - Appliances

740 - Miscellaneous	Useful Life 20	Remaining Life 8
16 Kitchen Appliances	Quantity 16	Unit of Measure Items
	Cost /Itm \$2,114	
	% Included 100.00%	Total Cost/Study \$33,825
Summary	Replacement Year 2026	Future Cost \$41,212

This is to repair or replace miscellaneous appliances.

Traulsen commercial refer, Traulsen commercial freezer, hood, Ansul, Wolf double oven, Wolf 6-burner range, Hobart commercial dishwasher

00060 - Canoa Hills (CH)

01000 - Paving

136 - Asphalt: Sealing	Useful Life 5	Remaining Life 1
67,354 Sq. Ft. Parking Lot	Quantity 67,354	Unit of Measure Square Feet
	Cost /SqFt \$0.210	
	% Included 100.00%	Total Cost/Study \$14,153
Summary	Replacement Year 2019	Future Cost \$14,507

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.

236 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 0
67,354 Sq. Ft. Parking Lot (3%)	Quantity 67,354	Unit of Measure Square Feet
	Cost /SqFt \$5.43	Qty * \$/SqFt \$365,400
	% Included 2.50%	Total Cost/Study \$9,135
Summary	Replacement Year 2018	Future Cost \$9,135

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

2018- \$9,135 expended for work done.
 2017- \$4,400 expended repairing asphalt near dumpster pad.

00060 - Canoa Hills (CH)

01000 - Paving

330 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 2
67,354 Sq. Ft. Parking Lot	Quantity 67,354	Unit of Measure Square Feet
	Cost /SqFt \$1.68	
	% Included 100.00%	Total Cost/Study \$113,222
Summary	Replacement Year 2020	Future Cost \$118,954

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.

2018- Per client, defer from 2018 to 2020.

02000 - Concrete

424 - Pool Deck	Useful Life 5	Remaining Life 2
5,950 Sq. Ft. Pool Area Concrete (6%)	Quantity 5,950	Unit of Measure Square Feet
	Cost /SqFt \$21.01	Qty * \$/SqFt \$125,024
	% Included 6.00%	Total Cost/Study \$7,501
Summary	Replacement Year 2020	Future Cost \$7,881

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement. Please see the Pool components for the complete replacement.

2017- \$2,073 expended for deck repair at spa.

03000 - Painting: Exterior

130 - Stucco	Useful Life 10	Remaining Life 3
10,940 Sq. Ft. Clubhouse Exterior	Quantity 10,940	Unit of Measure Square Feet
	Cost /SqFt \$2.10	
	% Included 100.00%	Total Cost/Study \$22,988
Summary	Replacement Year 2021	Future Cost \$24,755

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

03500 - Painting: Interior

130 - Building	Useful Life 10	Remaining Life 3
22,750 Sq. Ft. All Interior Spaces	Quantity 22,750	Unit of Measure Square Feet
	Cost /SqFt \$0.788	
	% Included 100.00%	Total Cost/Study \$17,926
Summary	Replacement Year 2021	Future Cost \$19,305

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

04000 - Structural Repairs

300 - Trellis	Useful Life 20	Remaining Life 19
4 T-Bar Shade Structures	Quantity 4	Unit of Measure Items
	Cost /Itm \$4,543	
	% Included 100.00%	Total Cost/Study \$18,172
Summary	Replacement Year 2037	Future Cost \$29,051

This is to repair, replace and maintain the trellis's as installed in 2017 for \$18,172 for four.

00060 - Canoa Hills (CH)

05000 - Roofing

330 - Low Slope: Vinyl 227 Squares- Building Roof	Useful Life 20 Quantity 227 Cost /Sqrs \$525 % Included 100.00%	Remaining Life 12 Unit of Measure Squares Total Cost/Study \$119,246
Summary	Replacement Year 2030	Future Cost \$160,373

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.

924 - Miscellaneous 227 Squares- Roof Recoating	Useful Life 5 Quantity 227 Cost /Sqrs \$42.02 % Included 100.00%	Remaining Life 2 Unit of Measure Squares Total Cost/Study \$9,540
Summary	Replacement Year 2020	Future Cost \$10,023

This is to prepare and recoat the low slope roofs. All roof should be regularly inspected and repaired as indicated to ensure full life.

08000 - Rehab

224 - Bathrooms 2 Locker Rooms	Useful Life 20 Quantity 2 Cost /Rm \$42,813 % Included 100.00%	Remaining Life 1 Unit of Measure Room Total Cost/Study \$85,626
Summary	Replacement Year 2019	Future Cost \$87,767

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

2017- Estimates from client.

330 - Restrooms 2 Clubhouse Restrooms	Useful Life 20 Quantity 2 Cost /Rm \$21,538 % Included 100.00%	Remaining Life 1 Unit of Measure Room Total Cost/Study \$43,076
Summary	Replacement Year 2019	Future Cost \$44,153

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

2017- Estimates from client.

580 - Operable Wall/Partition 980 Sq. Ft. Saguaro & Palo Verde Divider	Useful Life 25 Quantity 980 Cost /SqFt \$36.77 % Included 100.00%	Remaining Life 21 Unit of Measure Square Feet Total Cost/Study \$36,036
Summary	Replacement Year 2039	Future Cost \$60,526

This is to replace the operable panel wall. Installed in 2014.

70x14

2017- Client advises to replace in 2039.

00060 - Canoa Hills (CH)

12000 - Pool

124 - Resurface	Useful Life 12	Remaining Life 6	
274 Lin. Ft. Pool	Quantity 274	Unit of Measure	Linear Feet
	Cost /l.f. \$168		
	% Included 100.00%	Total Cost/Study	\$46,059
Summary	Replacement Year 2024	Future Cost	\$53,415

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

2012- Pool resurfaced.

624 - Deck: Re-Surface	Useful Life 10	Remaining Life 8	
5,950 Sq. Ft. Pool Area Decking	Quantity 5,950	Unit of Measure	Square Feet
	Cost /SqFt \$7.88		
	% Included 100.00%	Total Cost/Study	\$46,884
Summary	Replacement Year 2026	Future Cost	\$57,124

This is to prepare and resurface the coated deck with Kool Deck or similar product.

2017- Client advised this was done in 2016, and should be done every five years. That may be a short life so BRG extended to 10 years pending clarification.

724 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$27,484	Qty * \$/LS	\$27,484
	% Included 50.00%	Total Cost/Study	\$13,742
Summary	Replacement Year 2019	Future Cost	\$14,086

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

- 4- Pentair Triton II Commercial filters
- 4- Pentair Intelliflo Variable Speed pumps
- 2- additional spa pumps
- 1- Raypak Professional heater (spa only)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

2018- \$1,183 expended for pool filter pump #1, misc.
 2017- \$875 expended.

725 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment- 2018 only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,183		
	% Included 100.00%	Total Cost/Study	\$1,183
Summary	Replacement Year 2018	Future Cost	\$1,183

2018- \$1,183 expended.

00060 - Canoa Hills (CH)

12000 - Pool

728 - Equipment: Replacement	Useful Life 8	Remaining Life 7	
#10 Dolphin	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,400	
	% Included	100.00%	Total Cost/Study \$3,400
Summary	Replacement Year	2025	Future Cost \$4,042

This is to replace the #10 Dolphin as originally installed in 2017 for \$3,400.

790 - Heater	Useful Life 7	Remaining Life 5	
4 Ray Pak Model 408 Heaters	Quantity 4	Unit of Measure	Items
	Cost /Itm	\$8,200	
	% Included	100.00%	Total Cost/Study \$32,800
Summary	Replacement Year	2023	Future Cost \$37,110

This is to replace the pool heater.

Raypak Model 408 replaced the Xtherm in 2016.

818 - Cover	Useful Life 6	Remaining Life 1	
4,800 Sq. Ft. Pool Cover	Quantity 4,800	Unit of Measure	Square Feet
	Cost /SqFt	\$1.73	
	% Included	100.00%	Total Cost/Study \$8,321
Summary	Replacement Year	2019	Future Cost \$8,529

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

924 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$11,032	
	% Included	100.00%	Total Cost/Study \$11,032
Summary	Replacement Year	2019	Future Cost \$11,307

This is to replace miscellaneous pool furniture.

2017- \$1,280 expended for replacing two tables.

00060 - Canoa Hills (CH)

14000 - Recreation

230 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 1	
16 Fitness Center Cardio Machines (20%)	Quantity 16	Unit of Measure Items	
	Cost /Itm \$6,304	Qty * \$/Itm \$100,860	
	% Included 20.00%	Total Cost/Study \$20,172	
Summary	Replacement Year 2019	Future Cost \$20,676	

This is for as needed periodic replacement of the cardio equipment machines. Strength machines are provided for in another component.

Bikes (5)- Techno Gym Excite Recumbent, 2 x Vision Fitness E 4000, Schwinn Fan Spin, Techno Gym **(Replaced two recumbent bikes in 2018.)**

Elliptical Machines (4)- Techno Gym, 2 x Precor, Cybex Arc Trainer

Rower (1)- Concept-2

Stepper (1)- Sci Fit

Treadmills (5)- 2 x Woodway, Techno Gym, 2 x Paramount

2017- \$25,982 expended.

231 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Fitness Center Cardio Machines- 2018 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$16,619		
	% Included 100.00%	Total Cost/Study \$16,619	
Summary	Replacement Year 2018	Future Cost \$16,619	

2018- \$16,619 expended.

330 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 1	
19 Fitness Center Strength Machines (10%)	Quantity 19	Unit of Measure Items	
	Cost /Itm \$4,202	Qty * \$/Itm \$79,847	
	% Included 10.00%	Total Cost/Study \$7,985	
Summary	Replacement Year 2019	Future Cost \$8,184	

This is for as needed periodic replacement of the strength equipment machines. Cardio machines are provided for in another component.

Cybex (1)- Arm Extension

Maxicam (1)- Rotary Torso **(Replaced in 2018 for \$6,265.)**

Paramount (14)- Pull-up/Chin-up, Lower Back Extension, Abdominal, Lat Pull Down, Seated Row, Rotary Chest, Seated Leg Curl, Leg Extension, Leg Press, Biceps Curl, Multi Hip, Chest Press, Deltoid, Pectoral Fly/Rear Deltoid

Precor (1)- Stretch Trainer

Techno Gym (2)- Abductor, Adductor

2017- \$10,673 expended.

00060 - Canoa Hills (CH)

14000 - Recreation

331 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Fitness Center Strength Machines- 2018 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,265		
	% Included 100.00%	Total Cost/Study \$6,265	
Summary	Replacement Year 2018	Future Cost \$6,265	

2018 only.

730 - Bridge Dealing Machine	Useful Life 5	Remaining Life 4	
Duplimate Bridge Dealing Machine	Quantity 1	Unit of Measure Items	
	Cost /Itm \$5,400		
	% Included 100.00%	Total Cost/Study \$5,400	
Summary	Replacement Year 2022	Future Cost \$5,961	

This is for the Bridge Dealing Machine for the card game of same name. Manufacturer is Duplimate.
 2018- Added to study.

17000 - Tennis Court

140 - Reseal	Useful Life 4	Remaining Life 2	
14,000 Sq. Ft. [2] Tennis Courts	Quantity 14,000	Unit of Measure Square Feet	
	Cost /SqFt \$0.946		
	% Included 100.00%	Total Cost/Study \$13,238	
Summary	Replacement Year 2020	Future Cost \$13,908	

This is to crack fill, seal and stripe the tennis courts.
 2017- Client advises done in 2016.

704 - Screen	Useful Life 5	Remaining Life 2	
Tennis Court Windscreens	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,050		
	% Included 100.00%	Total Cost/Study \$2,050	
Summary	Replacement Year 2020	Future Cost \$2,154	

This is to replace the court perimeter windscreen. Installed in 2015.

19000 - Fencing

160 - Chain Link: 10'	Useful Life 30	Remaining Life 13	
580 Lin. Ft. Tennis Court Fence	Quantity 580	Unit of Measure Linear Feet	
	Cost /l.f. \$36.77		
	% Included 100.00%	Total Cost/Study \$21,328	
Summary	Replacement Year 2031	Future Cost \$29,400	

This is to replace the 10' chain link fencing.
 2017- \$12,806 expended.

00060 - Canoa Hills (CH)

20000 - Lighting

220 - Pole Lights	Useful Life 30	Remaining Life 8	
24 Parking Lot & Walkway Lights	Quantity 24	Unit of Measure	Items
	Cost /Itm \$2,627		
	% Included 100.00%	Total Cost/Study	\$63,037
Summary	Replacement Year 2026	Future Cost	\$76,805

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

23000 - Mechanical Equipment

220 - HVAC	Useful Life 15	Remaining Life 4	
7 Rooftop Carrier Units- 2007	Quantity 7	Unit of Measure	Items
	Cost /Itm \$6,934		
	% Included 100.00%	Total Cost/Study	\$48,539
Summary	Replacement Year 2022	Future Cost	\$53,578

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 lives.

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

340 - HVAC	Useful Life 15	Remaining Life 2	
Rooftop Carrier Unit- 2005	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,094		
	% Included 100.00%	Total Cost/Study	\$6,094
Summary	Replacement Year 2020	Future Cost	\$6,402

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

- Unit 5- Kitchen- Carrier- 5T

364 - HVAC	Useful Life 15	Remaining Life 3	
Rooftop Carrier Unit- 2006	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,094		
	% Included 100.00%	Total Cost/Study	\$6,094
Summary	Replacement Year 2021	Future Cost	\$6,562

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

- Unit 10- Mesquite Room- Carrier- 5T

00060 - Canoa Hills (CH)

23000 - Mechanical Equipment

500 - Swamp Cooler	Useful Life 20	Remaining Life 16	
Evaporative Cooler- 2014	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,101		
	% Included 100.00%	Total Cost/Study	\$2,101
Summary	Replacement Year 2034	Future Cost	\$3,119

This is to replace the evaporative cooler.

Kitchen- Champion

600 - Water Heater	Useful Life 12	Remaining Life 7	
Pool Eq Room Heater & Tank	Quantity 1	Unit of Measure	Items
	Cost /Itm \$12,607		
	% Included 100.00%	Total Cost/Study	\$12,607
Summary	Replacement Year 2025	Future Cost	\$14,986

This is to replace the commercial water heater, storage tank and recirculation pump. Includes disposal of old unit.

- 1- Bradford White D100T1993N, gas, 100 gal, water heater, SN KD18209360, mfg 4/2013
- 1- Bradford White M3ST200R5A, 200 gal storage tank, SN JL 17416073, mfg 2012
- 1- B/G recirculation pump
- 1- expansion tank

24000 - Furnishings

560 - Miscellaneous	Useful Life 10	Remaining Life 3	
Folding Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$12,607		
	% Included 100.00%	Total Cost/Study	\$12,607
Summary	Replacement Year 2021	Future Cost	\$13,577

This is to replace miscellaneous furnishings.

2017- \$1,072 expended for two poker tables.

580 - Miscellaneous	Useful Life 25	Remaining Life 3	
288 Sq. Ft. Portable Stage- Saguaro Room	Quantity 288	Unit of Measure	Square Feet
	Cost /SqFt \$27.32		
	% Included 100.00%	Total Cost/Study	\$7,867
Summary	Replacement Year 2021	Future Cost	\$8,472

This is to replace the portable stage.

620 - Miscellaneous	Useful Life 12	Remaining Life 4	
Lobby Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,405		
	% Included 100.00%	Total Cost/Study	\$8,405
Summary	Replacement Year 2022	Future Cost	\$9,278

This is to replace miscellaneous furnishings.

2017- \$959 expended.

00060 - Canoa Hills (CH)

24500 - Audio / Visual

300 - PA System	Useful Life 20	Remaining Life 13	
Sound Rack- Sound System	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,608		
	% Included 100.00%	Total Cost/Study	\$7,608
Summary	Replacement Year 2031	Future Cost	\$10,487

This is to replace the Tech-Unique sound system.

2017- information per client
 2011- \$6,400 expended for purchase

740 - Piano	Useful Life 25	Remaining Life 7	
Saguaro Room	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,798		
	% Included 100.00%	Total Cost/Study	\$7,798
Summary	Replacement Year 2025	Future Cost	\$9,270

This is to replace the Yamaha upright piano and dolly.

model- T121
 serial #- 5857859

2017- information per client
 2000- \$5,000 expended for purchase

800 - Stage Risers	Useful Life 30	Remaining Life 5	
6 Saguaro Room	Quantity 6	Unit of Measure	Items
	Cost /Itm \$3,708		
	% Included 100.00%	Total Cost/Study	\$22,247
Summary	Replacement Year 2023	Future Cost	\$25,171

This is to replace the Stage Right risers.

2017- information per client
 1993- \$12,000 expended for purchase

820 - Stage Curtains	Useful Life 20	Remaining Life 14	
2 Saguaro Room	Quantity 2	Unit of Measure	Items
	Cost /Itm \$6,958		
	% Included 100.00%	Total Cost/Study	\$13,916
Summary	Replacement Year 2032	Future Cost	\$19,663

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

2017- information per client
 2012- \$12,000 expended for purchase

00060 - Canoa Hills (CH)

24500 - Audio / Visual

900 - Miscellaneous	Useful Life 20	Remaining Life 1	
Saguaro Room- Electric Screen	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$16,371	
	% Included	100.00%	Total Cost/Study \$16,371
Summary	Replacement Year	2019	Future Cost \$16,781

This is to replace the 16' x 16' electric screen.

2017- information per client
 1989- \$8,000 expended for purchase

900 - Miscellaneous	Useful Life 30	Remaining Life 18	
Sound Rack- Total Induction Loop	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$16,139	
	% Included	100.00%	Total Cost/Study \$16,139
Summary	Replacement Year	2036	Future Cost \$25,171

This is to replace the total induction loop.

2017- information per client
 2011- \$12,000 expended for purchase

24600 - Safety / Access

230 - Fire Control Misc	Useful Life 20	Remaining Life 8	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$18,000	
	% Included	100.00%	Total Cost/Study \$18,000
Summary	Replacement Year	2026	Future Cost \$21,931

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

2018- The 2017 work was not done, so deferred to 2019.

231 - Fire Control Misc	Useful Life 1	Remaining Life 1	Treatment [nr:1]
Fire Alarm System- 2019 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,000	
	% Included	100.00%	Total Cost/Study \$6,000
Summary	Replacement Year	2019	Future Cost \$6,150

2018- \$6,000 will be expended to replace the alarm panel in 2019 because not done in 2017 as planned.

25000 - Flooring

250 - Carpeting	Useful Life 10	Remaining Life 3	
540 Sq. Yds. Clubhouse Carpeting	Quantity 540	Unit of Measure	Square Yard
	Cost /SqYd	\$33.62	
	% Included	100.00%	Total Cost/Study \$18,155
Summary	Replacement Year	2021	Future Cost \$19,551

This is to replace the carpeting.

00060 - Canoa Hills (CH)

25000 - Flooring

450 - Tile	Useful Life 20	Remaining Life 3	
6,475 Sq. Ft. Clubhouse Walls & Floors	Quantity 6,475	Unit of Measure Square Feet	
	Cost /SqFt \$10.51		
	% Included 100.00%	Total Cost/Study \$68,028	
Summary	Replacement Year 2021	Future Cost \$73,259	

This is to replace the wall and floor tile.

720 - Hardwood Floors	Useful Life 40	Remaining Life 12	
6,150 Sq. Ft. Wood Floor- Replace	Quantity 6,150	Unit of Measure Square Feet	
	Cost /SqFt \$15.76		
	% Included 100.00%	Total Cost/Study \$96,920	
Summary	Replacement Year 2030	Future Cost \$130,347	

This is to replace the hardwood flooring. Refinishing is provided for within another component.

750 - Hardwood Floors	Useful Life 10	Remaining Life 2	
6,150 Sq. Ft. Wood Floor- Refinish	Quantity 6,150	Unit of Measure Square Feet	
	Cost /SqFt \$6.30		
	% Included 100.00%	Total Cost/Study \$38,768	
Summary	Replacement Year 2020	Future Cost \$40,731	

This is to refinish the hardwood flooring.

26000 - Outdoor Equipment

302 - Bocce Ct. Resurface	Useful Life 10	Remaining Life 4	
Bocce Ball Courts	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$10,000		
	% Included 100.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2022	Future Cost \$11,038	

This is to replace the court surface and rehab the court rails as needed.

27000 - Appliances

760 - Miscellaneous	Useful Life 20	Remaining Life 8	
16 Kitchen Appliances	Quantity 16	Unit of Measure Items	
	Cost /Itm \$3,625		
	% Included 100.00%	Total Cost/Study \$57,994	
Summary	Replacement Year 2026	Future Cost \$70,661	

This is to repair or replace miscellaneous appliances.

Manitowoc IY0606W-261 ice maker w/ B570 bin, Frigidaire FCFS201LFB3 5/2008 sngl door commercial freezer, Traulsen GRI 2-32 LUT dbl door commercial refer, Wolf 6-burner range, Alto-Sham 1000-TH-1 dbl cook & hold, hood, Ansul, Haier microwave, Bunn coffee, Cecilware CL75-n coffee, SS table, SS triple sink, Hobart AM-14C commercial dishwasher, Hobart commercial disposal, SS sink, 2x portable SS tables

00070 - Santa Rita Springs (SRS)

01000 - Paving

142 - Asphalt: Sealing	Useful Life 5	Remaining Life 4
80,636 Sq. Ft. Parking Lots	Quantity 80,636	Unit of Measure Square Feet
	Cost /SqFt \$0.210	
	% Included 100.00%	Total Cost/Study \$16,944
Summary	Replacement Year 2022	Future Cost \$18,703

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

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

242 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4
80,636 Sq. Ft. Parking Lots (3%)	Quantity 80,636	Unit of Measure Square Feet
	Cost /SqFt \$3.41	Qty * \$/SqFt \$275,334
	% Included 2.50%	Total Cost/Study \$6,883
Summary	Replacement Year 2022	Future Cost \$7,598

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

2017- Extended to synch with next seal coat.

336 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 1
58,386 Sq. Ft. North & East Parking Lots	Quantity 58,386	Unit of Measure Square Feet
	Cost /SqFt \$1.68	
	% Included 100.00%	Total Cost/Study \$98,147
Summary	Replacement Year 2019	Future Cost \$100,601

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.

360 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 10
22,250 Sq. Ft. South Parking Lot	Quantity 22,250	Unit of Measure Square Feet
	Cost /SqFt \$1.68	
	% Included 100.00%	Total Cost/Study \$37,402
Summary	Replacement Year 2028	Future Cost \$47,878

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

02000 - Concrete

430 - Pool Deck	Useful Life 5	Remaining Life 1
5,975 Sq. Ft. Pool Area Concrete (6%)	Quantity 5,975	Unit of Measure Square Feet
	Cost /SqFt \$21.01	Qty * \$/SqFt \$125,550
	% Included 6.00%	Total Cost/Study \$7,533
Summary	Replacement Year 2019	Future Cost \$7,721

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement. Please see the Pool components for the complete replacement.

00070 - Santa Rita Springs (SRS)

03000 - Painting: Exterior

136 - Stucco	Useful Life 10	Remaining Life 0	
28,540 Sq. Ft. Exterior Building Paint	Quantity 28,540	Unit of Measure Square Feet	
	Cost /SqFt \$1.03		
	% Included 100.00%	Total Cost/Study \$29,345	
Summary	Replacement Year 2018	Future Cost \$29,345	

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

In 2016, the surface is faded and exhibits efflorescence and dark stains.

400 - Wrought Iron	Useful Life 4	Remaining Life 0	
1,758 Lin. Ft. Pool Fence, Metal Railings	Quantity 1,758	Unit of Measure Linear Feet	
	Cost /l.f. \$6.63		
	% Included 100.00%	Total Cost/Study \$11,650	
Summary	Replacement Year 2018	Future Cost \$11,650	

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron.

348 lf- pool perimeter 5' wrought iron fence
 1,410 lf- bridge, deck, stair, walkway, south perimeter railings

03500 - Painting: Interior

136 - Building	Useful Life 10	Remaining Life 3	
35,500 Sq. Ft. All Interior Spaces	Quantity 35,500	Unit of Measure Square Feet	
	Cost /SqFt \$0.788		
	% Included 100.00%	Total Cost/Study \$27,973	
Summary	Replacement Year 2021	Future Cost \$30,124	

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

04000 - Structural Repairs

300 - Trellis	Useful Life 15	Remaining Life 12	
Small Shade Canopy	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,200		
	% Included 100.00%	Total Cost/Study \$8,200	
Summary	Replacement Year 2030	Future Cost \$11,028	

This is to repair, replace and maintain the trellis. Installed in 2015.

304 - Trellis	Useful Life 15	Remaining Life 8	
Large Shade Canopy	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$14,350		
	% Included 100.00%	Total Cost/Study \$14,350	
Summary	Replacement Year 2026	Future Cost \$17,484	

This is to repair, replace and maintain the trellis. Installed in 2011.

00070 - Santa Rita Springs (SRS)

04000 - Structural Repairs

304 - Trellis	Useful Life 15	Remaining Life 10	
Pool Eq Rm Shade Canopy	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,150		
	% Included 100.00%	Total Cost/Study \$6,150	
Summary	Replacement Year 2028	Future Cost \$7,873	

This is to repair, replace and maintain the trellis. Installed in 2013.

600 - Metal Railings	Useful Life 10	Remaining Life 3	
1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%)	Quantity 1,410	Unit of Measure Linear Feet	
	Cost /l.f. \$31.52	Qty * \$/l.f. \$44,441	
	% Included 50.00%	Total Cost/Study \$22,221	
Summary	Replacement Year 2021	Future Cost \$23,929	

This is to replace the metal railings.

486 lf- upper level 4' metal railing
 28 lf- upper level 2' metal railing
 176 lf- bridge
 120 lf- walkway
 65 lf- stairwell
 535 lf- south side property near wash canal and parking lot

04500 - Decking/Balconies

206 - Resurface	Useful Life 20	Remaining Life 1	
12,664 Sq. Ft. Elastomeric Deck- Resurface	Quantity 12,664	Unit of Measure Square Feet	
	Cost /SqFt \$8.09		
	% Included 100.00%	Total Cost/Study \$102,449	
Summary	Replacement Year 2019	Future Cost \$105,011	

This is to resurface the deck. Deck seal coat is provided for within another component.

In 2016, client indicated that deck membrane leak issues are being investigated and that repairs are needed. Some ceilings below the deck exhibited water stains.

300 - Repairs	Useful Life 5	Remaining Life 1	
12,664 Sq. Ft. Elastomeric Deck- Seal/Repair	Quantity 12,664	Unit of Measure Square Feet	
	Cost /SqFt \$1.89		
	% Included 100.00%	Total Cost/Study \$23,949	
Summary	Replacement Year 2019	Future Cost \$24,548	

This is seal and repair the rooftop decking of the Fiesta and Santa Cruz buildings.

2018- \$18,376 expended.
 In 2016, client indicated that deck membrane leak issues are being investigated and that repairs are needed. Some ceilings below the deck exhibited water stains.

301 - Repairs	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Elastomeric Deck- Seal/Repair- 2018 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$18,376		
	% Included 100.00%	Total Cost/Study \$18,376	
Summary	Replacement Year 2018	Future Cost \$18,376	

2018 Only- \$18,376 expended.

00070 - Santa Rita Springs (SRS)

04500 - Decking/Balconies

05000 - Roofing

336 - Low Slope: Vinyl 68 Squares- Building Roof	Useful Life 20 Quantity 68 Cost /Sqrs \$525 % Included 100.00%	Remaining Life 3 Unit of Measure Squares Total Cost/Study \$35,721
Summary	Replacement Year 2021	Future Cost \$38,468

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.

606 - Pitched: Tile 84 Squares- Building Roof	Useful Life 30 Quantity 84 Cost /Sqrs \$630 % Included 100.00%	Remaining Life 8 Unit of Measure Squares Total Cost/Study \$52,951
Summary	Replacement Year 2026	Future Cost \$64,516

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

08000 - Rehab

230 - Bathrooms 2 Locker Rooms	Useful Life 20 Quantity 2 Cost /Rm \$38,742 % Included 100.00%	Remaining Life 3 Unit of Measure Room Total Cost/Study \$77,484
Summary	Replacement Year 2021	Future Cost \$83,441

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

336 - Restrooms 5 Restrooms	Useful Life 20 Quantity 5 Cost /Rm \$9,739 % Included 100.00%	Remaining Life 1 Unit of Measure Room Total Cost/Study \$48,696
Summary	Replacement Year 2019	Future Cost \$49,914

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

2018- \$6,018 expended in 2018 for partial work at Fiesta RR countertops.

337 - Restrooms Fiesta Restrooms- 2018	Useful Life 1 Quantity 1 Cost /LS \$6,018 % Included 100.00%	Remaining Life 0 Treatment [nr:1] Unit of Measure Lump Sum Total Cost/Study \$6,018
Summary	Replacement Year 2018	Future Cost \$6,018

2018- \$6,018 expended in 2018 for partial work at Fiesta RR countertops.

00070 - Santa Rita Springs (SRS)

08000 - Rehab

412 - Kitchen	Useful Life 20	Remaining Life 3
2 Art & Fiesta Kitchenettes	Quantity 2	Unit of Measure Room
	Cost /Rm \$4,045	
	% Included 100.00%	Total Cost/Study \$8,090
Summary	Replacement Year 2021	Future Cost \$8,712

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.

472 - Cabinets	Useful Life 20	Remaining Life 1
2 Art & Clay Counters & Cabinets	Quantity 2	Unit of Measure Room
	Cost /Rm \$9,062	
	% Included 100.00%	Total Cost/Study \$18,123
Summary	Replacement Year 2019	Future Cost \$18,576

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

In 2016, the counter tops are very worn.

12000 - Pool

130 - Resurface	Useful Life 10	Remaining Life 5
240 Lin. Ft. Pool	Quantity 240	Unit of Measure Linear Feet
	Cost /l.f. \$121	
	% Included 100.00%	Total Cost/Study \$28,997
Summary	Replacement Year 2023	Future Cost \$32,808

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

2017- Life estimates from client.

400 - ADA Chair Lift	Useful Life 10	Remaining Life 1
Pool Area ADA Lift	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,510	
	% Included 100.00%	Total Cost/Study \$4,510
Summary	Replacement Year 2019	Future Cost \$4,623

This is to replace the pool's ADA compliant chair lift. Installed 2009.

630 - Deck: Re-Surface	Useful Life 15	Remaining Life 1
5,975 Sq. Ft. Pool Area Decking	Quantity 5,975	Unit of Measure Square Feet
	Cost /SqFt \$7.88	
	% Included 100.00%	Total Cost/Study \$47,081
Summary	Replacement Year 2019	Future Cost \$48,258

This is to prepare and resurface the coated deck with Kool Deck or similar product.

In 2016, the deck was stained and exhibited some chipped areas.

00070 - Santa Rita Springs (SRS)

12000 - Pool

730 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$37,570	Qty * \$/LS	\$37,570
	% Included 50.00%	Total Cost/Study	\$18,785
Summary	Replacement Year 2020	Future Cost	\$19,736

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

- 3- Pentair Triton II Commercial filters
- 3- Pentair Intelliflo Variable Speed pumps
- 2- additional spa pumps
- 4- Raypak Professional heaters (3- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

2018- \$9,697 expended for pool heater #3, spa jet pump #1, misc. Aquasols.

731 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment- 2018 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$9,697		
	% Included 100.00%	Total Cost/Study	\$9,697
Summary	Replacement Year 2018	Future Cost	\$9,697

2018- \$9,697 expended for pool heater #3, spa jet pump #1, misc. Aquasols.

824 - Cover	Useful Life 6	Remaining Life 1	
3,600 Sq. Ft. Pool Cover	Quantity 3,600	Unit of Measure	Square Feet
	Cost /SqFt \$1.73		
	% Included 100.00%	Total Cost/Study	\$6,241
Summary	Replacement Year 2019	Future Cost	\$6,397

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

930 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,354		
	% Included 100.00%	Total Cost/Study	\$7,354
Summary	Replacement Year 2019	Future Cost	\$7,538

This is to replace miscellaneous pool furniture.

00070 - Santa Rita Springs (SRS)

14000 - Recreation

240 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0
11 Fitness Center Cardio Machines (20%)	Quantity 11	Unit of Measure Items
	Cost /Itm \$5,455	Qty * \$/Itm \$60,000
	% Included 20.00%	Total Cost/Study \$12,000
Summary	Replacement Year 2018	Future Cost \$12,000

This is for as needed periodic replacement of the cardio equipment machines. Strength machines are provided for in another component.

Bikes (3)- Techno Gym, 2 x Techno Gym Excite Recumbent

Elliptical Machines (3)- Cybex, 2 x Precor

Rower (1)- Concept-2

Stepper (1)- Tetrix

Treadmills (3)- Techno Gym, Precor, Woodway

2017- \$7,140 expended.

340 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 0
18 Fitness Center Strength Machines (10%)	Quantity 18	Unit of Measure Items
	Cost /Itm \$3,333	Qty * \$/Itm \$60,000
	% Included 10.00%	Total Cost/Study \$6,000
Summary	Replacement Year 2018	Future Cost \$6,000

This is for as needed periodic replacement of the strength equipment machines. Cardio machines are provided for in another component.

Techno Gym (18)- Abductor, Adductor, Multi Hip, Low Row, Lat Pull Down, Arm Curl, Arm Extension, Abdominal Crunch, Lower Back, Leg Extension, Leg Curl, Leg Press, Pectoral, Chest Press, Shoulder Press, Anterior Flexibility, Posterior Flexibility, Stretch Trainer

19000 - Fencing

220 - Wrought Iron: 5'	Useful Life 30	Remaining Life 8
348 Lin. Ft. Pool Perimeter Fence	Quantity 348	Unit of Measure Linear Feet
	Cost /l.f. \$35.72	
	% Included 100.00%	Total Cost/Study \$12,431
Summary	Replacement Year 2026	Future Cost \$15,146

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

20000 - Lighting

230 - Pole Lights	Useful Life 25	Remaining Life 10
10 Bridge Lights	Quantity 10	Unit of Measure Items
	Cost /Itm \$1,550	
	% Included 100.00%	Total Cost/Study \$15,497
Summary	Replacement Year 2028	Future Cost \$19,837

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

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

232 - HVAC	Useful Life 15	Remaining Life 10	
6 Miscellaneous Units- 2013	Quantity 6	Unit of Measure	Items
	Cost /Itm \$4,612		
	% Included 100.00%	Total Cost/Study	\$27,675
Summary	Replacement Year 2028	Future Cost	\$35,426

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

- Unit 1- Pottery- Carrier- 3T
- Unit 2- Clay Studio- Carrier- 2.5T
- Unit 10- Coordinator's Office- Gree- 1T
- Unit 12- Santa Cruz- Carrier- 3T
- Unit 13- Fiesta Bath Room- Carrier- 2T
- Unit 16- Comp Mac Room- Carrier- 4T

312 - HVAC	Useful Life 15	Remaining Life 13	
Carrier Units- 2016, Unit 8	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,304		
	% Included 100.00%	Total Cost/Study	\$6,304
Summary	Replacement Year 2031	Future Cost	\$8,690

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 lives.

- Unit 8- Fitness- Carrier- 5T

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

316 - HVAC	Useful Life 15	Remaining Life 0	
Carrier Units- 2018, Unit 3	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,150		
	% Included 100.00%	Total Cost/Study	\$6,150
Summary	Replacement Year 2018	Future Cost	\$6,150

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 lives.

- Unit 3- Sculpture- Carrier- 3T (2006 unit replaced in 2018.)

2018- \$6,150 expended.

344 - HVAC	Useful Life 15	Remaining Life 1	
2 Carrier Units- 2004	Quantity 2	Unit of Measure	Items
	Cost /Itm \$6,304		
	% Included 100.00%	Total Cost/Study	\$12,607
Summary	Replacement Year 2019	Future Cost	\$12,923

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 lives.

- Unit 4- Hand Studio- Carrier- 3T
- Unit 9- Fitness- Carrier- 5T

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

368 - HVAC	Useful Life 15	Remaining Life 9	
2 Carrier Units- 2012	Quantity 2	Unit of Measure	Items
	Cost /Itm \$6,304		
	% Included 100.00%	Total Cost/Study	\$12,607
Summary	Replacement Year 2027	Future Cost	\$15,745

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

Unit 5- Fiesta Room- Carrier- 5T
 Unit 24- Art Room- Carrier- 5T

392 - HVAC	Useful Life 15	Remaining Life 0	
2 Carrier Units- 2003	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,612		
	% Included 100.00%	Total Cost/Study	\$9,225
Summary	Replacement Year 2018	Future Cost	\$9,225

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 lives.

Unit 6- Clay Studio- Carrier- 2.5T
 Unit 14- Kitchen- Carrier- 2.5T

416 - HVAC	Useful Life 15	Remaining Life 13	
Carrier Unit- 2016, Unit 7	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,150		
	% Included 100.00%	Total Cost/Study	\$6,150
Summary	Replacement Year 2031	Future Cost	\$8,478

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

2016- Placed in service: Unit 7- Fitness- Carrier- 5T

436 - HVAC	Useful Life 15	Remaining Life 11	
Carrier Unit- 2014	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,304		
	% Included 100.00%	Total Cost/Study	\$6,304
Summary	Replacement Year 2029	Future Cost	\$8,271

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

Unit 11- Locker Room- Carrier- 5T

00070 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

448 - HVAC	Useful Life 15	Remaining Life 0
8 Carrier Units- 2001	Quantity 8	Unit of Measure Items
	Cost /Itm \$8,712	
	% Included 100.00%	Total Cost/Study \$69,700
Summary	Replacement Year 2018	Future Cost \$69,700

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 lives.

- Unit 15- Comp Pecan Room- Carrier- 3T
- Unit 17- Comp Lobby- Carrier- 3T
- Unit 18- Comp Ed Hall- Carrier- 5T
- Unit 19- Comp Multi Room- Carrier- 5T
- Unit 20- Comp General- Carrier- 4T
- Unit 21- Comp Laptop Room- Carrier- 3T
- Unit 22- Anza Building- Carrier- 12.5T
- Unit 23- Anza Building- Carrier- 12.5T

452 - HVAC	Useful Life 15	Remaining Life 4
2 Carrier Units- 2007	Quantity 2	Unit of Measure Items
	Cost /Itm \$7,512	
	% Included 100.00%	Total Cost/Study \$15,024
Summary	Replacement Year 2022	Future Cost \$16,584

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 lives.

- Unit 25- Photo Room- Carrier- 7T
- Unit 26- Photo Room- Carrier- 5T

23500 - Elevator

200 - Modernize/Overhaul	Useful Life 25	Remaining Life 1
Anza Building Elevator	Quantity 1	Unit of Measure Items
	Cost /Itm \$88,000	
	% Included 100.00%	Total Cost/Study \$88,000
Summary	Replacement Year 2019	Future Cost \$90,200

This is to modernize or overhaul the elevator system.

2018- The actual quote is higher than the initial projection of approximately \$48,000. \$88,000 is the updated quote.

300 - Cab Rehab	Useful Life 20	Remaining Life 1
Anza Elevator Cab	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2019	Future Cost \$10,250

This is to rehab the elevator cab interior including items such as flooring, ceiling and wall panels.

2018- Accelerated the remaining life to 2019.

00070 - Santa Rita Springs (SRS)

24000 - Furnishings

600 - Miscellaneous	Useful Life 10	Remaining Life 3	
Anza Room Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$53,792		
	% Included 100.00%	Total Cost/Study \$53,792	
Summary	Replacement Year 2021	Future Cost \$57,928	

This is to replace miscellaneous furnishings.

2017- \$2,722 expended for replacing 3- poker tables & chairs in Kino room.

24500 - Audio / Visual

300 - PA System	Useful Life 20	Remaining Life 13	
Anza Room- Sound System	Quantity 1	Unit of Measure Items	
	Cost /Itm \$6,657		
	% Included 100.00%	Total Cost/Study \$6,657	
Summary	Replacement Year 2031	Future Cost \$9,176	

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

2017- information per client
 2011- \$5,600 expended for purchase

740 - Piano	Useful Life 25	Remaining Life 20	
Anza Room- Upright Piano	Quantity 1	Unit of Measure Items	
	Cost /Itm \$6,788		
	% Included 100.00%	Total Cost/Study \$6,788	
Summary	Replacement Year 2038	Future Cost \$11,124	

This is to replace the Kawai upright piano. Includes bench and dolly.

2017- information per client
 2013- \$6,000 expended for purchase

900 - Miscellaneous	Useful Life 20	Remaining Life 8	
Fiesta Room- Total Induction Loop	Quantity 1	Unit of Measure Items	
	Cost /Itm \$7,128		
	% Included 100.00%	Total Cost/Study \$7,128	
Summary	Replacement Year 2026	Future Cost \$8,685	

This is to replace the total induction loop.

2017- information per client
 2006- \$5,300 expended for purchase

24600 - Safety / Access

240 - Fire Control Misc	Useful Life 20	Remaining Life 2	
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$30,000		
	% Included 100.00%	Total Cost/Study \$30,000	
Summary	Replacement Year 2020	Future Cost \$31,519	

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

00070 - Santa Rita Springs (SRS)

25000 - Flooring

260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	Useful Life 10 Quantity 1,400 Cost /SqYd \$33.62 % Included 100.00%	Remaining Life 3 Unit of Measure Square Yard Total Cost/Study \$47,068
Summary	Replacement Year 2021	Future Cost \$50,687
This is to replace the carpeting.		

270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	Useful Life 10 Quantity 400 Cost /SqYd \$33.62 % Included 100.00%	Remaining Life 4 Unit of Measure Square Yard Total Cost/Study \$13,448
Summary	Replacement Year 2022	Future Cost \$14,844
This is to replace the carpeting.		
2017- These areas were added by client, and need to be verified.		

460 - Tile 1,825 Sq. Ft. Clubhouse Walls & Floors	Useful Life 20 Quantity 1,825 Cost /SqFt \$10.51 % Included 100.00%	Remaining Life 3 Unit of Measure Square Feet Total Cost/Study \$19,174
Summary	Replacement Year 2021	Future Cost \$20,648
This is to replace the wall and floor tile.		

730 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Replace	Useful Life 40 Quantity 2,150 Cost /SqFt \$11.56 % Included 100.00%	Remaining Life 18 Unit of Measure Square Feet Total Cost/Study \$24,847
Summary	Replacement Year 2036	Future Cost \$38,753
This is to replace the hardwood flooring. Refinishing is provided for within another component.		

760 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Refinish	Useful Life 10 Quantity 2,150 Cost /SqFt \$6.30 % Included 100.00%	Remaining Life 8 Unit of Measure Square Feet Total Cost/Study \$13,553
Summary	Replacement Year 2026	Future Cost \$16,513
This is to refinish the hardwood flooring.		

00070 - Santa Rita Springs (SRS)

27000 - Appliances

780 - Miscellaneous	Useful Life 20	Remaining Life 3	
9 Kitchen Appliances	Quantity 9	Unit of Measure Items	
	Cost /Itm \$3,152		
	% Included 100.00%	Total Cost/Study \$28,367	
Summary	Replacement Year 2021	Future Cost \$30,548	

This is to repair or replace miscellaneous appliances.

- 1- Vollrath warming station
- 1- McCall Freezer- Replaced in 2018 for \$1,937
- 1- True Refrigerator
- 2- Duke Ovens
- 1- Manitowoc Ice Machine
- 1- GE Oven/Stove
- 1- GE Microwave
- 1- Mover Diebel Dishwasher

781 - Miscellaneous	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Kitchen Appliances- 2018 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,937		
	% Included 100.00%	Total Cost/Study \$1,937	
Summary	Replacement Year 2018	Future Cost \$1,937	

1- McCall Freezer- Replaced in 2018 for \$1,937

00080 - Canoa Ranch (CR)

01000 - Paving

148 - Asphalt: Sealing	Useful Life 5	Remaining Life 0	
64,068 Sq. Ft. Drives & Parking	Quantity 64,068	Unit of Measure Square Feet	
	Cost /SqFt \$0.163		
	% Included 100.00%	Total Cost/Study \$10,425	
Summary	Replacement Year 2018	Future Cost \$10,425	

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

2018- \$10,425 expended.

248 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
64,068 Sq. Ft. Drives & Parking (3%)	Quantity 64,068	Unit of Measure Square Feet	
	Cost /SqFt \$3.41	Qty * \$/SqFt \$218,762	
	% Included 2.50%	Total Cost/Study \$5,469	
Summary	Replacement Year 2019	Future Cost \$5,606	

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.

00080 - Canoa Ranch (CR)

01000 - Paving

254 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
18,768 Sq. Ft. Seal/Crack Fill/Stripe	Quantity 18,768	Unit of Measure Square Feet	
	Cost /SqFt \$0.368		
	% Included 100.00%	Total Cost/Study \$6,901	
Summary	Replacement Year 2019	Future Cost \$7,074	

This is for miscellaneous repairs including emulsion sealing, crack fill, skin patching, minor dig out & fill, and re-striping to match the existing layout. Cracks 1/4" or wider should be filled when observed.

342 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 15	
64,068 Sq. Ft. Drives & Parking	Quantity 64,068	Unit of Measure Square Feet	
	Cost /SqFt \$1.68		
	% Included 100.00%	Total Cost/Study \$107,698	
Summary	Replacement Year 2033	Future Cost \$155,979	

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

02000 - Concrete

418 - Pool Deck	Useful Life 5	Remaining Life 4	
2,650 Sq. Ft. Pool Area Concrete (7.5%)	Quantity 2,650	Unit of Measure Square Feet	
	Cost /SqFt \$21.01	Qty * \$/SqFt \$55,683	
	% Included 7.50%	Total Cost/Study \$4,176	
Summary	Replacement Year 2022	Future Cost \$4,610	

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement. Please see the Pool components for the complete replacement.

03000 - Painting: Exterior

142 - Stucco	Useful Life 10	Remaining Life 0	
14,760 Sq. Ft. Building Exterior Surfaces	Quantity 14,760	Unit of Measure Square Feet	
	Cost /SqFt \$0.855		
	% Included 100.00%	Total Cost/Study \$12,625	
Summary	Replacement Year 2018	Future Cost \$12,625	

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

2018- \$12,625 expended.

406 - Wrought Iron	Useful Life 4	Remaining Life 3	
614 Lin. Ft. Metal Fencing & Railings	Quantity 614	Unit of Measure Linear Feet	
	Cost /l.f. \$9.46		
	% Included 100.00%	Total Cost/Study \$5,806	
Summary	Replacement Year 2021	Future Cost \$6,252	

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron.

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

00080 - Canoa Ranch (CR)

03500 - Painting: Interior

142 - Building	Useful Life	10	Remaining Life	3
26,200 Sq. Ft. All Interior Spaces	Quantity	26,200	Unit of Measure	Square Feet
	Cost /SqFt	\$0.788		
	% Included	100.00%	Total Cost/Study	\$20,645
Summary	Replacement Year	2021	Future Cost	\$22,232

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

04000 - Structural Repairs

300 - Trellis	Useful Life	15	Remaining Life	8
3 Shade Structures	Quantity	3	Unit of Measure	Lump Sum
	Cost /LS	\$9,225		
	% Included	100.00%	Total Cost/Study	\$27,675
Summary	Replacement Year	2026	Future Cost	\$33,719

This is to repair, replace and maintain the shade structures. Installed in 2011.

606 - Metal Railings	Useful Life	20	Remaining Life	10
350 Lin. Ft. Parking & Pickleball	Quantity	350	Unit of Measure	Linear Feet
	Cost /l.f.	\$26.27		
	% Included	100.00%	Total Cost/Study	\$9,193
Summary	Replacement Year	2028	Future Cost	\$11,768

This is to replace the metal railings.

300 lf- north side parking lot @ ditch
 50 lf- at pickleball courts walkway

912 - Doors	Useful Life	20	Remaining Life	10
3 Pool East Patio Doors	Quantity	3	Unit of Measure	Items
	Cost /Itm	\$16,810		
	% Included	100.00%	Total Cost/Study	\$50,430
Summary	Replacement Year	2028	Future Cost	\$64,555

This is to repair, replace and maintain the 5-panel glass doors, operators and hardware.

3- 10'x16.5' glass doors
 3- LiftMaster operators

05000 - Roofing

200 - Low Slope: BUR	Useful Life	20	Remaining Life	10
133 Squares- Building Roof	Quantity	133	Unit of Measure	Squares
	Cost /Sqrs	\$315		
	% Included	100.00%	Total Cost/Study	\$41,920
Summary	Replacement Year	2028	Future Cost	\$53,661

This is to replace the built-up roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

00080 - Canoa Ranch (CR)

05000 - Roofing

612 - Pitched: Tile	Useful Life 30	Remaining Life 20	
45 Squares- Building Roof	Quantity 45	Unit of Measure	Squares
	Cost /Sqrs \$630		
	% Included 100.00%	Total Cost/Study	\$28,367
Summary	Replacement Year 2038	Future Cost	\$46,482

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

08000 - Rehab

226 - Restrooms	Useful Life 20	Remaining Life 10	
2 Locker Rooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$15,375		
	% Included 100.00%	Total Cost/Study	\$30,750
Summary	Replacement Year 2028	Future Cost	\$39,363

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

2017- BRG needs scope of work and costing.

236 - Restrooms	Useful Life 20	Remaining Life 5	
Companion Restroom Remodel	Quantity 1	Unit of Measure	Room
	Cost /Rm \$15,375		
	% Included 100.00%	Total Cost/Study	\$15,375
Summary	Replacement Year 2023	Future Cost	\$17,395

This is to rehab and redecorate the companion restroom.

2018- Added to study.

12000 - Pool

136 - Resurface	Useful Life 12	Remaining Life 10	
256 Lin. Ft. Pool	Quantity 256	Unit of Measure	Linear Feet
	Cost /l.f. \$147		
	% Included 100.00%	Total Cost/Study	\$37,654
Summary	Replacement Year 2028	Future Cost	\$48,201

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

2017- Per client, done in 2016.

412 - ADA Chair Lift	Useful Life 10	Remaining Life 2	
2 Pool & Spa ADA Chairs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$8,825		
	% Included 100.00%	Total Cost/Study	\$17,650
Summary	Replacement Year 2020	Future Cost	\$18,544

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

Spectrum Products Traveler II

00080 - Canoa Ranch (CR)

12000 - Pool

736 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$35,049	Qty * \$/LS \$35,049	
	% Included 50.00%	Total Cost/Study \$17,524	
Summary	Replacement Year 2020	Future Cost \$18,412	

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

- 4- Pentair Triton II Commercial filters
- 3- Pentair Intelliflo Variable Speed pumps
- 2- additional spa pumps
- 3- Raypak Professional heaters (2- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

2018- \$620 expended for pool & spa chlorine pump.
 2017- \$1,531 expended.
 2015- Equipment including filters were replaced.

737 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment- 2018 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$620		
	% Included 100.00%	Total Cost/Study \$620	
Summary	Replacement Year 2018	Future Cost \$620	

2018 Only.

14000 - Recreation

250 - Exercise: Cardio Equipment	Useful Life 1	Remaining Life 0	
13 Fitness Center Cardio Machines (20%)	Quantity 13	Unit of Measure Items	
	Cost /Itm \$5,769	Qty * \$/Itm \$75,000	
	% Included 20.00%	Total Cost/Study \$15,000	
Summary	Replacement Year 2018	Future Cost \$15,000	

This is for as needed periodic replacement of the cardio equipment machines. Strength machines are provided for in another component.

Bikes (5)- Techno Gym Recumbent, Techno Gym Recumbent Excite, 2 x Techno Gym, Techno Gym Excite

Elliptical Machines (4)- 3 x Techno Gym Excite, Cybex Arc Trainer

Rower (1)- Concept-2

Treadmills (3)- Woodway

2018- \$15,000 expended.
 2017- \$8,513 expended.

00080 - Canoa Ranch (CR)

14000 - Recreation

350 - Exercise: Strength Equipment	Useful Life 1	Remaining Life 0
19 Fitness Center Strength Machines (10%)	Quantity 19	Unit of Measure Items
	Cost /Itm \$3,158	Qty * \$/Itm \$60,000
	% Included 10.00%	Total Cost/Study \$6,000
Summary	Replacement Year 2018	Future Cost \$6,000

This is for as needed periodic replacement of the strength equipment machines. Cardio machines are provided for in another component.

Cybox (1)- Fly/Rear Deltoid

Precor (1)- Stretch Trainer

Radiant (1)- Pulley Machine

Techno Gym (16)- Anterior Flexibility, Posterior Flexibility, Shoulder Press, Arm Extension, Arm Curl, Rotary Torso, Abdominal Crunch, Lower Back, Leg Extension, Leg Curl, Chest Incline, Abductor, Adductor, Pull-up Climber, Leg Press, Low Row

17000 - Tennis Court

708 - Screen	Useful Life 5	Remaining Life 1
Pickleball Court Windscreens	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,050	
	% Included 100.00%	Total Cost/Study \$2,050
Summary	Replacement Year 2019	Future Cost \$2,101

This is to replace the court perimeter windscreen. Installed in 2013.

17500 - Basketball / Sport Court

220 - Seal & Striping	Useful Life 7	Remaining Life 1
11,204 Sq. Ft. Pickleball & Basketball Courts	Quantity 11,204	Unit of Measure Square Feet
	Cost /SqFt \$0.946	
	% Included 100.00%	Total Cost/Study \$10,594
Summary	Replacement Year 2019	Future Cost \$10,859

This is to seal, repair and re-stripe the pickleball courts and basketball court surfaces on an ongoing basis.

420 - Overlay	Useful Life 21	Remaining Life 14
11,204 Sq. Ft. Pickleball & Basketball Courts	Quantity 11,204	Unit of Measure Square Feet
	Cost /SqFt \$2.89	
	% Included 100.00%	Total Cost/Study \$32,371
Summary	Replacement Year 2032	Future Cost \$45,739

This is to overlay the surface with new hot asphalt.

00080 - Canoa Ranch (CR)

19000 - Fencing

100 - Chain Link	Useful Life 30	Remaining Life 22
788 Lin. Ft. Pickleball & Basketball Courts	Quantity 788	Unit of Measure Linear Feet
	Cost /l.f. \$31.52	
	% Included 100.00%	Total Cost/Study \$24,837
Summary	Replacement Year 2040	Future Cost \$42,758

This is to replace the chain link fencing.

200 lf- 10' chain link fence @ basketball court
 460 lf- 10' chain link fence @ pickleball courts
 128 lf- 4' chain link fence @ pickleball courts

230 - Wrought Iron: 6'	Useful Life 30	Remaining Life 20
264 Lin. Ft. Patio Perimeter	Quantity 264	Unit of Measure Linear Feet
	Cost /l.f. \$37.82	
	% Included 100.00%	Total Cost/Study \$9,985
Summary	Replacement Year 2038	Future Cost \$16,362

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

23000 - Mechanical Equipment

100 - HVAC	Useful Life 18	Remaining Life 8
435 Lin. Ft. [5] Pool Area Fabric Ducts	Quantity 435	Unit of Measure Linear Feet
	Cost /l.f. \$36.77	
	% Included 100.00%	Total Cost/Study \$15,996
Summary	Replacement Year 2026	Future Cost \$19,489

This is to replace the pool area fabric ducts. Fabric ducts require regular cleaning.

236 - HVAC	Useful Life 15	Remaining Life 5
6 Rooftop HVAC Units- 2008	Quantity 6	Unit of Measure Items
	Cost /Itm \$9,200	
	% Included 100.00%	Total Cost/Study \$55,200
Summary	Replacement Year 2023	Future Cost \$62,454

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

Unit 1- Lobby- Trane- 5T
 Unit 2- Multi Room- Trane- 12T
 Unit 3- Women's- Aaon- 6T
 Unit 4- Men's- Aaon- 6T
 Unit 5- Fitness- Trane- 5T
 Unit 12- HPCU1- Carrier

00080 - Canoa Ranch (CR)

23000 - Mechanical Equipment

508 - Swamp Cooler	Useful Life 15	Remaining Life 5
5 Rooftop Evaporative Coolers- 2008	Quantity 5	Unit of Measure Items
	Cost /Itm \$3,152	
	% Included 100.00%	Total Cost/Study \$15,759
Summary	Replacement Year 2023	Future Cost \$17,830

This is to replace the swamp coolers.

- Unit EC- Pool- Aerocool- Evaporative Cooler
- Unit EC- Pool- Aerocool- Evaporative Cooler
- Unit EC- Pool- Aerocool- Evaporative Cooler
- Unit ECH1- Pool- Trane- Evaporative Cooler
- Unit ECH1- Pool- Trane- Evaporative Cooler

24600 - Safety / Access

250 - Fire Control Misc	Useful Life 20	Remaining Life 10
Fire Alarm System	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$18,000	
	% Included 100.00%	Total Cost/Study \$18,000
Summary	Replacement Year 2028	Future Cost \$23,042

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

25000 - Flooring

270 - Carpeting	Useful Life 10	Remaining Life 0
660 Sq. Yds. All Spaces	Quantity 660	Unit of Measure Square Yard
	Cost /SqYd \$27.82	
	% Included 100.00%	Total Cost/Study \$18,364
Summary	Replacement Year 2018	Future Cost \$18,364

This is to replace the carpeting.

2018- \$18,364 expended.

470 - Tile	Useful Life 20	Remaining Life 3
2,231 Sq. Ft. Clubhouse Walls & Floors	Quantity 2,231	Unit of Measure Square Feet
	Cost /SqFt \$12.00	
	% Included 100.00%	Total Cost/Study \$26,772
Summary	Replacement Year 2021	Future Cost \$28,831

This is to replace the wall and floor tile. In 2018, 656 sq ft added to tile existing quantity of 1,575. Total is now 2,231 sq ft.

00090 - Abrego South (ABS)

01000 - Paving

400 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 6
18,768 Sq. Ft. Parking Lot	Quantity 18,768	Unit of Measure Square Feet
	Cost /SqFt \$5.25	
	% Included 100.00%	Total Cost/Study \$98,591
Summary	Replacement Year 2024	Future Cost \$114,335

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

00090 - Abrego South (ABS)

01000 - Paving

02000 - Concrete

442 - Pool Deck	Useful Life 5	Remaining Life 1
5,565 Sq. Ft. Pool Area Concrete (5%)	Quantity 5,565	Unit of Measure Square Feet
	Cost /SqFt \$21.01	Qty * \$/SqFt \$116,935
	% Included 5.00%	Total Cost/Study \$5,847
Summary	Replacement Year 2019	Future Cost \$5,993

This is to repair and replace deck drains and concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement. Please see the Pool components for the complete replacement.

03000 - Painting: Exterior

200 - Surface Restoration	Useful Life 10	Remaining Life 3
7,191 Sq. Ft. Exterior Surfaces	Quantity 7,191	Unit of Measure Square Feet
	Cost /SqFt \$1.05	
	% Included 100.00%	Total Cost/Study \$7,555
Summary	Replacement Year 2021	Future Cost \$8,136

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

04000 - Structural Repairs

300 - Trellis	Useful Life 20	Remaining Life 19
2 Volleyball Shade Canopies	Quantity 2	Unit of Measure Items
	Cost /Itm \$11,890	
	% Included 100.00%	Total Cost/Study \$23,780
Summary	Replacement Year 2037	Future Cost \$38,016

This is to repair, replace the shade structure.

2018- Cost from 2017 verified and was \$11,890 x 2 structures.

05000 - Roofing

372 - Low Slope: Vinyl	Useful Life 20	Remaining Life 13
49 Squares- Pool Building Roofs	Quantity 49	Unit of Measure Squares
	Cost /Sqrs \$525	
	% Included 100.00%	Total Cost/Study \$25,740
Summary	Replacement Year 2031	Future Cost \$35,483

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.

08000 - Rehab

236 - Bathrooms	Useful Life 20	Remaining Life 8
2 Locker Rooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$8,930	
	% Included 100.00%	Total Cost/Study \$17,861
Summary	Replacement Year 2026	Future Cost \$21,761

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

00090 - Abrego South (ABS)

08000 - Rehab

342 - Restrooms	Useful Life 20	Remaining Life 9
2 Clubhouse Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$3,152	
	% Included 100.00%	Total Cost/Study \$6,304
Summary	Replacement Year 2027	Future Cost \$7,873

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

12000 - Pool

140 - Resurface	Useful Life 12	Remaining Life 8
170 Lin. Ft. Pool	Quantity 170	Unit of Measure Linear Feet
	Cost /l.f. \$126	
	% Included 100.00%	Total Cost/Study \$21,433
Summary	Replacement Year 2026	Future Cost \$26,114

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

418 - ADA Chair Lift	Useful Life 10	Remaining Life 9
Spa ADA Lift	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,448	
	% Included 100.00%	Total Cost/Study \$4,448
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.

422 - ADA Chair Lift	Useful Life 10	Remaining Life 3
Pool ADA Lift	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,448	
	% Included 100.00%	Total Cost/Study \$4,448
Summary	Replacement Year 2021	Future Cost \$4,791

This is to replace the pool ADA compliant chair lift.

642 - Deck: Re-Surface	Useful Life 10	Remaining Life 6
5,565 Sq. Ft. Pool Area Decking	Quantity 5,565	Unit of Measure Square Feet
	Cost /SqFt \$7.88	
	% Included 100.00%	Total Cost/Study \$43,850
Summary	Replacement Year 2024	Future Cost \$50,853

This is to prepare and resurface the coated deck with Kool Deck or similar product.

00090 - Abrego South (ABS)

12000 - Pool

742 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$30,006	Qty * \$/LS \$30,006	
	% Included 50.00%	Total Cost/Study \$15,003	
Summary	Replacement Year 2019	Future Cost \$15,378	

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

- 3- Raypak Professional Heaters
- 2- Triton II commercial filters
- 2- Pentair Intelliflow variable speed pumps
- 1- spa air blower pump
- 1- Century spa jet pump
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

2018- \$1,200 expended for spa jet pump.

743 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment- 2018 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,200		
	% Included 100.00%	Total Cost/Study \$1,200	
Summary	Replacement Year 2018	Future Cost \$1,200	

2018- \$1,200 expended for spa jet pump.

936 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furnishings	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,829		
	% Included 100.00%	Total Cost/Study \$6,829	
Summary	Replacement Year 2019	Future Cost \$7,000	

This is to replace miscellaneous pool furniture.

19000 - Fencing

900 - Miscellaneous	Useful Life 20	Remaining Life 13	
258 Lin. Ft. Pool Perimeter Wall/Fence	Quantity 258	Unit of Measure Linear Feet	
	Cost /l.f. \$26.27		
	% Included 100.00%	Total Cost/Study \$6,777	
Summary	Replacement Year 2031	Future Cost \$9,342	

This is for miscellaneous repairs and replacement to the pool perimeter fencing, walls and pedestrian gates.

20000 - Lighting

240 - Pole Lights	Useful Life 20	Remaining Life 8	
8 Shuffleboard Lights	Quantity 8	Unit of Measure Items	
	Cost /Itm \$1,261		
	% Included 100.00%	Total Cost/Study \$10,086	
Summary	Replacement Year 2026	Future Cost \$12,289	

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

00090 - Abrego South (ABS)

23000 - Mechanical Equipment

240 - HVAC	Useful Life 15	Remaining Life 8	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure	Items
	Cost /Itm \$5,253		
	% Included 100.00%	Total Cost/Study	\$10,506
Summary	Replacement Year 2026	Future Cost	\$12,801

This is to replace the Carrier 4T HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend its life.

Unit 1- West Lobby- Carrier- 4T
 Unit 2- East Lobby/Restrooms- Carrier- 4T

26000 - Outdoor Equipment

900 - Miscellaneous	Useful Life 8	Remaining Life 7	
3,744 Sq. Ft. [12] Shuffleboard Courts	Quantity 3,744	Unit of Measure	Square Feet
	Cost /SqFt \$3.94		
	% Included 100.00%	Total Cost/Study	\$14,760
Summary	Replacement Year 2025	Future Cost	\$17,545

This is to resurface the shuffleboard courts.

2017- The surface was replaced.

00100 - Continental Vistas (CV)

01000 - Paving

406 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 7	
6,726 Sq. Ft. Parking Lot	Quantity 6,726	Unit of Measure	Square Feet
	Cost /SqFt \$5.25		
	% Included 100.00%	Total Cost/Study	\$35,333
Summary	Replacement Year 2025	Future Cost	\$41,999

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

2017- Client advises this was sealed in 2015, but sealing has been excluded.

02000 - Concrete

448 - Pool Deck	Useful Life 5	Remaining Life 3	
4,748 Sq. Ft. Pool Area Concrete (6%)	Quantity 4,748	Unit of Measure	Square Feet
	Cost /SqFt \$21.01	Qty * \$/SqFt	\$99,767
	% Included 6.00%	Total Cost/Study	\$5,986
Summary	Replacement Year 2021	Future Cost	\$6,446

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement. Please see the Pool components for the complete replacement.

00100 - Continental Vistas (CV)

03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 10	Remaining Life 9
3,600 Sq. Ft. Recreation Building & Walls	Quantity 3,600	Unit of Measure Square Feet
	Cost /SqFt \$1.50	
	% Included 100.00%	Total Cost/Study \$5,400
Summary	Replacement Year 2027	Future Cost \$6,744

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 & footages estimated.

05000 - Roofing

342 - Low Slope: Vinyl	Useful Life 20	Remaining Life 8
20 Squares- Pool Building Roof	Quantity 20	Unit of Measure Squares
	Cost /Sqrs \$525	
	% Included 100.00%	Total Cost/Study \$10,506
Summary	Replacement Year 2026	Future Cost \$12,801

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.

618 - Pitched: Tile	Useful Life 30	Remaining Life 3
13 Squares- Pool Building Roof	Quantity 13	Unit of Measure Squares
	Cost /Sqrs \$630	
	% Included 100.00%	Total Cost/Study \$8,195
Summary	Replacement Year 2021	Future Cost \$8,825

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

08000 - Rehab

242 - Bathrooms	Useful Life 20	Remaining Life 19
2 Locker Rooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$30,494	
	% Included 100.00%	Total Cost/Study \$60,987
Summary	Replacement Year 2037	Future Cost \$97,498

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

2017- \$59,500 was expended for this work. This was done earlier, and for more than was anticipated.

246 - Bathrooms	Useful Life 20	Remaining Life 19
Companion Restroom	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$18,000	
	% Included 100.00%	Total Cost/Study \$18,000
Summary	Replacement Year 2037	Future Cost \$28,776

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

2017- Work was done in 2017, cost unknown in 2018. In 2017 scope included countertops, sink, toilets, wall & floor tile.

00100 - Continental Vistas (CV)

12000 - Pool

146 - Resurface	Useful Life 12	Remaining Life 0	
180 Lin. Ft. Pool	Quantity 180	Unit of Measure	Linear Feet
	Cost /l.f. \$143		
	% Included 100.00%	Total Cost/Study	\$25,735
Summary	Replacement Year 2018	Future Cost	\$25,735

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

2018- \$25,735 expended for replastering in July.

648 - Deck: Re-Surface	Useful Life 15	Remaining Life 3	
4,748 Sq. Ft. Pool Area Decking	Quantity 4,748	Unit of Measure	Square Feet
	Cost /SqFt \$7.88		
	% Included 100.00%	Total Cost/Study	\$37,413
Summary	Replacement Year 2021	Future Cost	\$40,289

This is to prepare and resurface the coated deck with Kool Deck or similar product.

748 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$31,897	Qty * \$/LS	\$31,897
	% Included 50.00%	Total Cost/Study	\$15,948
Summary	Replacement Year 2019	Future Cost	\$16,347

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

- 3- Pentair Triton II Commercial filters
- 3- Pentair Intelliflo Variable Speed pumps- Spa & pool pumps (2) repl. 2018
- 1- additional spa pumps
- 2- Raypak Professional heaters (1- pool, 1- spa)
- 2- Aquasol chemical control systems- Repl 2018.
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

2018- \$5,803 expended in 2018 for #1 Pump Motor, Spa Filter Pump, Pool/Spa Chlorinator Aquasols.

749 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment- 2018 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,803		
	% Included 100.00%	Total Cost/Study	\$5,803
Summary	Replacement Year 2018	Future Cost	\$5,803

2018- \$5,803 expended in 2018 for #1 Pump Motor, Spa Filter Pump, Pool/Spa Chlorinator Aquasols.

942 - Furniture: Misc	Useful Life 6	Remaining Life 2	
Pool Area Furnishings	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,829		
	% Included 100.00%	Total Cost/Study	\$6,829
Summary	Replacement Year 2020	Future Cost	\$7,175

This is to replace miscellaneous pool furniture.

2017- \$2,463 was expended to replace: 2- tables & 8- chairs.

00100 - Continental Vistas (CV)

12000 - Pool

23000 - Mechanical Equipment

244 - HVAC	Useful Life 15	Remaining Life 1
Rooftop Carrier Unit- 2004	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,094	
	% Included 100.00%	Total Cost/Study \$6,094
Summary	Replacement Year 2019	Future Cost \$6,246

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

Unit 3- Wash Room- Carrier- 5T

248 - HVAC	Useful Life 15	Remaining Life 10
2 Rooftop Carrier Units- 2013	Quantity 2	Unit of Measure Items
	Cost /Itm \$6,094	
	% Included 100.00%	Total Cost/Study \$12,187
Summary	Replacement Year 2028	Future Cost \$15,601

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 lives.

Unit 1- Building Roof- Carrier- 5T
 Unit 2- Building Roof- Carrier- 5T

25000 - Flooring

600 - Vinyl	Useful Life 10	Remaining Life 9
Sport Flooring	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$16,739	
	% Included 100.00%	Total Cost/Study \$16,739
Summary	Replacement Year 2027	Future Cost \$20,905

This is to replace the Gerflor Taraflex Sport Flooring at the Rec Room.

2018- Added to study and the flooring was installed in 2017 for \$16,739.

00110 - Madera Vista (MV)

01000 - Paving

412 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 14
9,772 Sq. Ft. Parking Lot	Quantity 9,772	Unit of Measure Square Feet
	Cost /SqFt \$5.25	
	% Included 100.00%	Total Cost/Study \$51,334
Summary	Replacement Year 2032	Future Cost \$72,533

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

2017- BRG had been asked to exclude the striping, crackfill and sealing. Client directed to show a 2017 expense of \$2,560 for same.

00110 - Madera Vista (MV)

02000 - Concrete

454 - Pool Deck	Useful Life 5	Remaining Life 5	
4,008 Sq. Ft. Pool Area Concrete (7.5%)	Quantity 4,008	Unit of Measure	Square Feet
	Cost /SqFt \$16.63	Qty * \$/SqFt	\$66,667
	% Included 7.50%	Total Cost/Study	\$5,000
Summary	Replacement Year 2023	Future Cost	\$5,657

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

2018- Approximately \$5,000 was expended, but not from reserves.

03000 - Painting: Exterior

206 - Surface Restoration	Useful Life 10	Remaining Life 3	
4,020 Sq. Ft. Exterior Surfaces	Quantity 4,020	Unit of Measure	Square Feet
	Cost /SqFt \$1.58		
	% Included 100.00%	Total Cost/Study	\$6,335
Summary	Replacement Year 2021	Future Cost	\$6,822

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

04000 - Structural Repairs

300 - Trellis	Useful Life 15	Remaining Life 13	
Pool Shade Structure	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,200		
	% Included 100.00%	Total Cost/Study	\$8,200
Summary	Replacement Year 2031	Future Cost	\$11,304

This is to repair, replace the shade structure. Installed in 2016.

312 - Trellis	Useful Life 15	Remaining Life 13	
Poo Eq Rm Shade Structure	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,150		
	% Included 100.00%	Total Cost/Study	\$6,150
Summary	Replacement Year 2031	Future Cost	\$8,478

This is to repair, replace the shade structure. Installed in 2016.

05000 - Roofing

624 - Pitched: Tile	Useful Life 30	Remaining Life 3	
39 Squares- Pool Building Roof	Quantity 39	Unit of Measure	Squares
	Cost /Sqrs \$630		
	% Included 100.00%	Total Cost/Study	\$24,585
Summary	Replacement Year 2021	Future Cost	\$26,475

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

00110 - Madera Vista (MV)

08000 - Rehab

248 - Bathrooms	Useful Life 20	Remaining Life 8	
2 Locker Rooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$3,940		
	% Included 100.00%	Total Cost/Study	\$7,880
Summary	Replacement Year 2026	Future Cost	\$9,601

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

480 - Shower	Useful Life 15	Remaining Life 4	
Outdoor Pool Shower	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,000		
	% Included 100.00%	Total Cost/Study	\$8,000
Summary	Replacement Year 2022	Future Cost	\$8,831

This is to replace elements at the shower at the pool. Scope & cost pending in 2018.

12000 - Pool

154 - Resurface	Useful Life 12	Remaining Life 10	
156 Lin. Ft. Pool	Quantity 156	Unit of Measure	Linear Feet
	Cost /l.f. \$126		
	% Included 100.00%	Total Cost/Study	\$19,668
Summary	Replacement Year 2028	Future Cost	\$25,176

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

2017- Client advises done in 2016.

654 - Deck: Re-Surface	Useful Life 15	Remaining Life 6	
4,008 Sq. Ft. Pool Area Decking	Quantity 4,008	Unit of Measure	Square Feet
	Cost /SqFt \$7.88		
	% Included 100.00%	Total Cost/Study	\$31,582
Summary	Replacement Year 2024	Future Cost	\$36,625

This is to prepare and resurface (or replace) the coated deck with Kool Deck or similar product.

2018- \$5,000 expended for deck repairs. See concrete.

00110 - Madera Vista (MV)

12000 - Pool

754 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$23,072	Qty * \$/LS \$23,072	
	% Included 50.00%	Total Cost/Study \$11,536	
Summary	Replacement Year 2019	Future Cost \$11,824	

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

- 2- Pentair Triton II Commercial filters
- 2- Pentair Intelliflo Variable Speed pumps
- 2- Raypak Professional heaters (1- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

2018- \$5,020 expended for chlorinator Aquasol System.

755 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment- 2018 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,020		
	% Included 100.00%	Total Cost/Study \$5,020	
Summary	Replacement Year 2018	Future Cost \$5,020	

2018- \$5,020 expended for chlorinator Aquasol System.

758 - Equipment: Replacement	Useful Life 8	Remaining Life 7	
Dolphin #7	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,071		
	% Included 100.00%	Total Cost/Study \$2,071	
Summary	Replacement Year 2025	Future Cost \$2,462	

This is to replace the Dolphin #7 vacuum installed originally in 2018.

948 - Furniture: Misc	Useful Life 6	Remaining Life 1	
Pool Area Furnishings	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,829		
	% Included 100.00%	Total Cost/Study \$6,829	
Summary	Replacement Year 2019	Future Cost \$7,000	

This is to replace miscellaneous pool furniture.

17000 - Tennis Court

540 - Resurface	Useful Life 21	Remaining Life 1	
7,200 Sq. Ft. Tennis Court	Quantity 7,200	Unit of Measure Square Feet	
	Cost /SqFt \$2.89		
	% Included 100.00%	Total Cost/Study \$20,802	
Summary	Replacement Year 2019	Future Cost \$21,322	

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

2018- Per client, reduce life to 2019.

00110 - Madera Vista (MV)

19000 - Fencing

170 - Chain Link: 10'	Useful Life 30	Remaining Life 13
360 Lin. Ft. Tennis Court Fence	Quantity 360	Unit of Measure Linear Feet
	Cost /l.f. \$18.91	
	% Included 100.00%	Total Cost/Study \$6,808
Summary	Replacement Year 2031	Future Cost \$9,385

This is to replace the 10' chain link fencing.

240 - Wrought Iron: 6'	Useful Life 30	Remaining Life 8
380 Lin. Ft. Pool Perimeter Fence	Quantity 380	Unit of Measure Linear Feet
	Cost /l.f. \$37.82	
	% Included 100.00%	Total Cost/Study \$14,373
Summary	Replacement Year 2026	Future Cost \$17,512

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

20000 - Lighting

250 - Pole Lights	Useful Life 20	Remaining Life 8
4 Tennis Court Lights	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,576	
	% Included 100.00%	Total Cost/Study \$6,304
Summary	Replacement Year 2026	Future Cost \$7,681

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

00120 - Casa Paloma I (CPI)

01000 - Paving

418 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 4
7,128 Sq. Ft. Parking Areas	Quantity 7,128	Unit of Measure Square Feet
	Cost /SqFt \$5.25	
	% Included 100.00%	Total Cost/Study \$37,444
Summary	Replacement Year 2022	Future Cost \$41,331

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

02000 - Concrete

460 - Pool Deck	Useful Life 5	Remaining Life 1
6,128 Sq. Ft. Pool Area Concrete (6%)	Quantity 6,128	Unit of Measure Square Feet
	Cost /SqFt \$21.01	Qty * \$/SqFt \$128,765
	% Included 6.00%	Total Cost/Study \$7,726
Summary	Replacement Year 2019	Future Cost \$7,919

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

00120 - Casa Paloma I (CPI)

03000 - Painting: Exterior

212 - Surface Restoration	Useful Life 10	Remaining Life 4
7,470 Sq. Ft. Exterior Surfaces	Quantity 7,470	Unit of Measure Square Feet
	Cost /SqFt \$1.02	
	% Included 100.00%	Total Cost/Study \$7,657
Summary	Replacement Year 2022	Future Cost \$8,452

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

2017- \$4,124 expended for unknown scope.

04000 - Structural Repairs

304 - Trellis	Useful Life 15	Remaining Life 12
Pool Eq Rm Shade Structure	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$8,200	
	% Included 100.00%	Total Cost/Study \$8,200
Summary	Replacement Year 2030	Future Cost \$11,028

This is to repair, replace the shade structure. Installed in 2015.

05000 - Roofing

348 - Low Slope: Vinyl	Useful Life 20	Remaining Life 1
61 Squares- Pool Building Roofs	Quantity 61	Unit of Measure Squares
	Cost /Sqrs \$525	
	% Included 100.00%	Total Cost/Study \$32,044
Summary	Replacement Year 2019	Future Cost \$32,845

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.

08000 - Rehab

254 - Bathrooms	Useful Life 20	Remaining Life 1
2 Locker Rooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$19,000	
	% Included 100.00%	Total Cost/Study \$38,000
Summary	Replacement Year 2019	Future Cost \$38,950

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- Cost increased by \$20,000 per client.

256 - Bathrooms	Useful Life 20	Remaining Life 1
2 Clubhouse Restroom	Quantity 2	Unit of Measure Room
	Cost /Rm \$8,000	
	% Included 100.00%	Total Cost/Study \$16,000
Summary	Replacement Year 2019	Future Cost \$16,400

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- Added to study.

00120 - Casa Paloma I (CPI)

08000 - Rehab

418 - Kitchen	Useful Life	20	Remaining Life	13
Clubhouse Kitchen	Quantity	1	Unit of Measure	Room
	Cost /Rm	\$6,829		
	% Included	100.00%	Total Cost/Study	\$6,829
Summary	Replacement Year	2031	Future Cost	\$9,414

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

12000 - Pool

160 - Resurface	Useful Life	12	Remaining Life	10
200 Lin. Ft. Pool	Quantity	200	Unit of Measure	Linear Feet
	Cost /l.f.	\$126		
	% Included	100.00%	Total Cost/Study	\$25,215
Summary	Replacement Year	2028	Future Cost	\$32,277

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

2017- Client advises done in 2016.

660 - Deck: Re-Surface	Useful Life	15	Remaining Life	10
6,128 Sq. Ft. Pool Area Decking	Quantity	6,128	Unit of Measure	Square Feet
	Cost /SqFt	\$7.88		
	% Included	100.00%	Total Cost/Study	\$48,287
Summary	Replacement Year	2028	Future Cost	\$61,811

This is to prepare and resurface the coated deck with Kool Deck or similar product.

760 - Equipment: Replacement	Useful Life	5	Remaining Life	1
Pool & Spa Equipment (50%)	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$30,636	Qty * \$/LS	\$30,636
	% Included	50.00%	Total Cost/Study	\$15,318
Summary	Replacement Year	2019	Future Cost	\$15,701

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

- 3- Pentair Triton II Commercial filters
- 3- Pentair Intelliflo Variable Speed pumps
- 3- Raypak Professional heaters (2- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

2017- \$1,881 expended.

954 - Furniture: Misc	Useful Life	6	Remaining Life	1
Pool Area Furnishings	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$6,829		
	% Included	100.00%	Total Cost/Study	\$6,829
Summary	Replacement Year	2019	Future Cost	\$7,000

This is to replace miscellaneous pool furniture.

00120 - Casa Paloma I (CPI)

23000 - Mechanical Equipment

256 - HVAC	Useful Life 15	Remaining Life 8	
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure Items	
	Cost /Itm \$4,202		
	% Included 100.00%	Total Cost/Study \$8,405	
Summary	Replacement Year 2026	Future Cost \$10,241	

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 lives.

Unit 1- Building Roof (N)- Carrier- 3T
 Unit 2- Building Roof (S)- Carrier- 3T

00130 - Casa Paloma II (CPII)

01000 - Paving

424 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 3	
4,536 Sq. Ft. Parking Areas	Quantity 4,536	Unit of Measure Square Feet	
	Cost /SqFt \$5.25		
	% Included 100.00%	Total Cost/Study \$23,828	
Summary	Replacement Year 2021	Future Cost \$25,660	

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

2017- \$1,750 expended for seal coat.

02000 - Concrete

466 - Pool Deck	Useful Life 5	Remaining Life 0	
4,933 Sq. Ft. Pool Area Concrete (6%)	Quantity 4,933	Unit of Measure Square Feet	
	Cost /SqFt \$34.98	Qty * \$/SqFt \$172,533	
	% Included 6.00%	Total Cost/Study \$10,352	
Summary	Replacement Year 2018	Future Cost \$10,352	

This is to repair and replace deck drains and concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

2018- Cost increased from \$6,219 to \$19,352.

04000 - Structural Repairs

320 - Trellis	Useful Life 15	Remaining Life 13	
Pool Eq Rm Shade Structure	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,200		
	% Included 100.00%	Total Cost/Study \$8,200	
Summary	Replacement Year 2031	Future Cost \$11,304	

This is to repair, replace the shade structure. Installed in 2016.

00130 - Casa Paloma II (CPII)

05000 - Roofing

354 - Low Slope: Vinyl	Useful Life 20	Remaining Life 3	
53 Squares- Pool Building Roofs	Quantity 53	Unit of Measure Squares	
	Cost /Sqrs \$525		
	% Included 100.00%	Total Cost/Study \$27,842	
Summary	Replacement Year 2021	Future Cost \$29,982	

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.

08000 - Rehab

260 - Bathrooms	Useful Life 20	Remaining Life 6	
2 Locker Rooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$19,000		
	% Included 100.00%	Total Cost/Study \$38,000	
Summary	Replacement Year 2024	Future Cost \$44,068	

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

261 - Bathrooms	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Locker Rooms- 2018 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,595		
	% Included 100.00%	Total Cost/Study \$7,595	
Summary	Replacement Year 2018	Future Cost \$7,595	

2018- \$7,595 expended for partial partitions.

424 - Kitchen	Useful Life 20	Remaining Life 6	
Clubhouse Kitchen	Quantity 1	Unit of Measure Room	
	Cost /Rm \$6,829		
	% Included 100.00%	Total Cost/Study \$6,829	
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.

2018- \$4,425 expended for partial partitions.

425 - Kitchen	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Clubhouse Kitchen- 2018 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$4,425		
	% Included 100.00%	Total Cost/Study \$4,425	
Summary	Replacement Year 2018	Future Cost \$4,425	

2018- \$4,425 expended for partial partitions.

00130 - Casa Paloma II (CPII)

12000 - Pool

166 - Resurface	Useful Life	10	Remaining Life	8
180 Lin. Ft. Pool	Quantity	180	Unit of Measure	Linear Feet
	Cost /l.f.	\$126		
	% Included	100.00%	Total Cost/Study	\$22,693
Summary	Replacement Year	2026	Future Cost	\$27,650

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

2017- Client advises done in 2016.

666 - Deck: Re-Surface	Useful Life	15	Remaining Life	10
4,933 Sq. Ft. Pool Area Decking	Quantity	4,933	Unit of Measure	Square Feet
	Cost /SqFt	\$7.88		
	% Included	100.00%	Total Cost/Study	\$38,870
Summary	Replacement Year	2028	Future Cost	\$49,758

This is to prepare and resurface the coated deck with Kool Deck or similar product.

766 - Equipment: Replacement	Useful Life	5	Remaining Life	1
Pool & Spa Equipment (50%)	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$31,897	Qty * \$/LS	\$31,897
	% Included	50.00%	Total Cost/Study	\$15,948
Summary	Replacement Year	2019	Future Cost	\$16,347

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

- 3- Pentair Triton II Commercial filters
- 3- Pentair Intelliflo Variable Speed pumps
- 1- additional spa pumps
- 3- Raypak Professional heaters (2- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

2018- \$6,264 expended for pool electronic feed controller, pool heater #1, spa sand filter.
 2017- \$1,613 expended.

767 - Equipment: Replacement	Useful Life	1	Remaining Life	0	Treatment [nr:1]
Pool & Spa Equipment- 2018 Only	Quantity	1	Unit of Measure	Lump Sum	
	Cost /LS	\$6,264			
	% Included	100.00%	Total Cost/Study	\$6,264	
Summary	Replacement Year	2018	Future Cost	\$6,264	

2018 Only.

960 - Furniture: Misc	Useful Life	6	Remaining Life	1
Pool Area Furnishings	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$6,829		
	% Included	100.00%	Total Cost/Study	\$6,829
Summary	Replacement Year	2019	Future Cost	\$7,000

This is to replace miscellaneous pool furniture.

00130 - Casa Paloma II (CPII)

20000 - Lighting

260 - Pole Lights	Useful Life 30	Remaining Life 3
8 Shuffleboard Lights	Quantity 8	Unit of Measure Items
	Cost /Itm \$1,261	
	% Included 100.00%	Total Cost/Study \$10,086
Summary	Replacement Year 2021	Future Cost \$10,862

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

23000 - Mechanical Equipment

272 - HVAC	Useful Life 15	Remaining Life 8
2 Rooftop Carrier Units- 2011	Quantity 2	Unit of Measure Items
	Cost /Itm \$4,202	
	% Included 100.00%	Total Cost/Study \$8,405
Summary	Replacement Year 2026	Future Cost \$10,241

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 lives.

Unit 1- Building Roof- Carrier- 3T
 Unit 2- Building Roof- Carrier- 3T

26000 - Outdoor Equipment

304 - Shuffleboard Court	Useful Life 10	Remaining Life 9
Resurfacing & Recoating	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,475	
	% Included 100.00%	Total Cost/Study \$7,475
Summary	Replacement Year 2027	Future Cost \$9,335

This is for replacing the shuffleboard court surface.

2018- Added to study. Work done in 2017 for \$7,475.

00140 - Abrego North (ABN)

01000 - Paving

430 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 5
14,105 Sq. Ft. Parking Area	Quantity 14,105	Unit of Measure Square Feet
	Cost /SqFt \$5.25	
	% Included 100.00%	Total Cost/Study \$74,095
Summary	Replacement Year 2023	Future Cost \$83,832

This is for major excavation, re-compaction and installation of new hot mix asphalt to selected areas. In 2018, 7,650 sq ft added as a new parking lot at this location. Footages increased from 6,455 sq ft to 14,105 sq ft.

1997- overlay work performed

00140 - Abrego North (ABN)

02000 - Concrete

472 - Pool Deck	Useful Life 5	Remaining Life 3	
4,523 Sq. Ft. Pool Area Concrete (6%)	Quantity 4,523	Unit of Measure Square Feet	
	Cost /SqFt \$21.01	Qty * \$/SqFt \$95,040	
	% Included 6.00%	Total Cost/Study \$5,702	
Summary	Replacement Year 2021	Future Cost \$6,141	

This is to repair and replace concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement. Pool Deck resurfacing is provided for in another component. Please see the Pool components for the complete replacement.

In 2016, total pool replacement was in progress at the time of the reserve site visit. This component provides for repairs and not the total replacement.

03000 - Painting: Exterior

218 - Surface Restoration	Useful Life 10	Remaining Life 8	
5,892 Sq. Ft. Exterior Surfaces	Quantity 5,892	Unit of Measure Square Feet	
	Cost /SqFt \$1.05		
	% Included 100.00%	Total Cost/Study \$6,190	
Summary	Replacement Year 2026	Future Cost \$7,542	

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

324 - Trellis	Useful Life 15	Remaining Life 13	
Pool Eq Rm Shade Structure	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,200		
	% Included 100.00%	Total Cost/Study \$8,200	
Summary	Replacement Year 2031	Future Cost \$11,304	

This is to repair, replace the shade structure. Installed in 2016.

328 - Trellis	Useful Life 15	Remaining Life 13	
3 Pool Shade Structure	Quantity 3	Unit of Measure Lump Sum	
	Cost /LS \$8,200		
	% Included 100.00%	Total Cost/Study \$24,600	
Summary	Replacement Year 2031	Future Cost \$33,911	

This is to repair, replace the shade structure. Installed in 2016.

05000 - Roofing

360 - Low Slope: Vinyl	Useful Life 20	Remaining Life 8	
21 Squares- Pool Building Roof	Quantity 21	Unit of Measure Squares	
	Cost /Sqrs \$525		
	% Included 100.00%	Total Cost/Study \$11,032	
Summary	Replacement Year 2026	Future Cost \$13,441	

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 (ABN)

08000 - Rehab

238 - Restrooms	Useful Life 20	Remaining Life 5
Companion Restroom Remodel	Quantity 1	Unit of Measure Room
	Cost /Rm \$15,375	
	% Included 100.00%	Total Cost/Study \$15,375
Summary	Replacement Year 2023	Future Cost \$17,395

This is to rehab and redecorate the companion restroom.

2018- Added to study.

266 - Bathrooms	Useful Life 20	Remaining Life 8
2 Locker Rooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$6,304	
	% Included 100.00%	Total Cost/Study \$12,607
Summary	Replacement Year 2026	Future Cost \$15,361

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

2006- remodeled

270 - General	Useful Life 20	Remaining Life 19
795 Sq. Ft. Recreation Room New Tile	Quantity 795	Unit of Measure Square Feet
	Cost /SqFt \$11.03	
	% Included 100.00%	Total Cost/Study \$8,770
Summary	Replacement Year 2037	Future Cost \$14,021

In 2017, new tile was installed at the recreation room for \$8,771.

12000 - Pool

172 - Resurface	Useful Life 10	Remaining Life 8
180 Lin. Ft. Pool	Quantity 180	Unit of Measure Linear Feet
	Cost /l.f. \$126	
	% Included 100.00%	Total Cost/Study \$22,693
Summary	Replacement Year 2026	Future Cost \$27,650

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

In 2016, total pool replacement was in progress at the time of the reserve site visit. This component provides for resurfacing and not the total replacement.

2016- Per client 4/21/2016, \$464,000 total is anticipated to replace the pool in 2016.

400 - ADA Chair Lift	Useful Life 10	Remaining Life 9
2 Pool & Spa	Quantity 2	Unit of Measure Items
	Cost /Itm \$6,000	
	% Included 100.00%	Total Cost/Study \$12,000
Summary	Replacement Year 2027	Future Cost \$14,986

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

2018- Added to study and installed in 2017.

00140 - Abrego North (ABN)

12000 - Pool

772 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Pool & Spa Equipment (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$31,897	Qty * \$/LS \$31,897	
	% Included 50.00%	Total Cost/Study \$15,948	
Summary	Replacement Year 2021	Future Cost \$17,175	

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

- 3- Pentair Triton II Commercial filters
- 3- Pentair Intelliflo Variable Speed pumps
- 1- additional spa pumps
- 3- Raypak Professional heaters (2- pool, 1- spa)
- 2- Aquasol chemical control systems
- Assorted- pipes, fittings, controls, lights, etc
- Carbon dioxide tank is not provided for within reserves.

2018- \$4,120 expended for spa heater, pool & spa chlorine pump.
 2016- Per client 4/21/2016, \$364,000 total is anticipated to replace the pool in 2016.

773 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool & Spa Equipment- 2018 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$4,120		
	% Included 100.00%	Total Cost/Study \$4,120	
Summary	Replacement Year 2018	Future Cost \$4,120	

2018- \$4,120 expended for spa heater, pool & spa chlorine pump.

966 - Furniture: Misc	Useful Life 6	Remaining Life 4	
Pool Area Furnishings	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,778		
	% Included 100.00%	Total Cost/Study \$5,778	
Summary	Replacement Year 2022	Future Cost \$6,378	

This is to replace miscellaneous pool furniture.

2017- Client advises done in 2016.

23000 - Mechanical Equipment

400 - HVAC	Useful Life 15	Remaining Life 2	
2 Rooftop Rheem Units- 2005	Quantity 2	Unit of Measure Items	
	Cost /Itm \$3,835		
	% Included 100.00%	Total Cost/Study \$7,670	
Summary	Replacement Year 2020	Future Cost \$8,058	

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

- Unit 2- Women's- Rheem- 2.5T
- Unit 3- Men's- Rheem- 2.5T

2018- Per client, these were placed in service in 2005, despite the note below.

Historical Note

4/8/16- JF: client provided HVAC spreadsheet lists these units as 2005. Information seen onsite indicates a 2007 mfg date.

00140 - Abrego North (ABN)
23000 - Mechanical Equipment

00144 - Facility Maintenance Shop (FMS)

01000 - Paving

120 - Asphalt: State Spec. Slurry Parking Area	Useful Life 5 Quantity 1 Cost /LS \$10,250 % Included 100.00%	Remaining Life 1 Unit of Measure Lump Sum Total Cost/Study \$10,250
Summary	Replacement Year 2019	Future Cost \$10,506

This is to prepare the surface and apply a state specification slurry seal.

200 - Asphalt: Ongoing Repairs Pulverization/Replacement	Useful Life 30 Quantity 1 Cost /LS \$19,655 % Included 100.00%	Remaining Life 0 Unit of Measure Lump Sum Total Cost/Study \$19,655	Treatment [nr:1]
Summary	Replacement Year 2018	Future Cost \$19,655	

This is for pulverization and replacement of the asphalt.

300 - Asphalt: Overlay w/ Interlayer Parking Area	Useful Life 20 Quantity 1 Cost /LS \$16,400 % Included 100.00%	Remaining Life 18 Unit of Measure Lump Sum Total Cost/Study \$16,400
Summary	Replacement Year 2036	Future Cost \$25,578

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.

2017- This is a placeholder. Normally an interlayer would not be done in the same year as a full replacement as described in the previous component, so this life has been extended for the subsequent remediation.

03000 - Painting: Exterior

350 - Touch-Up Doors, Trim, Metal	Useful Life 6 Quantity 1 Cost /LS \$3,075 % Included 100.00%	Remaining Life 2 Unit of Measure Lump Sum Total Cost/Study \$3,075
Summary	Replacement Year 2020	Future Cost \$3,231

This is to touchup surfaces as needed. Most of the building appears brick. This is for the roll-up doors, doors, metal and wood trim.

400 - Wrought Iron 800 Lin. Ft. Perimeter Fence	Useful Life 6 Quantity 800 Cost /l.f. \$9.22 % Included 100.00%	Remaining Life 2 Unit of Measure Linear Feet Total Cost/Study \$7,380
Summary	Replacement Year 2020	Future Cost \$7,754

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron. Please see fence line item for more details.

00144 - Facility Maintenance Shop (FMS)

03000 - Painting: Exterior

920 - Power Washing	Useful Life 6	Remaining Life 2	
FMS Building	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,230	
	% Included	100.00%	Total Cost/Study \$1,230
Summary	Replacement Year	2020	Future Cost \$1,292

This is to power wash the building.

04000 - Structural Repairs

908 - Shed	Useful Life 15	Remaining Life 15	
Pre-Fab Shed	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,000	
	% Included	100.00%	Total Cost/Study \$5,000
Summary	Replacement Year	2033	Future Cost \$7,241

This is to replace the freestanding pre-fab shed.

2018- Added to study.

05000 - Roofing

690 - Pitched: TBA	Useful Life 30	Remaining Life 9	
40 Squares- FMS Roofing	Quantity 40	Unit of Measure	Squares
	Cost /Sqrs	\$820	
	% Included	100.00%	Total Cost/Study \$32,800
Summary	Replacement Year	2027	Future Cost \$40,963

This is to replace the roofing with an undetermined roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2017- BRG has not inspected. This is a placeholder pending more details.

08000 - Rehab

100 - General	Useful Life 20	Remaining Life 2	
Common Areas	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$15,375	
	% Included	100.00%	Total Cost/Study \$15,375
Summary	Replacement Year	2020	Future Cost \$16,153

This is for a general rehab of the interiors, other than the other areas listed separately.

220 - Bathrooms	Useful Life 20	Remaining Life 2	
2 Placeholder	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$15,375	
	% Included	100.00%	Total Cost/Study \$30,750
Summary	Replacement Year	2020	Future Cost \$32,307

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

00144 - Facility Maintenance Shop (FMS)

08000 - Rehab

230 - Kitchen	Useful Life 20	Remaining Life 2	
Placeholder	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$20,500		
	% Included 100.00%	Total Cost/Study \$20,500	
Summary	Replacement Year 2020	Future Cost \$21,538	

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.

19000 - Fencing

200 - Wrought Iron	Useful Life 30	Remaining Life 0	
800 Lin. Ft. Perimeter- 13 GA Metal	Quantity 800	Unit of Measure Linear Feet	
	Cost /l.f. \$28.46		
	% Included 100.00%	Total Cost/Study \$22,768	
Summary	Replacement Year 2018	Future Cost \$22,768	

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

2018- \$22,768 expended for 13 gauge metal fencing and this 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.

23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 14	
2 Units- 2017 Replacements (Bryant)	Quantity 2	Unit of Measure Items	
	Cost /Itm \$12,300		
	% Included 100.00%	Total Cost/Study \$24,600	
Summary	Replacement Year 2032	Future Cost \$34,759	

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

2017- Per scope of work, the Mastercool units were replaced with Bryant Units.

00150 - General

22000 - Office Equipment

100 - Miscellaneous	Useful Life 5	Remaining Life 3	
Contex Scanner	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,150		
	% Included 100.00%	Total Cost/Study \$6,150	
Summary	Replacement Year 2021	Future Cost \$6,623	

This is to replace Scanner. Installed in 2016.

110 - Miscellaneous	Useful Life 5	Remaining Life 3	
HP Plotter	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,075		
	% Included 100.00%	Total Cost/Study \$3,075	
Summary	Replacement Year 2021	Future Cost \$3,311	

This is to replace Plotter. Installed in 2016.

00150 - General

24500 - Audio / Visual

260 - PA System	Useful Life 8	Remaining Life 6
5 Various Locations (33%)	Quantity 5	Unit of Measure Building
	Cost /Bldg \$15,375	Qty * \$/Bldg \$76,875
	% Included 33.33%	Total Cost/Study \$25,625
Summary	Replacement Year 2024	Future Cost \$29,717

This is to periodically replace various audio visual and lighting systems. Not all items will be replaced at one time. West Center items are provided for within a West Center component. Several meeting rooms have smaller video projectors and screens.

EC, CH, LC, CH and SRS auditoriums sound systems generally consist of the rack mounted following items:

- Induction loop driver(s) Audio amplifiers
- Tape/CD/DVD decks Mixer/controller
- Speakers Video projectors
- Projection screens Equipment racks
- Lighting controls assorted connectors
- Wireless microphone receivers

2017- \$3,543 expended in 2017. Also, BRG re-priced this component and has increased the nit costing, and provided for a partial replacement in a shorter time frame.

30000 - Miscellaneous

200 - Maintenance Equipment	Useful Life 20	Remaining Life 8
Vermeer Chipper	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,880	
	% Included 100.00%	Total Cost/Study \$7,880
Summary	Replacement Year 2026	Future Cost \$9,601

This is to replace Vermeer chipper.

Model #- BC700XL
 VIN/PIN- 1VRC101V9F10 00862

700 - Trailer	Useful Life 15	Remaining Life 3
Utility Trailer	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,253	
	% Included 100.00%	Total Cost/Study \$5,253
Summary	Replacement Year 2021	Future Cost \$5,657

This is to replace the Load Trail utility trailer.

License- Y66945

710 - Trailer	Useful Life 15	Remaining Life 4
Landscaping Trailer	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,253	
	% Included 100.00%	Total Cost/Study \$5,253
Summary	Replacement Year 2022	Future Cost \$5,798

This is to replace the Big Tex landscaping trailer.

License- K00575
 30SV

00150 - General

30000 - Miscellaneous

804 - Vehicle	Useful Life	10	Remaining Life	0
Vehicle 10- 2005 Ford E250 Van	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$34,145		
	% Included	100.00%	Total Cost/Study	\$34,145
Summary	Replacement Year	2018	Future Cost	\$34,145

This is to replace the 2005 Ford E250 van.

License Plate- CD58211
 VIN- 1FTNE24L85HA07942

NOTE:

The following vehicles were deleted from the study in 2017 per client direction as they are no longer owned by GVR:

- Vehicle 01- 2003 Ford Ranger
- Vehicle 19- 2012 Ford Escape
- Vehicle 22- Ford Transit Connect / License- BLM0931 / VIN- NM0LS7CNDT150137

820 - Vehicle	Useful Life	10	Remaining Life	1
Vehicle 17- 2009 Ford E150 Van	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$28,892		
	% Included	100.00%	Total Cost/Study	\$28,892
Summary	Replacement Year	2019	Future Cost	\$29,614

This is to replace the 2009 Ford E150 van.

License Plate- CF84204
 VIN- 1FTNE14W79DA15953

824 - Vehicle	Useful Life	10	Remaining Life	3
Vehicle 18- 2011 Ford F150 Pickup	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$31,519		
	% Included	100.00%	Total Cost/Study	\$31,519
Summary	Replacement Year	2021	Future Cost	\$33,942

This is to replace the 2011 Ford F150 pickup truck.

License Plate- CG84220
 VIN- 1FTMF1CM5BKD49232

832 - Vehicle	Useful Life	10	Remaining Life	5
3 Vehicles 20, 21 & 23- Ford Transit Connects	Quantity	3	Unit of Measure	Items
	Cost /Itm	\$26,266		
	% Included	100.00%	Total Cost/Study	\$78,797
Summary	Replacement Year	2023	Future Cost	\$89,151

This is to replace the 2013 Ford Transit Connect XLTs and XL's.

- Vehicle 20- License- CH45316 / VIN- NM0LS7DN3DT133374
- Vehicle 21- License- unavailable / VIN- unavailable
- Vehicle 22- License- BLM0931 / VIN- NM0LS7CNDT150137 (**Deleted in 2017**)
- Vehicle 23- License- unavailable / VIN- unavailable

00150 - General

30000 - Miscellaneous

836 - Vehicle	Useful Life 10	Remaining Life 0	
Vehicle 24- 2005 Ford F250 Pickup	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$36,772	
	% Included	100.00%	Total Cost/Study \$36,772
Summary	Replacement Year	2018	Future Cost \$36,772

This is to replace the 2005 Ford F250 Utility Bed pickup truck.

License- CJ70272
 VIN- 1FDNF20515EC97703

840 - Vehicle	Useful Life 10	Remaining Life 1	
Vehicle 25- 2005 Chevy Silverado 2500 HD	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$36,772	
	% Included	100.00%	Total Cost/Study \$36,772
Summary	Replacement Year	2019	Future Cost \$37,691

This is to replace the 2005 Chevy Silverado Utility Bed pickup truck.

License- CJ76550
 VIN- 1GBHC24U75E270361

844 - Vehicle	Useful Life 10	Remaining Life 8	
Vehicle 26- 2016 Ford Fiesta	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$18,386	
	% Included	100.00%	Total Cost/Study \$18,386
Summary	Replacement Year	2026	Future Cost \$22,401

This is to replace the 2016 Ford Fiesta.

License- unavailable
 VIN- unavailable

848 - Vehicle	Useful Life 10	Remaining Life 3	
Vehicle 27- 2011 Ford Ranger	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$15,375	
	% Included	100.00%	Total Cost/Study \$15,375
Summary	Replacement Year	2021	Future Cost \$16,557

This is to replace the vehicle. Purchased in 2016.

Cost & License- unavailable
 VIN- unavailable

852 - Vehicle	Useful Life 10	Remaining Life 8	
2 Vehicles 29, 30- 2016 Ram Promaster City Vans	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$30,750	
	% Included	100.00%	Total Cost/Study \$61,500
Summary	Replacement Year	2026	Future Cost \$74,932

This is to replace the vehicle. Purchased in 2016.

Cost & License- unavailable
 VIN- unavailable

00150 - General
30000 - Miscellaneous

856 - Vehicle Useful Life 10 Remaining Life 8
 3 Vehicles 31, 32, 33- 2016 Ram 1500 Quantity 3 Unit of Measure Items
 Pickups Cost /Itm \$34,850
 % Included 100.00% Total Cost/Study \$104,550
 Summary Replacement Year 2026 Future Cost \$127,384
 This is to replace the 3 vehicles. Purchased in 2016.
 Cost & License- unavailable
 VIN- unavailable

860 - Vehicle Useful Life 10 Remaining Life 9
 Vehicle 34- 2017 Ram 1500 Pickup Quantity 1 Unit of Measure Items
 Cost /Itm \$36,900
 % Included 100.00% Total Cost/Study \$36,900
 Summary Replacement Year 2027 Future Cost \$46,083
 This is to replace the vehicle. Purchased in 2017.
 Cost & License- unavailable
 VIN- unavailable

866 - Vehicle Useful Life 10 Remaining Life 9
 Vehicle 36- 2017 Ford Escape Quantity 1 Unit of Measure Items
 Cost /Itm \$13,309
 % Included 100.00% Total Cost/Study \$13,309
 Summary Replacement Year 2027 Future Cost \$16,621
 This is to replace the 2017 Ford Escape SUV. This had been Vehicle #19 (212 Ford Escape.)

868 - Vehicle Useful Life 10 Remaining Life 0
 Vehicle 37- 2018 Ford F150 Supercrew Quantity 1 Unit of Measure Items
 Cost /Itm \$34,018
 % Included 100.00% Total Cost/Study \$34,018
 Summary Replacement Year 2018 Future Cost \$34,018
 This is to replace the 2018 Ford F150 Supercrew Pick-up.
 2018- Purchased for \$34,018 and the association traded in Vehicles 11 & 16 and they have been deleted from the vehicle inventory.

872 - Vehicle Useful Life 10 Remaining Life 10
 Vehicle 38- Purchase in 2018 after Loss- Quantity 1 Unit of Measure Items
 Ford F150 Cost /Itm \$36,310
 % Included 100.00% Total Cost/Study \$36,310
 Summary Replacement Year 2028 Future Cost \$46,480
 This is to replace the vehicle #35 with a new #38, after #35 was totaled by insurance company. Ford F150.

00150 - General

30000 - Miscellaneous

874 - Vehicle	Useful Life	10	Remaining Life	0	
Vehicle 39- Ford F250 PU	Quantity	1	Unit of Measure	Items	
	Cost /Itm	\$34,839			
	% Included	100.00%	Total Cost/Study	\$34,839	
Summary	Replacement Year	2018	Future Cost	\$34,839	

This is to replace the 2006 Ford F250 pickup truck in 2018 with new Vehicle #39, Ford F250.

00010 - Member Services Center (MSC)

23000 - Mechanical Equipment

316 - HVAC	Useful Life 15	Remaining Life 2
Rooftop Carrier Unit- 2005	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,728	
	% Included 100.00%	Total Cost/Study \$4,728
Summary	Replacement Year N/A	Future Cost N/A

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

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

00020 - West Social Center (WC)

01000 - Paving

206 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2
43,543 Sq. Ft. Drives, North & South Parking (3%)	Quantity 43,543	Unit of Measure Square Feet
	Cost /SqFt \$3.41	Qty * \$/SqFt \$148,679
	% Included 2.50%	Total Cost/Study \$3,717
Summary	Replacement Year N/A	Future Cost N/A

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

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

12000 - Pool

600 - Deck: Re-Surface	Useful Life 15	Remaining Life 3
5,313 Sq. Ft. Pool Area Decking	Quantity 5,313	Unit of Measure Square Feet
	Cost /SqFt \$7.88	
	% Included 100.00%	Total Cost/Study \$41,865
Summary	Replacement Year N/A	Future Cost N/A

This is to prepare and resurface the coated deck with Kool Deck or similar product.

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

00080 - Canoa Ranch (CR)

02000 - Concrete

436 - Pool Deck	Useful Life 5	Remaining Life 3
2,650 Sq. Ft. Pool Area Concrete (6%)	Quantity 2,650	Unit of Measure Square Feet
	Cost /SqFt \$21.01	Qty * \$/SqFt \$55,683
	% Included 6.00%	Total Cost/Study \$3,341
Summary	Replacement Year N/A	Future Cost N/A

This is to repair and replace deck drains and concrete pool deck to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

In 2016, the deck coating was in very poor condition and required complete replacement. Coating failure root cause is to be determined. It is possible that some concrete preparation may be required during the deck recoating process.

12000 - Pool

636 - Deck: Re-Surface	Useful Life 15	Remaining Life 13
2,650 Sq. Ft. Pool Area Decking	Quantity 2,650	Unit of Measure Square Feet
	Cost /SqFt \$14.27	
	% Included 100.00%	Total Cost/Study \$37,822
Summary	Replacement Year N/A	Future Cost N/A

This is to prepare and resurface the deck. In 2016, replaced with colored concrete and a sweat finish.

Historical Note

2016- Per client 4/21/2016, \$36,000 total is anticipated to replace the pool 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.

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

00090 - Abrego South (ABS)

03500 - Painting: Interior

148 - Building	Useful Life 10	Remaining Life 3
5,884 Sq. Ft. All Interior Spaces	Quantity 5,884	Unit of Measure Square Feet
	Cost /SqFt \$0.788	
	% Included 100.00%	Total Cost/Study \$4,636
Summary	Replacement Year N/A	Future Cost N/A

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

00100 - Continental Vistas (CV)

01000 - Paving

260 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2
6,726 Sq. Ft. Seal/Crack Fill/Stripe	Quantity 6,726	Unit of Measure Square Feet
	Cost /SqFt \$0.368	
	% Included 100.00%	Total Cost/Study \$2,473
Summary	Replacement Year N/A	Future Cost N/A

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

00110 - Madera Vista (MV)

01000 - Paving

264 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2
9,772 Sq. Ft. Seal/Crack Fill/Stripe	Quantity 9,772	Unit of Measure Square Feet
	Cost /SqFt \$0.368	
	% Included 100.00%	Total Cost/Study \$3,593
Summary	Replacement Year N/A	Future Cost N/A

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

In 2016, the sealing and striping of the parking lot is almost completely worn away. Little to no cracking was noted.

23000 - Mechanical Equipment

252 - HVAC	Useful Life 15	Remaining Life 8
Rooftop Carrier Unit- 2011	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,728	
	% Included 100.00%	Total Cost/Study \$4,728
Summary	Replacement Year N/A	Future Cost N/A

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

Unit 1- Building- Carrier- 3.5T

00120 - Casa Paloma I (CPI)

01000 - Paving

270 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 0
7,128 Sq. Ft. Seal/Crack Fill/Stripe	Quantity 7,128	Unit of Measure Square Feet
	Cost /SqFt \$0.368	
	% Included 100.00%	Total Cost/Study \$2,621
Summary	Replacement Year N/A	Future Cost N/A

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

23000 - Mechanical Equipment

516 - Swamp Cooler	Useful Life 20	Remaining Life 15
Rooftop Evaporative Cooler- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,101	
	% Included 100.00%	Total Cost/Study \$2,101
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the swamp cooler.

Unit 4- Locker Room- Aerocool- Evaporative Cooler

710 - Furnace	Useful Life 15	Remaining Life 10
Rooftop Forced Air Furnace- 2013	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,047	
	% Included 100.00%	Total Cost/Study \$3,047
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the furnace.

Unit 3- Locker Room- Forced Air- Furnace

00130 - Casa Paloma II (CPII)

01000 - Paving

276 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2
4,536 Sq. Ft. Parking Areas	Quantity 4,536	Unit of Measure Square Feet
	Cost /SqFt \$0.368	
	% Included 100.00%	Total Cost/Study \$1,668
Summary	Replacement Year N/A	Future Cost N/A

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

23000 - Mechanical Equipment

260 - HVAC	Useful Life 15	Remaining Life 2
Rooftop Rheem Unit- 2005	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,493	
	% Included 100.00%	Total Cost/Study \$3,493
Summary	Replacement Year N/A	Future Cost N/A

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

Unit 3- Locker Room- Rheem- 2T

00140 - Abrego North (ABN)

01000 - Paving

282 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
6,455 Sq. Ft. Seal/Crack Fill/Stripe	Quantity 6,455	Unit of Measure Square Feet
	Cost /SqFt \$0.368	
	% Included 100.00%	Total Cost/Study \$2,374
Summary	Replacement Year N/A	Future Cost N/A

This is for miscellaneous repairs including emulsion sealing, crack fill, skin patching, minor dig out & fill, and re-striping to match the existing layout. Cracks 1/4" or wider should be filled when observed.

In 2016, the sealing and striping appears in fair condition. There is cracking throughout the paved surfaces.

12000 - Pool

672 - Deck: Re-Surface	Useful Life 25	Remaining Life 23
4,523 Sq. Ft. Pool Deck Colored Concrete	Quantity 4,523	Unit of Measure Square Feet
	Cost /SqFt \$7.88	
	% Included 100.00%	Total Cost/Study \$35,640
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the existing colored concrete & sweat finish with same.

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

23000 - Mechanical Equipment

276 - HVAC	Useful Life 15	Remaining Life 7
Rooftop Carrier Unit- 2010	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,835	
	% Included 100.00%	Total Cost/Study \$3,835
Summary	Replacement Year N/A	Future Cost N/A

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

Unit 1- Meeting Room- Carrier- 2.5T

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Member Services Center (MSC)							
01000 - Paving							
100 - Asphalt: Sealing	\$5,833	5	4	27,762	\$.21/SqFt		Parking Lots- Seal/Stripe
200 - Asphalt: Ongoing Repairs	\$5,308	5	4	27,762	\$3.41/SqFt (5.6%)		Parking Lots
300 - Asphalt: Overlay w/ Interlayer	\$25,156	25	4	14,965	\$1.68/SqFt		South Parking & Maintenance
348 - Asphalt: Overlay w/ Interlayer	\$10,756	25	9	12,797	\$1.68/SqFt (50%)		North Parking Lot
03000 - Painting: Exterior							
100 - Stucco	\$9,312	10	0	9,085	\$1.02/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
100 - Building	\$11,504	10	8	14,600	\$.79/SqFt		All Interior Spaces
05000 - Roofing							
300 - Low Slope: Vinyl	\$41,500	20	3	79	\$525/Sqrs		Building Roof
08000 - Rehab							
300 - Restrooms	\$11,662	20	18	3	\$3,887/Rm		Main Building & Maintenance Restrooms
400 - Kitchen	\$6,724	20	4	1	\$6,724/Rm		Kitchen
22000 - Office Equipment							
100 - Miscellaneous	\$14,709	8	2	1	\$14,709/LS		Printers & Copiers
200 - Computers, Misc.	\$12,000	1	0	5	\$12,000/Itm (20%)		-IT Servers- Repl 1x Year
240 - Computers, Misc.	\$18,500	1	1	1	\$18,500/LS		Office Computer Work Stations
241 - Computers, Misc.	\$11,515	1	0	1	\$11,515/LS [nr:1]		Office Computer Work Stations- 2018 Only
360 - Telephone Equipment	\$21,538	12	4	1	\$21,538/LS		Telephone System
23000 - Mechanical Equipment							
200 - HVAC	\$18,281	15	7	3	\$6,094/Itm		Rooftop Carrier Units- 2010
280 - HVAC	\$5,253	15	14	1	\$5,253/Itm		Rooftop Carrier Unit- 2002
348 - HVAC	\$6,934	15	10	3	\$2,311/Itm		IT Room Trane & Gree Units- 2013
376 - HVAC	\$6,242	15	0	1	\$6,242/Itm		Marvair Unit- 2018
25000 - Flooring							
200 - Carpeting	\$15,969	10	8	475	\$33.62/SqYd		Hallways, Lobby, Offices

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Member Services Center (MSC)							
25000 - Flooring							
400 - Tile	\$7,617	20	3	725	\$10.51/SqFt		Floors
00020 - West Social Center (WC)							
01000 - Paving							
106 - Asphalt: Sealing	\$9,149	5	4	43,543	\$.21/SqFt		Drives, North & South Parking
112 - Asphalt: Sealing	\$15,827	5	4	75,321	\$.21/SqFt		West Parking Lot
212 - Asphalt: Ongoing Repairs	\$6,430	5	4	75,321	\$3.41/SqFt (3%)		West Parking Lot
306 - Asphalt: Overlay w/ Interlayer	\$73,196	25	6	43,543	\$1.68/SqFt		Drives, North & South Parking
370 - Asphalt: Overlay w/ Interlayer	\$126,615	25	13	75,321	\$1.68/SqFt		West Parking Lot
02000 - Concrete							
400 - Pool Deck	\$6,698	5	2	5,313	\$21.01/SqFt (6%)		Pool Area Concrete
03000 - Painting: Exterior							
106 - Stucco	\$55,746	10	4	53,060	\$1.05/SqFt		Building & Wall Exterior Surfaces
03500 - Painting: Interior							
106 - Building	\$18,911	10	3	24,000	\$.79/SqFt		All Interior Spaces
04000 - Structural Repairs							
300 - Trellis	\$12,300	15	4	1	\$12,300/LS		Pool Shade Structure
304 - Trellis	\$12,300	15	5	1	\$12,300/LS		Tennis Shade Structure
05000 - Roofing							
306 - Low Slope: Vinyl	\$89,040	10	1	339	\$525/Sqrs (50%)		Building Flat Roofs
600 - Pitched: Tile	\$15,129	30	18	24	\$630/Sqrs		Tennis Ramada Roof
900 - Miscellaneous	\$14,246	5	1	339	\$42.02/Sqrs		Roof Recoating
08000 - Rehab							
100 - General	\$5,778	20	8	1	\$5,778/Bldg		Tennis Ramada
200 - Bathrooms	\$43,076	20	8	2	\$21,538/Rm		Locker Rooms
306 - Restrooms	\$64,088	20	3	4	\$16,022/Rm		Shops & Auditorium Restrooms
460 - Cabinets	\$9,035	20	8	2	\$4,518/Rm		Woodshop & Lapidary
550 - Operable Wall/Partition	\$13,448	25	3	320	\$42.02/SqFt		Auditorium/Room 1
12000 - Pool							
100 - Resurface	\$42,025	12	4	250	\$168/l.f.		Pool
700 - Equipment: Replacement	\$20,000	5	1	1	\$40,000/LS (50%)		Pool & Spa Equipment
701 - Equipment: Replacement	\$1,200	1	0	1	\$1,200/LS [nr:1]		2018 Only New Spa Jet Pump
704 - Equipment: Replacement	\$1,700	8	7	1	\$3,400/LS (50%)		#8 Dolphin
800 - Cover	\$6,934	6	1	4,000	\$1.73/SqFt		Pool Cover

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
12000 - Pool							
900 - Furniture: Misc	\$11,557	6	1	1	\$11,557/LS		Pool Area Furniture
14000 - Recreation							
700 - Billiard Table	\$27,353	25	0	4	\$6,838/Itm		Tables in Billiards Room
17000 - Tennis Court							
100 - Reseal	\$27,732	4	3	43,200	\$.64/SqFt		[6] Tennis Courts
500 - Resurface	\$124,814	21	16	43,200	\$2.89/SqFt		[6] Tennis Courts
600 - Lighting	\$58,835	30	5	20	\$2,942/Itm		Court Lights
17500 - Basketball / Sport Court							
200 - Seal & Striping	\$15,600	8	1	12	\$1,300/Itm		Shuffleboard Courts [3,744 sq ft]
19000 - Fencing							
120 - Chain Link: 10'	\$62,880	30	9	1,710	\$36.77/l.f.		Tennis Court Fence
20000 - Lighting							
200 - Pole Lights	\$9,456	20	8	15	\$630/Itm		Walkway Lights
500 - Parking Lot	\$13,133	5	2	25	\$2,627/Itm (20%)		Parking Lot Lights
23000 - Mechanical Equipment							
204 - HVAC	\$46,227	15	3	2	\$23,114/Itm		Rooftop Carrier Units- 2006
284 - HVAC	\$16,810	15	10	2	\$8,405/Itm		Rooftop Carrier Units- 2013
320 - HVAC	\$13,000	15	0	1	\$13,000/Itm		Rooftop Carrier Units- Unit #4 in 2018
324 - HVAC	\$13,000	15	1	1	\$13,000/Itm		Rooftop Carrier Units- Unit #10 in 2019
352 - HVAC	\$22,588	15	6	3	\$7,529/Itm		Rooftop Carrier/American Units- 2009
380 - HVAC	\$12,607	15	7	1	\$12,607/Itm		Rooftop Carrier Unit- 2010
404 - HVAC	\$36,772	15	5	4	\$9,193/Itm		Rooftop Carrier/American Units- 2008
420 - HVAC	\$5,253	15	4	1	\$5,253/Itm		Tennis Ramada Carrier Unit- 2007
440 - HVAC	\$8,405	15	9	4	\$2,101/Itm		Gree HVAC Units- 2012
900 - Miscellaneous	\$18,000	15	5	1	\$18,000/Itm		Camfil Farr Dust Collector
24000 - Furnishings							
500 - Miscellaneous	\$78,000	10	1	1	\$78,000/LS		Auditorium Tables & Chairs
24500 - Audio / Visual							
220 - PA System	\$52,531	10	8	1	\$52,531/LS		Auditorium Bldg
224 - PA System	\$10,000	10	0	1	\$10,000/LS		Eiki Projector
400 - Stage Lights	\$9,456	20	3	1	\$9,456/LS		Stage Lighting
600 - Stage Curtains	\$8,983	15	1	1	\$8,983/LS		Stage Curtains

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - West Social Center (WC)							
24500 - Audio / Visual							
740 - Piano	\$40,000	30	15	1	\$40,000/Itm		Grand Piano
800 - Stage Risers	\$7,484	20	19	1	\$7,484/LS		Located on Stage
24600 - Safety / Access							
200 - Fire Control Misc	\$40,000	20	2	1	\$40,000/LS		Fire Alarm System
25000 - Flooring							
210 - Carpeting	\$18,995	10	3	565	\$33.62/SqYd		West Center Carpet
211 - Carpeting	\$3,948	1	0	1	\$3,948/LS [nr:1]		West Center Carpet- Billiards Rm Only
410 - Tile	\$21,205	20	3	1,618	\$13.11/SqFt		Clubhouse Walls & Floors
414 - Tile	\$8,938	20	19	682	\$13.11/SqFt		Green Room Dressing & Restrooms
600 - Vinyl	\$40,449	15	5	1,100	\$36.77/SqYd		West Center Vinyl
26000 - Outdoor Equipment							
840 - Shade Structure	\$13,940	15	3	680	\$20.50/SqFt		Pool Shade Structure
844 - Shade Structure	\$15,477	15	5	755	\$20.50/SqFt		[3] Tennis Court Shade Structures
27000 - Appliances							
700 - Miscellaneous	\$7,186	5	4	25	\$2,875/Itm (10%)		Kitchen Appliances
702 - Miscellaneous	\$6,478	20	0	2	\$3,239/Itm		Vulcan 10-Burner & 6-Burner
30000 - Miscellaneous							
240 - Maintenance Equipment	\$31,519	20	8	3	\$10,506/Itm		Portable Lifts
00030 - East Social Center (EC)							
01000 - Paving							
118 - Asphalt: Sealing	\$16,739	5	1	79,662	\$.21/SqFt		Parking Lot
218 - Asphalt: Ongoing Repairs	\$5,440	5	1	79,662	\$3.41/SqFt (2%)		Parking Lot
312 - Asphalt: Overlay w/ Interlayer	\$87,012	25	21	51,762	\$1.68/SqFt		West & North Parking Lots
354 - Asphalt: Overlay w/ Interlayer	\$46,900	25	13	27,900	\$1.68/SqFt		South Parking Lot
02000 - Concrete							
406 - Pool Deck	\$7,137	5	1	5,661	\$21.01/SqFt (6%)		Pool Area Concrete
03000 - Painting: Exterior							
112 - Stucco	\$14,609	10	1	13,905	\$1.05/SqFt		Building Exterior Painting
03500 - Painting: Interior							
112 - Building	\$13,671	10	3	17,350	\$.79/SqFt		All Interior Spaces
04000 - Structural Repairs							
308 - Trellis	\$12,300	15	6	1	\$12,300/LS		Tennis Shade Structure

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - East Social Center (EC)							
05000 - Roofing							
312 - Low Slope: Vinyl	\$54,370	20	4	207	\$525/Sqrs	(50%)	Building Roof
366 - Low Slope: Vinyl	\$54,370	20	7	207	\$525/Sqrs	(50%)	Building Roof
906 - Miscellaneous	\$8,699	5	1	207	\$42.02/Sqrs		Roof Recoating
08000 - Rehab							
206 - Bathrooms	\$56,103	20	4	2	\$28,052/Rm		Locker Rooms
207 - Bathrooms	\$6,196	1	0	1	\$6,196/LS	[nr:1]	Locker Rooms- 2018 Only
216 - Bathrooms	\$8,000	20	4	1	\$8,000/Rm		Companion Restroom
312 - Restrooms	\$19,962	20	4	2	\$9,981/Rm		Lobby Restrooms
12000 - Pool							
106 - Resurface	\$22,536	12	3	165	\$137/l.f.		Pool
400 - ADA Chair Lift	\$9,245	10	2	2	\$4,623/Itm		Pool & Spa ADA Chairs
606 - Deck: Re-Surface	\$44,607	15	3	5,661	\$7.88/SqFt		Pool Area Decking
706 - Equipment: Replacement	\$15,318	5	2	1	\$30,636/LS	(50%)	Pool & Spa Equipment
707 - Equipment: Replacement	\$5,020	1	0	1	\$5,020/LS	[nr:1]	Pool & Spa Equipment- 2018 Only
906 - Furniture: Misc	\$7,354	6	1	1	\$7,354/LS		Pool Area Furnishings
14000 - Recreation							
200 - Exercise: Cardio Equipment	\$20,354	1	0	17	\$5,986/Itm	(20%)	Fitness Room Cardio Machines
300 - Exercise: Strength Equipment	\$5,000	1	0	13	\$3,846/Itm	(10%)	Fitness Room Strength Machines
720 - Billiard Table	\$12,082	25	11	2	\$6,041/Itm		Billiards Room
17000 - Tennis Court							
110 - Reseal	\$13,616	4	1	14,400	\$.95/SqFt		[2] Tennis Courts
510 - Resurface	\$41,605	21	9	14,400	\$2.89/SqFt		[2] Tennis Courts
700 - Screen	\$2,050	5	2	1	\$2,050/LS		Pickleball Windscreens
17500 - Basketball / Sport Court							
210 - Seal & Striping	\$14,495	2	1	15,330	\$.95/SqFt		[7] Pickleball Courts
400 - Overlay	\$25,541	21	18	8,840	\$2.89/SqFt		[4] Pickleball Courts
430 - Overlay	\$18,751	21	11	6,490	\$2.89/SqFt		[3] Pickleball Courts
19000 - Fencing							
110 - Chain Link: 6'	\$18,344	30	27	873	\$21.01/l.f.		Pickleball Court Fencing
130 - Chain Link: 10'	\$20,424	30	13	540	\$37.82/l.f.		Tennis Court Fence
200 - Wrought Iron: 5'	\$14,824	30	8	415	\$35.72/l.f.		Pool Perimeter Fence
20000 - Lighting							
510 - Parking Lot	\$18,386	30	3	7	\$2,627/Itm		Parking Lot Lights

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - East Social Center (EC)							
20000 - Lighting							
23000 - Mechanical Equipment							
288 - HVAC	\$21,328	15	0	4	\$5,332/Itm		Rooftop Carrier Units- 2001
324 - HVAC	\$12,607	15	6	1	\$12,607/Itm		Rooftop Carrier Unit- 2009
356 - HVAC	\$12,607	15	3	1	\$12,607/Itm		Rooftop Carrier Unit- 2006
384 - HVAC	\$12,607	15	5	1	\$12,607/Itm		Rooftop Carrier Unit- 2008
408 - HVAC	\$26,055	15	8	5	\$5,211/Itm		Rooftop Carrier Units- 2011
424 - HVAC	\$8,405	15	0	2	\$4,202/Itm		Rooftop Carrier Units- 2002
24000 - Furnishings							
520 - Miscellaneous	\$27,842	10	4	1	\$27,842/LS		Folding Tables & Chairs
24500 - Audio / Visual							
300 - PA System	\$7,013	20	13	1	\$7,013/Itm		Sound Rack- Sound System
740 - Piano	\$8,960	25	12	1	\$8,960/Itm		East Auditorium- Upright Piano
24600 - Safety / Access							
100 - Fire Equipment	\$18,000	20	3	1	\$18,000/LS		Alarm & Sprinkler System
25000 - Flooring							
220 - Carpeting	\$28,577	10	3	850	\$33.62/SqYd		East Center Carpet
420 - Tile	\$44,126	20	3	4,200	\$10.51/SqFt		Clubhouse Walls & Floors
610 - Vinyl	\$5,883	15	3	160	\$36.77/SqYd		Art Room, Lobby, Kitchen
27000 - Appliances							
720 - Miscellaneous	\$15,423	12	4	8	\$1,928/Itm		Kitchen Appliances
00040 - Las Campanas (LC)							
01000 - Paving							
124 - Asphalt: Sealing	\$15,370	5	4	70,468	\$.22/SqFt		Parking Lot
224 - Asphalt: Ongoing Repairs	\$6,015	5	4	70,468	\$3.41/SqFt (3%)		Parking Lot
318 - Asphalt: Overlay w/ Interlayer	\$43,706	25	3	26,000	\$1.68/SqFt		North Parking Lot
364 - Asphalt: Overlay w/ Interlayer	\$74,751	25	17	44,468	\$1.68/SqFt		East Parking Lot
02000 - Concrete							
412 - Pool Deck	\$7,456	5	1	4,731	\$21.01/SqFt (7.5%)		Pool Area Concrete
03000 - Painting: Exterior							
118 - Stucco	\$19,100	10	3	18,180	\$1.05/SqFt		Exterior Building Surfaces
03500 - Painting: Interior							
118 - Building	\$17,257	10	3	21,900	\$.79/SqFt		All Interior Spaces

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
05000 - Roofing							
318 - Low Slope: Vinyl	\$104,012	20	3	198	\$525/Sqrs		Clubhouse & Racquetball Roof
912 - Miscellaneous	\$8,321	5	1	198	\$42.02/Sqrs		Roof Recoating
08000 - Rehab							
212 - Bathrooms	\$49,379	20	3	2	\$24,690/Rm		Locker Rooms
216 - Bathrooms	\$25,625	20	9	1	\$25,625/LS		Hallway Restroom
220 - Bathrooms	\$15,375	20	9	1	\$15,375/LS		Companion Restroom
318 - Restrooms	\$12,870	20	1	2	\$6,435/Rm		Racquetball Court Restrooms
406 - Kitchen	\$7,500	10	8	1	\$7,500/Rm		Clubhouse Kitchen
560 - Operable Wall/Partition	\$47,656	25	15	1,296	\$36.77/SqFt		[2] Agave
12000 - Pool							
112 - Resurface	\$38,831	12	4	264	\$147/l.f.		Pool
406 - ADA Chair Lift	\$9,245	10	3	2	\$4,623/Itm		Pool & Spa ADA Chairs
612 - Deck: Re-Surface	\$37,279	15	3	4,731	\$7.88/SqFt		Pool Area Decking
712 - Equipment: Replacement	\$20,000	5	1	1	\$40,000/LS (50%)		Pool & Spa Equipment
713 - Equipment: Replacement	\$1,177	1	0	1	\$1,177/LS [nr:1]		Pool & Spa Equipment- 2018 Only
716 - Equipment: Replacement	\$3,400	8	7	1	\$3,400/LS		#9 Dolphin
806 - Cover	\$7,628	6	1	4,400	\$1.73/SqFt		Pool Cover
912 - Furniture: Misc	\$7,969	6	1	1	\$7,969/LS		Pool Area Furniture
13000 - Spa							
100 - Re-Plaster	\$6,000	10	9	1	\$6,000/LS		Spa Resurface W/ PebbleTech
14000 - Recreation							
210 - Exercise: Cardio Equipment	\$27,316	1	1	13	\$6,304/Itm (33%)		Fitness Center Cardio Machines- Ongoing
214 - Exercise: Cardio Equipment	\$29,863	5	0	1	\$29,863/LS		Fitness Center Cardio Machines- 2018 Only
310 - Exercise: Strength Equipment	\$7,144	1	1	17	\$4,202/Itm (10%)		Fitness Center Strength Machines
311 - Exercise: Strength Equipment	\$6,000	1	0	1	\$6,000/LS [nr:1]		Fitness Center Machines- 2018 Only
17000 - Tennis Court							
120 - Reseal	\$13,238	7	1	14,000	\$.95/SqFt		[2] Tennis Courts
520 - Resurface	\$36,387	21	0	14,000	\$2.60/SqFt		[2] Tennis Courts
19000 - Fencing							
140 - Chain Link: 10'	\$19,857	30	13	540	\$36.77/l.f.		Tennis Court Fence
210 - Wrought Iron: 5'	\$11,252	30	9	315	\$35.72/l.f.		Pool Area Fencing
20000 - Lighting							
520 - Parking Lot	\$21,012	30	9	8	\$2,627/Itm		North Parking Lot Lights

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - Las Campanas (LC)							
20000 - Lighting							
560 - Parking Lot	\$34,145	30	22	13	\$2,627/Itm		East Parking Lot Lights
23000 - Mechanical Equipment							
212 - HVAC	\$91,562	15	5	11	\$8,324/Itm		Rooftop Trane Units- 2008
292 - HVAC	\$30,363	15	7	4	\$7,591/Itm		Rooftop Carrier Units- 2010
328 - HVAC	\$5,253	15	11	1	\$5,253/Itm		Rooftop Carrier Unit- 2014
24000 - Furnishings							
900 - Miscellaneous	\$45,850	10	9	1	\$45,850/LS		Tables, Chairs, Misc.
24500 - Audio / Visual							
740 - Piano	\$10,597	25	11	1	\$10,597/Itm		Ocotillo Room- Studio Piano
800 - Stage Risers	\$22,247	20	1	4	\$5,562/Itm		Ocotillo Room- new
800 - Stage Risers	\$7,493	20	11	2	\$3,747/Itm		Ocotillo Room- older
820 - Stage Curtains	\$7,493	20	11	2	\$3,747/Itm		Ocotillo Room
900 - Miscellaneous	\$15,611	10	1	1	\$15,611/LS		Ocotillo Room- Sound System & Induction Loop
24600 - Safety / Access							
210 - Fire Control Misc	\$18,000	20	3	1	\$18,000/LS		Fire Alarm System
25000 - Flooring							
230 - Carpeting	\$14,104	10	3	430	\$32.80/SqYd		Clubhouse Carpet
236 - Carpeting	\$4,884	10	9	150	\$32.56/SqYd		Juniper Room Only
430 - Tile	\$32,044	20	3	3,050	\$10.51/SqFt		Clubhouse Walls & Floors
620 - Vinyl	\$19,857	15	3	540	\$36.77/SqYd		Clubhouse
700 - Hardwood Floors	\$23,534	25	11	1,600	\$14.71/SqFt		Racquetball Court- Replace
740 - Hardwood Floors	\$46,096	40	30	2,925	\$15.76/SqFt		Agave & Ocotillo Floor- Replace
770 - Hardwood Floors	\$18,438	10	3	2,925	\$6.30/SqFt		Agave & Ocotillo Floor- Refinish
27000 - Appliances							
800 - Miscellaneous	\$45,229	12	4	14	\$3,231/Itm		Kitchen Appliances
00050 - Desert Hills (DH)							
01000 - Paving							
130 - Asphalt: Sealing	\$21,856	5	2	104,016	\$.21/SqFt		Drives & Parking
230 - Asphalt: Ongoing Repairs	\$8,879	5	2	104,016	\$3.41/SqFt (3%)		Drives & Parking
324 - Asphalt: Overlay w/ Interlayer	\$174,851	25	21	104,016	\$1.68/SqFt		Drives & Parking
02000 - Concrete							
414 - Pool Deck	\$9,426	5	4	5,981	\$21.01/SqFt (7.5%)		Pool Area Concrete

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
03000 - Painting: Exterior							
124 - Stucco	\$45,203	10	9	30,135	\$1.50/SqFt		Exterior Building Surfaces
03500 - Painting: Interior							
124 - Building	\$21,236	10	3	26,950	\$.79/SqFt		All Interior Spaces
04500 - Decking/Balconies							
200 - Resurface	\$11,208	18	1	1,778	\$6.30/SqFt		Second Floor Deck
05000 - Roofing							
324 - Low Slope: Vinyl	\$71,968	20	8	137	\$525/Sqrs		Roof Replacement
918 - Miscellaneous	\$5,757	10	8	137	\$42.02/Sqrs		Roof Recoating
08000 - Rehab							
218 - Bathrooms	\$36,772	28	1	2	\$18,386/Rm		Locker Rooms
220 - Bathrooms	\$15,375	20	5	1	\$15,375/LS		Add Companion Bathroom
324 - Restrooms	\$12,397	20	3	2	\$6,199/Rm		Auditorium Lobby Restrooms
466 - Cabinets	\$26,896	20	8	40	\$672/l.f.		Countertops & Cabinets
570 - Operable Wall/Partition	\$32,359	21	16	770	\$42.02/SqFt		[4] Room Dividers
12000 - Pool							
118 - Resurface	\$38,243	12	5	260	\$147/l.f.		Pool
400 - ADA Chair Lift	\$12,000	10	9	2	\$6,000/Itm		Pool & Spa Chair Lifts
618 - Deck: Re-Surface	\$179,375	25	24	5,981	\$29.99/SqFt		Pool Area Decking
718 - Equipment: Replacement	\$22,567	5	1	1	\$45,135/LS (50%)		Pool & Spa Equipment
719 - Equipment: Replacement	\$8,400	1	0	1	\$8,400/LS [nr:1]		Pool & Spa Equipment
812 - Cover	\$6,709	6	1	3,870	\$1.73/SqFt		Pool Cover
918 - Furniture: Misc	\$11,032	6	1	1	\$11,032/LS		Pool Area Furniture
14000 - Recreation							
100 - Sauna: Heaters	\$1,800	15	5	1	\$1,800/Itm		Sauna
140 - Sauna: Wood Kit	\$6,000	25	5	1	\$6,000/Rm		Sauna
220 - Exercise: Cardio Equipment	\$16,390	1	1	13	\$6,304/Itm (20%)		Fitness Center Cardio Machines
221 - Exercise: Cardio Equipment	\$13,410	1	0	1	\$13,410/LS [nr:1]		Fitness Center Cardio Machines- 2018 Only
320 - Exercise: Strength Equipment	\$4,223	3	2	1	\$4,223/LS		Fitness Center Strength Machines- 12 Pieces
740 - Billiard Table	\$41,000	25	3	5	\$8,200/Itm		Tables at Billiards Room
17000 - Tennis Court							
130 - Reseal	\$18,900	4	0	28,800	\$.66/SqFt		[4] Tennis Courts
530 - Resurface	\$83,209	21	13	28,800	\$2.89/SqFt		[4] Tennis Courts
700 - Screen	\$2,050	4	1	1	\$2,050/LS		Tennis Wind Screens

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - Desert Hills (DH)							
17000 - Tennis Court							
17500 - Basketball / Sport Court							
410 - Overlay	\$6,556	8	2	2,496	\$2.63/SqFt		[8] Shuffleboard Courts- Resurfacing
19000 - Fencing							
150 - Chain Link: 10'	\$35,301	30	13	960	\$36.77/l.f.		Tennis Court Fence
20000 - Lighting							
210 - Pole Lights	\$7,354	20	8	7	\$1,051/Itm		Walkway Lights
530 - Parking Lot	\$26,003	30	8	11	\$2,364/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
216 - HVAC	\$24,374	15	2	4	\$6,094/Itm		Rooftop Carrier Units- 2005
296 - HVAC	\$16,390	15	4	3	\$5,463/Itm		Rooftop Carrier Units- 2007
332 - HVAC	\$19,962	15	6	3	\$6,654/Itm		Rooftop Carrier Units- 2009
360 - HVAC	\$5,253	15	0	1	\$5,253/Itm		Rooftop Carrier Unit- 2000
388 - HVAC	\$17,440	15	10	3	\$5,813/Itm		Rooftop Carrier Units- 2013
412 - HVAC	\$5,253	15	1	1	\$5,253/Itm		Rooftop Carrier Unit- 2004
428 - HVAC	\$9,456	15	0	1	\$9,456/Itm		Rooftop Carrier Unit- 2002
444 - HVAC	\$5,253	15	0	1	\$5,253/Itm		Rooftop Carrier Unit- 2003
24000 - Furnishings							
540 - Miscellaneous	\$23,534	10	3	1	\$23,534/LS		Folding Tables & Chairs
24500 - Audio / Visual							
300 - PA System	\$11,453	20	12	1	\$11,453/LS		Sound Rack- Sound System
740 - Piano	\$10,339	25	12	1	\$10,339/Itm		Stage- Upright Piano
820 - Stage Curtains	\$14,433	20	9	2	\$7,216/Itm		Stage Curtains
900 - Miscellaneous	\$8,398	20	1	1	\$8,398/Itm		Stage- Electric Screen
24600 - Safety / Access							
220 - Fire Control Misc	\$18,000	20	3	1	\$18,000/LS		Fire Alarm System
25000 - Flooring							
240 - Carpeting	\$32,611	10	1	970	\$33.62/SqYd		Clubhouse Carpet
440 - Tile	\$10,244	20	3	975	\$10.51/SqFt		Clubhouse Walls & Floors
630 - Vinyl	\$5,919	15	5	650	\$27.32/SqYd (33%)		Clubhouse Vinyl
710 - Hardwood Floors	\$7,880	50	13	500	\$15.76/SqFt		Stage- Replace
27000 - Appliances							
740 - Miscellaneous	\$33,825	20	8	16	\$2,114/Itm		Kitchen Appliances

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00060 - Canoa Hills (CH)							
01000 - Paving							
136 - Asphalt: Sealing	\$14,153	5	1	67,354	\$.21/SqFt		Parking Lot
236 - Asphalt: Ongoing Repairs	\$9,135	5	0	67,354	\$5.43/SqFt (3%)		Parking Lot
330 - Asphalt: Overlay w/ Interlayer	\$113,222	25	2	67,354	\$1.68/SqFt		Parking Lot
02000 - Concrete							
424 - Pool Deck	\$7,501	5	2	5,950	\$21.01/SqFt (6%)		Pool Area Concrete
03000 - Painting: Exterior							
130 - Stucco	\$22,988	10	3	10,940	\$2.10/SqFt		Clubhouse Exterior
03500 - Painting: Interior							
130 - Building	\$17,926	10	3	22,750	\$.79/SqFt		All Interior Spaces
04000 - Structural Repairs							
300 - Trellis	\$18,172	20	19	4	\$4,543/Itm		T-Bar Shade Structures
05000 - Roofing							
330 - Low Slope: Vinyl	\$119,246	20	12	227	\$525/Sqrs		Building Roof
924 - Miscellaneous	\$9,540	5	2	227	\$42.02/Sqrs		Roof Recoating
08000 - Rehab							
224 - Bathrooms	\$85,626	20	1	2	\$42,813/Rm		Locker Rooms
330 - Restrooms	\$43,076	20	1	2	\$21,538/Rm		Clubhouse Restrooms
580 - Operable Wall/Partition	\$36,036	25	21	980	\$36.77/SqFt		Saguaro & Palo Verde Divider
12000 - Pool							
124 - Resurface	\$46,059	12	6	274	\$168/l.f.		Pool
624 - Deck: Re-Surface	\$46,884	10	8	5,950	\$7.88/SqFt		Pool Area Decking
724 - Equipment: Replacement	\$13,742	5	1	1	\$27,484/LS (50%)		Pool & Spa Equipment
725 - Equipment: Replacement	\$1,183	1	0	1	\$1,183/LS [nr:1]		Pool & Spa Equipment- 2018 only
728 - Equipment: Replacement	\$3,400	8	7	1	\$3,400/LS		#10 Dolphin
790 - Heater	\$32,800	7	5	4	\$8,200/Itm		Ray Pak Model 408 Heaters
818 - Cover	\$8,321	6	1	4,800	\$1.73/SqFt		Pool Cover
924 - Furniture: Misc	\$11,032	6	1	1	\$11,032/LS		Pool Area Furniture
14000 - Recreation							
230 - Exercise: Cardio Equipment	\$20,172	1	1	16	\$6,304/Itm (20%)		Fitness Center Cardio Machines
231 - Exercise: Cardio Equipment	\$16,619	1	0	1	\$16,619/LS [nr:1]		Fitness Center Cardio Machines- 2018 Only
330 - Exercise: Strength Equipment	\$7,985	1	1	19	\$4,202/Itm (10%)		Fitness Center Strength Machines
331 - Exercise: Strength Equipment	\$6,265	1	0	1	\$6,265/LS [nr:1]		Fitness Center Strength Machines- 2018 Only

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00060 - Canoa Hills (CH)							
14000 - Recreation							
730 - Bridge Dealing Machine	\$5,400	5	4	1	\$5,400/Itm		Duplimate Bridge Dealing Machine
17000 - Tennis Court							
140 - Reseal	\$13,238	4	2	14,000	\$.95/SqFt		[2] Tennis Courts
704 - Screen	\$2,050	5	2	1	\$2,050/LS		Tennis Court Windscreens
19000 - Fencing							
160 - Chain Link: 10'	\$21,328	30	13	580	\$36.77/l.f.		Tennis Court Fence
20000 - Lighting							
220 - Pole Lights	\$63,037	30	8	24	\$2,627/Itm		Parking Lot & Walkway Lights
23000 - Mechanical Equipment							
220 - HVAC	\$48,539	15	4	7	\$6,934/Itm		Rooftop Carrier Units- 2007
340 - HVAC	\$6,094	15	2	1	\$6,094/Itm		Rooftop Carrier Unit- 2005
364 - HVAC	\$6,094	15	3	1	\$6,094/Itm		Rooftop Carrier Unit- 2006
500 - Swamp Cooler	\$2,101	20	16	1	\$2,101/Itm		Evaporative Cooler- 2014
600 - Water Heater	\$12,607	12	7	1	\$12,607/Itm		Pool Eq Room Heater & Tank
24000 - Furnishings							
560 - Miscellaneous	\$12,607	10	3	1	\$12,607/LS		Folding Tables & Chairs
580 - Miscellaneous	\$7,867	25	3	288	\$27.32/SqFt		Portable Stage- Saguaro Room
620 - Miscellaneous	\$8,405	12	4	1	\$8,405/LS		Lobby Furniture
24500 - Audio / Visual							
300 - PA System	\$7,608	20	13	1	\$7,608/Itm		Sound Rack- Sound System
740 - Piano	\$7,798	25	7	1	\$7,798/Itm		Saguaro Room
800 - Stage Risers	\$22,247	30	5	6	\$3,708/Itm		Saguaro Room
820 - Stage Curtains	\$13,916	20	14	2	\$6,958/Itm		Saguaro Room
900 - Miscellaneous	\$16,371	20	1	1	\$16,371/Itm		Saguaro Room- Electric Screen
900 - Miscellaneous	\$16,139	30	18	1	\$16,139/LS		Sound Rack- Total Induction Loop
24600 - Safety / Access							
230 - Fire Control Misc	\$18,000	20	8	1	\$18,000/LS		Fire Alarm System
231 - Fire Control Misc	\$6,000	1	1	1	\$6,000/LS [nr:1]		Fire Alarm System- 2019 Only
25000 - Flooring							
250 - Carpeting	\$18,155	10	3	540	\$33.62/SqYd		Clubhouse Carpeting
450 - Tile	\$68,028	20	3	6,475	\$10.51/SqFt		Clubhouse Walls & Floors
720 - Hardwood Floors	\$96,920	40	12	6,150	\$15.76/SqFt		Wood Floor- Replace

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00060 - Canoa Hills (CH)							
25000 - Flooring							
750 - Hardwood Floors	\$38,768	10	2	6,150	\$6.30/SqFt		Wood Floor- Refinish
26000 - Outdoor Equipment							
302 - Bocce Ct. Resurface	\$10,000	10	4	1	\$10,000/LS		Bocce Ball Courts
27000 - Appliances							
760 - Miscellaneous	\$57,994	20	8	16	\$3,625/Itm		Kitchen Appliances
00070 - Santa Rita Springs (SRS)							
01000 - Paving							
142 - Asphalt: Sealing	\$16,944	5	4	80,636	\$.21/SqFt		Parking Lots
242 - Asphalt: Ongoing Repairs	\$6,883	5	4	80,636	\$3.41/SqFt (3%)		Parking Lots
336 - Asphalt: Overlay w/ Interlayer	\$98,147	25	1	58,386	\$1.68/SqFt		North & East Parking Lots
360 - Asphalt: Overlay w/ Interlayer	\$37,402	25	10	22,250	\$1.68/SqFt		South Parking Lot
02000 - Concrete							
430 - Pool Deck	\$7,533	5	1	5,975	\$21.01/SqFt (6%)		Pool Area Concrete
03000 - Painting: Exterior							
136 - Stucco	\$29,345	10	0	28,540	\$1.03/SqFt		Exterior Building Paint
400 - Wrought Iron	\$11,650	4	0	1,758	\$6.63/l.f.		Pool Fence, Metal Railings
03500 - Painting: Interior							
136 - Building	\$27,973	10	3	35,500	\$.79/SqFt		All Interior Spaces
04000 - Structural Repairs							
300 - Trellis	\$8,200	15	12	1	\$8,200/LS		Small Shade Canopy
304 - Trellis	\$14,350	15	8	1	\$14,350/LS		Large Shade Canopy
304 - Trellis	\$6,150	15	10	1	\$6,150/LS		Pool Eq Rm Shade Canopy
600 - Metal Railings	\$22,221	10	3	1,410	\$31.52/l.f. (50%)		Deck, Stair & Bridge Railings
04500 - Decking/Balconies							
206 - Resurface	\$102,449	20	1	12,664	\$8.09/SqFt		Elastomeric Deck- Resurface
300 - Repairs	\$23,949	5	1	12,664	\$1.89/SqFt		Elastomeric Deck- Seal/Repair
301 - Repairs	\$18,376	1	0	1	\$18,376/LS [nr:1]		Elastomeric Deck- Seal/Repair- 2018 Only
05000 - Roofing							
336 - Low Slope: Vinyl	\$35,721	20	3	68	\$525/Sqrs		Building Roof
606 - Pitched: Tile	\$52,951	30	8	84	\$630/Sqrs		Building Roof
08000 - Rehab							
230 - Bathrooms	\$77,484	20	3	2	\$38,742/Rm		Locker Rooms

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
08000 - Rehab							
336 - Restrooms	\$48,696	20	1	5	\$9,739/Rm		Restrooms
337 - Restrooms	\$6,018	1	0	1	\$6,018/LS [nr:1]		Fiesta Restrooms- 2018
412 - Kitchen	\$8,090	20	3	2	\$4,045/Rm		Art & Fiesta Kitchenettes
472 - Cabinets	\$18,123	20	1	2	\$9,062/Rm		Art & Clay Counters & Cabinets
12000 - Pool							
130 - Resurface	\$28,997	10	5	240	\$121/l.f.		Pool
400 - ADA Chair Lift	\$4,510	10	1	1	\$4,510/Itm		Pool Area ADA Lift
630 - Deck: Re-Surface	\$47,081	15	1	5,975	\$7.88/SqFt		Pool Area Decking
730 - Equipment: Replacement	\$18,785	5	2	1	\$37,570/LS (50%)		Pool & Spa Equipment
731 - Equipment: Replacement	\$9,697	1	0	1	\$9,697/LS [nr:1]		Pool & Spa Equipment- 2018 Only
824 - Cover	\$6,241	6	1	3,600	\$1.73/SqFt		Pool Cover
930 - Furniture: Misc	\$7,354	6	1	1	\$7,354/LS		Pool Area Furniture
14000 - Recreation							
240 - Exercise: Cardio Equipment	\$12,000	1	0	11	\$5,455/Itm (20%)		Fitness Center Cardio Machines
340 - Exercise: Strength Equipment	\$6,000	1	0	18	\$3,333/Itm (10%)		Fitness Center Strength Machines
19000 - Fencing							
220 - Wrought Iron: 5'	\$12,431	30	8	348	\$35.72/l.f.		Pool Perimeter Fence
20000 - Lighting							
230 - Pole Lights	\$15,497	25	10	10	\$1,550/Itm		Bridge Lights
23000 - Mechanical Equipment							
232 - HVAC	\$27,675	15	10	6	\$4,612/Itm		Miscellaneous Units- 2013
312 - HVAC	\$6,304	15	13	1	\$6,304/Itm		Carrier Units- 2016, Unit 8
316 - HVAC	\$6,150	15	0	1	\$6,150/Itm		Carrier Units- 2018, Unit 3
344 - HVAC	\$12,607	15	1	2	\$6,304/Itm		Carrier Units- 2004
368 - HVAC	\$12,607	15	9	2	\$6,304/Itm		Carrier Units- 2012
392 - HVAC	\$9,225	15	0	2	\$4,612/Itm		Carrier Units- 2003
416 - HVAC	\$6,150	15	13	1	\$6,150/Itm		Carrier Unit- 2016, Unit 7
436 - HVAC	\$6,304	15	11	1	\$6,304/Itm		Carrier Unit- 2014
448 - HVAC	\$69,700	15	0	8	\$8,712/Itm		Carrier Units- 2001
452 - HVAC	\$15,024	15	4	2	\$7,512/Itm		Carrier Units- 2007
23500 - Elevator							
200 - Modernize/Overhaul	\$88,000	25	1	1	\$88,000/Itm		Anza Building Elevator
300 - Cab Rehab	\$10,000	20	1	1	\$10,000/Itm		Anza Elevator Cab

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Santa Rita Springs (SRS)							
24000 - Furnishings							
600 - Miscellaneous	\$53,792	10	3	1	\$53,792/LS		Anza Room Furniture
24500 - Audio / Visual							
300 - PA System	\$6,657	20	13	1	\$6,657/Itm		Anza Room- Sound System
740 - Piano	\$6,788	25	20	1	\$6,788/Itm		Anza Room- Upright Piano
900 - Miscellaneous	\$7,128	20	8	1	\$7,128/Itm		Fiesta Room- Total Induction Loop
24600 - Safety / Access							
240 - Fire Control Misc	\$30,000	20	2	1	\$30,000/LS		Fire Alarm System
25000 - Flooring							
260 - Carpeting	\$47,068	10	3	1,400	\$33.62/SqYd		Anza, Fiesta, Computer, Office
270 - Carpeting	\$13,448	10	4	400	\$33.62/SqYd		Kino, Fitness, Office Areas
460 - Tile	\$19,174	20	3	1,825	\$10.51/SqFt		Clubhouse Walls & Floors
730 - Hardwood Floors	\$24,847	40	18	2,150	\$11.56/SqFt		Anza & Santa Cruz- Replace
760 - Hardwood Floors	\$13,553	10	8	2,150	\$6.30/SqFt		Anza & Santa Cruz- Refinish
27000 - Appliances							
780 - Miscellaneous	\$28,367	20	3	9	\$3,152/Itm		Kitchen Appliances
781 - Miscellaneous	\$1,937	1	0	1	\$1,937/LS [nr:1]		Kitchen Appliances- 2018 Only
00080 - Canoa Ranch (CR)							
01000 - Paving							
148 - Asphalt: Sealing	\$10,425	5	0	64,068	\$.16/SqFt		Drives & Parking
248 - Asphalt: Ongoing Repairs	\$5,469	5	1	64,068	\$3.41/SqFt (3%)		Drives & Parking
254 - Asphalt: Ongoing Repairs	\$6,901	5	1	18,768	\$.37/SqFt		Seal/Crack Fill/Stripe
342 - Asphalt: Overlay w/ Interlayer	\$107,698	25	15	64,068	\$1.68/SqFt		Drives & Parking
02000 - Concrete							
418 - Pool Deck	\$4,176	5	4	2,650	\$21.01/SqFt (7.5%)		Pool Area Concrete
03000 - Painting: Exterior							
142 - Stucco	\$12,625	10	0	14,760	\$.86/SqFt		Building Exterior Surfaces
406 - Wrought Iron	\$5,806	4	3	614	\$9.46/l.f.		Metal Fencing & Railings
03500 - Painting: Interior							
142 - Building	\$20,645	10	3	26,200	\$.79/SqFt		All Interior Spaces
04000 - Structural Repairs							
300 - Trellis	\$27,675	15	8	3	\$9,225/LS		Shade Structures
606 - Metal Railings	\$9,193	20	10	350	\$26.27/l.f.		Parking & Pickleball

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00080 - Canoa Ranch (CR)							
04000 - Structural Repairs							
912 - Doors	\$50,430	20	10	3	\$16,810/Itm		Pool East Patio Doors
05000 - Roofing							
200 - Low Slope: BUR	\$41,920	20	10	133	\$315/Sqrs		Building Roof
612 - Pitched: Tile	\$28,367	30	20	45	\$630/Sqrs		Building Roof
08000 - Rehab							
226 - Restrooms	\$30,750	20	10	2	\$15,375/Rm		Locker Rooms
236 - Restrooms	\$15,375	20	5	1	\$15,375/Rm		Companion Restroom Remodel
12000 - Pool							
136 - Resurface	\$37,654	12	10	256	\$147/l.f.		Pool
412 - ADA Chair Lift	\$17,650	10	2	2	\$8,825/Itm		Pool & Spa ADA Chairs
736 - Equipment: Replacement	\$17,524	5	2	1	\$35,049/LS (50%)		Pool & Spa Equipment
737 - Equipment: Replacement	\$620	1	0	1	\$620/LS [nr:1]		Pool & Spa Equipment- 2018 Only
14000 - Recreation							
250 - Exercise: Cardio Equipment	\$15,000	1	0	13	\$5,769/Itm (20%)		Fitness Center Cardio Machines
350 - Exercise: Strength Equipment	\$6,000	1	0	19	\$3,158/Itm (10%)		Fitness Center Strength Machines
17000 - Tennis Court							
708 - Screen	\$2,050	5	1	1	\$2,050/LS		Pickleball Court Windscreens
17500 - Basketball / Sport Court							
220 - Seal & Striping	\$10,594	7	1	11,204	\$.95/SqFt		Pickleball & Basketball Courts
420 - Overlay	\$32,371	21	14	11,204	\$2.89/SqFt		Pickleball & Basketball Courts
19000 - Fencing							
100 - Chain Link	\$24,837	30	22	788	\$31.52/l.f.		Pickleball & Basketball Courts
230 - Wrought Iron: 6'	\$9,985	30	20	264	\$37.82/l.f.		Patio Perimeter
23000 - Mechanical Equipment							
100 - HVAC	\$15,996	18	8	435	\$36.77/l.f.		[5] Pool Area Fabric Ducts
236 - HVAC	\$55,200	15	5	6	\$9,200/Itm		Rooftop HVAC Units- 2008
508 - Swamp Cooler	\$15,759	15	5	5	\$3,152/Itm		Rooftop Evaporative Coolers- 2008
24600 - Safety / Access							
250 - Fire Control Misc	\$18,000	20	10	1	\$18,000/LS		Fire Alarm System
25000 - Flooring							
270 - Carpeting	\$18,364	10	0	660	\$27.82/SqYd		All Spaces
470 - Tile	\$26,772	20	3	2,231	\$12.00/SqFt		Clubhouse Walls & Floors

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00090 - Abrego South (ABS)							
01000 - Paving							
400 - Asphalt: Major Repairs	\$98,591	25	6	18,768	\$5.25/SqFt		Parking Lot
02000 - Concrete							
442 - Pool Deck	\$5,847	5	1	5,565	\$21.01/SqFt (5%)		Pool Area Concrete
03000 - Painting: Exterior							
200 - Surface Restoration	\$7,555	10	3	7,191	\$1.05/SqFt		Exterior Surfaces
04000 - Structural Repairs							
300 - Trellis	\$23,780	20	19	2	\$11,890/Itm		Volleyball Shade Canopies
05000 - Roofing							
372 - Low Slope: Vinyl	\$25,740	20	13	49	\$525/Sqrs		Pool Building Roofs
08000 - Rehab							
236 - Bathrooms	\$17,861	20	8	2	\$8,930/Rm		Locker Rooms
342 - Restrooms	\$6,304	20	9	2	\$3,152/Rm		Clubhouse Restrooms
12000 - Pool							
140 - Resurface	\$21,433	12	8	170	\$126/l.f.		Pool
418 - ADA Chair Lift	\$4,448	10	9	1	\$4,448/Itm		Spa ADA Lift
422 - ADA Chair Lift	\$4,448	10	3	1	\$4,448/Itm		Pool ADA Lift
642 - Deck: Re-Surface	\$43,850	10	6	5,565	\$7.88/SqFt		Pool Area Decking
742 - Equipment: Replacement	\$15,003	5	1	1	\$30,006/LS (50%)		Pool & Spa Equipment
743 - Equipment: Replacement	\$1,200	1	0	1	\$1,200/LS [nr:1]		Pool & Spa Equipment- 2018 Only
936 - Furniture: Misc	\$6,829	6	1	1	\$6,829/LS		Pool Area Furnishings
19000 - Fencing							
900 - Miscellaneous	\$6,777	20	13	258	\$26.27/l.f.		Pool Perimeter Wall/Fence
20000 - Lighting							
240 - Pole Lights	\$10,086	20	8	8	\$1,261/Itm		Shuffleboard Lights
23000 - Mechanical Equipment							
240 - HVAC	\$10,506	15	8	2	\$5,253/Itm		Rooftop Carrier Units- 2011
26000 - Outdoor Equipment							
900 - Miscellaneous	\$14,760	8	7	3,744	\$3.94/SqFt		[12] Shuffleboard Courts
00100 - Continental Vistas (CV)							
01000 - Paving							
406 - Asphalt: Major Repairs	\$35,333	25	7	6,726	\$5.25/SqFt		Parking Lot

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00100 - Continental Vistas (CV)							
02000 - Concrete							
448 - Pool Deck	\$5,986	5	3	4,748	\$21.01/SqFt	(6%)	Pool Area Concrete
03000 - Painting: Exterior							
120 - Surface Restoration	\$5,400	10	9	3,600	\$1.50/SqFt		Recreation Building & Walls
05000 - Roofing							
342 - Low Slope: Vinyl	\$10,506	20	8	20	\$525/Sqrs		Pool Building Roof
618 - Pitched: Tile	\$8,195	30	3	13	\$630/Sqrs		Pool Building Roof
08000 - Rehab							
242 - Bathrooms	\$60,987	20	19	2	\$30,494/Rm		Locker Rooms
246 - Bathrooms	\$18,000	20	19	1	\$18,000/LS		Companion Restroom
12000 - Pool							
146 - Resurface	\$25,735	12	0	180	\$143/l.f.		Pool
648 - Deck: Re-Surface	\$37,413	15	3	4,748	\$7.88/SqFt		Pool Area Decking
748 - Equipment: Replacement	\$15,948	5	1	1	\$31,897/LS	(50%)	Pool & Spa Equipment
749 - Equipment: Replacement	\$5,803	1	0	1	\$5,803/LS	[nr:1]	Pool & Spa Equipment- 2018 Only
942 - Furniture: Misc	\$6,829	6	2	1	\$6,829/LS		Pool Area Furnishings
23000 - Mechanical Equipment							
244 - HVAC	\$6,094	15	1	1	\$6,094/Itm		Rooftop Carrier Unit- 2004
248 - HVAC	\$12,187	15	10	2	\$6,094/Itm		Rooftop Carrier Units- 2013
25000 - Flooring							
600 - Vinyl	\$16,739	10	9	1	\$16,739/LS		Sport Flooring
00110 - Madera Vista (MV)							
01000 - Paving							
412 - Asphalt: Major Repairs	\$51,334	25	14	9,772	\$5.25/SqFt		Parking Lot
02000 - Concrete							
454 - Pool Deck	\$5,000	5	5	4,008	\$16.63/SqFt	(7.5%)	Pool Area Concrete
03000 - Painting: Exterior							
206 - Surface Restoration	\$6,335	10	3	4,020	\$1.58/SqFt		Exterior Surfaces
04000 - Structural Repairs							
300 - Trellis	\$8,200	15	13	1	\$8,200/LS		Pool Shade Structure
312 - Trellis	\$6,150	15	13	1	\$6,150/LS		Poo Eq Rm Shade Structure
05000 - Roofing							
624 - Pitched: Tile	\$24,585	30	3	39	\$630/Sqrs		Pool Building Roof

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00110 - Madera Vista (MV)							
08000 - Rehab							
248 - Bathrooms	\$7,880	20	8	2	\$3,940/Rm		Locker Rooms
480 - Shower	\$8,000	15	4	1	\$8,000/LS		Outdoor Pool Shower
12000 - Pool							
154 - Resurface	\$19,668	12	10	156	\$126/l.f.		Pool
654 - Deck: Re-Surface	\$31,582	15	6	4,008	\$7.88/SqFt		Pool Area Decking
754 - Equipment: Replacement	\$11,536	5	1	1	\$23,072/LS (50%)		Pool & Spa Equipment
755 - Equipment: Replacement	\$5,020	1	0	1	\$5,020/LS [nr:1]		Pool & Spa Equipment- 2018 Only
758 - Equipment: Replacement	\$2,071	8	7	1	\$2,071/LS		Dolphin #7
948 - Furniture: Misc	\$6,829	6	1	1	\$6,829/LS		Pool Area Furnishings
17000 - Tennis Court							
540 - Resurface	\$20,802	21	1	7,200	\$2.89/SqFt		Tennis Court
19000 - Fencing							
170 - Chain Link: 10'	\$6,808	30	13	360	\$18.91/l.f.		Tennis Court Fence
240 - Wrought Iron: 6'	\$14,373	30	8	380	\$37.82/l.f.		Pool Perimeter Fence
20000 - Lighting							
250 - Pole Lights	\$6,304	20	8	4	\$1,576/Itm		Tennis Court Lights
00120 - Casa Paloma I (CPI)							
01000 - Paving							
418 - Asphalt: Major Repairs	\$37,444	25	4	7,128	\$5.25/SqFt		Parking Areas
02000 - Concrete							
460 - Pool Deck	\$7,726	5	1	6,128	\$21.01/SqFt (6%)		Pool Area Concrete
03000 - Painting: Exterior							
212 - Surface Restoration	\$7,657	10	4	7,470	\$1.02/SqFt		Exterior Surfaces
04000 - Structural Repairs							
304 - Trellis	\$8,200	15	12	1	\$8,200/LS		Pool Eq Rm Shade Structure
05000 - Roofing							
348 - Low Slope: Vinyl	\$32,044	20	1	61	\$525/Sqrs		Pool Building Roofs
08000 - Rehab							
254 - Bathrooms	\$38,000	20	1	2	\$19,000/Rm		Locker Rooms
256 - Bathrooms	\$16,000	20	1	2	\$8,000/Rm		Clubhouse Restroom
418 - Kitchen	\$6,829	20	13	1	\$6,829/Rm		Clubhouse Kitchen

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00120 - Casa Paloma I (CPI)							
12000 - Pool							
160 - Resurface	\$25,215	12	10	200	\$126/l.f.		Pool
660 - Deck: Re-Surface	\$48,287	15	10	6,128	\$7.88/SqFt		Pool Area Decking
760 - Equipment: Replacement	\$15,318	5	1	1	\$30,636/LS (50%)		Pool & Spa Equipment
954 - Furniture: Misc	\$6,829	6	1	1	\$6,829/LS		Pool Area Furnishings
23000 - Mechanical Equipment							
256 - HVAC	\$8,405	15	8	2	\$4,202/Itm		Rooftop Carrier Units- 2011
00130 - Casa Paloma II (CPII)							
01000 - Paving							
424 - Asphalt: Major Repairs	\$23,828	25	3	4,536	\$5.25/SqFt		Parking Areas
02000 - Concrete							
466 - Pool Deck	\$10,352	5	0	4,933	\$34.98/SqFt (6%)		Pool Area Concrete
04000 - Structural Repairs							
320 - Trellis	\$8,200	15	13	1	\$8,200/LS		Pool Eq Rm Shade Structure
05000 - Roofing							
354 - Low Slope: Vinyl	\$27,842	20	3	53	\$525/Sqrs		Pool Building Roofs
08000 - Rehab							
260 - Bathrooms	\$38,000	20	6	2	\$19,000/Rm		Locker Rooms
261 - Bathrooms	\$7,595	1	0	1	\$7,595/LS [nr:1]		Locker Rooms- 2018 Only
424 - Kitchen	\$6,829	20	6	1	\$6,829/Rm		Clubhouse Kitchen
425 - Kitchen	\$4,425	1	0	1	\$4,425/LS [nr:1]		Clubhouse Kitchen- 2018 Only
12000 - Pool							
166 - Resurface	\$22,693	10	8	180	\$126/l.f.		Pool
666 - Deck: Re-Surface	\$38,870	15	10	4,933	\$7.88/SqFt		Pool Area Decking
766 - Equipment: Replacement	\$15,948	5	1	1	\$31,897/LS (50%)		Pool & Spa Equipment
767 - Equipment: Replacement	\$6,264	1	0	1	\$6,264/LS [nr:1]		Pool & Spa Equipment- 2018 Only
960 - Furniture: Misc	\$6,829	6	1	1	\$6,829/LS		Pool Area Furnishings
20000 - Lighting							
260 - Pole Lights	\$10,086	30	3	8	\$1,261/Itm		Shuffleboard Lights
23000 - Mechanical Equipment							
272 - HVAC	\$8,405	15	8	2	\$4,202/Itm		Rooftop Carrier Units- 2011
26000 - Outdoor Equipment							
304 - Shuffleboard Court	\$7,475	10	9	1	\$7,475/LS		Resurfacing & Recoating

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00140 - Abrego North (ABN)							
01000 - Paving							
430 - Asphalt: Major Repairs	\$74,095	25	5	14,105	\$5.25/SqFt		Parking Area
02000 - Concrete							
472 - Pool Deck	\$5,702	5	3	4,523	\$21.01/SqFt (6%)		Pool Area Concrete
03000 - Painting: Exterior							
218 - Surface Restoration	\$6,190	10	8	5,892	\$1.05/SqFt		Exterior Surfaces
04000 - Structural Repairs							
324 - Trellis	\$8,200	15	13	1	\$8,200/LS		Pool Eq Rm Shade Structure
328 - Trellis	\$24,600	15	13	3	\$8,200/LS		Pool Shade Structure
05000 - Roofing							
360 - Low Slope: Vinyl	\$11,032	20	8	21	\$525/Sqrs		Pool Building Roof
08000 - Rehab							
238 - Restrooms	\$15,375	20	5	1	\$15,375/Rm		Companion Restroom Remodel
266 - Bathrooms	\$12,607	20	8	2	\$6,304/Rm		Locker Rooms
270 - General	\$8,770	20	19	795	\$11.03/SqFt		Recreation Room New Tile
12000 - Pool							
172 - Resurface	\$22,693	10	8	180	\$126/l.f.		Pool
400 - ADA Chair Lift	\$12,000	10	9	2	\$6,000/Itm		Pool & Spa
772 - Equipment: Replacement	\$15,948	5	3	1	\$31,897/LS (50%)		Pool & Spa Equipment
773 - Equipment: Replacement	\$4,120	1	0	1	\$4,120/LS [nr:1]		Pool & Spa Equipment- 2018 Only
966 - Furniture: Misc	\$5,778	6	4	1	\$5,778/LS		Pool Area Furnishings
23000 - Mechanical Equipment							
400 - HVAC	\$7,670	15	2	2	\$3,835/Itm		Rooftop Rheem Units- 2005
00144 - Facility Maintenance Shop (FMS)							
01000 - Paving							
120 - Asphalt: State Spec. Slurry	\$10,250	5	1	1	\$10,250/LS		Parking Area
200 - Asphalt: Ongoing Repairs	\$19,655	30	0	1	\$19,655/LS [nr:1]		Pulverization/Replacement
300 - Asphalt: Overlay w/ Interlayer	\$16,400	20	18	1	\$16,400/LS		Parking Area
03000 - Painting: Exterior							
350 - Touch-Up	\$3,075	6	2	1	\$3,075/LS		Doors, Trim, Metal
400 - Wrought Iron	\$7,380	6	2	800	\$9.22/l.f.		Perimeter Fence
920 - Power Washing	\$1,230	6	2	1	\$1,230/LS		FMS Building

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00144 - Facility Maintenance Shop (FMS)							
04000 - Structural Repairs							
908 - Shed	\$5,000	15	15	1	\$5,000/LS		Pre-Fab Shed
05000 - Roofing							
690 - Pitched: TBA	\$32,800	30	9	40	\$820/Sqrs		FMS Roofing
08000 - Rehab							
100 - General	\$15,375	20	2	1	\$15,375/LS		Common Areas
220 - Bathrooms	\$30,750	20	2	2	\$15,375/Itm		Placeholder
230 - Kitchen	\$20,500	20	2	1	\$20,500/LS		Placeholder
19000 - Fencing							
200 - Wrought Iron	\$22,768	30	0	800	\$28.46/l.f.		Perimeter- 13 GA Metal
23000 - Mechanical Equipment							
200 - HVAC	\$24,600	15	14	2	\$12,300/Itm		Units- 2017 Replacements (Bryant)
00150 - General							
22000 - Office Equipment							
100 - Miscellaneous	\$6,150	5	3	1	\$6,150/LS		Contex Scanner
110 - Miscellaneous	\$3,075	5	3	1	\$3,075/LS		HP Plotter
24500 - Audio / Visual							
260 - PA System	\$25,625	8	6	5	\$15,375/Bldg (33%)		Various Locations
30000 - Miscellaneous							
200 - Maintenance Equipment	\$7,880	20	8	1	\$7,880/Itm		Vermeer Chipper
700 - Trailer	\$5,253	15	3	1	\$5,253/Itm		Utility Trailer
710 - Trailer	\$5,253	15	4	1	\$5,253/Itm		Landscaping Trailer
804 - Vehicle	\$34,145	10	0	1	\$34,145/Itm		Vehicle 10- 2005 Ford E250 Van
820 - Vehicle	\$28,892	10	1	1	\$28,892/Itm		Vehicle 17- 2009 Ford E150 Van
824 - Vehicle	\$31,519	10	3	1	\$31,519/Itm		Vehicle 18- 2011 Ford F150 Pickup
832 - Vehicle	\$78,797	10	5	3	\$26,266/Itm		Vehicles 20, 21 & 23- Ford Transit Connects
836 - Vehicle	\$36,772	10	0	1	\$36,772/Itm		Vehicle 24- 2005 Ford F250 Pickup
840 - Vehicle	\$36,772	10	1	1	\$36,772/Itm		Vehicle 25- 2005 Chevy Silverado 2500 HD
844 - Vehicle	\$18,386	10	8	1	\$18,386/Itm		Vehicle 26- 2016 Ford Fiesta
848 - Vehicle	\$15,375	10	3	1	\$15,375/Itm		Vehicle 27- 2011 Ford Ranger
852 - Vehicle	\$61,500	10	8	2	\$30,750/Itm		Vehicles 29, 30- 2016 Ram Promaster City Vans
856 - Vehicle	\$104,550	10	8	3	\$34,850/Itm		Vehicles 31, 32, 33- 2016 Ram 1500 Pickups
860 - Vehicle	\$36,900	10	9	1	\$36,900/Itm		Vehicle 34- 2017 Ram 1500 Pickup
866 - Vehicle	\$13,309	10	9	1	\$13,309/Itm		Vehicle 36- 2017 Ford Escape

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00150 - General							
30000 - Miscellaneous							
868 - Vehicle	\$34,018	10	0	1	\$34,018/Itm		Vehicle 37- 2018 Ford F150 Supercrew
872 - Vehicle	\$36,310	10	10	1	\$36,310/Itm		Vehicle 38- Purchase in 2018 after Loss- Ford F150
874 - Vehicle	\$34,839	10	0	1	\$34,839/Itm		Vehicle 39- Ford F250 PU

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Member Services Center (MSC)							
23000 - Mechanical Equipment							
316 - HVAC	\$4,728	15	2	1	\$4,728/Itm		Rooftop Carrier Unit- 2005
00020 - West Social Center (WC)							
01000 - Paving							
206 - Asphalt: Ongoing Repairs	\$3,717	5	2	43,543	\$3.41/SqFt (3%)		Drives, North & South Parking
12000 - Pool							
600 - Deck: Re-Surface	\$41,865	15	3	5,313	\$7.88/SqFt		Pool Area Decking
00080 - Canoa Ranch (CR)							
02000 - Concrete							
436 - Pool Deck	\$3,341	5	3	2,650	\$21.01/SqFt (6%)		Pool Area Concrete
12000 - Pool							
636 - Deck: Re-Surface	\$37,822	15	13	2,650	\$14.27/SqFt		Pool Area Decking
00090 - Abrego South (ABS)							
03500 - Painting: Interior							
148 - Building	\$4,636	10	3	5,884	\$.79/SqFt		All Interior Spaces
00100 - Continental Vistas (CV)							
01000 - Paving							
260 - Asphalt: Ongoing Repairs	\$2,473	5	2	6,726	\$.37/SqFt		Seal/Crack Fill/Stripe
00110 - Madera Vista (MV)							
01000 - Paving							
264 - Asphalt: Ongoing Repairs	\$3,593	5	2	9,772	\$.37/SqFt		Seal/Crack Fill/Stripe
23000 - Mechanical Equipment							
252 - HVAC	\$4,728	15	8	1	\$4,728/Itm		Rooftop Carrier Unit- 2011
00120 - Casa Paloma I (CPI)							
01000 - Paving							
270 - Asphalt: Ongoing Repairs	\$2,621	5	0	7,128	\$.37/SqFt		Seal/Crack Fill/Stripe
23000 - Mechanical Equipment							
516 - Swamp Cooler	\$2,101	20	15	1	\$2,101/Itm		Rooftop Evaporative Cooler- 2013
710 - Furnace	\$3,047	15	10	1	\$3,047/Itm		Rooftop Forced Air Furnace- 2013
00130 - Casa Paloma II (CPII)							
01000 - Paving							
276 - Asphalt: Ongoing Repairs	\$1,668	5	2	4,536	\$.37/SqFt		Parking Areas

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
00130 - Casa Paloma II (CPII)							
23000 - Mechanical Equipment							
260 - HVAC	\$3,493	15	2	1	\$3,493/Itm		Rooftop Rheem Unit- 2005
00140 - Abrego North (ABN)							
01000 - Paving							
282 - Asphalt: Ongoing Repairs	\$2,374	5	1	6,455	\$.37/SqFt		Seal/Crack Fill/Stripe
12000 - Pool							
672 - Deck: Re-Surface	\$35,640	25	23	4,523	\$7.88/SqFt		Pool Deck Colored Concrete
23000 - Mechanical Equipment							
276 - HVAC	\$3,835	15	7	1	\$3,835/Itm		Rooftop Carrier Unit- 2010

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2018			
00010 - Member Services Center (MSC)			
03000 - Painting: Exterior			
100 - Stucco 9,085 Sq. Ft. Building Exterior & Wall Surfaces	10	9,312	
22000 - Office Equipment			
200 - Computers, Misc. 5 -IT Servers- Repl 1x Year (20%)	1	12,000	
241 - Computers, Misc. Office Computer Work Stations- 2018 Only[nr:1]	1	11,515	
Total 22000 - Office Equipment:		23,515	23,515
23000 - Mechanical Equipment			
376 - HVAC Marvair Unit- 2018	15	6,242	
Total Member Services Center (MSC):		39,069	39,069
00020 - West Social Center (WC)			
12000 - Pool			
701 - Equipment: Replacement 2018 Only New Spa Jet Pump[nr:1]	1	1,200	
14000 - Recreation			
700 - Billiard Table 4 Tables in Billiards Room	25	27,353	
23000 - Mechanical Equipment			
320 - HVAC Rooftop Carrier Units- Unit #4 in 2018	15	13,000	
24500 - Audio / Visual			
224 - PA System Eiki Projector	10	10,000	
25000 - Flooring			
211 - Carpeting West Center Carpet- Billiards Rm Only[nr:1]	1	3,948	
27000 - Appliances			
702 - Miscellaneous 2 Vulcan 10-Burner & 6-Burner	20	6,478	
Total West Social Center (WC):		61,979	61,979
00030 - East Social Center (EC)			
08000 - Rehab			
207 - Bathrooms Locker Rooms- 2018 Only[nr:1]	1	6,196	
12000 - Pool			
707 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1	5,020	
14000 - Recreation			
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%)	1	20,354	
300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%)	1	5,000	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2018			
00030 - East Social Center (EC)			
14000 - Recreation			
Total 14000 - Recreation:		25,354	25,354
23000 - Mechanical Equipment			
288 - HVAC 4 Rooftop Carrier Units- 2001	15	21,328	
424 - HVAC 2 Rooftop Carrier Units- 2002	15	8,405	
Total 23000 - Mechanical Equipment:		29,733	29,733
Total East Social Center (EC):		66,303	66,303
00040 - Las Campanas (LC)			
12000 - Pool			
713 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1	1,177	
14000 - Recreation			
214 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only	5	29,863	
311 - Exercise: Strength Equipment Fitness Center Machines- 2018 Only[nr:1]	1	6,000	
Total 14000 - Recreation:		35,863	35,863
17000 - Tennis Court			
520 - Resurface 14,000 Sq. Ft. [2] Tennis Courts	21	36,387	
Total Las Campanas (LC):		73,427	73,427
00050 - Desert Hills (DH)			
12000 - Pool			
719 - Equipment: Replacement Pool & Spa Equipment[nr:1]	1	8,400	
14000 - Recreation			
221 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only[nr:1]	1	13,410	
17000 - Tennis Court			
130 - Reseal 28,800 Sq. Ft. [4] Tennis Courts	4	18,900	
23000 - Mechanical Equipment			
360 - HVAC Rooftop Carrier Unit- 2000	15	5,253	
428 - HVAC Rooftop Carrier Unit- 2002	15	9,456	
444 - HVAC Rooftop Carrier Unit- 2003	15	5,253	
Total 23000 - Mechanical Equipment:		19,962	19,962
Total Desert Hills (DH):		60,672	60,672
00060 - Canoa Hills (CH)			
01000 - Paving			
236 - Asphalt: Ongoing Repairs 67,354 Sq. Ft. Parking Lot (3%)	5	9,135	
12000 - Pool			
725 - Equipment: Replacement Pool & Spa Equipment- 2018 only[nr:1]	1	1,183	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2018			
00060 - Canoa Hills (CH)			
14000 - Recreation			
231 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only[nr:1]	1	16,619	
331 - Exercise: Strength Equipment Fitness Center Strength Machines- 2018 Only[nr:1]	1	6,265	
Total 14000 - Recreation:		22,884	22,884
Total Canoa Hills (CH):		33,202	33,202
00070 - Santa Rita Springs (SRS)			
03000 - Painting: Exterior			
136 - Stucco 28,540 Sq. Ft. Exterior Building Paint	10	29,345	
400 - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings	4	11,650	
Total 03000 - Painting: Exterior:		40,995	40,995
04500 - Decking/Balconies			
301 - Repairs Elastomeric Deck- Seal/Repair- 2018 Only[nr:1]	1	18,376	
08000 - Rehab			
337 - Restrooms Fiesta Restrooms- 2018[nr:1]	1	6,018	
12000 - Pool			
731 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1	9,697	
14000 - Recreation			
240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%)	1	12,000	
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%)	1	6,000	
Total 14000 - Recreation:		18,000	18,000
23000 - Mechanical Equipment			
316 - HVAC Carrier Units- 2018, Unit 3	15	6,150	
392 - HVAC 2 Carrier Units- 2003	15	9,225	
448 - HVAC 8 Carrier Units- 2001	15	69,700	
Total 23000 - Mechanical Equipment:		85,075	85,075
27000 - Appliances			
781 - Miscellaneous Kitchen Appliances- 2018 Only[nr:1]	1	1,937	
Total Santa Rita Springs (SRS):		180,098	180,098
00080 - Canoa Ranch (CR)			
01000 - Paving			
148 - Asphalt: Sealing 64,068 Sq. Ft. Drives & Parking	5	10,425	
03000 - Painting: Exterior			
142 - Stucco 14,760 Sq. Ft. Building Exterior Surfaces	10	12,625	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2018			
00080 - Canoa Ranch (CR)			
12000 - Pool			
737 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1	620	
14000 - Recreation			
250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	1	15,000	
350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	1	6,000	
Total 14000 - Recreation:		21,000	21,000
25000 - Flooring			
270 - Carpeting 660 Sq. Yds. All Spaces	10	18,364	
Total Canoa Ranch (CR):		63,034	63,034
00090 - Abrego South (ABS)			
12000 - Pool			
743 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1	1,200	
Total Abrego South (ABS):		1,200	1,200
00100 - Continental Vistas (CV)			
12000 - Pool			
146 - Resurface 180 Lin. Ft. Pool	12	25,735	
749 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1	5,803	
Total 12000 - Pool:		31,538	31,538
Total Continental Vistas (CV):		31,538	31,538
00110 - Madera Vista (MV)			
12000 - Pool			
755 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1	5,020	
Total Madera Vista (MV):		5,020	5,020
00130 - Casa Paloma II (CPII)			
02000 - Concrete			
466 - Pool Deck 4,933 Sq. Ft. Pool Area Concrete (6%)	5	10,352	
08000 - Rehab			
261 - Bathrooms Locker Rooms- 2018 Only[nr:1]	1	7,595	
425 - Kitchen Clubhouse Kitchen- 2018 Only[nr:1]	1	4,425	
Total 08000 - Rehab:		12,020	12,020
12000 - Pool			
767 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1	6,264	
Total Casa Paloma II (CPII):		28,636	28,636

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2018			
00140 - Abrego North (ABN)			
12000 - Pool			
773 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1	4,120	
Total Abrego North (ABN):		4,120	4,120
00144 - Facility Maintenance Shop (FMS)			
01000 - Paving			
200 - Asphalt: Ongoing Repairs Pulverization/Replacement[nr:1]	30	19,655	
19000 - Fencing			
200 - Wrought Iron 800 Lin. Ft. Perimeter- 13 GA Metal	30	22,768	
Total Facility Maintenance Shop (FMS):		42,423	42,423
00150 - General			
30000 - Miscellaneous			
804 - Vehicle Vehicle 10- 2005 Ford E250 Van	10	34,145	
836 - Vehicle Vehicle 24- 2005 Ford F250 Pickup	10	36,772	
868 - Vehicle Vehicle 37- 2018 Ford F150 Supercrew	10	34,018	
874 - Vehicle Vehicle 39- Ford F250 PU	10	34,839	
Total 30000 - Miscellaneous:		139,774	139,774
Total General:		139,774	139,774
Total 2018:		830,495	
2019			
00010 - Member Services Center (MSC)			
22000 - Office Equipment			
200 - Computers, Misc. 5 -IT Servers- Repl 1x Year (20%)	1	12,000	12,300
240 - Computers, Misc. Office Computer Work Stations	1	18,500	18,963
Total 22000 - Office Equipment:		30,500	31,263
Total Member Services Center (MSC):		30,500	31,263
00020 - West Social Center (WC)			
05000 - Roofing			
306 - Low Slope: Vinyl 339 Squares- Building Flat Roofs (50%)	10	89,040	91,266
900 - Miscellaneous 339 Squares- Roof Recoating	5	14,246	14,603
Total 05000 - Roofing:		103,286	105,869
12000 - Pool			
700 - Equipment: Replacement Pool & Spa Equipment (50%)	5	20,000	20,500
800 - Cover 4,000 Sq. Ft. Pool Cover	6	6,934	7,107

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2019			
00020 - West Social Center (WC)			
12000 - Pool			
900 - Furniture: Misc Pool Area Furniture	6	11,557	11,846
Total 12000 - Pool:		38,491	39,453
17500 - Basketball / Sport Court			
200 - Seal & Striping 12 Shuffleboard Courts [3,744 sq ft]	8	15,600	15,990
23000 - Mechanical Equipment			
324 - HVAC Rooftop Carrier Units- Unit #10 in 2019	15	13,000	13,325
24000 - Furnishings			
500 - Miscellaneous Auditorium Tables & Chairs	10	78,000	79,950
24500 - Audio / Visual			
600 - Stage Curtains Stage Curtains	15	8,983	9,207
Total West Social Center (WC):		257,360	263,794
00030 - East Social Center (EC)			
01000 - Paving			
118 - Asphalt: Sealing 79,662 Sq. Ft. Parking Lot	5	16,739	17,157
218 - Asphalt: Ongoing Repairs 79,662 Sq. Ft. Parking Lot (2%)	5	5,440	5,576
Total 01000 - Paving:		22,179	22,733
02000 - Concrete			
406 - Pool Deck 5,661 Sq. Ft. Pool Area Concrete (6%)	5	7,137	7,316
03000 - Painting: Exterior			
112 - Stucco 13,905 Sq. Ft. Building Exterior Painting	10	14,609	14,974
05000 - Roofing			
906 - Miscellaneous 207 Squares- Roof Recoating	5	8,699	8,917
12000 - Pool			
906 - Furniture: Misc Pool Area Furnishings	6	7,354	7,538
14000 - Recreation			
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%)	1	20,354	20,863
300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%)	1	5,000	5,125
Total 14000 - Recreation:		25,354	25,988
17000 - Tennis Court			
110 - Reseal 14,400 Sq. Ft. [2] Tennis Courts	4	13,616	13,957
17500 - Basketball / Sport Court			
210 - Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts	2	14,495	14,858
Total East Social Center (EC):		113,443	116,281

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2019			
00040 - Las Campanas (LC)			
02000 - Concrete			
412 - Pool Deck 4,731 Sq. Ft. Pool Area Concrete (7.5%)	5	7,456	7,642
05000 - Roofing			
912 - Miscellaneous 198 Squares- Roof Recoating	5	8,321	8,529
08000 - Rehab			
318 - Restrooms 2 Racquetball Court Restrooms	20	12,870	13,192
12000 - Pool			
712 - Equipment: Replacement Pool & Spa Equipment (50%)	5	20,000	20,500
806 - Cover 4,400 Sq. Ft. Pool Cover	6	7,628	7,818
912 - Furniture: Misc Pool Area Furniture	6	7,969	8,168
Total 12000 - Pool:		35,597	36,486
14000 - Recreation			
210 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines- Ongoing (33%)	1	27,316	27,999
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%)	1	7,144	7,323
Total 14000 - Recreation:		34,460	35,322
17000 - Tennis Court			
120 - Reseal 14,000 Sq. Ft. [2] Tennis Courts	7	13,238	13,569
24500 - Audio / Visual			
800 - Stage Risers 4 Ocotillo Room- new	20	22,247	22,804
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	10	15,611	16,001
Total 24500 - Audio / Visual:		37,858	38,805
Total Las Campanas (LC):		149,800	153,545
00050 - Desert Hills (DH)			
04500 - Decking/Balconies			
200 - Resurface 1,778 Sq. Ft. Second Floor Deck	18	11,208	11,488
08000 - Rehab			
218 - Bathrooms 2 Locker Rooms	28	36,772	37,691
12000 - Pool			
718 - Equipment: Replacement Pool & Spa Equipment (50%)	5	22,567	23,132
812 - Cover 3,870 Sq. Ft. Pool Cover	6	6,709	6,876
918 - Furniture: Misc Pool Area Furniture	6	11,032	11,307
Total 12000 - Pool:		40,308	41,315

Reserve Component

Life Useful Current Replacement Cost Forecast Inflated Cost @ 2.50%

2019

00050 - Desert Hills (DH)

14000 - Recreation

220 - Exercise: Cardio Equipment 1 16,390 16,799
13 Fitness Center Cardio Machines (20%)

17000 - Tennis Court

700 - Screen 4 2,050 2,101
Tennis Wind Screens

23000 - Mechanical Equipment

412 - HVAC 15 5,253 5,384
Rooftop Carrier Unit- 2004

24500 - Audio / Visual

900 - Miscellaneous 20 8,398 8,608
Stage- Electric Screen

25000 - Flooring

240 - Carpeting 10 32,611 33,427
970 Sq. Yds. Clubhouse Carpet

Total Desert Hills (DH): 152,990 156,813

00060 - Canoa Hills (CH)

01000 - Paving

136 - Asphalt: Sealing 5 14,153 14,507
67,354 Sq. Ft. Parking Lot

08000 - Rehab

224 - Bathrooms 20 85,626 87,767
2 Locker Rooms

330 - Restrooms 20 43,076 44,153
2 Clubhouse Restrooms

Total 08000 - Rehab: 128,702 131,920

12000 - Pool

724 - Equipment: Replacement 5 13,742 14,086
Pool & Spa Equipment (50%)

818 - Cover 6 8,321 8,529
4,800 Sq. Ft. Pool Cover

924 - Furniture: Misc 6 11,032 11,307
Pool Area Furniture

Total 12000 - Pool: 33,095 33,922

14000 - Recreation

230 - Exercise: Cardio Equipment 1 20,172 20,676
16 Fitness Center Cardio Machines (20%)

330 - Exercise: Strength Equipment 1 7,985 8,184
19 Fitness Center Strength Machines (10%)

Total 14000 - Recreation: 28,157 28,860

24500 - Audio / Visual

900 - Miscellaneous 20 16,371 16,781
Saguaro Room- Electric Screen

24600 - Safety / Access

231 - Fire Control Misc 1 6,000 6,150
Fire Alarm System- 2019 Only[nr:1]

Total Canoa Hills (CH): 226,478 232,140

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2019			
00070 - Santa Rita Springs (SRS)			
01000 - Paving			
336 - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots	25	98,147	100,601
02000 - Concrete			
430 - Pool Deck 5,975 Sq. Ft. Pool Area Concrete (6%)	5	7,533	7,721
04500 - Decking/Balconies			
206 - Resurface 12,664 Sq. Ft. Elastomeric Deck- Resurface	20	102,449	105,011
300 - Repairs 12,664 Sq. Ft. Elastomeric Deck- Seal/Repair	5	23,949	24,548
Total 04500 - Decking/Balconies:		126,398	129,559
08000 - Rehab			
336 - Restrooms 5 Restrooms	20	48,696	49,914
472 - Cabinets 2 Art & Clay Counters & Cabinets	20	18,123	18,576
Total 08000 - Rehab:		66,819	68,490
12000 - Pool			
400 - ADA Chair Lift Pool Area ADA Lift	10	4,510	4,623
630 - Deck: Re-Surface 5,975 Sq. Ft. Pool Area Decking	15	47,081	48,258
824 - Cover 3,600 Sq. Ft. Pool Cover	6	6,241	6,397
930 - Furniture: Misc Pool Area Furniture	6	7,354	7,538
Total 12000 - Pool:		65,186	66,816
14000 - Recreation			
240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%)	1	12,000	12,300
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%)	1	6,000	6,150
Total 14000 - Recreation:		18,000	18,450
23000 - Mechanical Equipment			
344 - HVAC 2 Carrier Units- 2004	15	12,607	12,923
23500 - Elevator			
200 - Modernize/Overhaul Anza Building Elevator	25	88,000	90,200
300 - Cab Rehab Anza Elevator Cab	20	10,000	10,250
Total 23500 - Elevator:		98,000	100,450
Total Santa Rita Springs (SRS):		492,690	505,010
00080 - Canoa Ranch (CR)			
01000 - Paving			
248 - Asphalt: Ongoing Repairs 64,068 Sq. Ft. Drives & Parking (3%)	5	5,469	5,606

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2019			
00080 - Canoa Ranch (CR)			
01000 - Paving			
254 - Asphalt: Ongoing Repairs 18,768 Sq. Ft. Seal/Crack Fill/Stripe	5	6,901	7,074
Total 01000 - Paving:		12,370	12,680
14000 - Recreation			
250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	1	15,000	15,375
350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	1	6,000	6,150
Total 14000 - Recreation:		21,000	21,525
17000 - Tennis Court			
708 - Screen Pickleball Court Windscreens	5	2,050	2,101
17500 - Basketball / Sport Court			
220 - Seal & Striping 11,204 Sq. Ft. Pickleball & Basketball Courts	7	10,594	10,859
Total Canoa Ranch (CR):		46,014	47,165
00090 - Abrego South (ABS)			
02000 - Concrete			
442 - Pool Deck 5,565 Sq. Ft. Pool Area Concrete (5%)	5	5,847	5,993
12000 - Pool			
742 - Equipment: Replacement Pool & Spa Equipment (50%)	5	15,003	15,378
936 - Furniture: Misc Pool Area Furnishings	6	6,829	7,000
Total 12000 - Pool:		21,832	22,378
Total Abrego South (ABS):		27,679	28,371
00100 - Continental Vistas (CV)			
12000 - Pool			
748 - Equipment: Replacement Pool & Spa Equipment (50%)	5	15,948	16,347
23000 - Mechanical Equipment			
244 - HVAC Rooftop Carrier Unit- 2004	15	6,094	6,246
Total Continental Vistas (CV):		22,042	22,593
00110 - Madera Vista (MV)			
12000 - Pool			
754 - Equipment: Replacement Pool & Spa Equipment (50%)	5	11,536	11,824
948 - Furniture: Misc Pool Area Furnishings	6	6,829	7,000
Total 12000 - Pool:		18,365	18,824
17000 - Tennis Court			
540 - Resurface 7,200 Sq. Ft. Tennis Court	21	20,802	21,322
Total Madera Vista (MV):		39,167	40,146

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2019			
00120 - Casa Paloma I (CPI)			
02000 - Concrete			
460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%)	5	7,726	7,919
05000 - Roofing			
348 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	20	32,044	32,845
08000 - Rehab			
254 - Bathrooms 2 Locker Rooms	20	38,000	38,950
256 - Bathrooms 2 Clubhouse Restroom	20	16,000	16,400
Total 08000 - Rehab:		54,000	55,350
12000 - Pool			
760 - Equipment: Replacement Pool & Spa Equipment (50%)	5	15,318	15,701
954 - Furniture: Misc Pool Area Furnishings	6	6,829	7,000
Total 12000 - Pool:		22,147	22,701
Total Casa Paloma I (CPI):		115,917	118,815
00130 - Casa Paloma II (CPII)			
12000 - Pool			
766 - Equipment: Replacement Pool & Spa Equipment (50%)	5	15,948	16,347
960 - Furniture: Misc Pool Area Furnishings	6	6,829	7,000
Total 12000 - Pool:		22,777	23,347
Total Casa Paloma II (CPII):		22,777	23,347
00144 - Facility Maintenance Shop (FMS)			
01000 - Paving			
120 - Asphalt: State Spec. Slurry Parking Area	5	10,250	10,506
Total Facility Maintenance Shop (FMS):		10,250	10,506
00150 - General			
30000 - Miscellaneous			
820 - Vehicle Vehicle 17- 2009 Ford E150 Van	10	28,892	29,614
840 - Vehicle Vehicle 25- 2005 Chevy Silverado 2500 HD	10	36,772	37,691
Total 30000 - Miscellaneous:		65,664	67,305
Total General:		65,664	67,305
Total 2019:		1,772,771	1,817,094

2020

00010 - Member Services Center (MSC)

22000 - Office Equipment

100 - Miscellaneous Printers & Copiers	8	14,709	15,453
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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2020			
00010 - Member Services Center (MSC)			
22000 - Office Equipment			
200 - Computers, Misc. 5 -IT Servers- Repl 1x Year (20%)	1	12,000	12,608
240 - Computers, Misc. Office Computer Work Stations	1	18,500	19,437
Total 22000 - Office Equipment:		45,209	47,498
Total Member Services Center (MSC):		45,209	47,498
00020 - West Social Center (WC)			
02000 - Concrete			
400 - Pool Deck 5,313 Sq. Ft. Pool Area Concrete (6%)	5	6,698	7,037
20000 - Lighting			
500 - Parking Lot 25 Parking Lot Lights (20%)	5	13,133	13,798
24600 - Safety / Access			
200 - Fire Control Misc Fire Alarm System	20	40,000	42,025
Total West Social Center (WC):		59,831	62,860
00030 - East Social Center (EC)			
12000 - Pool			
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	10	9,245	9,714
706 - Equipment: Replacement Pool & Spa Equipment (50%)	5	15,318	16,094
Total 12000 - Pool:		24,563	25,808
14000 - Recreation			
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%)	1	20,354	21,384
300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%)	1	5,000	5,253
Total 14000 - Recreation:		25,354	26,637
17000 - Tennis Court			
700 - Screen Pickleball Windscreens	5	2,050	2,154
Total East Social Center (EC):		51,967	54,599
00040 - Las Campanas (LC)			
14000 - Recreation			
210 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines- Ongoing (33%)	1	27,316	28,699
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%)	1	7,144	7,506
Total 14000 - Recreation:		34,460	36,205
Total Las Campanas (LC):		34,460	36,205
00050 - Desert Hills (DH)			
01000 - Paving			
130 - Asphalt: Sealing 104,016 Sq. Ft. Drives & Parking	5	21,856	22,963

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2020			
00050 - Desert Hills (DH)			
01000 - Paving			
230 - Asphalt: Ongoing Repairs 104,016 Sq. Ft. Drives & Parking (3%)	5	8,879	9,329
Total 01000 - Paving:		30,735	32,292
14000 - Recreation			
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	1	16,390	17,219
320 - Exercise: Strength Equipment Fitness Center Strength Machines- 12 Pieces	3	4,223	4,437
Total 14000 - Recreation:		20,613	21,656
17500 - Basketball / Sport Court			
410 - Overlay 2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing	8	6,556	6,888
23000 - Mechanical Equipment			
216 - HVAC 4 Rooftop Carrier Units- 2005	15	24,374	25,608
Total Desert Hills (DH):		82,278	86,444
00060 - Canoa Hills (CH)			
01000 - Paving			
330 - Asphalt: Overlay w/ Interlayer 67,354 Sq. Ft. Parking Lot	25	113,222	118,954
02000 - Concrete			
424 - Pool Deck 5,950 Sq. Ft. Pool Area Concrete (6%)	5	7,501	7,881
05000 - Roofing			
924 - Miscellaneous 227 Squares- Roof Recoating	5	9,540	10,023
14000 - Recreation			
230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%)	1	20,172	21,193
330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	1	7,985	8,389
Total 14000 - Recreation:		28,157	29,582
17000 - Tennis Court			
140 - Reseal 14,000 Sq. Ft. [2] Tennis Courts	4	13,238	13,908
704 - Screen Tennis Court Windscreens	5	2,050	2,154
Total 17000 - Tennis Court:		15,288	16,062
23000 - Mechanical Equipment			
340 - HVAC Rooftop Carrier Unit- 2005	15	6,094	6,402
25000 - Flooring			
750 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Refinish	10	38,768	40,731
Total Canoa Hills (CH):		218,570	229,635

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2020			
00070 - Santa Rita Springs (SRS)			
12000 - Pool			
730 - Equipment: Replacement Pool & Spa Equipment (50%)	5	18,785	19,736
14000 - Recreation			
240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%)	1	12,000	12,608
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%)	1	6,000	6,304
Total 14000 - Recreation:		18,000	18,912
24600 - Safety / Access			
240 - Fire Control Misc Fire Alarm System	20	30,000	31,519
Total Santa Rita Springs (SRS):		66,785	70,167
00080 - Canoa Ranch (CR)			
12000 - Pool			
412 - ADA Chair Lift 2 Pool & Spa ADA Chairs	10	17,650	18,544
736 - Equipment: Replacement Pool & Spa Equipment (50%)	5	17,524	18,412
Total 12000 - Pool:		35,174	36,956
14000 - Recreation			
250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	1	15,000	15,759
350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	1	6,000	6,304
Total 14000 - Recreation:		21,000	22,063
Total Canoa Ranch (CR):		56,174	59,019
00100 - Continental Vistas (CV)			
12000 - Pool			
942 - Furniture: Misc Pool Area Furnishings	6	6,829	7,175
Total Continental Vistas (CV):		6,829	7,175
00140 - Abrego North (ABN)			
23000 - Mechanical Equipment			
400 - HVAC 2 Rooftop Rheem Units- 2005	15	7,670	8,058
Total Abrego North (ABN):		7,670	8,058
00144 - Facility Maintenance Shop (FMS)			
03000 - Painting: Exterior			
350 - Touch-Up Doors, Trim, Metal	6	3,075	3,231
400 - Wrought Iron 800 Lin. Ft. Perimeter Fence	6	7,380	7,754
920 - Power Washing FMS Building	6	1,230	1,292
Total 03000 - Painting: Exterior:		11,685	12,277

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2020			
00144 - Facility Maintenance Shop (FMS)			
08000 - Rehab			
100 - General Common Areas	20	15,375	16,153
220 - Bathrooms 2 Placeholder	20	30,750	32,307
230 - Kitchen Placeholder	20	20,500	21,538
		66,625	69,998
Total 08000 - Rehab:		66,625	69,998
Total Facility Maintenance Shop (FMS):		78,310	82,275
		708,083	743,935
Total 2020:		708,083	743,935

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.

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 2018 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, 2017. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$6,264,272 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 2018, and estimates an ending reserve fund balance. Again, see Section III and the 2018 ending reserve balance estimate of \$6,531,756.

"Re-building" the first year of the study as mentioned above simply means using the 2018 adopted budget for the 2018 reserve contribution. Finally, the 2018 reserve expenses both actual and projected are estimated.

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

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

$$\text{FFB} = \text{Year Cost} \times \text{Year Effective Age} / \text{Useful Life}$$
$$\% \text{ Funded} = \text{Year Estimated Ending Reserve Balance} / \text{Year FFB}$$

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00010 - Member Services Center (MSC)						
01000 - Paving						
100 - Asphalt: Sealing 27,762 Sq. Ft. Parking Lots- Seal/Stripe	5,833	5	4	1,167	2,392	1,191
200 - Asphalt: Ongoing Repairs 27,762 Sq. Ft. Parking Lots (5.6%)	5,308	5	4	1,062	2,176	1,084
300 - Asphalt: Overlay w/ Interlayer 14,965 Sq. Ft. South Parking & Maintenance	25,156	25	4	21,131	22,691	1,027
348 - Asphalt: Overlay w/ Interlayer 12,797 Sq. Ft. North Parking Lot (50%)	10,756	25	9	6,884	7,497	497
03000 - Painting: Exterior						
100 - Stucco 9,085 Sq. Ft. Building Exterior & Wall Surfaces	9,312	10	0	9,312	954	861
03500 - Painting: Interior						
100 - Building 14,600 Sq. Ft. All Interior Spaces	11,504	10	8	2,301	3,538	1,296
05000 - Roofing						
300 - Low Slope: Vinyl 79 Squares- Building Roof	41,500	20	3	35,275	38,283	2,066
08000 - Rehab						
300 - Restrooms 3 Main Building & Maintenance Restrooms	11,662	20	18	1,166	1,793	841
400 - Kitchen Kitchen	6,724	20	4	5,379	5,858	343
22000 - Office Equipment						
100 - Miscellaneous Printers & Copiers	14,709	8	2	11,032	13,192	1,786
200 - Computers, Misc. 5 -IT Servers- Repl 1x Year (20%)	12,000	1	0	12,000	12,300	11,096
240 - Computers, Misc. Office Computer Work Stations	18,500	1	1	9,250	18,963	8,767
241 - Computers, Misc. Office Computer Work Stations- 2018 Only[nr:1]	11,515	1	0	11,515	0	0
360 - Telephone Equipment Telephone System	21,538	12	4	14,359	16,557	1,832
23000 - Mechanical Equipment						
200 - HVAC 3 Rooftop Carrier Units- 2010	18,281	15	7	9,750	11,243	1,340
280 - HVAC Rooftop Carrier Unit- 2002	5,253	15	14	350	718	458
348 - HVAC 3 IT Room Trane & Gree Units- 2013	6,934	15	10	2,311	2,843	547
376 - HVAC Marvair Unit- 2018	6,242	15	0	6,242	427	385
25000 - Flooring						
200 - Carpeting 475 Sq. Yds. Hallways, Lobby, Offices	15,969	10	8	3,194	4,911	1,799
400 - Tile 725 Sq. Ft. Floors	7,617	20	3	6,474	7,027	379
Sub-total Member Services Center (MSC)	266,314			170,153	173,362	37,595

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
01000 - Paving						
106 - Asphalt: Sealing 43,543 Sq. Ft. Drives, North & South Parking	9,149	5	4	1,830	3,751	1,868
112 - Asphalt: Sealing 75,321 Sq. Ft. West Parking Lot	15,827	5	4	3,165	6,489	3,231
212 - Asphalt: Ongoing Repairs 75,321 Sq. Ft. West Parking Lot (3%)	6,430	5	4	1,286	2,636	1,313
306 - Asphalt: Overlay w/ Interlayer 43,543 Sq. Ft. Drives, North & South Parking	73,196	25	6	55,629	60,021	3,140
370 - Asphalt: Overlay w/ Interlayer 75,321 Sq. Ft. West Parking Lot	126,615	25	13	60,775	67,486	6,456
02000 - Concrete						
400 - Pool Deck 5,313 Sq. Ft. Pool Area Concrete (6%)	6,698	5	2	4,019	5,493	1,301
03000 - Painting: Exterior						
106 - Stucco 53,060 Sq. Ft. Building & Wall Exterior Surfaces	55,746	10	4	33,448	39,998	5,690
03500 - Painting: Interior						
106 - Building 24,000 Sq. Ft. All Interior Spaces	18,911	10	3	13,238	15,507	1,883
04000 - Structural Repairs						
300 - Trellis Pool Shade Structure	12,300	15	4	9,020	10,086	837
304 - Trellis Tennis Shade Structure	12,300	15	5	8,200	9,246	858
05000 - Roofing						
306 - Low Slope: Vinyl 339 Squares- Building Flat Roofs (50%)	89,040	10	1	80,136	91,266	8,439
600 - Pitched: Tile 24 Squares- Tennis Ramada Roof	15,129	30	18	6,052	6,720	727
900 - Miscellaneous 339 Squares- Roof Recoating	14,246	5	1	11,397	14,603	2,701
08000 - Rehab						
100 - General Tennis Ramada	5,778	20	8	3,467	3,850	326
200 - Bathrooms 2 Locker Rooms	43,076	20	8	25,845	28,699	2,427
306 - Restrooms 4 Shops & Auditorium Restrooms	64,088	20	3	54,475	59,121	3,191
460 - Cabinets 2 Woodshop & Lapidary	9,035	20	8	5,421	6,020	509
550 - Operable Wall/Partition 320 Sq. Ft. Auditorium/Room 1	13,448	25	3	11,834	12,681	536
12000 - Pool						
100 - Resurface 250 Lin. Ft. Pool	42,025	12	4	28,017	32,307	3,575
700 - Equipment: Replacement Pool & Spa Equipment (50%)	20,000	5	1	16,000	20,500	3,791
701 - Equipment: Replacement 2018 Only New Spa Jet Pump[nr:1]	1,200	1	0	1,200	0	0
704 - Equipment: Replacement #8 Dolphin (50%)	1,700	8	7	213	436	234
800 - Cover 4,000 Sq. Ft. Pool Cover	6,934	6	1	5,778	7,107	1,095
900 - Furniture: Misc Pool Area Furniture	11,557	6	1	9,631	11,846	1,826
14000 - Recreation						
700 - Billiard Table 4 Tables in Billiards Room	27,353	25	0	27,353	1,121	1,012
17000 - Tennis Court						
100 - Reseal 43,200 Sq. Ft. [6] Tennis Courts	27,732	4	3	6,933	14,213	6,904

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
17000 - Tennis Court						
500 - Resurface 43,200 Sq. Ft. [6] Tennis Courts	124,814	21	16	29,718	36,553	8,159
600 - Lighting 20 Court Lights	58,835	30	5	49,029	52,265	2,052
17500 - Basketball / Sport Court						
200 - Seal & Striping 12 Shuffleboard Courts [3,744 sq ft]	15,600	8	1	13,650	15,990	1,848
19000 - Fencing						
120 - Chain Link: 10' 1,710 Lin. Ft. Tennis Court Fence	62,880	30	9	44,016	47,265	2,420
20000 - Lighting						
200 - Pole Lights 15 Walkway Lights	9,456	20	8	5,673	6,300	533
500 - Parking Lot 25 Parking Lot Lights (20%)	13,133	5	2	7,880	10,769	2,552
23000 - Mechanical Equipment						
204 - HVAC 2 Rooftop Carrier Units- 2006	46,227	15	3	36,982	41,065	3,069
284 - HVAC 2 Rooftop Carrier Units- 2013	16,810	15	10	5,603	6,892	1,327
320 - HVAC Rooftop Carrier Units- Unit #4 in 2018	13,000	15	0	13,000	888	801
324 - HVAC Rooftop Carrier Units- Unit #10 in 2019	13,000	15	1	12,133	13,325	821
352 - HVAC 3 Rooftop Carrier/American Units- 2009	22,588	15	6	13,553	15,435	1,615
380 - HVAC Rooftop Carrier Unit- 2010	12,607	15	7	6,724	7,754	924
404 - HVAC 4 Rooftop Carrier/American Units- 2008	36,772	15	5	24,515	27,640	2,565
420 - HVAC Tennis Ramada Carrier Unit- 2007	5,253	15	4	3,852	4,308	357
440 - HVAC 4 Gree HVAC Units- 2012	8,405	15	9	3,362	4,020	647
900 - Miscellaneous Camfil Farr Dust Collector	18,000	15	5	12,000	13,530	1,255
24000 - Furnishings						
500 - Miscellaneous Auditorium Tables & Chairs	78,000	10	1	70,200	79,950	7,393
24500 - Audio / Visual						
220 - PA System Auditorium Bldg	52,531	10	8	10,506	16,153	5,918
224 - PA System Eiki Projector	10,000	10	0	10,000	1,025	925
400 - Stage Lights Stage Lighting	9,456	20	3	8,037	8,723	471
600 - Stage Curtains Stage Curtains	8,983	15	1	8,384	9,207	568
740 - Piano Grand Piano	40,000	30	15	20,000	21,867	1,786
800 - Stage Risers Located on Stage	7,484	20	19	374	767	553
24600 - Safety / Access						
200 - Fire Control Misc Fire Alarm System	40,000	20	2	36,000	38,950	1,943
25000 - Flooring						
210 - Carpeting 565 Sq. Yds. West Center Carpet	18,995	10	3	13,297	15,576	1,892
211 - Carpeting West Center Carpet- Billiards Rm Only[nr:1]	3,948	1	0	3,948	0	0

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00020 - West Social Center (WC)						
25000 - Flooring						
410 - Tile 1,618 Sq. Ft. Clubhouse Walls & Floors	21,205	20	3	18,024	19,562	1,056
414 - Tile 682 Sq. Ft. Green Room Dressing & Restrooms	8,938	20	19	447	916	661
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	40,449	15	5	26,966	30,404	2,821
26000 - Outdoor Equipment						
840 - Shade Structure 680 Sq. Ft. Pool Shade Structure	13,940	15	3	11,152	12,383	925
844 - Shade Structure 755 Sq. Ft. [3] Tennis Court Shade Structures	15,477	15	5	10,318	11,634	1,080
27000 - Appliances						
700 - Miscellaneous 25 Kitchen Appliances (10%)	7,186	5	4	1,437	2,946	1,467
702 - Miscellaneous 2 Vulcan 10-Burner & 6-Burner	6,478	20	0	6,478	332	300
30000 - Miscellaneous						
240 - Maintenance Equipment 3 Portable Lifts	31,519	20	8	18,911	20,999	1,776
Sub-total West Social Center (WC)	1,621,485			1,040,533	1,126,597	126,344
00030 - East Social Center (EC)						
01000 - Paving						
118 - Asphalt: Sealing 79,662 Sq. Ft. Parking Lot	16,739	5	1	13,391	17,157	3,173
218 - Asphalt: Ongoing Repairs 79,662 Sq. Ft. Parking Lot (2%)	5,440	5	1	4,352	5,576	1,031
312 - Asphalt: Overlay w/ Interlayer 51,762 Sq. Ft. West & North Parking Lots	87,012	25	21	13,922	17,837	5,405
354 - Asphalt: Overlay w/ Interlayer 27,900 Sq. Ft. South Parking Lot	46,900	25	13	22,512	24,998	2,391
02000 - Concrete						
406 - Pool Deck 5,661 Sq. Ft. Pool Area Concrete (6%)	7,137	5	1	5,710	7,316	1,353
03000 - Painting: Exterior						
112 - Stucco 13,905 Sq. Ft. Building Exterior Painting	14,609	10	1	13,148	14,974	1,385
03500 - Painting: Interior						
112 - Building 17,350 Sq. Ft. All Interior Spaces	13,671	10	3	9,570	11,210	1,361
04000 - Structural Repairs						
308 - Trellis Tennis Shade Structure	12,300	15	6	7,380	8,405	879
05000 - Roofing						
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	54,370	20	4	43,496	47,370	2,775
366 - Low Slope: Vinyl 207 Squares- Building Roof (50%)	54,370	20	7	35,340	39,010	2,988
906 - Miscellaneous 207 Squares- Roof Recoating	8,699	5	1	6,959	8,917	1,649
08000 - Rehab						
206 - Bathrooms 2 Locker Rooms	56,103	20	4	44,883	48,880	2,863
207 - Bathrooms Locker Rooms- 2018 Only[nr:1]	6,196	1	0	6,196	0	0
216 - Bathrooms Companion Restroom	8,000	20	4	6,400	6,970	408
312 - Restrooms 2 Lobby Restrooms	19,962	20	4	15,970	17,392	1,019

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
12000 - Pool						
106 - Resurface 165 Lin. Ft. Pool	22,536	12	3	16,902	19,249	1,870
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,245	10	2	7,396	8,529	898
606 - Deck: Re-Surface 5,661 Sq. Ft. Pool Area Decking	44,607	15	3	35,686	39,626	2,961
706 - Equipment: Replacement Pool & Spa Equipment (50%)	15,318	5	2	9,191	12,561	2,976
707 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	5,020	1	0	5,020	0	0
906 - Furniture: Misc Pool Area Furnishings	7,354	6	1	6,129	7,538	1,162
14000 - Recreation						
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%)	20,354	1	0	20,354	20,863	18,821
300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%)	5,000	1	0	5,000	5,125	4,623
720 - Billiard Table 2 Billiards Room	12,082	25	11	6,766	7,431	586
17000 - Tennis Court						
110 - Reseal 14,400 Sq. Ft. [2] Tennis Courts	13,616	4	1	10,212	13,957	3,226
510 - Resurface 14,400 Sq. Ft. [2] Tennis Courts	41,605	21	9	23,774	26,399	2,288
700 - Screen Pickleball Windscreens	2,050	5	2	1,230	1,681	398
17500 - Basketball / Sport Court						
210 - Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts	14,495	2	1	7,248	14,858	6,869
400 - Overlay 8,840 Sq. Ft. [4] Pickleball Courts	25,541	21	18	3,649	4,987	1,754
430 - Overlay 6,490 Sq. Ft. [3] Pickleball Courts	18,751	21	11	8,929	10,068	1,083
19000 - Fencing						
110 - Chain Link: 6' 873 Lin. Ft. Pickleball Court Fencing	18,344	30	27	1,834	2,507	1,101
130 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence	20,424	30	13	11,574	12,561	868
200 - Wrought Iron: 5' 415 Lin. Ft. Pool Perimeter Fence	14,824	30	8	10,871	11,649	557
20000 - Lighting						
510 - Parking Lot 7 Parking Lot Lights	18,386	30	3	16,547	17,589	610
23000 - Mechanical Equipment						
288 - HVAC 4 Rooftop Carrier Units- 2001	21,328	15	0	21,328	1,457	1,315
324 - HVAC Rooftop Carrier Unit- 2009	12,607	15	6	7,565	8,615	901
356 - HVAC Rooftop Carrier Unit- 2006	12,607	15	3	10,086	11,200	837
384 - HVAC Rooftop Carrier Unit- 2008	12,607	15	5	8,405	9,477	879
408 - HVAC 5 Rooftop Carrier Units- 2011	26,055	15	8	12,159	14,244	1,957
424 - HVAC 2 Rooftop Carrier Units- 2002	8,405	15	0	8,405	574	518
24000 - Furnishings						
520 - Miscellaneous Folding Tables & Chairs	27,842	10	4	16,705	19,976	2,842

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00030 - East Social Center (EC)						
24500 - Audio / Visual						
300 - PA System Sound Rack- Sound System	7,013	20	13	2,455	2,875	447
740 - Piano East Auditorium- Upright Piano	8,960	25	12	4,659	5,143	446
24600 - Safety / Access						
100 - Fire Equipment Alarm & Sprinkler System	18,000	20	3	15,300	16,605	896
25000 - Flooring						
220 - Carpeting 850 Sq. Yds. East Center Carpet	28,577	10	3	20,004	23,433	2,846
420 - Tile 4,200 Sq. Ft. Clubhouse Walls & Floors	44,126	20	3	37,507	40,706	2,197
610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen	5,883	15	3	4,707	5,227	391
27000 - Appliances						
720 - Miscellaneous 8 Kitchen Appliances	15,423	12	4	10,282	11,857	1,312
Sub-total East Social Center (EC)	990,497			637,107	684,579	99,119
00040 - Las Campanas (LC)						
01000 - Paving						
124 - Asphalt: Sealing 70,468 Sq. Ft. Parking Lot	15,370	5	4	3,074	6,302	3,138
224 - Asphalt: Ongoing Repairs 70,468 Sq. Ft. Parking Lot (3%)	6,015	5	4	1,203	2,466	1,228
318 - Asphalt: Overlay w/ Interlayer 26,000 Sq. Ft. North Parking Lot	43,706	25	3	38,461	41,215	1,741
364 - Asphalt: Overlay w/ Interlayer 44,468 Sq. Ft. East Parking Lot	74,751	25	17	23,920	27,583	4,207
02000 - Concrete						
412 - Pool Deck 4,731 Sq. Ft. Pool Area Concrete (7.5%)	7,456	5	1	5,965	7,642	1,413
03000 - Painting: Exterior						
118 - Stucco 18,180 Sq. Ft. Exterior Building Surfaces	19,100	10	3	13,370	15,662	1,902
03500 - Painting: Interior						
118 - Building 21,900 Sq. Ft. All Interior Spaces	17,257	10	3	12,080	14,150	1,718
05000 - Roofing						
318 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	104,012	20	3	88,410	95,951	5,179
912 - Miscellaneous 198 Squares- Roof Recoating	8,321	5	1	6,657	8,529	1,577
08000 - Rehab						
212 - Bathrooms 2 Locker Rooms	49,379	20	3	41,972	45,552	2,459
216 - Bathrooms Hallway Restroom	25,625	20	9	14,094	15,759	1,480
220 - Bathrooms Companion Restroom	15,375	20	9	8,456	9,456	888
318 - Restrooms 2 Racquetball Court Restrooms	12,870	20	1	12,227	13,192	610
406 - Kitchen Clubhouse Kitchen	7,500	10	8	1,500	2,306	845
560 - Operable Wall/Partition 1,296 Sq. Ft. [2] Agave	47,656	25	15	19,063	21,493	2,553
12000 - Pool						
112 - Resurface 264 Lin. Ft. Pool	38,831	12	4	25,887	29,851	3,303
406 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,245	10	3	6,472	7,581	921

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)						
12000 - Pool						
612 - Deck: Re-Surface 4,731 Sq. Ft. Pool Area Decking	37,279	15	3	29,823	33,116	2,475
712 - Equipment: Replacement Pool & Spa Equipment (50%)	20,000	5	1	16,000	20,500	3,791
713 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1,177	1	0	1,177	0	0
716 - Equipment: Replacement #9 Dolphin	3,400	8	7	425	871	467
806 - Cover 4,400 Sq. Ft. Pool Cover	7,628	6	1	6,356	7,818	1,205
912 - Furniture: Misc Pool Area Furniture	7,969	6	1	6,641	8,168	1,259
13000 - Spa						
100 - Re-Plaster Spa Resurface W/ PebbleTech	6,000	10	9	600	1,230	693
14000 - Recreation						
210 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines- Ongoing (33%)	27,316	1	1	13,658	27,999	12,945
214 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only	29,863	5	0	29,863	6,122	5,523
310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%)	7,144	1	1	3,572	7,323	3,386
311 - Exercise: Strength Equipment Fitness Center Machines- 2018 Only[nr:1]	6,000	1	0	6,000	0	0
17000 - Tennis Court						
120 - Reseal 14,000 Sq. Ft. [2] Tennis Courts	13,238	7	1	11,347	13,569	1,792
520 - Resurface 14,000 Sq. Ft. [2] Tennis Courts	36,387	21	0	36,387	1,776	1,602
19000 - Fencing						
140 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence	19,857	30	13	11,252	12,212	844
210 - Wrought Iron: 5' 315 Lin. Ft. Pool Area Fencing	11,252	30	9	7,877	8,458	433
20000 - Lighting						
520 - Parking Lot 8 North Parking Lot Lights	21,012	30	9	14,709	15,794	809
560 - Parking Lot 13 East Parking Lot Lights	34,145	30	22	9,105	10,500	1,812
23000 - Mechanical Equipment						
212 - HVAC 11 Rooftop Trane Units- 2008	91,562	15	5	61,041	68,824	6,386
292 - HVAC 4 Rooftop Carrier Units- 2010	30,363	15	7	16,194	18,673	2,225
328 - HVAC Rooftop Carrier Unit- 2014	5,253	15	11	1,401	1,795	425
24000 - Furnishings						
900 - Miscellaneous Tables, Chairs, Misc.	45,850	10	9	4,585	9,399	5,295
24500 - Audio / Visual						
740 - Piano Ocotillo Room- Studio Piano	10,597	25	11	5,934	6,517	514
800 - Stage Risers 2 Ocotillo Room- older	7,493	20	11	3,372	3,840	455
800 - Stage Risers 4 Ocotillo Room- new	22,247	20	1	21,135	22,804	1,054
820 - Stage Curtains 2 Ocotillo Room	7,493	20	11	3,372	3,840	455
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	15,611	10	1	14,050	16,001	1,480

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00040 - Las Campanas (LC)						
24600 - Safety / Access						
210 - Fire Control Misc Fire Alarm System	18,000	20	3	15,300	16,605	896
25000 - Flooring						
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet	14,104	10	3	9,873	11,565	1,404
236 - Carpeting 150 Sq. Yds. Juniper Room Only	4,884	10	9	488	1,001	564
430 - Tile 3,050 Sq. Ft. Clubhouse Walls & Floors	32,044	20	3	27,237	29,561	1,595
620 - Vinyl 540 Sq. Yds. Clubhouse	19,857	15	3	15,885	17,639	1,318
700 - Hardwood Floors 1,600 Sq. Ft. Racquetball Court- Replace	23,534	25	11	13,179	14,473	1,142
740 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Replace	46,096	40	30	11,524	12,993	0
770 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Refinish	18,438	10	3	12,907	15,120	1,836
27000 - Appliances						
800 - Miscellaneous 14 Kitchen Appliances	45,229	12	4	30,153	34,770	3,847
Sub-total Las Campanas (LC)	1,250,794			795,234	845,570	105,088
00050 - Desert Hills (DH)						
01000 - Paving						
130 - Asphalt: Sealing 104,016 Sq. Ft. Drives & Parking	21,856	5	2	13,114	17,922	4,247
230 - Asphalt: Ongoing Repairs 104,016 Sq. Ft. Drives & Parking (3%)	8,879	5	2	5,327	7,281	1,725
324 - Asphalt: Overlay w/ Interlayer 104,016 Sq. Ft. Drives & Parking	174,851	25	21	27,976	35,844	10,862
02000 - Concrete						
414 - Pool Deck 5,981 Sq. Ft. Pool Area Concrete (7.5%)	9,426	5	4	1,885	3,865	1,924
03000 - Painting: Exterior						
124 - Stucco 30,135 Sq. Ft. Exterior Building Surfaces	45,203	10	9	4,520	9,267	5,220
03500 - Painting: Interior						
124 - Building 26,950 Sq. Ft. All Interior Spaces	21,236	10	3	14,865	17,413	2,115
04500 - Decking/Balconies						
200 - Resurface 1,778 Sq. Ft. Second Floor Deck	11,208	18	1	10,585	11,488	590
05000 - Roofing						
324 - Low Slope: Vinyl 137 Squares- Roof Replacement	71,968	20	8	43,181	47,949	4,054
918 - Miscellaneous 137 Squares- Roof Recoating	5,757	10	8	1,151	1,770	649
08000 - Rehab						
218 - Bathrooms 2 Locker Rooms	36,772	28	1	35,459	37,691	1,245
220 - Bathrooms Add Companion Bathroom	15,375	20	5	11,531	12,608	804
324 - Restrooms 2 Auditorium Lobby Restrooms	12,397	20	3	10,538	11,437	617
466 - Cabinets 40 Lin. Ft. Countertops & Cabinets	26,896	20	8	16,138	17,919	1,515
570 - Operable Wall/Partition 770 Sq. Ft. [4] Room Dividers	32,359	21	16	7,705	9,477	2,115
12000 - Pool						
118 - Resurface 260 Lin. Ft. Pool	38,243	12	5	22,308	26,133	3,334

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
12000 - Pool						
400 - ADA Chair Lift 2 Pool & Spa Chair Lifts	12,000	10	9	1,200	2,460	1,386
618 - Deck: Re-Surface 5,981 Sq. Ft. Pool Area Decking	179,375	25	24	7,175	14,709	12,000
718 - Equipment: Replacement Pool & Spa Equipment (50%)	22,567	5	1	18,054	23,132	4,278
719 - Equipment: Replacement Pool & Spa Equipment[nr:1]	8,400	1	0	8,400	0	0
812 - Cover 3,870 Sq. Ft. Pool Cover	6,709	6	1	5,591	6,876	1,060
918 - Furniture: Misc Pool Area Furniture	11,032	6	1	9,193	11,307	1,743
14000 - Recreation						
100 - Sauna: Heaters Sauna	1,800	15	5	1,200	1,353	126
140 - Sauna: Wood Kit Sauna	6,000	25	5	4,800	5,166	251
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	16,390	1	1	8,195	16,799	7,767
221 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only[nr:1]	13,410	1	0	13,410	0	0
320 - Exercise: Strength Equipment Fitness Center Strength Machines- 12 Pieces	4,223	3	2	1,408	2,886	1,368
740 - Billiard Table 5 Tables at Billiards Room	41,000	25	3	36,080	38,663	1,633
17000 - Tennis Court						
130 - Reseal 28,800 Sq. Ft. [4] Tennis Courts	18,900	4	0	18,900	4,843	4,369
530 - Resurface 28,800 Sq. Ft. [4] Tennis Courts	83,209	21	13	31,699	36,553	5,051
700 - Screen Tennis Wind Screens	2,050	4	1	1,538	2,101	486
17500 - Basketball / Sport Court						
410 - Overlay 2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing	6,556	8	2	4,917	5,880	796
19000 - Fencing						
150 - Chain Link: 10' 960 Lin. Ft. Tennis Court Fence	35,301	30	13	20,004	21,710	1,500
20000 - Lighting						
210 - Pole Lights 7 Walkway Lights	7,354	20	8	4,413	4,900	414
530 - Parking Lot 11 Parking Lot Lights	26,003	30	8	19,069	20,434	977
23000 - Mechanical Equipment						
216 - HVAC 4 Rooftop Carrier Units- 2005	24,374	15	2	21,125	23,318	1,579
296 - HVAC 3 Rooftop Carrier Units- 2007	16,390	15	4	12,019	13,440	1,115
332 - HVAC 3 Rooftop Carrier Units- 2009	19,962	15	6	11,977	13,641	1,427
360 - HVAC Rooftop Carrier Unit- 2000	5,253	15	0	5,253	359	324
388 - HVAC 3 Rooftop Carrier Units- 2013	17,440	15	10	5,813	7,151	1,376
412 - HVAC Rooftop Carrier Unit- 2004	5,253	15	1	4,903	5,384	332
428 - HVAC Rooftop Carrier Unit- 2002	9,456	15	0	9,456	646	583
444 - HVAC Rooftop Carrier Unit- 2003	5,253	15	0	5,253	359	324

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00050 - Desert Hills (DH)						
24000 - Furnishings						
540 - Miscellaneous Folding Tables & Chairs	23,534	10	3	16,474	19,298	2,343
24500 - Audio / Visual						
300 - PA System Sound Rack- Sound System	11,453	20	12	4,581	5,283	712
740 - Piano Stage- Upright Piano	10,339	25	12	5,376	5,934	514
820 - Stage Curtains 2 Stage Curtains	14,433	20	9	7,938	8,876	833
900 - Miscellaneous Stage- Electric Screen	8,398	20	1	7,978	8,608	398
24600 - Safety / Access						
220 - Fire Control Misc Fire Alarm System	18,000	20	3	15,300	16,605	896
25000 - Flooring						
240 - Carpeting 970 Sq. Yds. Clubhouse Carpet	32,611	10	1	29,350	33,427	3,091
440 - Tile 975 Sq. Ft. Clubhouse Walls & Floors	10,244	20	3	8,707	9,450	510
630 - Vinyl 650 Sq. Yds. Clubhouse Vinyl (33%)	5,919	15	5	3,946	4,449	413
710 - Hardwood Floors 500 Sq. Ft. Stage- Replace	7,880	50	13	5,831	6,138	201
27000 - Appliances						
740 - Miscellaneous 16 Kitchen Appliances	33,825	20	8	20,295	22,536	1,905
Sub-total Desert Hills (DH)	1,314,721			643,103	692,736	105,097
00060 - Canoa Hills (CH)						
01000 - Paving						
136 - Asphalt: Sealing 67,354 Sq. Ft. Parking Lot	14,153	5	1	11,322	14,507	2,683
236 - Asphalt: Ongoing Repairs 67,354 Sq. Ft. Parking Lot (3%)	9,135	5	0	9,135	1,873	1,689
330 - Asphalt: Overlay w/ Interlayer 67,354 Sq. Ft. Parking Lot	113,222	25	2	104,164	111,411	4,400
02000 - Concrete						
424 - Pool Deck 5,950 Sq. Ft. Pool Area Concrete (6%)	7,501	5	2	4,501	6,151	1,458
03000 - Painting: Exterior						
130 - Stucco 10,940 Sq. Ft. Clubhouse Exterior	22,988	10	3	16,091	18,850	2,289
03500 - Painting: Interior						
130 - Building 22,750 Sq. Ft. All Interior Spaces	17,926	10	3	12,548	14,700	1,785
04000 - Structural Repairs						
300 - Trellis 4 T-Bar Shade Structures	18,172	20	19	909	1,863	1,343
05000 - Roofing						
330 - Low Slope: Vinyl 227 Squares- Building Roof	119,246	20	12	47,698	55,002	7,415
924 - Miscellaneous 227 Squares- Roof Recoating	9,540	5	2	5,724	7,823	1,854
08000 - Rehab						
224 - Bathrooms 2 Locker Rooms	85,626	20	1	81,345	87,767	4,058
330 - Restrooms 2 Clubhouse Restrooms	43,076	20	1	40,922	44,153	2,041
580 - Operable Wall/Partition 980 Sq. Ft. Saguaro & Palo Verde Divider	36,036	25	21	5,766	7,387	2,239

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
12000 - Pool						
124 - Resurface 274 Lin. Ft. Pool	46,059	12	6	23,030	27,540	4,116
624 - Deck: Re-Surface 5,950 Sq. Ft. Pool Area Decking	46,884	10	8	9,377	14,417	5,282
724 - Equipment: Replacement Pool & Spa Equipment (50%)	13,742	5	1	10,994	14,086	2,605
725 - Equipment: Replacement Pool & Spa Equipment- 2018 only[nr:1]	1,183	1	0	1,183	0	0
728 - Equipment: Replacement #10 Dolphin	3,400	8	7	425	871	467
790 - Heater 4 Ray Pak Model 408 Heaters	32,800	7	5	9,371	14,409	4,902
818 - Cover 4,800 Sq. Ft. Pool Cover	8,321	6	1	6,934	8,529	1,314
924 - Furniture: Misc Pool Area Furniture	11,032	6	1	9,193	11,307	1,743
14000 - Recreation						
230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%)	20,172	1	1	10,086	20,676	9,560
231 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2018 Only[nr:1]	16,619	1	0	16,619	0	0
330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	7,985	1	1	3,992	8,184	3,784
331 - Exercise: Strength Equipment Fitness Center Strength Machines- 2018 Only[nr:1]	6,265	1	0	6,265	0	0
730 - Bridge Dealing Machine Duplimate Bridge Dealing Machine	5,400	5	4	1,080	2,214	1,102
17000 - Tennis Court						
140 - Reseal 14,000 Sq. Ft. [2] Tennis Courts	13,238	4	2	6,619	10,177	3,215
704 - Screen Tennis Court Windscreens	2,050	5	2	1,230	1,681	398
19000 - Fencing						
160 - Chain Link: 10' 580 Lin. Ft. Tennis Court Fence	21,328	30	13	12,086	13,117	906
20000 - Lighting						
220 - Pole Lights 24 Parking Lot & Walkway Lights	63,037	30	8	46,228	49,537	2,367
23000 - Mechanical Equipment						
220 - HVAC 7 Rooftop Carrier Units- 2007	48,539	15	4	35,595	39,802	3,303
340 - HVAC Rooftop Carrier Unit- 2005	6,094	15	2	5,281	5,830	395
364 - HVAC Rooftop Carrier Unit- 2006	6,094	15	3	4,875	5,413	405
500 - Swamp Cooler Evaporative Cooler- 2014	2,101	20	16	420	538	144
600 - Water Heater Pool Eq Room Heater & Tank	12,607	12	7	5,253	6,461	1,155
24000 - Furnishings						
560 - Miscellaneous Folding Tables & Chairs	12,607	10	3	8,825	10,338	1,255
580 - Miscellaneous 288 Sq. Ft. Portable Stage- Saguaro Room	7,867	25	3	6,923	7,419	313
620 - Miscellaneous Lobby Furniture	8,405	12	4	5,603	6,461	715
24500 - Audio / Visual						
300 - PA System Sound Rack- Sound System	7,608	20	13	2,663	3,119	485
740 - Piano Saguaro Room	7,798	25	7	5,615	6,075	343

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00060 - Canoa Hills (CH)						
24500 - Audio / Visual						
800 - Stage Risers 6 Saguaro Room	22,247	30	5	18,539	19,763	776
820 - Stage Curtains 2 Saguaro Room	13,916	20	14	4,175	4,992	909
900 - Miscellaneous Saguaro Room- Electric Screen	16,371	20	1	15,553	16,781	776
900 - Miscellaneous Sound Rack- Total Induction Loop	16,139	30	18	6,455	7,168	776
24600 - Safety / Access						
230 - Fire Control Misc Fire Alarm System	18,000	20	8	10,800	11,993	1,014
231 - Fire Control Misc Fire Alarm System- 2019 Only[nr:1]	6,000	1	1	3,000	0	2,843
25000 - Flooring						
250 - Carpeting 540 Sq. Yds. Clubhouse Carpeting	18,155	10	3	12,708	14,887	1,808
450 - Tile 6,475 Sq. Ft. Clubhouse Walls & Floors	68,028	20	3	57,824	62,756	3,387
720 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Replace	96,920	40	12	67,844	72,024	3,013
750 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Refinish	38,768	10	2	31,014	35,764	3,766
26000 - Outdoor Equipment						
302 - Bocce Ct. Resurface Bocce Ball Courts	10,000	10	4	6,000	7,175	1,021
27000 - Appliances						
760 - Miscellaneous 16 Kitchen Appliances	57,994	20	8	34,797	38,639	3,267
Sub-total Canoa Hills (CH)	1,318,395			864,600	951,626	106,884
00070 - Santa Rita Springs (SRS)						
01000 - Paving						
142 - Asphalt: Sealing 80,636 Sq. Ft. Parking Lots	16,944	5	4	3,389	6,947	3,459
242 - Asphalt: Ongoing Repairs 80,636 Sq. Ft. Parking Lots (3%)	6,883	5	4	1,377	2,822	1,405
336 - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots	98,147	25	1	94,221	100,601	3,721
360 - Asphalt: Overlay w/ Interlayer 22,250 Sq. Ft. South Parking Lot	37,402	25	10	22,441	24,536	1,771
02000 - Concrete						
430 - Pool Deck 5,975 Sq. Ft. Pool Area Concrete (6%)	7,533	5	1	6,026	7,721	1,428
03000 - Painting: Exterior						
136 - Stucco 28,540 Sq. Ft. Exterior Building Paint	29,345	10	0	29,345	3,008	2,713
400 - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings	11,650	4	0	11,650	2,985	2,693
03500 - Painting: Interior						
136 - Building 35,500 Sq. Ft. All Interior Spaces	27,973	10	3	19,581	22,938	2,786
04000 - Structural Repairs						
300 - Trellis Small Shade Canopy	8,200	15	12	1,640	2,241	680
304 - Trellis Large Shade Canopy	14,350	15	8	6,697	7,845	1,078
304 - Trellis Pool Eq Rm Shade Canopy	6,150	15	10	2,050	2,522	485
600 - Metal Railings 1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%)	22,221	10	3	15,555	18,221	2,213

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)						
04500 - Decking/Balconies						
206 - Resurface 12,664 Sq. Ft. Elastomeric Deck- Resurface	102,449	20	1	97,327	105,011	4,855
300 - Repairs 12,664 Sq. Ft. Elastomeric Deck- Seal/Repair	23,949	5	1	19,159	24,548	4,540
301 - Repairs Elastomeric Deck- Seal/Repair- 2018 Only[nr:1]	18,376	1	0	18,376	0	0
05000 - Roofing						
336 - Low Slope: Vinyl 68 Squares- Building Roof	35,721	20	3	30,363	32,953	1,779
606 - Pitched: Tile 84 Squares- Building Roof	52,951	30	8	38,831	41,611	1,989
08000 - Rehab						
230 - Bathrooms 2 Locker Rooms	77,484	20	3	65,861	71,479	3,858
336 - Restrooms 5 Restrooms	48,696	20	1	46,262	49,914	2,308
337 - Restrooms Fiesta Restrooms- 2018[nr:1]	6,018	1	0	6,018	0	0
412 - Kitchen 2 Art & Fiesta Kitchenettes	8,090	20	3	6,876	7,463	403
472 - Cabinets 2 Art & Clay Counters & Cabinets	18,123	20	1	17,217	18,576	859
12000 - Pool						
130 - Resurface 240 Lin. Ft. Pool	28,997	10	5	14,499	17,833	3,034
400 - ADA Chair Lift Pool Area ADA Lift	4,510	10	1	4,059	4,623	427
630 - Deck: Re-Surface 5,975 Sq. Ft. Pool Area Decking	47,081	15	1	43,942	48,258	2,975
730 - Equipment: Replacement Pool & Spa Equipment (50%)	18,785	5	2	11,271	15,404	3,650
731 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	9,697	1	0	9,697	0	0
824 - Cover 3,600 Sq. Ft. Pool Cover	6,241	6	1	5,201	6,397	986
930 - Furniture: Misc Pool Area Furniture	7,354	6	1	6,129	7,538	1,162
14000 - Recreation						
240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%)	12,000	1	0	12,000	12,300	11,096
340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%)	6,000	1	0	6,000	6,150	5,548
19000 - Fencing						
220 - Wrought Iron: 5' 348 Lin. Ft. Pool Perimeter Fence	12,431	30	8	9,116	9,769	467
20000 - Lighting						
230 - Pole Lights 10 Bridge Lights	15,497	25	10	9,298	10,166	734
23000 - Mechanical Equipment						
232 - HVAC 6 Miscellaneous Units- 2013	27,675	15	10	9,225	11,347	2,184
312 - HVAC Carrier Units- 2016, Unit 8	6,304	15	13	841	1,292	536
316 - HVAC Carrier Units- 2018, Unit 3	6,150	15	0	6,150	420	379
344 - HVAC 2 Carrier Units- 2004	12,607	15	1	11,767	12,923	797
368 - HVAC 2 Carrier Units- 2012	12,607	15	9	5,043	6,031	971
392 - HVAC 2 Carrier Units- 2003	9,225	15	0	9,225	630	569

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00070 - Santa Rita Springs (SRS)						
23000 - Mechanical Equipment						
416 - HVAC Carrier Unit- 2016, Unit 7	6,150	15	13	820	1,261	523
436 - HVAC Carrier Unit- 2014	6,304	15	11	1,681	2,154	510
448 - HVAC 8 Carrier Units- 2001	69,700	15	0	69,700	4,763	4,297
452 - HVAC 2 Carrier Units- 2007	15,024	15	4	11,018	12,320	1,022
23500 - Elevator						
200 - Modernize/Overhaul Anza Building Elevator	88,000	25	1	84,480	90,200	3,336
300 - Cab Rehab Anza Elevator Cab	10,000	20	1	9,500	10,250	474
24000 - Furnishings						
600 - Miscellaneous Anza Room Furniture	53,792	10	3	37,654	44,109	5,357
24500 - Audio / Visual						
300 - PA System Anza Room- Sound System	6,657	20	13	2,330	2,729	424
740 - Piano Anza Room- Upright Piano	6,788	25	20	1,358	1,670	411
900 - Miscellaneous Fiesta Room- Total Induction Loop	7,128	20	8	4,277	4,749	402
24600 - Safety / Access						
240 - Fire Control Misc Fire Alarm System	30,000	20	2	27,000	29,213	1,457
25000 - Flooring						
260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office	47,068	10	3	32,948	38,596	4,687
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	13,448	10	4	8,069	9,649	1,373
460 - Tile 1,825 Sq. Ft. Clubhouse Walls & Floors	19,174	20	3	16,298	17,688	955
730 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Replace	24,847	40	18	13,666	14,644	896
760 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Refinish	13,553	10	8	2,711	4,168	1,527
27000 - Appliances						
780 - Miscellaneous 9 Kitchen Appliances	28,367	20	3	24,112	26,168	1,412
781 - Miscellaneous Kitchen Appliances- 2018 Only[nr:1]	1,937	1	0	1,937	0	0
Sub-total Santa Rita Springs (SRS)	1,369,755			1,083,281	1,039,351	109,596
00080 - Canoa Ranch (CR)						
01000 - Paving						
148 - Asphalt: Sealing 64,068 Sq. Ft. Drives & Parking	10,425	5	0	10,425	2,137	1,928
248 - Asphalt: Ongoing Repairs 64,068 Sq. Ft. Drives & Parking (3%)	5,469	5	1	4,375	5,606	1,037
254 - Asphalt: Ongoing Repairs 18,768 Sq. Ft. Seal/Crack Fill/Stripe	6,901	5	1	5,521	7,074	1,308
342 - Asphalt: Overlay w/ Interlayer 64,068 Sq. Ft. Drives & Parking	107,698	25	15	43,079	48,572	5,769
02000 - Concrete						
418 - Pool Deck 2,650 Sq. Ft. Pool Area Concrete (7.5%)	4,176	5	4	835	1,712	853
03000 - Painting: Exterior						
142 - Stucco 14,760 Sq. Ft. Building Exterior Surfaces	12,625	10	0	12,625	1,294	1,167
406 - Wrought Iron	5,806	4	3	1,451	2,975	1,445

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)						
03000 - Painting: Exterior						
614 Lin. Ft. Metal Fencing & Railings						
03500 - Painting: Interior						
142 - Building 26,200 Sq. Ft. All Interior Spaces	20,645	10	3	14,451	16,929	2,056
04000 - Structural Repairs						
300 - Trellis 3 Shade Structures	27,675	15	8	12,915	15,129	2,079
606 - Metal Railings 350 Lin. Ft. Parking & Pickleball	9,193	20	10	4,596	5,183	544
912 - Doors 3 Pool East Patio Doors	50,430	20	10	25,215	28,430	2,985
05000 - Roofing						
200 - Low Slope: BUR 133 Squares- Building Roof	41,920	20	10	20,960	23,632	2,481
612 - Pitched: Tile 45 Squares- Building Roof	28,367	30	20	9,456	10,661	1,433
08000 - Rehab						
226 - Restrooms 2 Locker Rooms	30,750	20	10	15,375	17,335	1,820
236 - Restrooms Companion Restroom Remodel	15,375	20	5	11,531	12,608	804
12000 - Pool						
136 - Resurface 256 Lin. Ft. Pool	37,654	12	10	6,276	9,649	3,714
412 - ADA Chair Lift 2 Pool & Spa ADA Chairs	17,650	10	2	14,120	16,283	1,715
736 - Equipment: Replacement Pool & Spa Equipment (50%)	17,524	5	2	10,515	14,370	3,405
737 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	620	1	0	620	0	0
14000 - Recreation						
250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%)	15,000	1	0	15,000	15,375	13,870
350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%)	6,000	1	0	6,000	6,150	5,548
17000 - Tennis Court						
708 - Screen Pickleball Court Windscreens	2,050	5	1	1,640	2,101	389
17500 - Basketball / Sport Court						
220 - Seal & Striping 11,204 Sq. Ft. Pickleball & Basketball Courts	10,594	7	1	9,081	10,859	1,434
420 - Overlay 11,204 Sq. Ft. Pickleball & Basketball Courts	32,371	21	14	10,790	12,640	2,014
19000 - Fencing						
100 - Chain Link 788 Lin. Ft. Pickleball & Basketball Courts	24,837	30	22	6,623	7,637	1,318
230 - Wrought Iron: 6' 264 Lin. Ft. Patio Perimeter	9,985	30	20	3,328	3,753	504
23000 - Mechanical Equipment						
100 - HVAC 435 Lin. Ft. [5] Pool Area Fabric Ducts	15,996	18	8	8,887	10,020	1,001
236 - HVAC 6 Rooftop HVAC Units- 2008	55,200	15	5	36,800	41,492	3,850
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	15,759	15	5	10,506	11,846	1,099
24600 - Safety / Access						
250 - Fire Control Misc Fire Alarm System	18,000	20	10	9,000	10,148	1,065

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00080 - Canoa Ranch (CR)						
25000 - Flooring						
270 - Carpeting 660 Sq. Yds. All Spaces	18,364	10	0	18,364	1,882	1,698
470 - Tile 2,231 Sq. Ft. Clubhouse Walls & Floors	26,772	20	3	22,756	24,697	1,333
Sub-total Canoa Ranch (CR)	701,833			383,118	398,178	71,667
00090 - Abrego South (ABS)						
01000 - Paving						
400 - Asphalt: Major Repairs 18,768 Sq. Ft. Parking Lot	98,591	25	6	74,929	80,844	4,229
02000 - Concrete						
442 - Pool Deck 5,565 Sq. Ft. Pool Area Concrete (5%)	5,847	5	1	4,677	5,993	1,108
03000 - Painting: Exterior						
200 - Surface Restoration 7,191 Sq. Ft. Exterior Surfaces	7,555	10	3	5,289	6,195	752
04000 - Structural Repairs						
300 - Trellis 2 Volleyball Shade Canopies	23,780	20	19	1,189	2,437	1,758
05000 - Roofing						
372 - Low Slope: Vinyl 49 Squares- Pool Building Roofs	25,740	20	13	9,009	10,554	1,641
08000 - Rehab						
236 - Bathrooms 2 Locker Rooms	17,861	20	8	10,716	11,900	1,006
342 - Restrooms 2 Clubhouse Restrooms	6,304	20	9	3,467	3,877	364
12000 - Pool						
140 - Resurface 170 Lin. Ft. Pool	21,433	12	8	7,144	9,154	2,012
418 - ADA Chair Lift Spa ADA Lift	4,448	10	9	445	912	514
422 - ADA Chair Lift Pool ADA Lift	4,448	10	3	3,114	3,648	443
642 - Deck: Re-Surface 5,565 Sq. Ft. Pool Area Decking	43,850	10	6	17,540	22,473	4,702
742 - Equipment: Replacement Pool & Spa Equipment (50%)	15,003	5	1	12,002	15,378	2,844
743 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	1,200	1	0	1,200	0	0
936 - Furniture: Misc Pool Area Furnishings	6,829	6	1	5,691	7,000	1,079
19000 - Fencing						
900 - Miscellaneous 258 Lin. Ft. Pool Perimeter Wall/Fence	6,777	20	13	2,372	2,778	432
20000 - Lighting						
240 - Pole Lights 8 Shuffleboard Lights	10,086	20	8	6,052	6,720	568
23000 - Mechanical Equipment						
240 - HVAC 2 Rooftop Carrier Units- 2011	10,506	15	8	4,903	5,743	789
26000 - Outdoor Equipment						
900 - Miscellaneous 3,744 Sq. Ft. [12] Shuffleboard Courts	14,760	8	7	1,845	3,782	2,028
Sub-total Abrego South (ABS)	325,018			171,584	199,388	26,269
00100 - Continental Vistas (CV)						
01000 - Paving						
406 - Asphalt: Major Repairs 6,726 Sq. Ft. Parking Lot	35,333	25	7	25,439	27,524	1,553

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00100 - Continental Vistas (CV)						
02000 - Concrete						
448 - Pool Deck 4,748 Sq. Ft. Pool Area Concrete (6%)	5,986	5	3	2,394	3,681	1,192
03000 - Painting: Exterior						
120 - Surface Restoration 3,600 Sq. Ft. Recreation Building & Walls	5,400	10	9	540	1,107	624
05000 - Roofing						
342 - Low Slope: Vinyl 20 Squares- Pool Building Roof	10,506	20	8	6,304	7,000	592
618 - Pitched: Tile 13 Squares- Pool Building Roof	8,195	30	3	7,375	7,840	272
08000 - Rehab						
242 - Bathrooms 2 Locker Rooms	60,987	20	19	3,049	6,251	4,508
246 - Bathrooms Companion Restroom	18,000	20	19	900	1,845	1,330
12000 - Pool						
146 - Resurface 180 Lin. Ft. Pool	25,735	12	0	25,735	2,198	1,983
648 - Deck: Re-Surface 4,748 Sq. Ft. Pool Area Decking	37,413	15	3	29,930	33,235	2,484
748 - Equipment: Replacement Pool & Spa Equipment (50%)	15,948	5	1	12,759	16,347	3,023
749 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	5,803	1	0	5,803	0	0
942 - Furniture: Misc Pool Area Furnishings	6,829	6	2	4,553	5,833	1,106
23000 - Mechanical Equipment						
244 - HVAC Rooftop Carrier Unit- 2004	6,094	15	1	5,687	6,246	385
248 - HVAC 2 Rooftop Carrier Units- 2013	12,187	15	10	4,062	4,997	962
25000 - Flooring						
600 - Vinyl Sport Flooring	16,739	10	9	1,674	3,431	1,933
Sub-total Continental Vistas (CV)	271,155			136,206	127,536	21,947
00110 - Madera Vista (MV)						
01000 - Paving						
412 - Asphalt: Major Repairs 9,772 Sq. Ft. Parking Lot	51,334	25	14	22,587	25,256	2,683
02000 - Concrete						
454 - Pool Deck 4,008 Sq. Ft. Pool Area Concrete (7.5%)	5,000	5	5	833	1,025	872
03000 - Painting: Exterior						
206 - Surface Restoration 4,020 Sq. Ft. Exterior Surfaces	6,335	10	3	4,435	5,195	631
04000 - Structural Repairs						
300 - Trellis Pool Shade Structure	8,200	15	13	1,093	1,681	697
312 - Trellis Pool Eq Rm Shade Structure	6,150	15	13	820	1,261	523
05000 - Roofing						
624 - Pitched: Tile 39 Squares- Pool Building Roof	24,585	30	3	22,126	23,519	816
08000 - Rehab						
248 - Bathrooms 2 Locker Rooms	7,880	20	8	4,728	5,250	444
480 - Shower Outdoor Pool Shower	8,000	15	4	5,867	6,560	544

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00110 - Madera Vista (MV)						
12000 - Pool						
154 - Resurface 156 Lin. Ft. Pool	19,668	12	10	3,278	5,040	1,940
654 - Deck: Re-Surface 4,008 Sq. Ft. Pool Area Decking	31,582	15	6	18,949	21,581	2,258
754 - Equipment: Replacement Pool & Spa Equipment (50%)	11,536	5	1	9,229	11,824	2,187
755 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	5,020	1	0	5,020	0	0
758 - Equipment: Replacement Dolphin #7	2,071	8	7	259	531	285
948 - Furniture: Misc Pool Area Furnishings	6,829	6	1	5,691	7,000	1,079
17000 - Tennis Court						
540 - Resurface 7,200 Sq. Ft. Tennis Court	20,802	21	1	19,812	21,322	939
19000 - Fencing						
170 - Chain Link: 10' 360 Lin. Ft. Tennis Court Fence	6,808	30	13	3,858	4,187	289
240 - Wrought Iron: 6' 380 Lin. Ft. Pool Perimeter Fence	14,373	30	8	10,540	11,294	540
20000 - Lighting						
250 - Pole Lights 4 Tennis Court Lights	6,304	20	8	3,782	4,200	355
Sub-total Madera Vista (MV)	242,475			142,906	156,726	17,080
00120 - Casa Paloma I (CPI)						
01000 - Paving						
418 - Asphalt: Major Repairs 7,128 Sq. Ft. Parking Areas	37,444	25	4	31,453	33,775	1,529
02000 - Concrete						
460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%)	7,726	5	1	6,181	7,919	1,465
03000 - Painting: Exterior						
212 - Surface Restoration 7,470 Sq. Ft. Exterior Surfaces	7,657	10	4	4,594	5,494	782
04000 - Structural Repairs						
304 - Trellis Pool Eq Rm Shade Structure	8,200	15	12	1,640	2,241	680
05000 - Roofing						
348 - Low Slope: Vinyl 61 Squares- Pool Building Roofs	32,044	20	1	30,442	32,845	1,519
08000 - Rehab						
254 - Bathrooms 2 Locker Rooms	38,000	20	1	36,100	38,950	1,801
256 - Bathrooms 2 Clubhouse Restroom	16,000	20	1	15,200	16,400	758
418 - Kitchen Clubhouse Kitchen	6,829	20	13	2,390	2,800	435
12000 - Pool						
160 - Resurface 200 Lin. Ft. Pool	25,215	12	10	4,203	6,461	2,487
660 - Deck: Re-Surface 6,128 Sq. Ft. Pool Area Decking	48,287	15	10	16,096	19,798	3,810
760 - Equipment: Replacement Pool & Spa Equipment (50%)	15,318	5	1	12,254	15,701	2,904
954 - Furniture: Misc Pool Area Furnishings	6,829	6	1	5,691	7,000	1,079
23000 - Mechanical Equipment						
256 - HVAC 2 Rooftop Carrier Units- 2011	8,405	15	8	3,922	4,595	631

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00120 - Casa Paloma I (CPI)						
Sub-total Casa Paloma I (CPI)	257,954			170,166	193,978	19,879
00130 - Casa Paloma II (CPII)						
01000 - Paving						
424 - Asphalt: Major Repairs 4,536 Sq. Ft. Parking Areas	23,828	25	3	20,969	22,470	949
02000 - Concrete						
466 - Pool Deck 4,933 Sq. Ft. Pool Area Concrete (6%)	10,352	5	0	10,352	2,122	1,914
04000 - Structural Repairs						
320 - Trellis Pool Eq Rm Shade Structure	8,200	15	13	1,093	1,681	697
05000 - Roofing						
354 - Low Slope: Vinyl 53 Squares- Pool Building Roofs	27,842	20	3	23,665	25,684	1,386
08000 - Rehab						
260 - Bathrooms 2 Locker Rooms	38,000	20	6	26,600	29,213	2,037
261 - Bathrooms Locker Rooms- 2018 Only[nr:1]	7,595	1	0	7,595	0	0
424 - Kitchen Clubhouse Kitchen	6,829	20	6	4,780	5,250	366
425 - Kitchen Clubhouse Kitchen- 2018 Only[nr:1]	4,425	1	0	4,425	0	0
12000 - Pool						
166 - Resurface 180 Lin. Ft. Pool	22,693	10	8	4,539	6,978	2,557
666 - Deck: Re-Surface 4,933 Sq. Ft. Pool Area Decking	38,870	15	10	12,957	15,937	3,067
766 - Equipment: Replacement Pool & Spa Equipment (50%)	15,948	5	1	12,759	16,347	3,023
767 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	6,264	1	0	6,264	0	0
960 - Furniture: Misc Pool Area Furnishings	6,829	6	1	5,691	7,000	1,079
20000 - Lighting						
260 - Pole Lights 8 Shuffleboard Lights	10,086	30	3	9,077	9,649	335
23000 - Mechanical Equipment						
272 - HVAC 2 Rooftop Carrier Units- 2011	8,405	15	8	3,922	4,595	631
26000 - Outdoor Equipment						
304 - Shuffleboard Court Resurfacing & Recoating	7,475	10	9	748	1,532	863
Sub-total Casa Paloma II (CPII)	243,642			155,436	148,458	18,906
00140 - Abrego North (ABN)						
01000 - Paving						
430 - Asphalt: Major Repairs 14,105 Sq. Ft. Parking Area	74,095	25	5	59,276	63,796	3,101
02000 - Concrete						
472 - Pool Deck 4,523 Sq. Ft. Pool Area Concrete (6%)	5,702	5	3	2,281	3,507	1,136
03000 - Painting: Exterior						
218 - Surface Restoration 5,892 Sq. Ft. Exterior Surfaces	6,190	10	8	1,238	1,904	697
04000 - Structural Repairs						
324 - Trellis Pool Eq Rm Shade Structure	8,200	15	13	1,093	1,681	697
328 - Trellis 3 Pool Shade Structure	24,600	15	13	3,280	5,043	2,090

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00140 - Abrego North (ABN)						
05000 - Roofing						
360 - Low Slope: Vinyl 21 Squares- Pool Building Roof	11,032	20	8	6,619	7,350	621
08000 - Rehab						
238 - Restrooms Companion Restroom Remodel	15,375	20	5	11,531	12,608	804
266 - Bathrooms 2 Locker Rooms	12,607	20	8	7,565	8,400	710
270 - General 795 Sq. Ft. Recreation Room New Tile	8,770	20	19	439	899	648
12000 - Pool						
172 - Resurface 180 Lin. Ft. Pool	22,693	10	8	4,539	6,978	2,557
400 - ADA Chair Lift 2 Pool & Spa	12,000	10	9	1,200	2,460	1,386
772 - Equipment: Replacement Pool & Spa Equipment (50%)	15,948	5	3	6,379	9,808	3,176
773 - Equipment: Replacement Pool & Spa Equipment- 2018 Only[nr:1]	4,120	1	0	4,120	0	0
966 - Furniture: Misc Pool Area Furnishings	5,778	6	4	1,926	2,961	983
23000 - Mechanical Equipment						
400 - HVAC 2 Rooftop Rheem Units- 2005	7,670	15	2	6,647	7,337	497
Sub-total Abrego North (ABN)	234,783			118,133	134,732	19,104
00144 - Facility Maintenance Shop (FMS)						
01000 - Paving						
120 - Asphalt: State Spec. Slurry Parking Area	10,250	5	1	8,200	10,506	1,943
200 - Asphalt: Ongoing Repairs Pulverization/Replacement[nr:1]	19,655	30	0	19,655	0	0
300 - Asphalt: Overlay w/ Interlayer Parking Area	16,400	20	18	1,640	2,522	1,183
03000 - Painting: Exterior						
350 - Touch-Up Doors, Trim, Metal	3,075	6	2	2,050	2,627	498
400 - Wrought Iron 800 Lin. Ft. Perimeter Fence	7,380	6	2	4,920	6,304	1,195
920 - Power Washing FMS Building	1,230	6	2	820	1,051	199
04000 - Structural Repairs						
908 - Shed Pre-Fab Shed	5,000	15	15	313	342	419
05000 - Roofing						
690 - Pitched: TBA 40 Squares- FMS Roofing	32,800	30	9	22,960	24,655	1,263
08000 - Rehab						
100 - General Common Areas	15,375	20	2	13,838	14,971	747
220 - Bathrooms 2 Placeholder	30,750	20	2	27,675	29,943	1,494
230 - Kitchen Placeholder	20,500	20	2	18,450	19,962	996
19000 - Fencing						
200 - Wrought Iron 800 Lin. Ft. Perimeter- 13 GA Metal	22,768	30	0	22,768	778	702
23000 - Mechanical Equipment						
200 - HVAC 2 Units- 2017 Replacements (Bryant)	24,600	15	14	1,640	3,362	2,143
Sub-total Facility Maintenance Shop (FMS)	209,783			144,928	117,021	12,780

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00150 - General						
22000 - Office Equipment						
100 - Miscellaneous Contex Scanner	6,150	5	3	2,460	3,782	1,225
110 - Miscellaneous HP Plotter	3,075	5	3	1,230	1,891	612
24500 - Audio / Visual						
260 - PA System 5 Various Locations (33%)	25,625	8	6	6,406	9,850	3,435
30000 - Miscellaneous						
200 - Maintenance Equipment Vermeer Chipper	7,880	20	8	4,728	5,250	444
700 - Trailer Utility Trailer	5,253	15	3	4,203	4,667	349
710 - Trailer Landscaping Trailer	5,253	15	4	3,852	4,308	357
804 - Vehicle Vehicle 10- 2005 Ford E250 Van	34,145	10	0	34,145	3,500	3,157
820 - Vehicle Vehicle 17- 2009 Ford E150 Van	28,892	10	1	26,003	29,614	2,738
824 - Vehicle Vehicle 18- 2011 Ford F150 Pickup	31,519	10	3	22,063	25,845	3,139
832 - Vehicle 3 Vehicles 20, 21 & 23- Ford Transit Connects	78,797	10	5	39,398	48,460	8,244
836 - Vehicle Vehicle 24- 2005 Ford F250 Pickup	36,772	10	0	36,772	3,769	3,400
840 - Vehicle Vehicle 25- 2005 Chevy Silverado 2500 HD	36,772	10	1	33,095	37,691	3,485
844 - Vehicle Vehicle 26- 2016 Ford Fiesta	18,386	10	8	3,677	5,654	2,071
848 - Vehicle Vehicle 27- 2011 Ford Ranger	15,375	10	3	10,763	12,608	1,531
852 - Vehicle 2 Vehicles 29, 30- 2016 Ram Promaster City Vans	61,500	10	8	12,300	18,911	6,929
856 - Vehicle 3 Vehicles 31, 32, 33- 2016 Ram 1500 Pickups	104,550	10	8	20,910	32,149	11,779
860 - Vehicle Vehicle 34- 2017 Ram 1500 Pickup	36,900	10	9	3,690	7,565	4,261
866 - Vehicle Vehicle 36- 2017 Ford Escape	13,309	10	9	1,331	2,728	1,537
868 - Vehicle Vehicle 37- 2018 Ford F150 Supercrew	34,018	10	0	34,018	3,487	3,146
872 - Vehicle Vehicle 38- Purchase in 2018 after Loss- Ford F150	36,310	10	10	3,301	3,722	3,907
874 - Vehicle Vehicle 39- Ford F250 PU	34,839	10	0	34,839	3,571	3,222
Sub-total General	655,320			339,184	269,021	68,969
				[A]	[B]	
Totals	11,273,925			6,995,670	7,258,858	966,323
				[EndBal] [A]	[EndBal] [B]	
Percent Funded				93.37%	80.37%	

Terms & Definitions CAI

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate representative(s) of the association or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method."

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost."

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

or

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

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

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

FUNDING PRINCIPLES:

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

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

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

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

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

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

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

RESERVE PROVIDER: An individual that prepares Reserve Studies.

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

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

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

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

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

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

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

Terms & Definitions BRG

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

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

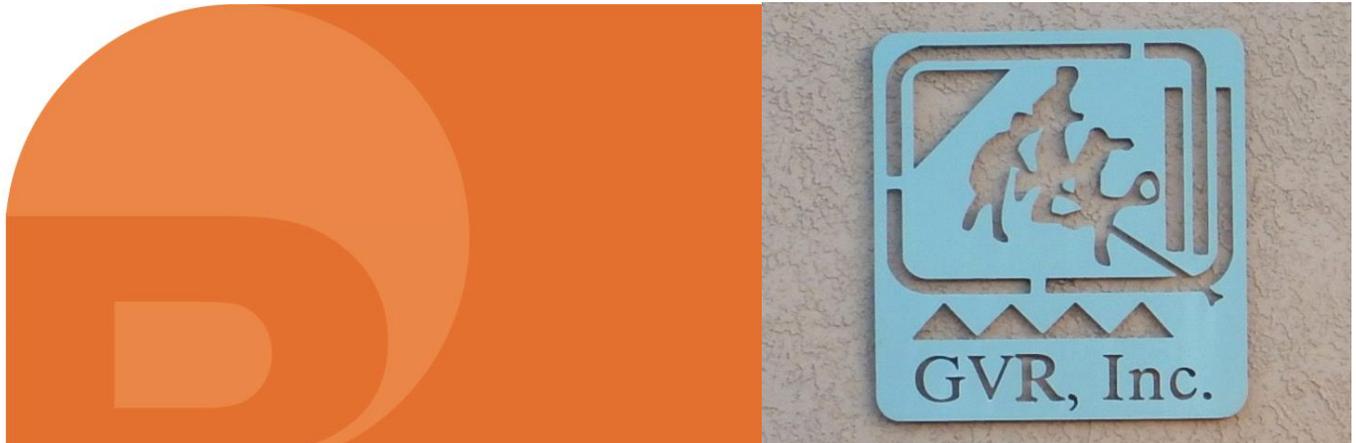
SE-2 (SPREAD EVENLY OVER 2 YEARS): This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component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

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

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

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

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



RESERVE STUDY

Member Distribution Materials

Green Valley Recreation Inc

Update w/o Site Visit Review

2018 Update- 4

Published - August 17, 2018

Prepared for the 2019 Fiscal Year

<i>Section</i>	<i>Report</i>	<i>Page</i>
	Member Summary	1
<i>Section III:</i>	30 Year Reserve Funding Plan	<i>Cash Flow Method {c}</i> 3

August 17, 2018

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, 2019 - December 31, 2019 fiscal year.

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

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

Funding Assessment

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

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

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
01000 - Paving	1,573,099	5-30	0-21	893,780	972,097	105,293
02000 - Concrete	90,541	5-5	0-5	55,660	64,147	17,417
03000 - Painting: Exterior	271,206	4-10	0-9	168,846	139,843	30,744
03500 - Painting: Interior	149,123	10-10	3-8	98,634	116,385	15,000
04000 - Structural Repairs	285,621	10-20	3-19	104,698	125,536	21,540
04500 - Decking/Balconies	155,983	1-20	0-1	145,448	141,047	9,985
05000 - Roofing	927,901	5-30	1-20	639,587	711,496	57,862
08000 - Rehab	1,235,640	1-28	0-21	862,205	919,913	64,975
12000 - Pool	1,463,328	1-25	0-24	769,657	863,318	155,151
13000 - Spa	6,000	10-10	9-9	600	1,230	693
14000 - Recreation	313,376	1-25	0-11	254,701	211,900	108,549
17000 - Tennis Court	460,577	4-30	0-16	250,067	239,191	41,268
17500 - Basketball / Sport Court	123,908	2-21	1-18	58,263	75,281	15,800
19000 - Fencing	302,188	20-30	0-27	178,119	169,675	12,881
20000 - Lighting	234,499	5-30	2-22	151,833	166,557	12,065
22000 - Office Equipment	87,487	1-12	0-4	61,845	66,685	25,319
23000 - Mechanical Equipment	965,547	12-20	0-16	636,631	560,661	67,790
23500 - Elevator	98,000	20-25	1-1	93,980	100,450	3,810
24000 - Furnishings	257,897	10-25	1-9	166,970	196,951	25,513
24500 - Audio / Visual	382,769	8-30	0-20	205,523	224,361	26,265
24600 - Safety / Access	166,000	1-20	1-10	131,700	140,118	11,012
25000 - Flooring	813,156	1-50	0-30	559,372	603,763	52,491
26000 - Outdoor Equipment	61,652	8-15	3-9	30,063	36,507	5,917
27000 - Appliances	196,440	1-20	0-8	129,491	137,248	13,510
30000 - Miscellaneous	651,988	10-20	0-10	347,999	274,497	65,472
Totals	\$11,273,925			\$6,995,670	\$7,258,858	\$966,323
Estimated Ending Balance				\$6,531,756	\$5,833,644	\$71.73
Percent Funded				93.4%	80.4%	Household/yr @ 13,472

30 Year Reserve Funding Plan Cash Flow Method

2018 Update- 4

Prepared for the 2019 Fiscal Year

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Beginning Balance	6,264,272	6,531,756	5,833,644	6,232,052	5,290,421	5,447,555	5,570,953	5,752,924	6,255,480	5,871,604
Inflated Expenditures @ 2.5%	830,495	1,817,094	743,931	2,105,079	1,025,221	1,091,815	1,067,229	786,157	1,705,988	1,007,624
Reserve Contribution	940,003	966,323	993,380	1,021,195	1,049,788	1,079,182	1,109,399	1,140,462	1,172,395	1,205,222
<i>Household/yr @ 13,472</i>	69.77	71.73	73.74	75.80	77.92	80.11	82.35	84.65	87.02	89.46
<i>Percentage Increase</i>		2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	157,976	152,659	148,959	142,253	132,568	136,031	139,801	148,252	149,717	149,260
Ending Balance	6,531,756	5,833,644	6,232,052	5,290,421	5,447,555	5,570,953	5,752,924	6,255,480	5,871,604	6,218,462

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Beginning Balance	6,218,462	6,339,124	6,565,437	7,081,286	6,710,695	7,433,098	7,855,893	8,060,163	9,015,921	9,195,366
Inflated Expenditures @ 2.5%	1,273,338	1,206,662	961,950	1,886,844	835,880	1,188,370	1,454,465	758,241	1,590,658	1,565,083
Reserve Contribution	1,238,968	1,273,659	1,309,321	1,345,982	1,383,669	1,422,412	1,462,240	1,503,183	1,545,272	1,588,540
<i>Household/yr @ 13,472</i>	91.97	94.54	97.19	99.91	102.71	105.58	108.54	111.58	114.70	117.91
<i>Percentage Increase</i>	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	155,032	159,316	168,478	170,271	174,615	188,753	196,495	210,816	224,831	230,177
Ending Balance	6,339,124	6,565,437	7,081,286	6,710,695	7,433,098	7,855,893	8,060,163	9,015,921	9,195,366	9,449,000

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Beginning Balance	9,449,000	9,801,418	8,866,638	9,455,913	8,563,909	9,151,544	9,852,962	10,380,110	11,521,324	11,017,165
Inflated Expenditures @ 2.5%	1,518,260	2,843,994	1,362,678	2,888,542	1,454,818	1,408,014	1,649,947	1,110,444	2,819,157	1,607,327
Reserve Contribution	1,633,019	1,678,744	1,725,749	1,774,070	1,823,744	1,874,809	1,927,304	1,981,269	2,036,745	2,093,774
<i>Household/yr @ 13,472</i>	121.22	124.61	128.10	131.69	135.37	139.16	143.06	147.07	151.18	155.42
<i>Percentage Increase</i>	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	237,659	230,470	226,204	222,467	218,709	234,624	249,791	270,388	278,253	281,510
Ending Balance	9,801,418	8,866,638	9,455,913	8,563,909	9,151,544	9,852,962	10,380,110	11,521,324	11,017,165	11,785,121