

Reserve Study Transmittal Letter

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."* **\$940,003** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$69.77 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, 2018, the Project is **73.4%** 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, (2017) the current fiscal year is dealt with in the study.



RESERVE STUDY

Update w/o Site Visit Review

Green Valley Recreation Inc

2017 Update

Published - September 17, 2017

Prepared for the 2018 Fiscal Year

Browning Reserve Group

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Green Valley Recreation Inc

2017 Update

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Green Valley Recreation Inc
2017 Update

Member Distribution Materials

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

Section Report

Arizona: Member Summary

Section III: 30 Year Reserve Funding Plan Cash Flow Method {c}

Green Valley Recreation Inc

2017 Update

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Reserve Study Summary

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.

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.

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.

Compliance

The Reserve Study was conducted pursuant with standards set forth by the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA).



See Section VI-b for Excluded Components

| Reserve Component | Current | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|------------------|-------------------------|--------|--------|------|--------|--------|--------|------|------|--------|--------|--------|--------|------|------|------|
| | Replacement Cost | Life Useful / Remaining | | | | | | | | | | | | | | | |
| 00010 - Member Services Center (MSC) | | | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | | | |
| 100 - Asphalt: Sealing 27,762 Sq. Ft. Parking Lots- Seal/Stripe | 5,691 | 5 5 | | | | | | 6,439 | | | | | 7,285 | | | | |
| 101 - Asphalt: Sealing Parking Lots- Seal/Stripe- 2017 Only[nr:1] | 4,000 | 1 0 | 4,000 | | | | | | | | | | | | | | |
| 200 - Asphalt: Ongoing Repairs 27,762 Sq. Ft. Parking Lots (5.6%) | 5,179 | 5 5 | | | | | | 5,860 | | | | | 6,630 | | | | |
| 300 - Asphalt: Overlay w/ Interlayer 14,965 Sq. Ft. South Parking & Maintenance | 24,543 | 25 5 | | | | | | 27,768 | | | | | | | | | |
| 348 - Asphalt: Overlay w/ Interlayer 12,797 Sq. Ft. North Parking Lot (50%) | 10,494 | 25 10 | | | | | | | | | | | 13,433 | | | | |
| Total 01000 - Paving | 49,906 | | 4,000 | | | | | 40,066 | | | | | 27,347 | | | | |
| 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 | 11,224 | 10 9 | | | | | | | | | | 14,017 | | | | | |
| Total 03500 - Painting: Interior | 11,224 | | | | | | | | | | | 14,017 | | | | | |
| 05000 - Roofing | | | | | | | | | | | | | | | | | |
| 300 - Low Slope: Vinyl 79 Squares- Building Roof | 40,487 | 20 4 | | | | | 44,691 | | | | | | | | | | |
| Total 05000 - Roofing | 40,487 | | | | | | 44,691 | | | | | | | | | | |
| 08000 - Rehab | | | | | | | | | | | | | | | | | |
| 300 - Restrooms 3 Main Building & Maintenance Restrooms | 11,377 | 20 19 | | | | | | | | | | | | | | | |
| 400 - Kitchen Kitchen | 6,560 | 20 5 | | | | | | 7,422 | | | | | | | | | |
| Total 08000 - Rehab | 17,937 | | | | | | | 7,422 | | | | | | | | | |
| 22000 - Office Equipment | | | | | | | | | | | | | | | | | |
| 100 - Miscellaneous Printers & Copiers | 14,350 | 8 3 | | | | 15,453 | | | | | | | 18,828 | | | | |
| 200 - Computers, Misc. IT Server | 12,000 | 3 0 | 12,000 | | | 12,923 | | 13,916 | | | 14,986 | | | 16,139 | | | |
| 240 - Computers, Misc. Office Computer Work Stations | 36,900 | 5 1 | | 37,822 | | | | 42,793 | | | | | 48,416 | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|---------------------|----|---------------|--------|--------|--------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------|---------|
| | Cost | | | | | | | | | | | | | | | | | | |
| 241 - Computers, Misc. Office Computer Work Stations- 2017 Only[nr:1] | 27,756 | 1 | 0 | | 27,756 | | | | | | | | | | | | | | |
| 360 - Telephone Equipment Telephone System | 21,012 | 12 | 5 | | | | | | | 23,774 | | | | | | | | | |
| Total 22000 - Office Equipment | 112,018 | | | | 39,756 | 37,822 | | 28,376 | | 23,774 | 56,709 | | | 14,986 | | 67,244 | 16,139 | | |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | | | | | |
| 200 - HVAC 3 Rooftop Carrier Units- 2010 | 17,835 | 15 | 8 | | | | | | | | | | 21,730 | | | | | | |
| 280 - HVAC Rooftop Carrier Unit- 2002 | 5,125 | 15 | 1 | | | 5,253 | | | | | | | | | | | | | |
| 348 - HVAC 3 IT Room Trane & Gree Units- 2013 | 6,765 | 15 | 11 | | | | | | | | | | | | | 8,876 | | | |
| 376 - HVAC Bard Unit- 2002 | 5,945 | 15 | 0 | | 5,945 | | | | | | | | | | | | | | |
| Total 23000 - Mechanical Equipment | 35,670 | | | | 5,945 | 5,253 | | | | | | | 21,730 | | | 8,876 | | | |
| 25000 - Flooring | | | | | | | | | | | | | | | | | | | |
| 200 - Carpeting 475 Sq. Yds. Hallways, Lobby, Offices | 15,580 | 10 | 9 | | | | | | | | | | | 19,457 | | | | | |
| 400 - Tile 725 Sq. Ft. Floors | 7,431 | 20 | 4 | | | | | 8,203 | | | | | | | | | | | |
| Total 25000 - Flooring | 23,011 | | | | | | | 8,203 | | | | | | 19,457 | | | | | |
| Total [Member Services Center (MSC)] Expenditures Inflated @ 2.50% | | | | | 59,013 | 43,076 | | 28,376 | 52,893 | 71,262 | 56,709 | | 21,730 | 48,461 | 39,268 | 76,121 | 16,139 | | |
| 00020 - West Social Center (WC) | | | | | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | | | | | |
| 106 - Asphalt: Sealing 43,543 Sq. Ft. Drives, North & South Parking | 8,926 | 5 | 5 | | | | | | | 10,099 | | | | | 11,426 | | | | |
| 112 - Asphalt: Sealing 75,321 Sq. Ft. West Parking Lot | 15,441 | 5 | 5 | | | | | | | 17,470 | | | | | 19,766 | | | | |
| 113 - Asphalt: Sealing West Parking Lot- 2017 Only, incl N & S[nr:1] | 17,985 | 1 | 0 | 17,985 | | | | | | | | | | | | | | | |
| 212 - Asphalt: Ongoing Repairs 75,321 Sq. Ft. West Parking Lot (3%) | 6,273 | 5 | 5 | | | | | | | 7,097 | | | | | 8,030 | | | | |
| 306 - Asphalt: Overlay w/ Interlayer 43,543 Sq. Ft. Drives, North & South Parking | 71,411 | 25 | 7 | | | | | | | | | 84,885 | | | | | | | |
| 370 - Asphalt: Overlay w/ Interlayer 75,321 Sq. Ft. West Parking Lot | 123,526 | 25 | 14 | | | | | | | | | | | | | | | | 174,540 |
| Total 01000 - Paving | 243,562 | | | | 17,985 | | | | | 34,666 | | 84,885 | | | 39,222 | | | | 174,540 |
| 02000 - Concrete | | | | | | | | | | | | | | | | | | | |
| 400 - Pool Deck 5,313 Sq. Ft. Pool Area Concrete (6%) | 6,535 | 5 | 3 | | | | 7,037 | | | | | | 7,962 | | | | | | 9,009 |
| Total 02000 - Concrete | 6,535 | | | | | | 7,037 | | | | | | 7,962 | | | | | | 9,009 |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | | | | | |
| 106 - Stucco 53,060 Sq. Ft. Building & Wall Exterior Surfaces | 54,386 | 10 | 5 | | | | | | 61,533 | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|---------------------|-----------|---------------|--|--------|---------|------|--------|--------|--------|--------|--------|------|--------|--------|--------|------|---------|--------|
| | Cost | Remaining | | | | | | | | | | | | | | | | | |
| Total 03000 - Painting: Exterior | 54,386 | | | | | | | | | 61,533 | | | | | | | | | |
| 03500 - Painting: Interior | | | | | | | | | | | | | | | | | | | |
| 106 - Building 24,000 Sq. Ft. All Interior Spaces | 18,450 | 10 | 4 | | | | | 20,365 | | | | | | | | | | | 26,069 |
| Total 03500 - Painting: Interior | 18,450 | | | | | | | 20,365 | | | | | | | | | | | 26,069 |
| 04000 - Structural Repairs | | | | | | | | | | | | | | | | | | | |
| 300 - Trellis Pool Shade Structure | 12,000 | 15 | 5 | | | | | | 13,577 | | | | | | | | | | |
| 304 - Trellis Tennis Shade Structure | 12,000 | 15 | 6 | | | | | | | 13,916 | | | | | | | | | |
| Total 04000 - Structural Repairs | 24,000 | | | | | | | | 13,577 | 13,916 | | | | | | | | | |
| 05000 - Roofing | | | | | | | | | | | | | | | | | | | |
| 306 - Low Slope: Vinyl 339 Squares- Building Flat Roofs (50%) | 86,869 | 10 | 2 | | | 91,266 | | | | | | | | | | | | 116,829 | |
| 600 - Pitched: Tile 24 Squares- Tennis Ramada Roof | 14,760 | 30 | 19 | | | | | | | | | | | | | | | | |
| 900 - Miscellaneous 339 Squares- Roof Recoating | 13,899 | 5 | 2 | | | 14,603 | | | | | 16,522 | | | | | | | 18,693 | |
| Total 05000 - Roofing | 115,528 | | | | | 105,869 | | | | | 16,522 | | | | | | | 135,521 | |
| 08000 - Rehab | | | | | | | | | | | | | | | | | | | |
| 100 - General Tennis Ramada | 5,637 | 20 | 9 | | | | | | | | | | | 7,040 | | | | | |
| 200 - Bathrooms 2 Locker Rooms | 42,025 | 20 | 9 | | | | | | | | | | | 52,483 | | | | | |
| 306 - Restrooms 4 Shops & Auditorium Restrooms | 62,525 | 20 | 4 | | | | | 69,016 | | | | | | | | | | | |
| 460 - Cabinets 2 Woodshop & Lapidary | 8,815 | 20 | 9 | | | | | | | | | | | 11,009 | | | | | |
| 550 - Operable Wall/Partition 320 Sq. Ft. Auditorium/Room 1 | 13,120 | 25 | 4 | | | | | 14,482 | | | | | | | | | | | |
| Total 08000 - Rehab | 132,122 | | | | | | | 83,498 | | | | | | 70,533 | | | | | |
| 12000 - Pool | | | | | | | | | | | | | | | | | | | |
| 100 - Resurface 250 Lin. Ft. Pool | 41,000 | 12 | 5 | | | | | | 46,388 | | | | | | | | | | |
| 600 - Deck: Re-Surface 5,313 Sq. Ft. Pool Area Decking | 40,844 | 15 | 4 | | | | | 45,084 | | | | | | | | | | | |
| 700 - Equipment: Replacement Pool & Spa Equipment (50%) | 19,249 | 5 | 1 | | 19,731 | | | | | 22,324 | | | | | | 25,257 | | | |
| 800 - Cover 4,000 Sq. Ft. Pool Cover | 6,765 | 6 | 2 | | | 7,107 | | | | | | 8,242 | | | | | | | 9,559 |
| 900 - Furniture: Misc Pool Area Furniture | 11,275 | 6 | 2 | | | 11,846 | | | | | | 13,737 | | | | | | | 15,931 |
| Total 12000 - Pool | 119,133 | | | | 19,731 | 18,953 | | 45,084 | 46,388 | 22,324 | | 21,980 | | | 25,257 | | | | 25,490 |
| 14000 - Recreation | | | | | | | | | | | | | | | | | | | |
| 700 - Billiard Table 4 Billiards Room | 23,616 | 25 | 4 | | | | | 26,068 | | | | | | | | | | | |
| Total 14000 - Recreation | 23,616 | | | | | | | 26,068 | | | | | | | | | | | |
| 17000 - Tennis Court | | | | | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current | Life | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|------------------|----------|---------------|------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | Replacement Cost | Useful / | | | | | | | | | | | | | | | |
| 100 - Reseal 43,200 Sq. Ft. [6] Tennis Courts | 27,056 | 4 0 | 27,056 | | | | 29,865 | | | | 32,965 | | | | 36,387 | | |
| 500 - Resurface 43,200 Sq. Ft. [6] Tennis Courts | 121,770 | 21 17 | | | | | | | | | | | | | | | |
| 600 - Lighting 20 Court Lights | 57,400 | 30 6 | | | | | | | 66,566 | | | | | | | | |
| Total 17000 - Tennis Court | 206,226 | | 27,056 | | | | 29,865 | | 66,566 | | 32,965 | | | | 36,387 | | |
| 17500 - Basketball / Sport Court | | | | | | | | | | | | | | | | | |
| 200 - Seal & Striping 3,744 Sq. Ft. [12] Shuffleboard Courts | 9,594 | 8 3 | | | | 10,332 | | | | | | | | 12,588 | | | |
| Total 17500 - Basketball / Sport Court | 9,594 | | | | | 10,332 | | | | | | | | 12,588 | | | |
| 19000 - Fencing | | | | | | | | | | | | | | | | | |
| 120 - Chain Link: 10' 1,710 Lin. Ft. Tennis Court Fence | 61,346 | 30 10 | | | | | | | | | | | 78,528 | | | | |
| Total 19000 - Fencing | 61,346 | | | | | | | | | | | | 78,528 | | | | |
| 20000 - Lighting | | | | | | | | | | | | | | | | | |
| 200 - Pole Lights 15 Walkway Lights | 9,225 | 20 9 | | | | | | | | | | 11,521 | | | | | |
| 500 - Parking Lot 25 Parking Lot Lights (20%) | 12,812 | 5 3 | | | | 13,798 | | | | | 15,611 | | | | | 17,662 | |
| Total 20000 - Lighting | 22,037 | | | | | 13,798 | | | | | 15,611 | 11,521 | | | | 17,662 | |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | | | |
| 204 - HVAC 2 Rooftop Carrier Units- 2006 | 45,100 | 15 4 | | | | | 49,782 | | | | | | | | | | |
| 284 - HVAC 2 Rooftop Carrier Units- 2013 | 16,400 | 15 11 | | | | | | | | | | | | 21,518 | | | |
| 320 - HVAC 2 Rooftop Carrier Units- 2004 | 23,882 | 15 2 | | | 25,092 | | | | | | | | | | | | |
| 352 - HVAC 3 Rooftop Carrier/American Units- 2009 | 22,037 | 15 7 | | | | | | | | 26,196 | | | | | | | |
| 380 - HVAC Rooftop Carrier Unit- 2010 | 12,300 | 15 8 | | | | | | | | | 14,986 | | | | | | |
| 404 - HVAC 4 Rooftop Carrier/American Units- 2008 | 35,875 | 15 6 | | | | | | | | 41,604 | | | | | | | |
| 420 - HVAC Tennis Ramada Carrier Unit- 2007 | 5,125 | 15 5 | | | | | | 5,798 | | | | | | | | | |
| 440 - HVAC 4 Gree HVAC Units- 2012 | 8,200 | 15 10 | | | | | | | | | | | 10,497 | | | | |
| 900 - Miscellaneous Camfil Farr Dust Collector | 10,000 | 15 6 | | | | | | | | 11,597 | | | | | | | |
| Total 23000 - Mechanical Equipment | 178,920 | | | | 25,092 | | 49,782 | 5,798 | 53,201 | 26,196 | 14,986 | | 10,497 | 21,518 | | | |
| 24000 - Furnishings | | | | | | | | | | | | | | | | | |
| 500 - Miscellaneous Auditorium Tables & Chairs | 55,991 | 10 4 | | | | | 61,803 | | | | | | | | | | 79,113 |
| Total 24000 - Furnishings | 55,991 | | | | | | 61,803 | | | | | | | | | | 79,113 |
| 24500 - Audio / Visual | | | | | | | | | | | | | | | | | |
| 220 - PA System Auditorium Bldg | 51,250 | 10 9 | | | | | | | | | | 64,004 | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---------------------|----|---------------|--|---------------|---------------|----------------|---------------|----------------|----------------|----------------|----------------|---------------|----------------|----------------|---------------|----------------|---------------|----------------|
| | Cost | | Remaining | | | | | | | | | | | | | | | | |
| 221 - PA System Auditorium Bldg- 2017 Only[nr:1] | 24,144 | 1 | 0 | | 24,144 | | | | | | | | | | | | | | |
| 400 - Stage Lights Stage Lighting | 9,225 | 20 | 4 | | | | | 10,183 | | | | | | | | | | | |
| 401 - Stage Lights Stage Lighting- 2017 Only[nr:1] | 4,827 | 1 | 0 | | 4,827 | | | | | | | | | | | | | | |
| 600 - Stage Curtains Stage Curtains | 8,764 | 15 | 1 | | | 8,983 | | | | | | | | | | | | | |
| 800 - Stage Risers Located on Stage | 7,301 | 20 | 0 | | 7,301 | | | | | | | | | | | | | | |
| Total 24500 - Audio / Visual | 105,511 | | | | 36,272 | 8,983 | | 10,183 | | | | | | 64,004 | | | | | |
| 24600 - Safety / Access | | | | | | | | | | | | | | | | | | | |
| 200 - Fire Control Misc Fire Alarm System | 38,181 | 20 | 3 | | | | 41,117 | | | | | | | | | | | | |
| Total 24600 - Safety / Access | 38,181 | | | | | | 41,117 | | | | | | | | | | | | |
| 25000 - Flooring | | | | | | | | | | | | | | | | | | | |
| 210 - Carpeting 565 Sq. Yds. West Center Carpet | 18,532 | 10 | 4 | | | | | 20,456 | | | | | | | | | | | 26,185 |
| 410 - Tile 1,618 Sq. Ft. Clubhouse Walls & Floors | 20,688 | 20 | 4 | | | | | 22,835 | | | | | | | | | | | |
| 414 - Tile 682 Sq. Ft. Green Room Dressing & Restrooms | 8,720 | 20 | 0 | | 8,720 | | | | | | | | | | | | | | |
| 600 - Vinyl 1,100 Sq. Yds. West Center Vinyl | 39,462 | 15 | 6 | | | | | | | 45,764 | | | | | | | | | |
| Total 25000 - Flooring | 87,402 | | | | 8,720 | | | 43,291 | | 45,764 | | | | | | | | | 26,185 |
| 26000 - Outdoor Equipment | | | | | | | | | | | | | | | | | | | |
| 840 - Shade Structure 680 Sq. Ft. Pool Shade Structure | 13,600 | 15 | 4 | | | | | 15,012 | | | | | | | | | | | |
| 844 - Shade Structure 755 Sq. Ft. [3] Tennis Court Shade Structures | 15,100 | 15 | 6 | | | | | | | 17,511 | | | | | | | | | |
| Total 26000 - Outdoor Equipment | 28,700 | | | | | | | 15,012 | | 17,511 | | | | | | | | | |
| 27000 - Appliances | | | | | | | | | | | | | | | | | | | |
| 700 - Miscellaneous 25 Kitchen Appliances (10%) | 7,011 | 5 | 1 | | 7,186 | | | | | 8,131 | | | | | | 9,199 | | | |
| Total 27000 - Appliances | 7,011 | | | | 7,186 | | | | | 8,131 | | | | | 9,199 | | | | |
| 30000 - Miscellaneous | | | | | | | | | | | | | | | | | | | |
| 018 - Miscellaneous Camfil Fart Dust Collector | 16,000 | 15 | 6 | | | | | | | 18,555 | | | | | | | | | |
| 240 - Maintenance Equipment 3 Portable Lifts | 30,750 | 20 | 9 | | | | | | | | | | | 38,403 | | | | | |
| Total 30000 - Miscellaneous | 46,750 | | | | | | | | | 18,555 | | | | 38,403 | | | | | |
| Total [West Social Center (WC)] Expenditures Inflated @ 2.50% | | | | | 90,033 | 35,900 | 149,914 | 72,284 | 384,950 | 161,963 | 245,969 | 127,602 | 93,504 | 184,460 | 128,247 | 68,562 | 171,909 | 26,671 | 331,398 |
| 00030 - East Social Center (EC) | | | | | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | | | | | |
| 118 - Asphalt: Sealing 79,662 Sq. Ft. Parking Lot | 16,331 | 5 | 2 | | | 17,157 | | | | | 19,412 | | | | | | 21,963 | | |

See Section VI-b for Excluded Components

| Reserve Component | Current | Life | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|------------------|--------------------|------|------|---------------|-------|---------------|---------------|------|---------------|---------------|------|------|---------------|---------------|------|---------------|
| | Replacement Cost | Useful / Remaining | | | | | | | | | | | | | | | |
| 218 - Asphalt: Ongoing Repairs 79,662 Sq. Ft. Parking Lot (2%) | 5,307 | 5 2 | | | 5,576 | | | | | 6,309 | | | | | 7,138 | | |
| 312 - Asphalt: Overlay w/ Interlayer 51,762 Sq. Ft. West & North Parking Lots | 84,890 | 25 22 | | | | | | | | | | | | | | | |
| 354 - Asphalt: Overlay w/ Interlayer 27,900 Sq. Ft. South Parking Lot | 45,756 | 25 14 | | | | | | | | | | | | | | | 64,652 |
| Total 01000 - Paving | 152,284 | | | | 22,734 | | | | | 25,721 | | | | | 29,101 | | 64,652 |
| 02000 - Concrete | | | | | | | | | | | | | | | | | |
| 406 - Pool Deck 5,661 Sq. Ft. Pool Area Concrete (6%) | 6,963 | 5 2 | | | 7,316 | | | | | 8,277 | | | | | 9,365 | | |
| Total 02000 - Concrete | 6,963 | | | | 7,316 | | | | | 8,277 | | | | 9,365 | | | |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | | | |
| 112 - Stucco 13,905 Sq. Ft. Building Exterior Painting | 14,253 | 10 2 | | | 14,974 | | | | | | | | | | 19,168 | | |
| Total 03000 - Painting: Exterior | 14,253 | | | | 14,974 | | | | | | | | | 19,168 | | | |
| 03500 - Painting: Interior | | | | | | | | | | | | | | | | | |
| 112 - Building 17,350 Sq. Ft. All Interior Spaces | 13,338 | 10 4 | | | | | 14,722 | | | | | | | | | | 18,846 |
| Total 03500 - Painting: Interior | 13,338 | | | | | | 14,722 | | | | | | | | | | 18,846 |
| 04000 - Structural Repairs | | | | | | | | | | | | | | | | | |
| 308 - Trellis Tennis Shade Structure | 12,000 | 15 7 | | | | | | | | 14,264 | | | | | | | |
| Total 04000 - Structural Repairs | 12,000 | | | | | | | | | 14,264 | | | | | | | |
| 05000 - Roofing | | | | | | | | | | | | | | | | | |
| 312 - Low Slope: Vinyl 207 Squares- Building Roof (50%) | 53,044 | 20 5 | | | | | | 60,014 | | | | | | | | | |
| 366 - Low Slope: Vinyl 207 Squares- Building Roof (50%) | 53,044 | 20 8 | | | | | | | | | 64,629 | | | | | | |
| 906 - Miscellaneous 207 Squares- Roof Recoating | 8,487 | 5 2 | | | 8,917 | | | | | 10,088 | | | | | 11,414 | | |
| Total 05000 - Roofing | 114,574 | | | | 8,917 | | | 60,014 | | 10,088 | 64,629 | | | | 11,414 | | |
| 08000 - Rehab | | | | | | | | | | | | | | | | | |
| 206 - Bathrooms 2 Locker Rooms | 54,735 | 20 5 | | | | | | 61,928 | | | | | | | | | |
| 312 - Restrooms 2 Lobby Restrooms | 19,475 | 20 5 | | | | | | 22,034 | | | | | | | | | |
| Total 08000 - Rehab | 74,210 | | | | | | | 83,962 | | | | | | | | | |
| 12000 - Pool | | | | | | | | | | | | | | | | | |
| 106 - Resurface 165 Lin. Ft. Pool | 21,986 | 12 4 | | | | | 24,269 | | | | | | | | | | |
| 400 - ADA Chair Lift 2 Pool & Spa ADA Chairs | 9,020 | 10 3 | | | | 9,714 | | | | | | | | | 12,434 | | |
| 606 - Deck: Re-Surface 5,661 Sq. Ft. Pool Area Decking | 43,519 | 15 4 | | | | | 48,037 | | | | | | | | | | |
| 706 - Equipment: Replacement Pool & Spa Equipment (50%) | 14,944 | 5 2 | | | 15,701 | | | | | 17,764 | | | | | 20,099 | | |
| 906 - Furniture: Misc Pool Area Furnishings | 7,175 | 6 2 | | | 7,538 | | | | | | 8,742 | | | | | | 10,138 |

See Section VI-b for Excluded Components

Prepared for the 2018 Fiscal Year

| Reserve Component | Current Replacement | | Life Useful / | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---------------------|----|---------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | Cost | | | | | | | | | | | | | | | | | |
| Total 12000 - Pool | 96,645 | | | | | 23,239 | 9,714 | 72,305 | | | 17,764 | 8,742 | | | | 20,099 | 12,434 | 10,138 |
| 14000 - Recreation | | | | | | | | | | | | | | | | | | |
| 200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%) | 20,910 | 1 | 1 | | 21,433 | 21,969 | 22,518 | 23,081 | 23,658 | 24,249 | 24,855 | 25,477 | 26,114 | 26,767 | 27,436 | 28,122 | 28,825 | 29,545 |
| 201 - Exercise: Cardio Equipment Fitness Room Cardio Machines- 2017 Only[nr:1] | 24,827 | 1 | 0 | 24,827 | | | | | | | | | | | | | | |
| 300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%) | 5,473 | 1 | 0 | 5,473 | 5,610 | 5,750 | 5,894 | 6,041 | 6,192 | 6,347 | 6,506 | 6,668 | 6,835 | 7,006 | 7,181 | 7,361 | 7,545 | 7,733 |
| 720 - Billiard Table 2 Billiards Room | 11,787 | 25 | 12 | | | | | | | | | | | | | 15,853 | | |
| Total 14000 - Recreation | 62,997 | | | 30,300 | 27,043 | 27,719 | 28,412 | 29,122 | 29,850 | 30,596 | 31,361 | 32,145 | 32,949 | 33,772 | 34,617 | 51,335 | 36,369 | 37,278 |
| 17000 - Tennis Court | | | | | | | | | | | | | | | | | | |
| 110 - Reseal 14,400 Sq. Ft. [2] Tennis Courts | 13,284 | 4 | 1 | | 13,616 | | | | 15,030 | | | | 16,590 | | | | | 18,312 |
| 510 - Resurface 14,400 Sq. Ft. [2] Tennis Courts | 40,590 | 21 | 10 | | | | | | | | | | | 51,959 | | | | |
| 700 - Screen Pickleball Windscreens | 2,000 | 5 | 3 | | | | 2,154 | | | | | 2,437 | | | | | | 2,757 |
| Total 17000 - Tennis Court | 55,874 | | | | 13,616 | | 2,154 | | 15,030 | | | 2,437 | 16,590 | 51,959 | | | | 21,069 |
| 17500 - Basketball / Sport Court | | | | | | | | | | | | | | | | | | |
| 210 - Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts | 14,142 | 2 | 2 | | | 14,858 | | 15,610 | | 16,400 | | 17,231 | | 18,103 | | 19,019 | | 19,982 |
| 211 - Seal & Striping [7] Pickleball Courts- 2017 Only[nr:1] | 5,199 | 1 | 0 | 5,199 | | | | | | | | | | | | | | |
| 400 - Overlay 8,840 Sq. Ft. [4] Pickleball Courts | 24,918 | 21 | 19 | | | | | | | | | | | | | | | |
| 430 - Overlay 6,490 Sq. Ft. [3] Pickleball Courts | 18,294 | 21 | 12 | | | | | | | | | | | | | 24,603 | | |
| Total 17500 - Basketball / Sport Court | 62,552 | | | 5,199 | | 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 | 17,896 | 30 | 28 | | | | | | | | | | | | | | | |
| 130 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence | 19,926 | 30 | 14 | | | | | | | | | | | | | | | 28,155 |
| 200 - Wrought Iron: 5' 415 Lin. Ft. Pool Perimeter Fence | 14,463 | 30 | 9 | | | | | | | | | | 18,062 | | | | | |
| Total 19000 - Fencing | 52,285 | | | | | | | | | | | | 18,062 | | | | | 28,155 |
| 20000 - Lighting | | | | | | | | | | | | | | | | | | |
| 510 - Parking Lot 7 Parking Lot Lights | 17,937 | 30 | 4 | | | | | 19,800 | | | | | | | | | | |
| Total 20000 - Lighting | 17,937 | | | | | | | 19,800 | | | | | | | | | | |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | | | | |
| 288 - HVAC 4 Rooftop Carrier Units- 2001 | 20,807 | 15 | 1 | | 21,328 | | | | | | | | | | | | | |
| 324 - HVAC Rooftop Carrier Unit- 2009 | 12,300 | 15 | 7 | | | | | | | | 14,621 | | | | | | | |
| 356 - HVAC Rooftop Carrier Unit- 2006 | 12,300 | 15 | 4 | | | | | 13,577 | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current | | Life | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|------------------|--------------------|------|---------------|---------------|----------------|---------------|----------------|----------------|---------------|----------------|----------------|---------------|----------------|---------------|----------------|---------------|----------------|
| | Replacement Cost | Useful / Remaining | | | | | | | | | | | | | | | | |
| 384 - HVAC Rooftop Carrier Unit- 2008 | 12,300 | 15 | 6 | | | | | | | 14,264 | | | | | | | | |
| 408 - HVAC 5 Rooftop Carrier Units- 2011 | 25,420 | 15 | 9 | | | | | | | | | | 31,746 | | | | | |
| 424 - HVAC 2 Rooftop Carrier Units- 2002 | 8,200 | 15 | 1 | | 8,405 | | | | | | | | | | | | | |
| Total 23000 - Mechanical Equipment | 91,327 | | | | 29,733 | | 13,577 | | | 14,264 | 14,621 | | 31,746 | | | | | |
| 24000 - Furnishings | | | | | | | | | | | | | | | | | | |
| 520 - Miscellaneous Folding Tables & Chairs | 27,162 | 10 | 5 | | | | | | 30,732 | | | | | | | | | |
| 521 - Miscellaneous Folding Tables & Chairs- 2017 Only[nr:1] | 5,188 | 1 | 0 | 5,188 | | | | | | | | | | | | | | |
| Total 24000 - Furnishings | 32,350 | | | 5,188 | | | | | 30,732 | | | | | | | | | |
| 24500 - Audio / Visual | | | | | | | | | | | | | | | | | | |
| 300 - PA System Sound Rack- Sound System | 6,842 | 20 | 14 | | | | | | | | | | | | | | | 9,668 |
| 740 - Piano East Auditorium- Upright Piano | 8,742 | 25 | 13 | | | | | | | | | | | | | | 12,051 | |
| Total 24500 - Audio / Visual | 15,584 | | | | | | | | | | | | | | | | 12,051 | 9,668 |
| 25000 - Flooring | | | | | | | | | | | | | | | | | | |
| 220 - Carpeting 850 Sq. Yds. East Center Carpet | 27,880 | 10 | 4 | | | | | 30,774 | | | | | | | | | | 39,394 |
| 420 - Tile 4,000 Sq. Ft. Clubhouse Walls & Floors | 41,000 | 20 | 4 | | | | | 45,256 | | | | | | | | | | |
| 610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen | 5,740 | 15 | 4 | | | | | 6,336 | | | | | | | | | | |
| Total 25000 - Flooring | 74,620 | | | | | | | 82,367 | | | | | | | | | | 39,394 |
| 27000 - Appliances | | | | | | | | | | | | | | | | | | |
| 720 - Miscellaneous 8 Kitchen Appliances | 15,047 | 12 | 5 | | | | | | 17,024 | | | | | | | | | |
| Total 27000 - Appliances | 15,047 | | | | | | | | 17,024 | | | | | | | | | |
| Total [East Social Center (EC)] Expenditures Inflated @ 2.50% | | | | 40,687 | 70,391 | 119,756 | 40,279 | 247,503 | 236,612 | 61,261 | 122,097 | 125,183 | 99,347 | 103,834 | 34,617 | 184,104 | 81,923 | 228,113 |
| 00040 - Las Campanas (LC) | | | | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | | | | |
| 124 - Asphalt: Sealing 70,468 Sq. Ft. Parking Lot | 14,995 | 5 | 0 | 14,995 | | | | | 16,965 | | | | 19,195 | | | | | |
| 224 - Asphalt: Ongoing Repairs 70,468 Sq. Ft. Parking Lot (3%) | 5,869 | 5 | 5 | | | | | | 6,640 | | | | 7,512 | | | | | |
| 318 - Asphalt: Overlay w/ Interlayer 26,000 Sq. Ft. North Parking Lot | 42,640 | 25 | 4 | | | | | 47,067 | | | | | | | | | | |
| 364 - Asphalt: Overlay w/ Interlayer 44,468 Sq. Ft. East Parking Lot | 72,928 | 25 | 18 | | | | | | | | | | | | | | | |
| Total 01000 - Paving | 136,431 | | | 14,995 | | | | 47,067 | 23,605 | | | | 26,707 | | | | | |
| 02000 - Concrete | | | | | | | | | | | | | | | | | | |
| 412 - Pool Deck 4,731 Sq. Ft. Pool Area Concrete (7.5%) | 7,274 | 5 | 2 | | 7,642 | | | | | 8,646 | | | | | | | 9,783 | |
| Total 02000 - Concrete | 7,274 | | | | 7,642 | | | | | 8,646 | | | | | | | 9,783 | |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---------------------|-----------|---------------|-------|--------|--------|--------|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | Cost | Remaining | | | | | | | | | | | | | | | | | |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | | | | | |
| 118 - Stucco | 18,634 | 10 | 4 | | | | | 20,569 | | | | | | | | | | | 26,330 |
| 18,180 Sq. Ft. Exterior Building Surfaces | | | | | | | | | | | | | | | | | | | |
| Total 03000 - Painting: Exterior | 18,634 | | | | | | | 20,569 | | | | | | | | | | | 26,330 |
| 03500 - Painting: Interior | | | | | | | | | | | | | | | | | | | |
| 118 - Building | 16,836 | 10 | 4 | | | | | 18,583 | | | | | | | | | | | 23,788 |
| 21,900 Sq. Ft. All Interior Spaces | | | | | | | | | | | | | | | | | | | |
| Total 03500 - Painting: Interior | 16,836 | | | | | | | 18,583 | | | | | | | | | | | 23,788 |
| 05000 - Roofing | | | | | | | | | | | | | | | | | | | |
| 318 - Low Slope: Vinyl | 101,475 | 20 | 4 | | | | | 112,009 | | | | | | | | | | | |
| 198 Squares- Clubhouse & Racquetball Roof | | | | | | | | | | | | | | | | | | | |
| 912 - Miscellaneous | 8,118 | 5 | 2 | | | 8,529 | | | | | 9,650 | | | | | | 10,918 | | |
| 198 Squares- Roof Recoating | | | | | | | | | | | | | | | | | | | |
| Total 05000 - Roofing | 109,593 | | | | | 8,529 | | 112,009 | | | 9,650 | | | | | | 10,918 | | |
| 08000 - Rehab | | | | | | | | | | | | | | | | | | | |
| 212 - Bathrooms | 48,175 | 20 | 4 | | | | | 53,176 | | | | | | | | | | | |
| 2 Locker Rooms | | | | | | | | | | | | | | | | | | | |
| 216 - Bathrooms | 25,000 | 20 | 10 | | | | | | | | | | | | 32,002 | | | | |
| Hallway Restroom | | | | | | | | | | | | | | | | | | | |
| 318 - Restrooms | 12,556 | 20 | 2 | | | 13,192 | | | | | | | | | | | | | |
| 2 Racquetball Court Restrooms | | | | | | | | | | | | | | | | | | | |
| 406 - Kitchen | 7,175 | 1 | 1 | | 7,354 | 7,538 | 7,727 | 7,920 | 8,118 | 8,321 | 8,529 | 8,742 | 8,961 | 9,185 | 9,414 | 9,650 | 9,891 | 10,138 | |
| Clubhouse Kitchen | | | | | | | | | | | | | | | | | | | |
| 560 - Operable Wall/Partition | 46,494 | 25 | 16 | | | | | | | | | | | | | | | | |
| 1,296 Sq. Ft. [2] Agave | | | | | | | | | | | | | | | | | | | |
| Total 08000 - Rehab | 139,400 | | | | 7,354 | 20,730 | 7,727 | 61,096 | 8,118 | 8,321 | 8,529 | 8,742 | 8,961 | 41,187 | 9,414 | 9,650 | 9,891 | 10,138 | |
| 12000 - Pool | | | | | | | | | | | | | | | | | | | |
| 112 - Resurface | 37,884 | 12 | 5 | | | | | | 42,862 | | | | | | | | | | |
| 264 Lin. Ft. Pool | | | | | | | | | | | | | | | | | | | |
| 406 - ADA Chair Lift | 9,020 | 10 | 4 | | | | | 9,956 | | | | | | | | | | | 12,745 |
| 2 Pool & Spa ADA Chairs | | | | | | | | | | | | | | | | | | | |
| 612 - Deck: Re-Surface | 36,370 | 15 | 4 | | | | | 40,145 | | | | | | | | | | | |
| 4,731 Sq. Ft. Pool Area Decking | | | | | | | | | | | | | | | | | | | |
| 712 - Equipment: Replacement | 19,249 | 5 | 1 | | 19,731 | | | | | 22,324 | | | | | | 25,257 | | | |
| Pool & Spa Equipment (50%) | | | | | | | | | | | | | | | | | | | |
| 713 - Equipment: Replacement | 1,829 | 1 | 0 | 1,829 | | | | | | | | | | | | | | | |
| Pool & Spa Equipment- 2017 Only[nr:1] | | | | | | | | | | | | | | | | | | | |
| 806 - Cover | 7,441 | 6 | 2 | | | 7,818 | | | | | 9,067 | | | | | | | | 10,515 |
| 4,400 Sq. Ft. Pool Cover | | | | | | | | | | | | | | | | | | | |
| 912 - Furniture: Misc | 7,775 | 6 | 2 | | | 8,168 | | | | | 9,473 | | | | | | | | 10,985 |
| Pool Area Furniture | | | | | | | | | | | | | | | | | | | |
| Total 12000 - Pool | 119,568 | | | | 1,829 | 19,731 | 15,986 | 50,102 | 42,862 | 22,324 | 18,539 | | | | 25,257 | | | | 34,245 |
| 14000 - Recreation | | | | | | | | | | | | | | | | | | | |
| 210 - Exercise: Cardio Equipment | 23,370 | 1 | 1 | | 23,954 | 24,553 | 25,167 | 25,796 | 26,441 | 27,102 | 27,780 | 28,474 | 29,186 | 29,916 | 30,663 | 31,430 | 32,216 | 33,021 | |
| 19 Fitness Center Cardio Machines (20%) | | | | | | | | | | | | | | | | | | | |
| 211 - Exercise: Cardio Equipment | 2,565 | 1 | 0 | 2,565 | | | | | | | | | | | | | | | |
| Fitness Center Cardio Machines- 2017 Only[nr:1] | | | | | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|---------------------|----|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | Cost | | Remaining | | | | | | | | | | | | | | | | |
| 310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%) | 6,970 | 1 | 1 | | | 7,144 | 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 |
| 311 - Exercise: Strength Equipment Fitness Center Strength Machines- 2017 Only[nr:1] | 4,727 | 1 | 0 | 4,727 | | | | | | | | | | | | | | | |
| Total 14000 - Recreation | 37,632 | | | 7,292 | 31,098 | 31,876 | 32,673 | 33,490 | 34,327 | 35,185 | 36,065 | 36,966 | 37,891 | 38,838 | 39,809 | 40,804 | 41,824 | 42,870 | |
| 17000 - Tennis Court | | | | | | | | | | | | | | | | | | | |
| 120 - Reseal 14,000 Sq. Ft. [2] Tennis Courts | 12,915 | 7 | 2 | | | 13,569 | | | | | | | | 16,129 | | | | | |
| 520 - Resurface 14,000 Sq. Ft. [2] Tennis Courts | 39,462 | 21 | 9 | | | | | | | | | | | 49,283 | | | | | |
| Total 17000 - Tennis Court | 52,377 | | | 13,569 | | | | | | | | | 65,412 | | | | | | |
| 19000 - Fencing | | | | | | | | | | | | | | | | | | | |
| 140 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence | 19,372 | 30 | 14 | | | | | | | | | | | | | | | | 27,373 |
| 210 - Wrought Iron: 5' 315 Lin. Ft. Pool Area Fencing | 10,978 | 30 | 10 | | | | | | | | | | | | 14,052 | | | | |
| 211 - Wrought Iron: 5' Pool Area Fencing- 2017 Only[nr:1] | 1,350 | 1 | 0 | 1,350 | | | | | | | | | | | | | | | |
| Total 19000 - Fencing | 31,700 | | | 1,350 | | | | | | | | | | 14,052 | | | | | 27,373 |
| 20000 - Lighting | | | | | | | | | | | | | | | | | | | |
| 520 - Parking Lot 8 North Parking Lot Lights | 20,500 | 30 | 10 | | | | | | | | | | | | 26,242 | | | | |
| 560 - Parking Lot 13 East Parking Lot Lights | 33,312 | 30 | 23 | | | | | | | | | | | | | | | | |
| Total 20000 - Lighting | 53,812 | | | | | | | | | | | | | 26,242 | | | | | |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | | | | | |
| 212 - HVAC 11 Rooftop Trane Units- 2008 | 89,329 | 15 | 6 | | | | | | | 103,594 | | | | | | | | | |
| 292 - HVAC 4 Rooftop Carrier Units- 2010 | 29,622 | 15 | 8 | | | | | | | | | | 36,092 | | | | | | |
| 328 - HVAC Rooftop Carrier Unit- 2014 | 5,125 | 15 | 12 | | | | | | | | | | | | | | | 6,893 | |
| Total 23000 - Mechanical Equipment | 124,076 | | | | | | | | | 103,594 | | | 36,092 | | | | | 6,893 | |
| 24500 - Audio / Visual | | | | | | | | | | | | | | | | | | | |
| 740 - Piano Ocotillo Room- Studio Piano | 10,339 | 25 | 12 | | | | | | | | | | | | | | | | 13,905 |
| 800 - Stage Risers 2 Ocotillo Room- older | 7,310 | 20 | 12 | | | | | | | | | | | | | | | | 9,832 |
| 800 - Stage Risers 4 Ocotillo Room- new | 21,705 | 20 | 1 | | 22,247 | | | | | | | | | | | | | | |
| 820 - Stage Curtains 2 Ocotillo Room | 7,310 | 20 | 12 | | | | | | | | | | | | | | | | 9,832 |
| 900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop | 15,230 | 10 | 2 | | | 16,001 | | | | | | | | | | | | | 20,483 |
| Total 24500 - Audio / Visual | 61,894 | | | 22,247 | 16,001 | | | | | | | | | | | | | | 54,051 |
| 24600 - Safety / Access | | | | | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current | | Life | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|------------------|--------------------|------|--------|--------|---------|--------|---------|---------|---------|--------|---------|---------|---------|--------|---------|--------|---------|
| | Replacement Cost | Useful / Remaining | | | | | | | | | | | | | | | | |
| 210 - Fire Control Misc Fire Alarm System | 16,272 | 20 | 4 | | | | | 17,961 | | | | | | | | | | |
| Total 24600 - Safety / Access | 16,272 | | | | | | | 17,961 | | | | | | | | | | |
| 25000 - Flooring | | | | | | | | | | | | | | | | | | |
| 230 - Carpeting 430 Sq. Yds. Clubhouse Carpet | 13,760 | 10 | 4 | | | | | 15,188 | | | | | | | | | | 19,443 |
| 236 - Carpeting 150 Sq. Yds. Juniper Room Only | 4,765 | 10 | 0 | 4,765 | | | | | | | | | 6,100 | | | | | |
| 430 - Tile 3,050 Sq. Ft. Clubhouse Walls & Floors | 31,262 | 20 | 4 | | | | | 34,508 | | | | | | | | | | |
| 620 - Vinyl 540 Sq. Yds. Clubhouse | 19,372 | 15 | 4 | | | | | 21,384 | | | | | | | | | | |
| 700 - Hardwood Floors 1,600 Sq. Ft. Racquetball Court- Replace | 22,960 | 25 | 12 | | | | | | | | | | | | 30,879 | | | |
| 740 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Replace | 44,972 | 40 | 31 | | | | | | | | | | | | | | | |
| 770 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Refinish | 17,989 | 10 | 4 | | | | | 19,856 | | | | | | | | | | 25,418 |
| Total 25000 - Flooring | 155,081 | | | 4,765 | | | | 90,936 | | | | | 6,100 | | 30,879 | | | 44,860 |
| 27000 - Appliances | | | | | | | | | | | | | | | | | | |
| 800 - Miscellaneous 14 Kitchen Appliances | 44,126 | 12 | 5 | | | | | 49,925 | | | | | | | | | | |
| Total 27000 - Appliances | 44,126 | | | | | | | 49,925 | | | | | | | | | | |
| Total [Las Campanas (LC)] Expenditures Inflated @ 2.50% | | | | 30,231 | 80,431 | 114,334 | 40,400 | 451,813 | 158,837 | 169,423 | 62,890 | 100,340 | 112,263 | 153,126 | 74,480 | 162,976 | 51,715 | 209,604 |
| 00050 - Desert Hills (DH) | | | | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | | | | |
| 130 - Asphalt: Sealing 104,016 Sq. Ft. Drives & Parking | 21,323 | 5 | 3 | | | | 22,963 | | | | | 25,980 | | | | | | 29,394 |
| 230 - Asphalt: Ongoing Repairs 104,016 Sq. Ft. Drives & Parking (3%) | 8,663 | 5 | 3 | | | | 9,329 | | | | | 10,555 | | | | | | 11,941 |
| 324 - Asphalt: Overlay w/ Interlayer 104,016 Sq. Ft. Drives & Parking | 170,586 | 25 | 22 | | | | | | | | | | | | | | | |
| Total 01000 - Paving | 200,572 | | | | | | 32,291 | | | | | 36,535 | | | | | | 41,336 |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | | | | |
| 124 - Stucco 30,135 Sq. Ft. Exterior Building Surfaces | 30,888 | 10 | 4 | | | | | 34,095 | | | | | | | | | | 43,644 |
| 125 - Stucco Exterior Building Surfaces- 2017 Only[nr:1] | 5,200 | 1 | 0 | 5,200 | | | | | | | | | | | | | | |
| Total 03000 - Painting: Exterior | 36,088 | | | 5,200 | | | | 34,095 | | | | | | | | | | 43,644 |
| 03500 - Painting: Interior | | | | | | | | | | | | | | | | | | |
| 124 - Building 26,950 Sq. Ft. All Interior Spaces | 20,718 | 10 | 4 | | | | | 22,869 | | | | | | | | | | 29,274 |
| Total 03500 - Painting: Interior | 20,718 | | | | | | | 22,869 | | | | | | | | | | 29,274 |
| 04500 - Decking/Balconies | | | | | | | | | | | | | | | | | | |
| 200 - Resurface 1,778 Sq. Ft. Second Floor Deck | 10,935 | 18 | 2 | | | 11,488 | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement Cost | Life Useful / | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|--------------------------|---------------|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| | | | | | | | | | | | | | | | | | |
| Total 04500 - Decking/Balconies | 10,935 | | | | 11,488 | | | | | | | | | | | | |
| 05000 - Roofing | | | | | | | | | | | | | | | | | |
| 324 - Low Slope: Vinyl 137 Squares- Roof Replacement | 70,212 | 20 9 | | | | | | | | | | 87,686 | | | | | |
| 918 - Miscellaneous 137 Squares- Roof Recoating | 5,617 | 10 9 | | | | | | | | | | 7,015 | | | | | |
| Total 05000 - Roofing | 75,829 | | | | | | | | | | | 94,701 | | | | | |
| 08000 - Rehab | | | | | | | | | | | | | | | | | |
| 218 - Bathrooms 2 Locker Rooms | 35,875 | 28 2 | | | 37,691 | | | | | | | | | | | | |
| 220 - Bathrooms Add Companion Bathroom | 15,000 | 20 6 | | | | | | | 17,395 | | | | | | | | |
| 324 - Restrooms 2 Auditorium Lobby Restrooms | 12,095 | 20 4 | | | | 13,351 | | | | | | | | | | | |
| 466 - Cabinets 40 Lin. Ft. Countertops & Cabinets | 26,240 | 20 9 | | | | | | | | | | 32,770 | | | | | |
| 570 - Operable Wall/Partition 770 Sq. Ft. [4] Room Dividers | 31,570 | 21 17 | | | | | | | | | | | | | | | |
| Total 08000 - Rehab | 120,780 | | | | 37,691 | 13,351 | | 17,395 | | | | 32,770 | | | | | |
| 12000 - Pool | | | | | | | | | | | | | | | | | |
| 118 - Resurface 260 Lin. Ft. Pool | 37,310 | 12 6 | | | | | | 43,268 | | | | | | | | | |
| 618 - Deck: Re-Surface 5,981 Sq. Ft. Pool Area Decking | 175,000 | 25 0 | 175,000 | | | | | | | | | | | | | | |
| 718 - Equipment: Replacement Pool & Spa Equipment (50%) | 22,017 | 5 1 | | 22,567 | | | | | 25,533 | | | | | 28,888 | | | |
| 812 - Cover 3,870 Sq. Ft. Pool Cover | 6,545 | 6 2 | | | 6,876 | | | | | | 7,975 | | | | | | 9,248 |
| 918 - Furniture: Misc Pool Area Furniture | 10,762 | 6 2 | | | 11,307 | | | | | | 13,113 | | | | | | 15,207 |
| Total 12000 - Pool | 251,635 | | 175,000 | 22,567 | 18,184 | | | 68,801 | | 21,088 | | | | 28,888 | | | 24,455 |
| 14000 - Recreation | | | | | | | | | | | | | | | | | |
| 220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 15,990 | 1 1 | | 16,390 | 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 |
| 221 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 25,694 | 1 0 | 25,694 | | | | | | | | | | | | | | |
| 320 - Exercise: Strength Equipment Fitness Center Strength Machines- 12 Pieces | 4,120 | 3 0 | 4,120 | | | 4,437 | | | 4,778 | | | 5,145 | | | 5,541 | | |
| 740 - Billiard Table 5 Billiards Room | 40,000 | 25 4 | | | | | 44,153 | | | | | | | | | | |
| Total 14000 - Recreation | 85,804 | | 29,814 | 16,390 | 16,799 | 21,656 | 61,802 | 18,091 | 23,321 | 19,007 | 19,482 | 25,115 | 20,469 | 20,980 | 27,046 | 22,042 | 22,593 |
| 17000 - Tennis Court | | | | | | | | | | | | | | | | | |
| 130 - Reseal 28,800 Sq. Ft. [4] Tennis Courts | 26,568 | 4 1 | | 27,232 | | | | 30,059 | | | | 33,180 | | | | 36,624 | |
| 530 - Resurface 28,800 Sq. Ft. [4] Tennis Courts | 81,180 | 21 14 | | | | | | | | | | | | | | | 114,705 |
| 700 - Screen Tennis Wind Screens | 2,000 | 4 2 | | | 2,101 | | | | 2,319 | | | | 2,560 | | | | 2,826 |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement Cost | Life Useful / | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|--------------------------|---------------|--------|--------|-------|--------|--------|--------|-------|--------|------|--------|--------|--------|------|--------|---------|
| | | | | | | | | | | | | | | | | | |
| Total 17000 - Tennis Court | 109,748 | | | 27,232 | 2,101 | | | 30,059 | 2,319 | | | 33,180 | 2,560 | | | 36,624 | 117,531 |
| 17500 - Basketball / Sport Court | | | | | | | | | | | | | | | | | |
| 410 - Overlay 2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing | 6,396 | 8 3 | | | | 6,888 | | | | | | | | 8,392 | | | |
| Total 17500 - Basketball / Sport Court | 6,396 | | | | | 6,888 | | | | | | | | 8,392 | | | |
| 19000 - Fencing | | | | | | | | | | | | | | | | | |
| 150 - Chain Link: 10' 960 Lin. Ft. Tennis Court Fence | 34,440 | 30 14 | | | | | | | | | | | | | | | 48,663 |
| Total 19000 - Fencing | 34,440 | | | | | | | | | | | | | | | | 48,663 |
| 20000 - Lighting | | | | | | | | | | | | | | | | | |
| 210 - Pole Lights 7 Walkway Lights | 7,175 | 20 9 | | | | | | | | | | 8,961 | | | | | |
| 530 - Parking Lot 11 Parking Lot Lights | 25,369 | 30 9 | | | | | | | | | | 31,682 | | | | | |
| Total 20000 - Lighting | 32,544 | | | | | | | | | | | 40,643 | | | | | |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | | | |
| 216 - HVAC 4 Rooftop Carrier Units- 2005 | 23,780 | 15 3 | | | | 25,608 | | | | | | | | | | | |
| 296 - HVAC 3 Rooftop Carrier Units- 2007 | 15,990 | 15 5 | | | | | | 18,091 | | | | | | | | | |
| 332 - HVAC 3 Rooftop Carrier Units- 2009 | 19,475 | 15 7 | | | | | | | | 23,150 | | | | | | | |
| 360 - HVAC Rooftop Carrier Unit- 2000 | 5,125 | 15 1 | | 5,253 | | | | | | | | | | | | | |
| 388 - HVAC 3 Rooftop Carrier Units- 2013 | 17,015 | 15 11 | | | | | | | | | | | 22,325 | | | | |
| 412 - HVAC Rooftop Carrier Unit- 2004 | 5,125 | 15 2 | | | 5,384 | | | | | | | | | | | | |
| 428 - HVAC Rooftop Carrier Unit- 2002 | 9,225 | 15 1 | | 9,456 | | | | | | | | | | | | | |
| 444 - HVAC Rooftop Carrier Unit- 2003 | 5,125 | 15 1 | | 5,253 | | | | | | | | | | | | | |
| Total 23000 - Mechanical Equipment | 100,860 | | | 19,962 | 5,384 | 25,608 | | 18,091 | | 23,150 | | | | 22,325 | | | |
| 24000 - Furnishings | | | | | | | | | | | | | | | | | |
| 540 - Miscellaneous Folding Tables & Chairs | 22,960 | 10 4 | | | | | 25,344 | | | | | | | | | | 32,442 |
| 541 - Miscellaneous Folding Tables & Chairs- 2017 Only[nr:1] | 12,587 | 1 0 | 12,587 | | | | | | | | | | | | | | |
| Total 24000 - Furnishings | 35,547 | | 12,587 | | | | 25,344 | | | | | | | | | | 32,442 |
| 24500 - Audio / Visual | | | | | | | | | | | | | | | | | |
| 300 - PA System Sound Rack- Sound System | 11,174 | 20 13 | | | | | | | | | | | | | | | 15,403 |
| 740 - Piano Stage- Upright Piano | 10,087 | 25 13 | | | | | | | | | | | | | | | 13,905 |
| 820 - Stage Curtains 2 Stage Curtains | 14,081 | 20 10 | | | | | | | | | | 18,025 | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---------------------|----|---------------|-------|---------|--------|---------|--------|---------|--------|---------|--------|--------|---------|--------|--------|--------|---------|---------|
| | Cost | | | | | | | | | | | | | | | | | | |
| 900 - Miscellaneous Stage- Electric Screen | 8,193 | 20 | 1 | | 8,398 | | | | | | | | | | | | | | |
| Total 24500 - Audio / Visual | 43,534 | | | | 8,398 | | | | | | | | | | 18,025 | | | 29,308 | |
| 24600 - Safety / Access | | | | | | | | | | | | | | | | | | | |
| 220 - Fire Control Misc Fire Alarm System | 15,887 | 20 | 4 | | | | | 17,537 | | | | | | | | | | | |
| 221 - Fire Control Misc Fire Alarm System- 2017 Only[nr:1] | 4,164 | 1 | 0 | 4,164 | | | | | | | | | | | | | | | |
| Total 24600 - Safety / Access | 20,051 | | | 4,164 | | | | 17,537 | | | | | | | | | | | |
| 25000 - Flooring | | | | | | | | | | | | | | | | | | | |
| 240 - Carpeting 970 Sq. Yds. Clubhouse Carpet | 31,816 | 10 | 2 | | | 33,427 | | | | | | | | | | | | 42,789 | |
| 440 - Tile 975 Sq. Ft. Clubhouse Walls & Floors | 9,994 | 20 | 4 | | | | | 11,031 | | | | | | | | | | | |
| 630 - Vinyl 650 Sq. Yds. Clubhouse Vinyl (33%) | 5,774 | 15 | 6 | | | | | | | 6,696 | | | | | | | | | |
| 710 - Hardwood Floors 500 Sq. Ft. Stage- Replace | 7,687 | 50 | 14 | | | | | | | | | | | | | | | | 10,862 |
| Total 25000 - Flooring | 55,271 | | | | | 33,427 | | 11,031 | | 6,696 | | | | | | | | 42,789 | 10,862 |
| 27000 - Appliances | | | | | | | | | | | | | | | | | | | |
| 740 - Miscellaneous 16 Kitchen Appliances | 33,000 | 20 | 9 | | | | | | | | | | | 41,212 | | | | | |
| Total 27000 - Appliances | 33,000 | | | | | | | | | | | | | 41,212 | | | | | |
| Total [Desert Hills (DH)] Expenditures Inflated @ 2.50% | | | | | 226,765 | 94,549 | 125,075 | 86,444 | 186,028 | 66,242 | 118,534 | 42,157 | 77,105 | 267,620 | 41,054 | 80,586 | 69,835 | 129,310 | 329,465 |
| 00060 - Canoa Hills (CH) | | | | | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | | | | | |
| 136 - Asphalt: Sealing 67,354 Sq. Ft. Parking Lot | 13,808 | 5 | 2 | | | 14,507 | | | | | 16,413 | | | | | | | 18,570 | |
| 236 - Asphalt: Ongoing Repairs 67,354 Sq. Ft. Parking Lot (3%) | 4,400 | 5 | 0 | 4,400 | | | | | 4,978 | | | | | | 5,632 | | | | |
| 330 - Asphalt: Overlay w/ Interlayer 67,354 Sq. Ft. Parking Lot | 110,461 | 25 | 1 | | 113,222 | | | | | | | | | | | | | | |
| Total 01000 - Paving | 128,668 | | | 4,400 | 113,222 | 14,507 | | | 4,978 | | 16,413 | | | | 5,632 | | | 18,570 | |
| 02000 - Concrete | | | | | | | | | | | | | | | | | | | |
| 424 - Pool Deck 5,950 Sq. Ft. Pool Area Concrete (6%) | 7,318 | 5 | 3 | | | | 7,881 | | | | | | 8,917 | | | | | | 10,089 |
| 425 - Pool Deck Pool Area Concrete- 2017 Only[nr:1] | 2,073 | 1 | 0 | 2,073 | | | | | | | | | | | | | | | |
| Total 02000 - Concrete | 9,391 | | | 2,073 | | | 7,881 | | | | | | 8,917 | | | | | | 10,089 |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | | | | | |
| 130 - Stucco 10,940 Sq. Ft. Clubhouse Exterior | 22,427 | 10 | 4 | | | | | 24,755 | | | | | | | | | | | 31,689 |
| Total 03000 - Painting: Exterior | 22,427 | | | | | | | 24,755 | | | | | | | | | | | 31,689 |
| 03500 - Painting: Interior | | | | | | | | | | | | | | | | | | | |
| 130 - Building 22,750 Sq. Ft. All Interior Spaces | 17,489 | 10 | 4 | | | | | 19,305 | | | | | | | | | | | 24,712 |
| Total 03500 - Painting: Interior | 17,489 | | | | | | | 19,305 | | | | | | | | | | | 24,712 |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|---------------------|-----------|---------------|--|--------|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| | Cost | Remaining | | | | | | | | | | | | | | | | | |
| 05000 - Roofing | | | | | | | | | | | | | | | | | | | |
| 330 - Low Slope: Vinyl 227 Squares- Building Roof | 116,337 | 20 | 13 | | | | | | | | | | | | | | | | 160,373 |
| 924 - Miscellaneous 227 Squares- Roof Recoating | 9,307 | 5 | 3 | | | | 10,023 | | | | | | 11,340 | | | | | | 12,830 |
| Total 05000 - Roofing | 125,644 | | | | | | 10,023 | | | | | | 11,340 | | | | | | 173,202 |
| 08000 - Rehab | | | | | | | | | | | | | | | | | | | |
| 224 - Bathrooms 2 Locker Rooms | 83,537 | 20 | 1 | | | 85,626 | | | | | | | | | | | | | |
| 330 - Restrooms 2 Clubhouse Restrooms | 42,025 | 20 | 1 | | | 43,076 | | | | | | | | | | | | | |
| 580 - Operable Wall/Partition 980 Sq. Ft. Saguaro & Palo Verde Divider | 35,157 | 25 | 22 | | | | | | | | | | | | | | | | |
| Total 08000 - Rehab | 160,720 | | | | | 128,702 | | | | | | | | | | | | | |
| 12000 - Pool | | | | | | | | | | | | | | | | | | | |
| 124 - Resurface 274 Lin. Ft. Pool | 44,936 | 12 | 7 | | | | | | | | 53,415 | | | | | | | | |
| 624 - Deck: Re-Surface 5,950 Sq. Ft. Pool Area Decking | 45,741 | 10 | 9 | | | | | | | | | | | 57,124 | | | | | |
| 724 - Equipment: Replacement Pool & Spa Equipment (50%) | 13,407 | 5 | 1 | | | 13,742 | | | | 15,548 | | | | | | 17,591 | | | |
| 725 - Equipment: Replacement Pool & Spa Equipment- 2017 only[nr:1] | 875 | 1 | 0 | | 875 | | | | | | | | | | | | | | |
| 790 - Heater 4 Ray Pak Model 408 Heaters | 32,000 | 7 | 6 | | | | | | | 37,110 | | | | | | | | | 44,112 |
| 818 - Cover 4,800 Sq. Ft. Pool Cover | 8,118 | 6 | 2 | | | 8,529 | | | | | | | 9,891 | | | | | | 11,471 |
| 924 - Furniture: Misc Pool Area Furniture | 10,762 | 6 | 2 | | | 11,307 | | | | | | | 13,113 | | | | | | 15,207 |
| 925 - Furniture: Misc Pool Area Furniture- 2017 Only[nr:1] | 1,280 | 1 | 0 | | 1,280 | | | | | | | | | | | | | | |
| Total 12000 - Pool | 157,119 | | | | 2,155 | 13,742 | 19,836 | | | 52,658 | 53,415 | 23,004 | 57,124 | | 17,591 | | | 44,112 | 26,678 |
| 14000 - Recreation | | | | | | | | | | | | | | | | | | | |
| 230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%) | 19,680 | 1 | 1 | | 20,172 | 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 | |
| 231 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 25,982 | 1 | 0 | | 25,982 | | | | | | | | | | | | | | |
| 330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%) | 7,790 | 1 | 1 | | 7,985 | 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 | |
| 331 - Exercise: Strength Equipment Fitness Center Strength Machines- 2017 Only[nr:1] | 10,673 | 1 | 0 | | 10,673 | | | | | | | | | | | | | | |
| Total 14000 - Recreation | 64,125 | | | | 36,655 | 28,157 | 28,861 | 29,582 | 30,322 | 31,080 | 31,857 | 32,653 | 33,470 | 34,306 | 35,164 | 36,043 | 36,944 | 37,868 | 38,814 |
| 17000 - Tennis Court | | | | | | | | | | | | | | | | | | | |
| 140 - Reseal 14,000 Sq. Ft. [2] Tennis Courts | 12,915 | 4 | 3 | | | | 13,908 | | | | | 15,352 | | | | 16,946 | | | |
| 704 - Screen Tennis Court Windscreens | 2,000 | 5 | 3 | | | | 2,154 | | | | | | 2,437 | | | | | | 2,757 |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|---------------------|-----------|---------------|--------|--------|------|-------|--------|--------|--------|------|--------|--------|--------|------|--------|------|-------|--------|
| | Cost | Remaining | | | | | | | | | | | | | | | | | |
| Total 17000 - Tennis Court | 14,915 | | | | | | | 16,062 | | | | 15,352 | 2,437 | | | 16,946 | | 2,757 | |
| 19000 - Fencing | | | | | | | | | | | | | | | | | | | |
| 160 - Chain Link: 10' 580 Lin. Ft. Tennis Court Fence | 20,807 | 30 | 14 | | | | | | | | | | | | | | | | 29,400 |
| 161 - Chain Link: 10' Tennis Court Fence- 2017 Only[nr:1] | 12,806 | 1 | 0 | 12,806 | | | | | | | | | | | | | | | |
| Total 19000 - Fencing | 33,613 | | | 12,806 | | | | | | | | | | | | | | | 29,400 |
| 20000 - Lighting | | | | | | | | | | | | | | | | | | | |
| 220 - Pole Lights 24 Parking Lot & Walkway Lights | 61,500 | 30 | 9 | | | | | | | | | | | 76,805 | | | | | |
| Total 20000 - Lighting | 61,500 | | | | | | | | | | | | | 76,805 | | | | | |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | | | | | |
| 220 - HVAC 7 Rooftop Carrier Units- 2007 | 47,355 | 15 | 5 | | | | | | | 53,578 | | | | | | | | | |
| 340 - HVAC Rooftop Carrier Unit- 2005 | 5,945 | 15 | 3 | | | | 6,402 | | | | | | | | | | | | |
| 364 - HVAC Rooftop Carrier Unit- 2006 | 5,945 | 15 | 4 | | | | | 6,562 | | | | | | | | | | | |
| 500 - Swamp Cooler Evaporative Cooler- 2014 | 2,050 | 20 | 17 | | | | | | | | | | | | | | | | |
| 600 - Water Heater Pool Eq Room Heater & Tank | 12,300 | 12 | 8 | | | | | | | | | | 14,986 | | | | | | |
| Total 23000 - Mechanical Equipment | 73,595 | | | | | | 6,402 | 6,562 | 53,578 | | | | 14,986 | | | | | | |
| 24000 - Furnishings | | | | | | | | | | | | | | | | | | | |
| 560 - Miscellaneous Folding Tables & Chairs | 12,300 | 10 | 4 | | | | | 13,577 | | | | | | | | | | | 17,380 |
| 561 - Miscellaneous Folding Tables & Chairs- 2017 Only[nr:1] | 1,072 | 1 | 0 | 1,072 | | | | | | | | | | | | | | | |
| 580 - Miscellaneous 288 Sq. Ft. Portable Stage- Saguaro Room | 7,675 | 25 | 4 | | | | | 8,472 | | | | | | | | | | | |
| 620 - Miscellaneous Lobby Furniture | 8,200 | 12 | 5 | | | | | | | 9,278 | | | | | | | | | |
| 621 - Miscellaneous Lobby Furniture- 2017 Only[nr:1] | 959 | 1 | 0 | 959 | | | | | | | | | | | | | | | |
| Total 24000 - Furnishings | 30,206 | | | 2,031 | | | | 22,049 | 9,278 | | | | | | | | | | 17,380 |
| 24500 - Audio / Visual | | | | | | | | | | | | | | | | | | | |
| 300 - PA System Sound Rack- Sound System | 7,422 | 20 | 14 | | | | | | | | | | | | | | | | 10,487 |
| 740 - Piano Saguaro Room | 7,608 | 25 | 8 | | | | | | | | | | 9,270 | | | | | | |
| 800 - Stage Risers 6 Saguaro Room | 21,705 | 30 | 6 | | | | | | | 25,171 | | | | | | | | | |
| 820 - Stage Curtains 2 Saguaro Room | 13,577 | 20 | 15 | | | | | | | | | | | | | | | | |
| 900 - Miscellaneous Saguaro Room- Electric Screen | 15,972 | 20 | 1 | | 16,371 | | | | | | | | | | | | | | |
| 900 - Miscellaneous Sound Rack- Total Induction Loop | 15,745 | 30 | 19 | | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | | Current | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | |
|--|--|------------------|---------------|--------|---------|--------|---------|---------|--------|---------|---------|---------|---------|--------|--------|--------|---------|---------|---------|
| | | Replacement Cost | Life Useful / | | | | | | | | | | | | | | | | |
| Total | 24500 - Audio / Visual | 82,029 | | | 16,371 | | | | | 25,171 | | 9,270 | | | | | | | 10,487 |
| 24600 - Safety / Access | | | | | | | | | | | | | | | | | | | |
| 230 | - Fire Control Misc Fire Alarm System | 16,400 | 20 | 9 | | | | | | | | | 20,481 | | | | | | |
| 231 | - Fire Control Misc Fire Alarm System- 2017 Only[nr:1] | 6,000 | 1 | 0 | 6,000 | | | | | | | | | | | | | | |
| Total | 24600 - Safety / Access | 22,400 | | | 6,000 | | | | | | | | 20,481 | | | | | | |
| 25000 - Flooring | | | | | | | | | | | | | | | | | | | |
| 250 | - Carpeting 540 Sq. Yds. Clubhouse Carpeting | 17,712 | 10 | 4 | | | | 19,551 | | | | | | | | | | | 25,027 |
| 450 | - Tile 6,475 Sq. Ft. Clubhouse Walls & Floors | 66,369 | 20 | 4 | | | | 73,259 | | | | | | | | | | | |
| 720 | - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Replace | 94,556 | 40 | 13 | | | | | | | | | | | | | | | 130,347 |
| 750 | - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Refinish | 37,822 | 10 | 3 | | | 40,731 | | | | | | | | | | | | 52,139 |
| Total | 25000 - Flooring | 216,459 | | | | | 40,731 | 92,809 | | | | | | | | | | | 182,486 |
| 25027 | | | | | | | | | | | | | | | | | | | |
| 27000 - Appliances | | | | | | | | | | | | | | | | | | | |
| 760 | - Miscellaneous 16 Kitchen Appliances | 56,580 | 20 | 9 | | | | | | | | | 70,661 | | | | | | |
| Total | 27000 - Appliances | 56,580 | | | | | | | | | | | 70,661 | | | | | | |
| Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50% | | | | 66,120 | 300,194 | 63,204 | 110,681 | 195,802 | 98,913 | 109,686 | 117,833 | 103,423 | 259,377 | 40,796 | 70,580 | 55,514 | 450,514 | 204,186 | |
| 00070 - Santa Rita Springs (SRS) | | | | | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | | | | | |
| 142 | - Asphalt: Sealing 80,636 Sq. Ft. Parking Lots | 16,530 | 5 | 5 | | | | | 18,703 | | | | | 21,160 | | | | | |
| 143 | - Asphalt: Sealing Parking Lots[nr:1] | 9,600 | 1 | 0 | 9,600 | | | | | | | | | | | | | | |
| 242 | - Asphalt: Ongoing Repairs 80,636 Sq. Ft. Parking Lots (3%) | 6,715 | 5 | 5 | | | | | 7,598 | | | | | 8,596 | | | | | |
| 336 | - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots | 95,753 | 25 | 1 | 98,147 | | | | | | | | | | | | | | |
| 360 | - Asphalt: Overlay w/ Interlayer 22,250 Sq. Ft. South Parking Lot | 36,490 | 25 | 11 | | | | | | | | | | | 47,878 | | | | |
| Total | 01000 - Paving | 165,089 | | | 9,600 | 98,147 | | | 26,301 | | | | | 29,757 | 47,878 | | | | |
| 02000 - Concrete | | | | | | | | | | | | | | | | | | | |
| 430 | - Pool Deck 5,975 Sq. Ft. Pool Area Concrete (6%) | 7,349 | 5 | 2 | | 7,721 | | | | 8,736 | | | | | | | | | 9,884 |
| Total | 02000 - Concrete | 7,349 | | | | 7,721 | | | | 8,736 | | | | | | | | | 9,884 |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | | | | | |
| 136 | - Stucco 28,540 Sq. Ft. Exterior Building Paint | 29,253 | 10 | 1 | 29,985 | | | | | | | | | | 38,383 | | | | |
| 400 | - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings | 11,532 | 4 | 1 | 11,821 | | | | 13,048 | | | | 14,402 | | | | | | 15,898 |
| Total | 03000 - Painting: Exterior | 40,786 | | | 41,806 | | | | 13,048 | | | | 14,402 | | 38,383 | | | | 15,898 |
| 03500 - Painting: Interior | | | | | | | | | | | | | | | | | | | |
| 136 | - Building 35,500 Sq. Ft. All Interior Spaces | 27,291 | 10 | 4 | | | | 30,124 | | | | | | | | | | | 38,561 |

See Section VI-b for Excluded Components

| Reserve Component | Current | | Life | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|-------------|----------|------|------|---------|--------|------|--------|------|--------|--------|------|--------|-------|--------|-------|--------|--------|
| | Replacement | Useful / | | | | | | | | | | | | | | | | |
| Total 03500 - Painting: Interior | 27,291 | | | | | | | 30,124 | | | | | | | | | | 38,561 |
| 04000 - Structural Repairs | | | | | | | | | | | | | | | | | | |
| 300 - Trellis Small Shade Canopy | 8,000 | 15 | 13 | | | | | | | | | | | | | | | 11,028 |
| 304 - Trellis Large Shade Canopy | 14,000 | 15 | 9 | | | | | | | | | | 17,484 | | | | | |
| 304 - Trellis Pool Eq Rm Shade Canopy | 6,000 | 15 | 11 | | | | | | | | | | | 7,873 | | | | |
| 600 - Metal Railings 1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%) | 21,679 | 10 | 4 | | | | | 23,929 | | | | | | | | | | 30,632 |
| Total 04000 - Structural Repairs | 49,679 | | | | | | | 23,929 | | | | | 17,484 | 7,873 | | | 11,028 | 30,632 |
| 04500 - Decking/Balconies | | | | | | | | | | | | | | | | | | |
| 206 - Resurface 12,664 Sq. Ft. Elastomeric Deck- Resurface | 99,951 | 20 | 1 | | 102,449 | | | | | | | | | | | | | |
| 300 - Repairs 12,664 Sq. Ft. Elastomeric Deck- Seal/Repair | 23,365 | 5 | 1 | | 23,949 | | | | | 27,096 | | | | | | | | 30,657 |
| Total 04500 - Decking/Balconies | 123,316 | | | | 126,399 | | | | | 27,096 | | | | | | | | 30,657 |
| 05000 - Roofing | | | | | | | | | | | | | | | | | | |
| 336 - Low Slope: Vinyl 68 Squares- Building Roof | 34,850 | 20 | 4 | | | | | 38,468 | | | | | | | | | | |
| 606 - Pitched: Tile 84 Squares- Building Roof | 51,660 | 30 | 9 | | | | | | | | | | 64,516 | | | | | |
| Total 05000 - Roofing | 86,510 | | | | | | | 38,468 | | | | | 64,516 | | | | | |
| 08000 - Rehab | | | | | | | | | | | | | | | | | | |
| 230 - Bathrooms 2 Locker Rooms | 75,594 | 20 | 4 | | | | | 83,441 | | | | | | | | | | |
| 336 - Restrooms 5 Restrooms | 47,509 | 20 | 2 | | | 49,914 | | | | | | | | | | | | |
| 412 - Kitchen 2 Art & Fiesta Kitchenettes | 7,892 | 20 | 4 | | | | | 8,712 | | | | | | | | | | |
| 472 - Cabinets 2 Art & Clay Counters & Cabinets | 17,681 | 20 | 1 | | 18,123 | | | | | | | | | | | | | |
| Total 08000 - Rehab | 148,676 | | | | 18,123 | 49,914 | | 92,153 | | | | | | | | | | |
| 12000 - Pool | | | | | | | | | | | | | | | | | | |
| 130 - Resurface 240 Lin. Ft. Pool | 28,290 | 10 | 6 | | | | | | | 32,808 | | | | | | | | |
| 400 - ADA Chair Lift Pool Area ADA Lift | 4,400 | 10 | 2 | | | 4,623 | | | | | | | | | | | | 5,918 |
| 630 - Deck: Re-Surface 5,975 Sq. Ft. Pool Area Decking | 45,933 | 15 | 2 | | | 48,258 | | | | | | | | | | | | |
| 730 - Equipment: Replacement Pool & Spa Equipment (50%) | 18,327 | 5 | 1 | | 18,785 | | | | | 21,254 | | | | | | | | 24,047 |
| 824 - Cover 3,600 Sq. Ft. Pool Cover | 6,088 | 6 | 1 | | 6,241 | | | | | | 7,237 | | | | | | | 8,393 |
| 930 - Furniture: Misc Pool Area Furniture | 7,175 | 6 | 1 | | 7,354 | | | | | | 8,529 | | | | | | | 9,891 |
| Total 12000 - Pool | 110,213 | | | | 32,380 | 52,881 | | | | 54,061 | 15,766 | | | | 24,047 | 5,918 | 18,284 | |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|---------------------|----|---------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | Cost | | Remaining | | | | | | | | | | | | | | | |
| 14000 - Recreation | | | | | | | | | | | | | | | | | | |
| 240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%) | 13,530 | 1 | 1 | | 13,868 | 14,215 | 14,570 | 14,935 | 15,308 | 15,691 | 16,083 | 16,485 | 16,897 | 17,320 | 17,753 | 18,196 | 18,651 | 19,118 |
| 241 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 7,140 | 1 | 0 | 7,140 | | | | | | | | | | | | | | |
| 340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%) | 7,380 | 1 | 1 | | 7,564 | 7,754 | 7,947 | 8,146 | 8,350 | 8,559 | 8,773 | 8,992 | 9,217 | 9,447 | 9,683 | 9,925 | 10,173 | 10,428 |
| Total 14000 - Recreation | 28,050 | | | 7,140 | 21,433 | 21,969 | 22,518 | 23,081 | 23,658 | 24,249 | 24,855 | 25,477 | 26,114 | 26,767 | 27,436 | 28,122 | 28,825 | 29,545 |
| 19000 - Fencing | | | | | | | | | | | | | | | | | | |
| 220 - Wrought Iron: 5' 348 Lin. Ft. Pool Perimeter Fence | 12,128 | 30 | 9 | | | | | | | | | | 15,146 | | | | | |
| Total 19000 - Fencing | 12,128 | | | | | | | | | | | | 15,146 | | | | | |
| 20000 - Lighting | | | | | | | | | | | | | | | | | | |
| 230 - Pole Lights 10 Bridge Lights | 15,119 | 25 | 11 | | | | | | | | | | | | | | | 19,837 |
| Total 20000 - Lighting | 15,119 | | | | | | | | | | | | | | | | | 19,837 |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | | | | |
| 232 - HVAC 6 Miscellaneous Units- 2013 | 27,000 | 15 | 11 | | | | | | | | | | | | | | | 35,426 |
| 312 - HVAC Carrier Units- 2017, Unit 8 | 6,150 | 15 | 0 | 6,150 | | | | | | | | | | | | | | |
| 316 - HVAC Carrier Units- 2006, Unit 3 | 6,150 | 15 | 4 | | | | | 6,788 | | | | | | | | | | |
| 344 - HVAC 2 Carrier Units- 2004 | 12,300 | 15 | 2 | | | 12,923 | | | | | | | | | | | | |
| 368 - HVAC 2 Carrier Units- 2012 | 12,300 | 15 | 10 | | | | | | | | | | 15,745 | | | | | |
| 392 - HVAC 2 Carrier Units- 2003 | 9,000 | 15 | 1 | | 9,225 | | | | | | | | | | | | | |
| 416 - HVAC Carrier Unit- 2017, Unit 7 | 6,150 | 15 | 0 | 6,150 | | | | | | | | | | | | | | |
| 436 - HVAC Carrier Unit- 2014 | 6,150 | 15 | 12 | | | | | | | | | | | | | | 8,271 | |
| 448 - HVAC 8 Carrier Units- 2001 | 68,000 | 15 | 1 | | 69,700 | | | | | | | | | | | | | |
| 452 - HVAC 2 Carrier Units- 2007 | 14,657 | 15 | 5 | | | | | | 16,584 | | | | | | | | | |
| Total 23000 - Mechanical Equipment | 167,857 | | | 12,300 | 78,925 | 12,923 | | 6,788 | 16,584 | | | | 15,745 | 35,426 | 8,271 | | | |
| 23500 - Elevator | | | | | | | | | | | | | | | | | | |
| 200 - Modernize/Overhaul Anza Building Elevator | 45,920 | 25 | 4 | | | | | 50,687 | | | | | | | | | | |
| 300 - Cab Rehab Anza Elevator Cab | 9,481 | 20 | 6 | | | | | | | 10,995 | | | | | | | | |
| Total 23500 - Elevator | 55,401 | | | | | | | 50,687 | | 10,995 | | | | | | | | |
| 24000 - Furnishings | | | | | | | | | | | | | | | | | | |
| 600 - Miscellaneous Anza Room Furniture | 52,480 | 10 | 4 | | | | | 57,928 | | | | | | | | | | 74,153 |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|---------------------|----|---------------|--|--------|---------|---------|--------|---------|--------|---------|--------|--------|---------|--------|---------|--------|--------|---------|
| | Cost | | | | | | | | | | | | | | | | | | |
| 601 - Miscellaneous | 2,722 | 1 | 0 | | 2,722 | | | | | | | | | | | | | | |
| Anza Room Furniture- 2017 Only[nr:1] | | | | | | | | | | | | | | | | | | | |
| Total 24000 - Furnishings | 55,202 | | | | 2,722 | | | | 57,928 | | | | | | | | | | 74,153 |
| 24500 - Audio / Visual | | | | | | | | | | | | | | | | | | | |
| 300 - PA System | 6,494 | 20 | 14 | | | | | | | | | | | | | | | | 9,176 |
| Anza Room- Sound System | | | | | | | | | | | | | | | | | | | |
| 740 - Piano | 6,623 | 25 | 21 | | | | | | | | | | | | | | | | |
| Anza Room- Upright Piano | | | | | | | | | | | | | | | | | | | |
| 900 - Miscellaneous | 6,954 | 20 | 9 | | | | | | | | | | | 8,685 | | | | | |
| Fiesta Room- Total Induction Loop | | | | | | | | | | | | | | | | | | | |
| Total 24500 - Audio / Visual | 20,071 | | | | | | | | | | | | | 8,685 | | | | | 9,176 |
| 24600 - Safety / Access | | | | | | | | | | | | | | | | | | | |
| 240 - Fire Control Misc | 28,854 | 20 | 3 | | | | | 31,072 | | | | | | | | | | | |
| Fire Alarm System | | | | | | | | | | | | | | | | | | | |
| Total 24600 - Safety / Access | 28,854 | | | | | | | 31,072 | | | | | | | | | | | |
| 25000 - Flooring | | | | | | | | | | | | | | | | | | | |
| 260 - Carpeting | 45,920 | 10 | 4 | | | | | 50,687 | | | | | | | | | | | 64,884 |
| 1,400 Sq. Yds. Anza, Fiesta, Computer, Office | | | | | | | | | | | | | | | | | | | |
| 270 - Carpeting | 13,120 | 10 | 5 | | | | | | 14,844 | | | | | | | | | | |
| 400 Sq. Yds. Kino, Fitness, Office Areas | | | | | | | | | | | | | | | | | | | |
| 460 - Tile | 18,706 | 20 | 4 | | | | | 20,648 | | | | | | | | | | | |
| 1,825 Sq. Ft. Clubhouse Walls & Floors | | | | | | | | | | | | | | | | | | | |
| 730 - Hardwood Floors | 24,241 | 40 | 19 | | | | | | | | | | | | | | | | |
| 2,150 Sq. Ft. Anza & Santa Cruz- Replace | | | | | | | | | | | | | | | | | | | |
| 760 - Hardwood Floors | 13,222 | 10 | 9 | | | | | | | | | | | 16,513 | | | | | |
| 2,150 Sq. Ft. Anza & Santa Cruz- Refinish | | | | | | | | | | | | | | | | | | | |
| Total 25000 - Flooring | 115,210 | | | | | | | 71,335 | 14,844 | | | | | 16,513 | | | | | 64,884 |
| 27000 - Appliances | | | | | | | | | | | | | | | | | | | |
| 780 - Miscellaneous | 27,675 | 20 | 4 | | | | | 30,548 | | | | | | | | | | | |
| 9 Kitchen Appliances | | | | | | | | | | | | | | | | | | | |
| Total 27000 - Appliances | 27,675 | | | | | | | 30,548 | | | | | | | | | | | |
| Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50% | | | | | 31,762 | 417,212 | 145,407 | 53,590 | 425,042 | 94,434 | 116,402 | 49,358 | 25,477 | 162,860 | 72,268 | 231,536 | 52,194 | 74,034 | 246,951 |
| 00080 - Canoa Ranch (CR) | | | | | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | | | | | |
| 148 - Asphalt: Sealing | 13,134 | 5 | 1 | | 13,462 | | | | | 15,231 | | | | | | | | | 17,233 |
| 64,068 Sq. Ft. Drives & Parking | | | | | | | | | | | | | | | | | | | |
| 248 - Asphalt: Ongoing Repairs | 5,336 | 5 | 1 | | 5,469 | | | | | 6,188 | | | | | | | | | 7,001 |
| 64,068 Sq. Ft. Drives & Parking (3%) | | | | | | | | | | | | | | | | | | | |
| 254 - Asphalt: Ongoing Repairs | 6,733 | 5 | 2 | | | 7,074 | | | | | 8,003 | | | | | | | | 9,055 |
| 18,768 Sq. Ft. Seal/Crack Fill/Stripe | | | | | | | | | | | | | | | | | | | |
| 342 - Asphalt: Overlay w/ Interlayer | 105,072 | 25 | 16 | | | | | | | | | | | | | | | | |
| 64,068 Sq. Ft. Drives & Parking | | | | | | | | | | | | | | | | | | | |
| Total 01000 - Paving | 130,274 | | | | 18,931 | 7,074 | | | | 21,419 | 8,003 | | | | | | | 24,234 | 9,055 |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | | | | | |
| 142 - Stucco | 15,129 | 10 | 1 | | 15,507 | | | | | | | | | | | | | | 19,851 |
| 14,760 Sq. Ft. Building Exterior Surfaces | | | | | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

Prepared for the 2018 Fiscal Year

| Reserve Component | Current Replacement | | Life Useful / | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|---------------------|-----------|---------------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | Cost | Remaining | | | | | | | | | | | | | | | | | |
| 406 - Wrought Iron 614 Lin. Ft. Metal Fencing & Railings | 5,664 | 4 | 0 | | 5,664 | | | | 6,252 | | | | 6,901 | | | | 7,618 | | |
| Total 03000 - Painting: Exterior | 20,793 | | | | 5,664 | 15,507 | | | 6,252 | | | | 6,901 | | | 19,851 | 7,618 | | |
| 03500 - Painting: Interior | | | | | | | | | | | | | | | | | | | |
| 142 - Building 26,200 Sq. Ft. All Interior Spaces | 20,141 | 10 | 4 | | | | | | 22,232 | | | | | | | | | | 28,459 |
| Total 03500 - Painting: Interior | 20,141 | | | | | | | | 22,232 | | | | | | | | | | 28,459 |
| 04000 - Structural Repairs | | | | | | | | | | | | | | | | | | | |
| 300 - Trellis 3 Shade Structures | 27,000 | 15 | 9 | | | | | | | | | | 33,719 | | | | | | |
| 606 - Metal Railings 350 Lin. Ft. Parking & Pickleball | 8,969 | 20 | 11 | | | | | | | | | | | | | | 11,768 | | |
| 912 - Doors 3 Pool East Patio Doors | 49,200 | 20 | 11 | | | | | | | | | | | | | | 64,555 | | |
| Total 04000 - Structural Repairs | 85,169 | | | | | | | | | | | | 33,719 | | | 76,322 | | | |
| 05000 - Roofing | | | | | | | | | | | | | | | | | | | |
| 200 - Low Slope: BUR 133 Squares- Building Roof | 40,897 | 20 | 11 | | | | | | | | | | | | | | 53,661 | | |
| 612 - Pitched: Tile 45 Squares- Building Roof | 27,675 | 30 | 21 | | | | | | | | | | | | | | | | |
| Total 05000 - Roofing | 68,572 | | | | | | | | | | | | | | | | 53,661 | | |
| 08000 - Rehab | | | | | | | | | | | | | | | | | | | |
| 226 - Restrooms 2 Locker Rooms | 30,000 | 20 | 11 | | | | | | | | | | | | | | 39,363 | | |
| Total 08000 - Rehab | 30,000 | | | | | | | | | | | | | | | | 39,363 | | |
| 12000 - Pool | | | | | | | | | | | | | | | | | | | |
| 136 - Resurface 256 Lin. Ft. Pool | 36,736 | 12 | 11 | | | | | | | | | | | | | | 48,201 | | |
| 412 - ADA Chair Lift 2 Pool & Spa ADA Chairs | 17,220 | 10 | 3 | | | | 18,544 | | | | | | | | | | | 23,738 | |
| 636 - Deck: Re-Surface 2,650 Sq. Ft. Pool Area Decking | 36,900 | 15 | 14 | | | | | | | | | | | | | | | | 52,139 |
| 736 - Equipment: Replacement Pool & Spa Equipment (50%) | 17,097 | 5 | 3 | | | | 18,412 | | | | | | 20,831 | | | | | 23,568 | |
| 737 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1,531 | 1 | 0 | 1,531 | | | | | | | | | | | | | | | |
| Total 12000 - Pool | 109,484 | | | 1,531 | | | 36,956 | | | | | | 20,831 | | | 48,201 | | 47,306 | 52,139 |
| 14000 - Recreation | | | | | | | | | | | | | | | | | | | |
| 250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 15,990 | 1 | 1 | | 16,390 | 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 | |
| 251 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 8,513 | 1 | 0 | 8,513 | | | | | | | | | | | | | | | |
| 350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%) | 7,790 | 1 | 1 | | 7,985 | 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 | |
| Total 14000 - Recreation | 32,293 | | | 8,513 | 24,374 | 24,984 | 25,608 | 26,249 | 26,905 | 27,578 | 28,267 | 28,974 | 29,698 | 30,440 | 31,201 | 31,981 | 32,781 | 33,601 | |
| 17000 - Tennis Court | | | | | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|---------------------|----|---------------|--|--------|--------|--------|--------|--------|--------|---------|--------|--------|--------|--------|---------|--------|--------|---------|
| | Cost | | Remaining | | | | | | | | | | | | | | | | |
| 708 - Screen Pickleball Court Windscreens | 2,000 | 5 | 2 | | | | 2,101 | | | | | 2,377 | | | | | | 2,690 | |
| Total 17000 - Tennis Court | 2,000 | | | | | | 2,101 | | | | | 2,377 | | | | | | 2,690 | |
| 17500 - Basketball / Sport Court | | | | | | | | | | | | | | | | | | | |
| 220 - Seal & Striping 11,204 Sq. Ft. Pickleball & Basketball Courts | 10,336 | 7 | 1 | | | 10,594 | | | | | | | | 12,593 | | | | | |
| 420 - Overlay 11,204 Sq. Ft. Pickleball & Basketball Courts | 31,581 | 21 | 15 | | | | | | | | | | | | | | | | |
| Total 17500 - Basketball / Sport Court | 41,917 | | | | | 10,594 | | | | | | | | 12,593 | | | | | |
| 19000 - Fencing | | | | | | | | | | | | | | | | | | | |
| 100 - Chain Link 788 Lin. Ft. Pickleball & Basketball Courts | 24,231 | 30 | 23 | | | | | | | | | | | | | | | | |
| 230 - Wrought Iron: 6' 264 Lin. Ft. Patio Perimeter | 9,742 | 30 | 21 | | | | | | | | | | | | | | | | |
| Total 19000 - Fencing | 33,973 | | | | | | | | | | | | | | | | | | |
| 20000 - Lighting | | | | | | | | | | | | | | | | | | | |
| 540 - Parking Lot 4 Parking Lot Lights | 10,250 | 25 | 16 | | | | | | | | | | | | | | | | |
| Total 20000 - Lighting | 10,250 | | | | | | | | | | | | | | | | | | |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | | | | | |
| 100 - HVAC 435 Lin. Ft. [5] Pool Area Fabric Ducts | 15,606 | 18 | 9 | | | | | | | | | | | 19,489 | | | | | |
| 236 - HVAC 5 Rooftop HVAC Units- 2008 | 41,615 | 15 | 6 | | | | | | | | 48,261 | | | | | | | | |
| 508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008 | 15,375 | 15 | 6 | | | | | | | | 17,830 | | | | | | | | |
| Total 23000 - Mechanical Equipment | 72,596 | | | | | | | | | | 66,091 | | | 19,489 | | | | | |
| 24600 - Safety / Access | | | | | | | | | | | | | | | | | | | |
| 250 - Fire Control Misc Fire Alarm System | 16,400 | 20 | 11 | | | | | | | | | | | | | | | | 21,518 |
| Total 24600 - Safety / Access | 16,400 | | | | | | | | | | | | | | | | | | 21,518 |
| 25000 - Flooring | | | | | | | | | | | | | | | | | | | |
| 270 - Carpeting 660 Sq. Yds. All Spaces | 21,648 | 10 | 1 | | | 22,189 | | | | | | | | | | | | | 28,404 |
| 470 - Tile 1,575 Sq. Ft. Clubhouse Walls & Floors | 16,144 | 20 | 4 | | | | | 17,820 | | | | | | | | | | | |
| Total 25000 - Flooring | 37,792 | | | | | 22,189 | | 17,820 | | | | | | | | | | | 28,404 |
| Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50% | | | | | 15,708 | 91,596 | 34,159 | 62,564 | 72,553 | 26,905 | 115,088 | 38,648 | 69,299 | 82,907 | 30,440 | 342,755 | 51,344 | 80,087 | 114,198 |
| 00090 - Abrego South (ABS) | | | | | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | | | | | |
| 400 - Asphalt: Major Repairs 18,768 Sq. Ft. Parking Lot | 96,186 | 25 | 7 | | | | | | | | | | | | | | | | 114,335 |
| Total 01000 - Paving | 96,186 | | | | | | | | | | | | | | | | | | 114,335 |
| 02000 - Concrete | | | | | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---------------------|-----------|---------------|-------|------|--------|-------|-------|------|------|------|--------|--------|--------|-------|------|------|--------|--------|
| | Cost | Remaining | | | | | | | | | | | | | | | | | |
| 442 - Pool Deck 5,565 Sq. Ft. Pool Area Concrete (5%) | 5,704 | 5 | 2 | | | | 5,993 | | | | | 6,780 | | | | | | 7,671 | |
| Total 02000 - Concrete | 5,704 | | | | | | 5,993 | | | | | 6,780 | | | | | | 7,671 | |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | | | | | |
| 200 - Surface Restoration 7,191 Sq. Ft. Exterior Surfaces | 7,371 | 10 | 4 | | | | | 8,136 | | | | | | | | | | | 10,415 |
| Total 03000 - Painting: Exterior | 7,371 | | | | | | | 8,136 | | | | | | | | | | | 10,415 |
| 04000 - Structural Repairs | | | | | | | | | | | | | | | | | | | |
| 300 - Trellis Volleyball Shade Canopy | 8,000 | 20 | 20 | | | | | | | | | | | | | | | | |
| Total 04000 - Structural Repairs | 8,000 | | | | | | | | | | | | | | | | | | |
| 05000 - Roofing | | | | | | | | | | | | | | | | | | | |
| 372 - Low Slope: Vinyl 49 Squares- Pool Building Roofs | 25,112 | 20 | 14 | | | | | | | | | | | | | | | | 35,483 |
| Total 05000 - Roofing | 25,112 | | | | | | | | | | | | | | | | | | 35,483 |
| 08000 - Rehab | | | | | | | | | | | | | | | | | | | |
| 236 - Bathrooms 2 Locker Rooms | 17,425 | 20 | 9 | | | | | | | | | | 21,761 | | | | | | |
| 342 - Restrooms 2 Clubhouse Restrooms | 6,150 | 20 | 10 | | | | | | | | | | | | 7,873 | | | | |
| Total 08000 - Rehab | 23,575 | | | | | | | | | | | | 21,761 | | 7,873 | | | | |
| 12000 - Pool | | | | | | | | | | | | | | | | | | | |
| 140 - Resurface 170 Lin. Ft. Pool | 20,910 | 12 | 9 | | | | | | | | | | 26,114 | | | | | | |
| 418 - ADA Chair Lift Spa ADA Lift | 4,340 | 10 | 0 | 4,340 | | | | | | | | | | | 5,556 | | | | |
| 422 - ADA Chair Lift Pool ADA Lift | 4,340 | 10 | 4 | | | | 4,791 | | | | | | | | | | | | 6,132 |
| 642 - Deck: Re-Surface 5,565 Sq. Ft. Pool Area Decking | 42,781 | 10 | 7 | | | | | | | | | 50,853 | | | | | | | |
| 742 - Equipment: Replacement Pool & Spa Equipment (50%) | 14,637 | 5 | 2 | | | 15,378 | | | | | | 17,399 | | | | | | 19,685 | |
| 936 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 | 2 | | | 7,000 | | | | | | | 8,118 | | | | | | 9,414 |
| Total 12000 - Pool | 93,670 | | | 4,340 | | 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 | 6,611 | 20 | 14 | | | | | | | | | | | | | | | | 9,342 |
| Total 19000 - Fencing | 6,611 | | | | | | | | | | | | | | | | | | 9,342 |
| 20000 - Lighting | | | | | | | | | | | | | | | | | | | |
| 240 - Pole Lights 8 Shuffleboard Lights | 9,840 | 20 | 9 | | | | | | | | | | | 12,289 | | | | | |
| Total 20000 - Lighting | 9,840 | | | | | | | | | | | | | 12,289 | | | | | |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | | | | | |
| 240 - HVAC 2 Rooftop Carrier Units- 2011 | 10,250 | 15 | 9 | | | | | | | | | | | 12,801 | | | | | |
| Total 23000 - Mechanical Equipment | 10,250 | | | | | | | | | | | | | 12,801 | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---------------------|-----------|---------------|--------|--------|--------|--------|--------|--------|--------|---------|--------|--------|--------|--------|--------|------|--------|
| | Cost | Remaining | | | | | | | | | | | | | | | | |
| 26000 - Outdoor Equipment | | | | | | | | | | | | | | | | | | |
| 900 - Miscellaneous 3,744 Sq. Ft. [12] Shuffleboard Courts | 14,400 | 8 | 0 | 14,400 | | | | | | | | 17,545 | | | | | | |
| Total 26000 - Outdoor Equipment | 14,400 | | | 14,400 | | | | | | | | 17,545 | | | | | | |
| Total [Abrego South (ABS)] Expenditures Inflated @ 2.50% | | | | 18,740 | | 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 | 34,471 | 25 | 8 | | | | | | | | | 41,999 | | | | | | |
| Total 01000 - Paving | 34,471 | | | | | | | | | | | 41,999 | | | | | | |
| 02000 - Concrete | | | | | | | | | | | | | | | | | | |
| 448 - Pool Deck 4,748 Sq. Ft. Pool Area Concrete (6%) | 5,840 | 5 | 4 | | | | | 6,446 | | | | | 7,293 | | | | | 8,252 |
| Total 02000 - Concrete | 5,840 | | | | | | | 6,446 | | | | | 7,293 | | | | | 8,252 |
| 05000 - Roofing | | | | | | | | | | | | | | | | | | |
| 342 - Low Slope: Vinyl 20 Squares- Pool Building Roof | 10,250 | 20 | 9 | | | | | | | | | | 12,801 | | | | | |
| 618 - Pitched: Tile 13 Squares- Pool Building Roof | 7,995 | 30 | 4 | | | | | 8,825 | | | | | | | | | | |
| Total 05000 - Roofing | 18,245 | | | | | | | 8,825 | | | | | 12,801 | | | | | |
| 08000 - Rehab | | | | | | | | | | | | | | | | | | |
| 242 - Bathrooms 2 Locker Rooms | 59,500 | 20 | 0 | 59,500 | | | | | | | | | | | | | | |
| Total 08000 - Rehab | 59,500 | | | 59,500 | | | | | | | | | | | | | | |
| 12000 - Pool | | | | | | | | | | | | | | | | | | |
| 146 - Resurface 180 Lin. Ft. Pool | 22,140 | 12 | 5 | | | | | | 25,049 | | | | | | | | | |
| 648 - Deck: Re-Surface 4,748 Sq. Ft. Pool Area Decking | 36,500 | 15 | 4 | | | | 40,289 | | | | | | | | | | | |
| 748 - Equipment: Replacement Pool & Spa Equipment (50%) | 15,559 | 5 | 1 | | 15,948 | | | | | 18,044 | | | | | | | | 20,415 |
| 942 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 | 3 | | | | 7,175 | | | | | | 8,321 | | | | | |
| 943 - Furniture: Misc Pool Area Furnishings- 2017 Only[nr:1] | 2,463 | 1 | 0 | 2,463 | | | | | | | | | | | | | | |
| Total 12000 - Pool | 83,325 | | | 2,463 | 15,948 | | 7,175 | 40,289 | 25,049 | 18,044 | | | 8,321 | | | | | 20,415 |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | | | | |
| 244 - HVAC Rooftop Carrier Unit- 2004 | 5,945 | 15 | 2 | | | 6,246 | | | | | | | | | | | | |
| 248 - HVAC 2 Rooftop Carrier Units- 2013 | 11,890 | 15 | 11 | | | | | | | | | | | | | | | 15,601 |
| Total 23000 - Mechanical Equipment | 17,835 | | | | | 6,246 | | | | | | | | | | | | 15,601 |
| Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50% | | | | 61,963 | 15,948 | 6,246 | 7,175 | 55,561 | 25,049 | 18,044 | | 41,999 | 28,415 | | 36,016 | | | 8,252 |
| 00110 - Madera Vista (MV) | | | | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|------------------|---------------|-------|------|--------|--------|------|------|--------|-------|------|--------|--------|--------|------|------|--------|
| | Replacement Cost | Life Useful / | | | | | | | | | | | | | | | |
| 412 - Asphalt: Major Repairs 9,772 Sq. Ft. Parking Lot | 50,081 | 25 15 | | | | | | | | | | | | | | | |
| 413 - Asphalt: Major Repairs Parking Lot- 2017 Only[nr:1] | 2,560 | 1 0 | 2,560 | | | | | | | | | | | | | | |
| Total 01000 - Paving | 52,641 | | 2,560 | | | | | | | | | | | | | | |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | | | |
| 206 - Surface Restoration 4,020 Sq. Ft. Exterior Surfaces | 6,181 | 10 4 | | | | 6,822 | | | | | | | | | | | 8,733 |
| Total 03000 - Painting: Exterior | 6,181 | | | | | 6,822 | | | | | | | | | | | 8,733 |
| 04000 - Structural Repairs | | | | | | | | | | | | | | | | | |
| 300 - Trellis Pool Shade Structure | 8,000 | 15 14 | | | | | | | | | | | | | | | 11,304 |
| 312 - Trellis Poo Eq Rm Shade Structure | 6,000 | 15 14 | | | | | | | | | | | | | | | 8,478 |
| Total 04000 - Structural Repairs | 14,000 | | | | | | | | | | | | | | | | 19,782 |
| 05000 - Roofing | | | | | | | | | | | | | | | | | |
| 624 - Pitched: Tile 39 Squares- Pool Building Roof | 23,985 | 30 4 | | | | 26,475 | | | | | | | | | | | |
| Total 05000 - Roofing | 23,985 | | | | | 26,475 | | | | | | | | | | | |
| 08000 - Rehab | | | | | | | | | | | | | | | | | |
| 248 - Bathrooms 2 Locker Rooms | 7,687 | 20 9 | | | | | | | | | | 9,601 | | | | | |
| Total 08000 - Rehab | 7,687 | | | | | | | | | | | 9,601 | | | | | |
| 12000 - Pool | | | | | | | | | | | | | | | | | |
| 154 - Resurface 156 Lin. Ft. Pool | 19,188 | 12 11 | | | | | | | | | | | | 25,176 | | | |
| 654 - Deck: Re-Surface 4,008 Sq. Ft. Pool Area Decking | 30,811 | 15 7 | | | | | | | 36,625 | | | | | | | | |
| 754 - Equipment: Replacement Pool & Spa Equipment (50%) | 11,254 | 5 2 | | | 11,824 | | | | 13,378 | | | | | 15,136 | | | |
| 948 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 2 | | | 7,000 | | | | | 8,118 | | | | | | | 9,414 |
| Total 12000 - Pool | 67,916 | | | | 18,824 | | | | 50,003 | 8,118 | | | 25,176 | 15,136 | | | 9,414 |
| 17000 - Tennis Court | | | | | | | | | | | | | | | | | |
| 540 - Resurface 7,200 Sq. Ft. Tennis Court | 20,295 | 21 6 | | | | | | | 23,536 | | | | | | | | |
| Total 17000 - Tennis Court | 20,295 | | | | | | | | 23,536 | | | | | | | | |
| 19000 - Fencing | | | | | | | | | | | | | | | | | |
| 170 - Chain Link: 10' 360 Lin. Ft. Tennis Court Fence | 6,642 | 30 14 | | | | | | | | | | | | | | | 9,385 |
| 240 - Wrought Iron: 6' 380 Lin. Ft. Pool Perimeter Fence | 14,022 | 30 9 | | | | | | | | | | 17,512 | | | | | |
| Total 19000 - Fencing | 20,664 | | | | | | | | | | | 17,512 | | | | | 9,385 |
| 20000 - Lighting | | | | | | | | | | | | | | | | | |
| 250 - Pole Lights 4 Tennis Court Lights | 6,150 | 20 9 | | | | | | | | | | 7,681 | | | | | |
| Total 20000 - Lighting | 6,150 | | | | | | | | | | | 7,681 | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current | Life | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|------------------|--------------------|-------|--------|--------|--------|------|--------|--------|--------|-------|--------|------|--------|--------|--------|--------|
| | Replacement Cost | Useful / Remaining | | | | | | | | | | | | | | | |
| Total [Madera Vista (MV)] Expenditures Inflated @ 2.50% | | | 2,560 | 18,824 | | 33,297 | | | 23,536 | 50,003 | 8,118 | 34,793 | | 25,176 | 15,136 | | 47,314 |
| 00120 - Casa Paloma I (CPI) | | | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | | | |
| 418 - Asphalt: Major Repairs 7,128 Sq. Ft. Parking Areas | 36,531 | 25 5 | | | | | | 41,331 | | | | | | | | | |
| Total 01000 - Paving | 36,531 | | | | | | | 41,331 | | | | | | | | | |
| 02000 - Concrete | | | | | | | | | | | | | | | | | |
| 460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%) | 7,537 | 5 2 | | | 7,919 | | | | | 8,960 | | | | | | 10,137 | |
| Total 02000 - Concrete | 7,537 | | | | 7,919 | | | | | 8,960 | | | | | | 10,137 | |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | | | |
| 212 - Surface Restoration 7,470 Sq. Ft. Exterior Surfaces | 7,470 | 10 5 | | | | | | 8,452 | | | | | | | | | |
| 213 - Surface Restoration Exterior Surfaces- 2017 Only[nr:1] | 4,124 | 1 0 | 4,124 | | | | | | | | | | | | | | |
| Total 03000 - Painting: Exterior | 11,594 | | 4,124 | | | | | 8,452 | | | | | | | | | |
| 04000 - Structural Repairs | | | | | | | | | | | | | | | | | |
| 304 - Trellis Pool Eq Rm Shade Structure | 8,000 | 15 13 | | | | | | | | | | | | | | | 11,028 |
| Total 04000 - Structural Repairs | 8,000 | | | | | | | | | | | | | | | | 11,028 |
| 05000 - Roofing | | | | | | | | | | | | | | | | | |
| 348 - Low Slope: Vinyl 61 Squares- Pool Building Roofs | 31,262 | 20 1 | | 32,044 | | | | | | | | | | | | | |
| Total 05000 - Roofing | 31,262 | | | 32,044 | | | | | | | | | | | | | |
| 08000 - Rehab | | | | | | | | | | | | | | | | | |
| 254 - Bathrooms 2 Locker Rooms | 17,425 | 20 2 | | | 18,307 | | | | | | | | | | | | |
| 418 - Kitchen Clubhouse Kitchen | 6,662 | 20 14 | | | | | | | | | | | | | | | 9,414 |
| Total 08000 - Rehab | 24,087 | | | | 18,307 | | | | | | | | | | | | 9,414 |
| 12000 - Pool | | | | | | | | | | | | | | | | | |
| 160 - Resurface 200 Lin. Ft. Pool | 24,600 | 12 11 | | | | | | | | | | | | 32,277 | | | |
| 660 - Deck: Re-Surface 6,128 Sq. Ft. Pool Area Decking | 47,109 | 15 11 | | | | | | | | | | | | 61,811 | | | |
| 760 - Equipment: Replacement Pool & Spa Equipment (50%) | 14,944 | 5 2 | | | 15,701 | | | | | 17,764 | | | | | | 20,099 | |
| 761 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1,881 | 1 0 | 1,881 | | | | | | | | | | | | | | |
| 954 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 2 | | | 7,000 | | | | | | 8,118 | | | | | | 9,414 |
| Total 12000 - Pool | 95,197 | | 1,881 | | 22,701 | | | | | 17,764 | 8,118 | | | 94,088 | 20,099 | | 9,414 |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | | | |
| 256 - HVAC 2 Rooftop Carrier Units- 2011 | 8,200 | 15 9 | | | | | | | | | | 10,241 | | | | | |
| Total 23000 - Mechanical Equipment | 8,200 | | | | | | | | | | | 10,241 | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---------------------|-----------|---------------|-------|--------|--------|------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | Cost | Remaining | | | | | | | | | | | | | | | | |
| Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50% | | | | 6,005 | 32,044 | 48,927 | | | 49,783 | | 26,724 | 8,118 | 10,241 | | 94,088 | 30,236 | 11,028 | 18,828 |
| 00130 - Casa Paloma II (CPII) | | | | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | | | | |
| 424 - Asphalt: Major Repairs 4,536 Sq. Ft. Parking Areas | 23,247 | 25 | 4 | | | | | 25,660 | | | | | | | | | | |
| 425 - Asphalt: Major Repairs Parking Areas- 2017 Only Seal Coat[nr:1] | 1,750 | 1 | 0 | 1,750 | | | | | | | | | | | | | | |
| Total 01000 - Paving | 24,997 | | | 1,750 | | | | 25,660 | | | | | | | | | | |
| 02000 - Concrete | | | | | | | | | | | | | | | | | | |
| 466 - Pool Deck 4,933 Sq. Ft. Pool Area Concrete (6%) | 6,068 | 5 | 1 | | 6,219 | | | | 7,037 | | | | | | 7,961 | | | |
| Total 02000 - Concrete | 6,068 | | | | 6,219 | | | | 7,037 | | | | | | 7,961 | | | |
| 04000 - Structural Repairs | | | | | | | | | | | | | | | | | | |
| 320 - Trellis Pool Eq Rm Shade Structure | 8,000 | 15 | 14 | | | | | | | | | | | | | | | 11,304 |
| Total 04000 - Structural Repairs | 8,000 | | | | | | | | | | | | | | | | | 11,304 |
| 05000 - Roofing | | | | | | | | | | | | | | | | | | |
| 354 - Low Slope: Vinyl 53 Squares- Pool Building Roofs | 27,162 | 20 | 4 | | | | | 29,982 | | | | | | | | | | |
| Total 05000 - Roofing | 27,162 | | | | | | | 29,982 | | | | | | | | | | |
| 08000 - Rehab | | | | | | | | | | | | | | | | | | |
| 260 - Bathrooms 2 Locker Rooms | 17,425 | 20 | 7 | | | | | | | 20,713 | | | | | | | | |
| 424 - Kitchen Clubhouse Kitchen | 6,662 | 20 | 7 | | | | | | | 7,920 | | | | | | | | |
| Total 08000 - Rehab | 24,087 | | | | | | | | | 28,632 | | | | | | | | |
| 12000 - Pool | | | | | | | | | | | | | | | | | | |
| 166 - Resurface 180 Lin. Ft. Pool | 22,140 | 10 | 9 | | | | | | | | | | 27,650 | | | | | |
| 666 - Deck: Re-Surface 4,933 Sq. Ft. Pool Area Decking | 37,922 | 15 | 11 | | | | | | | | | | | | 49,758 | | | |
| 766 - Equipment: Replacement Pool & Spa Equipment (50%) | 15,559 | 5 | 2 | | | 16,347 | | | | 18,495 | | | | | | 20,926 | | |
| 767 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1,613 | 1 | 0 | 1,613 | | | | | | | | | | | | | | |
| 960 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 | 2 | | | 7,000 | | | | | 8,118 | | | | | | | 9,414 |
| Total 12000 - Pool | 83,897 | | | 1,613 | | 23,347 | | | | 18,495 | 8,118 | 27,650 | | 49,758 | 20,926 | | | 9,414 |
| 20000 - Lighting | | | | | | | | | | | | | | | | | | |
| 260 - Pole Lights 8 Shuffleboard Lights | 9,840 | 30 | 4 | | | | | 10,862 | | | | | | | | | | |
| Total 20000 - Lighting | 9,840 | | | | | | | 10,862 | | | | | | | | | | |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | | | | |
| 272 - HVAC 2 Rooftop Carrier Units- 2011 | 8,200 | 15 | 9 | | | | | | | | | | 10,241 | | | | | |
| Total 23000 - Mechanical Equipment | 8,200 | | | | | | | | | | | | 10,241 | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current | Life | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|------------------|--------------------|-------|-------|--------|--------|--------|--------|-------|--------|--------|--------|-------|--------|--------|------|--------|
| | Replacement Cost | Useful / Remaining | | | | | | | | | | | | | | | |
| Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50% | | | 3,363 | 6,219 | 23,347 | | 66,504 | | 7,037 | 47,128 | 8,118 | 37,891 | | 57,719 | 20,926 | | 20,718 |
| 00140 - Abrego North (ABN) | | | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | | | |
| 430 - Asphalt: Major Repairs 6,455 Sq. Ft. Parking Area | 33,082 | 25 6 | | | | | | | | 38,365 | | | | | | | |
| Total 01000 - Paving | 33,082 | | | | | | | | | 38,365 | | | | | | | |
| 02000 - Concrete | | | | | | | | | | | | | | | | | |
| 472 - Pool Deck 4,523 Sq. Ft. Pool Area Concrete (6%) | 5,563 | 5 4 | | | | | 6,141 | | | | | 6,948 | | | | | 7,861 |
| Total 02000 - Concrete | 5,563 | | | | | | 6,141 | | | | | 6,948 | | | | | 7,861 |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | | | |
| 218 - Surface Restoration 5,892 Sq. Ft. Exterior Surfaces | 6,039 | 10 9 | | | | | | | | | | 7,542 | | | | | |
| Total 03000 - Painting: Exterior | 6,039 | | | | | | | | | | | 7,542 | | | | | |
| 04000 - Structural Repairs | | | | | | | | | | | | | | | | | |
| 324 - Trellis Pool Eq Rm Shade Structure | 8,000 | 15 14 | | | | | | | | | | | | | | | 11,304 |
| 328 - Trellis 3 Pool Shade Structure | 24,000 | 15 14 | | | | | | | | | | | | | | | 33,911 |
| Total 04000 - Structural Repairs | 32,000 | | | | | | | | | | | | | | | | 45,215 |
| 05000 - Roofing | | | | | | | | | | | | | | | | | |
| 360 - Low Slope: Vinyl 21 Squares- Pool Building Roof | 10,762 | 20 9 | | | | | | | | | | 13,441 | | | | | |
| Total 05000 - Roofing | 10,762 | | | | | | | | | | | 13,441 | | | | | |
| 08000 - Rehab | | | | | | | | | | | | | | | | | |
| 266 - Bathrooms 2 Locker Rooms | 12,300 | 20 9 | | | | | | | | | | 15,361 | | | | | |
| Total 08000 - Rehab | 12,300 | | | | | | | | | | | 15,361 | | | | | |
| 12000 - Pool | | | | | | | | | | | | | | | | | |
| 172 - Resurface 180 Lin. Ft. Pool | 22,140 | 10 9 | | | | | | | | | | 27,650 | | | | | |
| 672 - Deck: Re-Surface 4,523 Sq. Ft. Pool Deck | 34,771 | 25 24 | | | | | | | | | | | | | | | |
| 772 - Equipment: Replacement Pool & Spa Equipment (50%) | 15,559 | 5 4 | | | | 17,175 | | | | | | 19,432 | | | | | 21,985 |
| 966 - Furniture: Misc Pool Area Furnishings | 5,637 | 6 5 | | | | | | 6,378 | | | | | | 7,397 | | | |
| Total 12000 - Pool | 78,108 | | | | | 17,175 | | 6,378 | | | | 47,082 | | 7,397 | | | 21,985 |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | | | |
| 400 - HVAC 2 Rooftop Rheem Units- 2007 | 7,482 | 15 5 | | | | | | | 8,466 | | | | | | | | |
| Total 23000 - Mechanical Equipment | 7,482 | | | | | | | | 8,466 | | | | | | | | |
| Total [Abrego North (ABN)] Expenditures Inflated @ 2.50% | | | | | | 23,316 | 14,844 | 38,365 | | | 90,373 | | 7,397 | | | | 75,061 |

00144 - Facility Maintenance Shop (FMS)

01000 - Paving

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|---------------------|-----------|---------------|--|------|---------------|---------------|----------------|------|------|---------------|--------|------|---------------|---------------|---------------|------|------|---------------|
| | Cost | Remaining | | | | | | | | | | | | | | | | | |
| 120 - Asphalt: State Spec. Slurry Parking Area | 10,000 | 5 | 1 | | | 10,250 | | | | | 11,597 | | | | | 13,121 | | | |
| 200 - Asphalt: Ongoing Repairs Pulverization/Replacement[nr:1] | 30,474 | 30 | 1 | | | 31,236 | | | | | | | | | | | | | |
| 300 - Asphalt: Overlay w/ Interlayer Parking Area | 16,000 | 20 | 19 | | | | | | | | | | | | | | | | |
| Total 01000 - Paving | 56,474 | | | | | 41,486 | | | | | 11,597 | | | | | 13,121 | | | |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | | | | | |
| 350 - Touch-Up Doors, Trim, Metal | 3,000 | 6 | 3 | | | | 3,231 | | | | | | | 3,747 | | | | | |
| 400 - Wrought Iron 800 Lin. Ft. Perimeter Fence | 7,200 | 6 | 3 | | | | 7,754 | | | | | | | 8,992 | | | | | |
| 920 - Power Washing FMS Building | 1,200 | 6 | 3 | | | | 1,292 | | | | | | | 1,499 | | | | | |
| Total 03000 - Painting: Exterior | 11,400 | | | | | | 12,277 | | | | | | | 14,237 | | | | | |
| 05000 - Roofing | | | | | | | | | | | | | | | | | | | |
| 690 - Pitched: TBA 40 Squares- FMS Roofing | 32,000 | 30 | 10 | | | | | | | | | | | | 40,963 | | | | |
| Total 05000 - Roofing | 32,000 | | | | | | | | | | | | | | 40,963 | | | | |
| 08000 - Rehab | | | | | | | | | | | | | | | | | | | |
| 100 - General Common Areas | 15,000 | 20 | 3 | | | | 16,153 | | | | | | | | | | | | |
| 220 - Bathrooms 2 Placeholder | 30,000 | 20 | 3 | | | | 32,307 | | | | | | | | | | | | |
| 230 - Kitchen Placeholder | 20,000 | 20 | 3 | | | | 21,538 | | | | | | | | | | | | |
| Total 08000 - Rehab | 65,000 | | | | | | 69,998 | | | | | | | | | | | | |
| 19000 - Fencing | | | | | | | | | | | | | | | | | | | |
| 200 - Wrought Iron 800 Lin. Ft. Perimeter | 32,000 | 30 | 3 | | | | 34,461 | | | | | | | | | | | | |
| Total 19000 - Fencing | 32,000 | | | | | | 34,461 | | | | | | | | | | | | |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | | | | | |
| 200 - HVAC 2 Mastercool | 24,000 | 15 | 3 | | | | 25,845 | | | | | | | | | | | | |
| Total 23000 - Mechanical Equipment | 24,000 | | | | | | 25,845 | | | | | | | | | | | | |
| Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50% | | | | | | 41,486 | | 142,580 | | | 11,597 | | | 14,237 | 40,963 | 13,121 | | | |
| 00150 - General | | | | | | | | | | | | | | | | | | | |
| 22000 - Office Equipment | | | | | | | | | | | | | | | | | | | |
| 100 - Miscellaneous Contex Scanner | 6,000 | 5 | 4 | | | | | 6,623 | | | | | | 7,493 | | | | | 8,478 |
| 110 - Miscellaneous HP Plotter | 3,000 | 5 | 4 | | | | | 3,311 | | | | | | 3,747 | | | | | 4,239 |
| Total 22000 - Office Equipment | 9,000 | | | | | | | 9,934 | | | | | | 11,240 | | | | | 12,717 |
| 24500 - Audio / Visual | | | | | | | | | | | | | | | | | | | |
| 260 - PA System 5 Various Locations (33%) | 25,000 | 8 | 7 | | | | | | | | | 29,717 | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | Current Replacement | | Life Useful / | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---------------------|----|---------------|-------|---------|--------|------|--------|--------|--------|--------|------|---------|--------|---------|--------|------|---------|
| | Cost | | | | | | | | | | | | | | | | | |
| 261 - PA System | 3,543 | 1 | 0 | 3,543 | | | | | | | | | | | | | | |
| Various Locations- 2017 Only[nr:1] | | | | | | | | | | | | | | | | | | |
| Total 24500 - Audio / Visual | 28,543 | | | 3,543 | | | | | | | 29,717 | | | | | | | |
| 24600 - Safety / Access | | | | | | | | | | | | | | | | | | |
| 350 - Defibrillators | 23,780 | 10 | 4 | | | | | 26,249 | | | | | | | | | | 33,601 |
| 8 Various Locations | | | | | | | | | | | | | | | | | | |
| Total 24600 - Safety / Access | 23,780 | | | | | | | 26,249 | | | | | | | | | | 33,601 |
| 30000 - Miscellaneous | | | | | | | | | | | | | | | | | | |
| 200 - Maintenance Equipment | 7,687 | 20 | 9 | | | | | | | | | | 9,601 | | | | | |
| Vermeer Chipper | | | | | | | | | | | | | | | | | | |
| 700 - Trailer | 5,125 | 15 | 4 | | | | | 5,657 | | | | | | | | | | |
| Utility Trailer | | | | | | | | | | | | | | | | | | |
| 710 - Trailer | 5,125 | 15 | 5 | | | | | | 5,798 | | | | | | | | | |
| Landscaping Trailer | | | | | | | | | | | | | | | | | | |
| 804 - Vehicle | 33,312 | 10 | 1 | | 34,145 | | | | | | | | | | | | | 43,709 |
| Vehicle 10- 2005 Ford E250 Van | | | | | | | | | | | | | | | | | | |
| 808 - Vehicle | 35,875 | 10 | 1 | | 36,772 | | | | | | | | | | | | | 47,071 |
| Vehicle 11- 2006 Ford F250 Pickup | | | | | | | | | | | | | | | | | | |
| 812 - Vehicle | 33,312 | 10 | 1 | | 34,145 | | | | | | | | | | | | | 43,709 |
| Vehicle 12- 2007 GMC 2500 Pickup | | | | | | | | | | | | | | | | | | |
| 816 - Vehicle | 25,625 | 10 | 1 | | 26,266 | | | | | | | | | | | | | 33,622 |
| Vehicle 16- 2007 Ford Ranger Pickup | | | | | | | | | | | | | | | | | | |
| 820 - Vehicle | 28,187 | 10 | 2 | | | 29,614 | | | | | | | | | | | | 37,909 |
| Vehicle 17- 2009 Ford E150 Van | | | | | | | | | | | | | | | | | | |
| 824 - Vehicle | 30,750 | 10 | 4 | | | | | 33,942 | | | | | | | | | | 43,449 |
| Vehicle 18- 2011 Ford F150 Pickup | | | | | | | | | | | | | | | | | | |
| 828 - Vehicle | 25,625 | 10 | 5 | | | | | | 28,992 | | | | | | | | | |
| Vehicle 19- 2012 Ford Escape | | | | | | | | | | | | | | | | | | |
| 832 - Vehicle | 76,875 | 10 | 6 | | | | | | | 89,151 | | | | | | | | |
| 3 Vehicles 20, 21 & 23- Ford Transit Connects | | | | | | | | | | | | | | | | | | |
| 836 - Vehicle | 35,875 | 10 | 1 | | 36,772 | | | | | | | | | | | | | 47,071 |
| Vehicle 24- 2005 Ford F250 Pickup | | | | | | | | | | | | | | | | | | |
| 840 - Vehicle | 35,875 | 10 | 1 | | 36,772 | | | | | | | | | | | | | 47,071 |
| Vehicle 25- 2005 Chevy Silverado 2500 HD | | | | | | | | | | | | | | | | | | |
| 844 - Vehicle | 17,937 | 10 | 9 | | | | | | | | | | 22,401 | | | | | |
| Vehicle 26- 2016 Ford Fiesta | | | | | | | | | | | | | | | | | | |
| 848 - Vehicle | 15,000 | 10 | 4 | | | | | 16,557 | | | | | | | | | | 21,195 |
| Vehicle 27- 2011 Ford Ranger | | | | | | | | | | | | | | | | | | |
| 852 - Vehicle | 60,000 | 10 | 9 | | | | | | | | | | 74,932 | | | | | |
| 2 Vehicles 29, 30- 2016 Ram Promaster City Vans | | | | | | | | | | | | | | | | | | |
| 856 - Vehicle | 102,000 | 10 | 9 | | | | | | | | | | 127,384 | | | | | |
| 3 Vehicles 31, 32, 33- 2016 Ram 1500 Pickups | | | | | | | | | | | | | | | | | | |
| 860 - Vehicle | 36,000 | 10 | 10 | | | | | | | | | | | 46,083 | | | | |
| Vehicle 34- 2017 Ram 1500 Pickup | | | | | | | | | | | | | | | | | | |
| Total 30000 - Miscellaneous | 610,187 | | | | 204,872 | 29,614 | | 56,156 | 34,791 | 89,151 | | | 234,318 | 46,083 | 262,253 | 37,909 | | 64,644 |
| Total [General] Expenditures Inflated @ 2.50% | | | | 3,543 | 204,872 | 29,614 | | 92,339 | 34,791 | 89,151 | 29,717 | | 245,558 | 46,083 | 262,253 | 37,909 | | 110,961 |

See Section VI-b for Excluded Components

| Reserve Component | Current | Life | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|-------------------------------------|-------------|-----------|---------|-----------|---------|---------|-----------|-----------|-----------|---------|---------|-----------|---------|-----------|---------|---------|-----------|
| | Replacement | Useful / | | | | | | | | | | | | | | | |
| | Cost | Remaining | | | | | | | | | | | | | | | |
| Total Expenditures Inflated @ 2.50% | | | 656,493 | 1,433,919 | 907,178 | 644,372 | 2,300,528 | 1,039,635 | 1,180,801 | 903,522 | 708,076 | 1,751,767 | 709,506 | 1,475,007 | 895,577 | 905,282 | 2,015,834 |
| Total Current Replacement Cost | 10,752,724 | | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|---|--------|--------|--------|--------|--------|--------|--------|------|------|--------|--------|--------|--------|------|--------|
| 00010 - Member Services Center (MSC) | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | |
| 100 - Asphalt: Sealing 27,762 Sq. Ft. Parking Lots- Seal/Stripe | 8,243 | | | | | 9,326 | | | | | 10,551 | | | | |
| 101 - Asphalt: Sealing Parking Lots- Seal/Stripe- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| 200 - Asphalt: Ongoing Repairs 27,762 Sq. Ft. Parking Lots (5.6%) | 7,501 | | | | | 8,486 | | | | | 9,602 | | | | |
| 300 - Asphalt: Overlay w/ Interlayer 14,965 Sq. Ft. South Parking & Maintenance | | | | | | | | | | | | | | | |
| 348 - Asphalt: Overlay w/ Interlayer 12,797 Sq. Ft. North Parking Lot (50%) | | | | | | | | | | | | | | | |
| Total 01000 - Paving | 15,743 | | | | | 17,812 | | | | | 20,153 | | | | |
| 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. IT Server | 17,380 | | | 18,716 | | | 20,155 | | | 21,705 | | | 23,374 | | |
| 240 - Computers, Misc. Office Computer Work Stations | | 54,778 | | | | | 61,977 | | | | 70,121 | | | | |
| 241 - Computers, Misc. Office Computer Work Stations- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| 360 - Telephone Equipment Telephone System | | | 31,973 | | | | | | | | | | | | 43,000 |
| Total 22000 - Office Equipment | 17,380 | 54,778 | 31,973 | 18,716 | 22,941 | | 82,132 | | | 21,705 | | 70,121 | 51,325 | | 43,000 |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|---|--------|--------|--------|--------|--------|--------|--------|------|--------|---------|---------|--------|--------|------|--------|
| 200 - HVAC 3 Rooftop Carrier Units- 2010 | | | | | | | | | 31,472 | | | | | | |
| 280 - HVAC Rooftop Carrier Unit- 2002 | | 7,608 | | | | | | | | | | | | | |
| 348 - HVAC 3 IT Room Trane & Gree Units- 2013 | | | | | | | | | | | | 12,855 | | | |
| 376 - HVAC Bard Unit- 2002 | 8,610 | | | | | | | | | | | | | | |
| Total 23000 - Mechanical Equipment | 8,610 | 7,608 | | | | | | | 31,472 | | | 12,855 | | | |
| 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% | 41,733 | 62,386 | 31,973 | 18,716 | 83,979 | 33,071 | 82,132 | | 31,472 | 108,377 | 32,315 | 82,976 | 51,325 | | 97,852 |
| 00020 - West Social Center (WC) | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | |
| 106 - Asphalt: Sealing 43,543 Sq. Ft. Drives, North & South Parking | 12,928 | | | | | 14,627 | | | | | 16,549 | | | | |
| 112 - Asphalt: Sealing 75,321 Sq. Ft. West Parking Lot | 22,363 | | | | | 25,302 | | | | | 28,626 | | | | |
| 113 - Asphalt: Sealing West Parking Lot- 2017 Only, incl N & S[nr:1] | | | | | | | | | | | | | | | |
| 212 - Asphalt: Ongoing Repairs 75,321 Sq. Ft. West Parking Lot (3%) | 9,085 | | | | | 10,279 | | | | | 11,629 | | | | |
| 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 | 44,376 | | | | | 50,207 | | | | | 56,805 | | | | |
| 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 | 78,768 | | | | | | | | | | 100,830 | | | | |
| Total 03000 - Painting: Exterior | 78,768 | | | | | | | | | | 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 | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|------|--------|---------|------|--------|--------|--------|---------|------|---------|------|--------|--------|--------|---------|
| 300 - Trellis Pool Shade Structure | | | | | | 19,663 | | | | | | | | | |
| 304 - Trellis Tennis Shade Structure | | | | | | | 20,155 | | | | | | | | |
| Total 04000 - Structural Repairs | | | | | | 19,663 | 20,155 | | | | | | | | |
| 05000 - Roofing | | | | | | | | | | | | | | | |
| 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 |
| 600 - Deck: Re-Surface 5,313 Sq. Ft. Pool Area Decking | | | | | 65,295 | | | | | | | | | | |
| 700 - Equipment: Replacement Pool & Spa Equipment (50%) | | 28,576 | | | | | 32,331 | | | | | 36,580 | | | |
| 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 | | 28,576 | 62,386 | | 65,295 | 29,561 | 32,331 | | | | | 70,861 | | | 83,903 |
| 14000 - Recreation | | | | | | | | | | | | | | | |
| 700 - Billiard Table 4 Billiards Room | | | | | | | | | | | | | | | 48,328 |
| Total 14000 - Recreation | | | | | | | | | | | | | | | 48,328 |
| 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 | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|------|------|--------|--------|--------|--------|--------|--------|--------|------|------|--------|--------|--------|---------|
| 200 - Seal & Striping | | | | | 15,337 | | | | | | | | 18,687 | | |
| 3,744 Sq. Ft. [12] Shuffleboard Courts | | | | | | | | | | | | | | | |
| Total 17500 - Basketball / Sport Court | | | | | 15,337 | | | | | | | | 18,687 | | |
| 19000 - Fencing | | | | | | | | | | | | | | | |
| 120 - Chain Link: 10' | | | | | | | | | | | | | | | |
| 1,710 Lin. Ft. Tennis Court Fence | | | | | | | | | | | | | | | |
| Total 19000 - Fencing | | | | | | | | | | | | | | | |
| 20000 - Lighting | | | | | | | | | | | | | | | |
| 200 - Pole Lights | | | | | | | | | | | | | | | 18,878 |
| 15 Walkway Lights | | | | | | | | | | | | | | | |
| 500 - Parking Lot | | | | 19,983 | | | | | 22,609 | | | | | 25,580 | |
| 25 Parking Lot Lights (20%) | | | | | | | | | | | | | | | |
| Total 20000 - Lighting | | | | 19,983 | | | | | 22,609 | | | | | 25,580 | 18,878 |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | |
| 204 - HVAC | | | | | 72,099 | | | | | | | | | | |
| 2 Rooftop Carrier Units- 2006 | | | | | | | | | | | | | | | |
| 284 - HVAC | | | | | | | | | | | | 31,165 | | | |
| 2 Rooftop Carrier Units- 2013 | | | | | | | | | | | | | | | |
| 320 - HVAC | | | 36,340 | | | | | | | | | | | | |
| 2 Rooftop Carrier Units- 2004 | | | | | | | | | | | | | | | |
| 352 - HVAC | | | | | | | | 37,939 | | | | | | | |
| 3 Rooftop Carrier/American Units- 2009 | | | | | | | | | | | | | | | |
| 380 - HVAC | | | | | | | | | 21,705 | | | | | | |
| Rooftop Carrier Unit- 2010 | | | | | | | | | | | | | | | |
| 404 - HVAC | | | | | | | 60,255 | | | | | | | | |
| 4 Rooftop Carrier/American Units- 2008 | | | | | | | | | | | | | | | |
| 420 - HVAC | | | | | | 8,398 | | | | | | | | | |
| Tennis Ramada Carrier Unit- 2007 | | | | | | | | | | | | | | | |
| 440 - HVAC | | | | | | | | | | | | 15,202 | | | |
| 4 Gree HVAC Units- 2012 | | | | | | | | | | | | | | | |
| 900 - Miscellaneous | | | | | | | 16,796 | | | | | | | | |
| Carnfil Farr Dust Collector | | | | | | | | | | | | | | | |
| Total 23000 - Mechanical Equipment | | | 36,340 | | 72,099 | 8,398 | 77,051 | 37,939 | 21,705 | | | 15,202 | 31,165 | | |
| 24000 - Furnishings | | | | | | | | | | | | | | | |
| 500 - Miscellaneous | | | | | | | | | | | | | | | 101,272 |
| Auditorium Tables & Chairs | | | | | | | | | | | | | | | |
| Total 24000 - Furnishings | | | | | | | | | | | | | | | 101,272 |
| 24500 - Audio / Visual | | | | | | | | | | | | | | | |
| 220 - PA System | | | | | 81,931 | | | | | | | | | | 104,878 |
| Auditorium Bldg | | | | | | | | | | | | | | | |
| 221 - PA System | | | | | | | | | | | | | | | |
| Auditorium Bldg- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| 400 - Stage Lights | | | | | | | | | | | | 16,685 | | | |
| Stage Lighting | | | | | | | | | | | | | | | |
| 401 - Stage Lights | | | | | | | | | | | | | | | |
| Stage Lighting- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| 600 - Stage Curtains | | | 13,010 | | | | | | | | | | | | |
| Stage Curtains | | | | | | | | | | | | | | | |
| 800 - Stage Risers | | | | | | 11,964 | | | | | | | | | |
| Located on Stage | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|---------|--------|---------|--------|---------|---------|---------|---------|---------|---------|---------|---------|--------|--------|---------|
| Total 24500 - Audio / Visual | | 13,010 | | | 81,931 | 11,964 | | | | 16,685 | | | | | 104,878 |
| 24600 - Safety / Access | | | | | | | | | | | | | | | |
| 200 - Fire Control Misc Fire Alarm System | | | | | | | | | 67,375 | | | | | | |
| Total 24600 - Safety / Access | | | | | | | | | 67,375 | | | | | | |
| 25000 - Flooring | | | | | | | | | | | | | | | |
| 210 - Carpeting 565 Sq. Yds. West Center Carpet | | | | | | | | | | 33,519 | | | | | |
| 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%) | | 10,408 | | | | | 11,776 | | | | 13,323 | | | | |
| Total 27000 - Appliances | | 10,408 | | | | | 11,776 | | | | 13,323 | | | | |
| 30000 - Miscellaneous | | | | | | | | | | | | | | | |
| 018 - Miscellaneous Camfil Fart Dust Collector | | | | | | | 26,873 | | | | | | | | |
| 240 - Maintenance Equipment 3 Portable Lifts | | | | | | | | | | | | | | | 62,927 |
| Total 30000 - Miscellaneous | | | | | | | 26,873 | | | | | | | | 62,927 |
| Total [West Social Center (WC)] Expenditures Inflated @ 2.50% | 123,144 | 92,158 | 305,163 | 30,175 | 280,000 | 178,416 | 259,828 | 211,418 | 123,221 | 384,293 | 172,837 | 115,349 | 45,760 | 92,644 | 461,339 |
| 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 | | | | | | | | | | | | | | | |
| 406 - Pool Deck 5,661 Sq. Ft. Pool Area Concrete (6%) | | | 10,595 | | | | | 11,987 | | | | | 13,563 | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|--------|--------|---------|--------|
| 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 | | | | | | | | | | | | | | | |
| 312 - Restrooms | | | | | | | | | | | 36,106 | | | | |
| 2 Lobby Restrooms | | | | | | | | | | | | | | | |
| Total 08000 - Rehab | | | | | | | | | | | 137,581 | | | | |
| 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 | | | 22,740 | | | | | 25,728 | | | | | 29,109 | | |
| Pool & Spa Equipment (50%) | | | | | | | | | | | | | | | |
| 906 - Furniture: Misc | | | | | | 11,757 | | | | | 13,635 | | | | |
| Pool Area Furnishings | | | | | | | | | | | | | | | |
| Total 12000 - Pool | | 32,639 | 22,740 | | 69,572 | 11,757 | | 25,728 | 15,917 | | 13,635 | 29,109 | 43,895 | | |
| 14000 - Recreation | | | | | | | | | | | | | | | |
| 200 - Exercise: Cardio Equipment | 30,284 | 31,041 | 31,817 | 32,612 | 33,428 | 34,263 | 35,120 | 35,998 | 36,898 | 37,820 | 38,766 | 39,735 | 40,728 | 41,747 | 42,790 |
| 17 Fitness Room Cardio Machines (20%) | | | | | | | | | | | | | | | |
| 201 - Exercise: Cardio Equipment | | | | | | | | | | | | | | | |
| Fitness Room Cardio Machines- 2017 | | | | | | | | | | | | | | | |
| Only[nr:1] | | | | | | | | | | | | | | | |
| 300 - Exercise: Strength Equipment | 7,927 | 8,125 | 8,328 | 8,536 | 8,749 | 8,968 | 9,192 | 9,422 | 9,658 | 9,899 | 10,147 | 10,400 | 10,660 | 10,927 | 11,200 |
| 13 Fitness Room Strength Machines (10%) | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 720 - Billiard Table 2 Billiards Room Total 14000 - Recreation | 38,210 | 39,166 | 40,145 | 41,148 | 42,177 | 43,232 | 44,312 | 45,420 | 46,556 | 47,720 | 48,913 | 50,135 | 51,389 | 52,674 | 53,990 |
| 17000 - Tennis Court | | | | | | | | | | | | | | | |
| 110 - Reseal 14,400 Sq. Ft. [2] Tennis Courts | | | 20,213 | | | | 22,312 | | | | 24,628 | | | | 27,184 |
| 510 - Resurface 14,400 Sq. Ft. [2] Tennis Courts | | | | | | | | | | | | | | | |
| 700 - Screen Pickleball Windscreens Total 17000 - Tennis Court | | | 20,213 | 3,119 | | | 22,312 | 3,529 | | | 24,628 | | | 3,993 | 27,184 |
| 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 | |
| 211 - Seal & Striping [7] Pickleball Courts- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| 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 | |
| 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 Total 23000 - Mechanical Equipment | | 12,173 | | | 19,663 | | 20,659 | 21,175 | | 45,978 | | | | | |
| 24000 - Furnishings | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|--------|---------|---------|---------|---------|--------|--------|---------|--------|---------|---------|--------|---------|---------|---------|
| 520 - Miscellaneous Folding Tables & Chairs | 39,339 | | | | | | | | | | 50,358 | | | | |
| 521 - Miscellaneous Folding Tables & Chairs- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 24000 - Furnishings | 39,339 | | | | | | | | | | 50,358 | | | | |
| 24500 - Audio / Visual | | | | | | | | | | | | | | | |
| 300 - PA System Sound Rack- Sound System | | | | | | | | | | | | | | | |
| 740 - Piano East Auditorium- Upright Piano | | | | | | | | | | | | | | | |
| Total 24500 - Audio / Visual | | | | | | | | | | | | | | | |
| 25000 - Flooring | | | | | | | | | | | | | | | |
| 220 - Carpeting 850 Sq. Yds. East Center Carpet | | | | | | | | | | | 50,427 | | | | |
| 420 - Tile 4,000 Sq. Ft. Clubhouse Walls & Floors | | | | | | | | | | | 74,158 | | | | |
| 610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen | | | | | 9,176 | | | | | | | | | | |
| Total 25000 - Flooring | | | | | 9,176 | | | | | | 124,585 | | | | |
| 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% | 77,550 | 135,860 | 162,428 | 66,324 | 180,423 | 78,162 | 87,283 | 371,859 | 66,002 | 267,986 | 359,819 | 90,644 | 152,738 | 270,428 | 111,967 |
| 00040 - Las Campanas (LC) | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | |
| 124 - Asphalt: Sealing 70,468 Sq. Ft. Parking Lot | 21,717 | | | | | 24,571 | | | | | 27,800 | | | | |
| 224 - Asphalt: Ongoing Repairs 70,468 Sq. Ft. Parking Lot (3%) | 8,500 | | | | | 9,616 | | | | | 10,880 | | | | |
| 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 | 30,217 | | | 113,742 | | 34,188 | | | | | 38,680 | | | | 87,259 |
| 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 | | | | |
| Total 03000 - Painting: Exterior | | | | | | | | | | | 33,705 | | | | |
| 03500 - Painting: Interior | | | | | | | | | | | | | | | |
| 118 - Building 21,900 Sq. Ft. All Interior Spaces | | | | | | | | | | | 30,451 | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|--------|--------|--------|--------|--------|
| 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 | | | | | | | | | | | | | | | |
| 318 - Restrooms 2 Racquetball Court Restrooms | | | | | | | | 21,616 | | | | | | | |
| 406 - Kitchen Clubhouse Kitchen | 10,392 | 10,651 | 10,918 | 11,191 | 11,470 | 11,757 | 12,051 | 12,352 | 12,661 | 12,978 | 13,302 | 13,635 | 13,975 | 14,325 | 14,683 |
| 560 - Operable Wall/Partition 1,296 Sq. Ft. [2] Agave | | 69,021 | | | | | | | | | | | | | |
| Total 08000 - Rehab | 10,392 | 79,672 | 10,918 | 11,191 | 11,470 | 11,757 | 12,051 | 33,969 | 12,661 | 100,113 | 13,302 | 13,635 | 13,975 | 14,325 | 14,683 |
| 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%) | | 28,576 | | | | | 32,331 | | | | | 36,580 | | | |
| 713 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| 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 | | 28,576 | 57,645 | | 58,142 | 24,933 | 32,331 | | | 16,315 | | 65,495 | | | 77,526 |
| 14000 - Recreation | | | | | | | | | | | | | | | |
| 210 - Exercise: Cardio Equipment 19 Fitness Center Cardio Machines (20%) | 33,847 | 34,693 | 35,560 | 36,449 | 37,360 | 38,294 | 39,252 | 40,233 | 41,239 | 42,270 | 43,327 | 44,410 | 45,520 | 46,658 | 47,825 |
| 211 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| 310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%) | 10,095 | 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 |
| 311 - Exercise: Strength Equipment Fitness Center Strength Machines- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 14000 - Recreation | 43,941 | 45,040 | 46,166 | 47,320 | 48,503 | 49,716 | 50,959 | 52,232 | 53,538 | 54,877 | 56,249 | 57,655 | 59,096 | 60,574 | 62,088 |
| 17000 - Tennis Court | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|---|------|--------|------|------|------|------|---------|------|--------|------|------|------|-------|------|--------|
| 120 - Reseal 14,000 Sq. Ft. [2] Tennis Courts | | 19,172 | | | | | | | 22,790 | | | | | | |
| 520 - Resurface 14,000 Sq. Ft. [2] Tennis Courts | | | | | | | | | | | | | | | |
| Total 17000 - Tennis Court | | 19,172 | | | | | | | 22,790 | | | | | | |
| 19000 - Fencing | | | | | | | | | | | | | | | |
| 140 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence | | | | | | | | | | | | | | | |
| 210 - Wrought Iron: 5' 315 Lin. Ft. Pool Area Fencing | | | | | | | | | | | | | | | |
| 211 - Wrought Iron: 5' Pool Area Fencing- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| 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 | | |
| 24500 - Audio / Visual | | | | | | | | | | | | | | | |
| 740 - Piano Ocotillo Room- Studio Piano | | | | | | | | | | | | | | | |
| 800 - Stage Risers 2 Ocotillo Room- older | | | | | | | | | | | | | | | |
| 800 - Stage Risers 4 Ocotillo Room- new | | | | | | | 36,455 | | | | | | | | |
| 820 - Stage Curtains 2 Ocotillo Room | | | | | | | | | | | | | | | |
| 900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop | | | | | | | | | 26,220 | | | | | | |
| Total 24500 - Audio / Visual | | | | | | | 36,455 | | 26,220 | | | | | | |
| 24600 - Safety / Access | | | | | | | | | | | | | | | |
| 210 - Fire Control Misc Fire Alarm System | | | | | | | | | | | | | | | 29,431 |
| Total 24600 - Safety / Access | | | | | | | | | | | | | | | 29,431 |
| 25000 - Flooring | | | | | | | | | | | | | | | |
| 230 - Carpeting 430 Sq. Yds. Clubhouse Carpet | | | | | | | | | | | | | | | 24,888 |
| 236 - Carpeting 150 Sq. Yds. Juniper Room Only | | | | | | | 7,808 | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|---------|
| 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 | | | | | |
| 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% | 84,550 | 172,460 | 205,292 | 172,253 | 149,085 | 128,402 | 281,830 | 138,919 | 200,045 | 562,402 | 108,231 | 136,784 | 113,035 | 74,899 | 331,856 |
| 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 | |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | |
| 124 - Stucco 30,135 Sq. Ft. Exterior Building Surfaces | | | | | | | | | | 55,869 | | | | | |
| 125 - Stucco Exterior Building Surfaces- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 03000 - Painting: Exterior | | | | | | | | | | 55,869 | | | | | |
| 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 |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|--------|--------|--------|---------|
| 08000 - Rehab | | | | | | | | | | | | | | | |
| 218 - Bathrooms 2 Locker Rooms | | | | | | | | | | | | | | | |
| 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 |
| 12000 - Pool | | | | | | | | | | | | | | | |
| 118 - Resurface 260 Lin. Ft. Pool | | | | 58,191 | | | | | | | | | | | |
| 618 - Deck: Re-Surface 5,981 Sq. Ft. Pool Area Decking | | | | | | | | | | | 324,440 | | | | |
| 718 - Equipment: Replacement Pool & Spa Equipment (50%) | | 32,684 | | | | | 36,979 | | | | | 41,839 | | | |
| 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 | | 32,684 | | 58,191 | | 28,361 | 36,979 | | | | 324,440 | 74,728 | | | |
| 14000 - Recreation | | | | | | | | | | | | | | | |
| 220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 23,158 | 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 |
| 221 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| 320 - Exercise: Strength Equipment Fitness Center Strength Machines- 12 Pieces | 5,967 | | | 6,426 | | | 6,920 | | | 7,452 | | | 8,025 | | |
| 740 - Billiard Table 5 Billiards Room | | | | | | | | | | | | | | | 81,856 |
| Total 14000 - Recreation | 29,125 | 23,737 | 24,331 | 31,365 | 25,562 | 26,201 | 33,776 | 27,528 | 28,216 | 36,373 | 29,645 | 30,386 | 39,170 | 31,924 | 114,578 |
| 17000 - Tennis Court | | | | | | | | | | | | | | | |
| 130 - Reseal 28,800 Sq. Ft. [4] Tennis Courts | | | 40,426 | | | | 44,623 | | | | 49,256 | | | | 54,369 |
| 530 - Resurface 28,800 Sq. Ft. [4] Tennis Courts | | | | | | | | | | | | | | | |
| 700 - Screen Tennis Wind Screens | | | | 3,119 | | | 3,443 | | | | 3,801 | | | | |
| Total 17000 - Tennis Court | | | 40,426 | 3,119 | | | 44,623 | 3,443 | | | 49,256 | 3,801 | | | 54,369 |
| 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 | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|------|--------|-------|--------|------|--------|--------|------|------|--------|--------|--------|------|------|--------|
| 150 - Chain Link: 10' 960 Lin. Ft. Tennis Court Fence | | | | | | | | | | | | | | | |
| Total 19000 - Fencing | | | | | | | | | | | | | | | |
| 20000 - Lighting | | | | | | | | | | | | | | | |
| 210 - Pole Lights | | | | | | | | | | | | | | | 14,683 |
| 7 Walkway Lights | | | | | | | | | | | | | | | |
| 530 - Parking Lot | | | | | | | | | | | | | | | |
| 11 Parking Lot Lights | | | | | | | | | | | | | | | |
| Total 20000 - Lighting | | | | | | | | | | | | | | | 14,683 |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | |
| 216 - HVAC | | | | 37,089 | | | | | | | | | | | |
| 4 Rooftop Carrier Units- 2005 | | | | | | | | | | | | | | | |
| 296 - HVAC | | | | | | 26,201 | | | | | | | | | |
| 3 Rooftop Carrier Units- 2007 | | | | | | | | | | | | | | | |
| 332 - HVAC | | | | | | | 33,528 | | | | | | | | |
| 3 Rooftop Carrier Units- 2009 | | | | | | | | | | | | | | | |
| 360 - HVAC | | 7,608 | | | | | | | | | | | | | |
| Rooftop Carrier Unit- 2000 | | | | | | | | | | | | | | | |
| 388 - HVAC | | | | | | | | | | | 32,333 | | | | |
| 3 Rooftop Carrier Units- 2013 | | | | | | | | | | | | | | | |
| 412 - HVAC | | | 7,798 | | | | | | | | | | | | |
| Rooftop Carrier Unit- 2004 | | | | | | | | | | | | | | | |
| 428 - HVAC | | 13,695 | | | | | | | | | | | | | |
| Rooftop Carrier Unit- 2002 | | | | | | | | | | | | | | | |
| 444 - HVAC | | 7,608 | | | | | | | | | | | | | |
| Rooftop Carrier Unit- 2003 | | | | | | | | | | | | | | | |
| Total 23000 - Mechanical Equipment | | 28,911 | 7,798 | 37,089 | | 26,201 | 33,528 | | | | | 32,333 | | | |
| 24000 - Furnishings | | | | | | | | | | | | | | | |
| 540 - Miscellaneous | | | | | | | | | | 41,528 | | | | | |
| Folding Tables & Chairs | | | | | | | | | | | | | | | |
| 541 - Miscellaneous | | | | | | | | | | | | | | | |
| Folding Tables & Chairs- 2017 | | | | | | | | | | | | | | | |
| Only[nr:1] | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | |
| 900 - Miscellaneous | | | | | | | 13,761 | | | | | | | | |
| Stage- Electric Screen | | | | | | | | | | | | | | | |
| Total 24500 - Audio / Visual | | | | | | | 13,761 | | | | | | | | |
| 24600 - Safety / Access | | | | | | | | | | | | | | | |
| 220 - Fire Control Misc | | | | | | | | | | | | | | | 28,736 |
| Fire Alarm System | | | | | | | | | | | | | | | |
| 221 - Fire Control Misc | | | | | | | | | | | | | | | |
| Fire Alarm System- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 24600 - Safety / Access | | | | | | | | | | | | | | | 28,736 |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|--------|--------|---------|---------|--------|--------|---------|---------|---------|---------|---------|---------|--------|--------|---------|
| 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% | 29,125 | 85,332 | 120,593 | 176,531 | 44,767 | 98,681 | 138,838 | 412,949 | 81,129 | 239,932 | 403,340 | 169,752 | 51,628 | 91,791 | 460,037 |
| 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%) | 6,373 | | | | | 7,210 | | | | 8,157 | | | | | |
| 330 - Asphalt: Overlay w/ Interlayer 67,354 Sq. Ft. Parking Lot | | | | | | | | | | | | 209,907 | | | |
| Total 01000 - Paving | 6,373 | | 21,010 | | | 7,210 | | 23,771 | | 8,157 | | 209,907 | 26,894 | | |
| 02000 - Concrete | | | | | | | | | | | | | | | |
| 424 - Pool Deck 5,950 Sq. Ft. Pool Area Concrete (6%) | | | | 11,414 | | | | | 12,914 | | | | | | 14,611 |
| 425 - Pool Deck Pool Area Concrete- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 02000 - Concrete | | | | 11,414 | | | | | 12,914 | | | | | | 14,611 |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | |
| 130 - Stucco 10,940 Sq. Ft. Clubhouse Exterior | | | | | | | | | | | 40,564 | | | | |
| Total 03000 - Painting: Exterior | | | | | | | | | | | 40,564 | | | | |
| 03500 - Painting: Interior | | | | | | | | | | | | | | | |
| 130 - Building 22,750 Sq. Ft. All Interior Spaces | | | | | | | | | | | 31,633 | | | | |
| Total 03500 - Painting: Interior | | | | | | | | | | | 31,633 | | | | |
| 05000 - Roofing | | | | | | | | | | | | | | | |
| 330 - Low Slope: Vinyl 227 Squares- Building Roof | | | | | | | | | | | | | | | |
| 924 - Miscellaneous 227 Squares- Roof Recoating | | | | 14,516 | | | | | 16,423 | | | | | | 18,581 |
| Total 05000 - Roofing | | | | 14,516 | | | | | 16,423 | | | | | | 18,581 |
| 08000 - Rehab | | | | | | | | | | | | | | | |
| 224 - Bathrooms 2 Locker Rooms | | | | | | | | | 140,308 | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|--------|--------|--------|--------|---------|--------|---------|--------|--------|--------|--------|--------|--------|--------|--------|
| 330 - Restrooms 2 Clubhouse Restrooms | | | | | | | 70,584 | | | | | | | | |
| 580 - Operable Wall/Partition 980 Sq. Ft. Saguaro & Palo Verde Divider | | | | | | | | 60,526 | | | | | | | |
| Total 08000 - Rehab | | | | | | | 210,892 | 60,526 | | | | | | | |
| 12000 - Pool | | | | | | | | | | | | | | | |
| 124 - Resurface 274 Lin. Ft. Pool | | | | | 71,837 | | | | | | | | | | |
| 624 - Deck: Re-Surface 5,950 Sq. Ft. Pool Area Decking | | | | | 73,123 | | | | | | | | | | 93,604 |
| 724 - Equipment: Replacement Pool & Spa Equipment (50%) | | 19,903 | | | | | 22,518 | | | | | 25,477 | | | |
| 725 - Equipment: Replacement Pool & Spa Equipment- 2017 only[nr:1] | | | | | | | | | | | | | | | |
| 790 - Heater 4 Ray Pak Model 408 Heaters | | | | | | | 52,436 | | | | | | 62,330 | | |
| 818 - Cover 4,800 Sq. Ft. Pool Cover | | | | | | | 13,302 | | | | | 15,427 | | | |
| 924 - Furniture: Misc Pool Area Furniture | | | | | | | 17,636 | | | | | 20,452 | | | |
| 925 - Furniture: Misc Pool Area Furniture- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 12000 - Pool | | 19,903 | | | 144,960 | 83,374 | 22,518 | | | | | 61,356 | 62,330 | | 93,604 |
| 14000 - Recreation | | | | | | | | | | | | | | | |
| 230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%) | 28,503 | 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 |
| 231 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| 330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%) | 11,282 | 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 |
| 331 - Exercise: Strength Equipment Fitness Center Strength Machines- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 14000 - Recreation | 39,785 | 40,779 | 41,799 | 42,844 | 43,915 | 45,013 | 46,138 | 47,292 | 48,474 | 49,686 | 50,928 | 52,201 | 53,506 | 54,844 | 56,215 |
| 17000 - Tennis Court | | | | | | | | | | | | | | | |
| 140 - Reseal 14,000 Sq. Ft. [2] Tennis Courts | 18,705 | | | | 20,647 | | | | 22,790 | | | | 25,156 | | |
| 704 - Screen Tennis Court Windscreens | | | | 3,119 | | | | | 3,529 | | | | | 3,993 | |
| Total 17000 - Tennis Court | 18,705 | | | 3,119 | 20,647 | | | | 26,319 | | | | 25,156 | 3,993 | |
| 19000 - Fencing | | | | | | | | | | | | | | | |
| 160 - Chain Link: 10' 580 Lin. Ft. Tennis Court Fence | | | | | | | | | | | | | | | |
| 161 - Chain Link: 10' Tennis Court Fence- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 19000 - Fencing | | | | | | | | | | | | | | | |
| 20000 - Lighting | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|------|------|--------|-------|--------|--------|--------|------|------|--------|------|------|------|------|--------|
| 220 - Pole Lights | | | | | | | | | | | | | | | |
| 24 Parking Lot & Walkway Lights | | | | | | | | | | | | | | | |
| Total 20000 - Lighting | | | | | | | | | | | | | | | |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | |
| 220 - HVAC | | | | | | 77,597 | | | | | | | | | |
| 7 Rooftop Carrier Units- 2007 | | | | | | | | | | | | | | | |
| 340 - HVAC | | | | 9,272 | | | | | | | | | | | |
| Rooftop Carrier Unit- 2005 | | | | | | | | | | | | | | | |
| 364 - HVAC | | | | | 9,504 | | | | | | | | | | |
| Rooftop Carrier Unit- 2006 | | | | | | | | | | | | | | | |
| 500 - Swamp Cooler | | | 3,119 | | | | | | | | | | | | |
| Evaporative Cooler- 2014 | | | | | | | | | | | | | | | |
| 600 - Water Heater | | | | | | 20,155 | | | | | | | | | |
| Pool Eq Room Heater & Tank | | | | | | | | | | | | | | | |
| Total 23000 - Mechanical Equipment | | | 3,119 | 9,272 | 9,504 | 97,752 | | | | | | | | | |
| 24000 - Furnishings | | | | | | | | | | | | | | | |
| 560 - Miscellaneous | | | | | | | | | | 22,247 | | | | | |
| Folding Tables & Chairs | | | | | | | | | | | | | | | |
| 561 - Miscellaneous | | | | | | | | | | | | | | | |
| Folding Tables & Chairs- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| 580 - Miscellaneous | | | | | | | | | | | | | | | 15,707 |
| 288 Sq. Ft. Portable Stage- Saguaro Room | | | | | | | | | | | | | | | |
| 620 - Miscellaneous | | | 12,477 | | | | | | | | | | | | 16,781 |
| Lobby Furniture | | | | | | | | | | | | | | | |
| 621 - Miscellaneous | | | | | | | | | | | | | | | |
| Lobby Furniture- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 24000 - Furnishings | | | 12,477 | | | | | | | 22,247 | | | | | 32,487 |
| 24500 - Audio / Visual | | | | | | | | | | | | | | | |
| 300 - PA System | | | | | | | | | | | | | | | |
| Sound Rack- Sound System | | | | | | | | | | | | | | | |
| 740 - Piano | | | | | | | | | | | | | | | |
| Saguaro Room | | | | | | | | | | | | | | | |
| 800 - Stage Risers | | | | | | | | | | | | | | | |
| 6 Saguaro Room | | | | | | | | | | | | | | | |
| 820 - Stage Curtains | | | 19,663 | | | | | | | | | | | | |
| 2 Saguaro Room | | | | | | | | | | | | | | | |
| 900 - Miscellaneous | | | | | | | 26,826 | | | | | | | | |
| Saguaro Room- Electric Screen | | | | | | | | | | | | | | | |
| 900 - Miscellaneous | | | | | 25,171 | | | | | | | | | | |
| Sound Rack- Total Induction Loop | | | | | | | | | | | | | | | |
| Total 24500 - Audio / Visual | | | 19,663 | | 25,171 | 26,826 | | | | | | | | | |
| 24600 - Safety / Access | | | | | | | | | | | | | | | |
| 230 - Fire Control Misc | | | | | | | | | | | | | | | 33,561 |
| Fire Alarm System | | | | | | | | | | | | | | | |
| 231 - Fire Control Misc | | | | | | | | | | | | | | | |
| Fire Alarm System- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 24600 - Safety / Access | | | | | | | | | | | | | | | 33,561 |
| 25000 - Flooring | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|--------|--------|--------|--------|---------|---------|---------|---------|---------|---------|--------|---------|---------|--------|---------|
| 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 | | | | | |
| 27000 - Appliances | | | | | | | | | | | | | | | |
| 760 - Miscellaneous 16 Kitchen Appliances | | | | | | | | | | | | | | | 115,786 |
| Total 27000 - Appliances | | | | | | | | | | | | | | | 115,786 |
| Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50% | 84,525 | 60,682 | 78,405 | 81,165 | 244,196 | 233,348 | 306,375 | 131,588 | 170,873 | 296,209 | 59,085 | 323,464 | 167,886 | 92,029 | 331,653 |
| 00070 - Santa Rita Springs (SRS) | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | |
| 142 - Asphalt: Sealing 80,636 Sq. Ft. Parking Lots | 23,941 | | | | | 27,087 | | | | | 30,646 | | | | |
| 143 - Asphalt: Sealing Parking Lots[nr:1] | | | | | | | | | | | | | | | |
| 242 - Asphalt: Ongoing Repairs 80,636 Sq. Ft. Parking Lots (3%) | 9,726 | | | | | 11,004 | | | | | 12,450 | | | | |
| 336 - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots | | | | | | | | | | | | 181,959 | | | |
| 360 - Asphalt: Overlay w/ Interlayer 22,250 Sq. Ft. South Parking Lot | | | | | | | | | | | | | | | |
| Total 01000 - Paving | 33,667 | | | | | 38,091 | | | | | 43,097 | 181,959 | | | |
| 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 | | | | | | | 49,134 | | | | | | | | |
| 400 - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings | | | 17,548 | | | | 19,370 | | | | 21,381 | | | | 23,600 |
| Total 03000 - Painting: Exterior | | | 17,548 | | | | 68,503 | | | | 21,381 | | | | 23,600 |
| 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 | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|--------|--------|--------|--------|--------|---------|---------|--------|--------|---------|---------|--------|--------|--------|--------|
| 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 | | | | | | 167,875 | | | | | | | | | |
| 300 - Repairs 12,664 Sq. Ft. Elastomeric Deck- Seal/Repair | | 34,686 | | | | | 39,244 | | | | | 44,400 | | | |
| Total 04500 - Decking/Balconies | | 34,686 | | | | | 207,119 | | | | | 44,400 | | | |
| 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 | | | | | | | |
| 412 - Kitchen 2 Art & Fiesta Kitchenettes | | | | | | | | | | | 14,275 | | | | |
| 472 - Cabinets 2 Art & Clay Counters & Cabinets | | | | | | | 29,697 | | | | | | | | |
| Total 08000 - Rehab | | | | | | | 29,697 | 81,790 | | 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%) | | 27,207 | | | | | 30,782 | | | | | 34,827 | | | |
| 824 - Cover 3,600 Sq. Ft. Pool Cover | | | | | 9,733 | | | | | | 11,288 | | | | |
| 930 - Furniture: Misc Pool Area Furniture | | | | | 11,470 | | | | | | 13,302 | | | | |
| Total 12000 - Pool | | 69,203 | 69,892 | | 21,204 | | 30,782 | 7,575 | | | 24,590 | 88,586 | | | |
| 14000 - Recreation | | | | | | | | | | | | | | | |
| 240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%) | 19,595 | 20,085 | 20,587 | 21,102 | 21,630 | 22,170 | 22,725 | 23,293 | 23,875 | 24,472 | 25,084 | 25,711 | 26,354 | 27,013 | 27,688 |
| 241 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| 340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%) | 10,688 | 10,956 | 11,230 | 11,510 | 11,798 | 12,093 | 12,395 | 12,705 | 13,023 | 13,348 | 13,682 | 14,024 | 14,375 | 14,734 | 15,102 |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|---|--------|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Total 14000 - Recreation | 30,284 | 31,041 | 31,817 | 32,612 | 33,428 | 34,263 | 35,120 | 35,998 | 36,898 | 37,820 | 38,766 | 39,735 | 40,728 | 41,747 | 42,790 |
| 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- 2017, Unit 8 | 8,907 | | | | | | | | | | | | | | |
| 316 - HVAC Carrier Units- 2006, Unit 3 | | | | | 9,832 | | | | | | | | | | |
| 344 - HVAC 2 Carrier Units- 2004 | | | 18,716 | | | | | | | | | | | | |
| 368 - HVAC 2 Carrier Units- 2012 | | | | | | | | | | | 22,804 | | | | |
| 392 - HVAC 2 Carrier Units- 2003 | | 13,361 | | | | | | | | | | | | | |
| 416 - HVAC Carrier Unit- 2017, Unit 7 | 8,907 | | | | | | | | | | | | | | |
| 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 | 17,814 | 114,307 | 18,716 | | 9,832 | 24,018 | | | | | 22,804 | 51,308 | 11,979 | | |
| 23500 - Elevator | | | | | | | | | | | | | | | |
| 200 - Modernize/Overhaul Anza Building Elevator | | | | | | | | | | | | | | | 93,971 |
| 300 - Cab Rehab Anza Elevator Cab | | | | | | | | | | | | 18,017 | | | |
| Total 23500 - Elevator | | | | | | | | | | | | 18,017 | | | 93,971 |
| 24000 - Furnishings | | | | | | | | | | | | | | | |
| 600 - Miscellaneous Anza Room Furniture | | | | | | | | | | | 94,922 | | | | |
| 601 - Miscellaneous Anza Room Furniture- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 24000 - Furnishings | | | | | | | | | | | 94,922 | | | | |
| 24500 - Audio / Visual | | | | | | | | | | | | | | | |
| 300 - PA System Anza Room- Sound System | | | | | | | | | | | | | | | |
| 740 - Piano Anza Room- Upright Piano | | | | | | | 11,124 | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|---------|--------|--------|--------|--------|--------|--------|
| 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 | | | | | | | | | | | | | | | |
| 226 - Restrooms 2 Locker Rooms | | | | | | | | | | | | | | | |
| Total 08000 - Rehab | | | | | | | | | | | | | | | |
| 12000 - Pool | | | | | | | | | | | | | | | |
| 136 - Resurface 256 Lin. Ft. Pool | | | | | | | | | 64,825 | | | | | | |
| 412 - ADA Chair Lift 2 Pool & Spa ADA Chairs | | | | | | | | | 30,387 | | | | | | |
| 636 - Deck: Re-Surface 2,650 Sq. Ft. Pool Area Decking | | | | | | | | | | | | | | 75,512 | |
| 736 - Equipment: Replacement Pool & Spa Equipment (50%) | | | | 26,665 | | | | | 30,170 | | | | | 34,134 | |
| 737 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 12000 - Pool | | | | 26,665 | | | | | 125,381 | | | | | 34,134 | 75,512 |
| 14000 - Recreation | | | | | | | | | | | | | | | |
| 250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 23,158 | 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 |
| 251 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| 350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%) | 11,282 | 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 |
| Total 14000 - Recreation | 34,441 | 35,302 | 36,184 | 37,089 | 38,016 | 38,966 | 39,940 | 40,939 | 41,962 | 43,012 | 44,087 | 45,189 | 46,319 | 47,477 | 48,664 |
| 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 | 14,969 | | | | | | | 17,794 | | | | | | | 21,151 |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|---|--------|---------|--------|--------|--------|--------|---------|--------|---------|---------|--------|--------|--------|--------|---------|
| 420 - Overlay 11,204 Sq. Ft. Pickleball & Basketball Courts | 45,739 | | | | | | | | | | | | | | |
| Total 17500 - Basketball / Sport Court | 60,708 | | | | | | | 17,794 | | | | | | | 21,151 |
| 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 | | | | |
| 20000 - Lighting | | | | | | | | | | | | | | | |
| 540 - Parking Lot 4 Parking Lot Lights | | 15,216 | | | | | | | | | | | | | |
| Total 20000 - Lighting | | 15,216 | | | | | | | | | | | | | |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | |
| 100 - HVAC 435 Lin. Ft. [5] Pool Area Fabric Ducts | | | | | | | | | | | | | | 30,397 | |
| 236 - HVAC 5 Rooftop HVAC Units- 2008 | | | | | | | 69,896 | | | | | | | | |
| 508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008 | | | | | | | 25,824 | | | | | | | | |
| Total 23000 - Mechanical Equipment | | | | | | | 95,719 | | | | | | | 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 | | | | | | | 36,360 | | | | | | | | |
| 470 - Tile 1,575 Sq. Ft. Clubhouse Walls & Floors | | | | | | | | | | | 29,200 | | | | |
| Total 25000 - Flooring | | | | | | | 36,360 | | | | 29,200 | | | | |
| Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50% | 95,149 | 242,324 | 49,472 | 63,754 | 38,016 | 48,248 | 291,295 | 73,767 | 210,102 | 167,722 | 44,087 | 80,287 | 93,725 | 92,919 | 145,327 |
| 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 | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total 03000 - Painting: Exterior | | | | | | | | | | | | | | | 13,332 |
| 04000 - Structural Repairs | | | | | | | | | | | | | | | |
| 300 - Trellis | | | | | | | | | | | | | | | 13,109 |
| Volleyball Shade Canopy | | | | | | | | | | | | | | | |
| Total 04000 - Structural Repairs | | | | | | | | | | | | | | | 13,109 |
| 05000 - Roofing | | | | | | | | | | | | | | | |
| 372 - Low Slope: Vinyl | | | | | | | | | | | | | | | |
| 49 Squares- Pool Building Roofs | | | | | | | | | | | | | | | |
| Total 05000 - Roofing | | | | | | | | | | | | | | | |
| 08000 - Rehab | | | | | | | | | | | | | | | |
| 236 - Bathrooms | | | | | | | | | | | | | | | 35,659 |
| 2 Locker Rooms | | | | | | | | | | | | | | | |
| 342 - Restrooms | | | | | | | | | | | | | | | |
| 2 Clubhouse Restrooms | | | | | | | | | | | | | | | |
| Total 08000 - Rehab | | | | | | | | | | | | | | | 35,659 |
| 12000 - Pool | | | | | | | | | | | | | | | |
| 140 - Resurface | | | | | | | | | | | | | | | 35,120 |
| 170 Lin. Ft. Pool | | | | | | | | | | | | | | | |
| 418 - ADA Chair Lift | | | | | | | | | | | | | | | 7,112 |
| Spa ADA Lift | | | | | | | | | | | | | | | |
| 422 - ADA Chair Lift | | | | | | | | | | | | | | | 7,850 |
| Pool ADA Lift | | | | | | | | | | | | | | | |
| 642 - Deck: Re-Surface | | | | | | | | | | | | | | | 65,096 |
| 5,565 Sq. Ft. Pool Area Decking | | | | | | | | | | | | | | | 83,329 |
| 742 - Equipment: Replacement | | | | | | | | | | | | | | | 22,272 |
| Pool & Spa Equipment (50%) | | | | | | | | | | | | | | | 25,199 |
| 936 - Furniture: Misc | | | | | | | | | | | | | | | 10,917 |
| Pool Area Furnishings | | | | | | | | | | | | | | | 12,661 |
| Total 12000 - Pool | | | | | | | | | | | | | | | 87,368 |
| | | | | | | | | | | | | | | | 18,029 |
| | | | | | | | | | | | | | | | 35,120 |
| | | | | | | | | | | | | | | | 25,199 |
| | | | | | | | | | | | | | | | 7,850 |
| | | | | | | | | | | | | | | | 12,661 |
| | | | | | | | | | | | | | | | 111,839 |
| 19000 - Fencing | | | | | | | | | | | | | | | |
| 900 - Miscellaneous | | | | | | | | | | | | | | | |
| 258 Lin. Ft. Pool Perimeter Wall/Fence | | | | | | | | | | | | | | | |
| Total 19000 - Fencing | | | | | | | | | | | | | | | |
| 20000 - Lighting | | | | | | | | | | | | | | | |
| 240 - Pole Lights | | | | | | | | | | | | | | | 20,137 |
| 8 Shuffleboard Lights | | | | | | | | | | | | | | | |
| Total 20000 - Lighting | | | | | | | | | | | | | | | 20,137 |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | |
| 240 - HVAC | | | | | | | | | | | | | | | 18,539 |
| 2 Rooftop Carrier Units- 2011 | | | | | | | | | | | | | | | |
| Total 23000 - Mechanical Equipment | | | | | | | | | | | | | | | 18,539 |
| 26000 - Outdoor Equipment | | | | | | | | | | | | | | | |
| 900 - Miscellaneous | | | | | | | | | | | | | | | 21,377 |
| 3,744 Sq. Ft. [12] Shuffleboard Courts | | | | | | | | | | | | | | | 26,046 |
| Total 26000 - Outdoor Equipment | | | | | | | | | | | | | | | 21,377 |
| | | | | | | | | | | | | | | | 26,046 |
| Total [Abrego South (ABS)] Expenditures Inflated @ 2.50% | | | | | | | | | | | | | | | 21,377 |
| | | | | | | | | | | | | | | | 96,048 |
| | | | | | | | | | | | | | | | 31,138 |
| | | | | | | | | | | | | | | | 35,120 |
| | | | | | | | | | | | | | | | 35,019 |
| | | | | | | | | | | | | | | | 65,767 |
| | | | | | | | | | | | | | | | 12,661 |
| | | | | | | | | | | | | | | | 122,949 |
| | | | | | | | | | | | | | | | 55,795 |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|---|-------|--------|--------|------|--------|--------|--------|------|--------|--------|--------|--------|------|------|--------|
| 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 |
| 05000 - Roofing | | | | | | | | | | | | | | | |
| 342 - Low Slope: Vinyl 20 Squares- Pool Building Roof | | | | | | | | | | | | | | | 20,976 |
| 618 - Pitched: Tile 13 Squares- Pool Building Roof | | | | | | | | | | | | | | | 20,976 |
| Total 05000 - Roofing | | | | | | | | | | | | | | | 20,976 |
| 08000 - Rehab | | | | | | | | | | | | | | | |
| 242 - Bathrooms 2 Locker Rooms | | | | | | 97,498 | | | | | | | | | |
| Total 08000 - Rehab | | | | | | 97,498 | | | | | | | | | |
| 12000 - Pool | | | | | | | | | | | | | | | |
| 146 - Resurface 180 Lin. Ft. Pool | | | 33,689 | | | | | | | | | | | | 45,307 |
| 648 - Deck: Re-Surface 4,748 Sq. Ft. Pool Area Decking | | | | | 58,351 | | | | | | | | | | |
| 748 - Equipment: Replacement Pool & Spa Equipment (50%) | | 23,098 | | | | | 26,133 | | | | 29,568 | | | | |
| 942 - Furniture: Misc Pool Area Furnishings | 9,649 | | | | | | 11,190 | | | | | 12,977 | | | |
| 943 - Furniture: Misc Pool Area Furnishings- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 12000 - Pool | 9,649 | 23,098 | 33,689 | | 58,351 | | 37,324 | | | | 29,568 | 12,977 | | | 45,307 |
| 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 | | | | |
| Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50% | 9,649 | 23,098 | 42,735 | | 67,687 | 97,498 | 37,324 | | 10,563 | | 52,162 | 12,977 | | | 78,234 |
| 00110 - Madera Vista (MV) | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | |
| 412 - Asphalt: Major Repairs 9,772 Sq. Ft. Parking Lot | | 72,533 | | | | | | | | | | | | | |
| 413 - Asphalt: Major Repairs Parking Lot- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 01000 - Paving | | 72,533 | | | | | | | | | | | | | |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|--------|------|--------|------|------|--------|------|--------|--------|--------|--------|--------|--------|------|--------|
| 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 |
| 05000 - Roofing | | | | | | | | | | | | | | | |
| 624 - Pitched: Tile 39 Squares- Pool Building Roof | | | | | | | | | | | | | | | |
| Total 05000 - Roofing | | | | | | | | | | | | | | | |
| 08000 - Rehab | | | | | | | | | | | | | | | |
| 248 - Bathrooms 2 Locker Rooms | | | | | | | | | | | | | | | 15,732 |
| Total 08000 - Rehab | | | | | | | | | | | | | | | 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 | | |
| 948 - Furniture: Misc Pool Area Furnishings | | | | | | 10,917 | | | | | 12,661 | | | | |
| Total 12000 - Pool | | | 17,125 | | | 10,917 | | 72,420 | 33,859 | | | 12,661 | 21,922 | | |
| 17000 - Tennis Court | | | | | | | | | | | | | | | |
| 540 - Resurface 7,200 Sq. Ft. Tennis Court | | | | | | | | | | | | | 39,531 | | |
| Total 17000 - Tennis Court | | | | | | | | | | | | | 39,531 | | |
| 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% | 72,533 | | 17,125 | | | 10,917 | | 72,420 | 33,859 | 11,179 | | 12,661 | 61,452 | | 56,967 |
| 00120 - Casa Paloma I (CPI) | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | |
| 418 - Asphalt: Major Repairs 7,128 Sq. Ft. Parking Areas | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|---|--------|------|--------|------|------|--------|--------|--------|--------|--------|--------|---------|--------|--------|--------|
| Total 01000 - Paving | | | | | | | | | | | | | | | |
| 02000 - Concrete | | | | | | | | | | | | | | | |
| 460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%) | | | 11,469 | | | | | 12,976 | | | | | 14,681 | | |
| Total 02000 - Concrete | | | 11,469 | | | | | 12,976 | | | | | 14,681 | | |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | |
| 212 - Surface Restoration 7,470 Sq. Ft. Exterior Surfaces | 10,819 | | | | | | | | | | 13,849 | | | | |
| 213 - Surface Restoration Exterior Surfaces- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 03000 - Painting: Exterior | 10,819 | | | | | | | | | | 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 | | | | | | | | 52,508 | | | | | | | |
| Total 05000 - Roofing | | | | | | | | 52,508 | | | | | | | |
| 08000 - Rehab | | | | | | | | | | | | | | | |
| 254 - Bathrooms 2 Locker Rooms | | | | | | | | 29,998 | | | | | | | |
| 418 - Kitchen Clubhouse Kitchen | | | | | | | | | | | | | | | |
| Total 08000 - Rehab | | | | | | | | 29,998 | | | | | | | |
| 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 | | |
| 761 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| 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% | 10,819 | | 34,209 | | | 10,917 | 52,508 | 68,703 | 43,409 | 14,832 | 13,849 | 102,182 | 43,790 | 15,972 | |
| 00130 - Casa Paloma II (CPII) | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | |
| 424 - Asphalt: Major Repairs 4,536 Sq. Ft. Parking Areas | | | | | | | | | | | | | | | 47,573 |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|---|------|-------|--------|------|--------|--------|--------|--------|------|--------|--------|--------|--------|--------|---------|
| 425 - Asphalt: Major Repairs Parking Areas- 2017 Only Seal Coat[nr:1] | | | | | | | | | | | | | | | |
| Total 01000 - Paving | | | | | | | | | | | | | | | 47,573 |
| 02000 - Concrete | | | | | | | | | | | | | | | |
| 466 - Pool Deck 4,933 Sq. Ft. Pool Area Concrete (6%) | | 9,007 | | | | | 10,191 | | | | | 11,530 | | | |
| Total 02000 - Concrete | | 9,007 | | | | | 10,191 | | | | | 11,530 | | | |
| 04000 - Structural Repairs | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | 33,940 | |
| 424 - Kitchen Clubhouse Kitchen | | | | | | | | | | | | | | 12,977 | |
| Total 08000 - Rehab | | | | | | | | | | | | | | 46,918 | |
| 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- 2017 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 | | | |
| Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50% | | 9,007 | 23,676 | | 35,394 | 10,917 | 10,191 | 26,787 | | 63,961 | | 96,255 | 77,224 | | 109,252 |
| 00140 - Abrego North (ABN) | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | |
| 430 - Asphalt: Major Repairs 6,455 Sq. Ft. Parking Area | | | | | | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|--|------|--------|-------|------|--------|--------|--------|------|-------|---------|--------|--------|------|------|---------|
| Total 01000 - Paving | | | | | | | | | | | | | | | |
| 02000 - Concrete | | | | | | | | | | | | | | | |
| 472 - Pool Deck | | | | | 8,894 | | | | | 10,062 | | | | | 11,385 |
| 4,523 Sq. Ft. Pool Area Concrete (6%) | | | | | | | | | | | | | | | |
| Total 02000 - Concrete | | | | | 8,894 | | | | | 10,062 | | | | | 11,385 |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | |
| 218 - Surface Restoration | | | | | 9,655 | | | | | | | | | | 12,359 |
| 5,892 Sq. Ft. Exterior Surfaces | | | | | | | | | | | | | | | |
| Total 03000 - Painting: Exterior | | | | | 9,655 | | | | | | | | | | 12,359 |
| 04000 - Structural Repairs | | | | | | | | | | | | | | | |
| 324 - Trellis | | | | | | | | | | | | | | | 16,371 |
| Pool Eq Rm Shade Structure | | | | | | | | | | | | | | | |
| 328 - Trellis | | | | | | | | | | | | | | | 49,114 |
| 3 Pool Shade Structure | | | | | | | | | | | | | | | |
| Total 04000 - Structural Repairs | | | | | | | | | | | | | | | 65,485 |
| 05000 - Roofing | | | | | | | | | | | | | | | |
| 360 - Low Slope: Vinyl | | | | | | | | | | | | | | | 22,024 |
| 21 Squares- Pool Building Roof | | | | | | | | | | | | | | | |
| Total 05000 - Roofing | | | | | | | | | | | | | | | 22,024 |
| 08000 - Rehab | | | | | | | | | | | | | | | |
| 266 - Bathrooms | | | | | | | | | | | | | | | 25,171 |
| 2 Locker Rooms | | | | | | | | | | | | | | | |
| Total 08000 - Rehab | | | | | | | | | | | | | | | 25,171 |
| 12000 - Pool | | | | | | | | | | | | | | | |
| 172 - Resurface | | | | | 35,394 | | | | | | | | | | 45,307 |
| 180 Lin. Ft. Pool | | | | | | | | | | | | | | | |
| 672 - Deck: Re-Surface | | | | | | | | | | 62,890 | | | | | |
| 4,523 Sq. Ft. Pool Deck | | | | | | | | | | | | | | | |
| 772 - Equipment: Replacement | | | | | 24,874 | | | | | 28,143 | | | | | 31,841 |
| Pool & Spa Equipment (50%) | | | | | | | | | | | | | | | |
| 966 - Furniture: Misc | | | 8,578 | | | | | | | 9,948 | | | | | 11,537 |
| Pool Area Furnishings | | | | | | | | | | | | | | | |
| Total 12000 - Pool | | | 8,578 | | 60,268 | | | | | 9,948 | | 91,033 | | | 88,685 |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | |
| 400 - HVAC | | | | | | 12,261 | | | | | | | | | |
| 2 Rooftop Rheem Units- 2007 | | | | | | | | | | | | | | | |
| Total 23000 - Mechanical Equipment | | | | | | 12,261 | | | | | | | | | |
| Total [Abrego North (ABN)] Expenditures Inflated @ 2.50% | | | 8,578 | | 78,817 | 12,261 | | | 9,948 | 101,096 | | | | | 225,109 |
| 00144 - Facility Maintenance Shop (FMS) | | | | | | | | | | | | | | | |
| 01000 - Paving | | | | | | | | | | | | | | | |
| 120 - Asphalt: State Spec. Slurry Parking Area | | 14,845 | | | | | 16,796 | | | | 19,003 | | | | |
| 200 - Asphalt: Ongoing Repairs Pulverization/Replacement[nr:1] | | | | | | | | | | | | | | | |
| 300 - Asphalt: Overlay w/ Interlayer Parking Area | | | | | 25,578 | | | | | | | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|---|--------|--------|------|--------|--------|------|--------|------|---------|--------|---------|--------|--------|------|--------|
| Total 01000 - Paving | | 14,845 | | | 25,578 | | 16,796 | | | | | 19,003 | | | |
| 03000 - Painting: Exterior | | | | | | | | | | | | | | | |
| 350 - Touch-Up Doors, Trim, Metal | 4,345 | | | | | | 5,039 | | | | | | 5,843 | | |
| 400 - Wrought Iron 800 Lin. Ft. Perimeter Fence | 10,428 | | | | | | 12,093 | | | | | | 14,024 | | |
| 920 - Power Washing FMS Building | 1,738 | | | | | | 2,015 | | | | | | 2,337 | | |
| Total 03000 - Painting: Exterior | 16,511 | | | | | | 19,147 | | | | | | 22,205 | | |
| 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 | | | | | | | | | | | | | | | |
| Total 19000 - Fencing | | | | | | | | | | | | | | | |
| 23000 - Mechanical Equipment | | | | | | | | | | | | | | | |
| 200 - HVAC 2 Mastercool | | | | 37,432 | | | | | | | | | | | |
| Total 23000 - Mechanical Equipment | | | | 37,432 | | | | | | | | | | | |
| Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50% | 16,511 | 14,845 | | 37,432 | 25,578 | | 35,943 | | 114,700 | | | 19,003 | 22,205 | | |
| 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 | | | | | | | | | | | | | | | |
| 260 - PA System 5 Various Locations (33%) | 36,207 | | | | | | | | | 44,115 | | | | | |
| 261 - PA System Various Locations- 2017 Only[nr:1] | | | | | | | | | | | | | | | |
| Total 24500 - Audio / Visual | 36,207 | | | | | | | | | 44,115 | | | | | |
| 24600 - Safety / Access | | | | | | | | | | | | | | | |
| 350 - Defibrillators 8 Various Locations | | | | | | | | | | | 43,012 | | | | |

See Section VI-b for Excluded Components

| Reserve Component | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|---|---------|-----------|-----------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---------|-----------|
| Total 24600 - Safety / Access | | | | | | | | | | | | | | | 43,012 |
| 30000 - Miscellaneous | | | | | | | | | | | | | | | |
| 200 - Maintenance Equipment Vermeer Chipper | | | | | | | | | | | | | | | 15,732 |
| 700 - Trailer Utility Trailer | | | | | 8,193 | | | | | | | | | | |
| 710 - Trailer Landscaping Trailer | | | | | | 8,398 | | | | | | | | | |
| 804 - Vehicle Vehicle 10- 2005 Ford E250 Van | | | | | | | 55,951 | | | | | | | | |
| 808 - Vehicle Vehicle 11- 2006 Ford F250 Pickup | | | | | | | 60,255 | | | | | | | | |
| 812 - Vehicle Vehicle 12- 2007 GMC 2500 Pickup | | | | | | | 55,951 | | | | | | | | |
| 816 - Vehicle Vehicle 16- 2007 Ford Ranger Pickup | | | | | | | 43,039 | | | | | | | | |
| 820 - Vehicle Vehicle 17- 2009 Ford E150 Van | | | | | | | | 48,527 | | | | | | | |
| 824 - Vehicle Vehicle 18- 2011 Ford F150 Pickup | | | | | | | | | | 55,618 | | | | | |
| 828 - Vehicle Vehicle 19- 2012 Ford Escape | 37,113 | | | | | | | | | | 47,507 | | | | |
| 832 - Vehicle 3 Vehicles 20, 21 & 23- Ford Transit Connects | | 114,121 | | | | | | | | | | 146,085 | | | |
| 836 - Vehicle Vehicle 24- 2005 Ford F250 Pickup | | | | | | | 60,255 | | | | | | | | |
| 840 - Vehicle Vehicle 25- 2005 Chevy Silverado 2500 HD | | | | | | | 60,255 | | | | | | | | |
| 844 - Vehicle Vehicle 26- 2016 Ford Fiesta | | | | | 28,676 | | | | | | | | | | 36,707 |
| 848 - Vehicle Vehicle 27- 2011 Ford Ranger | | | | | | | | | | 27,131 | | | | | |
| 852 - Vehicle 2 Vehicles 29, 30- 2016 Ram Promaster City Vans | | | | | 95,919 | | | | | | | | | | 122,784 |
| 856 - Vehicle 3 Vehicles 31, 32, 33- 2016 Ram 1500 Pickups | | | | | 163,062 | | | | | | | | | | 208,734 |
| 860 - Vehicle Vehicle 34- 2017 Ram 1500 Pickup | | | | | | 58,990 | | | | | | | | | |
| Total 30000 - Miscellaneous | 37,113 | 114,121 | | | 295,850 | 67,388 | 335,706 | 48,527 | | 82,749 | 47,507 | 146,085 | | | 383,957 |
| Total [General] Expenditures Inflated @ 2.50% | 73,320 | 114,121 | | | 310,238 | 67,388 | 335,706 | 48,527 | 44,115 | 142,039 | 47,507 | 146,085 | | | 402,375 |
| Total Expenditures Inflated @ 2.50% | 819,374 | 1,282,889 | 1,324,852 | 678,964 | 1,662,536 | 1,135,736 | 2,336,718 | 1,729,970 | 1,216,688 | 3,063,980 | 1,416,030 | 1,875,671 | 1,083,717 | 788,401 | 3,069,414 |

30 Year Reserve Funding Plan Cash Flow Method

2017 Update

Prepared for the 2018 Fiscal Year

| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Beginning Balance | 4,956,623 | 5,341,669 | 4,975,121 | 5,159,384 | 5,641,738 | 4,487,457 | 4,609,923 | 4,622,282 | 4,946,290 | 5,507,738 |
| Inflated Expenditures @ 2.5% | 656,493 | 1,433,919 | 907,178 | 644,372 | 2,300,528 | 1,039,635 | 1,180,801 | 903,522 | 708,076 | 1,751,767 |
| Reserve Contribution | 914,400 | 940,003 | 966,323 | 993,380 | 1,021,195 | 1,049,788 | 1,079,182 | 1,109,399 | 1,140,462 | 1,172,395 |
| <i>Household/yr @ 13,472</i> | 67.87 | 69.77 | 71.73 | 73.74 | 75.80 | 77.92 | 80.11 | 82.35 | 84.65 | 87.02 |
| <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% | 127,139 | 127,368 | 125,117 | 133,347 | 125,052 | 112,313 | 113,978 | 118,131 | 129,062 | 130,451 |
| Ending Balance | 5,341,669 | 4,975,121 | 5,159,384 | 5,641,738 | 4,487,457 | 4,609,923 | 4,622,282 | 4,946,290 | 5,507,738 | 5,058,817 |

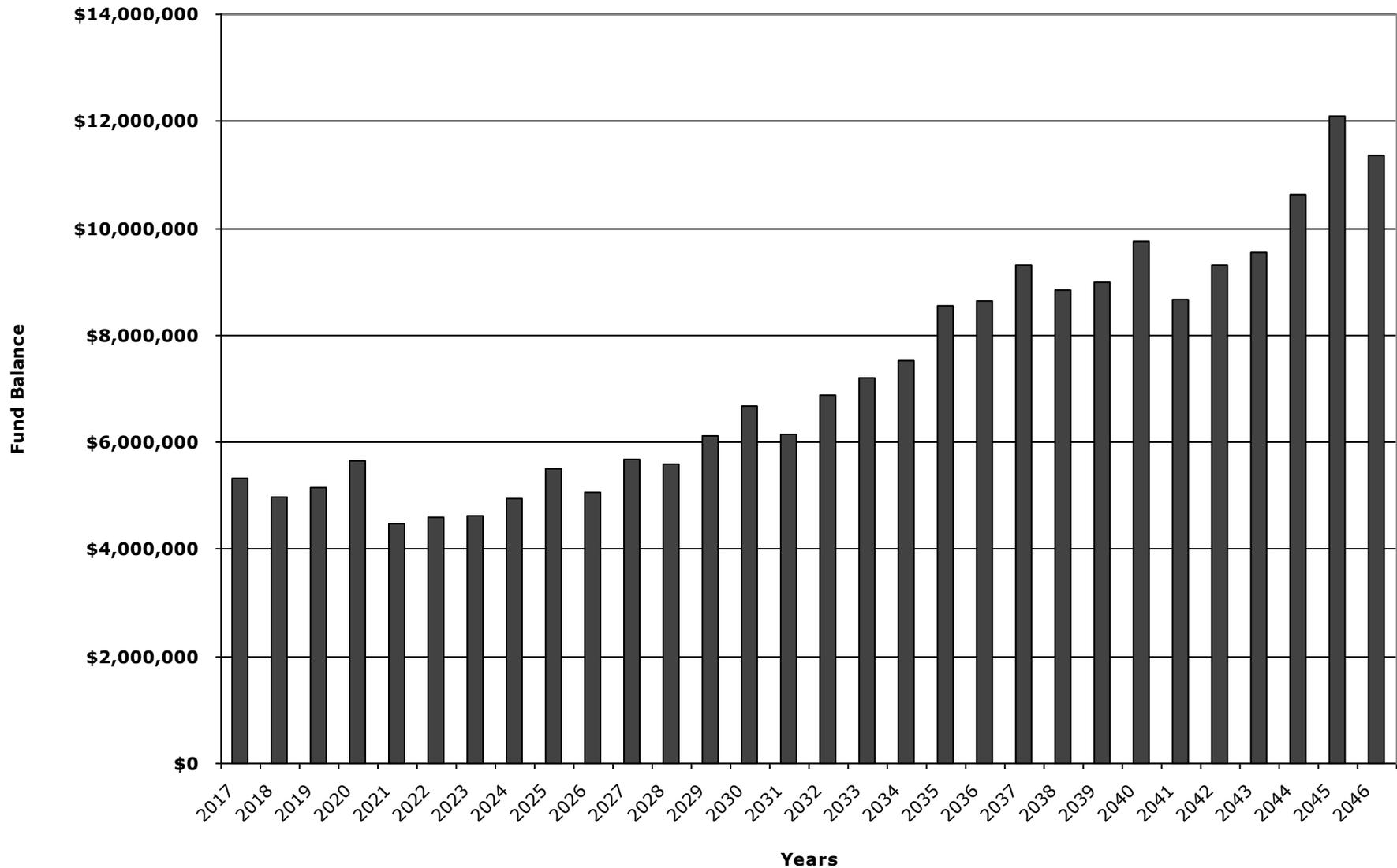
| | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Beginning Balance | 5,058,817 | 5,687,200 | 5,590,390 | 6,112,958 | 6,674,871 | 6,163,518 | 6,888,954 | 7,202,445 | 7,521,611 | 8,544,174 |
| Inflated Expenditures @ 2.5% | 709,506 | 1,475,007 | 895,577 | 905,282 | 2,015,834 | 819,374 | 1,282,889 | 1,324,852 | 678,964 | 1,662,536 |
| Reserve Contribution | 1,205,222 | 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 |
| <i>Household/yr @ 13,472</i> | 89.46 | 91.97 | 94.54 | 97.19 | 99.91 | 102.71 | 105.58 | 108.54 | 111.58 | 114.70 |
| <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% | 132,667 | 139,230 | 144,486 | 157,874 | 158,499 | 161,142 | 173,968 | 181,778 | 198,343 | 212,139 |
| Ending Balance | 5,687,200 | 5,590,390 | 6,112,958 | 6,674,871 | 6,163,518 | 6,888,954 | 7,202,445 | 7,521,611 | 8,544,174 | 8,639,048 |

| | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|
| Beginning Balance | 8,639,048 | 9,313,488 | 8,833,830 | 9,002,810 | 9,743,304 | 8,680,853 | 9,310,685 | 9,542,579 | 10,635,275 | 12,108,936 |
| Inflated Expenditures @ 2.5% | 1,135,736 | 2,336,718 | 1,729,970 | 1,216,688 | 3,063,980 | 1,416,030 | 1,875,671 | 1,083,717 | 788,401 | 3,069,414 |
| Reserve Contribution | 1,588,540 | 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 |
| <i>Household/yr @ 13,472</i> | 117.91 | 121.22 | 124.61 | 128.10 | 131.69 | 135.37 | 139.16 | 143.06 | 147.07 | 151.18 |
| <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% | 221,636 | 224,041 | 220,205 | 231,434 | 227,459 | 222,118 | 232,756 | 249,109 | 280,793 | 289,815 |
| Ending Balance | 9,313,488 | 8,833,830 | 9,002,810 | 9,743,304 | 8,680,853 | 9,310,685 | 9,542,579 | 10,635,275 | 12,108,936 | 11,366,082 |

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2017 Update

Prepared for the 2018 Fiscal Year

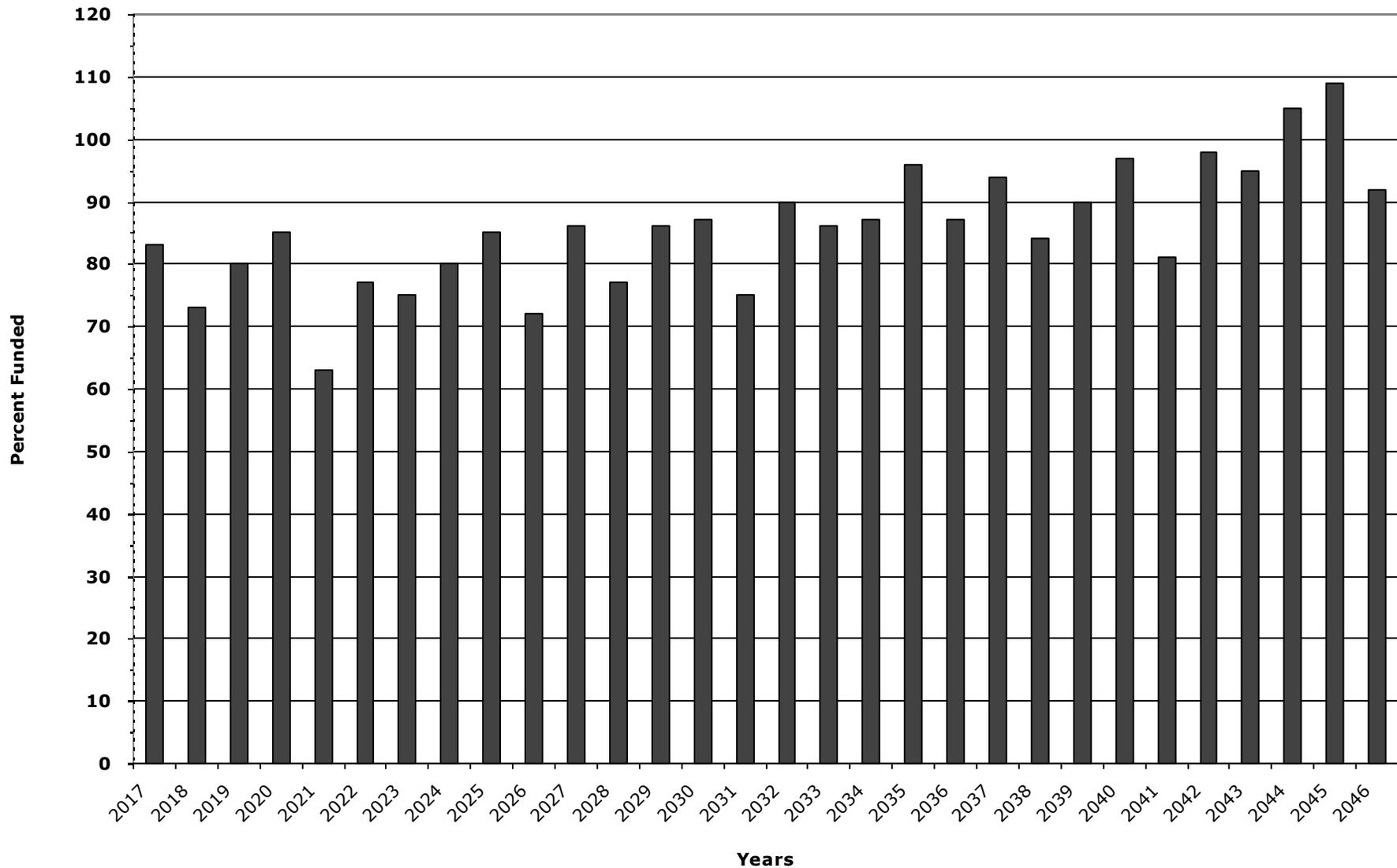


30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

2017 Update

Prepared for the 2018 Fiscal Year

| Year | Beginning Balance | Fully Funded Balance | Percent Funded | Inflated Expenditures @ 2.50% | Reserve Contribution | Special Assessments & Other Contributions | Interest | Ending Balance |
|------|-------------------|----------------------|----------------|-------------------------------|----------------------|---|----------|----------------|
| 2017 | 4,956,623 | 6,450,614 | 82.8% | 656,493 | 914,400 | 0 | 127,139 | 5,341,669 |
| 2018 | 5,341,669 | 6,776,200 | 73.4% | 1,433,919 | 940,003 | 0 | 127,368 | 4,975,121 |
| 2019 | 4,975,121 | 6,431,083 | 80.2% | 907,178 | 966,323 | 0 | 125,117 | 5,159,384 |
| 2020 | 5,159,384 | 6,641,129 | 85.0% | 644,372 | 993,380 | 0 | 133,347 | 5,641,738 |
| 2021 | 5,641,738 | 7,150,280 | 62.8% | 2,300,528 | 1,021,195 | 0 | 125,052 | 4,487,457 |
| 2022 | 4,487,457 | 5,999,690 | 76.8% | 1,039,635 | 1,049,788 | 0 | 112,313 | 4,609,923 |
| 2023 | 4,609,923 | 6,138,468 | 75.3% | 1,180,801 | 1,079,182 | 0 | 113,978 | 4,622,282 |
| 2024 | 4,622,282 | 6,162,381 | 80.3% | 903,522 | 1,109,399 | 0 | 118,131 | 4,946,290 |
| 2025 | 4,946,290 | 6,498,121 | 84.8% | 708,076 | 1,140,462 | 0 | 129,062 | 5,507,738 |
| 2026 | 5,507,738 | 7,070,283 | 71.6% | 1,751,767 | 1,172,395 | 0 | 130,451 | 5,058,817 |
| 2027 | 5,058,817 | 6,615,352 | 86.0% | 709,506 | 1,205,222 | 0 | 132,667 | 5,687,200 |
| 2028 | 5,687,200 | 7,246,462 | 77.1% | 1,475,007 | 1,238,968 | 0 | 139,230 | 5,590,390 |
| 2029 | 5,590,390 | 7,138,535 | 85.6% | 895,577 | 1,273,659 | 0 | 144,486 | 6,112,958 |
| 2030 | 6,112,958 | 7,652,397 | 87.2% | 905,282 | 1,309,321 | 0 | 157,874 | 6,674,871 |
| 2031 | 6,674,871 | 8,200,491 | 75.2% | 2,015,834 | 1,345,982 | 0 | 158,499 | 6,163,518 |
| 2032 | 6,163,518 | 7,656,089 | 90.0% | 819,374 | 1,383,669 | 0 | 161,142 | 6,888,954 |
| 2033 | 6,888,954 | 8,357,370 | 86.2% | 1,282,889 | 1,422,412 | 0 | 173,968 | 7,202,445 |
| 2034 | 7,202,445 | 8,634,823 | 87.1% | 1,324,852 | 1,462,240 | 0 | 181,778 | 7,521,611 |
| 2035 | 7,521,611 | 8,910,786 | 95.9% | 678,964 | 1,503,183 | 0 | 198,343 | 8,544,174 |
| 2036 | 8,544,174 | 9,891,136 | 87.3% | 1,662,536 | 1,545,272 | 0 | 212,139 | 8,639,048 |
| 2037 | 8,639,048 | 9,924,171 | 93.8% | 1,135,736 | 1,588,540 | 0 | 221,636 | 9,313,488 |
| 2038 | 9,313,488 | 10,535,249 | 83.9% | 2,336,718 | 1,633,019 | 0 | 224,041 | 8,833,830 |
| 2039 | 8,833,830 | 9,968,775 | 90.3% | 1,729,970 | 1,678,744 | 0 | 220,205 | 9,002,810 |
| 2040 | 9,002,810 | 10,049,187 | 97.0% | 1,216,688 | 1,725,749 | 0 | 231,434 | 9,743,304 |
| 2041 | 9,743,304 | 10,697,834 | 81.1% | 3,063,980 | 1,774,070 | 0 | 227,459 | 8,680,853 |
| 2042 | 8,680,853 | 9,510,336 | 97.9% | 1,416,030 | 1,823,744 | 0 | 222,118 | 9,310,685 |
| 2043 | 9,310,685 | 10,024,440 | 95.2% | 1,875,671 | 1,874,809 | 0 | 232,756 | 9,542,579 |
| 2044 | 9,542,579 | 10,123,459 | 105.1% | 1,083,717 | 1,927,304 | 0 | 249,109 | 10,635,275 |
| 2045 | 10,635,275 | 11,080,981 | 109.3% | 788,401 | 1,981,269 | 0 | 280,793 | 12,108,936 |
| 2046 | 12,108,936 | 12,410,521 | 91.6% | 3,069,414 | 2,036,745 | 0 | 289,815 | 11,366,082 |



| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 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 | 5,691 | 5 | 5 | 6,439 | 1,073 | 949 | 1,167 | 0.11% | 1,062 |
| 101 - Asphalt: Sealing Parking Lots- Seal/Stripe- 2017 Only[nr:1] | 4,000 | 1 | 0 | 0 | 0 | 4,000 | 0 | 0.00% | 0 |
| 200 - Asphalt: Ongoing Repairs 27,762 Sq. Ft. Parking Lots (5.6%) | 5,179 | 5 | 5 | 5,860 | 977 | 863 | 1,062 | 0.10% | 966 |
| 300 - Asphalt: Overlay w/ Interlayer 14,965 Sq. Ft. South Parking & Maintenance | 24,543 | 25 | 5 | 27,768 | 1,111 | 19,634 | 21,131 | 0.12% | 1,099 |
| 348 - Asphalt: Overlay w/ Interlayer 12,797 Sq. Ft. North Parking Lot (50%) | 10,494 | 25 | 10 | 13,433 | 537 | 6,296 | 6,884 | 0.06% | 531 |
| Sub-total [01000 - Paving] | 49,906 | | | 53,499 | 3,698 | 31,742 | 30,243 | 0.39% | 3,658 |
| 03000 - Painting: Exterior | | | | | | | | | |
| 100 - Stucco 9,085 Sq. Ft. Building Exterior & Wall Surfaces | 9,312 | 10 | 0 | 9,312 | 931 | 9,312 | 954 | 0.10% | 921 |
| 03500 - Painting: Interior | | | | | | | | | |
| 100 - Building 14,600 Sq. Ft. All Interior Spaces | 11,224 | 10 | 9 | 14,017 | 1,402 | 1,122 | 2,301 | 0.15% | 1,386 |
| 05000 - Roofing | | | | | | | | | |
| 300 - Low Slope: Vinyl 79 Squares- Building Roof | 40,487 | 20 | 4 | 44,691 | 2,235 | 32,390 | 35,275 | 0.24% | 2,210 |
| 08000 - Rehab | | | | | | | | | |
| 300 - Restrooms 3 Main Building & Maintenance Restrooms | 11,377 | 20 | 19 | 18,189 | 909 | 569 | 1,166 | 0.10% | 900 |
| 400 - Kitchen Kitchen | 6,560 | 20 | 5 | 7,422 | 371 | 4,920 | 5,379 | 0.04% | 367 |
| Sub-total [08000 - Rehab] | 17,937 | | | 25,611 | 1,281 | 5,489 | 6,545 | 0.13% | 1,267 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00010 - Member Services Center (MSC) | | | | | | | | | |
| 22000 - Office Equipment | | | | | | | | | |
| 100 - Miscellaneous Printers & Copiers | 14,350 | 8 | 3 | 15,453 | 1,932 | 8,969 | 11,032 | 0.20% | 1,911 |
| 200 - Computers, Misc. IT Server | 12,000 | 3 | 0 | 12,000 | 4,000 | 12,000 | 4,100 | 0.42% | 3,957 |
| 240 - Computers, Misc. Office Computer Work Stations | 36,900 | 5 | 1 | 37,822 | 7,565 | 29,520 | 37,823 | 0.80% | 7,482 |
| 241 - Computers, Misc. Office Computer Work Stations- 2017 Only[nr:1] | 27,756 | 1 | 0 | 0 | 0 | 27,756 | 0 | 0.00% | 0 |
| 360 - Telephone Equipment Telephone System | 21,012 | 12 | 5 | 23,774 | 1,981 | 12,257 | 14,359 | 0.21% | 1,960 |
| Sub-total [22000 - Office Equipment] | 112,018 | | | 89,050 | 15,477 | 90,502 | 67,313 | 1.63% | 15,309 |
| 23000 - Mechanical Equipment | | | | | | | | | |
| 200 - HVAC 3 Rooftop Carrier Units- 2010 | 17,835 | 15 | 8 | 21,730 | 1,449 | 8,323 | 9,750 | 0.15% | 1,433 |
| 280 - HVAC Rooftop Carrier Unit- 2002 | 5,125 | 15 | 1 | 5,253 | 350 | 4,783 | 5,253 | 0.04% | 346 |
| 348 - HVAC 3 IT Room Trane & Gree Units- 2013 | 6,765 | 15 | 11 | 8,876 | 592 | 1,804 | 2,311 | 0.06% | 585 |
| 376 - HVAC Bard Unit- 2002 | 5,945 | 15 | 0 | 5,945 | 396 | 5,945 | 406 | 0.04% | 392 |
| Sub-total [23000 - Mechanical Equipment] | 35,670 | | | 41,805 | 2,787 | 20,855 | 17,721 | 0.29% | 2,757 |
| 25000 - Flooring | | | | | | | | | |
| 200 - Carpeting 475 Sq. Yds. Hallways, Lobby, Offices | 15,580 | 10 | 9 | 19,457 | 1,946 | 1,558 | 3,194 | 0.20% | 1,925 |
| 400 - Tile 725 Sq. Ft. Floors | 7,431 | 20 | 4 | 8,203 | 410 | 5,945 | 6,474 | 0.04% | 406 |
| Sub-total [25000 - Flooring] | 23,011 | | | 27,660 | 2,356 | 7,503 | 9,668 | 0.25% | 2,330 |
| Sub-total Member Services Center (MSC) | 299,567 | | | 305,644 | 30,166 | 198,916 | 170,020 | 3.17% | 29,839 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 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 | 8,926 | 5 | 5 | 10,099 | 1,683 | 1,488 | 1,830 | 0.18% | 1,665 |
| 112 - Asphalt: Sealing 75,321 Sq. Ft. West Parking Lot | 15,441 | 5 | 5 | 17,470 | 2,912 | 2,573 | 3,165 | 0.31% | 2,880 |
| 113 - Asphalt: Sealing West Parking Lot- 2017 Only, incl N & S[nr:1] | 17,985 | 1 | 0 | 0 | 0 | 17,985 | 0 | 0.00% | 0 |
| 212 - Asphalt: Ongoing Repairs 75,321 Sq. Ft. West Parking Lot (3%) | 6,273 | 5 | 5 | 7,097 | 1,183 | 1,045 | 1,286 | 0.12% | 1,170 |
| 306 - Asphalt: Overlay w/ Interlayer 43,543 Sq. Ft. Drives, North & South Parking | 71,411 | 25 | 7 | 84,885 | 3,395 | 51,416 | 55,629 | 0.36% | 3,359 |
| 370 - Asphalt: Overlay w/ Interlayer 75,321 Sq. Ft. West Parking Lot | 123,526 | 25 | 14 | 174,540 | 6,982 | 54,352 | 60,775 | 0.73% | 6,906 |
| Sub-total [01000 - Paving] | 243,562 | | | 294,091 | 16,155 | 128,859 | 122,685 | 1.70% | 15,979 |
| 02000 - Concrete | | | | | | | | | |
| 400 - Pool Deck 5,313 Sq. Ft. Pool Area Concrete (6%) | 6,535 | 5 | 3 | 7,037 | 1,407 | 2,614 | 4,019 | 0.15% | 1,392 |
| 03000 - Painting: Exterior | | | | | | | | | |
| 106 - Stucco 53,060 Sq. Ft. Building & Wall Exterior Surfaces | 54,386 | 10 | 5 | 61,533 | 6,153 | 27,193 | 33,448 | 0.65% | 6,087 |
| 03500 - Painting: Interior | | | | | | | | | |
| 106 - Building 24,000 Sq. Ft. All Interior Spaces | 18,450 | 10 | 4 | 20,365 | 2,037 | 11,070 | 13,238 | 0.21% | 2,014 |
| 04000 - Structural Repairs | | | | | | | | | |
| 300 - Trellis Pool Shade Structure | 12,000 | 15 | 5 | 13,577 | 905 | 8,000 | 9,020 | 0.10% | 895 |
| 304 - Trellis Tennis Shade Structure | 12,000 | 15 | 6 | 13,916 | 928 | 7,200 | 8,200 | 0.10% | 918 |
| Sub-total [04000 - Structural Repairs] | 24,000 | | | 27,493 | 1,833 | 15,200 | 17,220 | 0.19% | 1,813 |
| 05000 - Roofing | | | | | | | | | |
| 306 - Low Slope: Vinyl 339 Squares- Building Flat Roofs (50%) | 86,869 | 10 | 2 | 91,266 | 9,127 | 69,495 | 80,136 | 0.96% | 9,028 |
| 600 - Pitched: Tile 24 Squares- Tennis Ramada Roof | 14,760 | 30 | 19 | 23,596 | 787 | 5,412 | 6,052 | 0.08% | 778 |
| 900 - Miscellaneous 339 Squares- Roof Recoating | 13,899 | 5 | 2 | 14,603 | 2,921 | 8,339 | 11,397 | 0.31% | 2,889 |
| Sub-total [05000 - Roofing] | 115,528 | | | 129,465 | 12,834 | 83,246 | 97,585 | 1.35% | 12,694 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00020 - West Social Center (WC) | | | | | | | | | |
| 08000 - Rehab | | | | | | | | | |
| 100 - General Tennis Ramada | 5,637 | 20 | 9 | 7,040 | 352 | 3,101 | 3,467 | 0.04% | 348 |
| 200 - Bathrooms 2 Locker Rooms | 42,025 | 20 | 9 | 52,483 | 2,624 | 23,114 | 25,845 | 0.28% | 2,596 |
| 306 - Restrooms 4 Shops & Auditorium Restrooms | 62,525 | 20 | 4 | 69,016 | 3,451 | 50,020 | 54,475 | 0.36% | 3,413 |
| 460 - Cabinets 2 Woodshop & Lapidary | 8,815 | 20 | 9 | 11,009 | 550 | 4,848 | 5,421 | 0.06% | 544 |
| 550 - Operable Wall/Partition 320 Sq. Ft. Auditorium/Room 1 | 13,120 | 25 | 4 | 14,482 | 579 | 11,021 | 11,834 | 0.06% | 573 |
| Sub-total [08000 - Rehab] | 132,122 | | | 154,031 | 7,557 | 92,103 | 101,043 | 0.80% | 7,475 |
| 12000 - Pool | | | | | | | | | |
| 100 - Resurface 250 Lin. Ft. Pool | 41,000 | 12 | 5 | 46,388 | 3,866 | 23,917 | 28,017 | 0.41% | 3,824 |
| 600 - Deck: Re-Surface 5,313 Sq. Ft. Pool Area Decking | 40,844 | 15 | 4 | 45,084 | 3,006 | 29,952 | 33,492 | 0.32% | 2,973 |
| 700 - Equipment: Replacement Pool & Spa Equipment (50%) | 19,249 | 5 | 1 | 19,731 | 3,946 | 15,400 | 19,731 | 0.42% | 3,903 |
| 800 - Cover 4,000 Sq. Ft. Pool Cover | 6,765 | 6 | 2 | 7,107 | 1,185 | 4,510 | 5,778 | 0.12% | 1,172 |
| 900 - Furniture: Misc Pool Area Furniture | 11,275 | 6 | 2 | 11,846 | 1,974 | 7,517 | 9,631 | 0.21% | 1,953 |
| Sub-total [12000 - Pool] | 119,133 | | | 130,156 | 13,976 | 81,295 | 96,648 | 1.47% | 13,825 |
| 14000 - Recreation | | | | | | | | | |
| 700 - Billiard Table 4 Billiards Room | 23,616 | 25 | 4 | 26,068 | 1,043 | 19,837 | 21,302 | 0.11% | 1,031 |
| 17000 - Tennis Court | | | | | | | | | |
| 100 - Reseal 43,200 Sq. Ft. [6] Tennis Courts | 27,056 | 4 | 0 | 27,056 | 6,764 | 27,056 | 6,933 | 0.71% | 6,691 |
| 500 - Resurface 43,200 Sq. Ft. [6] Tennis Courts | 121,770 | 21 | 17 | 185,287 | 8,823 | 23,194 | 29,718 | 0.93% | 8,727 |
| 600 - Lighting 20 Court Lights | 57,400 | 30 | 6 | 66,566 | 2,219 | 45,920 | 49,029 | 0.23% | 2,195 |
| Sub-total [17000 - Tennis Court] | 206,226 | | | 278,910 | 17,806 | 96,170 | 85,680 | 1.87% | 17,613 |
| 17500 - Basketball / Sport Court | | | | | | | | | |
| 200 - Seal & Striping 3,744 Sq. Ft. [12] Shuffleboard Courts | 9,594 | 8 | 3 | 10,332 | 1,291 | 5,996 | 7,375 | 0.14% | 1,277 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00020 - West Social Center (WC) | | | | | | | | | |
| 19000 - Fencing | | | | | | | | | |
| 120 - Chain Link: 10' 1,710 Lin. Ft. Tennis Court Fence | 61,346 | 30 | 10 | 78,528 | 2,618 | 40,898 | 44,016 | 0.28% | 2,589 |
| 20000 - Lighting | | | | | | | | | |
| 200 - Pole Lights 15 Walkway Lights | 9,225 | 20 | 9 | 11,521 | 576 | 5,074 | 5,673 | 0.06% | 570 |
| 500 - Parking Lot 25 Parking Lot Lights (20%) | 12,812 | 5 | 3 | 13,798 | 2,760 | 5,125 | 7,880 | 0.29% | 2,730 |
| Sub-total [20000 - Lighting] | 22,037 | | | 25,318 | 3,336 | 10,199 | 13,553 | 0.35% | 3,299 |
| 23000 - Mechanical Equipment | | | | | | | | | |
| 204 - HVAC 2 Rooftop Carrier Units- 2006 | 45,100 | 15 | 4 | 49,782 | 3,319 | 33,073 | 36,982 | 0.35% | 3,283 |
| 284 - HVAC 2 Rooftop Carrier Units- 2013 | 16,400 | 15 | 11 | 21,518 | 1,435 | 4,373 | 5,603 | 0.15% | 1,419 |
| 320 - HVAC 2 Rooftop Carrier Units- 2004 | 23,882 | 15 | 2 | 25,092 | 1,673 | 20,698 | 22,848 | 0.18% | 1,655 |
| 352 - HVAC 3 Rooftop Carrier/American Units- 2009 | 22,037 | 15 | 7 | 26,196 | 1,746 | 11,753 | 13,553 | 0.18% | 1,727 |
| 380 - HVAC Rooftop Carrier Unit- 2010 | 12,300 | 15 | 8 | 14,986 | 999 | 5,740 | 6,724 | 0.11% | 988 |
| 404 - HVAC 4 Rooftop Carrier/American Units- 2008 | 35,875 | 15 | 6 | 41,604 | 2,774 | 21,525 | 24,515 | 0.29% | 2,744 |
| 420 - HVAC Tennis Ramada Carrier Unit- 2007 | 5,125 | 15 | 5 | 5,798 | 387 | 3,417 | 3,852 | 0.04% | 382 |
| 440 - HVAC 4 Gree HVAC Units- 2012 | 8,200 | 15 | 10 | 10,497 | 700 | 2,733 | 3,362 | 0.07% | 692 |
| 900 - Miscellaneous Camfil Farr Dust Collector | 10,000 | 15 | 6 | 11,597 | 773 | 6,000 | 6,833 | 0.08% | 765 |
| Sub-total [23000 - Mechanical Equipment] | 178,920 | | | 207,070 | 13,805 | 109,313 | 124,272 | 1.45% | 13,655 |
| 24000 - Furnishings | | | | | | | | | |
| 500 - Miscellaneous Auditorium Tables & Chairs | 55,991 | 10 | 4 | 61,803 | 6,180 | 33,594 | 40,173 | 0.65% | 6,113 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00020 - West Social Center (WC) | | | | | | | | | |
| 24500 - Audio / Visual | | | | | | | | | |
| 220 - PA System Auditorium Bldg | 51,250 | 10 | 9 | 64,004 | 6,400 | 5,125 | 10,506 | 0.67% | 6,331 |
| 221 - PA System Auditorium Bldg- 2017 Only[nr:1] | 24,144 | 1 | 0 | 0 | 0 | 24,144 | 0 | 0.00% | 0 |
| 400 - Stage Lights Stage Lighting | 9,225 | 20 | 4 | 10,183 | 509 | 7,380 | 8,037 | 0.05% | 504 |
| 401 - Stage Lights Stage Lighting- 2017 Only[nr:1] | 4,827 | 1 | 0 | 0 | 0 | 4,827 | 0 | 0.00% | 0 |
| 600 - Stage Curtains Stage Curtains | 8,764 | 15 | 1 | 8,983 | 599 | 8,180 | 8,983 | 0.06% | 592 |
| 800 - Stage Risers Located on Stage | 7,301 | 20 | 0 | 7,301 | 365 | 7,301 | 374 | 0.04% | 361 |
| Sub-total [24500 - Audio / Visual] | 105,511 | | | 90,471 | 7,873 | 56,957 | 27,901 | 0.83% | 7,788 |
| 24600 - Safety / Access | | | | | | | | | |
| 200 - Fire Control Misc Fire Alarm System | 38,181 | 20 | 3 | 41,117 | 2,056 | 32,454 | 35,222 | 0.22% | 2,034 |
| 25000 - Flooring | | | | | | | | | |
| 210 - Carpeting 565 Sq. Yds. West Center Carpet | 18,532 | 10 | 4 | 20,456 | 2,046 | 11,119 | 13,297 | 0.22% | 2,023 |
| 410 - Tile 1,618 Sq. Ft. Clubhouse Walls & Floors | 20,688 | 20 | 4 | 22,835 | 1,142 | 16,550 | 18,024 | 0.12% | 1,129 |
| 414 - Tile 682 Sq. Ft. Green Room Dressing & Restrooms | 8,720 | 20 | 0 | 8,720 | 436 | 8,720 | 447 | 0.05% | 431 |
| 600 - Vinyl 1,100 Sq. Yds. West Center Vinyl | 39,462 | 15 | 6 | 45,764 | 3,051 | 23,678 | 26,966 | 0.32% | 3,018 |
| Sub-total [25000 - Flooring] | 87,402 | | | 97,776 | 6,674 | 60,067 | 58,734 | 0.70% | 6,602 |
| 26000 - Outdoor Equipment | | | | | | | | | |
| 840 - Shade Structure 680 Sq. Ft. Pool Shade Structure | 13,600 | 15 | 4 | 15,012 | 1,001 | 9,973 | 11,152 | 0.11% | 990 |
| 844 - Shade Structure 755 Sq. Ft. [3] Tennis Court Shade Structures | 15,100 | 15 | 6 | 17,511 | 1,167 | 9,060 | 10,318 | 0.12% | 1,155 |
| Sub-total [26000 - Outdoor Equipment] | 28,700 | | | 32,523 | 2,168 | 19,033 | 21,470 | 0.23% | 2,145 |
| 27000 - Appliances | | | | | | | | | |
| 700 - Miscellaneous 25 Kitchen Appliances (10%) | 7,011 | 5 | 1 | 7,186 | 1,437 | 5,609 | 7,186 | 0.15% | 1,422 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00020 - West Social Center (WC) | | | | | | | | | |
| 30000 - Miscellaneous | | | | | | | | | |
| 018 - Miscellaneous Camfil Fart Dust Collector | 16,000 | 15 | 6 | 18,555 | 1,237 | 9,600 | 10,933 | 0.13% | 1,224 |
| 240 - Maintenance Equipment 3 Portable Lifts | 30,750 | 20 | 9 | 38,403 | 1,920 | 16,913 | 18,911 | 0.20% | 1,899 |
| Sub-total [30000 - Miscellaneous] | 46,750 | | | 56,958 | 3,157 | 26,513 | 29,845 | 0.33% | 3,123 |
| Sub-total West Social Center (WC) | 1,585,002 | | | 1,838,231 | 131,396 | 958,221 | 1,002,615 | 13.83% | 129,971 |
| 00030 - East Social Center (EC) | | | | | | | | | |
| 01000 - Paving | | | | | | | | | |
| 118 - Asphalt: Sealing 79,662 Sq. Ft. Parking Lot | 16,331 | 5 | 2 | 17,157 | 3,431 | 9,798 | 13,391 | 0.36% | 3,394 |
| 218 - Asphalt: Ongoing Repairs 79,662 Sq. Ft. Parking Lot (2%) | 5,307 | 5 | 2 | 5,576 | 1,115 | 3,184 | 4,352 | 0.12% | 1,103 |
| 312 - Asphalt: Overlay w/ Interlayer 51,762 Sq. Ft. West & North Parking Lots | 84,890 | 25 | 22 | 146,144 | 5,846 | 10,187 | 13,922 | 0.62% | 5,782 |
| 354 - Asphalt: Overlay w/ Interlayer 27,900 Sq. Ft. South Parking Lot | 45,756 | 25 | 14 | 64,652 | 2,586 | 20,133 | 22,512 | 0.27% | 2,558 |
| Sub-total [01000 - Paving] | 152,284 | | | 233,529 | 12,979 | 43,302 | 54,177 | 1.37% | 12,838 |
| 02000 - Concrete | | | | | | | | | |
| 406 - Pool Deck 5,661 Sq. Ft. Pool Area Concrete (6%) | 6,963 | 5 | 2 | 7,316 | 1,463 | 4,178 | 5,710 | 0.15% | 1,447 |
| 03000 - Painting: Exterior | | | | | | | | | |
| 112 - Stucco 13,905 Sq. Ft. Building Exterior Painting | 14,253 | 10 | 2 | 14,974 | 1,497 | 11,402 | 13,148 | 0.16% | 1,481 |
| 03500 - Painting: Interior | | | | | | | | | |
| 112 - Building 17,350 Sq. Ft. All Interior Spaces | 13,338 | 10 | 4 | 14,722 | 1,472 | 8,003 | 9,570 | 0.15% | 1,456 |
| 04000 - Structural Repairs | | | | | | | | | |
| 308 - Trellis Tennis Shade Structure | 12,000 | 15 | 7 | 14,264 | 951 | 6,400 | 7,380 | 0.10% | 941 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00030 - East Social Center (EC) | | | | | | | | | |
| 05000 - Roofing | | | | | | | | | |
| 312 - Low Slope: Vinyl 207 Squares- Building Roof (50%) | 53,044 | 20 | 5 | 60,014 | 3,001 | 39,783 | 43,496 | 0.32% | 2,968 |
| 366 - Low Slope: Vinyl 207 Squares- Building Roof (50%) | 53,044 | 20 | 8 | 64,629 | 3,231 | 31,826 | 35,340 | 0.34% | 3,196 |
| 906 - Miscellaneous 207 Squares- Roof Recoating | 8,487 | 5 | 2 | 8,917 | 1,783 | 5,092 | 6,959 | 0.19% | 1,764 |
| Sub-total [05000 - Roofing] | 114,574 | | | 133,559 | 8,015 | 76,701 | 85,796 | 0.84% | 7,929 |
| 08000 - Rehab | | | | | | | | | |
| 206 - Bathrooms 2 Locker Rooms | 54,735 | 20 | 5 | 61,928 | 3,096 | 41,051 | 44,883 | 0.33% | 3,063 |
| 312 - Restrooms 2 Lobby Restrooms | 19,475 | 20 | 5 | 22,034 | 1,102 | 14,606 | 15,970 | 0.12% | 1,090 |
| Sub-total [08000 - Rehab] | 74,210 | | | 83,962 | 4,198 | 55,658 | 60,852 | 0.44% | 4,153 |
| 12000 - Pool | | | | | | | | | |
| 106 - Resurface 165 Lin. Ft. Pool | 21,986 | 12 | 4 | 24,269 | 2,022 | 14,658 | 16,902 | 0.21% | 2,000 |
| 400 - ADA Chair Lift 2 Pool & Spa ADA Chairs | 9,020 | 10 | 3 | 9,714 | 971 | 6,314 | 7,396 | 0.10% | 961 |
| 606 - Deck: Re-Surface 5,661 Sq. Ft. Pool Area Decking | 43,519 | 15 | 4 | 48,037 | 3,202 | 31,914 | 35,686 | 0.34% | 3,168 |
| 706 - Equipment: Replacement Pool & Spa Equipment (50%) | 14,944 | 5 | 2 | 15,701 | 3,140 | 8,967 | 12,254 | 0.33% | 3,106 |
| 906 - Furniture: Misc Pool Area Furnishings | 7,175 | 6 | 2 | 7,538 | 1,256 | 4,783 | 6,129 | 0.13% | 1,243 |
| Sub-total [12000 - Pool] | 96,645 | | | 105,258 | 10,593 | 66,635 | 78,367 | 1.11% | 10,478 |
| 14000 - Recreation | | | | | | | | | |
| 200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%) | 20,910 | 1 | 1 | 21,433 | 10,716 | 10,455 | 21,433 | 1.13% | 10,600 |
| 201 - Exercise: Cardio Equipment Fitness Room Cardio Machines- 2017 Only[nr:1] | 24,827 | 1 | 0 | 0 | 0 | 24,827 | 0 | 0.00% | 0 |
| 300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%) | 5,473 | 1 | 0 | 5,473 | 5,473 | 5,473 | 5,610 | 0.58% | 5,414 |
| 720 - Billiard Table 2 Billiards Room | 11,787 | 25 | 12 | 15,853 | 634 | 6,130 | 6,766 | 0.07% | 627 |
| Sub-total [14000 - Recreation] | 62,997 | | | 42,759 | 16,823 | 46,885 | 33,809 | 1.77% | 16,641 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00030 - East Social Center (EC) | | | | | | | | | |
| 17000 - Tennis Court | | | | | | | | | |
| 110 - Reseal 14,400 Sq. Ft. [2] Tennis Courts | 13,284 | 4 | 1 | 13,616 | 3,404 | 9,963 | 13,616 | 0.36% | 3,367 |
| 510 - Resurface 14,400 Sq. Ft. [2] Tennis Courts | 40,590 | 21 | 10 | 51,959 | 2,474 | 21,261 | 23,774 | 0.26% | 2,447 |
| 700 - Screen Pickleball Windscreens | 2,000 | 5 | 3 | 2,154 | 431 | 800 | 1,230 | 0.05% | 426 |
| Sub-total [17000 - Tennis Court] | 55,874 | | | 67,729 | 6,309 | 32,024 | 38,620 | 0.66% | 6,241 |
| 17500 - Basketball / Sport Court | | | | | | | | | |
| 210 - Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts | 14,142 | 2 | 2 | 14,858 | 4,953 | 4,714 | 7,248 | 0.52% | 4,899 |
| 211 - Seal & Striping [7] Pickleball Courts- 2017 Only[nr:1] | 5,199 | 1 | 0 | 0 | 0 | 5,199 | 0 | 0.00% | 0 |
| 400 - Overlay 8,840 Sq. Ft. [4] Pickleball Courts | 24,918 | 21 | 19 | 39,835 | 1,897 | 2,373 | 3,649 | 0.20% | 1,876 |
| 430 - Overlay 6,490 Sq. Ft. [3] Pickleball Courts | 18,294 | 21 | 12 | 24,603 | 1,172 | 7,840 | 8,929 | 0.12% | 1,159 |
| Sub-total [17500 - Basketball / Sport Court] | 62,552 | | | 79,296 | 8,021 | 20,126 | 19,825 | 0.84% | 7,934 |
| 19000 - Fencing | | | | | | | | | |
| 110 - Chain Link: 6' 873 Lin. Ft. Pickleball Court Fencing | 17,896 | 30 | 28 | 35,730 | 1,191 | 1,193 | 1,834 | 0.13% | 1,178 |
| 130 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence | 19,926 | 30 | 14 | 28,155 | 938 | 10,627 | 11,574 | 0.10% | 928 |
| 200 - Wrought Iron: 5' 415 Lin. Ft. Pool Perimeter Fence | 14,463 | 30 | 9 | 18,062 | 602 | 10,124 | 10,871 | 0.06% | 596 |
| Sub-total [19000 - Fencing] | 52,285 | | | 81,947 | 2,732 | 21,944 | 24,279 | 0.29% | 2,702 |
| 20000 - Lighting | | | | | | | | | |
| 510 - Parking Lot 7 Parking Lot Lights | 17,937 | 30 | 4 | 19,800 | 660 | 15,546 | 16,547 | 0.07% | 653 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00030 - East Social Center (EC) | | | | | | | | | |
| 23000 - Mechanical Equipment | | | | | | | | | |
| 288 - HVAC 4 Rooftop Carrier Units- 2001 | 20,807 | 15 | 1 | 21,328 | 1,422 | 19,420 | 21,328 | 0.15% | 1,406 |
| 324 - HVAC Rooftop Carrier Unit- 2009 | 12,300 | 15 | 7 | 14,621 | 975 | 6,560 | 7,565 | 0.10% | 964 |
| 356 - HVAC Rooftop Carrier Unit- 2006 | 12,300 | 15 | 4 | 13,577 | 905 | 9,020 | 10,086 | 0.10% | 895 |
| 384 - HVAC Rooftop Carrier Unit- 2008 | 12,300 | 15 | 6 | 14,264 | 951 | 7,380 | 8,405 | 0.10% | 941 |
| 408 - HVAC 5 Rooftop Carrier Units- 2011 | 25,420 | 15 | 9 | 31,746 | 2,116 | 10,168 | 12,159 | 0.22% | 2,093 |
| 424 - HVAC 2 Rooftop Carrier Units- 2002 | 8,200 | 15 | 1 | 8,405 | 560 | 7,653 | 8,405 | 0.06% | 554 |
| Sub-total [23000 - Mechanical Equipment] | 91,327 | | | 103,941 | 6,929 | 60,202 | 67,947 | 0.73% | 6,854 |
| 24000 - Furnishings | | | | | | | | | |
| 520 - Miscellaneous Folding Tables & Chairs | 27,162 | 10 | 5 | 30,732 | 3,073 | 13,581 | 16,705 | 0.32% | 3,040 |
| 521 - Miscellaneous Folding Tables & Chairs- 2017 Only[nr:1] | 5,188 | 1 | 0 | 0 | 0 | 5,188 | 0 | 0.00% | 0 |
| Sub-total [24000 - Furnishings] | 32,350 | | | 30,732 | 3,073 | 18,769 | 16,705 | 0.32% | 3,040 |
| 24500 - Audio / Visual | | | | | | | | | |
| 300 - PA System Sound Rack- Sound System | 6,842 | 20 | 14 | 9,668 | 483 | 2,053 | 2,455 | 0.05% | 478 |
| 740 - Piano East Auditorium- Upright Piano | 8,742 | 25 | 13 | 12,051 | 482 | 4,196 | 4,659 | 0.05% | 477 |
| Sub-total [24500 - Audio / Visual] | 15,584 | | | 21,718 | 965 | 6,249 | 7,114 | 0.10% | 955 |
| 25000 - Flooring | | | | | | | | | |
| 220 - Carpeting 850 Sq. Yds. East Center Carpet | 27,880 | 10 | 4 | 30,774 | 3,077 | 16,728 | 20,004 | 0.32% | 3,044 |
| 420 - Tile 4,000 Sq. Ft. Clubhouse Walls & Floors | 41,000 | 20 | 4 | 45,256 | 2,263 | 32,800 | 35,721 | 0.24% | 2,238 |
| 610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen | 5,740 | 15 | 4 | 6,336 | 422 | 4,209 | 4,707 | 0.04% | 418 |
| Sub-total [25000 - Flooring] | 74,620 | | | 82,367 | 5,763 | 53,737 | 60,432 | 0.61% | 5,700 |
| 27000 - Appliances | | | | | | | | | |
| 720 - Miscellaneous 8 Kitchen Appliances | 15,047 | 12 | 5 | 17,024 | 1,419 | 8,777 | 10,282 | 0.15% | 1,403 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00030 - East Social Center (EC) | | | | | | | | | |
| Sub-total East Social Center (EC) | 964,842 | | | 1,154,897 | 93,863 | 556,539 | 610,561 | 9.88% | 92,845 |
| 00040 - Las Campanas (LC) | | | | | | | | | |
| 01000 - Paving | | | | | | | | | |
| 124 - Asphalt: Sealing 70,468 Sq. Ft. Parking Lot | 14,995 | 5 | 0 | 14,995 | 2,999 | 14,995 | 3,074 | 0.32% | 2,966 |
| 224 - Asphalt: Ongoing Repairs 70,468 Sq. Ft. Parking Lot (3%) | 5,869 | 5 | 5 | 6,640 | 1,107 | 978 | 1,203 | 0.12% | 1,095 |
| 318 - Asphalt: Overlay w/ Interlayer 26,000 Sq. Ft. North Parking Lot | 42,640 | 25 | 4 | 47,067 | 1,883 | 35,818 | 38,461 | 0.20% | 1,862 |
| 364 - Asphalt: Overlay w/ Interlayer 44,468 Sq. Ft. East Parking Lot | 72,928 | 25 | 18 | 113,742 | 4,550 | 20,420 | 23,920 | 0.48% | 4,500 |
| Sub-total [01000 - Paving] | 136,431 | | | 182,443 | 10,538 | 72,210 | 66,659 | 1.11% | 10,424 |
| 02000 - Concrete | | | | | | | | | |
| 412 - Pool Deck 4,731 Sq. Ft. Pool Area Concrete (7.5%) | 7,274 | 5 | 2 | 7,642 | 1,528 | 4,364 | 5,965 | 0.16% | 1,512 |
| 03000 - Painting: Exterior | | | | | | | | | |
| 118 - Stucco 18,180 Sq. Ft. Exterior Building Surfaces | 18,634 | 10 | 4 | 20,569 | 2,057 | 11,181 | 13,370 | 0.22% | 2,035 |
| 03500 - Painting: Interior | | | | | | | | | |
| 118 - Building 21,900 Sq. Ft. All Interior Spaces | 16,836 | 10 | 4 | 18,583 | 1,858 | 10,101 | 12,080 | 0.20% | 1,838 |
| 05000 - Roofing | | | | | | | | | |
| 318 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof | 101,475 | 20 | 4 | 112,009 | 5,600 | 81,180 | 88,410 | 0.59% | 5,540 |
| 912 - Miscellaneous 198 Squares- Roof Recoating | 8,118 | 5 | 2 | 8,529 | 1,706 | 4,871 | 6,657 | 0.18% | 1,687 |
| Sub-total [05000 - Roofing] | 109,593 | | | 120,538 | 7,306 | 86,051 | 95,067 | 0.77% | 7,227 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00040 - Las Campanas (LC) | | | | | | | | | |
| 08000 - Rehab | | | | | | | | | |
| 212 - Bathrooms 2 Locker Rooms | 48,175 | 20 | 4 | 53,176 | 2,659 | 38,540 | 41,972 | 0.28% | 2,630 |
| 216 - Bathrooms Hallway Restroom | 25,000 | 20 | 10 | 32,002 | 1,600 | 12,500 | 14,094 | 0.17% | 1,583 |
| 318 - Restrooms 2 Racquetball Court Restrooms | 12,556 | 20 | 2 | 13,192 | 660 | 11,301 | 12,227 | 0.07% | 652 |
| 406 - Kitchen Clubhouse Kitchen | 7,175 | 1 | 1 | 7,354 | 3,677 | 3,588 | 7,354 | 0.39% | 3,637 |
| 560 - Operable Wall/Partition 1,296 Sq. Ft. [2] Agave | 46,494 | 25 | 16 | 69,021 | 2,761 | 16,738 | 19,063 | 0.29% | 2,731 |
| Sub-total [08000 - Rehab] | 139,400 | | | 174,745 | 11,357 | 82,666 | 94,710 | 1.20% | 11,233 |
| 12000 - Pool | | | | | | | | | |
| 112 - Resurface 264 Lin. Ft. Pool | 37,884 | 12 | 5 | 42,862 | 3,572 | 22,099 | 25,887 | 0.38% | 3,533 |
| 406 - ADA Chair Lift 2 Pool & Spa ADA Chairs | 9,020 | 10 | 4 | 9,956 | 996 | 5,412 | 6,472 | 0.10% | 985 |
| 612 - Deck: Re-Surface 4,731 Sq. Ft. Pool Area Decking | 36,370 | 15 | 4 | 40,145 | 2,676 | 26,671 | 29,823 | 0.28% | 2,647 |
| 712 - Equipment: Replacement Pool & Spa Equipment (50%) | 19,249 | 5 | 1 | 19,731 | 3,946 | 15,400 | 19,731 | 0.42% | 3,903 |
| 713 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1,829 | 1 | 0 | 0 | 0 | 1,829 | 0 | 0.00% | 0 |
| 806 - Cover 4,400 Sq. Ft. Pool Cover | 7,441 | 6 | 2 | 7,818 | 1,303 | 4,961 | 6,356 | 0.14% | 1,289 |
| 912 - Furniture: Misc Pool Area Furniture | 7,775 | 6 | 2 | 8,168 | 1,361 | 5,183 | 6,641 | 0.14% | 1,347 |
| Sub-total [12000 - Pool] | 119,568 | | | 128,681 | 13,854 | 81,555 | 94,910 | 1.46% | 13,704 |
| 14000 - Recreation | | | | | | | | | |
| 210 - Exercise: Cardio Equipment 19 Fitness Center Cardio Machines (20%) | 23,370 | 1 | 1 | 23,954 | 11,977 | 11,685 | 23,954 | 1.26% | 11,847 |
| 211 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 2,565 | 1 | 0 | 0 | 0 | 2,565 | 0 | 0.00% | 0 |
| 310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%) | 6,970 | 1 | 1 | 7,144 | 3,572 | 3,485 | 7,144 | 0.38% | 3,533 |
| 311 - Exercise: Strength Equipment Fitness Center Strength Machines- 2017 Only[nr:1] | 4,727 | 1 | 0 | 0 | 0 | 4,727 | 0 | 0.00% | 0 |
| Sub-total [14000 - Recreation] | 37,632 | | | 31,098 | 15,549 | 22,462 | 31,099 | 1.64% | 15,381 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00040 - Las Campanas (LC) | | | | | | | | | |
| 17000 - Tennis Court | | | | | | | | | |
| 120 - Reseal 14,000 Sq. Ft. [2] Tennis Courts | 12,915 | 7 | 2 | 13,569 | 1,938 | 9,225 | 11,347 | 0.20% | 1,917 |
| 520 - Resurface 14,000 Sq. Ft. [2] Tennis Courts | 39,462 | 21 | 9 | 49,283 | 2,347 | 22,550 | 25,040 | 0.25% | 2,321 |
| Sub-total [17000 - Tennis Court] | 52,377 | | | 62,852 | 4,285 | 31,775 | 36,387 | 0.45% | 4,239 |
| 19000 - Fencing | | | | | | | | | |
| 140 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence | 19,372 | 30 | 14 | 27,373 | 912 | 10,332 | 11,252 | 0.10% | 903 |
| 210 - Wrought Iron: 5' 315 Lin. Ft. Pool Area Fencing | 10,978 | 30 | 10 | 14,052 | 468 | 7,319 | 7,877 | 0.05% | 463 |
| 211 - Wrought Iron: 5' Pool Area Fencing- 2017 Only[nr:1] | 1,350 | 1 | 0 | 0 | 0 | 1,350 | 0 | 0.00% | 0 |
| Sub-total [19000 - Fencing] | 31,700 | | | 41,425 | 1,381 | 19,001 | 19,129 | 0.15% | 1,366 |
| 20000 - Lighting | | | | | | | | | |
| 520 - Parking Lot 8 North Parking Lot Lights | 20,500 | 30 | 10 | 26,242 | 875 | 13,667 | 14,709 | 0.09% | 865 |
| 560 - Parking Lot 13 East Parking Lot Lights | 33,312 | 30 | 23 | 58,784 | 1,959 | 7,773 | 9,105 | 0.21% | 1,938 |
| Sub-total [20000 - Lighting] | 53,812 | | | 85,025 | 2,834 | 21,440 | 23,814 | 0.30% | 2,803 |
| 23000 - Mechanical Equipment | | | | | | | | | |
| 212 - HVAC 11 Rooftop Trane Units- 2008 | 89,329 | 15 | 6 | 103,594 | 6,906 | 53,597 | 61,041 | 0.73% | 6,831 |
| 292 - HVAC 4 Rooftop Carrier Units- 2010 | 29,622 | 15 | 8 | 36,092 | 2,406 | 13,824 | 16,194 | 0.25% | 2,380 |
| 328 - HVAC Rooftop Carrier Unit- 2014 | 5,125 | 15 | 12 | 6,893 | 460 | 1,025 | 1,401 | 0.05% | 455 |
| Sub-total [23000 - Mechanical Equipment] | 124,076 | | | 146,579 | 9,772 | 68,446 | 78,636 | 1.03% | 9,666 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00040 - Las Campanas (LC) | | | | | | | | | |
| 24500 - Audio / Visual | | | | | | | | | |
| 740 - Piano Ocotillo Room- Studio Piano | 10,339 | 25 | 12 | 13,905 | 556 | 5,376 | 5,934 | 0.06% | 550 |
| 800 - Stage Risers 4 Ocotillo Room- new | 21,705 | 20 | 1 | 22,247 | 1,112 | 20,619 | 22,247 | 0.12% | 1,100 |
| 800 - Stage Risers 2 Ocotillo Room- older | 7,310 | 20 | 12 | 9,832 | 492 | 2,924 | 3,372 | 0.05% | 486 |
| 820 - Stage Curtains 2 Ocotillo Room | 7,310 | 20 | 12 | 9,832 | 492 | 2,924 | 3,372 | 0.05% | 486 |
| 900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop | 15,230 | 10 | 2 | 16,001 | 1,600 | 12,184 | 14,050 | 0.17% | 1,583 |
| Sub-total [24500 - Audio / Visual] | 61,894 | | | 71,816 | 4,252 | 44,028 | 48,975 | 0.45% | 4,206 |
| 24600 - Safety / Access | | | | | | | | | |
| 210 - Fire Control Misc Fire Alarm System | 16,272 | 20 | 4 | 17,961 | 898 | 13,018 | 14,177 | 0.09% | 888 |
| 25000 - Flooring | | | | | | | | | |
| 230 - Carpeting 430 Sq. Yds. Clubhouse Carpet | 13,760 | 10 | 4 | 15,188 | 1,519 | 8,256 | 9,873 | 0.16% | 1,502 |
| 236 - Carpeting 150 Sq. Yds. Juniper Room Only | 4,765 | 10 | 0 | 4,765 | 477 | 4,765 | 488 | 0.05% | 471 |
| 430 - Tile 3,050 Sq. Ft. Clubhouse Walls & Floors | 31,262 | 20 | 4 | 34,508 | 1,725 | 25,010 | 27,237 | 0.18% | 1,707 |
| 620 - Vinyl 540 Sq. Yds. Clubhouse | 19,372 | 15 | 4 | 21,384 | 1,426 | 14,207 | 15,885 | 0.15% | 1,410 |
| 700 - Hardwood Floors 1,600 Sq. Ft. Racquetball Court- Replace | 22,960 | 25 | 12 | 30,879 | 1,235 | 11,939 | 13,179 | 0.13% | 1,222 |
| 740 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Replace | 44,972 | 40 | 31 | 0 | 0 | 10,119 | 11,524 | 0.00% | 0 |
| 770 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Refinish | 17,989 | 10 | 4 | 19,856 | 1,986 | 10,793 | 12,907 | 0.21% | 1,964 |
| Sub-total [25000 - Flooring] | 155,081 | | | 126,580 | 8,367 | 85,089 | 91,094 | 0.88% | 8,276 |
| 27000 - Appliances | | | | | | | | | |
| 800 - Miscellaneous 14 Kitchen Appliances | 44,126 | 12 | 5 | 49,925 | 4,160 | 25,740 | 30,153 | 0.44% | 4,115 |
| Sub-total Las Campanas (LC) | 1,124,708 | | | 1,286,465 | 99,998 | 679,126 | 756,223 | 10.52% | 98,913 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00050 - Desert Hills (DH) | | | | | | | | | |
| 01000 - Paving | | | | | | | | | |
| 130 - Asphalt: Sealing 104,016 Sq. Ft. Drives & Parking | 21,323 | 5 | 3 | 22,963 | 4,593 | 8,529 | 13,114 | 0.48% | 4,543 |
| 230 - Asphalt: Ongoing Repairs 104,016 Sq. Ft. Drives & Parking (3%) | 8,663 | 5 | 3 | 9,329 | 1,866 | 3,465 | 5,327 | 0.20% | 1,845 |
| 324 - Asphalt: Overlay w/ Interlayer 104,016 Sq. Ft. Drives & Parking | 170,586 | 25 | 22 | 293,676 | 11,747 | 20,470 | 27,976 | 1.24% | 11,620 |
| Sub-total [01000 - Paving] | 200,572 | | | 325,968 | 18,205 | 32,465 | 46,417 | 1.92% | 18,008 |
| 03000 - Painting: Exterior | | | | | | | | | |
| 124 - Stucco 30,135 Sq. Ft. Exterior Building Surfaces | 30,888 | 10 | 4 | 34,095 | 3,409 | 18,533 | 22,162 | 0.36% | 3,373 |
| 125 - Stucco Exterior Building Surfaces- 2017 Only[nr:1] | 5,200 | 1 | 0 | 0 | 0 | 5,200 | 0 | 0.00% | 0 |
| Sub-total [03000 - Painting: Exterior] | 36,088 | | | 34,095 | 3,409 | 23,733 | 22,162 | 0.36% | 3,373 |
| 03500 - Painting: Interior | | | | | | | | | |
| 124 - Building 26,950 Sq. Ft. All Interior Spaces | 20,718 | 10 | 4 | 22,869 | 2,287 | 12,431 | 14,865 | 0.24% | 2,262 |
| 04500 - Decking/Balconies | | | | | | | | | |
| 200 - Resurface 1,778 Sq. Ft. Second Floor Deck | 10,935 | 18 | 2 | 11,488 | 638 | 9,720 | 10,585 | 0.07% | 631 |
| 05000 - Roofing | | | | | | | | | |
| 324 - Low Slope: Vinyl 137 Squares- Roof Replacement | 70,212 | 20 | 9 | 87,686 | 4,384 | 38,617 | 43,181 | 0.46% | 4,337 |
| 918 - Miscellaneous 137 Squares- Roof Recoating | 5,617 | 10 | 9 | 7,015 | 701 | 562 | 1,151 | 0.07% | 694 |
| Sub-total [05000 - Roofing] | 75,829 | | | 94,701 | 5,086 | 39,179 | 44,332 | 0.54% | 5,031 |
| 08000 - Rehab | | | | | | | | | |
| 218 - Bathrooms 2 Locker Rooms | 35,875 | 28 | 2 | 37,691 | 1,346 | 33,313 | 35,459 | 0.14% | 1,332 |
| 220 - Bathrooms Add Companion Bathroom | 15,000 | 20 | 6 | 17,395 | 870 | 10,500 | 11,531 | 0.09% | 860 |
| 324 - Restrooms 2 Auditorium Lobby Restrooms | 12,095 | 20 | 4 | 13,351 | 668 | 9,676 | 10,538 | 0.07% | 660 |
| 466 - Cabinets 40 Lin. Ft. Countertops & Cabinets | 26,240 | 20 | 9 | 32,770 | 1,639 | 14,432 | 16,138 | 0.17% | 1,621 |
| 570 - Operable Wall/Partition 770 Sq. Ft. [4] Room Dividers | 31,570 | 21 | 17 | 48,037 | 2,287 | 6,013 | 7,705 | 0.24% | 2,263 |
| Sub-total [08000 - Rehab] | 120,780 | | | 149,245 | 6,809 | 73,934 | 81,370 | 0.72% | 6,736 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00050 - Desert Hills (DH) | | | | | | | | | |
| 12000 - Pool | | | | | | | | | |
| 118 - Resurface 260 Lin. Ft. Pool | 37,310 | 12 | 6 | 43,268 | 3,606 | 18,655 | 22,308 | 0.38% | 3,567 |
| 618 - Deck: Re-Surface 5,981 Sq. Ft. Pool Area Decking | 175,000 | 25 | 0 | 175,000 | 7,000 | 175,000 | 7,175 | 0.74% | 6,924 |
| 718 - Equipment: Replacement Pool & Spa Equipment (50%) | 22,017 | 5 | 1 | 22,567 | 4,513 | 17,614 | 22,567 | 0.47% | 4,465 |
| 812 - Cover 3,870 Sq. Ft. Pool Cover | 6,545 | 6 | 2 | 6,876 | 1,146 | 4,363 | 5,591 | 0.12% | 1,134 |
| 918 - Furniture: Misc Pool Area Furniture | 10,762 | 6 | 2 | 11,307 | 1,885 | 7,175 | 9,193 | 0.20% | 1,864 |
| Sub-total [12000 - Pool] | 251,635 | | | 259,019 | 18,150 | 222,807 | 66,834 | 1.91% | 17,953 |
| 14000 - Recreation | | | | | | | | | |
| 220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 15,990 | 1 | 1 | 16,390 | 8,195 | 7,995 | 16,390 | 0.86% | 8,106 |
| 221 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 25,694 | 1 | 0 | 0 | 0 | 25,694 | 0 | 0.00% | 0 |
| 320 - Exercise: Strength Equipment Fitness Center Strength Machines- 12 Pieces | 4,120 | 3 | 0 | 4,120 | 1,373 | 4,120 | 1,408 | 0.14% | 1,358 |
| 740 - Billiard Table 5 Billiards Room | 40,000 | 25 | 4 | 44,153 | 1,766 | 33,600 | 36,080 | 0.19% | 1,747 |
| Sub-total [14000 - Recreation] | 85,804 | | | 64,662 | 11,334 | 71,409 | 53,877 | 1.19% | 11,211 |
| 17000 - Tennis Court | | | | | | | | | |
| 130 - Reseal 28,800 Sq. Ft. [4] Tennis Courts | 26,568 | 4 | 1 | 27,232 | 6,808 | 19,926 | 27,232 | 0.72% | 6,734 |
| 530 - Resurface 28,800 Sq. Ft. [4] Tennis Courts | 81,180 | 21 | 14 | 114,705 | 5,462 | 27,060 | 31,699 | 0.57% | 5,403 |
| 700 - Screen Tennis Wind Screens | 2,000 | 4 | 2 | 2,101 | 525 | 1,000 | 1,538 | 0.06% | 520 |
| Sub-total [17000 - Tennis Court] | 109,748 | | | 144,039 | 12,796 | 47,986 | 60,469 | 1.35% | 12,657 |
| 17500 - Basketball / Sport Court | | | | | | | | | |
| 410 - Overlay 2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing | 6,396 | 8 | 3 | 6,888 | 861 | 3,998 | 4,917 | 0.09% | 852 |
| 19000 - Fencing | | | | | | | | | |
| 150 - Chain Link: 10' 960 Lin. Ft. Tennis Court Fence | 34,440 | 30 | 14 | 48,663 | 1,622 | 18,368 | 20,004 | 0.17% | 1,604 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00050 - Desert Hills (DH) | | | | | | | | | |
| 20000 - Lighting | | | | | | | | | |
| 210 - Pole Lights 7 Walkway Lights | 7,175 | 20 | 9 | 8,961 | 448 | 3,946 | 4,413 | 0.05% | 443 |
| 530 - Parking Lot 11 Parking Lot Lights | 25,369 | 30 | 9 | 31,682 | 1,056 | 17,758 | 19,069 | 0.11% | 1,045 |
| Sub-total [20000 - Lighting] | 32,544 | | | 40,643 | 1,504 | 21,704 | 23,481 | 0.16% | 1,488 |
| 23000 - Mechanical Equipment | | | | | | | | | |
| 216 - HVAC 4 Rooftop Carrier Units- 2005 | 23,780 | 15 | 3 | 25,608 | 1,707 | 19,024 | 21,125 | 0.18% | 1,689 |
| 296 - HVAC 3 Rooftop Carrier Units- 2007 | 15,990 | 15 | 5 | 18,091 | 1,206 | 10,660 | 12,019 | 0.13% | 1,193 |
| 332 - HVAC 3 Rooftop Carrier Units- 2009 | 19,475 | 15 | 7 | 23,150 | 1,543 | 10,387 | 11,977 | 0.16% | 1,527 |
| 360 - HVAC Rooftop Carrier Unit- 2000 | 5,125 | 15 | 1 | 5,253 | 350 | 4,783 | 5,253 | 0.04% | 346 |
| 388 - HVAC 3 Rooftop Carrier Units- 2013 | 17,015 | 15 | 11 | 22,325 | 1,488 | 4,537 | 5,813 | 0.16% | 1,472 |
| 412 - HVAC Rooftop Carrier Unit- 2004 | 5,125 | 15 | 2 | 5,384 | 359 | 4,442 | 4,903 | 0.04% | 355 |
| 428 - HVAC Rooftop Carrier Unit- 2002 | 9,225 | 15 | 1 | 9,456 | 630 | 8,610 | 9,456 | 0.07% | 624 |
| 444 - HVAC Rooftop Carrier Unit- 2003 | 5,125 | 15 | 1 | 5,253 | 350 | 4,783 | 5,253 | 0.04% | 346 |
| Sub-total [23000 - Mechanical Equipment] | 100,860 | | | 114,521 | 7,635 | 67,226 | 75,799 | 0.80% | 7,552 |
| 24000 - Furnishings | | | | | | | | | |
| 540 - Miscellaneous Folding Tables & Chairs | 22,960 | 10 | 4 | 25,344 | 2,534 | 13,776 | 16,474 | 0.27% | 2,507 |
| 541 - Miscellaneous Folding Tables & Chairs- 2017 Only[nr:1] | 12,587 | 1 | 0 | 0 | 0 | 12,587 | 0 | 0.00% | 0 |
| Sub-total [24000 - Furnishings] | 35,547 | | | 25,344 | 2,534 | 26,363 | 16,474 | 0.27% | 2,507 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00050 - Desert Hills (DH) | | | | | | | | | |
| 24500 - Audio / Visual | | | | | | | | | |
| 300 - PA System Sound Rack- Sound System | 11,174 | 20 | 13 | 15,403 | 770 | 3,911 | 4,581 | 0.08% | 762 |
| 740 - Piano Stage- Upright Piano | 10,087 | 25 | 13 | 13,905 | 556 | 4,842 | 5,376 | 0.06% | 550 |
| 820 - Stage Curtains 2 Stage Curtains | 14,081 | 20 | 10 | 18,025 | 901 | 7,040 | 7,938 | 0.09% | 891 |
| 900 - Miscellaneous Stage- Electric Screen | 8,193 | 20 | 1 | 8,398 | 420 | 7,783 | 8,398 | 0.04% | 415 |
| Sub-total [24500 - Audio / Visual] | 43,534 | | | 55,730 | 2,647 | 23,576 | 26,293 | 0.28% | 2,619 |
| 24600 - Safety / Access | | | | | | | | | |
| 220 - Fire Control Misc Fire Alarm System | 15,887 | 20 | 4 | 17,537 | 877 | 12,710 | 13,842 | 0.09% | 867 |
| 221 - Fire Control Misc Fire Alarm System- 2017 Only[nr:1] | 4,164 | 1 | 0 | 0 | 0 | 4,164 | 0 | 0.00% | 0 |
| Sub-total [24600 - Safety / Access] | 20,051 | | | 17,537 | 877 | 16,874 | 13,842 | 0.09% | 867 |
| 25000 - Flooring | | | | | | | | | |
| 240 - Carpeting 970 Sq. Yds. Clubhouse Carpet | 31,816 | 10 | 2 | 33,427 | 3,343 | 25,453 | 29,350 | 0.35% | 3,306 |
| 440 - Tile 975 Sq. Ft. Clubhouse Walls & Floors | 9,994 | 20 | 4 | 11,031 | 552 | 7,995 | 8,707 | 0.06% | 546 |
| 630 - Vinyl 650 Sq. Yds. Clubhouse Vinyl (33%) | 5,774 | 15 | 6 | 6,696 | 446 | 3,465 | 3,946 | 0.05% | 442 |
| 710 - Hardwood Floors 500 Sq. Ft. Stage- Replace | 7,687 | 50 | 14 | 10,862 | 217 | 5,535 | 5,831 | 0.02% | 215 |
| Sub-total [25000 - Flooring] | 55,271 | | | 62,016 | 4,558 | 42,447 | 47,834 | 0.48% | 4,508 |
| 27000 - Appliances | | | | | | | | | |
| 740 - Miscellaneous 16 Kitchen Appliances | 33,000 | 20 | 9 | 41,212 | 2,061 | 18,150 | 20,295 | 0.22% | 2,038 |
| Sub-total Desert Hills (DH) | 1,273,753 | | | 1,518,639 | 103,014 | 772,369 | 649,852 | 10.84% | 101,896 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00060 - Canoa Hills (CH) | | | | | | | | | |
| 01000 - Paving | | | | | | | | | |
| 136 - Asphalt: Sealing 67,354 Sq. Ft. Parking Lot | 13,808 | 5 | 2 | 14,507 | 2,901 | 8,285 | 11,322 | 0.31% | 2,870 |
| 236 - Asphalt: Ongoing Repairs 67,354 Sq. Ft. Parking Lot (3%) | 4,400 | 5 | 0 | 4,400 | 880 | 4,400 | 902 | 0.09% | 870 |
| 330 - Asphalt: Overlay w/ Interlayer 67,354 Sq. Ft. Parking Lot | 110,461 | 25 | 1 | 113,222 | 4,529 | 106,042 | 113,222 | 0.48% | 4,480 |
| Sub-total [01000 - Paving] | 128,668 | | | 132,129 | 8,310 | 118,727 | 125,446 | 0.87% | 8,220 |
| 02000 - Concrete | | | | | | | | | |
| 424 - Pool Deck 5,950 Sq. Ft. Pool Area Concrete (6%) | 7,318 | 5 | 3 | 7,881 | 1,576 | 2,927 | 4,501 | 0.17% | 1,559 |
| 425 - Pool Deck Pool Area Concrete- 2017 Only[nr:1] | 2,073 | 1 | 0 | 0 | 0 | 2,073 | 0 | 0.00% | 0 |
| Sub-total [02000 - Concrete] | 9,391 | | | 7,881 | 1,576 | 5,000 | 4,501 | 0.17% | 1,559 |
| 03000 - Painting: Exterior | | | | | | | | | |
| 130 - Stucco 10,940 Sq. Ft. Clubhouse Exterior | 22,427 | 10 | 4 | 24,755 | 2,476 | 13,456 | 16,091 | 0.26% | 2,449 |
| 03500 - Painting: Interior | | | | | | | | | |
| 130 - Building 22,750 Sq. Ft. All Interior Spaces | 17,489 | 10 | 4 | 19,305 | 1,930 | 10,493 | 12,548 | 0.20% | 1,910 |
| 05000 - Roofing | | | | | | | | | |
| 330 - Low Slope: Vinyl 227 Squares- Building Roof | 116,337 | 20 | 13 | 160,373 | 8,019 | 40,718 | 47,698 | 0.84% | 7,932 |
| 924 - Miscellaneous 227 Squares- Roof Recoating | 9,307 | 5 | 3 | 10,023 | 2,005 | 3,723 | 5,724 | 0.21% | 1,983 |
| Sub-total [05000 - Roofing] | 125,644 | | | 170,395 | 10,023 | 44,441 | 53,422 | 1.05% | 9,914 |
| 08000 - Rehab | | | | | | | | | |
| 224 - Bathrooms 2 Locker Rooms | 83,537 | 20 | 1 | 85,626 | 4,281 | 79,361 | 85,626 | 0.45% | 4,235 |
| 330 - Restrooms 2 Clubhouse Restrooms | 42,025 | 20 | 1 | 43,076 | 2,154 | 39,924 | 43,076 | 0.23% | 2,130 |
| 580 - Operable Wall/Partition 980 Sq. Ft. Saguaro & Palo Verde Divider | 35,157 | 25 | 22 | 60,526 | 2,421 | 4,219 | 5,766 | 0.25% | 2,395 |
| Sub-total [08000 - Rehab] | 160,720 | | | 189,228 | 8,856 | 123,503 | 134,467 | 0.93% | 8,760 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00060 - Canoa Hills (CH) | | | | | | | | | |
| 12000 - Pool | | | | | | | | | |
| 124 - Resurface 274 Lin. Ft. Pool | 44,936 | 12 | 7 | 53,415 | 4,451 | 18,723 | 23,030 | 0.47% | 4,403 |
| 624 - Deck; Re-Surface 5,950 Sq. Ft. Pool Area Decking | 45,741 | 10 | 9 | 57,124 | 5,712 | 4,574 | 9,377 | 0.60% | 5,650 |
| 724 - Equipment: Replacement Pool & Spa Equipment (50%) | 13,407 | 5 | 1 | 13,742 | 2,748 | 10,726 | 13,742 | 0.29% | 2,719 |
| 725 - Equipment: Replacement Pool & Spa Equipment- 2017 only[nr:1] | 875 | 1 | 0 | 0 | 0 | 875 | 0 | 0.00% | 0 |
| 790 - Heater 4 Ray Pak Model 408 Heaters | 32,000 | 7 | 6 | 37,110 | 5,301 | 4,571 | 9,371 | 0.56% | 5,244 |
| 818 - Cover 4,800 Sq. Ft. Pool Cover | 8,118 | 6 | 2 | 8,529 | 1,421 | 5,412 | 6,934 | 0.15% | 1,406 |
| 924 - Furniture: Misc Pool Area Furniture | 10,762 | 6 | 2 | 11,307 | 1,885 | 7,175 | 9,193 | 0.20% | 1,864 |
| 925 - Furniture: Misc Pool Area Furniture- 2017 Only[nr:1] | 1,280 | 1 | 0 | 0 | 0 | 1,280 | 0 | 0.00% | 0 |
| Sub-total [12000 - Pool] | 157,119 | | | 181,227 | 21,520 | 53,336 | 71,647 | 2.26% | 21,286 |
| 14000 - Recreation | | | | | | | | | |
| 230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%) | 19,680 | 1 | 1 | 20,172 | 10,086 | 9,840 | 20,172 | 1.06% | 9,977 |
| 231 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 25,982 | 1 | 0 | 0 | 0 | 25,982 | 0 | 0.00% | 0 |
| 330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%) | 7,790 | 1 | 1 | 7,985 | 3,992 | 3,895 | 7,985 | 0.42% | 3,949 |
| 331 - Exercise: Strength Equipment Fitness Center Strength Machines- 2017 Only[nr:1] | 10,673 | 1 | 0 | 0 | 0 | 10,673 | 0 | 0.00% | 0 |
| Sub-total [14000 - Recreation] | 64,125 | | | 28,157 | 14,078 | 50,390 | 28,157 | 1.48% | 13,926 |
| 17000 - Tennis Court | | | | | | | | | |
| 140 - Reseal 14,000 Sq. Ft. [2] Tennis Courts | 12,915 | 4 | 3 | 13,908 | 3,477 | 3,229 | 6,619 | 0.37% | 3,439 |
| 704 - Screen Tennis Court Windscreens | 2,000 | 5 | 3 | 2,154 | 431 | 800 | 1,230 | 0.05% | 426 |
| Sub-total [17000 - Tennis Court] | 14,915 | | | 16,062 | 3,908 | 4,029 | 7,849 | 0.41% | 3,865 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00060 - Canoa Hills (CH) | | | | | | | | | |
| 19000 - Fencing | | | | | | | | | |
| 160 - Chain Link: 10' 580 Lin. Ft. Tennis Court Fence | 20,807 | 30 | 14 | 29,400 | 980 | 11,097 | 12,086 | 0.10% | 969 |
| 161 - Chain Link: 10' Tennis Court Fence- 2017 Only[nr:1] | 12,806 | 1 | 0 | 0 | 0 | 12,806 | 0 | 0.00% | 0 |
| Sub-total [19000 - Fencing] | 33,613 | | | 29,400 | 980 | 23,903 | 12,086 | 0.10% | 969 |
| 20000 - Lighting | | | | | | | | | |
| 220 - Pole Lights 24 Parking Lot & Walkway Lights | 61,500 | 30 | 9 | 76,805 | 2,560 | 43,050 | 46,228 | 0.27% | 2,532 |
| 23000 - Mechanical Equipment | | | | | | | | | |
| 220 - HVAC 7 Rooftop Carrier Units- 2007 | 47,355 | 15 | 5 | 53,578 | 3,572 | 31,570 | 35,595 | 0.38% | 3,533 |
| 340 - HVAC Rooftop Carrier Unit- 2005 | 5,945 | 15 | 3 | 6,402 | 427 | 4,756 | 5,281 | 0.04% | 422 |
| 364 - HVAC Rooftop Carrier Unit- 2006 | 5,945 | 15 | 4 | 6,562 | 437 | 4,360 | 4,875 | 0.05% | 433 |
| 500 - Swamp Cooler Evaporative Cooler- 2014 | 2,050 | 20 | 17 | 3,119 | 156 | 308 | 420 | 0.02% | 154 |
| 600 - Water Heater Pool Eq Room Heater & Tank | 12,300 | 12 | 8 | 14,986 | 1,249 | 4,100 | 5,253 | 0.13% | 1,235 |
| Sub-total [23000 - Mechanical Equipment] | 73,595 | | | 84,648 | 5,841 | 45,093 | 51,425 | 0.61% | 5,778 |
| 24000 - Furnishings | | | | | | | | | |
| 560 - Miscellaneous Folding Tables & Chairs | 12,300 | 10 | 4 | 13,577 | 1,358 | 7,380 | 8,825 | 0.14% | 1,343 |
| 561 - Miscellaneous Folding Tables & Chairs- 2017 Only[nr:1] | 1,072 | 1 | 0 | 0 | 0 | 1,072 | 0 | 0.00% | 0 |
| 580 - Miscellaneous 288 Sq. Ft. Portable Stage- Saguaro Room | 7,675 | 25 | 4 | 8,472 | 339 | 6,447 | 6,923 | 0.04% | 335 |
| 620 - Miscellaneous Lobby Furniture | 8,200 | 12 | 5 | 9,278 | 773 | 4,783 | 5,603 | 0.08% | 765 |
| 621 - Miscellaneous Lobby Furniture- 2017 Only[nr:1] | 959 | 1 | 0 | 0 | 0 | 959 | 0 | 0.00% | 0 |
| Sub-total [24000 - Furnishings] | 30,206 | | | 31,326 | 2,470 | 20,642 | 21,352 | 0.26% | 2,443 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00060 - Canoa Hills (CH) | | | | | | | | | |
| 24500 - Audio / Visual | | | | | | | | | |
| 300 - PA System Sound Rack- Sound System | 7,422 | 20 | 14 | 10,487 | 524 | 2,227 | 2,663 | 0.06% | 519 |
| 740 - Piano Saguaro Room | 7,608 | 25 | 8 | 9,270 | 371 | 5,174 | 5,615 | 0.04% | 367 |
| 800 - Stage Risers 6 Saguaro Room | 21,705 | 30 | 6 | 25,171 | 839 | 17,364 | 18,539 | 0.09% | 830 |
| 820 - Stage Curtains 2 Saguaro Room | 13,577 | 20 | 15 | 19,663 | 983 | 3,394 | 4,175 | 0.10% | 973 |
| 900 - Miscellaneous Saguaro Room- Electric Screen | 15,972 | 20 | 1 | 16,371 | 819 | 15,173 | 16,371 | 0.09% | 810 |
| 900 - Miscellaneous Sound Rack- Total Induction Loop | 15,745 | 30 | 19 | 25,171 | 839 | 5,773 | 6,455 | 0.09% | 830 |
| Sub-total [24500 - Audio / Visual] | 82,029 | | | 106,133 | 4,375 | 49,105 | 53,818 | 0.46% | 4,327 |
| 24600 - Safety / Access | | | | | | | | | |
| 230 - Fire Control Misc Fire Alarm System | 16,400 | 20 | 9 | 20,481 | 1,024 | 9,020 | 10,086 | 0.11% | 1,013 |
| 231 - Fire Control Misc Fire Alarm System- 2017 Only[nr:1] | 6,000 | 1 | 0 | 0 | 0 | 6,000 | 0 | 0.00% | 0 |
| Sub-total [24600 - Safety / Access] | 22,400 | | | 20,481 | 1,024 | 15,020 | 10,086 | 0.11% | 1,013 |
| 25000 - Flooring | | | | | | | | | |
| 250 - Carpeting 540 Sq. Yds. Clubhouse Carpeting | 17,712 | 10 | 4 | 19,551 | 1,955 | 10,627 | 12,708 | 0.21% | 1,934 |
| 450 - Tile 6,475 Sq. Ft. Clubhouse Walls & Floors | 66,369 | 20 | 4 | 73,259 | 3,663 | 53,095 | 57,824 | 0.39% | 3,623 |
| 720 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Replace | 94,556 | 40 | 13 | 130,347 | 3,259 | 63,825 | 67,844 | 0.34% | 3,223 |
| 750 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Refinish | 37,822 | 10 | 3 | 40,731 | 4,073 | 26,476 | 31,014 | 0.43% | 4,029 |
| Sub-total [25000 - Flooring] | 216,459 | | | 263,887 | 12,950 | 154,023 | 169,391 | 1.36% | 12,809 |
| 27000 - Appliances | | | | | | | | | |
| 760 - Miscellaneous 16 Kitchen Appliances | 56,580 | 20 | 9 | 70,661 | 3,533 | 31,119 | 34,797 | 0.37% | 3,495 |
| Sub-total Canoa Hills (CH) | 1,276,882 | | | 1,452,480 | 106,410 | 805,331 | 853,311 | 11.20% | 105,256 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00070 - Santa Rita Springs (SRS) | | | | | | | | | |
| 01000 - Paving | | | | | | | | | |
| 142 - Asphalt: Sealing 80,636 Sq. Ft. Parking Lots | 16,530 | 5 | 5 | 18,703 | 3,117 | 2,755 | 3,389 | 0.33% | 3,083 |
| 143 - Asphalt: Sealing Parking Lots[nr:1] | 9,600 | 1 | 0 | 0 | 0 | 9,600 | 0 | 0.00% | 0 |
| 242 - Asphalt: Ongoing Repairs 80,636 Sq. Ft. Parking Lots (3%) | 6,715 | 5 | 5 | 7,598 | 1,266 | 1,119 | 1,377 | 0.13% | 1,253 |
| 336 - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots | 95,753 | 25 | 1 | 98,147 | 3,926 | 91,923 | 98,147 | 0.41% | 3,883 |
| 360 - Asphalt: Overlay w/ Interlayer 22,250 Sq. Ft. South Parking Lot | 36,490 | 25 | 11 | 47,878 | 1,915 | 20,434 | 22,441 | 0.20% | 1,894 |
| Sub-total [01000 - Paving] | 165,089 | | | 172,325 | 10,224 | 125,832 | 125,354 | 1.08% | 10,113 |
| 02000 - Concrete | | | | | | | | | |
| 430 - Pool Deck 5,975 Sq. Ft. Pool Area Concrete (6%) | 7,349 | 5 | 2 | 7,721 | 1,544 | 4,410 | 6,026 | 0.16% | 1,528 |
| 03000 - Painting: Exterior | | | | | | | | | |
| 136 - Stucco 28,540 Sq. Ft. Exterior Building Paint | 29,253 | 10 | 1 | 29,985 | 2,998 | 26,328 | 29,985 | 0.32% | 2,966 |
| 400 - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings | 11,532 | 4 | 1 | 11,821 | 2,955 | 8,649 | 11,821 | 0.31% | 2,923 |
| Sub-total [03000 - Painting: Exterior] | 40,786 | | | 41,806 | 5,954 | 34,978 | 41,806 | 0.63% | 5,889 |
| 03500 - Painting: Interior | | | | | | | | | |
| 136 - Building 35,500 Sq. Ft. All Interior Spaces | 27,291 | 10 | 4 | 30,124 | 3,012 | 16,374 | 19,581 | 0.32% | 2,980 |
| 04000 - Structural Repairs | | | | | | | | | |
| 300 - Trellis Small Shade Canopy | 8,000 | 15 | 13 | 11,028 | 735 | 1,067 | 1,640 | 0.08% | 727 |
| 304 - Trellis Large Shade Canopy | 14,000 | 15 | 9 | 17,484 | 1,166 | 5,600 | 6,697 | 0.12% | 1,153 |
| 304 - Trellis Pool Eq Rm Shade Canopy | 6,000 | 15 | 11 | 7,873 | 525 | 1,600 | 2,050 | 0.06% | 519 |
| 600 - Metal Railings 1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%) | 21,679 | 10 | 4 | 23,929 | 2,393 | 13,007 | 15,554 | 0.25% | 2,367 |
| Sub-total [04000 - Structural Repairs] | 49,679 | | | 60,314 | 4,819 | 21,274 | 25,941 | 0.51% | 4,766 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 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 | 99,951 | 20 | 1 | 102,449 | 5,122 | 94,953 | 102,449 | 0.54% | 5,067 |
| 300 - Repairs 12,664 Sq. Ft. Elastomeric Deck- Seal/Repair | 23,365 | 5 | 1 | 23,949 | 4,790 | 18,692 | 23,949 | 0.50% | 4,738 |
| Sub-total [04500 - Decking/Balconies] | 123,316 | | | 126,399 | 9,912 | 113,645 | 126,399 | 1.04% | 9,805 |
| 05000 - Roofing | | | | | | | | | |
| 336 - Low Slope: Vinyl 68 Squares- Building Roof | 34,850 | 20 | 4 | 38,468 | 1,923 | 27,880 | 30,363 | 0.20% | 1,903 |
| 606 - Pitched: Tile 84 Squares- Building Roof | 51,660 | 30 | 9 | 64,516 | 2,151 | 36,162 | 38,831 | 0.23% | 2,127 |
| Sub-total [05000 - Roofing] | 86,510 | | | 102,984 | 4,074 | 64,042 | 69,194 | 0.43% | 4,030 |
| 08000 - Rehab | | | | | | | | | |
| 230 - Bathrooms 2 Locker Rooms | 75,594 | 20 | 4 | 83,441 | 4,172 | 60,475 | 65,861 | 0.44% | 4,127 |
| 336 - Restrooms 5 Restrooms | 47,509 | 20 | 2 | 49,914 | 2,496 | 42,758 | 46,262 | 0.26% | 2,469 |
| 412 - Kitchen 2 Art & Fiesta Kitchenettes | 7,892 | 20 | 4 | 8,712 | 436 | 6,314 | 6,876 | 0.05% | 431 |
| 472 - Cabinets 2 Art & Clay Counters & Cabinets | 17,681 | 20 | 1 | 18,123 | 906 | 16,797 | 18,123 | 0.10% | 896 |
| Sub-total [08000 - Rehab] | 148,676 | | | 160,190 | 8,010 | 126,344 | 137,122 | 0.84% | 7,923 |
| 12000 - Pool | | | | | | | | | |
| 130 - Resurface 240 Lin. Ft. Pool | 28,290 | 10 | 6 | 32,808 | 3,281 | 11,316 | 14,499 | 0.35% | 3,245 |
| 400 - ADA Chair Lift Pool Area ADA Lift | 4,400 | 10 | 2 | 4,623 | 462 | 3,520 | 4,059 | 0.05% | 457 |
| 630 - Deck: Re-Surface 5,975 Sq. Ft. Pool Area Decking | 45,933 | 15 | 2 | 48,258 | 3,217 | 39,808 | 43,942 | 0.34% | 3,182 |
| 730 - Equipment: Replacement Pool & Spa Equipment (50%) | 18,327 | 5 | 1 | 18,785 | 3,757 | 14,662 | 18,785 | 0.40% | 3,716 |
| 824 - Cover 3,600 Sq. Ft. Pool Cover | 6,088 | 6 | 1 | 6,241 | 1,040 | 5,074 | 6,241 | 0.11% | 1,029 |
| 930 - Furniture: Misc Pool Area Furniture | 7,175 | 6 | 1 | 7,354 | 1,226 | 5,979 | 7,354 | 0.13% | 1,212 |
| Sub-total [12000 - Pool] | 110,213 | | | 118,069 | 12,983 | 80,359 | 94,880 | 1.37% | 12,842 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00070 - Santa Rita Springs (SRS) | | | | | | | | | |
| 14000 - Recreation | | | | | | | | | |
| 240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%) | 13,530 | 1 | 1 | 13,868 | 6,934 | 6,765 | 13,868 | 0.73% | 6,859 |
| 241 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 7,140 | 1 | 0 | 0 | 0 | 7,140 | 0 | 0.00% | 0 |
| 340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%) | 7,380 | 1 | 1 | 7,564 | 3,782 | 3,690 | 7,565 | 0.40% | 3,741 |
| Sub-total [14000 - Recreation] | 28,050 | | | 21,433 | 10,716 | 17,595 | 21,433 | 1.13% | 10,600 |
| 19000 - Fencing | | | | | | | | | |
| 220 - Wrought Iron: 5' 348 Lin. Ft. Pool Perimeter Fence | 12,128 | 30 | 9 | 15,146 | 505 | 8,489 | 9,116 | 0.05% | 499 |
| 20000 - Lighting | | | | | | | | | |
| 230 - Pole Lights 10 Bridge Lights | 15,119 | 25 | 11 | 19,837 | 793 | 8,467 | 9,298 | 0.08% | 785 |
| 23000 - Mechanical Equipment | | | | | | | | | |
| 232 - HVAC 6 Miscellaneous Units- 2013 | 27,000 | 15 | 11 | 35,426 | 2,362 | 7,200 | 9,225 | 0.25% | 2,336 |
| 312 - HVAC Carrier Units- 2017, Unit 8 | 6,150 | 15 | 0 | 6,150 | 410 | 6,150 | 420 | 0.04% | 406 |
| 316 - HVAC Carrier Units- 2006, Unit 3 | 6,150 | 15 | 4 | 6,788 | 453 | 4,510 | 5,043 | 0.05% | 448 |
| 344 - HVAC 2 Carrier Units- 2004 | 12,300 | 15 | 2 | 12,923 | 862 | 10,660 | 11,767 | 0.09% | 852 |
| 368 - HVAC 2 Carrier Units- 2012 | 12,300 | 15 | 10 | 15,745 | 1,050 | 4,100 | 5,043 | 0.11% | 1,038 |
| 392 - HVAC 2 Carrier Units- 2003 | 9,000 | 15 | 1 | 9,225 | 615 | 8,400 | 9,225 | 0.06% | 608 |
| 416 - HVAC Carrier Unit- 2017, Unit 7 | 6,150 | 15 | 0 | 6,150 | 410 | 6,150 | 420 | 0.04% | 406 |
| 436 - HVAC Carrier Unit- 2014 | 6,150 | 15 | 12 | 8,271 | 551 | 1,230 | 1,681 | 0.06% | 545 |
| 448 - HVAC 8 Carrier Units- 2001 | 68,000 | 15 | 1 | 69,700 | 4,647 | 63,467 | 69,700 | 0.49% | 4,596 |
| 452 - HVAC 2 Carrier Units- 2007 | 14,657 | 15 | 5 | 16,584 | 1,106 | 9,772 | 11,018 | 0.12% | 1,094 |
| Sub-total [23000 - Mechanical Equipment] | 167,857 | | | 186,962 | 12,464 | 121,638 | 123,542 | 1.31% | 12,329 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00070 - Santa Rita Springs (SRS) | | | | | | | | | |
| 23500 - Elevator | | | | | | | | | |
| 200 - Modernize/Overhaul Anza Building Elevator | 45,920 | 25 | 4 | 50,687 | 2,027 | 38,573 | 41,420 | 0.21% | 2,005 |
| 300 - Cab Rehab Anza Elevator Cab | 9,481 | 20 | 6 | 10,995 | 550 | 6,637 | 7,289 | 0.06% | 544 |
| Sub-total [23500 - Elevator] | 55,401 | | | 61,682 | 2,577 | 45,210 | 48,709 | 0.27% | 2,549 |
| 24000 - Furnishings | | | | | | | | | |
| 600 - Miscellaneous Anza Room Furniture | 52,480 | 10 | 4 | 57,928 | 5,793 | 31,488 | 37,654 | 0.61% | 5,730 |
| 601 - Miscellaneous Anza Room Furniture- 2017 Only[nr:1] | 2,722 | 1 | 0 | 0 | 0 | 2,722 | 0 | 0.00% | 0 |
| Sub-total [24000 - Furnishings] | 55,202 | | | 57,928 | 5,793 | 34,210 | 37,654 | 0.61% | 5,730 |
| 24500 - Audio / Visual | | | | | | | | | |
| 300 - PA System Anza Room- Sound System | 6,494 | 20 | 14 | 9,176 | 459 | 1,948 | 2,330 | 0.05% | 454 |
| 740 - Piano Anza Room- Upright Piano | 6,623 | 25 | 21 | 11,124 | 445 | 1,060 | 1,358 | 0.05% | 440 |
| 900 - Miscellaneous Fiesta Room- Total Induction Loop | 6,954 | 20 | 9 | 8,685 | 434 | 3,825 | 4,277 | 0.05% | 430 |
| Sub-total [24500 - Audio / Visual] | 20,071 | | | 28,985 | 1,338 | 6,833 | 7,964 | 0.14% | 1,323 |
| 24600 - Safety / Access | | | | | | | | | |
| 240 - Fire Control Misc Fire Alarm System | 28,854 | 20 | 3 | 31,072 | 1,554 | 24,526 | 26,618 | 0.16% | 1,537 |
| 25000 - Flooring | | | | | | | | | |
| 260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office | 45,920 | 10 | 4 | 50,687 | 5,069 | 27,552 | 32,948 | 0.53% | 5,014 |
| 270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas | 13,120 | 10 | 5 | 14,844 | 1,484 | 6,560 | 8,069 | 0.16% | 1,468 |
| 460 - Tile 1,825 Sq. Ft. Clubhouse Walls & Floors | 18,706 | 20 | 4 | 20,648 | 1,032 | 14,965 | 16,298 | 0.11% | 1,021 |
| 730 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Replace | 24,241 | 40 | 19 | 38,753 | 969 | 12,727 | 13,666 | 0.10% | 958 |
| 760 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Refinish | 13,222 | 10 | 9 | 16,513 | 1,651 | 1,322 | 2,711 | 0.17% | 1,633 |
| Sub-total [25000 - Flooring] | 115,210 | | | 141,446 | 10,206 | 63,126 | 73,691 | 1.07% | 10,095 |
| 27000 - Appliances | | | | | | | | | |
| 780 - Miscellaneous 9 Kitchen Appliances | 27,675 | 20 | 4 | 30,548 | 1,527 | 22,140 | 24,112 | 0.16% | 1,511 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00070 - Santa Rita Springs (SRS) | | | | | | | | | |
| Sub-total Santa Rita Springs (SRS) | 1,284,476 | | | 1,414,971 | 108,006 | 939,490 | 1,028,440 | 11.37% | 106,834 |
| 00080 - Canoa Ranch (CR) | | | | | | | | | |
| 01000 - Paving | | | | | | | | | |
| 148 - Asphalt: Sealing 64,068 Sq. Ft. Drives & Parking | 13,134 | 5 | 1 | 13,462 | 2,692 | 10,507 | 13,462 | 0.28% | 2,663 |
| 248 - Asphalt: Ongoing Repairs 64,068 Sq. Ft. Drives & Parking (3%) | 5,336 | 5 | 1 | 5,469 | 1,094 | 4,269 | 5,469 | 0.12% | 1,082 |
| 254 - Asphalt: Ongoing Repairs 18,768 Sq. Ft. Seal/Crack Fill/Stripe | 6,733 | 5 | 2 | 7,074 | 1,415 | 4,040 | 5,521 | 0.15% | 1,399 |
| 342 - Asphalt: Overlay w/ Interlayer 64,068 Sq. Ft. Drives & Parking | 105,072 | 25 | 16 | 155,979 | 6,239 | 37,826 | 43,079 | 0.66% | 6,171 |
| Sub-total [01000 - Paving] | 130,274 | | | 181,984 | 11,440 | 56,641 | 67,532 | 1.20% | 11,316 |
| 03000 - Painting: Exterior | | | | | | | | | |
| 142 - Stucco 14,760 Sq. Ft. Building Exterior Surfaces | 15,129 | 10 | 1 | 15,507 | 1,551 | 13,616 | 15,507 | 0.16% | 1,534 |
| 406 - Wrought Iron 614 Lin. Ft. Metal Fencing & Railings | 5,664 | 4 | 0 | 5,664 | 1,416 | 5,664 | 1,451 | 0.15% | 1,401 |
| Sub-total [03000 - Painting: Exterior] | 20,793 | | | 21,171 | 2,967 | 19,280 | 16,959 | 0.31% | 2,935 |
| 03500 - Painting: Interior | | | | | | | | | |
| 142 - Building 26,200 Sq. Ft. All Interior Spaces | 20,141 | 10 | 4 | 22,232 | 2,223 | 12,085 | 14,451 | 0.23% | 2,199 |
| 04000 - Structural Repairs | | | | | | | | | |
| 300 - Trellis 3 Shade Structures | 27,000 | 15 | 9 | 33,719 | 2,248 | 10,800 | 12,915 | 0.24% | 2,224 |
| 606 - Metal Railings 350 Lin. Ft. Parking & Pickleball | 8,969 | 20 | 11 | 11,768 | 588 | 4,036 | 4,596 | 0.06% | 582 |
| 912 - Doors 3 Pool East Patio Doors | 49,200 | 20 | 11 | 64,555 | 3,228 | 22,140 | 25,215 | 0.34% | 3,193 |
| Sub-total [04000 - Structural Repairs] | 85,169 | | | 110,042 | 6,064 | 36,976 | 42,726 | 0.64% | 5,998 |
| 05000 - Roofing | | | | | | | | | |
| 200 - Low Slope: BUR 133 Squares- Building Roof | 40,897 | 20 | 11 | 53,661 | 2,683 | 18,404 | 20,960 | 0.28% | 2,654 |
| 612 - Pitched: Tile 45 Squares- Building Roof | 27,675 | 30 | 21 | 46,482 | 1,549 | 8,303 | 9,456 | 0.16% | 1,533 |
| Sub-total [05000 - Roofing] | 68,572 | | | 100,143 | 4,232 | 26,706 | 30,416 | 0.45% | 4,187 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00080 - Canoa Ranch (CR) | | | | | | | | | |
| 08000 - Rehab | | | | | | | | | |
| 226 - Restrooms 2 Locker Rooms | 30,000 | 20 | 11 | 39,363 | 1,968 | 13,500 | 15,375 | 0.21% | 1,947 |
| 12000 - Pool | | | | | | | | | |
| 136 - Resurface 256 Lin. Ft. Pool | 36,736 | 12 | 11 | 48,201 | 4,017 | 3,061 | 6,276 | 0.42% | 3,973 |
| 412 - ADA Chair Lift 2 Pool & Spa ADA Chairs | 17,220 | 10 | 3 | 18,544 | 1,854 | 12,054 | 14,120 | 0.20% | 1,834 |
| 636 - Deck: Re-Surface 2,650 Sq. Ft. Pool Area Decking | 36,900 | 15 | 14 | 52,139 | 3,476 | 2,460 | 5,043 | 0.37% | 3,438 |
| 736 - Equipment: Replacement Pool & Spa Equipment (50%) | 17,097 | 5 | 3 | 18,412 | 3,682 | 6,839 | 10,515 | 0.39% | 3,642 |
| 737 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1,531 | 1 | 0 | 0 | 0 | 1,531 | 0 | 0.00% | 0 |
| Sub-total [12000 - Pool] | 109,484 | | | 137,295 | 13,029 | 25,945 | 35,954 | 1.37% | 12,888 |
| 14000 - Recreation | | | | | | | | | |
| 250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 15,990 | 1 | 1 | 16,390 | 8,195 | 7,995 | 16,390 | 0.86% | 8,106 |
| 251 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 8,513 | 1 | 0 | 0 | 0 | 8,513 | 0 | 0.00% | 0 |
| 350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%) | 7,790 | 1 | 1 | 7,985 | 3,992 | 3,895 | 7,985 | 0.42% | 3,949 |
| Sub-total [14000 - Recreation] | 32,293 | | | 24,374 | 12,187 | 20,403 | 24,375 | 1.28% | 12,055 |
| 17000 - Tennis Court | | | | | | | | | |
| 708 - Screen Pickleball Court Windscreens | 2,000 | 5 | 2 | 2,101 | 420 | 1,200 | 1,640 | 0.04% | 416 |
| 17500 - Basketball / Sport Court | | | | | | | | | |
| 220 - Seal & Striping 11,204 Sq. Ft. Pickleball & Basketball Courts | 10,336 | 7 | 1 | 10,594 | 1,513 | 8,859 | 10,594 | 0.16% | 1,497 |
| 420 - Overlay 11,204 Sq. Ft. Pickleball & Basketball Courts | 31,581 | 21 | 15 | 45,739 | 2,178 | 9,023 | 10,790 | 0.23% | 2,154 |
| Sub-total [17500 - Basketball / Sport Court] | 41,917 | | | 56,333 | 3,691 | 17,882 | 21,384 | 0.39% | 3,651 |
| 19000 - Fencing | | | | | | | | | |
| 100 - Chain Link 788 Lin. Ft. Pickleball & Basketball Courts | 24,231 | 30 | 23 | 42,758 | 1,425 | 5,654 | 6,623 | 0.15% | 1,410 |
| 230 - Wrought Iron: 6' 264 Lin. Ft. Patio Perimeter | 9,742 | 30 | 21 | 16,362 | 545 | 2,922 | 3,328 | 0.06% | 539 |
| Sub-total [19000 - Fencing] | 33,973 | | | 59,120 | 1,971 | 8,576 | 9,952 | 0.21% | 1,949 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00080 - Canoa Ranch (CR) | | | | | | | | | |
| 20000 - Lighting | | | | | | | | | |
| 540 - Parking Lot 4 Parking Lot Lights | 10,250 | 25 | 16 | 15,216 | 609 | 3,690 | 4,203 | 0.06% | 602 |
| 23000 - Mechanical Equipment | | | | | | | | | |
| 100 - HVAC 435 Lin. Ft. [5] Pool Area Fabric Ducts | 15,606 | 18 | 9 | 19,489 | 1,083 | 7,803 | 8,887 | 0.11% | 1,071 |
| 236 - HVAC 5 Rooftop HVAC Units- 2008 | 41,615 | 15 | 6 | 48,261 | 3,217 | 24,969 | 28,437 | 0.34% | 3,182 |
| 508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008 | 15,375 | 15 | 6 | 17,830 | 1,189 | 9,225 | 10,506 | 0.13% | 1,176 |
| Sub-total [23000 - Mechanical Equipment] | 72,596 | | | 85,580 | 5,489 | 41,997 | 47,830 | 0.58% | 5,429 |
| 24600 - Safety / Access | | | | | | | | | |
| 250 - Fire Control Misc Fire Alarm System | 16,400 | 20 | 11 | 21,518 | 1,076 | 7,380 | 8,405 | 0.11% | 1,064 |
| 25000 - Flooring | | | | | | | | | |
| 270 - Carpeting 660 Sq. Yds. All Spaces | 21,648 | 10 | 1 | 22,189 | 2,219 | 19,483 | 22,189 | 0.23% | 2,195 |
| 470 - Tile 1,575 Sq. Ft. Clubhouse Walls & Floors | 16,144 | 20 | 4 | 17,820 | 891 | 12,915 | 14,065 | 0.09% | 881 |
| Sub-total [25000 - Flooring] | 37,792 | | | 40,009 | 3,110 | 32,398 | 36,254 | 0.33% | 3,076 |
| Sub-total Canoa Ranch (CR) | 711,654 | | | 916,484 | 70,477 | 324,660 | 377,455 | 7.42% | 69,713 |
| 00090 - Abrego South (ABS) | | | | | | | | | |
| 01000 - Paving | | | | | | | | | |
| 400 - Asphalt: Major Repairs 18,768 Sq. Ft. Parking Lot | 96,186 | 25 | 7 | 114,335 | 4,573 | 69,254 | 74,929 | 0.48% | 4,524 |
| 02000 - Concrete | | | | | | | | | |
| 442 - Pool Deck 5,565 Sq. Ft. Pool Area Concrete (5%) | 5,704 | 5 | 2 | 5,993 | 1,199 | 3,422 | 4,677 | 0.13% | 1,186 |
| 03000 - Painting: Exterior | | | | | | | | | |
| 200 - Surface Restoration 7,191 Sq. Ft. Exterior Surfaces | 7,371 | 10 | 4 | 8,136 | 814 | 4,422 | 5,289 | 0.09% | 805 |
| 04000 - Structural Repairs | | | | | | | | | |
| 300 - Trellis Volleyball Shade Canopy | 8,000 | 20 | 20 | 13,109 | 624 | 381 | 410 | 0.07% | 617 |
| 05000 - Roofing | | | | | | | | | |
| 372 - Low Slope: Vinyl 49 Squares- Pool Building Roofs | 25,112 | 20 | 14 | 35,483 | 1,774 | 7,534 | 9,009 | 0.19% | 1,755 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00090 - Abrego South (ABS) | | | | | | | | | |
| 08000 - Rehab | | | | | | | | | |
| 236 - Bathrooms 2 Locker Rooms | 17,425 | 20 | 9 | 21,761 | 1,088 | 9,584 | 10,716 | 0.11% | 1,076 |
| 342 - Restrooms 2 Clubhouse Restrooms | 6,150 | 20 | 10 | 7,873 | 394 | 3,075 | 3,467 | 0.04% | 389 |
| Sub-total [08000 - Rehab] | 23,575 | | | 29,634 | 1,482 | 12,659 | 14,183 | 0.16% | 1,466 |
| 12000 - Pool | | | | | | | | | |
| 140 - Resurface 170 Lin. Ft. Pool | 20,910 | 12 | 9 | 26,114 | 2,176 | 5,228 | 7,144 | 0.23% | 2,153 |
| 418 - ADA Chair Lift Spa ADA Lift | 4,340 | 10 | 0 | 4,340 | 434 | 4,340 | 445 | 0.05% | 429 |
| 422 - ADA Chair Lift Pool ADA Lift | 4,340 | 10 | 4 | 4,791 | 479 | 2,604 | 3,114 | 0.05% | 474 |
| 642 - Deck: Re-Surface 5,565 Sq. Ft. Pool Area Decking | 42,781 | 10 | 7 | 50,853 | 5,085 | 12,834 | 17,540 | 0.54% | 5,030 |
| 742 - Equipment: Replacement Pool & Spa Equipment (50%) | 14,637 | 5 | 2 | 15,378 | 3,076 | 8,782 | 12,002 | 0.32% | 3,042 |
| 936 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 | 2 | 7,000 | 1,167 | 4,442 | 5,691 | 0.12% | 1,154 |
| Sub-total [12000 - Pool] | 93,670 | | | 108,475 | 12,417 | 38,230 | 45,936 | 1.31% | 12,282 |
| 19000 - Fencing | | | | | | | | | |
| 900 - Miscellaneous 258 Lin. Ft. Pool Perimeter Wall/Fence | 6,611 | 20 | 14 | 9,342 | 467 | 1,983 | 2,372 | 0.05% | 462 |
| 20000 - Lighting | | | | | | | | | |
| 240 - Pole Lights 8 Shuffleboard Lights | 9,840 | 20 | 9 | 12,289 | 614 | 5,412 | 6,052 | 0.06% | 608 |
| 23000 - Mechanical Equipment | | | | | | | | | |
| 240 - HVAC 2 Rooftop Carrier Units- 2011 | 10,250 | 15 | 9 | 12,801 | 853 | 4,100 | 4,903 | 0.09% | 844 |
| 26000 - Outdoor Equipment | | | | | | | | | |
| 900 - Miscellaneous 3,744 Sq. Ft. [12] Shuffleboard Courts | 14,400 | 8 | 0 | 14,400 | 1,800 | 14,400 | 1,845 | 0.19% | 1,780 |
| Sub-total Abrego South (ABS) | 300,720 | | | 363,996 | 26,617 | 161,797 | 169,605 | 2.80% | 26,329 |
| 00100 - Continental Vistas (CV) | | | | | | | | | |
| 01000 - Paving | | | | | | | | | |
| 406 - Asphalt: Major Repairs 6,726 Sq. Ft. Parking Lot | 34,471 | 25 | 8 | 41,999 | 1,680 | 23,440 | 25,439 | 0.18% | 1,662 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 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%) | 5,840 | 5 | 4 | 6,446 | 1,289 | 1,168 | 2,394 | 0.14% | 1,275 |
| 05000 - Roofing | | | | | | | | | |
| 342 - Low Slope: Vinyl 20 Squares- Pool Building Roof | 10,250 | 20 | 9 | 12,801 | 640 | 5,638 | 6,304 | 0.07% | 633 |
| 618 - Pitched: Tile 13 Squares- Pool Building Roof | 7,995 | 30 | 4 | 8,825 | 294 | 6,929 | 7,375 | 0.03% | 291 |
| Sub-total [05000 - Roofing] | 18,245 | | | 21,626 | 934 | 12,567 | 13,679 | 0.10% | 924 |
| 08000 - Rehab | | | | | | | | | |
| 242 - Bathrooms 2 Locker Rooms | 59,500 | 20 | 0 | 59,500 | 2,975 | 59,500 | 3,049 | 0.31% | 2,943 |
| 12000 - Pool | | | | | | | | | |
| 146 - Resurface 180 Lin. Ft. Pool | 22,140 | 12 | 5 | 25,049 | 2,087 | 12,915 | 15,129 | 0.22% | 2,065 |
| 648 - Deck: Re-Surface 4,748 Sq. Ft. Pool Area Decking | 36,500 | 15 | 4 | 40,289 | 2,686 | 26,767 | 29,930 | 0.28% | 2,657 |
| 748 - Equipment: Replacement Pool & Spa Equipment (50%) | 15,559 | 5 | 1 | 15,948 | 3,190 | 12,448 | 15,948 | 0.34% | 3,155 |
| 942 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 | 3 | 7,175 | 1,196 | 3,331 | 4,553 | 0.13% | 1,183 |
| 943 - Furniture: Misc Pool Area Furnishings- 2017 Only[nr:1] | 2,463 | 1 | 0 | 0 | 0 | 2,463 | 0 | 0.00% | 0 |
| Sub-total [12000 - Pool] | 83,325 | | | 88,462 | 9,159 | 57,924 | 65,560 | 0.96% | 9,060 |
| 23000 - Mechanical Equipment | | | | | | | | | |
| 244 - HVAC Rooftop Carrier Unit- 2004 | 5,945 | 15 | 2 | 6,246 | 416 | 5,152 | 5,687 | 0.04% | 412 |
| 248 - HVAC 2 Rooftop Carrier Units- 2013 | 11,890 | 15 | 11 | 15,601 | 1,040 | 3,171 | 4,062 | 0.11% | 1,029 |
| Sub-total [23000 - Mechanical Equipment] | 17,835 | | | 21,847 | 1,456 | 8,323 | 9,750 | 0.15% | 1,441 |
| Sub-total Continental Vistas (CV) | 219,216 | | | 239,880 | 17,494 | 162,921 | 119,873 | 1.84% | 17,304 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00110 - Madera Vista (MV) | | | | | | | | | |
| 01000 - Paving | | | | | | | | | |
| 412 - Asphalt: Major Repairs 9,772 Sq. Ft. Parking Lot | 50,081 | 25 | 15 | 72,533 | 2,901 | 20,033 | 22,587 | 0.31% | 2,870 |
| 413 - Asphalt: Major Repairs Parking Lot- 2017 Only[nr:1] | 2,560 | 1 | 0 | 0 | 0 | 2,560 | 0 | 0.00% | 0 |
| Sub-total [01000 - Paving] | 52,641 | | | 72,533 | 2,901 | 22,593 | 22,587 | 0.31% | 2,870 |
| 03000 - Painting: Exterior | | | | | | | | | |
| 206 - Surface Restoration 4,020 Sq. Ft. Exterior Surfaces | 6,181 | 10 | 4 | 6,822 | 682 | 3,708 | 4,435 | 0.07% | 675 |
| 04000 - Structural Repairs | | | | | | | | | |
| 300 - Trellis Pool Shade Structure | 8,000 | 15 | 14 | 11,304 | 754 | 533 | 1,093 | 0.08% | 745 |
| 312 - Trellis Poo Eq Rm Shade Structure | 6,000 | 15 | 14 | 8,478 | 565 | 400 | 820 | 0.06% | 559 |
| Sub-total [04000 - Structural Repairs] | 14,000 | | | 19,782 | 1,319 | 933 | 1,913 | 0.14% | 1,304 |
| 05000 - Roofing | | | | | | | | | |
| 624 - Pitched: Tile 39 Squares- Pool Building Roof | 23,985 | 30 | 4 | 26,475 | 882 | 20,787 | 22,126 | 0.09% | 873 |
| 08000 - Rehab | | | | | | | | | |
| 248 - Bathrooms 2 Locker Rooms | 7,687 | 20 | 9 | 9,601 | 480 | 4,228 | 4,728 | 0.05% | 475 |
| 12000 - Pool | | | | | | | | | |
| 154 - Resurface 156 Lin. Ft. Pool | 19,188 | 12 | 11 | 25,176 | 2,098 | 1,599 | 3,278 | 0.22% | 2,075 |
| 654 - Deck: Re-Surface 4,008 Sq. Ft. Pool Area Decking | 30,811 | 15 | 7 | 36,625 | 2,442 | 16,433 | 18,949 | 0.26% | 2,415 |
| 754 - Equipment: Replacement Pool & Spa Equipment (50%) | 11,254 | 5 | 2 | 11,824 | 2,365 | 6,753 | 9,229 | 0.25% | 2,339 |
| 948 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 | 2 | 7,000 | 1,167 | 4,442 | 5,691 | 0.12% | 1,154 |
| Sub-total [12000 - Pool] | 67,916 | | | 80,626 | 8,071 | 29,226 | 37,147 | 0.85% | 7,984 |
| 17000 - Tennis Court | | | | | | | | | |
| 540 - Resurface 7,200 Sq. Ft. Tennis Court | 20,295 | 21 | 6 | 23,536 | 1,121 | 14,496 | 15,849 | 0.12% | 1,109 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00110 - Madera Vista (MV) | | | | | | | | | |
| 19000 - Fencing | | | | | | | | | |
| 170 - Chain Link: 10' 360 Lin. Ft. Tennis Court Fence | 6,642 | 30 | 14 | 9,385 | 313 | 3,542 | 3,858 | 0.03% | 309 |
| 240 - Wrought Iron: 6' 380 Lin. Ft. Pool Perimeter Fence | 14,022 | 30 | 9 | 17,512 | 584 | 9,815 | 10,540 | 0.06% | 577 |
| Sub-total [19000 - Fencing] | 20,664 | | | 26,897 | 897 | 13,358 | 14,398 | 0.09% | 887 |
| 20000 - Lighting | | | | | | | | | |
| 250 - Pole Lights 4 Tennis Court Lights | 6,150 | 20 | 9 | 7,681 | 384 | 3,383 | 3,782 | 0.04% | 380 |
| Sub-total Madera Vista (MV) | 219,520 | | | 273,951 | 16,737 | 112,712 | 126,965 | 1.76% | 16,556 |
| 00120 - Casa Paloma I (CPI) | | | | | | | | | |
| 01000 - Paving | | | | | | | | | |
| 418 - Asphalt: Major Repairs 7,128 Sq. Ft. Parking Areas | 36,531 | 25 | 5 | 41,331 | 1,653 | 29,225 | 31,453 | 0.17% | 1,635 |
| 02000 - Concrete | | | | | | | | | |
| 460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%) | 7,537 | 5 | 2 | 7,919 | 1,584 | 4,522 | 6,181 | 0.17% | 1,567 |
| 03000 - Painting: Exterior | | | | | | | | | |
| 212 - Surface Restoration 7,470 Sq. Ft. Exterior Surfaces | 7,470 | 10 | 5 | 8,452 | 845 | 3,735 | 4,594 | 0.09% | 836 |
| 213 - Surface Restoration Exterior Surfaces- 2017 Only[nr:1] | 4,124 | 1 | 0 | 0 | 0 | 4,124 | 0 | 0.00% | 0 |
| Sub-total [03000 - Painting: Exterior] | 11,594 | | | 8,452 | 845 | 7,859 | 4,594 | 0.09% | 836 |
| 04000 - Structural Repairs | | | | | | | | | |
| 304 - Trellis Pool Eq Rm Shade Structure | 8,000 | 15 | 13 | 11,028 | 735 | 1,067 | 1,640 | 0.08% | 727 |
| 05000 - Roofing | | | | | | | | | |
| 348 - Low Slope: Vinyl 61 Squares- Pool Building Roofs | 31,262 | 20 | 1 | 32,044 | 1,602 | 29,699 | 32,044 | 0.17% | 1,585 |
| 08000 - Rehab | | | | | | | | | |
| 254 - Bathrooms 2 Locker Rooms | 17,425 | 20 | 2 | 18,307 | 915 | 15,683 | 16,968 | 0.10% | 905 |
| 418 - Kitchen Clubhouse Kitchen | 6,662 | 20 | 14 | 9,414 | 471 | 1,999 | 2,390 | 0.05% | 466 |
| Sub-total [08000 - Rehab] | 24,087 | | | 27,721 | 1,386 | 17,681 | 19,358 | 0.15% | 1,371 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00120 - Casa Paloma I (CPI) | | | | | | | | | |
| 12000 - Pool | | | | | | | | | |
| 160 - Resurface 200 Lin. Ft. Pool | 24,600 | 12 | 11 | 32,277 | 2,690 | 2,050 | 4,203 | 0.28% | 2,661 |
| 660 - Deck: Re-Surface 6,128 Sq. Ft. Pool Area Decking | 47,109 | 15 | 11 | 61,811 | 4,121 | 12,562 | 16,096 | 0.43% | 4,076 |
| 760 - Equipment: Replacement Pool & Spa Equipment (50%) | 14,944 | 5 | 2 | 15,701 | 3,140 | 8,967 | 12,254 | 0.33% | 3,106 |
| 761 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1,881 | 1 | 0 | 0 | 0 | 1,881 | 0 | 0.00% | 0 |
| 954 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 | 2 | 7,000 | 1,167 | 4,442 | 5,691 | 0.12% | 1,154 |
| Sub-total [12000 - Pool] | 95,197 | | | 116,789 | 11,117 | 29,902 | 38,243 | 1.17% | 10,997 |
| 23000 - Mechanical Equipment | | | | | | | | | |
| 256 - HVAC 2 Rooftop Carrier Units- 2011 | 8,200 | 15 | 9 | 10,241 | 683 | 3,280 | 3,922 | 0.07% | 675 |
| Sub-total Casa Paloma I (CPI) | 222,409 | | | 255,525 | 19,606 | 123,235 | 137,436 | 2.06% | 19,393 |
| 00130 - Casa Paloma II (CPII) | | | | | | | | | |
| 01000 - Paving | | | | | | | | | |
| 424 - Asphalt: Major Repairs 4,536 Sq. Ft. Parking Areas | 23,247 | 25 | 4 | 25,660 | 1,026 | 19,527 | 20,969 | 0.11% | 1,015 |
| 425 - Asphalt: Major Repairs Parking Areas- 2017 Only Seal Coat[nr:1] | 1,750 | 1 | 0 | 0 | 0 | 1,750 | 0 | 0.00% | 0 |
| Sub-total [01000 - Paving] | 24,997 | | | 25,660 | 1,026 | 21,277 | 20,969 | 0.11% | 1,015 |
| 02000 - Concrete | | | | | | | | | |
| 466 - Pool Deck 4,933 Sq. Ft. Pool Area Concrete (6%) | 6,068 | 5 | 1 | 6,219 | 1,244 | 4,854 | 6,219 | 0.13% | 1,230 |
| 04000 - Structural Repairs | | | | | | | | | |
| 320 - Trellis Pool Eq Rm Shade Structure | 8,000 | 15 | 14 | 11,304 | 754 | 533 | 1,093 | 0.08% | 745 |
| 05000 - Roofing | | | | | | | | | |
| 354 - Low Slope: Vinyl 53 Squares- Pool Building Roofs | 27,162 | 20 | 4 | 29,982 | 1,499 | 21,730 | 23,665 | 0.16% | 1,483 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00130 - Casa Paloma II (CPII) | | | | | | | | | |
| 08000 - Rehab | | | | | | | | | |
| 260 - Bathrooms 2 Locker Rooms | 17,425 | 20 | 7 | 20,713 | 1,036 | 11,326 | 12,502 | 0.11% | 1,024 |
| 424 - Kitchen Clubhouse Kitchen | 6,662 | 20 | 7 | 7,920 | 396 | 4,331 | 4,780 | 0.04% | 392 |
| Sub-total [08000 - Rehab] | 24,087 | | | 28,632 | 1,432 | 15,657 | 17,283 | 0.15% | 1,416 |
| 12000 - Pool | | | | | | | | | |
| 166 - Resurface 180 Lin. Ft. Pool | 22,140 | 10 | 9 | 27,650 | 2,765 | 2,214 | 4,539 | 0.29% | 2,735 |
| 666 - Deck: Re-Surface 4,933 Sq. Ft. Pool Area Decking | 37,922 | 15 | 11 | 49,758 | 3,317 | 10,113 | 12,957 | 0.35% | 3,281 |
| 766 - Equipment: Replacement Pool & Spa Equipment (50%) | 15,559 | 5 | 2 | 16,347 | 3,269 | 9,336 | 12,759 | 0.34% | 3,234 |
| 767 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1,613 | 1 | 0 | 0 | 0 | 1,613 | 0 | 0.00% | 0 |
| 960 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 | 2 | 7,000 | 1,167 | 4,442 | 5,691 | 0.12% | 1,154 |
| Sub-total [12000 - Pool] | 83,897 | | | 100,754 | 10,518 | 27,717 | 35,945 | 1.11% | 10,404 |
| 20000 - Lighting | | | | | | | | | |
| 260 - Pole Lights 8 Shuffleboard Lights | 9,840 | 30 | 4 | 10,862 | 362 | 8,528 | 9,077 | 0.04% | 358 |
| 23000 - Mechanical Equipment | | | | | | | | | |
| 272 - HVAC 2 Rooftop Carrier Units- 2011 | 8,200 | 15 | 9 | 10,241 | 683 | 3,280 | 3,922 | 0.07% | 675 |
| Sub-total Casa Paloma II (CPII) | 192,252 | | | 223,655 | 17,518 | 103,577 | 118,174 | 1.84% | 17,328 |
| 00140 - Abrego North (ABN) | | | | | | | | | |
| 01000 - Paving | | | | | | | | | |
| 430 - Asphalt: Major Repairs 6,455 Sq. Ft. Parking Area | 33,082 | 25 | 6 | 38,365 | 1,535 | 25,142 | 27,127 | 0.16% | 1,518 |
| 02000 - Concrete | | | | | | | | | |
| 472 - Pool Deck 4,523 Sq. Ft. Pool Area Concrete (6%) | 5,563 | 5 | 4 | 6,141 | 1,228 | 1,113 | 2,281 | 0.13% | 1,215 |
| 03000 - Painting: Exterior | | | | | | | | | |
| 218 - Surface Restoration 5,892 Sq. Ft. Exterior Surfaces | 6,039 | 10 | 9 | 7,542 | 754 | 604 | 1,238 | 0.08% | 746 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00140 - Abrego North (ABN) | | | | | | | | | |
| 04000 - Structural Repairs | | | | | | | | | |
| 324 - Trellis Pool Eq Rm Shade Structure | 8,000 | 15 | 14 | 11,304 | 754 | 533 | 1,093 | 0.08% | 745 |
| 328 - Trellis 3 Pool Shade Structure | 24,000 | 15 | 14 | 33,911 | 2,261 | 1,600 | 3,280 | 0.24% | 2,236 |
| Sub-total [04000 - Structural Repairs] | 32,000 | | | 45,215 | 3,014 | 2,133 | 4,373 | 0.32% | 2,982 |
| 05000 - Roofing | | | | | | | | | |
| 360 - Low Slope: Vinyl 21 Squares- Pool Building Roof | 10,762 | 20 | 9 | 13,441 | 672 | 5,919 | 6,619 | 0.07% | 665 |
| 08000 - Rehab | | | | | | | | | |
| 266 - Bathrooms 2 Locker Rooms | 12,300 | 20 | 9 | 15,361 | 768 | 6,765 | 7,565 | 0.08% | 760 |
| 12000 - Pool | | | | | | | | | |
| 172 - Resurface 180 Lin. Ft. Pool | 22,140 | 10 | 9 | 27,650 | 2,765 | 2,214 | 4,539 | 0.29% | 2,735 |
| 672 - Deck: Re-Surface 4,523 Sq. Ft. Pool Deck | 34,771 | 25 | 24 | 62,890 | 2,516 | 1,391 | 2,851 | 0.26% | 2,488 |
| 772 - Equipment: Replacement Pool & Spa Equipment (50%) | 15,559 | 5 | 4 | 17,175 | 3,435 | 3,112 | 6,379 | 0.36% | 3,398 |
| 966 - Furniture: Misc Pool Area Furnishings | 5,637 | 6 | 5 | 6,378 | 1,063 | 940 | 1,926 | 0.11% | 1,052 |
| Sub-total [12000 - Pool] | 78,108 | | | 114,093 | 9,779 | 7,656 | 15,695 | 1.03% | 9,673 |
| 23000 - Mechanical Equipment | | | | | | | | | |
| 400 - HVAC 2 Rooftop Rheem Units- 2007 | 7,482 | 15 | 5 | 8,466 | 564 | 4,988 | 5,624 | 0.06% | 558 |
| Sub-total Abrego North (ABN) | 185,337 | | | 248,624 | 18,314 | 54,321 | 70,523 | 1.93% | 18,116 |
| 00144 - Facility Maintenance Shop (FMS) | | | | | | | | | |
| 01000 - Paving | | | | | | | | | |
| 120 - Asphalt: State Spec. Slurry Parking Area | 10,000 | 5 | 1 | 10,250 | 2,050 | 8,000 | 10,250 | 0.22% | 2,028 |
| 200 - Asphalt: Ongoing Repairs Pulverization/Replacement[nr:1] | 30,474 | 30 | 1 | 31,236 | 1,041 | 29,458 | 31,236 | 0.11% | 1,030 |
| 300 - Asphalt: Overlay w/ Interlayer Parking Area | 16,000 | 20 | 19 | 25,578 | 1,279 | 800 | 1,640 | 0.13% | 1,265 |
| Sub-total [01000 - Paving] | 56,474 | | | 67,064 | 4,370 | 38,258 | 43,126 | 0.46% | 4,323 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00144 - Facility Maintenance Shop (FMS) | | | | | | | | | |
| 03000 - Painting: Exterior | | | | | | | | | |
| 350 - Touch-Up Doors, Trim, Metal | 3,000 | 6 | 3 | 3,231 | 538 | 1,500 | 2,050 | 0.06% | 533 |
| 400 - Wrought Iron 800 Lin. Ft. Perimeter Fence | 7,200 | 6 | 3 | 7,754 | 1,292 | 3,600 | 4,920 | 0.14% | 1,278 |
| 920 - Power Washing FMS Building | 1,200 | 6 | 3 | 1,292 | 215 | 600 | 820 | 0.02% | 213 |
| Sub-total [03000 - Painting: Exterior] | 11,400 | | | 12,277 | 2,046 | 5,700 | 7,790 | 0.22% | 2,024 |
| 05000 - Roofing | | | | | | | | | |
| 690 - Pitched: TBA 40 Squares- FMS Roofing | 32,000 | 30 | 10 | 40,963 | 1,365 | 21,333 | 22,960 | 0.14% | 1,351 |
| 08000 - Rehab | | | | | | | | | |
| 100 - General Common Areas | 15,000 | 20 | 3 | 16,153 | 808 | 12,750 | 13,838 | 0.08% | 799 |
| 220 - Bathrooms 2 Placeholder | 30,000 | 20 | 3 | 32,307 | 1,615 | 25,500 | 27,675 | 0.17% | 1,598 |
| 230 - Kitchen Placeholder | 20,000 | 20 | 3 | 21,538 | 1,077 | 17,000 | 18,450 | 0.11% | 1,065 |
| Sub-total [08000 - Rehab] | 65,000 | | | 69,998 | 3,500 | 55,250 | 59,963 | 0.37% | 3,462 |
| 19000 - Fencing | | | | | | | | | |
| 200 - Wrought Iron 800 Lin. Ft. Perimeter | 32,000 | 30 | 3 | 34,461 | 1,149 | 28,800 | 30,613 | 0.12% | 1,136 |
| 23000 - Mechanical Equipment | | | | | | | | | |
| 200 - HVAC 2 Mastercool | 24,000 | 15 | 3 | 25,845 | 1,723 | 19,200 | 21,320 | 0.18% | 1,704 |
| Sub-total Facility Maintenance Shop (FMS) | 220,874 | | | 250,607 | 14,153 | 168,542 | 185,772 | 1.49% | 14,000 |
| 00150 - General | | | | | | | | | |
| 22000 - Office Equipment | | | | | | | | | |
| 100 - Miscellaneous Contex Scanner | 6,000 | 5 | 4 | 6,623 | 1,325 | 1,200 | 2,460 | 0.14% | 1,310 |
| 110 - Miscellaneous HP Plotter | 3,000 | 5 | 4 | 3,311 | 662 | 600 | 1,230 | 0.07% | 655 |
| Sub-total [22000 - Office Equipment] | 9,000 | | | 9,934 | 1,987 | 1,800 | 3,690 | 0.21% | 1,965 |

| <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>2017 Fully Funded Balance</i> | <i>2018 Fully Funded Balance</i> | <i>% Per Year Straight Line</i> | <i>2018 Line Item Contribution based on Cash Flow Method</i> |
|---|-------------------------------|------------------------|---------------------------|---|---------------------|--|--|-------------------------------------|--|
| 00150 - General | | | | | | | | | |
| 24500 - Audio / Visual | | | | | | | | | |
| 260 - PA System 5 Various Locations (33%) | 25,000 | 8 | 7 | 29,717 | 3,715 | 3,125 | 6,406 | 0.39% | 3,674 |
| 261 - PA System Various Locations- 2017 Only[nr:1] | 3,543 | 1 | 0 | 0 | 0 | 3,543 | 0 | 0.00% | 0 |
| Sub-total [24500 - Audio / Visual] | 28,543 | | | 29,717 | 3,715 | 6,668 | 6,406 | 0.39% | 3,674 |
| 24600 - Safety / Access | | | | | | | | | |
| 350 - Defibrillators 8 Various Locations | 23,780 | 10 | 4 | 26,249 | 2,625 | 14,268 | 17,062 | 0.28% | 2,596 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | Estimated Future Replacement Costs | Per Year | 2017 Fully Funded Balance | 2018 Fully Funded Balance | % Per Year Straight Line | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---|-------------|---------------------------------|---------------------------------|-----------------------------|---|
| 00150 - General | | | | | | | | | |
| 30000 - Miscellaneous | | | | | | | | | |
| 200 - Maintenance Equipment Vermeer Chipper | 7,687 | 20 | 9 | 9,601 | 480 | 4,228 | 4,728 | 0.05% | 475 |
| 700 - Trailer Utility Trailer | 5,125 | 15 | 4 | 5,657 | 377 | 3,758 | 4,203 | 0.04% | 373 |
| 710 - Trailer Landscaping Trailer | 5,125 | 15 | 5 | 5,798 | 387 | 3,417 | 3,852 | 0.04% | 382 |
| 804 - Vehicle Vehicle 10- 2005 Ford E250 Van | 33,312 | 10 | 1 | 34,145 | 3,415 | 29,981 | 34,145 | 0.36% | 3,377 |
| 808 - Vehicle Vehicle 11- 2006 Ford F250 Pickup | 35,875 | 10 | 1 | 36,772 | 3,677 | 32,288 | 36,772 | 0.39% | 3,637 |
| 812 - Vehicle Vehicle 12- 2007 GMC 2500 Pickup | 33,312 | 10 | 1 | 34,145 | 3,415 | 29,981 | 34,145 | 0.36% | 3,377 |
| 816 - Vehicle Vehicle 16- 2007 Ford Ranger Pickup | 25,625 | 10 | 1 | 26,266 | 2,627 | 23,063 | 26,266 | 0.28% | 2,598 |
| 820 - Vehicle Vehicle 17- 2009 Ford E150 Van | 28,187 | 10 | 2 | 29,614 | 2,961 | 22,550 | 26,003 | 0.31% | 2,929 |
| 824 - Vehicle Vehicle 18- 2011 Ford F150 Pickup | 30,750 | 10 | 4 | 33,942 | 3,394 | 18,450 | 22,063 | 0.36% | 3,357 |
| 828 - Vehicle Vehicle 19- 2012 Ford Escape | 25,625 | 10 | 5 | 28,992 | 2,899 | 12,813 | 15,759 | 0.31% | 2,868 |
| 832 - Vehicle 3 Vehicles 20, 21 & 23- Ford Transit Connects | 76,875 | 10 | 6 | 89,151 | 8,915 | 30,750 | 39,398 | 0.94% | 8,818 |
| 836 - Vehicle Vehicle 24- 2005 Ford F250 Pickup | 35,875 | 10 | 1 | 36,772 | 3,677 | 32,288 | 36,772 | 0.39% | 3,637 |
| 840 - Vehicle Vehicle 25- 2005 Chevy Silverado 2500 HD | 35,875 | 10 | 1 | 36,772 | 3,677 | 32,288 | 36,772 | 0.39% | 3,637 |
| 844 - Vehicle Vehicle 26- 2016 Ford Fiesta | 17,937 | 10 | 9 | 22,401 | 2,240 | 1,794 | 3,677 | 0.24% | 2,216 |
| 848 - Vehicle Vehicle 27- 2011 Ford Ranger | 15,000 | 10 | 4 | 16,557 | 1,656 | 9,000 | 10,763 | 0.17% | 1,638 |
| 852 - Vehicle 2 Vehicles 29, 30- 2016 Ram Promaster City Vans | 60,000 | 10 | 9 | 74,932 | 7,493 | 6,000 | 12,300 | 0.79% | 7,412 |
| 856 - Vehicle 3 Vehicles 31, 32, 33- 2016 Ram 1500 Pickups | 102,000 | 10 | 9 | 127,384 | 12,738 | 10,200 | 20,910 | 1.34% | 12,600 |
| 860 - Vehicle Vehicle 34- 2017 Ram 1500 Pickup | 36,000 | 10 | 10 | 46,083 | 4,189 | 3,273 | 3,690 | 0.44% | 4,144 |
| Sub-total [30000 - Miscellaneous] | 610,187 | | | 694,986 | 68,218 | 306,120 | 372,218 | 7.18% | 67,478 |
| Sub-total General | 671,510 | | | 760,886 | 76,544 | 328,856 | 399,376 | 8.05% | 75,714 |

| <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>2017 Fully Funded Balance</i> | <i>2018 Fully Funded Balance</i> | <i>% Per Year Straight Line</i> | <i>2018 Line Item Contribution based on Cash Flow Method</i> |
|--------------------------|-------------------------------|------------------------|---------------------------|---|---------------------|--|--|-------------------------------------|--|
| | | | | | | [A] | [B] | | |
| Totals | 10,752,724 | | | 12,504,935 | 950,313 | 6,450,614 | 6,776,200 | 100.00% | 940,003 |
| | | | | | | [EndBal] [A] | [EndBal] [B] | | |
| Percent Funded | | | | | | 82.81% | 73.42% | | |

00010 - Member Services Center (MSC)

01000 - Paving

| | | | |
|--|-----------------------|-----------------------------|--|
| 100 - Asphalt: Sealing | Useful Life 5 | Remaining Life 5 | |
| 27,762 Sq. Ft. Parking Lots- Seal/Stripe | Quantity 27,762 | Unit of Measure Square Feet | |
| | Cost /SqFt \$0.205 | | |
| | % Included 100.00% | Total Cost/Study \$5,691 | |
| 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

| | | | |
|--------------------------------------|-----------------------|--------------------------|------------------|
| 101 - Asphalt: Sealing | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Parking Lots- Seal/Stripe- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$4,000 | | |
| | % Included 100.00% | Total Cost/Study \$4,000 | |
| Summary | Replacement Year 2017 | Future Cost \$4,000 | |

2017- \$4,000 expended for a follow-up seal coat from 2016.

| | | | |
|------------------------------------|-----------------------|-----------------------------|--|
| 200 - Asphalt: Ongoing Repairs | Useful Life 5 | Remaining Life 5 | |
| 27,762 Sq. Ft. Parking Lots (5.6%) | Quantity 27,762 | Unit of Measure Square Feet | |
| | Cost /SqFt \$3.33 | Qty * \$/SqFt \$92,482 | |
| | % Included 5.60% | Total Cost/Study \$5,179 | |
| 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 5 | |
| 14,965 Sq. Ft. South Parking & Maintenance | Quantity 14,965 | Unit of Measure Square Feet | |
| | Cost /SqFt \$1.64 | | |
| | % Included 100.00% | Total Cost/Study \$24,543 | |
| 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.

00010 - Member Services Center (MSC)

01000 - Paving

| | | | |
|--|-----------------------|-----------------------------|--|
| 348 - Asphalt: Overlay w/ Interlayer | Useful Life 25 | Remaining Life 10 | |
| 12,797 Sq. Ft. North Parking Lot (50%) | Quantity 12,797 | Unit of Measure Square Feet | |
| | Cost /SqFt \$1.64 | Qty * \$/SqFt \$20,987 | |
| | % Included 50.00% | Total Cost/Study \$10,494 | |
| 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.

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 2017 | 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 9 | |
| 14,600 Sq. Ft. All Interior Spaces | Quantity 14,600 | Unit of Measure Square Feet | |
| | Cost /SqFt \$0.769 | | |
| | % Included 100.00% | Total Cost/Study \$11,224 | |
| 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 4 | |
| 79 Squares- Building Roof | Quantity 79 | Unit of Measure Squares | |
| | Cost /Sqrs \$512 | | |
| | % Included 100.00% | Total Cost/Study \$40,487 | |
| 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 19 | |
| 3 Main Building & Maintenance Restrooms | Quantity 3 | Unit of Measure Room | |
| | Cost /Rm \$3,792 | | |
| | % Included 100.00% | Total Cost/Study \$11,377 | |
| 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 5 | |
| Kitchen | Quantity 1 | Unit of Measure Room | |
| | Cost /Rm \$6,560 | | |
| | % Included 100.00% | Total Cost/Study \$6,560 | |
| 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 3 | |
| Printers & Copiers | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$14,350 | | |
| | % Included 100.00% | Total Cost/Study \$14,350 | |
| Summary | Replacement Year 2020 | Future Cost \$15,453 | |

This is to replace miscellaneous office equipment.

| | | | |
|------------------------|-----------------------|---------------------------|--|
| 200 - Computers, Misc. | Useful Life 3 | Remaining Life 0 | |
| IT Server | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$12,000 | | |
| | % Included 100.00% | Total Cost/Study \$12,000 | |
| Summary | Replacement Year 2017 | Future Cost \$12,000 | |

This is to replace the IT server.

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

| | | | |
|-------------------------------|-----------------------|---------------------------|--|
| 240 - Computers, Misc. | Useful Life 5 | Remaining Life 1 | |
| Office Computer Work Stations | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$36,900 | | |
| | % Included 100.00% | Total Cost/Study \$36,900 | |
| Summary | Replacement Year 2018 | Future Cost \$37,823 | |

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

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

| | | | |
|--|-----------------------|---------------------------|------------------|
| 241 - Computers, Misc. | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Office Computer Work Stations- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$27,756 | | |
| | % Included 100.00% | Total Cost/Study \$27,756 | |
| Summary | Replacement Year 2017 | Future Cost \$27,756 | |

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

00010 - Member Services Center (MSC)

22000 - Office Equipment

| | | | |
|---------------------------|------------------|------------------|---------------------------|
| 360 - Telephone Equipment | Useful Life 12 | Remaining Life 5 | |
| Telephone System | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$21,012 | |
| | % Included | 100.00% | Total Cost/Study \$21,012 |
| Summary | Replacement Year | 2022 | Future Cost \$23,774 |

This is to replace phone equipment.

23000 - Mechanical Equipment

| | | | |
|-------------------------------|------------------|------------------|---------------------------|
| 200 - HVAC | Useful Life 15 | Remaining Life 8 | |
| 3 Rooftop Carrier Units- 2010 | Quantity 3 | Unit of Measure | Items |
| | Cost /Itm | \$5,945 | |
| | % Included | 100.00% | Total Cost/Study \$17,835 |
| 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 1 | |
| Rooftop Carrier Unit- 2002 | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm | \$5,125 | |
| | % Included | 100.00% | Total Cost/Study \$5,125 |
| 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 5- Shop- Carrier- 4T

| | | | |
|------------------------------------|------------------|-------------------|--------------------------|
| 348 - HVAC | Useful Life 15 | Remaining Life 11 | |
| 3 IT Room Trane & Gree Units- 2013 | Quantity 3 | Unit of Measure | Items |
| | Cost /Itm | \$2,255 | |
| | % Included | 100.00% | Total Cost/Study \$6,765 |
| 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 |
| Bard Unit- 2002 | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$5,945 | |
| | % Included 100.00% | Total Cost/Study \$5,945 |
| Summary | Replacement Year 2017 | Future Cost \$5,945 |

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

Unit 8- Annex- Bard- 5T

25000 - Flooring

| | | |
|---------------------------------------|-----------------------|-----------------------------|
| 200 - Carpeting | Useful Life 10 | Remaining Life 9 |
| 475 Sq. Yds. Hallways, Lobby, Offices | Quantity 475 | Unit of Measure Square Yard |
| | Cost /SqYd \$32.80 | |
| | % Included 100.00% | Total Cost/Study \$15,580 |
| 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 4 |
| 725 Sq. Ft. Floors | Quantity 725 | Unit of Measure Square Feet |
| | Cost /SqFt \$10.25 | |
| | % Included 100.00% | Total Cost/Study \$7,431 |
| 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 5 |
| 43,543 Sq. Ft. Drives, North & South Parking | Quantity 43,543 | Unit of Measure Square Feet |
| | Cost /SqFt \$0.205 | |
| | % Included 100.00% | Total Cost/Study \$8,926 |
| 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 5 | |
| 75,321 Sq. Ft. West Parking Lot | Quantity 75,321 | Unit of Measure Square Feet | |
| | Cost /SqFt \$0.205 | | |
| | % Included 100.00% | Total Cost/Study \$15,441 | |
| 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.

| | | | |
|---|-----------------------|---------------------------|------------------|
| 113 - Asphalt: Sealing | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| West Parking Lot- 2017 Only, incl N & S | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$17,985 | | |
| | % Included 100.00% | Total Cost/Study \$17,985 | |
| Summary | Replacement Year 2017 | Future Cost \$17,985 | |

2017- \$17,985 expended and this included crack sealing striping, etc. Also included the previous component (N, S Areas.)

| | | | |
|--------------------------------------|-----------------------|-----------------------------|--|
| 212 - Asphalt: Ongoing Repairs | Useful Life 5 | Remaining Life 5 | |
| 75,321 Sq. Ft. West Parking Lot (3%) | Quantity 75,321 | Unit of Measure Square Feet | |
| | Cost /SqFt \$3.33 | Qty * \$/SqFt \$250,913 | |
| | % Included 2.50% | Total Cost/Study \$6,273 | |
| 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 7 | |
| 43,543 Sq. Ft. Drives, North & South Parking | Quantity 43,543 | Unit of Measure Square Feet | |
| | Cost /SqFt \$1.64 | | |
| | % Included 100.00% | Total Cost/Study \$71,411 | |
| 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

00020 - West Social Center (WC)

01000 - Paving

| | | |
|--------------------------------------|-----------------------|-----------------------------|
| 370 - Asphalt: Overlay w/ Interlayer | Useful Life 25 | Remaining Life 14 |
| 75,321 Sq. Ft. West Parking Lot | Quantity 75,321 | Unit of Measure Square Feet |
| | Cost /SqFt \$1.64 | |
| | % Included 100.00% | Total Cost/Study \$123,526 |
| 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

02000 - Concrete

| | | |
|---------------------------------------|-----------------------|-----------------------------|
| 400 - Pool Deck | Useful Life 5 | Remaining Life 3 |
| 5,313 Sq. Ft. Pool Area Concrete (6%) | Quantity 5,313 | Unit of Measure Square Feet |
| | Cost /SqFt \$20.50 | Qty * \$/SqFt \$108,916 |
| | % Included 6.00% | Total Cost/Study \$6,535 |
| 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.

03000 - Painting: Exterior

| | | |
|--|-----------------------|-----------------------------|
| 106 - Stucco | Useful Life 10 | Remaining Life 5 |
| 53,060 Sq. Ft. Building & Wall Exterior Surfaces | Quantity 53,060 | Unit of Measure Square Feet |
| | Cost /SqFt \$1.02 | |
| | % Included 100.00% | Total Cost/Study \$54,386 |
| 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 4 |
| 24,000 Sq. Ft. All Interior Spaces | Quantity 24,000 | Unit of Measure Square Feet |
| | Cost /SqFt \$0.769 | |
| | % Included 100.00% | Total Cost/Study \$18,450 |
| 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 5 |
| Pool Shade Structure | Quantity 1 | Unit of Measure Lump Sum |
| | Cost /LS \$12,000 | |
| | % Included 100.00% | Total Cost/Study \$12,000 |
| 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.

00020 - West Social Center (WC)

04000 - Structural Repairs

| | | |
|------------------------|-----------------------|---------------------------|
| 304 - Trellis | Useful Life 15 | Remaining Life 6 |
| Tennis Shade Structure | Quantity 1 | Unit of Measure Lump Sum |
| | Cost /LS \$12,000 | |
| | % Included 100.00% | Total Cost/Study \$12,000 |
| Summary | Replacement Year 2023 | Future Cost \$13,916 |

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

05000 - Roofing

| | | |
|--|-----------------------|---------------------------|
| 306 - Low Slope: Vinyl | Useful Life 10 | Remaining Life 2 |
| 339 Squares- Building Flat Roofs (50%) | Quantity 339 | Unit of Measure Squares |
| | Cost /Sqrs \$512 | Qty * \$/Sqrs \$173,737 |
| | % Included 50.00% | Total Cost/Study \$86,869 |
| 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 19 |
| 24 Squares- Tennis Ramada Roof | Quantity 24 | Unit of Measure Squares |
| | Cost /Sqrs \$615 | |
| | % Included 100.00% | Total Cost/Study \$14,760 |
| 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 2 |
| 339 Squares- Roof Recoating | Quantity 339 | Unit of Measure Squares |
| | Cost /Sqrs \$41.00 | |
| | % Included 100.00% | Total Cost/Study \$13,899 |
| 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 9 |
| Tennis Ramada | Quantity 1 | Unit of Measure Building |
| | Cost /Bldg \$5,637 | |
| | % Included 100.00% | Total Cost/Study \$5,637 |
| Summary | Replacement Year 2026 | Future Cost \$7,040 |

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

00020 - West Social Center (WC)

08000 - Rehab

| | | | |
|-----------------|-----------------------|---------------------------|--|
| 200 - Bathrooms | Useful Life 20 | Remaining Life 9 | |
| 2 Locker Rooms | Quantity 2 | Unit of Measure Room | |
| | Cost /Rm \$21,012 | | |
| | % Included 100.00% | Total Cost/Study \$42,025 | |
| 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.

| | | | |
|--------------------------------|-----------------------|---------------------------|--|
| 306 - Restrooms | Useful Life 20 | Remaining Life 4 | |
| 4 Shops & Auditorium Restrooms | Quantity 4 | Unit of Measure Room | |
| | Cost /Rm \$15,631 | | |
| | % Included 100.00% | Total Cost/Study \$62,525 | |
| 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 9 | |
| 2 Woodshop & Lapidary | Quantity 2 | Unit of Measure Room | |
| | Cost /Rm \$4,407 | | |
| | % Included 100.00% | Total Cost/Study \$8,815 | |
| 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 4 | |
| 320 Sq. Ft. Auditorium/Room 1 | Quantity 320 | Unit of Measure Square Feet | |
| | Cost /SqFt \$41.00 | | |
| | % Included 100.00% | Total Cost/Study \$13,120 | |
| 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 5 | |
| 250 Lin. Ft. Pool | Quantity 250 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$164 | | |
| | % Included 100.00% | Total Cost/Study \$41,000 | |
| Summary | Replacement Year 2022 | Future Cost \$46,388 | |

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

| | | | |
|---------------------------------|-----------------------|-----------------------------|--|
| 600 - Deck: Re-Surface | Useful Life 15 | Remaining Life 4 | |
| 5,313 Sq. Ft. Pool Area Decking | Quantity 5,313 | Unit of Measure Square Feet | |
| | Cost /SqFt \$7.69 | | |
| | % Included 100.00% | Total Cost/Study \$40,844 | |
| Summary | Replacement Year 2021 | Future Cost \$45,084 | |

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

00020 - West Social Center (WC)

12000 - Pool

| | | |
|------------------------------|-----------------------|---------------------------|
| 700 - Equipment: Replacement | Useful Life 5 | Remaining Life 1 |
| Pool & Spa Equipment (50%) | Quantity 1 | Unit of Measure Lump Sum |
| | Cost /LS \$38,499 | Qty * \$/LS \$38,499 |
| | % Included 50.00% | Total Cost/Study \$19,249 |
| Summary | Replacement Year 2018 | Future Cost \$19,731 |

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.

| | | |
|--------------------------|-----------------------|-----------------------------|
| 800 - Cover | Useful Life 6 | Remaining Life 2 |
| 4,000 Sq. Ft. Pool Cover | Quantity 4,000 | Unit of Measure Square Feet |
| | Cost /SqFt \$1.69 | |
| | % Included 100.00% | Total Cost/Study \$6,765 |
| 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 | Useful Life 6 | Remaining Life 2 |
| Pool Area Furniture | Quantity 1 | Unit of Measure Lump Sum |
| | Cost /LS \$11,275 | |
| | % Included 100.00% | Total Cost/Study \$11,275 |
| Summary | Replacement Year 2019 | Future Cost \$11,846 |

This is to replace miscellaneous pool furniture.

14000 - Recreation

| | | |
|----------------------|-----------------------|---------------------------|
| 700 - Billiard Table | Useful Life 25 | Remaining Life 4 |
| 4 Billiards Room | Quantity 4 | Unit of Measure Items |
| | Cost /Itm \$5,904 | |
| | % Included 100.00% | Total Cost/Study \$23,616 |
| Summary | Replacement Year 2021 | Future Cost \$26,068 |

This is to replace the billiard table.

17000 - Tennis Court

| | | |
|----------------------------------|-----------------------|-----------------------------|
| 100 - Reseal | Useful Life 4 | Remaining Life 0 |
| 43,200 Sq. Ft. [6] Tennis Courts | Quantity 43,200 | Unit of Measure Square Feet |
| | Cost /SqFt \$0.626 | |
| | % Included 100.00% | Total Cost/Study \$27,056 |
| Summary | Replacement Year 2017 | Future Cost \$27,056 |

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.

00020 - West Social Center (WC)

17000 - Tennis Court

| | | |
|----------------------------------|-----------------------|-----------------------------|
| 500 - Resurface | Useful Life 21 | Remaining Life 17 |
| 43,200 Sq. Ft. [6] Tennis Courts | Quantity 43,200 | Unit of Measure Square Feet |
| | Cost /SqFt \$2.82 | |
| | % Included 100.00% | Total Cost/Study \$121,770 |
| 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 6 |
| 20 Court Lights | Quantity 20 | Unit of Measure Items |
| | Cost /Itm \$2,870 | |
| | % Included 100.00% | Total Cost/Study \$57,400 |
| 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 3 |
| 3,744 Sq. Ft. [12] Shuffleboard Courts | Quantity 3,744 | Unit of Measure Square Feet |
| | Cost /SqFt \$2.56 | |
| | % Included 100.00% | Total Cost/Study \$9,594 |
| Summary | Replacement Year 2020 | Future Cost \$10,332 |

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

19000 - Fencing

| | | |
|-----------------------------------|-----------------------|-----------------------------|
| 120 - Chain Link: 10' | Useful Life 30 | Remaining Life 10 |
| 1,710 Lin. Ft. Tennis Court Fence | Quantity 1,710 | Unit of Measure Linear Feet |
| | Cost /l.f. \$35.87 | |
| | % Included 100.00% | Total Cost/Study \$61,346 |
| Summary | Replacement Year 2027 | Future Cost \$78,528 |

This is to replace the 10' chain link fencing.

20000 - Lighting

| | | |
|-------------------|-----------------------|--------------------------|
| 200 - Pole Lights | Useful Life 20 | Remaining Life 9 |
| 15 Walkway Lights | Quantity 15 | Unit of Measure Items |
| | Cost /Itm \$615 | |
| | % Included 100.00% | Total Cost/Study \$9,225 |
| 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 3 |
| 25 Parking Lot Lights (20%) | Quantity 25 | Unit of Measure Items |
| | Cost /Itm \$2,562 | Qty * \$/Itm \$64,062 |
| | % Included 20.00% | Total Cost/Study \$12,812 |
| Summary | Replacement Year 2020 | Future Cost \$13,798 |

This is to replace the parking lot lights.

00020 - West Social Center (WC)

23000 - Mechanical Equipment

| | | |
|-------------------------------|-----------------------|---------------------------|
| 204 - HVAC | Useful Life 15 | Remaining Life 4 |
| 2 Rooftop Carrier Units- 2006 | Quantity 2 | Unit of Measure Items |
| | Cost /Itm \$22,550 | |
| | % Included 100.00% | Total Cost/Study \$45,100 |
| 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 11 |
| 2 Rooftop Carrier Units- 2013 | Quantity 2 | Unit of Measure Items |
| | Cost /Itm \$8,200 | |
| | % Included 100.00% | Total Cost/Study \$16,400 |
| 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 2 |
| 2 Rooftop Carrier Units- 2004 | Quantity 2 | Unit of Measure Items |
| | Cost /Itm \$11,941 | |
| | % Included 100.00% | Total Cost/Study \$23,882 |
| Summary | Replacement Year 2019 | Future Cost \$25,092 |

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 4- Lobby (E)- Carrier- 15T
 Unit 10- Woodshop- Carrier- 5T

| | | |
|--|-----------------------|---------------------------|
| 352 - HVAC | Useful Life 15 | Remaining Life 7 |
| 3 Rooftop Carrier/American Units- 2009 | Quantity 3 | Unit of Measure Items |
| | Cost /Itm \$7,346 | |
| | % Included 100.00% | Total Cost/Study \$22,037 |
| 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

00020 - West Social Center (WC)

23000 - Mechanical Equipment

| | | | |
|----------------------------|-----------------------|------------------|----------|
| 380 - HVAC | Useful Life 15 | Remaining Life 8 | |
| Rooftop Carrier Unit- 2010 | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$12,300 | | |
| | % Included 100.00% | Total Cost/Study | \$12,300 |
| 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 6 | |
| 4 Rooftop Carrier/American Units- 2008 | Quantity 4 | Unit of Measure | Items |
| | Cost /Itm \$8,969 | | |
| | % Included 100.00% | Total Cost/Study | \$35,875 |
| 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)

| | | | |
|----------------------------------|-----------------------|------------------|---------|
| 420 - HVAC | Useful Life 15 | Remaining Life 5 | |
| Tennis Ramada Carrier Unit- 2007 | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$5,125 | | |
| | % Included 100.00% | Total Cost/Study | \$5,125 |
| 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 10 | |
| 4 Gree HVAC Units- 2012 | Quantity 4 | Unit of Measure | Items |
| | Cost /Itm \$2,050 | | |
| | % Included 100.00% | Total Cost/Study | \$8,200 |
| 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

00020 - West Social Center (WC)

23000 - Mechanical Equipment

| | | | | |
|----------------------------|------------------|----------|------------------|----------|
| 900 - Miscellaneous | Useful Life | 15 | Remaining Life | 6 |
| Camfil Farr Dust Collector | Quantity | 1 | Unit of Measure | Items |
| | Cost /Itm | \$10,000 | | |
| | % Included | 100.00% | Total Cost/Study | \$10,000 |
| Summary | Replacement Year | 2023 | Future Cost | \$11,597 |

This is to replace the Camfil Farr dust collector.

2008- installed

24000 - Furnishings

| | | | | |
|----------------------------|------------------|----------|------------------|----------|
| 500 - Miscellaneous | Useful Life | 10 | Remaining Life | 4 |
| Auditorium Tables & Chairs | Quantity | 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$55,991 | | |
| | % Included | 100.00% | Total Cost/Study | \$55,991 |
| Summary | Replacement Year | 2021 | Future Cost | \$61,803 |

This is to replace miscellaneous furnishings.

24500 - Audio / Visual

| | | | | |
|-----------------|------------------|----------|------------------|----------|
| 220 - PA System | Useful Life | 10 | Remaining Life | 9 |
| Auditorium Bldg | Quantity | 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$51,250 | | |
| | % Included | 100.00% | Total Cost/Study | \$51,250 |
| 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

Stage: manual projection screen, auto projection screen, auto grand curtain, Rush robotic light, EIKI projector, 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.

| | | | | | |
|----------------------------|------------------|----------|------------------|----------|------------------|
| 221 - PA System | Useful Life | 1 | Remaining Life | 0 | Treatment [nr:1] |
| Auditorium Bldg- 2017 Only | Quantity | 1 | Unit of Measure | Lump Sum | |
| | Cost /LS | \$24,144 | | | |
| | % Included | 100.00% | Total Cost/Study | \$24,144 | |
| Summary | Replacement Year | 2017 | Future Cost | \$24,144 | |

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

2017- \$24,144 expended.

00020 - West Social Center (WC)

24500 - Audio / Visual

| | | | |
|--------------------|-----------------------|------------------|----------|
| 400 - Stage Lights | Useful Life 20 | Remaining Life 4 | |
| Stage Lighting | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$9,225 | | |
| | % Included 100.00% | Total Cost/Study | \$9,225 |
| 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.

| | | | |
|---------------------------|-----------------------|------------------|------------------|
| 401 - Stage Lights | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Stage Lighting- 2017 Only | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$4,827 | | |
| | % Included 100.00% | Total Cost/Study | \$4,827 |
| Summary | Replacement Year 2017 | Future Cost | \$4,827 |

This is to replace various stage lighting fixtures.
 2017- \$4,827 expended on lighting.

| | | | |
|----------------------|-----------------------|------------------|----------|
| 600 - Stage Curtains | Useful Life 15 | Remaining Life 1 | |
| Stage Curtains | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$8,764 | | |
| | % Included 100.00% | Total Cost/Study | \$8,764 |
| Summary | Replacement Year 2018 | Future Cost | \$8,983 |

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

| | | | |
|--------------------|-----------------------|------------------|----------|
| 800 - Stage Risers | Useful Life 20 | Remaining Life 0 | |
| Located on Stage | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$7,301 | | |
| | % Included 100.00% | Total Cost/Study | \$7,301 |
| Summary | Replacement Year 2017 | Future Cost | \$7,301 |

This is to replace the stage risers.

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

00020 - West Social Center (WC)

24600 - Safety / Access

| | | | |
|-------------------------|------------------|------------------|---------------------------|
| 200 - Fire Control Misc | Useful Life 20 | Remaining Life 3 | |
| Fire Alarm System | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$38,181 | |
| | % Included | 100.00% | Total Cost/Study \$38,181 |
| Summary | Replacement Year | 2020 | Future Cost \$41,117 |

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 4 | |
| 565 Sq. Yds. West Center Carpet | Quantity 565 | Unit of Measure | Square Yard |
| | Cost /SqYd | \$32.80 | |
| | % Included | 100.00% | Total Cost/Study \$18,532 |
| Summary | Replacement Year | 2021 | Future Cost \$20,456 |

This is to replace the carpeting.

| | | | |
|--|------------------|------------------|---------------------------|
| 410 - Tile | Useful Life 20 | Remaining Life 4 | |
| 1,618 Sq. Ft. Clubhouse Walls & Floors | Quantity 1,618 | Unit of Measure | Square Feet |
| | Cost /SqFt | \$12.79 | |
| | % Included | 100.00% | Total Cost/Study \$20,688 |
| 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 0 | |
| 682 Sq. Ft. Green Room Dressing & Restrooms | Quantity 682 | Unit of Measure | Square Feet |
| | Cost /SqFt | \$12.79 | |
| | % Included | 100.00% | Total Cost/Study \$8,720 |
| Summary | Replacement Year | 2017 | Future Cost \$8,720 |

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 6 | |
| 1,100 Sq. Yds. West Center Vinyl | Quantity 1,100 | Unit of Measure | Square Yard |
| | Cost /SqYd | \$35.87 | |
| | % Included | 100.00% | Total Cost/Study \$39,462 |
| Summary | Replacement Year | 2023 | Future Cost \$45,764 |

This is to replace the vinyl flooring.

00020 - West Social Center (WC)

26000 - Outdoor Equipment

| | | | |
|----------------------------------|-----------------------|-----------------------------|--|
| 840 - Shade Structure | Useful Life 15 | Remaining Life 4 | |
| 680 Sq. Ft. Pool Shade Structure | Quantity 680 | Unit of Measure Square Feet | |
| | Cost /SqFt \$20.00 | | |
| | % Included 100.00% | Total Cost/Study \$13,600 | |
| Summary | Replacement Year 2021 | Future Cost \$15,012 | |

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

2006- installed

| | | | |
|---|-----------------------|-----------------------------|--|
| 844 - Shade Structure | Useful Life 15 | Remaining Life 6 | |
| 755 Sq. Ft. [3] Tennis Court Shade Structures | Quantity 755 | Unit of Measure Square Feet | |
| | Cost /SqFt \$20.00 | | |
| | % Included 100.00% | Total Cost/Study \$15,100 | |
| 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 1 | |
| 25 Kitchen Appliances (10%) | Quantity 25 | Unit of Measure Items | |
| | Cost /Itm \$2,804 | Qty * \$/Itm \$70,110 | |
| | % Included 10.00% | Total Cost/Study \$7,011 | |
| Summary | Replacement Year 2018 | Future Cost \$7,186 | |

This is to repair or replace miscellaneous appliances.

Manitowoc ice machine w/ B 320 bin, Auto-Chlor D2 dishwasher, Triple SS sink, Josam JA3 grease interceptor, Arctic Air R22CW8 snl door commercial refer, Arctic Air R22CW10 snl door commercial refer, Arctic Air snl 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, Wolf flat top range, Wolf 2-burner range, SS hood, Ansul fire, Wood block cutting table, SS table

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

30000 - Miscellaneous

| | | | |
|----------------------------|-----------------------|---------------------------|--|
| 018 - Miscellaneous | Useful Life 15 | Remaining Life 6 | |
| Camfil Fart Dust Collector | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$16,000 | | |
| | % Included 100.00% | Total Cost/Study \$16,000 | |
| Summary | Replacement Year 2023 | Future Cost \$18,555 | |

This is for replacing the Camfil Fart Dust Collector. Installed in 2008.

00020 - West Social Center (WC)

30000 - Miscellaneous

| | | |
|-----------------------------|-----------------------|---------------------------|
| 240 - Maintenance Equipment | Useful Life 20 | Remaining Life 9 |
| 3 Portable Lifts | Quantity 3 | Unit of Measure Items |
| | Cost /Itm \$10,250 | |
| | % Included 100.00% | Total Cost/Study \$30,750 |
| 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 2 |
| 79,662 Sq. Ft. Parking Lot | Quantity 79,662 | Unit of Measure Square Feet |
| | Cost /SqFt \$0.205 | |
| | % Included 100.00% | Total Cost/Study \$16,331 |
| 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 2 |
| 79,662 Sq. Ft. Parking Lot (2%) | Quantity 79,662 | Unit of Measure Square Feet |
| | Cost /SqFt \$3.33 | Qty * \$/SqFt \$265,374 |
| | % Included 2.00% | Total Cost/Study \$5,307 |
| 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 22 |
| 51,762 Sq. Ft. West & North Parking Lots | Quantity 51,762 | Unit of Measure Square Feet |
| | Cost /SqFt \$1.64 | |
| | % Included 100.00% | Total Cost/Study \$84,890 |
| 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 14 |
| 27,900 Sq. Ft. South Parking Lot | Quantity 27,900 | Unit of Measure Square Feet |
| | Cost /SqFt \$1.64 | |
| | % Included 100.00% | Total Cost/Study \$45,756 |
| 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 2 |
| 5,661 Sq. Ft. Pool Area Concrete (6%) | Quantity 5,661 | Unit of Measure Square Feet |
| | Cost /SqFt \$20.50 | Qty * \$/SqFt \$116,050 |
| | % Included 6.00% | Total Cost/Study \$6,963 |
| 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.

03000 - Painting: Exterior

| | | |
|---|-----------------------|-----------------------------|
| 112 - Stucco | Useful Life 10 | Remaining Life 2 |
| 13,905 Sq. Ft. Building Exterior Painting | Quantity 13,905 | Unit of Measure Square Feet |
| | Cost /SqFt \$1.02 | |
| | % Included 100.00% | Total Cost/Study \$14,253 |
| 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 4 |
| 17,350 Sq. Ft. All Interior Spaces | Quantity 17,350 | Unit of Measure Square Feet |
| | Cost /SqFt \$0.769 | |
| | % Included 100.00% | Total Cost/Study \$13,338 |
| 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 7 |
| Tennis Shade Structure | Quantity 1 | Unit of Measure Lump Sum |
| | Cost /LS \$12,000 | |
| | % Included 100.00% | Total Cost/Study \$12,000 |
| 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 \$512 % Included 50.00% | Remaining Life 5 Unit of Measure Squares Qty * \$/Sqrs \$106,087 Total Cost/Study \$53,044 |
| 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 \$512 % Included 50.00% | Remaining Life 8 Unit of Measure Squares Qty * \$/Sqrs \$106,087 Total Cost/Study \$53,044 |
| 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 \$41.00 % Included 100.00% | Remaining Life 2 Unit of Measure Squares Total Cost/Study \$8,487 |
| 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 \$27,367 % Included 100.00% | Remaining Life 5 Unit of Measure Room Total Cost/Study \$54,735 |
| 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.

| | | |
|--------------------------------------|--|---|
| 312 - Restrooms 2 Lobby Restrooms | Useful Life 20 Quantity 2 Cost /Rm \$9,737 % Included 100.00% | Remaining Life 5 Unit of Measure Room Total Cost/Study \$19,475 |
| 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.

00030 - East Social Center (EC)

12000 - Pool

| | | | |
|-------------------|-----------------------|-----------------------------|--|
| 106 - Resurface | Useful Life 12 | Remaining Life 4 | |
| 165 Lin. Ft. Pool | Quantity 165 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$133 | | |
| | % Included 100.00% | Total Cost/Study \$21,986 | |
| 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 3 | |
| 2 Pool & Spa ADA Chairs | Quantity 2 | Unit of Measure Items | |
| | Cost /Itm \$4,510 | | |
| | % Included 100.00% | Total Cost/Study \$9,020 | |
| 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 4 | |
| 5,661 Sq. Ft. Pool Area Decking | Quantity 5,661 | Unit of Measure Square Feet | |
| | Cost /SqFt \$7.69 | | |
| | % Included 100.00% | Total Cost/Study \$43,519 | |
| Summary | Replacement Year 2021 | Future Cost \$48,037 | |

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

| | | | |
|------------------------------|-----------------------|---------------------------|--|
| 706 - Equipment: Replacement | Useful Life 5 | Remaining Life 2 | |
| Pool & Spa Equipment (50%) | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$29,889 | Qty * \$/LS \$29,889 | |
| | % Included 50.00% | Total Cost/Study \$14,944 | |
| 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
- 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.

| | | | |
|-----------------------|-----------------------|--------------------------|--|
| 906 - Furniture: Misc | Useful Life 6 | Remaining Life 2 | |
| Pool Area Furnishings | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$7,175 | | |
| | % Included 100.00% | Total Cost/Study \$7,175 | |
| 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 1 | |
| 17 Fitness Room Cardio Machines (20%) | Quantity 17 | Unit of Measure Items | |
| | Cost /Itm \$6,150 | Qty * \$/Itm \$104,550 | |
| | % Included 20.00% | Total Cost/Study \$20,910 | |
| Summary | Replacement Year 2018 | Future Cost \$21,433 | |

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

2017- \$24,827 was expended.

| | | | |
|---|-----------------------|---------------------------|------------------|
| 201 - Exercise: Cardio Equipment | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Fitness Room Cardio Machines- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$24,827 | | |
| | % Included 100.00% | Total Cost/Study \$24,827 | |
| Summary | Replacement Year 2017 | Future Cost \$24,827 | |

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 \$4,210 | Qty * \$/Itm \$54,730 | |
| | % Included 10.00% | Total Cost/Study \$5,473 | |
| Summary | Replacement Year 2017 | Future Cost \$5,473 | |

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

Cybox (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 12 | |
| 2 Billiards Room | Quantity 2 | Unit of Measure Items | |
| | Cost /Itm \$5,894 | | |
| | % Included 100.00% | Total Cost/Study \$11,787 | |
| Summary | Replacement Year 2029 | Future Cost \$15,853 | |

This is to replace the billiard tables.

00030 - East Social Center (EC)

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 \$0.922 | | |
| | % Included 100.00% | Total Cost/Study \$13,284 | |
| Summary | Replacement Year 2018 | Future Cost \$13,616 | |

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

2014- Tennis courts repaired and re-coated

| | | | |
|----------------------------------|-----------------------|-----------------------------|--|
| 510 - Resurface | Useful Life 21 | Remaining Life 10 | |
| 14,400 Sq. Ft. [2] Tennis Courts | Quantity 14,400 | Unit of Measure Square Feet | |
| | Cost /SqFt \$2.82 | | |
| | % Included 100.00% | Total Cost/Study \$40,590 | |
| 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 3 | |
| Pickleball Windscreens | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$2,000 | | |
| | % Included 100.00% | Total Cost/Study \$2,000 | |
| 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 2 | |
| 15,330 Sq. Ft. [7] Pickleball Courts | Quantity 15,330 | Unit of Measure Square Feet | |
| | Cost /SqFt \$0.922 | | |
| | % Included 100.00% | Total Cost/Study \$14,142 | |
| 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.

| | | | |
|----------------------------------|-----------------------|--------------------------|------------------|
| 211 - Seal & Striping | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| [7] Pickleball Courts- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$5,199 | | |
| | % Included 100.00% | Total Cost/Study \$5,199 | |
| Summary | Replacement Year 2017 | Future Cost \$5,199 | |

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

| | | | |
|-------------------------------------|-----------------------|-----------------------------|--|
| 400 - Overlay | Useful Life 21 | Remaining Life 19 | |
| 8,840 Sq. Ft. [4] Pickleball Courts | Quantity 8,840 | Unit of Measure Square Feet | |
| | Cost /SqFt \$2.82 | | |
| | % Included 100.00% | Total Cost/Study \$24,918 | |
| Summary | Replacement Year 2036 | Future Cost \$39,835 | |

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

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

| | | |
|-------------------------------------|-----------------------|-----------------------------|
| 430 - Overlay | Useful Life 21 | Remaining Life 12 |
| 6,490 Sq. Ft. [3] Pickleball Courts | Quantity 6,490 | Unit of Measure Square Feet |
| | Cost /SqFt \$2.82 | |
| | % Included 100.00% | Total Cost/Study \$18,294 |
| 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 28 |
| 873 Lin. Ft. Pickleball Court Fencing | Quantity 873 | Unit of Measure Linear Feet |
| | Cost /l.f. \$20.50 | |
| | % Included 100.00% | Total Cost/Study \$17,896 |
| Summary | Replacement Year 2045 | Future Cost \$35,730 |

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

| | | |
|---------------------------------|-----------------------|-----------------------------|
| 130 - Chain Link: 10' | Useful Life 30 | Remaining Life 14 |
| 540 Lin. Ft. Tennis Court Fence | Quantity 540 | Unit of Measure Linear Feet |
| | Cost /l.f. \$36.90 | |
| | % Included 100.00% | Total Cost/Study \$19,926 |
| 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 9 |
| 415 Lin. Ft. Pool Perimeter Fence | Quantity 415 | Unit of Measure Linear Feet |
| | Cost /l.f. \$34.85 | |
| | % Included 100.00% | Total Cost/Study \$14,463 |
| 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 4 |
| 7 Parking Lot Lights | Quantity 7 | Unit of Measure Items |
| | Cost /Itm \$2,562 | |
| | % Included 100.00% | Total Cost/Study \$17,937 |
| Summary | Replacement Year 2021 | Future Cost \$19,800 |

This is to replace the parking lot lights.

00030 - East Social Center (EC)

23000 - Mechanical Equipment

| | | | |
|-------------------------------|-----------------------|------------------|----------|
| 288 - HVAC | Useful Life 15 | Remaining Life 1 | |
| 4 Rooftop Carrier Units- 2001 | Quantity 4 | Unit of Measure | Items |
| | Cost /Itm \$5,202 | | |
| | % Included 100.00% | Total Cost/Study | \$20,807 |
| 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 7 | |
| Rooftop Carrier Unit- 2009 | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$12,300 | | |
| | % Included 100.00% | Total Cost/Study | \$12,300 |
| 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

| | | | |
|----------------------------|-----------------------|------------------|----------|
| 356 - HVAC | Useful Life 15 | Remaining Life 4 | |
| Rooftop Carrier Unit- 2006 | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$12,300 | | |
| | % Included 100.00% | Total Cost/Study | \$12,300 |
| 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 6 | |
| Rooftop Carrier Unit- 2008 | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$12,300 | | |
| | % Included 100.00% | Total Cost/Study | \$12,300 |
| 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

00030 - East Social Center (EC)

23000 - Mechanical Equipment

| | | | |
|-------------------------------|-----------------------|------------------|----------|
| 408 - HVAC | Useful Life 15 | Remaining Life 9 | |
| 5 Rooftop Carrier Units- 2011 | Quantity 5 | Unit of Measure | Items |
| | Cost /Itm \$5,084 | | |
| | % Included 100.00% | Total Cost/Study | \$25,420 |
| 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 1 | |
| 2 Rooftop Carrier Units- 2002 | Quantity 2 | Unit of Measure | Items |
| | Cost /Itm \$4,100 | | |
| | % Included 100.00% | Total Cost/Study | \$8,200 |
| 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

24000 - Furnishings

| | | | |
|-------------------------|-----------------------|------------------|----------|
| 520 - Miscellaneous | Useful Life 10 | Remaining Life 5 | |
| Folding Tables & Chairs | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$27,162 | | |
| | % Included 100.00% | Total Cost/Study | \$27,162 |
| 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.

| | | | |
|------------------------------------|-----------------------|------------------|------------------|
| 521 - Miscellaneous | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Folding Tables & Chairs- 2017 Only | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$5,188 | | |
| | % Included 100.00% | Total Cost/Study | \$5,188 |
| Summary | Replacement Year 2017 | Future Cost | \$5,188 |

This is to replace the auditorium folding tables and chairs.

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

00030 - East Social Center (EC)

24500 - Audio / Visual

| | | |
|--------------------------|-----------------------|--------------------------|
| 300 - PA System | Useful Life 20 | Remaining Life 14 |
| Sound Rack- Sound System | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$6,842 | |
| | % Included 100.00% | Total Cost/Study \$6,842 |
| 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 13 |
| East Auditorium- Upright Piano | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$8,742 | |
| | % Included 100.00% | Total Cost/Study \$8,742 |
| 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

25000 - Flooring

| | | |
|---------------------------------|-----------------------|-----------------------------|
| 220 - Carpeting | Useful Life 10 | Remaining Life 4 |
| 850 Sq. Yds. East Center Carpet | Quantity 850 | Unit of Measure Square Yard |
| | Cost /SqYd \$32.80 | |
| | % Included 100.00% | Total Cost/Study \$27,880 |
| Summary | Replacement Year 2021 | Future Cost \$30,774 |

This is to replace the carpeting.

| | | |
|--|-----------------------|-----------------------------|
| 420 - Tile | Useful Life 20 | Remaining Life 4 |
| 4,000 Sq. Ft. Clubhouse Walls & Floors | Quantity 4,000 | Unit of Measure Square Feet |
| | Cost /SqFt \$10.25 | |
| | % Included 100.00% | Total Cost/Study \$41,000 |
| Summary | Replacement Year 2021 | Future Cost \$45,256 |

This is to replace the wall and floor tile.

| | | |
|---------------------------------------|-----------------------|-----------------------------|
| 610 - Vinyl | Useful Life 15 | Remaining Life 4 |
| 160 Sq. Yds. Art Room, Lobby, Kitchen | Quantity 160 | Unit of Measure Square Yard |
| | Cost /SqYd \$35.87 | |
| | % Included 100.00% | Total Cost/Study \$5,740 |
| Summary | Replacement Year 2021 | Future Cost \$6,336 |

This is to replace the vinyl flooring.

00030 - East Social Center (EC)

27000 - Appliances

| | | | |
|----------------------|-----------------------|------------------|----------|
| 720 - Miscellaneous | Useful Life 12 | Remaining Life 5 | |
| 8 Kitchen Appliances | Quantity 8 | Unit of Measure | Items |
| | Cost /Itm \$1,881 | | |
| | % Included 100.00% | Total Cost/Study | \$15,047 |
| Summary | Replacement Year 2022 | Future Cost | \$17,024 |

This is to repair or replace miscellaneous appliances.

Bunn Coffee snl 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 0 | |
| 70,468 Sq. Ft. Parking Lot | Quantity 70,468 | Unit of Measure | Square Feet |
| | Cost /SqFt \$0.213 | | |
| | % Included 100.00% | Total Cost/Study | \$14,995 |
| Summary | Replacement Year 2017 | Future Cost | \$14,995 |

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.

| | | | |
|---------------------------------|-----------------------|------------------|-------------|
| 224 - Asphalt: Ongoing Repairs | Useful Life 5 | Remaining Life 5 | |
| 70,468 Sq. Ft. Parking Lot (3%) | Quantity 70,468 | Unit of Measure | Square Feet |
| | Cost /SqFt \$3.33 | Qty * \$/SqFt | \$234,747 |
| | % Included 2.50% | Total Cost/Study | \$5,869 |
| 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 4 | |
| 26,000 Sq. Ft. North Parking Lot | Quantity 26,000 | Unit of Measure | Square Feet |
| | Cost /SqFt \$1.64 | | |
| | % Included 100.00% | Total Cost/Study | \$42,640 |
| 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 18 | |
| 44,468 Sq. Ft. East Parking Lot | Quantity 44,468 | Unit of Measure | Square Feet |
| | Cost /SqFt \$1.64 | | |
| | % Included 100.00% | Total Cost/Study | \$72,928 |
| 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.

00040 - Las Campanas (LC)

02000 - Concrete

| | | |
|---|-----------------------|-----------------------------|
| 412 - Pool Deck | Useful Life 5 | Remaining Life 2 |
| 4,731 Sq. Ft. Pool Area Concrete (7.5%) | Quantity 4,731 | Unit of Measure Square Feet |
| | Cost /SqFt \$20.50 | Qty * \$/SqFt \$96,985 |
| | % Included 7.50% | Total Cost/Study \$7,274 |
| 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.

03000 - Painting: Exterior

| | | |
|---|-----------------------|-----------------------------|
| 118 - Stucco | Useful Life 10 | Remaining Life 4 |
| 18,180 Sq. Ft. Exterior Building Surfaces | Quantity 18,180 | Unit of Measure Square Feet |
| | Cost /SqFt \$1.02 | |
| | % Included 100.00% | Total Cost/Study \$18,634 |
| 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.

03500 - Painting: Interior

| | | |
|------------------------------------|-----------------------|-----------------------------|
| 118 - Building | Useful Life 10 | Remaining Life 4 |
| 21,900 Sq. Ft. All Interior Spaces | Quantity 21,900 | Unit of Measure Square Feet |
| | Cost /SqFt \$0.769 | |
| | % Included 100.00% | Total Cost/Study \$16,836 |
| 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 4 |
| 198 Squares- Clubhouse & Racquetball Roof | Quantity 198 | Unit of Measure Squares |
| | Cost /Sqrs \$512 | |
| | % Included 100.00% | Total Cost/Study \$101,475 |
| 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 2 |
| 198 Squares- Roof Recoating | Quantity 198 | Unit of Measure Squares |
| | Cost /Sqrs \$41.00 | |
| | % Included 100.00% | Total Cost/Study \$8,118 |
| 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.

00040 - Las Campanas (LC)

08000 - Rehab

| | | |
|-----------------------------------|---|---|
| 212 - Bathrooms 2 Locker Rooms | Useful Life 20 Quantity 2 Cost /Rm \$24,087 | Remaining Life 4 Unit of Measure Room |
| Summary | % Included 100.00% Replacement Year 2021 | Total Cost/Study \$48,175 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 Hallway Restroom | Useful Life 20 Quantity 1 Cost /LS \$25,000 | Remaining Life 10 Unit of Measure Lump Sum |
| Summary | % Included 100.00% Replacement Year 2027 | Total Cost/Study \$25,000 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.

| | | |
|--|--|---|
| 318 - Restrooms 2 Racquetball Court Restrooms | Useful Life 20 Quantity 2 Cost /Rm \$6,278 | Remaining Life 2 Unit of Measure Room |
| Summary | % Included 100.00% Replacement Year 2019 | Total Cost/Study \$12,556 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 Clubhouse Kitchen | Useful Life 1 Quantity 1 Cost /Rm \$7,175 | Remaining Life 1 Unit of Measure Room |
| Summary | % Included 100.00% Replacement Year 2018 | Total Cost/Study \$7,175 Future Cost \$7,354 |

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.

| | | |
|--|--|---|
| 560 - Operable Wall/Partition 1,296 Sq. Ft. [2] Agave | Useful Life 25 Quantity 1,296 Cost /SqFt \$35.87 | Remaining Life 16 Unit of Measure Square Feet |
| Summary | % Included 100.00% Replacement Year 2033 | Total Cost/Study \$46,494 Future Cost \$69,021 |

This is to repair and replace the operable panel walls.

2- 12x54

00040 - Las Campanas (LC)

12000 - Pool

| | | | |
|-------------------|-----------------------|-----------------------------|--|
| 112 - Resurface | Useful Life 12 | Remaining Life 5 | |
| 264 Lin. Ft. Pool | Quantity 264 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$143 | | |
| | % Included 100.00% | Total Cost/Study \$37,884 | |
| Summary | Replacement Year 2022 | Future Cost \$42,862 | |

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

| | | | |
|-------------------------|-----------------------|--------------------------|--|
| 406 - ADA Chair Lift | Useful Life 10 | Remaining Life 4 | |
| 2 Pool & Spa ADA Chairs | Quantity 2 | Unit of Measure Items | |
| | Cost /Itm \$4,510 | | |
| | % Included 100.00% | Total Cost/Study \$9,020 | |
| 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 4 | |
| 4,731 Sq. Ft. Pool Area Decking | Quantity 4,731 | Unit of Measure Square Feet | |
| | Cost /SqFt \$7.69 | | |
| | % Included 100.00% | Total Cost/Study \$36,370 | |
| 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 \$38,499 | Qty * \$/LS \$38,499 | |
| | % Included 50.00% | Total Cost/Study \$19,249 | |
| Summary | Replacement Year 2018 | Future Cost \$19,731 | |

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.

2017- \$1,829 expended.

| | | | |
|---------------------------------|-----------------------|--------------------------|------------------|
| 713 - Equipment: Replacement | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Pool & Spa Equipment- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$1,829 | | |
| | % Included 100.00% | Total Cost/Study \$1,829 | |
| Summary | Replacement Year 2017 | Future Cost \$1,829 | |

2017- \$1,829 expended.

00040 - Las Campanas (LC)

12000 - Pool

| | | | |
|--------------------------|-----------------------|-----------------------------|--|
| 806 - Cover | Useful Life 6 | Remaining Life 2 | |
| 4,400 Sq. Ft. Pool Cover | Quantity 4,400 | Unit of Measure Square Feet | |
| | Cost /SqFt \$1.69 | | |
| | % Included 100.00% | Total Cost/Study \$7,441 | |
| 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 2 | |
| Pool Area Furniture | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$7,775 | | |
| | % Included 100.00% | Total Cost/Study \$7,775 | |
| Summary | Replacement Year 2019 | Future Cost \$8,168 | |

This is to replace miscellaneous pool furniture.

14000 - Recreation

| | | | |
|---|-----------------------|---------------------------|--|
| 210 - Exercise: Cardio Equipment | Useful Life 1 | Remaining Life 1 | |
| 19 Fitness Center Cardio Machines (20%) | Quantity 19 | Unit of Measure Items | |
| | Cost /Itm \$6,150 | Qty * \$/Itm \$116,850 | |
| | % Included 20.00% | Total Cost/Study \$23,370 | |
| Summary | Replacement Year 2018 | Future Cost \$23,954 | |

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

Bikes (8)- 1 Schwinn Fan Spin, 2 Nustep Recumbent, 5 Techno Gym

Elliptical Machines (4)- 1 Cybex, 1 Precor, 1 Techno Gym, 1 Sci Fit

Rowing Machines (2)- 2 Concept-2

Stepper (1)- 1 Cybex

Treadmills (4)- 3 Woodway, 1 Techno Gym

2017- \$2,56 expended.

| | | | |
|---|-----------------------|--------------------------|------------------|
| 211 - Exercise: Cardio Equipment | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Fitness Center Cardio Machines- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$2,565 | | |
| | % Included 100.00% | Total Cost/Study \$2,565 | |
| Summary | Replacement Year 2017 | Future Cost \$2,565 | |

2017- \$2,655 expended.

00040 - Las Campanas (LC)

14000 - Recreation

| | | | |
|---|-----------------------|--------------------------|--|
| 310 - Exercise: Strength Equipment | Useful Life 1 | Remaining Life 1 | |
| 17 Fitness Center Strength Machines (10%) | Quantity 17 | Unit of Measure Items | |
| | Cost /Itm \$4,100 | Qty * \$/Itm \$69,700 | |
| | % Included 10.00% | Total Cost/Study \$6,970 | |
| Summary | Replacement Year 2018 | Future Cost \$7,144 | |

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

Cybox (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

2017- \$4,727 expended.

| | | | |
|---|-----------------------|--------------------------|------------------|
| 311 - Exercise: Strength Equipment | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Fitness Center Strength Machines- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$4,727 | | |
| | % Included 100.00% | Total Cost/Study \$4,727 | |
| Summary | Replacement Year 2017 | Future Cost \$4,727 | |

2017- \$4,727 expended.

17000 - Tennis Court

| | | | |
|----------------------------------|-----------------------|-----------------------------|--|
| 120 - Reseal | Useful Life 7 | Remaining Life 2 | |
| 14,000 Sq. Ft. [2] Tennis Courts | Quantity 14,000 | Unit of Measure Square Feet | |
| | Cost /SqFt \$0.922 | | |
| | % Included 100.00% | Total Cost/Study \$12,915 | |
| Summary | Replacement Year 2019 | Future Cost \$13,569 | |

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

| | | | |
|----------------------------------|-----------------------|-----------------------------|--|
| 520 - Resurface | Useful Life 21 | Remaining Life 9 | |
| 14,000 Sq. Ft. [2] Tennis Courts | Quantity 14,000 | Unit of Measure Square Feet | |
| | Cost /SqFt \$2.82 | | |
| | % Included 100.00% | Total Cost/Study \$39,462 | |
| Summary | Replacement Year 2026 | Future Cost \$49,283 | |

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

00040 - Las Campanas (LC)

19000 - Fencing

| | | | |
|---------------------------------|-----------------------|-----------------------------|--|
| 140 - Chain Link: 10' | Useful Life 30 | Remaining Life 14 | |
| 540 Lin. Ft. Tennis Court Fence | Quantity 540 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$35.87 | | |
| | % Included 100.00% | Total Cost/Study \$19,372 | |
| 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 10 | |
| 315 Lin. Ft. Pool Area Fencing | Quantity 315 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$34.85 | | |
| | % Included 100.00% | Total Cost/Study \$10,978 | |
| 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.

| | | | |
|------------------------------|-----------------------|--------------------------|------------------|
| 211 - Wrought Iron: 5' | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Pool Area Fencing- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$1,350 | | |
| | % Included 100.00% | Total Cost/Study \$1,350 | |
| Summary | Replacement Year 2017 | Future Cost \$1,350 | |

2017- \$1,350 expended.

20000 - Lighting

| | | | |
|----------------------------|-----------------------|---------------------------|--|
| 520 - Parking Lot | Useful Life 30 | Remaining Life 10 | |
| 8 North Parking Lot Lights | Quantity 8 | Unit of Measure Items | |
| | Cost /Itm \$2,562 | | |
| | % Included 100.00% | Total Cost/Study \$20,500 | |
| Summary | Replacement Year 2027 | Future Cost \$26,242 | |

This is to replace the parking lot lights.

| | | | |
|----------------------------|-----------------------|---------------------------|--|
| 560 - Parking Lot | Useful Life 30 | Remaining Life 23 | |
| 13 East Parking Lot Lights | Quantity 13 | Unit of Measure Items | |
| | Cost /Itm \$2,562 | | |
| | % Included 100.00% | Total Cost/Study \$33,312 | |
| 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 6 | |
| 11 Rooftop Trane Units- 2008 | Quantity 11 | Unit of Measure | Items |
| | Cost /Itm \$8,121 | | |
| | % Included 100.00% | Total Cost/Study | \$89,329 |
| 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 8 | |
| 4 Rooftop Carrier Units- 2010 | Quantity 4 | Unit of Measure | Items |
| | Cost /Itm \$7,406 | | |
| | % Included 100.00% | Total Cost/Study | \$29,622 |
| 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 12 | |
| Rooftop Carrier Unit- 2014 | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$5,125 | | |
| | % Included 100.00% | Total Cost/Study | \$5,125 |
| 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)

24500 - Audio / Visual

| | | | |
|-----------------------------|-----------------------|-------------------|----------|
| 740 - Piano | Useful Life 25 | Remaining Life 12 | |
| Ocotillo Room- Studio Piano | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$10,339 | | |
| | % Included 100.00% | Total Cost/Study | \$10,339 |
| 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 \$5,426 | | |
| | % Included 100.00% | Total Cost/Study | \$21,705 |
| Summary | Replacement Year 2018 | Future Cost | \$22,247 |

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 12 | |
| 2 Ocotillo Room- older | Quantity 2 | Unit of Measure | Items |
| | Cost /Itm \$3,655 | | |
| | % Included 100.00% | Total Cost/Study | \$7,310 |
| 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

| | | | |
|----------------------|-----------------------|-------------------|---------|
| 820 - Stage Curtains | Useful Life 20 | Remaining Life 12 | |
| 2 Ocotillo Room | Quantity 2 | Unit of Measure | Items |
| | Cost /Itm \$3,655 | | |
| | % Included 100.00% | Total Cost/Study | \$7,310 |
| 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)

00040 - Las Campanas (LC)

24500 - Audio / Visual

| | | | |
|--|------------------|------------------|---------------------------|
| 900 - Miscellaneous | Useful Life 10 | Remaining Life 2 | |
| Ocotillo Room- Sound System & Induction Loop | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$15,230 | |
| | % Included | 100.00% | Total Cost/Study \$15,230 |
| 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 4 | |
| Fire Alarm System | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$16,272 | |
| | % Included | 100.00% | Total Cost/Study \$16,272 |
| Summary | Replacement Year | 2021 | Future Cost \$17,961 |

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 4 | |
| 430 Sq. Yds. Clubhouse Carpet | Quantity 430 | Unit of Measure | Square Yard |
| | Cost /SqYd | \$32.00 | |
| | % Included | 100.00% | Total Cost/Study \$13,760 |
| 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 0 | |
| 150 Sq. Yds. Juniper Room Only | Quantity 150 | Unit of Measure | Square Yard |
| | Cost /SqYd | \$31.77 | |
| | % Included | 100.00% | Total Cost/Study \$4,765 |
| Summary | Replacement Year | 2017 | Future Cost \$4,765 |

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.

| | | | |
|--|------------------|------------------|---------------------------|
| 430 - Tile | Useful Life 20 | Remaining Life 4 | |
| 3,050 Sq. Ft. Clubhouse Walls & Floors | Quantity 3,050 | Unit of Measure | Square Feet |
| | Cost /SqFt | \$10.25 | |
| | % Included | 100.00% | Total Cost/Study \$31,262 |
| Summary | Replacement Year | 2021 | Future Cost \$34,508 |

This is to replace the wall and floor tile.

00040 - Las Campanas (LC)

25000 - Flooring

| | | |
|------------------------|-----------------------|-----------------------------|
| 620 - Vinyl | Useful Life 15 | Remaining Life 4 |
| 540 Sq. Yds. Clubhouse | Quantity 540 | Unit of Measure Square Yard |
| | Cost /SqYd \$35.87 | |
| | % Included 100.00% | Total Cost/Study \$19,372 |
| Summary | Replacement Year 2021 | Future Cost \$21,384 |

This is to replace the vinyl flooring.

| | | |
|--|-----------------------|-----------------------------|
| 700 - Hardwood Floors | Useful Life 25 | Remaining Life 12 |
| 1,600 Sq. Ft. Racquetball Court- Replace | Quantity 1,600 | Unit of Measure Square Feet |
| | Cost /SqFt \$14.35 | |
| | % Included 100.00% | Total Cost/Study \$22,960 |
| Summary | Replacement Year 2029 | Future Cost \$30,879 |

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

2- 20' x 40' racquetball courts

| | | |
|---|-----------------------|-----------------------------|
| 740 - Hardwood Floors | Useful Life 40 | Remaining Life 31 |
| 2,925 Sq. Ft. Agave & Ocotillo Floor- Replace | Quantity 2,925 | Unit of Measure Square Feet |
| | Cost /SqFt \$15.37 | |
| | % Included 100.00% | Total Cost/Study \$44,972 |
| Summary | Replacement Year 2048 | Future Cost \$96,690 |

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 | Useful Life 10 | Remaining Life 4 |
| 2,925 Sq. Ft. Agave & Ocotillo Floor- Refinish | Quantity 2,925 | Unit of Measure Square Feet |
| | Cost /SqFt \$6.15 | |
| | % Included 100.00% | Total Cost/Study \$17,989 |
| Summary | Replacement Year 2021 | Future Cost \$19,856 |

This is to refinish the hardwood flooring.

27000 - Appliances

| | | |
|-----------------------|-----------------------|---------------------------|
| 800 - Miscellaneous | Useful Life 12 | Remaining Life 5 |
| 14 Kitchen Appliances | Quantity 14 | Unit of Measure Items |
| | Cost /Itm \$3,152 | |
| | % Included 100.00% | Total Cost/Study \$44,126 |
| 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 snl door refer, True T-19F snl 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 3 | |
| 104,016 Sq. Ft. Drives & Parking | Quantity 104,016 | Unit of Measure Square Feet | |
| | Cost /SqFt \$0.205 | | |
| | % Included 100.00% | Total Cost/Study \$21,323 | |
| 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 3 | |
| 104,016 Sq. Ft. Drives & Parking (3%) | Quantity 104,016 | Unit of Measure Square Feet | |
| | Cost /SqFt \$3.33 | Qty * \$/SqFt \$346,503 | |
| | % Included 2.50% | Total Cost/Study \$8,663 | |
| 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 22 | |
| 104,016 Sq. Ft. Drives & Parking | Quantity 104,016 | Unit of Measure Square Feet | |
| | Cost /SqFt \$1.64 | | |
| | % Included 100.00% | Total Cost/Study \$170,586 | |
| 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.

03000 - Painting: Exterior

| | | | |
|---|-----------------------|-----------------------------|--|
| 124 - Stucco | Useful Life 10 | Remaining Life 4 | |
| 30,135 Sq. Ft. Exterior Building Surfaces | Quantity 30,135 | Unit of Measure Square Feet | |
| | Cost /SqFt \$1.02 | | |
| | % Included 100.00% | Total Cost/Study \$30,888 | |
| Summary | Replacement Year 2021 | Future Cost \$34,095 | |

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

2017- \$5,200 expended for the exterior room A, columns, pool area only.

| | | | |
|---------------------------------------|-----------------------|--------------------------|------------------|
| 125 - Stucco | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Exterior Building Surfaces- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$5,200 | | |
| | % Included 100.00% | Total Cost/Study \$5,200 | |
| Summary | Replacement Year 2017 | Future Cost \$5,200 | |

2017- \$5,200 expended for the exterior room A, columns, pool area only.

00050 - Desert Hills (DH)

03500 - Painting: Interior

| | | | |
|------------------------------------|-----------------------|-----------------------------|--|
| 124 - Building | Useful Life 10 | Remaining Life 4 | |
| 26,950 Sq. Ft. All Interior Spaces | Quantity 26,950 | Unit of Measure Square Feet | |
| | Cost /SqFt \$0.769 | | |
| | % Included 100.00% | Total Cost/Study \$20,718 | |
| 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 2 | |
| 1,778 Sq. Ft. Second Floor Deck | Quantity 1,778 | Unit of Measure Square Feet | |
| | Cost /SqFt \$6.15 | | |
| | % Included 100.00% | Total Cost/Study \$10,935 | |
| 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 9 | |
| 137 Squares- Roof Replacement | Quantity 137 | Unit of Measure Squares | |
| | Cost /Sqrs \$512 | | |
| | % Included 100.00% | Total Cost/Study \$70,212 | |
| 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.

| | | | |
|-----------------------------|-----------------------|--------------------------|--|
| 918 - Miscellaneous | Useful Life 10 | Remaining Life 9 | |
| 137 Squares- Roof Recoating | Quantity 137 | Unit of Measure Squares | |
| | Cost /Sqrs \$41.00 | | |
| | % Included 100.00% | Total Cost/Study \$5,617 | |
| 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 2 | |
| 2 Locker Rooms | Quantity 2 | Unit of Measure Room | |
| | Cost /Rm \$17,937 | | |
| | % Included 100.00% | Total Cost/Study \$35,875 | |
| 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.

00050 - Desert Hills (DH)

08000 - Rehab

| | | | |
|------------------------|-----------------------|---------------------------|--|
| 220 - Bathrooms | Useful Life 20 | Remaining Life 6 | |
| Add Companion Bathroom | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$15,000 | | |
| | % Included 100.00% | Total Cost/Study \$15,000 | |
| 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 4 | |
| 2 Auditorium Lobby Restrooms | Quantity 2 | Unit of Measure Room | |
| | Cost /Rm \$6,047 | | |
| | % Included 100.00% | Total Cost/Study \$12,095 | |
| 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 9 | |
| 40 Lin. Ft. Countertops & Cabinets | Quantity 40 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$656 | | |
| | % Included 100.00% | Total Cost/Study \$26,240 | |
| 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.

| | | | |
|-------------------------------|-----------------------|-----------------------------|--|
| 570 - Operable Wall/Partition | Useful Life 21 | Remaining Life 17 | |
| 770 Sq. Ft. [4] Room Dividers | Quantity 770 | Unit of Measure Square Feet | |
| | Cost /SqFt \$41.00 | | |
| | % Included 100.00% | Total Cost/Study \$31,570 | |
| 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 6 | |
| 260 Lin. Ft. Pool | Quantity 260 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$143 | | |
| | % Included 100.00% | Total Cost/Study \$37,310 | |
| Summary | Replacement Year 2023 | Future Cost \$43,268 | |

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

00050 - Desert Hills (DH)

12000 - Pool

| | | | |
|---------------------------------|-----------------------|-----------------------------|--|
| 618 - Deck: Re-Surface | Useful Life 25 | Remaining Life 0 | |
| 5,981 Sq. Ft. Pool Area Decking | Quantity 5,981 | Unit of Measure Square Feet | |
| | Cost /SqFt \$29.26 | | |
| | % Included 100.00% | Total Cost/Study \$175,000 | |
| Summary | Replacement Year 2017 | Future Cost \$175,000 | |

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.

| | | | |
|------------------------------|-----------------------|---------------------------|--|
| 718 - Equipment: Replacement | Useful Life 5 | Remaining Life 1 | |
| Pool & Spa Equipment (50%) | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$44,034 | Qty * \$/LS \$44,034 | |
| | % Included 50.00% | Total Cost/Study \$22,017 | |
| Summary | Replacement Year 2018 | Future Cost \$22,567 | |

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.

| | | | |
|--------------------------|-----------------------|-----------------------------|--|
| 812 - Cover | Useful Life 6 | Remaining Life 2 | |
| 3,870 Sq. Ft. Pool Cover | Quantity 3,870 | Unit of Measure Square Feet | |
| | Cost /SqFt \$1.69 | | |
| | % Included 100.00% | Total Cost/Study \$6,545 | |
| 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 2 | |
| Pool Area Furniture | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$10,762 | | |
| | % Included 100.00% | Total Cost/Study \$10,762 | |
| Summary | Replacement Year 2019 | Future Cost \$11,307 | |

This is to replace miscellaneous pool furniture.

00050 - Desert Hills (DH)

14000 - Recreation

| | | | |
|---|-----------------------|---------------------------|--|
| 220 - Exercise: Cardio Equipment | Useful Life 1 | Remaining Life 1 | |
| 13 Fitness Center Cardio Machines (20%) | Quantity 13 | Unit of Measure Items | |
| | Cost /Itm \$6,150 | Qty * \$/Itm \$79,950 | |
| | % Included 20.00% | Total Cost/Study \$15,990 | |
| Summary | Replacement Year 2018 | Future Cost \$16,390 | |

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

2017- \$25,694 expended.

| | | | |
|---|-----------------------|---------------------------|------------------|
| 221 - Exercise: Cardio Equipment | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Fitness Center Cardio Machines- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$25,694 | | |
| | % Included 100.00% | Total Cost/Study \$25,694 | |
| Summary | Replacement Year 2017 | Future Cost \$25,694 | |

2017- \$25,694 expended.

| | | | |
|---|-----------------------|--------------------------|--|
| 320 - Exercise: Strength Equipment | Useful Life 3 | Remaining Life 0 | |
| Fitness Center Strength Machines- 12 Pieces | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$4,120 | | |
| | % Included 100.00% | Total Cost/Study \$4,120 | |
| Summary | Replacement Year 2017 | Future Cost \$4,120 | |

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.

00050 - Desert Hills (DH)

14000 - Recreation

| | | | |
|----------------------|-----------------------|------------------|----------|
| 740 - Billiard Table | Useful Life 25 | Remaining Life 4 | |
| 5 Billiards Room | Quantity 5 | Unit of Measure | Items |
| | Cost /Itm \$8,000 | | |
| | % Included 100.00% | Total Cost/Study | \$40,000 |
| 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 1 | |
| 28,800 Sq. Ft. [4] Tennis Courts | Quantity 28,800 | Unit of Measure | Square Feet |
| | Cost /SqFt \$0.922 | | |
| | % Included 100.00% | Total Cost/Study | \$26,568 |
| Summary | Replacement Year 2018 | Future Cost | \$27,232 |

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

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

| | | | |
|----------------------------------|-----------------------|-------------------|-------------|
| 530 - Resurface | Useful Life 21 | Remaining Life 14 | |
| 28,800 Sq. Ft. [4] Tennis Courts | Quantity 28,800 | Unit of Measure | Square Feet |
| | Cost /SqFt \$2.82 | | |
| | % Included 100.00% | Total Cost/Study | \$81,180 |
| Summary | Replacement Year 2031 | Future Cost | \$114,705 |

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

| | | | |
|---------------------|-----------------------|------------------|----------|
| 700 - Screen | Useful Life 4 | Remaining Life 2 | |
| Tennis Wind Screens | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$2,000 | | |
| | % Included 100.00% | Total Cost/Study | \$2,000 |
| 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 3 | |
| 2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing | Quantity 2,496 | Unit of Measure | Square Feet |
| | Cost /SqFt \$2.56 | | |
| | % Included 100.00% | Total Cost/Study | \$6,396 |
| Summary | Replacement Year 2020 | Future Cost | \$6,888 |

This is to resurface the shuffleboard court.

00050 - Desert Hills (DH)

19000 - Fencing

| | | | |
|---------------------------------|-----------------------|-----------------------------|--|
| 150 - Chain Link: 10' | Useful Life 30 | Remaining Life 14 | |
| 960 Lin. Ft. Tennis Court Fence | Quantity 960 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$35.87 | | |
| | % Included 100.00% | Total Cost/Study \$34,440 | |
| 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 9 | |
| 7 Walkway Lights | Quantity 7 | Unit of Measure Items | |
| | Cost /Itm \$1,025 | | |
| | % Included 100.00% | Total Cost/Study \$7,175 | |
| 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 9 | |
| 11 Parking Lot Lights | Quantity 11 | Unit of Measure Items | |
| | Cost /Itm \$2,306 | | |
| | % Included 100.00% | Total Cost/Study \$25,369 | |
| Summary | Replacement Year 2026 | Future Cost \$31,682 | |

This is to replace the parking lot lights.

23000 - Mechanical Equipment

| | | | |
|-------------------------------|-----------------------|---------------------------|--|
| 216 - HVAC | Useful Life 15 | Remaining Life 3 | |
| 4 Rooftop Carrier Units- 2005 | Quantity 4 | Unit of Measure Items | |
| | Cost /Itm \$5,945 | | |
| | % Included 100.00% | Total Cost/Study \$23,780 | |
| 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 5 | |
| 3 Rooftop Carrier Units- 2007 | Quantity 3 | Unit of Measure Items | |
| | Cost /Itm \$5,330 | | |
| | % Included 100.00% | Total Cost/Study \$15,990 | |
| 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

00050 - Desert Hills (DH)

23000 - Mechanical Equipment

| | | | |
|-------------------------------|-----------------------|------------------|----------|
| 332 - HVAC | Useful Life 15 | Remaining Life 7 | |
| 3 Rooftop Carrier Units- 2009 | Quantity 3 | Unit of Measure | Items |
| | Cost /Itm \$6,492 | | |
| | % Included 100.00% | Total Cost/Study | \$19,475 |
| 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 1 | |
| Rooftop Carrier Unit- 2000 | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$5,125 | | |
| | % Included 100.00% | Total Cost/Study | \$5,125 |
| 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

| | | | |
|-------------------------------|-----------------------|-------------------|----------|
| 388 - HVAC | Useful Life 15 | Remaining Life 11 | |
| 3 Rooftop Carrier Units- 2013 | Quantity 3 | Unit of Measure | Items |
| | Cost /Itm \$5,672 | | |
| | % Included 100.00% | Total Cost/Study | \$17,015 |
| 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 2 | |
| Rooftop Carrier Unit- 2004 | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$5,125 | | |
| | % Included 100.00% | Total Cost/Study | \$5,125 |
| 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

00050 - Desert Hills (DH)

23000 - Mechanical Equipment

| | | | |
|----------------------------|-----------------------|------------------|---------|
| 428 - HVAC | Useful Life 15 | Remaining Life 1 | |
| Rooftop Carrier Unit- 2002 | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$9,225 | | |
| | % Included 100.00% | Total Cost/Study | \$9,225 |
| 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 1 | |
| Rooftop Carrier Unit- 2003 | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$5,125 | | |
| | % Included 100.00% | Total Cost/Study | \$5,125 |
| 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

24000 - Furnishings

| | | | |
|-------------------------|-----------------------|------------------|----------|
| 540 - Miscellaneous | Useful Life 10 | Remaining Life 4 | |
| Folding Tables & Chairs | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$22,960 | | |
| | % Included 100.00% | Total Cost/Study | \$22,960 |
| 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.

| | | | |
|------------------------------------|-----------------------|------------------|------------------|
| 541 - Miscellaneous | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Folding Tables & Chairs- 2017 Only | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$12,587 | | |
| | % Included 100.00% | Total Cost/Study | \$12,587 |
| Summary | Replacement Year 2017 | Future Cost | \$12,587 |

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 13 | |
| Sound Rack- Sound System | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$11,174 | | |
| | % Included 100.00% | Total Cost/Study | \$11,174 |
| 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

00050 - Desert Hills (DH)

24500 - Audio / Visual

| | | | |
|----------------------|-----------------------|-------------------|----------|
| 740 - Piano | Useful Life 25 | Remaining Life 13 | |
| Stage- Upright Piano | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$10,087 | | |
| | % Included 100.00% | Total Cost/Study | \$10,087 |
| 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 10 | |
| 2 Stage Curtains | Quantity 2 | Unit of Measure | Items |
| | Cost /Itm \$7,040 | | |
| | % Included 100.00% | Total Cost/Study | \$14,081 |
| 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)

| | | | |
|------------------------|-----------------------|------------------|---------|
| 900 - Miscellaneous | Useful Life 20 | Remaining Life 1 | |
| Stage- Electric Screen | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$8,193 | | |
| | % Included 100.00% | Total Cost/Study | \$8,193 |
| Summary | Replacement Year 2018 | Future Cost | \$8,398 |

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 4 | |
| Fire Alarm System | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$15,887 | | |
| | % Included 100.00% | Total Cost/Study | \$15,887 |
| Summary | Replacement Year 2021 | Future Cost | \$17,537 |

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

2017- \$4,164 expended.

00050 - Desert Hills (DH)

24600 - Safety / Access

| | | | |
|------------------------------|-----------------------|--------------------------|------------------|
| 221 - Fire Control Misc | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Fire Alarm System- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$4,164 | | |
| | % Included 100.00% | Total Cost/Study \$4,164 | |
| Summary | Replacement Year 2017 | Future Cost \$4,164 | |

2017- \$4,164 expended.

25000 - Flooring

| | | | |
|-------------------------------|-----------------------|-----------------------------|--|
| 240 - Carpeting | Useful Life 10 | Remaining Life 2 | |
| 970 Sq. Yds. Clubhouse Carpet | Quantity 970 | Unit of Measure Square Yard | |
| | Cost /SqYd \$32.80 | | |
| | % Included 100.00% | Total Cost/Study \$31,816 | |
| 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 4 | |
| 975 Sq. Ft. Clubhouse Walls & Floors | Quantity 975 | Unit of Measure Square Feet | |
| | Cost /SqFt \$10.25 | | |
| | % Included 100.00% | Total Cost/Study \$9,994 | |
| Summary | Replacement Year 2021 | Future Cost \$11,031 | |

This is to replace the wall and floor tile.

| | | | |
|------------------------------------|-----------------------|-----------------------------|--|
| 630 - Vinyl | Useful Life 15 | Remaining Life 6 | |
| 650 Sq. Yds. Clubhouse Vinyl (33%) | Quantity 650 | Unit of Measure Square Yard | |
| | Cost /SqYd \$26.65 | Qty * \$/SqYd \$17,322 | |
| | % Included 33.33% | Total Cost/Study \$5,774 | |
| Summary | Replacement Year 2023 | Future Cost \$6,696 | |

This is to replace the vinyl flooring.

| | | | |
|----------------------------|-----------------------|-----------------------------|--|
| 710 - Hardwood Floors | Useful Life 50 | Remaining Life 14 | |
| 500 Sq. Ft. Stage- Replace | Quantity 500 | Unit of Measure Square Feet | |
| | Cost /SqFt \$15.37 | | |
| | % Included 100.00% | Total Cost/Study \$7,687 | |
| 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.

00050 - Desert Hills (DH)

27000 - Appliances

| | | | |
|-----------------------|-----------------------|---------------------------|--|
| 740 - Miscellaneous | Useful Life 20 | Remaining Life 9 | |
| 16 Kitchen Appliances | Quantity 16 | Unit of Measure Items | |
| | Cost /Itm \$2,063 | | |
| | % Included 100.00% | Total Cost/Study \$33,000 | |
| 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 2 | |
| 67,354 Sq. Ft. Parking Lot | Quantity 67,354 | Unit of Measure Square Feet | |
| | Cost /SqFt \$0.205 | | |
| | % Included 100.00% | Total Cost/Study \$13,808 | |
| 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 \$2.61 | Qty * \$/SqFt \$176,000 | |
| | % Included 2.50% | Total Cost/Study \$4,400 | |
| Summary | Replacement Year 2017 | Future Cost \$4,400 | |

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- \$4,400 expended repairing asphalt near dumpster pad.

| | | | |
|--------------------------------------|-----------------------|-----------------------------|--|
| 330 - Asphalt: Overlay w/ Interlayer | Useful Life 25 | Remaining Life 1 | |
| 67,354 Sq. Ft. Parking Lot | Quantity 67,354 | Unit of Measure Square Feet | |
| | Cost /SqFt \$1.64 | | |
| | % Included 100.00% | Total Cost/Study \$110,461 | |
| Summary | Replacement Year 2018 | Future Cost \$113,222 | |

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

| | | | |
|---------------------------------------|-----------------------|-----------------------------|--|
| 424 - Pool Deck | Useful Life 5 | Remaining Life 3 | |
| 5,950 Sq. Ft. Pool Area Concrete (6%) | Quantity 5,950 | Unit of Measure Square Feet | |
| | Cost /SqFt \$20.50 | Qty * \$/SqFt \$121,975 | |
| | % Included 6.00% | Total Cost/Study \$7,318 | |
| 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.

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

00060 - Canoa Hills (CH)

02000 - Concrete

| | | | |
|--|---|--|--|
| 425 - Pool Deck Pool Area Concrete- 2017 Only | Useful Life 1 Quantity 1 Cost /LS \$2,073 % Included 100.00% | Remaining Life 0 Unit of Measure Lump Sum | Treatment [nr:1] Total Cost/Study \$2,073 |
| Summary | Replacement Year 2017 | | Future Cost \$2,073 |

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

03000 - Painting: Exterior

| | | | |
|---|--|---|---------------------------|
| 130 - Stucco 10,940 Sq. Ft. Clubhouse Exterior | Useful Life 10 Quantity 10,940 Cost /SqFt \$2.05 % Included 100.00% | Remaining Life 4 Unit of Measure Square Feet | Total Cost/Study \$22,427 |
| 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 22,750 Sq. Ft. All Interior Spaces | Useful Life 10 Quantity 22,750 Cost /SqFt \$0.769 % Included 100.00% | Remaining Life 4 Unit of Measure Square Feet | Total Cost/Study \$17,489 |
| Summary | Replacement Year 2021 | | Future Cost \$19,305 |

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

05000 - Roofing

| | | | |
|--|--|--|----------------------------|
| 330 - Low Slope: Vinyl 227 Squares- Building Roof | Useful Life 20 Quantity 227 Cost /Sqrs \$512 % Included 100.00% | Remaining Life 13 Unit of Measure Squares | Total Cost/Study \$116,337 |
| 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 \$41.00 % Included 100.00% | Remaining Life 3 Unit of Measure Squares | Total Cost/Study \$9,307 |
| 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.

00060 - Canoa Hills (CH)

08000 - Rehab

| | | | |
|-----------------|-----------------------|---------------------------|--|
| 224 - Bathrooms | Useful Life 20 | Remaining Life 1 | |
| 2 Locker Rooms | Quantity 2 | Unit of Measure Room | |
| | Cost /Rm \$41,769 | | |
| | % Included 100.00% | Total Cost/Study \$83,537 | |
| Summary | Replacement Year 2018 | Future Cost \$85,626 | |

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- Lie estimates from client.

| | | | |
|-----------------------|-----------------------|---------------------------|--|
| 330 - Restrooms | Useful Life 20 | Remaining Life 1 | |
| 2 Clubhouse Restrooms | Quantity 2 | Unit of Measure Room | |
| | Cost /Rm \$21,012 | | |
| | % Included 100.00% | Total Cost/Study \$42,025 | |
| Summary | Replacement Year 2018 | Future Cost \$43,076 | |

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- Lie estimates from client.

| | | | |
|--|-----------------------|-----------------------------|--|
| 580 - Operable Wall/Partition | Useful Life 25 | Remaining Life 22 | |
| 980 Sq. Ft. Saguaro & Palo Verde Divider | Quantity 980 | Unit of Measure Square Feet | |
| | Cost /SqFt \$35.87 | | |
| | % Included 100.00% | Total Cost/Study \$35,157 | |
| 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.

12000 - Pool

| | | | |
|-------------------|-----------------------|-----------------------------|--|
| 124 - Resurface | Useful Life 12 | Remaining Life 7 | |
| 274 Lin. Ft. Pool | Quantity 274 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$164 | | |
| | % Included 100.00% | Total Cost/Study \$44,936 | |
| Summary | Replacement Year 2024 | Future Cost \$53,415 | |

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

2012- Pool resurfaced.

00060 - Canoa Hills (CH)

12000 - Pool

| | | | |
|---------------------------------|-----------------------|-----------------------------|--|
| 624 - Deck: Re-Surface | Useful Life 10 | Remaining Life 9 | |
| 5,950 Sq. Ft. Pool Area Decking | Quantity 5,950 | Unit of Measure Square Feet | |
| | Cost /SqFt \$7.69 | | |
| | % Included 100.00% | Total Cost/Study \$45,741 | |
| 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 \$26,814 | Qty * \$/LS \$26,814 | |
| | % Included 50.00% | Total Cost/Study \$13,407 | |
| Summary | Replacement Year 2018 | Future Cost \$13,742 | |

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.

2017- \$875 expended.

| | | | |
|---------------------------------|-----------------------|--------------------------|------------------|
| 725 - Equipment: Replacement | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Pool & Spa Equipment- 2017 only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$875 | | |
| | % Included 100.00% | Total Cost/Study \$875 | |
| Summary | Replacement Year 2017 | Future Cost \$875 | |

2017- \$875 expended.

| | | | |
|-----------------------------|-----------------------|---------------------------|--|
| 790 - Heater | Useful Life 7 | Remaining Life 6 | |
| 4 Ray Pak Model 408 Heaters | Quantity 4 | Unit of Measure Items | |
| | Cost /Itm \$8,000 | | |
| | % Included 100.00% | Total Cost/Study \$32,000 | |
| Summary | Replacement Year 2023 | Future Cost \$37,110 | |

This is to replace the pool heater.

Raypak Model 408 replaced the Xtherm in 2016.

00060 - Canoa Hills (CH)

12000 - Pool

| | | | |
|--------------------------|-----------------------|-----------------------------|--|
| 818 - Cover | Useful Life 6 | Remaining Life 2 | |
| 4,800 Sq. Ft. Pool Cover | Quantity 4,800 | Unit of Measure Square Feet | |
| | Cost /SqFt \$1.69 | | |
| | % Included 100.00% | Total Cost/Study \$8,118 | |
| 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 2 | |
| Pool Area Furniture | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$10,762 | | |
| | % Included 100.00% | Total Cost/Study \$10,762 | |
| Summary | Replacement Year 2019 | Future Cost \$11,307 | |

This is to replace miscellaneous pool furniture.

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

| | | | |
|--------------------------------|-----------------------|--------------------------|------------------|
| 925 - Furniture: Misc | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Pool Area Furniture- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$1,280 | | |
| | % Included 100.00% | Total Cost/Study \$1,280 | |
| Summary | Replacement Year 2017 | Future Cost \$1,280 | |

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

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 \$6,150 | Qty * \$/Itm \$98,400 | |
| | % Included 20.00% | Total Cost/Study \$19,680 | |
| Summary | Replacement Year 2018 | Future Cost \$20,172 | |

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

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.

00060 - Canoa Hills (CH)

14000 - Recreation

| | | | |
|---|-----------------------|---------------------------|------------------|
| 231 - Exercise: Cardio Equipment | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Fitness Center Cardio Machines- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$25,982 | | |
| | % Included 100.00% | Total Cost/Study \$25,982 | |
| Summary | Replacement Year 2017 | Future Cost \$25,982 | |

2017- \$25,982 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 \$4,100 | Qty * \$/Itm \$77,900 | |
| | % Included 10.00% | Total Cost/Study \$7,790 | |
| Summary | Replacement Year 2018 | Future Cost \$7,985 | |

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

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.

| | | | |
|---|-----------------------|---------------------------|------------------|
| 331 - Exercise: Strength Equipment | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Fitness Center Strength Machines- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$10,673 | | |
| | % Included 100.00% | Total Cost/Study \$10,673 | |
| Summary | Replacement Year 2017 | Future Cost \$10,673 | |

2017- \$10,673 expended.

17000 - Tennis Court

| | | | |
|----------------------------------|-----------------------|-----------------------------|--|
| 140 - Reseal | Useful Life 4 | Remaining Life 3 | |
| 14,000 Sq. Ft. [2] Tennis Courts | Quantity 14,000 | Unit of Measure Square Feet | |
| | Cost /SqFt \$0.922 | | |
| | % Included 100.00% | Total Cost/Study \$12,915 | |
| 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.

00060 - Canoa Hills (CH)

17000 - Tennis Court

| | | | |
|--------------------------|------------------|------------------|--------------------------|
| 704 - Screen | Useful Life 5 | Remaining Life 3 | |
| Tennis Court Windscreens | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$2,000 | |
| | % Included | 100.00% | Total Cost/Study \$2,000 |
| 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 14 | |
| 580 Lin. Ft. Tennis Court Fence | Quantity 580 | Unit of Measure | Linear Feet |
| | Cost /l.f. | \$35.87 | |
| | % Included | 100.00% | Total Cost/Study \$20,807 |
| Summary | Replacement Year | 2031 | Future Cost \$29,400 |

This is to replace the 10' chain link fencing.

2017- \$12,806 expended.

| | | | |
|-------------------------------|------------------|------------------|---------------------------|
| 161 - Chain Link: 10' | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Tennis Court Fence- 2017 Only | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$12,806 | |
| | % Included | 100.00% | Total Cost/Study \$12,806 |
| Summary | Replacement Year | 2017 | Future Cost \$12,806 |

2017- \$12,806 expended.

20000 - Lighting

| | | | |
|---------------------------------|------------------|------------------|---------------------------|
| 220 - Pole Lights | Useful Life 30 | Remaining Life 9 | |
| 24 Parking Lot & Walkway Lights | Quantity 24 | Unit of Measure | Items |
| | Cost /Itm | \$2,562 | |
| | % Included | 100.00% | Total Cost/Study \$61,500 |
| 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 5 | |
| 7 Rooftop Carrier Units- 2007 | Quantity 7 | Unit of Measure | Items |
| | Cost /Itm | \$6,765 | |
| | % Included | 100.00% | Total Cost/Study \$47,355 |
| 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

00060 - Canoa Hills (CH)

23000 - Mechanical Equipment

| | | |
|----------------------------|-----------------------|--------------------------|
| 340 - HVAC | Useful Life 15 | Remaining Life 3 |
| Rooftop Carrier Unit- 2005 | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$5,945 | |
| | % Included 100.00% | Total Cost/Study \$5,945 |
| 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 4 |
| Rooftop Carrier Unit- 2006 | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$5,945 | |
| | % Included 100.00% | Total Cost/Study \$5,945 |
| 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

| | | |
|--------------------------|-----------------------|--------------------------|
| 500 - Swamp Cooler | Useful Life 20 | Remaining Life 17 |
| Evaporative Cooler- 2014 | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$2,050 | |
| | % Included 100.00% | Total Cost/Study \$2,050 |
| 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 8 |
| Pool Eq Room Heater & Tank | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$12,300 | |
| | % Included 100.00% | Total Cost/Study \$12,300 |
| 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

00060 - Canoa Hills (CH)

24000 - Furnishings

| | | | | | |
|-------------------------|------------------|----------|------------------|----------|--|
| 560 - Miscellaneous | Useful Life | 10 | Remaining Life | 4 | |
| Folding Tables & Chairs | Quantity | 1 | Unit of Measure | Lump Sum | |
| | Cost /LS | \$12,300 | | | |
| | % Included | 100.00% | Total Cost/Study | \$12,300 | |
| Summary | Replacement Year | 2021 | Future Cost | \$13,577 | |

This is to replace miscellaneous furnishings.

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

| | | | | | |
|------------------------------------|------------------|---------|------------------|----------|------------------|
| 561 - Miscellaneous | Useful Life | 1 | Remaining Life | 0 | Treatment [nr:1] |
| Folding Tables & Chairs- 2017 Only | Quantity | 1 | Unit of Measure | Lump Sum | |
| | Cost /LS | \$1,072 | | | |
| | % Included | 100.00% | Total Cost/Study | \$1,072 | |
| Summary | Replacement Year | 2017 | Future Cost | \$1,072 | |

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

| | | | | | |
|--|------------------|---------|------------------|-------------|--|
| 580 - Miscellaneous | Useful Life | 25 | Remaining Life | 4 | |
| 288 Sq. Ft. Portable Stage- Saguaro Room | Quantity | 288 | Unit of Measure | Square Feet | |
| | Cost /SqFt | \$26.65 | | | |
| | % Included | 100.00% | Total Cost/Study | \$7,675 | |
| Summary | Replacement Year | 2021 | Future Cost | \$8,472 | |

This is to replace the portable stage.

| | | | | | |
|---------------------|------------------|---------|------------------|----------|--|
| 620 - Miscellaneous | Useful Life | 12 | Remaining Life | 5 | |
| Lobby Furniture | Quantity | 1 | Unit of Measure | Lump Sum | |
| | Cost /LS | \$8,200 | | | |
| | % Included | 100.00% | Total Cost/Study | \$8,200 | |
| Summary | Replacement Year | 2022 | Future Cost | \$9,278 | |

This is to replace miscellaneous furnishings.

2017- \$959 expended.

| | | | | | |
|----------------------------|------------------|---------|------------------|----------|------------------|
| 621 - Miscellaneous | Useful Life | 1 | Remaining Life | 0 | Treatment [nr:1] |
| Lobby Furniture- 2017 Only | Quantity | 1 | Unit of Measure | Lump Sum | |
| | Cost /LS | \$959 | | | |
| | % Included | 100.00% | Total Cost/Study | \$959 | |
| Summary | Replacement Year | 2017 | Future Cost | \$959 | |

2017- \$959 expended.

00060 - Canoa Hills (CH)

24500 - Audio / Visual

| | | | |
|--------------------------|-----------------------|-------------------|----------|
| 300 - PA System | Useful Life 20 | Remaining Life 14 | |
| Sound Rack- Sound System | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$7,422 | | |
| | % Included 100.00% | Total Cost/Study | \$7,422 |
| 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 8 | |
| Saguaro Room | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$7,608 | | |
| | % Included 100.00% | Total Cost/Study | \$7,608 |
| 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 6 | |
| 6 Saguaro Room | Quantity 6 | Unit of Measure | Items |
| | Cost /Itm \$3,617 | | |
| | % Included 100.00% | Total Cost/Study | \$21,705 |
| 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 15 | |
| 2 Saguaro Room | Quantity 2 | Unit of Measure | Items |
| | Cost /Itm \$6,788 | | |
| | % Included 100.00% | Total Cost/Study | \$13,577 |
| 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 \$15,972 | | |
| | % Included 100.00% | Total Cost/Study | \$15,972 |
| Summary | Replacement Year 2018 | Future Cost | \$16,371 |

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 19 | |
| Sound Rack- Total Induction Loop | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$15,745 | | |
| | % Included 100.00% | Total Cost/Study | \$15,745 |
| 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 9 | |
| Fire Alarm System | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$16,400 | | |
| | % Included 100.00% | Total Cost/Study | \$16,400 |
| Summary | Replacement Year 2026 | Future Cost | \$20,481 |

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

2017- \$6,000 expended to replace the alarm panel.

| | | | |
|------------------------------|-----------------------|------------------|------------------|
| 231 - Fire Control Misc | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Fire Alarm System- 2017 Only | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$6,000 | | |
| | % Included 100.00% | Total Cost/Study | \$6,000 |
| Summary | Replacement Year 2017 | Future Cost | \$6,000 |

2017- \$6,000 expended to replace the alarm panel.

25000 - Flooring

| | | | |
|----------------------------------|-----------------------|------------------|-------------|
| 250 - Carpeting | Useful Life 10 | Remaining Life 4 | |
| 540 Sq. Yds. Clubhouse Carpeting | Quantity 540 | Unit of Measure | Square Yard |
| | Cost /SqYd \$32.80 | | |
| | % Included 100.00% | Total Cost/Study | \$17,712 |
| 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 4 |
| 6,475 Sq. Ft. Clubhouse Walls & Floors | Quantity 6,475 | Unit of Measure Square Feet |
| | Cost /SqFt \$10.25 | |
| | % Included 100.00% | Total Cost/Study \$66,369 |
| 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 13 |
| 6,150 Sq. Ft. Wood Floor- Replace | Quantity 6,150 | Unit of Measure Square Feet |
| | Cost /SqFt \$15.37 | |
| | % Included 100.00% | Total Cost/Study \$94,556 |
| 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 3 |
| 6,150 Sq. Ft. Wood Floor- Refinish | Quantity 6,150 | Unit of Measure Square Feet |
| | Cost /SqFt \$6.15 | |
| | % Included 100.00% | Total Cost/Study \$37,822 |
| Summary | Replacement Year 2020 | Future Cost \$40,731 |

This is to refinish the hardwood flooring.

27000 - Appliances

| | | |
|-----------------------|-----------------------|---------------------------|
| 760 - Miscellaneous | Useful Life 20 | Remaining Life 9 |
| 16 Kitchen Appliances | Quantity 16 | Unit of Measure Items |
| | Cost /Itm \$3,536 | |
| | % Included 100.00% | Total Cost/Study \$56,580 |
| 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 5 |
| 80,636 Sq. Ft. Parking Lots | Quantity 80,636 | Unit of Measure Square Feet |
| | Cost /SqFt \$0.205 | |
| | % Included 100.00% | Total Cost/Study \$16,530 |
| 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.

00070 - Santa Rita Springs (SRS)

01000 - Paving

| | | | |
|------------------------|-----------------------|------------------|------------------|
| 143 - Asphalt: Sealing | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Parking Lots | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$9,600 | | |
| | % Included 100.00% | Total Cost/Study | \$9,600 |
| Summary | Replacement Year 2017 | Future Cost | \$9,600 |

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

| | | | |
|----------------------------------|-----------------------|------------------|-------------|
| 242 - Asphalt: Ongoing Repairs | Useful Life 5 | Remaining Life 5 | |
| 80,636 Sq. Ft. Parking Lots (3%) | Quantity 80,636 | Unit of Measure | Square Feet |
| | Cost /SqFt \$3.33 | Qty * \$/SqFt | \$268,619 |
| | % Included 2.50% | Total Cost/Study | \$6,715 |
| 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 \$1.64 | | |
| | % Included 100.00% | Total Cost/Study | \$95,753 |
| Summary | Replacement Year 2018 | Future Cost | \$98,147 |

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 11 | |
| 22,250 Sq. Ft. South Parking Lot | Quantity 22,250 | Unit of Measure | Square Feet |
| | Cost /SqFt \$1.64 | | |
| | % Included 100.00% | Total Cost/Study | \$36,490 |
| 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 2 | |
| 5,975 Sq. Ft. Pool Area Concrete (6%) | Quantity 5,975 | Unit of Measure | Square Feet |
| | Cost /SqFt \$20.50 | Qty * \$/SqFt | \$122,487 |
| | % Included 6.00% | Total Cost/Study | \$7,349 |
| 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.

00070 - Santa Rita Springs (SRS)

03000 - Painting: Exterior

| | | | |
|--|-----------------------|-----------------------------|--|
| 136 - Stucco | Useful Life 10 | Remaining Life 1 | |
| 28,540 Sq. Ft. Exterior Building Paint | Quantity 28,540 | Unit of Measure Square Feet | |
| | Cost /SqFt \$1.02 | | |
| | % Included 100.00% | Total Cost/Study \$29,253 | |
| Summary | Replacement Year 2018 | Future Cost \$29,985 | |

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 1 | |
| 1,758 Lin. Ft. Pool Fence, Metal Railings | Quantity 1,758 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$6.56 | | |
| | % Included 100.00% | Total Cost/Study \$11,532 | |
| Summary | Replacement Year 2018 | Future Cost \$11,821 | |

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 4 | |
| 35,500 Sq. Ft. All Interior Spaces | Quantity 35,500 | Unit of Measure Square Feet | |
| | Cost /SqFt \$0.769 | | |
| | % Included 100.00% | Total Cost/Study \$27,291 | |
| 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 13 | |
| Small Shade Canopy | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$8,000 | | |
| | % Included 100.00% | Total Cost/Study \$8,000 | |
| 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 9 | |
| Large Shade Canopy | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$14,000 | | |
| | % Included 100.00% | Total Cost/Study \$14,000 | |
| 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 11 | |
| Pool Eq Rm Shade Canopy | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$6,000 | | |
| | % Included 100.00% | Total Cost/Study \$6,000 | |
| 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 4 | |
| 1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%) | Quantity 1,410 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$30.75 | Qty * \$/l.f. \$43,357 | |
| | % Included 50.00% | Total Cost/Study \$21,679 | |
| 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 \$7.89 | | |
| | % Included 100.00% | Total Cost/Study \$99,951 | |
| Summary | Replacement Year 2018 | Future Cost \$102,449 | |

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 \$1.84 | | |
| | % Included 100.00% | Total Cost/Study \$23,365 | |
| Summary | Replacement Year 2018 | Future Cost \$23,949 | |

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

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.

00070 - Santa Rita Springs (SRS)

05000 - Roofing

| | | | |
|---------------------------|-----------------------|------------------|----------|
| 336 - Low Slope: Vinyl | Useful Life 20 | Remaining Life 4 | |
| 68 Squares- Building Roof | Quantity 68 | Unit of Measure | Squares |
| | Cost /Sqrs \$512 | | |
| | % Included 100.00% | Total Cost/Study | \$34,850 |
| 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 | Useful Life 30 | Remaining Life 9 | |
| 84 Squares- Building Roof | Quantity 84 | Unit of Measure | Squares |
| | Cost /Sqrs \$615 | | |
| | % Included 100.00% | Total Cost/Study | \$51,660 |
| 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 | Useful Life 20 | Remaining Life 4 | |
| 2 Locker Rooms | Quantity 2 | Unit of Measure | Room |
| | Cost /Rm \$37,797 | | |
| | % Included 100.00% | Total Cost/Study | \$75,594 |
| 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 | Useful Life 20 | Remaining Life 2 | |
| 5 Restrooms | Quantity 5 | Unit of Measure | Room |
| | Cost /Rm \$9,502 | | |
| | % Included 100.00% | Total Cost/Study | \$47,509 |
| 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.

| | | | |
|-----------------------------|-----------------------|------------------|---------|
| 412 - Kitchen | Useful Life 20 | Remaining Life 4 | |
| 2 Art & Fiesta Kitchenettes | Quantity 2 | Unit of Measure | Room |
| | Cost /Rm \$3,946 | | |
| | % Included 100.00% | Total Cost/Study | \$7,892 |
| 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.

00070 - Santa Rita Springs (SRS)

08000 - Rehab

| | | |
|----------------------------------|-----------------------|---------------------------|
| 472 - Cabinets | Useful Life 20 | Remaining Life 1 |
| 2 Art & Clay Counters & Cabinets | Quantity 2 | Unit of Measure Room |
| | Cost /Rm \$8,841 | |
| | % Included 100.00% | Total Cost/Study \$17,681 |
| Summary | Replacement Year 2018 | Future Cost \$18,123 |

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 6 |
| 240 Lin. Ft. Pool | Quantity 240 | Unit of Measure Linear Feet |
| | Cost /l.f. \$118 | |
| | % Included 100.00% | Total Cost/Study \$28,290 |
| 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 2 |
| Pool Area ADA Lift | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$4,400 | |
| | % Included 100.00% | Total Cost/Study \$4,400 |
| 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 2 |
| 5,975 Sq. Ft. Pool Area Decking | Quantity 5,975 | Unit of Measure Square Feet |
| | Cost /SqFt \$7.69 | |
| | % Included 100.00% | Total Cost/Study \$45,933 |
| 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 1 | |
| Pool & Spa Equipment (50%) | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$36,654 | Qty * \$/LS \$36,654 | |
| | % Included 50.00% | Total Cost/Study \$18,327 | |
| Summary | Replacement Year 2018 | Future Cost \$18,785 | |

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.

| | | | |
|--------------------------|-----------------------|-----------------------------|--|
| 824 - Cover | Useful Life 6 | Remaining Life 1 | |
| 3,600 Sq. Ft. Pool Cover | Quantity 3,600 | Unit of Measure Square Feet | |
| | Cost /SqFt \$1.69 | | |
| | % Included 100.00% | Total Cost/Study \$6,088 | |
| Summary | Replacement Year 2018 | Future Cost \$6,241 | |

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 \$7,175 | | |
| | % Included 100.00% | Total Cost/Study \$7,175 | |
| Summary | Replacement Year 2018 | Future Cost \$7,354 | |

This is to replace miscellaneous pool furniture.

14000 - Recreation

| | | | |
|---|-----------------------|---------------------------|--|
| 240 - Exercise: Cardio Equipment | Useful Life 1 | Remaining Life 1 | |
| 11 Fitness Center Cardio Machines (20%) | Quantity 11 | Unit of Measure Items | |
| | Cost /Itm \$6,150 | Qty * \$/Itm \$67,650 | |
| | % Included 20.00% | Total Cost/Study \$13,530 | |
| Summary | Replacement Year 2018 | Future Cost \$13,868 | |

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.

00070 - Santa Rita Springs (SRS)

14000 - Recreation

| | | | |
|---|-----------------------|--------------------------|--------------------------|
| 241 - Exercise: Cardio Equipment | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Fitness Center Cardio Machines- 2017 Only | Quantity 1 | | Unit of Measure Lump Sum |
| | Cost /LS \$7,140 | | |
| | % Included 100.00% | Total Cost/Study \$7,140 | |
| Summary | Replacement Year 2017 | Future Cost \$7,140 | |

2017- \$7,140 expended.

| | | | |
|---|-----------------------|--------------------------|-----------------------|
| 340 - Exercise: Strength Equipment | Useful Life 1 | Remaining Life 1 | |
| 18 Fitness Center Strength Machines (10%) | Quantity 18 | | Unit of Measure Items |
| | Cost /Itm \$4,100 | | Qty * \$/Itm \$73,800 |
| | % Included 10.00% | Total Cost/Study \$7,380 | |
| Summary | Replacement Year 2018 | Future Cost \$7,565 | |

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 9 | |
| 348 Lin. Ft. Pool Perimeter Fence | Quantity 348 | | Unit of Measure Linear Feet |
| | Cost /l.f. \$34.85 | | |
| | % Included 100.00% | Total Cost/Study \$12,128 | |
| 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 11 | |
| 10 Bridge Lights | Quantity 10 | | Unit of Measure Items |
| | Cost /Itm \$1,512 | | |
| | % Included 100.00% | Total Cost/Study \$15,119 | |
| 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 11 |
| 6 Miscellaneous Units- 2013 | Quantity 6 | Unit of Measure Items |
| | Cost /Itm \$4,500 | |
| | % Included 100.00% | Total Cost/Study \$27,000 |
| 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 0 |
| Carrier Units- 2017, Unit 8 | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$6,150 | |
| | % Included 100.00% | Total Cost/Study \$6,150 |
| Summary | Replacement Year 2017 | 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 8- Fitness- Carrier- 5T

2017- \$6,150 expended for Unit 8 only, so BRG separated unit #3 to its own component.

| | | |
|-----------------------------|-----------------------|--------------------------|
| 316 - HVAC | Useful Life 15 | Remaining Life 4 |
| Carrier Units- 2006, Unit 3 | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$6,150 | |
| | % Included 100.00% | Total Cost/Study \$6,150 |
| Summary | Replacement Year 2021 | Future Cost \$6,788 |

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

| | | |
|-----------------------|-----------------------|---------------------------|
| 344 - HVAC | Useful Life 15 | Remaining Life 2 |
| 2 Carrier Units- 2004 | Quantity 2 | Unit of Measure Items |
| | Cost /Itm \$6,150 | |
| | % Included 100.00% | Total Cost/Study \$12,300 |
| 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 10 | |
| 2 Carrier Units- 2012 | Quantity 2 | Unit of Measure | Items |
| | Cost /Itm \$6,150 | | |
| | % Included 100.00% | Total Cost/Study | \$12,300 |
| 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 1 | |
| 2 Carrier Units- 2003 | Quantity 2 | Unit of Measure | Items |
| | Cost /Itm \$4,500 | | |
| | % Included 100.00% | Total Cost/Study | \$9,000 |
| 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 0 | |
| Carrier Unit- 2017, Unit 7 | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$6,150 | | |
| | % Included 100.00% | Total Cost/Study | \$6,150 |
| Summary | Replacement Year 2017 | Future Cost | \$6,150 |

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 7- Fitness- Carrier- 5T

| | | | |
|--------------------|-----------------------|-------------------|---------|
| 436 - HVAC | Useful Life 15 | Remaining Life 12 | |
| Carrier Unit- 2014 | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$6,150 | | |
| | % Included 100.00% | Total Cost/Study | \$6,150 |
| 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 8 Carrier Units- 2001 | Useful Life 15 Quantity 8 Cost /Itm \$8,500 % Included 100.00% | Remaining Life 1 Unit of Measure Items Total Cost/Study \$68,000 Replacement Year 2018 Future Cost \$69,700 |
| Summary | | |

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 2 Carrier Units- 2007 | Useful Life 15 Quantity 2 Cost /Itm \$7,329 % Included 100.00% | Remaining Life 5 Unit of Measure Items Total Cost/Study \$14,657 Replacement Year 2022 Future Cost \$16,584 |
| Summary | | |

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 Anza Building Elevator | Useful Life 25 Quantity 1 Cost /Itm \$45,920 % Included 100.00% | Remaining Life 4 Unit of Measure Items Total Cost/Study \$45,920 Replacement Year 2021 Future Cost \$50,687 |
| Summary | | |

This is to modernize or overhaul the elevator system.

| | | |
|--------------------------------------|---|--|
| 300 - Cab Rehab Anza Elevator Cab | Useful Life 20 Quantity 1 Cost /Itm \$9,481 % Included 100.00% | Remaining Life 6 Unit of Measure Items Total Cost/Study \$9,481 Replacement Year 2023 Future Cost \$10,995 |
| Summary | | |

This is to rehab the elevator cab interior including items such as flooring, ceiling and wall panels.

00070 - Santa Rita Springs (SRS)

24000 - Furnishings

| | | | |
|---------------------|-----------------------|---------------------------|--|
| 600 - Miscellaneous | Useful Life 10 | Remaining Life 4 | |
| Anza Room Furniture | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$52,480 | | |
| | % Included 100.00% | Total Cost/Study \$52,480 | |
| 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.

| | | | |
|--------------------------------|-----------------------|--------------------------|------------------|
| 601 - Miscellaneous | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Anza Room Furniture- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$2,722 | | |
| | % Included 100.00% | Total Cost/Study \$2,722 | |
| Summary | Replacement Year 2017 | Future Cost \$2,722 | |

2017- \$2,722 expended for replacing 3- poker tables & chairs in Kino room.

24500 - Audio / Visual

| | | | |
|-------------------------|-----------------------|--------------------------|--|
| 300 - PA System | Useful Life 20 | Remaining Life 14 | |
| Anza Room- Sound System | Quantity 1 | Unit of Measure Items | |
| | Cost /Itm \$6,494 | | |
| | % Included 100.00% | Total Cost/Study \$6,494 | |
| 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 21 | |
| Anza Room- Upright Piano | Quantity 1 | Unit of Measure Items | |
| | Cost /Itm \$6,623 | | |
| | % Included 100.00% | Total Cost/Study \$6,623 | |
| 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 9 | |
| Fiesta Room- Total Induction Loop | Quantity 1 | Unit of Measure Items | |
| | Cost /Itm \$6,954 | | |
| | % Included 100.00% | Total Cost/Study \$6,954 | |
| 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

00070 - Santa Rita Springs (SRS)

24600 - Safety / Access

| | | | |
|-------------------------|-----------------------|---------------------------|--|
| 240 - Fire Control Misc | Useful Life 20 | Remaining Life 3 | |
| Fire Alarm System | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$28,854 | | |
| | % Included 100.00% | Total Cost/Study \$28,854 | |
| Summary | Replacement Year 2020 | Future Cost \$31,072 | |

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

25000 - Flooring

| | | | |
|---|-----------------------|-----------------------------|--|
| 260 - Carpeting | Useful Life 10 | Remaining Life 4 | |
| 1,400 Sq. Yds. Anza, Fiesta, Computer, Office | Quantity 1,400 | Unit of Measure Square Yard | |
| | Cost /SqYd \$32.80 | | |
| | % Included 100.00% | Total Cost/Study \$45,920 | |
| Summary | Replacement Year 2021 | Future Cost \$50,687 | |

This is to replace the carpeting.

| | | | |
|--|-----------------------|-----------------------------|--|
| 270 - Carpeting | Useful Life 10 | Remaining Life 5 | |
| 400 Sq. Yds. Kino, Fitness, Office Areas | Quantity 400 | Unit of Measure Square Yard | |
| | Cost /SqYd \$32.80 | | |
| | % Included 100.00% | Total Cost/Study \$13,120 | |
| 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 | Useful Life 20 | Remaining Life 4 | |
| 1,825 Sq. Ft. Clubhouse Walls & Floors | Quantity 1,825 | Unit of Measure Square Feet | |
| | Cost /SqFt \$10.25 | | |
| | % Included 100.00% | Total Cost/Study \$18,706 | |
| Summary | Replacement Year 2021 | Future Cost \$20,648 | |

This is to replace the wall and floor tile.

| | | | |
|--|-----------------------|-----------------------------|--|
| 730 - Hardwood Floors | Useful Life 40 | Remaining Life 19 | |
| 2,150 Sq. Ft. Anza & Santa Cruz- Replace | Quantity 2,150 | Unit of Measure Square Feet | |
| | Cost /SqFt \$11.27 | | |
| | % Included 100.00% | Total Cost/Study \$24,241 | |
| 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 | Useful Life 10 | Remaining Life 9 | |
| 2,150 Sq. Ft. Anza & Santa Cruz- Refinish | Quantity 2,150 | Unit of Measure Square Feet | |
| | Cost /SqFt \$6.15 | | |
| | % Included 100.00% | Total Cost/Study \$13,222 | |
| 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 | 4 |
| 9 Kitchen Appliances | Quantity | 9 | Unit of Measure | Items |
| | Cost /Itm | \$3,075 | | |
| | % Included | 100.00% | Total Cost/Study | \$27,675 |
| Summary | Replacement Year | 2021 | Future Cost | \$30,548 |

This is to repair or replace miscellaneous appliances.

- 1- Vollrath warming station
- 1- McCall Freezer
- 1- True Refrigerator
- 2- Duke Ovens
- 1- Manitowoc Ice Machine
- 1- GE Oven/Stove
- 1- GE Microwave
- 1- Mover Diebel Dishwasher

00080 - Canoa Ranch (CR)

01000 - Paving

| | | | | |
|---------------------------------|------------------|---------|------------------|-------------|
| 148 - Asphalt: Sealing | Useful Life | 5 | Remaining Life | 1 |
| 64,068 Sq. Ft. Drives & Parking | Quantity | 64,068 | Unit of Measure | Square Feet |
| | Cost /SqFt | \$0.205 | | |
| | % Included | 100.00% | Total Cost/Study | \$13,134 |
| Summary | Replacement Year | 2018 | Future Cost | \$13,462 |

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.

| | | | | |
|--------------------------------------|------------------|--------|------------------|-------------|
| 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 | \$3.33 | Qty * \$/SqFt | \$213,427 |
| | % Included | 2.50% | Total Cost/Study | \$5,336 |
| Summary | Replacement Year | 2018 | Future Cost | \$5,469 |

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.

| | | | | |
|---------------------------------------|------------------|---------|------------------|-------------|
| 254 - Asphalt: Ongoing Repairs | Useful Life | 5 | Remaining Life | 2 |
| 18,768 Sq. Ft. Seal/Crack Fill/Stripe | Quantity | 18,768 | Unit of Measure | Square Feet |
| | Cost /SqFt | \$0.359 | | |
| | % Included | 100.00% | Total Cost/Study | \$6,733 |
| 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 restriping 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 | 16 |
| 64,068 Sq. Ft. Drives & Parking | Quantity | 64,068 | Unit of Measure | Square Feet |
| | Cost /SqFt | \$1.64 | | |
| | % Included | 100.00% | Total Cost/Study | \$105,072 |
| 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.

00080 - Canoa Ranch (CR)

01000 - Paving

03000 - Painting: Exterior

| | | |
|---|-----------------------|-----------------------------|
| 142 - Stucco | Useful Life 10 | Remaining Life 1 |
| 14,760 Sq. Ft. Building Exterior Surfaces | Quantity 14,760 | Unit of Measure Square Feet |
| | Cost /SqFt \$1.02 | |
| | % Included 100.00% | Total Cost/Study \$15,129 |
| Summary | Replacement Year 2018 | Future Cost \$15,507 |

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

| | | |
|---------------------------------------|-----------------------|-----------------------------|
| 406 - Wrought Iron | Useful Life 4 | Remaining Life 0 |
| 614 Lin. Ft. Metal Fencing & Railings | Quantity 614 | Unit of Measure Linear Feet |
| | Cost /l.f. \$9.22 | |
| | % Included 100.00% | Total Cost/Study \$5,664 |
| Summary | Replacement Year 2017 | Future Cost \$5,664 |

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

03500 - Painting: Interior

| | | |
|------------------------------------|-----------------------|-----------------------------|
| 142 - Building | Useful Life 10 | Remaining Life 4 |
| 26,200 Sq. Ft. All Interior Spaces | Quantity 26,200 | Unit of Measure Square Feet |
| | Cost /SqFt \$0.769 | |
| | % Included 100.00% | Total Cost/Study \$20,141 |
| 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 9 |
| 3 Shade Structures | Quantity 3 | Unit of Measure Lump Sum |
| | Cost /LS \$9,000 | |
| | % Included 100.00% | Total Cost/Study \$27,000 |
| 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 11 |
| 350 Lin. Ft. Parking & Pickleball | Quantity 350 | Unit of Measure Linear Feet |
| | Cost /l.f. \$25.62 | |
| | % Included 100.00% | Total Cost/Study \$8,969 |
| 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

00080 - Canoa Ranch (CR)

04000 - Structural Repairs

| | | |
|-------------------------|-----------------------|---------------------------|
| 912 - Doors | Useful Life 20 | Remaining Life 11 |
| 3 Pool East Patio Doors | Quantity 3 | Unit of Measure Items |
| | Cost /Itm \$16,400 | |
| | % Included 100.00% | Total Cost/Study \$49,200 |
| 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 11 |
| 133 Squares- Building Roof | Quantity 133 | Unit of Measure Squares |
| | Cost /Sqrs \$307 | |
| | % Included 100.00% | Total Cost/Study \$40,897 |
| 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.

| | | |
|---------------------------|-----------------------|---------------------------|
| 612 - Pitched: Tile | Useful Life 30 | Remaining Life 21 |
| 45 Squares- Building Roof | Quantity 45 | Unit of Measure Squares |
| | Cost /Sqrs \$615 | |
| | % Included 100.00% | Total Cost/Study \$27,675 |
| 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 11 |
| 2 Locker Rooms | Quantity 2 | Unit of Measure Room |
| | Cost /Rm \$15,000 | |
| | % Included 100.00% | Total Cost/Study \$30,000 |
| 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.

12000 - Pool

| | | |
|-------------------|-----------------------|-----------------------------|
| 136 - Resurface | Useful Life 12 | Remaining Life 11 |
| 256 Lin. Ft. Pool | Quantity 256 | Unit of Measure Linear Feet |
| | Cost /l.f. \$143 | |
| | % Included 100.00% | Total Cost/Study \$36,736 |
| Summary | Replacement Year 2028 | Future Cost \$48,201 |

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

2017- Per client, done in 2016.

00080 - Canoa Ranch (CR)

12000 - Pool

| | | | |
|-------------------------|-----------------------|------------------|----------|
| 412 - ADA Chair Lift | Useful Life 10 | Remaining Life 3 | |
| 2 Pool & Spa ADA Chairs | Quantity 2 | Unit of Measure | Items |
| | Cost /Itm \$8,610 | | |
| | % Included 100.00% | Total Cost/Study | \$17,220 |
| Summary | Replacement Year 2020 | Future Cost | \$18,544 |

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

Spectrum Products Traveler II

| | | | |
|---------------------------------|-----------------------|-------------------|-------------|
| 636 - Deck: Re-Surface | Useful Life 15 | Remaining Life 14 | |
| 2,650 Sq. Ft. Pool Area Decking | Quantity 2,650 | Unit of Measure | Square Feet |
| | Cost /SqFt \$13.92 | | |
| | % Included 100.00% | Total Cost/Study | \$36,900 |
| Summary | Replacement Year 2031 | Future Cost | \$52,139 |

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

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.

2016- Per client 4/21/2016, \$36,000 total is anticipated to replace the pool in 2016.

| | | | |
|------------------------------|-----------------------|------------------|----------|
| 736 - Equipment: Replacement | Useful Life 5 | Remaining Life 3 | |
| Pool & Spa Equipment (50%) | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$34,194 | Qty * \$/LS | \$34,194 |
| | % Included 50.00% | Total Cost/Study | \$17,097 |
| 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.

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- 2017 Only | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$1,531 | | |
| | % Included 100.00% | Total Cost/Study | \$1,531 |
| Summary | Replacement Year 2017 | Future Cost | \$1,531 |

2017- \$1,531 expended.

00080 - Canoa Ranch (CR)

14000 - Recreation

| | | | |
|---|-----------------------|---------------------------|--|
| 250 - Exercise: Cardio Equipment | Useful Life 1 | Remaining Life 1 | |
| 13 Fitness Center Cardio Machines (20%) | Quantity 13 | Unit of Measure Items | |
| | Cost /Itm \$6,150 | Qty * \$/Itm \$79,950 | |
| | % Included 20.00% | Total Cost/Study \$15,990 | |
| Summary | Replacement Year 2018 | Future Cost \$16,390 | |

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

2017- \$8,513 expended.

| | | | |
|---|-----------------------|--------------------------|------------------|
| 251 - Exercise: Cardio Equipment | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Fitness Center Cardio Machines- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$8,513 | | |
| | % Included 100.00% | Total Cost/Study \$8,513 | |
| Summary | Replacement Year 2017 | Future Cost \$8,513 | |

2017- \$8,513 expended.

| | | | |
|---|-----------------------|--------------------------|--|
| 350 - Exercise: Strength Equipment | Useful Life 1 | Remaining Life 1 | |
| 19 Fitness Center Strength Machines (10%) | Quantity 19 | Unit of Measure Items | |
| | Cost /Itm \$4,100 | Qty * \$/Itm \$77,900 | |
| | % Included 10.00% | Total Cost/Study \$7,790 | |
| Summary | Replacement Year 2018 | Future Cost \$7,985 | |

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

Cybex (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 2 | |
| Pickleball Court Windscreens | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$2,000 | | |
| | % Included 100.00% | Total Cost/Study \$2,000 | |
| Summary | Replacement Year 2019 | Future Cost \$2,101 | |

This is to replace the court perimeter windscreen. Installed in 2013.

00080 - Canoa Ranch (CR)

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 \$0.922 | | |
| | % Included 100.00% | Total Cost/Study \$10,336 | |
| Summary | Replacement Year 2018 | Future Cost \$10,594 | |

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 15 | |
| 11,204 Sq. Ft. Pickleball & Basketball Courts | Quantity 11,204 | Unit of Measure Square Feet | |
| | Cost /SqFt \$2.82 | | |
| | % Included 100.00% | Total Cost/Study \$31,581 | |
| Summary | Replacement Year 2032 | Future Cost \$45,739 | |

This is to overlay the surface with new hot asphalt.

19000 - Fencing

| | | | |
|---|-----------------------|-----------------------------|--|
| 100 - Chain Link | Useful Life 30 | Remaining Life 23 | |
| 788 Lin. Ft. Pickleball & Basketball Courts | Quantity 788 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$30.75 | | |
| | % Included 100.00% | Total Cost/Study \$24,231 | |
| 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 21 | |
| 264 Lin. Ft. Patio Perimeter | Quantity 264 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$36.90 | | |
| | % Included 100.00% | Total Cost/Study \$9,742 | |
| 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.

20000 - Lighting

| | | | |
|----------------------|-----------------------|---------------------------|--|
| 540 - Parking Lot | Useful Life 25 | Remaining Life 16 | |
| 4 Parking Lot Lights | Quantity 4 | Unit of Measure Items | |
| | Cost /Itm \$2,562 | | |
| | % Included 100.00% | Total Cost/Study \$10,250 | |
| Summary | Replacement Year 2033 | Future Cost \$15,216 | |

This is to replace the parking lot lights.

00080 - Canoa Ranch (CR)

23000 - Mechanical Equipment

| | | |
|---|-----------------------|-----------------------------|
| 100 - HVAC | Useful Life 18 | Remaining Life 9 |
| 435 Lin. Ft. [5] Pool Area Fabric Ducts | Quantity 435 | Unit of Measure Linear Feet |
| | Cost /l.f. \$35.87 | |
| | % Included 100.00% | Total Cost/Study \$15,606 |
| 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 6 |
| 5 Rooftop HVAC Units- 2008 | Quantity 5 | Unit of Measure Items |
| | Cost /Itm \$8,323 | |
| | % Included 100.00% | Total Cost/Study \$41,615 |
| Summary | Replacement Year 2023 | Future Cost \$48,261 |

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

| | | |
|-------------------------------------|-----------------------|---------------------------|
| 508 - Swamp Cooler | Useful Life 15 | Remaining Life 6 |
| 5 Rooftop Evaporative Coolers- 2008 | Quantity 5 | Unit of Measure Items |
| | Cost /Itm \$3,075 | |
| | % Included 100.00% | Total Cost/Study \$15,375 |
| 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 11 |
| Fire Alarm System | Quantity 1 | Unit of Measure Lump Sum |
| | Cost /LS \$16,400 | |
| | % Included 100.00% | Total Cost/Study \$16,400 |
| Summary | Replacement Year 2028 | Future Cost \$21,518 |

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

00080 - Canoa Ranch (CR)

25000 - Flooring

| | | | |
|-------------------------|-----------------------|-----------------------------|--|
| 270 - Carpeting | Useful Life 10 | Remaining Life 1 | |
| 660 Sq. Yds. All Spaces | Quantity 660 | Unit of Measure Square Yard | |
| | Cost /SqYd \$32.80 | | |
| | % Included 100.00% | Total Cost/Study \$21,648 | |
| Summary | Replacement Year 2018 | Future Cost \$22,189 | |

This is to replace the carpeting.

| | | | |
|--|-----------------------|-----------------------------|--|
| 470 - Tile | Useful Life 20 | Remaining Life 4 | |
| 1,575 Sq. Ft. Clubhouse Walls & Floors | Quantity 1,575 | Unit of Measure Square Feet | |
| | Cost /SqFt \$10.25 | | |
| | % Included 100.00% | Total Cost/Study \$16,144 | |
| Summary | Replacement Year 2021 | Future Cost \$17,820 | |

This is to replace the wall and floor tile.

00090 - Abrego South (ABS)

01000 - Paving

| | | | |
|------------------------------|-----------------------|-----------------------------|--|
| 400 - Asphalt: Major Repairs | Useful Life 25 | Remaining Life 7 | |
| 18,768 Sq. Ft. Parking Lot | Quantity 18,768 | Unit of Measure Square Feet | |
| | Cost /SqFt \$5.12 | | |
| | % Included 100.00% | Total Cost/Study \$96,186 | |
| Summary | Replacement Year 2024 | Future Cost \$114,335 | |

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

02000 - Concrete

| | | | |
|---------------------------------------|-----------------------|-----------------------------|--|
| 442 - Pool Deck | Useful Life 5 | Remaining Life 2 | |
| 5,565 Sq. Ft. Pool Area Concrete (5%) | Quantity 5,565 | Unit of Measure Square Feet | |
| | Cost /SqFt \$20.50 | Qty * \$/SqFt \$114,082 | |
| | % Included 5.00% | Total Cost/Study \$5,704 | |
| 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.

03000 - Painting: Exterior

| | | | |
|---------------------------------|-----------------------|-----------------------------|--|
| 200 - Surface Restoration | Useful Life 10 | Remaining Life 4 | |
| 7,191 Sq. Ft. Exterior Surfaces | Quantity 7,191 | Unit of Measure Square Feet | |
| | Cost /SqFt \$1.02 | | |
| | % Included 100.00% | Total Cost/Study \$7,371 | |
| 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.

00090 - Abrego South (ABS)

04000 - Structural Repairs

| | | | |
|-------------------------|------------------|-------------------|--------------------------|
| 300 - Trellis | Useful Life 20 | Remaining Life 20 | |
| Volleyball Shade Canopy | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$8,000 | |
| | % Included | 100.00% | Total Cost/Study \$8,000 |
| Summary | Replacement Year | 2037 | Future Cost \$13,109 |

This is to repair, replace the shade structure.

2017- Installed. BRG did not receive cost or if this was paid from reserves.

05000 - Roofing

| | | | |
|---------------------------------|------------------|-------------------|---------------------------|
| 372 - Low Slope: Vinyl | Useful Life 20 | Remaining Life 14 | |
| 49 Squares- Pool Building Roofs | Quantity 49 | Unit of Measure | Squares |
| | Cost /Sqrs | \$512 | |
| | % Included | 100.00% | Total Cost/Study \$25,112 |
| 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 9 | |
| 2 Locker Rooms | Quantity 2 | Unit of Measure | Room |
| | Cost /Rm | \$8,712 | |
| | % Included | 100.00% | Total Cost/Study \$17,425 |
| 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.

| | | | |
|-----------------------|------------------|-------------------|--------------------------|
| 342 - Restrooms | Useful Life 20 | Remaining Life 10 | |
| 2 Clubhouse Restrooms | Quantity 2 | Unit of Measure | Room |
| | Cost /Rm | \$3,075 | |
| | % Included | 100.00% | Total Cost/Study \$6,150 |
| 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 9 | |
| 170 Lin. Ft. Pool | Quantity 170 | Unit of Measure | Linear Feet |
| | Cost /l.f. | \$123 | |
| | % Included | 100.00% | Total Cost/Study \$20,910 |
| Summary | Replacement Year | 2026 | Future Cost \$26,114 |

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

00090 - Abrego South (ABS)

12000 - Pool

| | | | |
|----------------------|------------------|------------------|--------------------------|
| 418 - ADA Chair Lift | Useful Life 10 | Remaining Life 0 | |
| Spa ADA Lift | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm | \$4,340 | |
| | % Included | 100.00% | Total Cost/Study \$4,340 |
| Summary | Replacement Year | 2017 | Future Cost \$4,340 |

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 4 | |
| Pool ADA Lift | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm | \$4,340 | |
| | % Included | 100.00% | Total Cost/Study \$4,340 |
| 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 7 | |
| 5,565 Sq. Ft. Pool Area Decking | Quantity 5,565 | Unit of Measure | Square Feet |
| | Cost /SqFt | \$7.69 | |
| | % Included | 100.00% | Total Cost/Study \$42,781 |
| Summary | Replacement Year | 2024 | Future Cost \$50,853 |

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

| | | | |
|------------------------------|------------------|------------------|---------------------------|
| 742 - Equipment: Replacement | Useful Life 5 | Remaining Life 2 | |
| Pool & Spa Equipment (50%) | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$29,274 | Qty * \$/LS \$29,274 |
| | % Included | 50.00% | Total Cost/Study \$14,637 |
| 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.

| | | | |
|-----------------------|------------------|------------------|--------------------------|
| 936 - Furniture: Misc | Useful Life 6 | Remaining Life 2 | |
| Pool Area Furnishings | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$6,662 | |
| | % Included | 100.00% | Total Cost/Study \$6,662 |
| Summary | Replacement Year | 2019 | Future Cost \$7,000 |

This is to replace miscellaneous pool furniture.

00090 - Abrego South (ABS)

19000 - Fencing

| | | | | |
|--|------------------|---------|------------------|-------------|
| 900 - Miscellaneous | Useful Life | 20 | Remaining Life | 14 |
| 258 Lin. Ft. Pool Perimeter Wall/Fence | Quantity | 258 | Unit of Measure | Linear Feet |
| | Cost /l.f. | \$25.62 | | |
| | % Included | 100.00% | Total Cost/Study | \$6,611 |
| 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 | 9 |
| 8 Shuffleboard Lights | Quantity | 8 | Unit of Measure | Items |
| | Cost /Itm | \$1,230 | | |
| | % Included | 100.00% | Total Cost/Study | \$9,840 |
| Summary | Replacement Year | 2026 | Future Cost | \$12,289 |

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

23000 - Mechanical Equipment

| | | | | |
|-------------------------------|------------------|---------|------------------|----------|
| 240 - HVAC | Useful Life | 15 | Remaining Life | 9 |
| 2 Rooftop Carrier Units- 2011 | Quantity | 2 | Unit of Measure | Items |
| | Cost /Itm | \$5,125 | | |
| | % Included | 100.00% | Total Cost/Study | \$10,250 |
| 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 | 0 |
| 3,744 Sq. Ft. [12] Shuffleboard Courts | Quantity | 3,744 | Unit of Measure | Square Feet |
| | Cost /SqFt | \$3.85 | | |
| | % Included | 100.00% | Total Cost/Study | \$14,400 |
| Summary | Replacement Year | 2017 | Future Cost | \$14,400 |

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 | 8 |
| 6,726 Sq. Ft. Parking Lot | Quantity | 6,726 | Unit of Measure | Square Feet |
| | Cost /SqFt | \$5.12 | | |
| | % Included | 100.00% | Total Cost/Study | \$34,471 |
| 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.

00100 - Continental Vistas (CV)

02000 - Concrete

| | | |
|---------------------------------------|-----------------------|-----------------------------|
| 448 - Pool Deck | Useful Life 5 | Remaining Life 4 |
| 4,748 Sq. Ft. Pool Area Concrete (6%) | Quantity 4,748 | Unit of Measure Square Feet |
| | Cost /SqFt \$20.50 | Qty * \$/SqFt \$97,334 |
| | % Included 6.00% | Total Cost/Study \$5,840 |
| 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.

05000 - Roofing

| | | |
|--------------------------------|-----------------------|---------------------------|
| 342 - Low Slope: Vinyl | Useful Life 20 | Remaining Life 9 |
| 20 Squares- Pool Building Roof | Quantity 20 | Unit of Measure Squares |
| | Cost /Sqrs \$512 | |
| | % Included 100.00% | Total Cost/Study \$10,250 |
| 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 4 |
| 13 Squares- Pool Building Roof | Quantity 13 | Unit of Measure Squares |
| | Cost /Sqrs \$615 | |
| | % Included 100.00% | Total Cost/Study \$7,995 |
| 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 0 |
| 2 Locker Rooms | Quantity 2 | Unit of Measure Room |
| | Cost /Rm \$29,750 | |
| | % Included 100.00% | Total Cost/Study \$59,500 |
| Summary | Replacement Year 2017 | Future Cost \$59,500 |

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.

12000 - Pool

| | | |
|-------------------|-----------------------|-----------------------------|
| 146 - Resurface | Useful Life 12 | Remaining Life 5 |
| 180 Lin. Ft. Pool | Quantity 180 | Unit of Measure Linear Feet |
| | Cost /l.f. \$123 | |
| | % Included 100.00% | Total Cost/Study \$22,140 |
| Summary | Replacement Year 2022 | Future Cost \$25,049 |

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

00100 - Continental Vistas (CV)

12000 - Pool

| | | | |
|---------------------------------|-----------------------|-----------------------------|--|
| 648 - Deck: Re-Surface | Useful Life 15 | Remaining Life 4 | |
| 4,748 Sq. Ft. Pool Area Decking | Quantity 4,748 | Unit of Measure Square Feet | |
| | Cost /SqFt \$7.69 | | |
| | % Included 100.00% | Total Cost/Study \$36,500 | |
| 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 \$31,119 | Qty * \$/LS \$31,119 | |
| | % Included 50.00% | Total Cost/Study \$15,559 | |
| Summary | Replacement Year 2018 | Future Cost \$15,948 | |

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
- 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.

| | | | |
|-----------------------|-----------------------|--------------------------|--|
| 942 - Furniture: Misc | Useful Life 6 | Remaining Life 3 | |
| Pool Area Furnishings | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$6,662 | | |
| | % Included 100.00% | Total Cost/Study \$6,662 | |
| 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.

| | | | |
|----------------------------------|-----------------------|--------------------------|------------------|
| 943 - Furniture: Misc | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Pool Area Furnishings- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$2,463 | | |
| | % Included 100.00% | Total Cost/Study \$2,463 | |
| Summary | Replacement Year 2017 | Future Cost \$2,463 | |

2017- \$2,463 was expended to replace: 2- tables & 8- chairs.

23000 - Mechanical Equipment

| | | | |
|----------------------------|-----------------------|--------------------------|--|
| 244 - HVAC | Useful Life 15 | Remaining Life 2 | |
| Rooftop Carrier Unit- 2004 | Quantity 1 | Unit of Measure Items | |
| | Cost /Itm \$5,945 | | |
| | % Included 100.00% | Total Cost/Study \$5,945 | |
| 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

00100 - Continental Vistas (CV)

23000 - Mechanical Equipment

| | | |
|---|---|---|
| 248 - HVAC 2 Rooftop Carrier Units- 2013 | Useful Life 15 Quantity 2 Cost /Itm \$5,945 % Included 100.00% | Remaining Life 11 Unit of Measure Items Total Cost/Study \$11,890 |
| 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

00110 - Madera Vista (MV)

01000 - Paving

| | | |
|---|---|---|
| 412 - Asphalt: Major Repairs 9,772 Sq. Ft. Parking Lot | Useful Life 25 Quantity 9,772 Cost /SqFt \$5.12 % Included 100.00% | Remaining Life 15 Unit of Measure Square Feet Total Cost/Study \$50,081 |
| 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.

| | | | |
|--|---|--|------------------|
| 413 - Asphalt: Major Repairs Parking Lot- 2017 Only | Useful Life 1 Quantity 1 Cost /LS \$2,560 % Included 100.00% | Remaining Life 0 Unit of Measure Lump Sum Total Cost/Study \$2,560 | Treatment [nr:1] |
| Summary | Replacement Year 2017 | Future Cost \$2,560 | |

2017- BRG had been asked to exclude the striping, crackfill and sealing. Client directed to show a 2017 expense of \$2,560 for same.

03000 - Painting: Exterior

| | | |
|--|---|---|
| 206 - Surface Restoration 4,020 Sq. Ft. Exterior Surfaces | Useful Life 10 Quantity 4,020 Cost /SqFt \$1.54 % Included 100.00% | Remaining Life 4 Unit of Measure Square Feet Total Cost/Study \$6,181 |
| 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 Pool Shade Structure | Useful Life 15 Quantity 1 Cost /LS \$8,000 % Included 100.00% | Remaining Life 14 Unit of Measure Lump Sum Total Cost/Study \$8,000 |
| Summary | Replacement Year 2031 | Future Cost \$11,304 |

This is to repair, replace the shade structure. Installed in 2016.

00110 - Madera Vista (MV)

04000 - Structural Repairs

| | | | |
|----------------------------|-----------------------|--------------------------|--|
| 312 - Trellis | Useful Life 15 | Remaining Life 14 | |
| Pool Eq Rm Shade Structure | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$6,000 | | |
| | % Included 100.00% | Total Cost/Study \$6,000 | |
| 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 4 | |
| 39 Squares- Pool Building Roof | Quantity 39 | Unit of Measure Squares | |
| | Cost /Sqrs \$615 | | |
| | % Included 100.00% | Total Cost/Study \$23,985 | |
| 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.

08000 - Rehab

| | | | |
|-----------------|-----------------------|--------------------------|--|
| 248 - Bathrooms | Useful Life 20 | Remaining Life 9 | |
| 2 Locker Rooms | Quantity 2 | Unit of Measure Room | |
| | Cost /Rm \$3,844 | | |
| | % Included 100.00% | Total Cost/Study \$7,687 | |
| 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.

12000 - Pool

| | | | |
|-------------------|-----------------------|-----------------------------|--|
| 154 - Resurface | Useful Life 12 | Remaining Life 11 | |
| 156 Lin. Ft. Pool | Quantity 156 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$123 | | |
| | % Included 100.00% | Total Cost/Study \$19,188 | |
| 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 7 | |
| 4,008 Sq. Ft. Pool Area Decking | Quantity 4,008 | Unit of Measure Square Feet | |
| | Cost /SqFt \$7.69 | | |
| | % Included 100.00% | Total Cost/Study \$30,811 | |
| Summary | Replacement Year 2024 | Future Cost \$36,625 | |

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

00110 - Madera Vista (MV)

12000 - Pool

| | | | |
|------------------------------|-----------------------|---------------------------|--|
| 754 - Equipment: Replacement | Useful Life 5 | Remaining Life 2 | |
| Pool & Spa Equipment (50%) | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$22,509 | Qty * \$/LS \$22,509 | |
| | % Included 50.00% | Total Cost/Study \$11,254 | |
| 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.

| | | | |
|-----------------------|-----------------------|--------------------------|--|
| 948 - Furniture: Misc | Useful Life 6 | Remaining Life 2 | |
| Pool Area Furnishings | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$6,662 | | |
| | % Included 100.00% | Total Cost/Study \$6,662 | |
| 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 6 | |
| 7,200 Sq. Ft. Tennis Court | Quantity 7,200 | Unit of Measure Square Feet | |
| | Cost /SqFt \$2.82 | | |
| | % Included 100.00% | Total Cost/Study \$20,295 | |
| Summary | Replacement Year 2023 | Future Cost \$23,536 | |

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

19000 - Fencing

| | | | |
|---------------------------------|-----------------------|-----------------------------|--|
| 170 - Chain Link: 10' | Useful Life 30 | Remaining Life 14 | |
| 360 Lin. Ft. Tennis Court Fence | Quantity 360 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$18.45 | | |
| | % Included 100.00% | Total Cost/Study \$6,642 | |
| 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 9 | |
| 380 Lin. Ft. Pool Perimeter Fence | Quantity 380 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$36.90 | | |
| | % Included 100.00% | Total Cost/Study \$14,022 | |
| 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.

00110 - Madera Vista (MV)

20000 - Lighting

| | | | |
|-----------------------|-----------------------|------------------|---------|
| 250 - Pole Lights | Useful Life 20 | Remaining Life 9 | |
| 4 Tennis Court Lights | Quantity 4 | Unit of Measure | Items |
| | Cost /Itm \$1,537 | | |
| | % Included 100.00% | Total Cost/Study | \$6,150 |
| 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 5 | |
| 7,128 Sq. Ft. Parking Areas | Quantity 7,128 | Unit of Measure | Square Feet |
| | Cost /SqFt \$5.12 | | |
| | % Included 100.00% | Total Cost/Study | \$36,531 |
| 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 2 | |
| 6,128 Sq. Ft. Pool Area Concrete (6%) | Quantity 6,128 | Unit of Measure | Square Feet |
| | Cost /SqFt \$20.50 | Qty * \$/SqFt | \$125,624 |
| | % Included 6.00% | Total Cost/Study | \$7,537 |
| 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.

03000 - Painting: Exterior

| | | | |
|---------------------------------|-----------------------|------------------|-------------|
| 212 - Surface Restoration | Useful Life 10 | Remaining Life 5 | |
| 7,470 Sq. Ft. Exterior Surfaces | Quantity 7,470 | Unit of Measure | Square Feet |
| | Cost /SqFt \$1.00 | | |
| | % Included 100.00% | Total Cost/Study | \$7,470 |
| 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.

| | | | |
|------------------------------|-----------------------|------------------|------------------|
| 213 - Surface Restoration | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Exterior Surfaces- 2017 Only | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS \$4,124 | | |
| | % Included 100.00% | Total Cost/Study | \$4,124 |
| Summary | Replacement Year 2017 | Future Cost | \$4,124 |

2017- \$4,124 expended for unknown scope.

00120 - Casa Paloma I (CPI)

04000 - Structural Repairs

| | | | |
|----------------------------|-----------------------|--------------------------|--|
| 304 - Trellis | Useful Life 15 | Remaining Life 13 | |
| Pool Eq Rm Shade Structure | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$8,000 | | |
| | % Included 100.00% | Total Cost/Study \$8,000 | |
| 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 \$512 | | |
| | % Included 100.00% | Total Cost/Study \$31,262 | |
| Summary | Replacement Year 2018 | Future Cost \$32,044 | |

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 2 | |
| 2 Locker Rooms | Quantity 2 | Unit of Measure Room | |
| | Cost /Rm \$8,712 | | |
| | % Included 100.00% | Total Cost/Study \$17,425 | |
| Summary | Replacement Year 2019 | Future Cost \$18,307 | |

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

| | | | |
|-------------------|-----------------------|--------------------------|--|
| 418 - Kitchen | Useful Life 20 | Remaining Life 14 | |
| Clubhouse Kitchen | Quantity 1 | Unit of Measure Room | |
| | Cost /Rm \$6,662 | | |
| | % Included 100.00% | Total Cost/Study \$6,662 | |
| 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 11 | |
| 200 Lin. Ft. Pool | Quantity 200 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$123 | | |
| | % Included 100.00% | Total Cost/Study \$24,600 | |
| Summary | Replacement Year 2028 | Future Cost \$32,277 | |

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

2017- Client advises done in 2016.

00120 - Casa Paloma I (CPI)

12000 - Pool

| | | | |
|---------------------------------|-----------------------|-----------------------------|--|
| 660 - Deck: Re-Surface | Useful Life 15 | Remaining Life 11 | |
| 6,128 Sq. Ft. Pool Area Decking | Quantity 6,128 | Unit of Measure Square Feet | |
| | Cost /SqFt \$7.69 | | |
| | % Included 100.00% | Total Cost/Study \$47,109 | |
| 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 2 | |
| Pool & Spa Equipment (50%) | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$29,889 | Qty * \$/LS \$29,889 | |
| | % Included 50.00% | Total Cost/Study \$14,944 | |
| 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.

| | | | |
|---------------------------------|-----------------------|--------------------------|------------------|
| 761 - Equipment: Replacement | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Pool & Spa Equipment- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$1,881 | | |
| | % Included 100.00% | Total Cost/Study \$1,881 | |
| Summary | Replacement Year 2017 | Future Cost \$1,881 | |

2017- \$1,881 expended.

| | | | |
|-----------------------|-----------------------|--------------------------|--|
| 954 - Furniture: Misc | Useful Life 6 | Remaining Life 2 | |
| Pool Area Furnishings | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$6,662 | | |
| | % Included 100.00% | Total Cost/Study \$6,662 | |
| Summary | Replacement Year 2019 | Future Cost \$7,000 | |

This is to replace miscellaneous pool furniture.

23000 - Mechanical Equipment

| | | | |
|-------------------------------|-----------------------|--------------------------|--|
| 256 - HVAC | Useful Life 15 | Remaining Life 9 | |
| 2 Rooftop Carrier Units- 2011 | Quantity 2 | Unit of Measure Items | |
| | Cost /Itm \$4,100 | | |
| | % Included 100.00% | Total Cost/Study \$8,200 | |
| 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

00120 - Casa Paloma I (CPI)
23000 - Mechanical Equipment

00130 - Casa Paloma II (CPII)
01000 - Paving

| | | | |
|------------------------------|-----------------------|-----------------------------|--|
| 424 - Asphalt: Major Repairs | Useful Life 25 | Remaining Life 4 | |
| 4,536 Sq. Ft. Parking Areas | Quantity 4,536 | Unit of Measure Square Feet | |
| | Cost /SqFt \$5.12 | | |
| | % Included 100.00% | Total Cost/Study \$23,247 | |
| 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.

| | | | |
|------------------------------------|-----------------------|--------------------------|------------------|
| 425 - Asphalt: Major Repairs | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Parking Areas- 2017 Only Seal Coat | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$1,750 | | |
| | % Included 100.00% | Total Cost/Study \$1,750 | |
| Summary | Replacement Year 2017 | Future Cost \$1,750 | |

2017- \$1,750 expended for seal coat.

02000 - Concrete

| | | | |
|---------------------------------------|-----------------------|-----------------------------|--|
| 466 - Pool Deck | Useful Life 5 | Remaining Life 1 | |
| 4,933 Sq. Ft. Pool Area Concrete (6%) | Quantity 4,933 | Unit of Measure Square Feet | |
| | Cost /SqFt \$20.50 | Qty * \$/SqFt \$101,126 | |
| | % Included 6.00% | Total Cost/Study \$6,068 | |
| Summary | Replacement Year 2018 | Future Cost \$6,219 | |

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.

04000 - Structural Repairs

| | | | |
|----------------------------|-----------------------|--------------------------|--|
| 320 - Trellis | Useful Life 15 | Remaining Life 14 | |
| Pool Eq Rm Shade Structure | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$8,000 | | |
| | % Included 100.00% | Total Cost/Study \$8,000 | |
| Summary | Replacement Year 2031 | Future Cost \$11,304 | |

This is to repair, replace the shade structure. Installed in 2016.

05000 - Roofing

| | | | |
|---------------------------------|-----------------------|---------------------------|--|
| 354 - Low Slope: Vinyl | Useful Life 20 | Remaining Life 4 | |
| 53 Squares- Pool Building Roofs | Quantity 53 | Unit of Measure Squares | |
| | Cost /Sqrs \$512 | | |
| | % Included 100.00% | Total Cost/Study \$27,162 | |
| 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.

00130 - Casa Paloma II (CPII)

08000 - Rehab

| | | | |
|-----------------|-----------------------|---------------------------|--|
| 260 - Bathrooms | Useful Life 20 | Remaining Life 7 | |
| 2 Locker Rooms | Quantity 2 | Unit of Measure Room | |
| | Cost /Rm \$8,712 | | |
| | % Included 100.00% | Total Cost/Study \$17,425 | |
| Summary | Replacement Year 2024 | Future Cost \$20,713 | |

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

| | | | |
|-------------------|-----------------------|--------------------------|--|
| 424 - Kitchen | Useful Life 20 | Remaining Life 7 | |
| Clubhouse Kitchen | Quantity 1 | Unit of Measure Room | |
| | Cost /Rm \$6,662 | | |
| | % Included 100.00% | Total Cost/Study \$6,662 | |
| Summary | Replacement Year 2024 | Future Cost \$7,920 | |

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

12000 - Pool

| | | | |
|-------------------|-----------------------|-----------------------------|--|
| 166 - Resurface | Useful Life 10 | Remaining Life 9 | |
| 180 Lin. Ft. Pool | Quantity 180 | Unit of Measure Linear Feet | |
| | Cost /l.f. \$123 | | |
| | % Included 100.00% | Total Cost/Study \$22,140 | |
| 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 11 | |
| 4,933 Sq. Ft. Pool Area Decking | Quantity 4,933 | Unit of Measure Square Feet | |
| | Cost /SqFt \$7.69 | | |
| | % Included 100.00% | Total Cost/Study \$37,922 | |
| Summary | Replacement Year 2028 | Future Cost \$49,758 | |

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

00130 - Casa Paloma II (CPII)

12000 - Pool

| | | | |
|------------------------------|-----------------------|---------------------------|--|
| 766 - Equipment: Replacement | Useful Life 5 | Remaining Life 2 | |
| Pool & Spa Equipment (50%) | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$31,119 | Qty * \$/LS \$31,119 | |
| | % Included 50.00% | Total Cost/Study \$15,559 | |
| 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.

2017- \$1,613 expended.

| | | | |
|---------------------------------|-----------------------|--------------------------|------------------|
| 767 - Equipment: Replacement | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Pool & Spa Equipment- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$1,613 | | |
| | % Included 100.00% | Total Cost/Study \$1,613 | |
| Summary | Replacement Year 2017 | Future Cost \$1,613 | |

2017- \$1,613 expended.

| | | | |
|-----------------------|-----------------------|--------------------------|--|
| 960 - Furniture: Misc | Useful Life 6 | Remaining Life 2 | |
| Pool Area Furnishings | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$6,662 | | |
| | % Included 100.00% | Total Cost/Study \$6,662 | |
| Summary | Replacement Year 2019 | Future Cost \$7,000 | |

This is to replace miscellaneous pool furniture.

20000 - Lighting

| | | | |
|-----------------------|-----------------------|--------------------------|--|
| 260 - Pole Lights | Useful Life 30 | Remaining Life 4 | |
| 8 Shuffleboard Lights | Quantity 8 | Unit of Measure Items | |
| | Cost /Itm \$1,230 | | |
| | % Included 100.00% | Total Cost/Study \$9,840 | |
| Summary | Replacement Year 2021 | Future Cost \$10,862 | |

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

00130 - Casa Paloma II (CPII)

23000 - Mechanical Equipment

| | | | |
|-------------------------------|-----------------------|------------------|----------|
| 272 - HVAC | Useful Life 15 | Remaining Life 9 | |
| 2 Rooftop Carrier Units- 2011 | Quantity 2 | Unit of Measure | Items |
| | Cost /Itm \$4,100 | | |
| | % Included 100.00% | Total Cost/Study | \$8,200 |
| 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

00140 - Abrego North (ABN)

01000 - Paving

| | | | |
|------------------------------|-----------------------|------------------|-------------|
| 430 - Asphalt: Major Repairs | Useful Life 25 | Remaining Life 6 | |
| 6,455 Sq. Ft. Parking Area | Quantity 6,455 | Unit of Measure | Square Feet |
| | Cost /SqFt \$5.12 | | |
| | % Included 100.00% | Total Cost/Study | \$33,082 |
| Summary | Replacement Year 2023 | Future Cost | \$38,365 |

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

1997- overlay work performed

02000 - Concrete

| | | | |
|---------------------------------------|-----------------------|------------------|-------------|
| 472 - Pool Deck | Useful Life 5 | Remaining Life 4 | |
| 4,523 Sq. Ft. Pool Area Concrete (6%) | Quantity 4,523 | Unit of Measure | Square Feet |
| | Cost /SqFt \$20.50 | Qty * \$/SqFt | \$92,721 |
| | % Included 6.00% | Total Cost/Study | \$5,563 |
| 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.

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 9 | |
| 5,892 Sq. Ft. Exterior Surfaces | Quantity 5,892 | Unit of Measure | Square Feet |
| | Cost /SqFt \$1.02 | | |
| | % Included 100.00% | Total Cost/Study | \$6,039 |
| 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.

00140 - Abrego North (ABN)

04000 - Structural Repairs

| | | | |
|----------------------------|------------------|-------------------|--------------------------|
| 324 - Trellis | Useful Life 15 | Remaining Life 14 | |
| Pool Eq Rm Shade Structure | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$8,000 | |
| | % Included | 100.00% | Total Cost/Study \$8,000 |
| 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 14 | |
| 3 Pool Shade Structure | Quantity 3 | Unit of Measure | Lump Sum |
| | Cost /LS | \$8,000 | |
| | % Included | 100.00% | Total Cost/Study \$24,000 |
| 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 9 | |
| 21 Squares- Pool Building Roof | Quantity 21 | Unit of Measure | Squares |
| | Cost /Sqrs | \$512 | |
| | % Included | 100.00% | Total Cost/Study \$10,762 |
| 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.

08000 - Rehab

| | | | |
|-----------------|------------------|------------------|---------------------------|
| 266 - Bathrooms | Useful Life 20 | Remaining Life 9 | |
| 2 Locker Rooms | Quantity 2 | Unit of Measure | Room |
| | Cost /Rm | \$6,150 | |
| | % Included | 100.00% | Total Cost/Study \$12,300 |
| 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

12000 - Pool

| | | | |
|-------------------|------------------|------------------|---------------------------|
| 172 - Resurface | Useful Life 10 | Remaining Life 9 | |
| 180 Lin. Ft. Pool | Quantity 180 | Unit of Measure | Linear Feet |
| | Cost /l.f. | \$123 | |
| | % Included | 100.00% | Total Cost/Study \$22,140 |
| 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.

00140 - Abrego North (ABN)

12000 - Pool

| | | |
|-------------------------|-----------------------|-----------------------------|
| 672 - Deck: Re-Surface | Useful Life 25 | Remaining Life 24 |
| 4,523 Sq. Ft. Pool Deck | Quantity 4,523 | Unit of Measure Square Feet |
| | Cost /SqFt \$7.69 | |
| | % Included 100.00% | Total Cost/Study \$34,771 |
| Summary | Replacement Year 2041 | Future Cost \$62,890 |

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

| | | |
|------------------------------|-----------------------|---------------------------|
| 772 - Equipment: Replacement | Useful Life 5 | Remaining Life 4 |
| Pool & Spa Equipment (50%) | Quantity 1 | Unit of Measure Lump Sum |
| | Cost /LS \$31,119 | Qty * \$/LS \$31,119 |
| | % Included 50.00% | Total Cost/Study \$15,559 |
| 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.

2016- Per client 4/21/2016, \$364,000 total is anticipated to replace the pool in 2016.

| | | |
|-----------------------|-----------------------|--------------------------|
| 966 - Furniture: Misc | Useful Life 6 | Remaining Life 5 |
| Pool Area Furnishings | Quantity 1 | Unit of Measure Lump Sum |
| | Cost /LS \$5,637 | |
| | % Included 100.00% | Total Cost/Study \$5,637 |
| 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 5 |
| 2 Rooftop Rheem Units- 2007 | Quantity 2 | Unit of Measure Items |
| | Cost /Itm \$3,741 | |
| | % Included 100.00% | Total Cost/Study \$7,482 |
| Summary | Replacement Year 2022 | Future Cost \$8,466 |

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

00144 - Facility Maintenance Shop (FMS)

01000 - Paving

| | | | |
|-----------------------------------|------------------|------------------|---------------------------|
| 120 - Asphalt: State Spec. Slurry | Useful Life 5 | Remaining Life 1 | |
| Parking Area | 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 \$10,250 |

This is to prepare the surface and apply a state specification slurry seal.

| | | | |
|--------------------------------|------------------|------------------|---------------------------|
| 200 - Asphalt: Ongoing Repairs | Useful Life 30 | Remaining Life 1 | Treatment [nr:1] |
| Pulverization/Replacement | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$30,474 | |
| | % Included | 100.00% | Total Cost/Study \$30,474 |
| Summary | Replacement Year | 2018 | Future Cost \$31,236 |

This is for pulverization and replacement of the asphalt.

| | | | |
|--------------------------------------|------------------|-------------------|---------------------------|
| 300 - Asphalt: Overlay w/ Interlayer | Useful Life 20 | Remaining Life 19 | |
| Parking Area | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$16,000 | |
| | % Included | 100.00% | Total Cost/Study \$16,000 |
| 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 | Useful Life 6 | Remaining Life 3 | |
| Doors, Trim, Metal | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$3,000 | |
| | % Included | 100.00% | Total Cost/Study \$3,000 |
| 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 | Useful Life 6 | Remaining Life 3 | |
| 800 Lin. Ft. Perimeter Fence | Quantity 800 | Unit of Measure | Linear Feet |
| | Cost /l.f. | \$9.00 | |
| | % Included | 100.00% | Total Cost/Study \$7,200 |
| 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 3 | |
| FMS Building | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$1,200 | |
| | % Included | 100.00% | Total Cost/Study \$1,200 |
| Summary | Replacement Year | 2020 | Future Cost \$1,292 |

This is to power wash the building.

05000 - Roofing

| | | | |
|-------------------------|------------------|-------------------|---------------------------|
| 690 - Pitched: TBA | Useful Life 30 | Remaining Life 10 | |
| 40 Squares- FMS Roofing | Quantity 40 | Unit of Measure | Squares |
| | Cost /Sqrs | \$800 | |
| | % Included | 100.00% | Total Cost/Study \$32,000 |
| 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 3 | |
| Common Areas | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$15,000 | |
| | % Included | 100.00% | Total Cost/Study \$15,000 |
| 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 3 | |
| 2 Placeholder | Quantity 2 | Unit of Measure | Items |
| | Cost /Itm | \$15,000 | |
| | % Included | 100.00% | Total Cost/Study \$30,000 |
| 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.

| | | | |
|---------------|------------------|------------------|---------------------------|
| 230 - Kitchen | Useful Life 20 | Remaining Life 3 | |
| Placeholder | Quantity 1 | Unit of Measure | Lump Sum |
| | Cost /LS | \$20,000 | |
| | % Included | 100.00% | Total Cost/Study \$20,000 |
| 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.

00144 - Facility Maintenance Shop (FMS)

19000 - Fencing

| | | |
|------------------------|-----------------------|-----------------------------|
| 200 - Wrought Iron | Useful Life 30 | Remaining Life 3 |
| 800 Lin. Ft. Perimeter | Quantity 800 | Unit of Measure Linear Feet |
| | Cost /l.f. \$40.00 | |
| | % Included 100.00% | Total Cost/Study \$32,000 |
| Summary | Replacement Year 2020 | Future Cost \$34,461 |

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.

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 3 |
| 2 Mastercool | Quantity 2 | Unit of Measure Items |
| | Cost /Itm \$12,000 | |
| | % Included 100.00% | Total Cost/Study \$24,000 |
| Summary | Replacement Year 2020 | Future Cost \$25,845 |

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, this is a placeholder.

00150 - General

22000 - Office Equipment

| | | |
|---------------------|-----------------------|--------------------------|
| 100 - Miscellaneous | Useful Life 5 | Remaining Life 4 |
| Contex Scanner | Quantity 1 | Unit of Measure Lump Sum |
| | Cost /LS \$6,000 | |
| | % Included 100.00% | Total Cost/Study \$6,000 |
| Summary | Replacement Year 2021 | Future Cost \$6,623 |

This is to replace Scanner. Installed in 2016.

| | | |
|---------------------|-----------------------|--------------------------|
| 110 - Miscellaneous | Useful Life 5 | Remaining Life 4 |
| HP Plotter | Quantity 1 | Unit of Measure Lump Sum |
| | Cost /LS \$3,000 | |
| | % Included 100.00% | Total Cost/Study \$3,000 |
| 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 7 | |
| 5 Various Locations (33%) | Quantity 5 | Unit of Measure Building | |
| | Cost /Bldg \$15,000 | Qty * \$/Bldg \$75,000 | |
| | % Included 33.33% | Total Cost/Study \$25,000 | |
| 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.

| | | | |
|------------------------------|-----------------------|--------------------------|------------------|
| 261 - PA System | Useful Life 1 | Remaining Life 0 | Treatment [nr:1] |
| Various Locations- 2017 Only | Quantity 1 | Unit of Measure Lump Sum | |
| | Cost /LS \$3,543 | | |
| | % Included 100.00% | Total Cost/Study \$3,543 | |
| Summary | Replacement Year 2017 | Future Cost \$3,543 | |

2017- \$3,543 expended in 2017.

24600 - Safety / Access

| | | | |
|----------------------|-----------------------|---------------------------|--|
| 350 - Defibrillators | Useful Life 10 | Remaining Life 4 | |
| 8 Various Locations | Quantity 8 | Unit of Measure Items | |
| | Cost /Itm \$2,972 | | |
| | % Included 100.00% | Total Cost/Study \$23,780 | |
| Summary | Replacement Year 2021 | Future Cost \$26,249 | |

This is to replace the (AED) automated external defibrillator units.

30000 - Miscellaneous

| | | | |
|-----------------------------|-----------------------|--------------------------|--|
| 200 - Maintenance Equipment | Useful Life 20 | Remaining Life 9 | |
| Vermeer Chipper | Quantity 1 | Unit of Measure Items | |
| | Cost /Itm \$7,687 | | |
| | % Included 100.00% | Total Cost/Study \$7,687 | |
| Summary | Replacement Year 2026 | Future Cost \$9,601 | |

This is to replace Vermeer chipper.

Model #- BC700XL
 VIN/PIN- 1VRC101V9F10 00862

00150 - General

30000 - Miscellaneous

| | | | |
|-----------------|-----------------------|------------------|---------|
| 700 - Trailer | Useful Life 15 | Remaining Life 4 | |
| Utility Trailer | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$5,125 | | |
| | % Included 100.00% | Total Cost/Study | \$5,125 |
| 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 5 | |
| Landscaping Trailer | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$5,125 | | |
| | % Included 100.00% | Total Cost/Study | \$5,125 |
| Summary | Replacement Year 2022 | Future Cost | \$5,798 |

This is to replace the Big Tex landscaping trailer.

License- K00575
30SV

| | | | |
|--------------------------------|-----------------------|------------------|----------|
| 804 - Vehicle | Useful Life 10 | Remaining Life 1 | |
| Vehicle 10- 2005 Ford E250 Van | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$33,312 | | |
| | % Included 100.00% | Total Cost/Study | \$33,312 |
| 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

| | | | |
|-----------------------------------|-----------------------|------------------|----------|
| 808 - Vehicle | Useful Life 10 | Remaining Life 1 | |
| Vehicle 11- 2006 Ford F250 Pickup | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$35,875 | | |
| | % Included 100.00% | Total Cost/Study | \$35,875 |
| Summary | Replacement Year 2018 | Future Cost | \$36,772 |

This is to replace the 2006 Ford F250 pickup truck.

License Plate- unavailable
VIN- 1FTNF20576E037255

00150 - General

30000 - Miscellaneous

| | | | |
|----------------------------------|------------------|------------------|---------------------------|
| 812 - Vehicle | Useful Life 10 | Remaining Life 1 | |
| Vehicle 12- 2007 GMC 2500 Pickup | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm | \$33,312 | |
| | % Included | 100.00% | Total Cost/Study \$33,312 |
| Summary | Replacement Year | 2018 | Future Cost \$34,145 |

This is to replace the 2006 Ford F250 pickup truck.

License Plate- CE34036
 VIN- unavailable

| | | | |
|-------------------------------------|------------------|------------------|---------------------------|
| 816 - Vehicle | Useful Life 10 | Remaining Life 1 | |
| Vehicle 16- 2007 Ford Ranger Pickup | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm | \$25,625 | |
| | % Included | 100.00% | Total Cost/Study \$25,625 |
| Summary | Replacement Year | 2018 | Future Cost \$26,266 |

This is to replace the 2007 Ford Ranger pickup truck.

License Plate- CE55198
 VIN- 1FTYR10U17PA05789

| | | | |
|--------------------------------|------------------|------------------|---------------------------|
| 820 - Vehicle | Useful Life 10 | Remaining Life 2 | |
| Vehicle 17- 2009 Ford E150 Van | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm | \$28,187 | |
| | % Included | 100.00% | Total Cost/Study \$28,187 |
| 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 4 | |
| Vehicle 18- 2011 Ford F150 Pickup | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm | \$30,750 | |
| | % Included | 100.00% | Total Cost/Study \$30,750 |
| Summary | Replacement Year | 2021 | Future Cost \$33,942 |

This is to replace the 2011 Ford F150 pickup truck.

License Plate- CG84220
 VIN- 1FTMF1CM5BKD49232

| | | | |
|------------------------------|------------------|------------------|---------------------------|
| 828 - Vehicle | Useful Life 10 | Remaining Life 5 | |
| Vehicle 19- 2012 Ford Escape | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm | \$25,625 | |
| | % Included | 100.00% | Total Cost/Study \$25,625 |
| Summary | Replacement Year | 2022 | Future Cost \$28,992 |

This is to replace the 2012 Ford Escape SUV.

License Plate- CG97516
 VIN- 1FMCU0C74CKB31964

00150 - General
30000 - Miscellaneous

| | | | |
|---|-----------------------|------------------|----------|
| 832 - Vehicle | Useful Life 10 | Remaining Life 6 | |
| 3 Vehicles 20, 21 & 23- Ford Transit Connects | Quantity 3 | Unit of Measure | Items |
| | Cost /Itm \$25,625 | | |
| | % Included 100.00% | Total Cost/Study | \$76,875 |
| 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

| | | | |
|-----------------------------------|-----------------------|------------------|----------|
| 836 - Vehicle | Useful Life 10 | Remaining Life 1 | |
| Vehicle 24- 2005 Ford F250 Pickup | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$35,875 | | |
| | % Included 100.00% | Total Cost/Study | \$35,875 |
| 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 \$35,875 | | |
| | % Included 100.00% | Total Cost/Study | \$35,875 |
| Summary | Replacement Year 2018 | Future Cost | \$36,772 |

This is to replace the 2005 Chevy Silverado Utility Bed pickup truck.

License- CJ76550
 VIN- 1GBHC24U75E270361

| | | | |
|------------------------------|-----------------------|------------------|----------|
| 844 - Vehicle | Useful Life 10 | Remaining Life 9 | |
| Vehicle 26- 2016 Ford Fiesta | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$17,937 | | |
| | % Included 100.00% | Total Cost/Study | \$17,937 |
| Summary | Replacement Year 2026 | Future Cost | \$22,401 |

This is to replace the 2016 Ford Fiesta.

License- unavailable
 VIN- unavailable

00150 - General

30000 - Miscellaneous

| | | | |
|------------------------------|-----------------------|------------------|----------|
| 848 - Vehicle | Useful Life 10 | Remaining Life 4 | |
| Vehicle 27- 2011 Ford Ranger | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$15,000 | | |
| | % Included 100.00% | Total Cost/Study | \$15,000 |
| 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 9 | |
| 2 Vehicles 29, 30- 2016 Ram Promaster City Vans | Quantity 2 | Unit of Measure | Items |
| | Cost /Itm \$30,000 | | |
| | % Included 100.00% | Total Cost/Study | \$60,000 |
| Summary | Replacement Year 2026 | Future Cost | \$74,932 |

This is to replace the vehicle. Purchased in 2016.

Cost & License- unavailable
 VIN- unavailable

| | | | |
|---|-----------------------|------------------|-----------|
| 856 - Vehicle | Useful Life 10 | Remaining Life 9 | |
| 3 Vehicles 31, 32, 33- 2016 Ram 1500 Pickups | Quantity 3 | Unit of Measure | Items |
| | Cost /Itm \$34,000 | | |
| | % Included 100.00% | Total Cost/Study | \$102,000 |
| 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 10 | |
| Vehicle 34- 2017 Ram 1500 Pickup | Quantity 1 | Unit of Measure | Items |
| | Cost /Itm \$36,000 | | |
| | % Included 100.00% | Total Cost/Study | \$36,000 |
| Summary | Replacement Year 2027 | Future Cost | \$46,083 |

This is to replace the vehicle. Purchased in 2017.

Cost & License- unavailable
 VIN- unavailable

00010 - Member Services Center (MSC)

23000 - Mechanical Equipment

| | | |
|----------------------------|----------------------|--------------------------|
| 316 - HVAC | Useful Life 15 | Remaining Life 3 |
| Rooftop Carrier Unit- 2005 | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$4,612 | |
| | % Included 100.00% | Total Cost/Study \$4,612 |
| 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 3 |
| 43,543 Sq. Ft. Drives, North & South Parking (3%) | Quantity 43,543 | Unit of Measure Square Feet |
| | Cost /SqFt \$3.33 | Qty * \$/SqFt \$145,053 |
| | % Included 2.50% | Total Cost/Study \$3,626 |
| 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

00030 - East Social Center (EC)

23000 - Mechanical Equipment

| | | |
|----------------------------|----------------------|--------------------------|
| 208 - HVAC | Useful Life 15 | Remaining Life 11 |
| Rooftop Carrier Unit- 2013 | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$3,741 | |
| | % Included 100.00% | Total Cost/Study \$3,741 |
| 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- Kitchen- Carrier- 2.5T

00060 - Canoa Hills (CH)

23000 - Mechanical Equipment

| | | |
|----------------------------|----------------------|--------------------------|
| 308 - HVAC | Useful Life 15 | Remaining Life 11 |
| Rooftop Carrier Unit- 2013 | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$4,100 | |
| | % Included 100.00% | Total Cost/Study \$4,100 |
| 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 it's life.

Unit 3- Monitor Room- Carrier- 3T

| | | |
|----------------------------|----------------------|--------------------------|
| 522 - Swamp Cooler | Useful Life 20 | Remaining Life 8 |
| 2 Evaporative Cooler- 2005 | Quantity 2 | Unit of Measure Items |
| | Cost /Itm \$2,050 | |
| | % Included 100.00% | Total Cost/Study \$4,100 |
| Summary | Replacement Year N/A | Future Cost N/A |

This is to replace the evaporative coolers.

Storage Room- Champion
 Pump Room- Champion

25000 - Flooring

| | | |
|-----------------------------|----------------------|-----------------------------|
| 640 - Vinyl | Useful Life 5 | Remaining Life 2 |
| 75 Sq. Yds. Clubhouse Vinyl | Quantity 75 | Unit of Measure Square Yard |
| | Cost /SqYd \$26.65 | |
| | % Included 100.00% | Total Cost/Study \$1,999 |
| Summary | Replacement Year N/A | Future Cost N/A |

This is to replace the vinyl flooring.

In 2016, the Saguaro storage room flooring was in poor condition.

00070 - Santa Rita Springs (SRS)

25000 - Flooring

| | | |
|-----------------------------------|----------------------|-----------------------------|
| 650 - Vinyl | Useful Life 20 | Remaining Life 4 |
| 135 Sq. Yds. Various Vinyl Floors | Quantity 135 | Unit of Measure Square Yard |
| | Cost /SqYd \$35.87 | |
| | % Included 100.00% | Total Cost/Study \$4,843 |
| Summary | Replacement Year N/A | Future Cost N/A |

This is to replace the vinyl flooring.

00080 - Canoa Ranch (CR)

02000 - Concrete

| | | | |
|---------------------------------------|----------------------|-----------------------------|--|
| 436 - Pool Deck | Useful Life 5 | Remaining Life 4 | |
| 2,650 Sq. Ft. Pool Area Concrete (6%) | Quantity 2,650 | Unit of Measure Square Feet | |
| | Cost /SqFt \$20.50 | Qty * \$/SqFt \$54,325 | |
| | % Included 6.00% | Total Cost/Study \$3,259 | |
| 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.

23000 - Mechanical Equipment

| | | | |
|------------------------|----------------------|------------------------|--|
| 760 - Wall A/C Medium | Useful Life 10 | Remaining Life 1 | |
| Reception Area AC Unit | Quantity 1 | Unit of Measure Items | |
| | Cost /Itm \$538 | | |
| | % Included 100.00% | Total Cost/Study \$538 | |
| Summary | Replacement Year N/A | Future Cost N/A | |

This is to replace the wall air conditioning unit.

Unit HP1- Reception- Sanyon

00090 - Abrego South (ABS)

03500 - Painting: Interior

| | | | |
|-----------------------------------|----------------------|-----------------------------|--|
| 148 - Building | Useful Life 10 | Remaining Life 4 | |
| 5,884 Sq. Ft. All Interior Spaces | Quantity 5,884 | Unit of Measure Square Feet | |
| | Cost /SqFt \$0.769 | | |
| | % Included 100.00% | Total Cost/Study \$4,523 | |
| 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 3 | |
| 6,726 Sq. Ft. Seal/Crack Fill/Stripe | Quantity 6,726 | Unit of Measure Square Feet | |
| | Cost /SqFt \$0.359 | | |
| | % Included 100.00% | Total Cost/Study \$2,413 | |
| 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 0 |
| 9,772 Sq. Ft. Seal/Crack Fill/Stripe | Quantity 9,772 | Unit of Measure Square Feet |
| | Cost /SqFt \$0.359 | |
| | % Included 100.00% | Total Cost/Study \$3,506 |
| 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.

02000 - Concrete

| | | |
|---------------------------------------|----------------------|-----------------------------|
| 454 - Pool Deck | Useful Life 5 | Remaining Life 2 |
| 4,008 Sq. Ft. Pool Area Concrete (6%) | Quantity 4,008 | Unit of Measure Square Feet |
| | Cost /SqFt \$20.50 | Qty * \$/SqFt \$82,164 |
| | % Included 6.00% | Total Cost/Study \$4,930 |
| Summary | Replacement Year N/A | Future Cost N/A |

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.

23000 - Mechanical Equipment

| | | |
|----------------------------|----------------------|--------------------------|
| 252 - HVAC | Useful Life 15 | Remaining Life 9 |
| Rooftop Carrier Unit- 2011 | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$4,612 | |
| | % Included 100.00% | Total Cost/Study \$4,612 |
| 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 1 |
| 7,128 Sq. Ft. Seal/Crack Fill/Stripe | Quantity 7,128 | Unit of Measure Square Feet |
| | Cost /SqFt \$0.359 | |
| | % Included 100.00% | Total Cost/Study \$2,557 |
| 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 16 |
| Rooftop Evaporative Cooler- 2013 | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$2,050 | |
| | % Included 100.00% | Total Cost/Study \$2,050 |
| Summary | Replacement Year N/A | Future Cost N/A |

This is to replace the swamp cooler.

Unit 4- Locker Room- Aerocool- Evaporative Cooler

00120 - Casa Paloma I (CPI)

23000 - Mechanical Equipment

| | | |
|----------------------------------|----------------------|--------------------------|
| 710 - Furnace | Useful Life 15 | Remaining Life 11 |
| Rooftop Forced Air Furnace- 2013 | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$2,972 | |
| | % Included 100.00% | Total Cost/Study \$2,972 |
| 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 0 |
| 4,536 Sq. Ft. Parking Areas | Quantity 4,536 | Unit of Measure Square Feet |
| | Cost /SqFt \$0.359 | |
| | % Included 100.00% | Total Cost/Study \$1,627 |
| 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 3 |
| Rooftop Rheem Unit- 2005 | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$3,408 | |
| | % Included 100.00% | Total Cost/Study \$3,408 |
| 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 2 |
| 6,455 Sq. Ft. Seal/Crack Fill/Stripe | Quantity 6,455 | Unit of Measure Square Feet |
| | Cost /SqFt \$0.359 | |
| | % Included 100.00% | Total Cost/Study \$2,316 |
| 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.

00140 - Abrego North (ABN)

23000 - Mechanical Equipment

| | | |
|----------------------------|----------------------|--------------------------|
| 276 - HVAC | Useful Life 15 | Remaining Life 8 |
| Rooftop Carrier Unit- 2010 | Quantity 1 | Unit of Measure Items |
| | Cost /Itm \$3,741 | |
| | % Included 100.00% | Total Cost/Study \$3,741 |
| 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 | \$5,691 | 5 | 5 | 27,762 | \$.20/SqFt | | Parking Lots- Seal/Stripe |
| 101 - Asphalt: Sealing | \$4,000 | 1 | 0 | 1 | \$4,000/LS [nr:1] | | Parking Lots- Seal/Stripe- 2017 Only |
| 200 - Asphalt: Ongoing Repairs | \$5,179 | 5 | 5 | 27,762 | \$3.33/SqFt (5.6%) | | Parking Lots |
| 300 - Asphalt: Overlay w/ Interlayer | \$24,543 | 25 | 5 | 14,965 | \$1.64/SqFt | | South Parking & Maintenance |
| 348 - Asphalt: Overlay w/ Interlayer | \$10,494 | 25 | 10 | 12,797 | \$1.64/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 | \$11,224 | 10 | 9 | 14,600 | \$.77/SqFt | | All Interior Spaces |
| 05000 - Roofing | | | | | | | |
| 300 - Low Slope: Vinyl | \$40,487 | 20 | 4 | 79 | \$512/Sqrs | | Building Roof |
| 08000 - Rehab | | | | | | | |
| 300 - Restrooms | \$11,377 | 20 | 19 | 3 | \$3,792/Rm | | Main Building & Maintenance Restrooms |
| 400 - Kitchen | \$6,560 | 20 | 5 | 1 | \$6,560/Rm | | Kitchen |
| 22000 - Office Equipment | | | | | | | |
| 100 - Miscellaneous | \$14,350 | 8 | 3 | 1 | \$14,350/LS | | Printers & Copiers |
| 200 - Computers, Misc. | \$12,000 | 3 | 0 | 1 | \$12,000/LS | | IT Server |
| 240 - Computers, Misc. | \$36,900 | 5 | 1 | 1 | \$36,900/LS | | Office Computer Work Stations |
| 241 - Computers, Misc. | \$27,756 | 1 | 0 | 1 | \$27,756/LS [nr:1] | | Office Computer Work Stations- 2017 Only |
| 360 - Telephone Equipment | \$21,012 | 12 | 5 | 1 | \$21,012/LS | | Telephone System |
| 23000 - Mechanical Equipment | | | | | | | |
| 200 - HVAC | \$17,835 | 15 | 8 | 3 | \$5,945/Itm | | Rooftop Carrier Units- 2010 |
| 280 - HVAC | \$5,125 | 15 | 1 | 1 | \$5,125/Itm | | Rooftop Carrier Unit- 2002 |
| 348 - HVAC | \$6,765 | 15 | 11 | 3 | \$2,255/Itm | | IT Room Trane & Gree Units- 2013 |
| 376 - HVAC | \$5,945 | 15 | 0 | 1 | \$5,945/Itm | | Bard Unit- 2002 |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|---|--------------------------|-------------|----------------|----------|--------------------|-----------|---|
| 00010 - Member Services Center (MSC) | | | | | | | |
| 25000 - Flooring | | | | | | | |
| 200 - Carpeting | \$15,580 | 10 | 9 | 475 | \$32.80/SqYd | | Hallways, Lobby, Offices |
| 400 - Tile | \$7,431 | 20 | 4 | 725 | \$10.25/SqFt | | Floors |
| 00020 - West Social Center (WC) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 106 - Asphalt: Sealing | \$8,926 | 5 | 5 | 43,543 | \$.20/SqFt | | Drives, North & South Parking |
| 112 - Asphalt: Sealing | \$15,441 | 5 | 5 | 75,321 | \$.20/SqFt | | West Parking Lot |
| 113 - Asphalt: Sealing | \$17,985 | 1 | 0 | 1 | \$17,985/LS [nr:1] | | West Parking Lot- 2017 Only, incl N & S |
| 212 - Asphalt: Ongoing Repairs | \$6,273 | 5 | 5 | 75,321 | \$3.33/SqFt (3%) | | West Parking Lot |
| 306 - Asphalt: Overlay w/ Interlayer | \$71,411 | 25 | 7 | 43,543 | \$1.64/SqFt | | Drives, North & South Parking |
| 370 - Asphalt: Overlay w/ Interlayer | \$123,526 | 25 | 14 | 75,321 | \$1.64/SqFt | | West Parking Lot |
| 02000 - Concrete | | | | | | | |
| 400 - Pool Deck | \$6,535 | 5 | 3 | 5,313 | \$20.50/SqFt (6%) | | Pool Area Concrete |
| 03000 - Painting: Exterior | | | | | | | |
| 106 - Stucco | \$54,386 | 10 | 5 | 53,060 | \$1.02/SqFt | | Building & Wall Exterior Surfaces |
| 03500 - Painting: Interior | | | | | | | |
| 106 - Building | \$18,450 | 10 | 4 | 24,000 | \$.77/SqFt | | All Interior Spaces |
| 04000 - Structural Repairs | | | | | | | |
| 300 - Trellis | \$12,000 | 15 | 5 | 1 | \$12,000/LS | | Pool Shade Structure |
| 304 - Trellis | \$12,000 | 15 | 6 | 1 | \$12,000/LS | | Tennis Shade Structure |
| 05000 - Roofing | | | | | | | |
| 306 - Low Slope: Vinyl | \$86,869 | 10 | 2 | 339 | \$512/Sqrs (50%) | | Building Flat Roofs |
| 600 - Pitched: Tile | \$14,760 | 30 | 19 | 24 | \$615/Sqrs | | Tennis Ramada Roof |
| 900 - Miscellaneous | \$13,899 | 5 | 2 | 339 | \$41.00/Sqrs | | Roof Recoating |
| 08000 - Rehab | | | | | | | |
| 100 - General | \$5,637 | 20 | 9 | 1 | \$5,637/Bldg | | Tennis Ramada |
| 200 - Bathrooms | \$42,025 | 20 | 9 | 2 | \$21,012/Rm | | Locker Rooms |
| 306 - Restrooms | \$62,525 | 20 | 4 | 4 | \$15,631/Rm | | Shops & Auditorium Restrooms |
| 460 - Cabinets | \$8,815 | 20 | 9 | 2 | \$4,407/Rm | | Woodshop & Lapidary |
| 550 - Operable Wall/Partition | \$13,120 | 25 | 4 | 320 | \$41.00/SqFt | | Auditorium/Room 1 |
| 12000 - Pool | | | | | | | |
| 100 - Resurface | \$41,000 | 12 | 5 | 250 | \$164/l.f. | | Pool |
| 600 - Deck: Re-Surface | \$40,844 | 15 | 4 | 5,313 | \$7.69/SqFt | | Pool Area Decking |
| 700 - Equipment: Replacement | \$19,249 | 5 | 1 | 1 | \$38,499/LS (50%) | | Pool & Spa Equipment |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|---|--------------------------|-------------|----------------|----------|--------------------|-----------|--------------------------------------|
| 00020 - West Social Center (WC) | | | | | | | |
| 12000 - Pool | | | | | | | |
| 800 - Cover | \$6,765 | 6 | 2 | 4,000 | \$1.69/SqFt | | Pool Cover |
| 900 - Furniture: Misc | \$11,275 | 6 | 2 | 1 | \$11,275/LS | | Pool Area Furniture |
| 14000 - Recreation | | | | | | | |
| 700 - Billiard Table | \$23,616 | 25 | 4 | 4 | \$5,904/Itm | | Billiards Room |
| 17000 - Tennis Court | | | | | | | |
| 100 - Reseal | \$27,056 | 4 | 0 | 43,200 | \$.63/SqFt | | [6] Tennis Courts |
| 500 - Resurface | \$121,770 | 21 | 17 | 43,200 | \$2.82/SqFt | | [6] Tennis Courts |
| 600 - Lighting | \$57,400 | 30 | 6 | 20 | \$2,870/Itm | | Court Lights |
| 17500 - Basketball / Sport Court | | | | | | | |
| 200 - Seal & Striping | \$9,594 | 8 | 3 | 3,744 | \$2.56/SqFt | | [12] Shuffleboard Courts |
| 19000 - Fencing | | | | | | | |
| 120 - Chain Link: 10' | \$61,346 | 30 | 10 | 1,710 | \$35.87/l.f. | | Tennis Court Fence |
| 20000 - Lighting | | | | | | | |
| 200 - Pole Lights | \$9,225 | 20 | 9 | 15 | \$615/Itm | | Walkway Lights |
| 500 - Parking Lot | \$12,812 | 5 | 3 | 25 | \$2,562/Itm (20%) | | Parking Lot Lights |
| 23000 - Mechanical Equipment | | | | | | | |
| 204 - HVAC | \$45,100 | 15 | 4 | 2 | \$22,550/Itm | | Rooftop Carrier Units- 2006 |
| 284 - HVAC | \$16,400 | 15 | 11 | 2 | \$8,200/Itm | | Rooftop Carrier Units- 2013 |
| 320 - HVAC | \$23,882 | 15 | 2 | 2 | \$11,941/Itm | | Rooftop Carrier Units- 2004 |
| 352 - HVAC | \$22,037 | 15 | 7 | 3 | \$7,346/Itm | | Rooftop Carrier/American Units- 2009 |
| 380 - HVAC | \$12,300 | 15 | 8 | 1 | \$12,300/Itm | | Rooftop Carrier Unit- 2010 |
| 404 - HVAC | \$35,875 | 15 | 6 | 4 | \$8,969/Itm | | Rooftop Carrier/American Units- 2008 |
| 420 - HVAC | \$5,125 | 15 | 5 | 1 | \$5,125/Itm | | Tennis Ramada Carrier Unit- 2007 |
| 440 - HVAC | \$8,200 | 15 | 10 | 4 | \$2,050/Itm | | Gree HVAC Units- 2012 |
| 900 - Miscellaneous | \$10,000 | 15 | 6 | 1 | \$10,000/Itm | | Camfil Farr Dust Collector |
| 24000 - Furnishings | | | | | | | |
| 500 - Miscellaneous | \$55,991 | 10 | 4 | 1 | \$55,991/LS | | Auditorium Tables & Chairs |
| 24500 - Audio / Visual | | | | | | | |
| 220 - PA System | \$51,250 | 10 | 9 | 1 | \$51,250/LS | | Auditorium Bldg |
| 221 - PA System | \$24,144 | 1 | 0 | 1 | \$24,144/LS [nr:1] | | Auditorium Bldg- 2017 Only |
| 400 - Stage Lights | \$9,225 | 20 | 4 | 1 | \$9,225/LS | | Stage Lighting |
| 401 - Stage Lights | \$4,827 | 1 | 0 | 1 | \$4,827/LS [nr:1] | | Stage Lighting- 2017 Only |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|--|--------------------------|-------------|----------------|----------|-------------------|-----------|-----------------------------------|
| 00020 - West Social Center (WC) | | | | | | | |
| 24500 - Audio / Visual | | | | | | | |
| 600 - Stage Curtains | \$8,764 | 15 | 1 | 1 | \$8,764/LS | | Stage Curtains |
| 800 - Stage Risers | \$7,301 | 20 | 0 | 1 | \$7,301/LS | | Located on Stage |
| 24600 - Safety / Access | | | | | | | |
| 200 - Fire Control Misc | \$38,181 | 20 | 3 | 1 | \$38,181/LS | | Fire Alarm System |
| 25000 - Flooring | | | | | | | |
| 210 - Carpeting | \$18,532 | 10 | 4 | 565 | \$32.80/SqYd | | West Center Carpet |
| 410 - Tile | \$20,688 | 20 | 4 | 1,618 | \$12.79/SqFt | | Clubhouse Walls & Floors |
| 414 - Tile | \$8,720 | 20 | 0 | 682 | \$12.79/SqFt | | Green Room Dressing & Restrooms |
| 600 - Vinyl | \$39,462 | 15 | 6 | 1,100 | \$35.87/SqYd | | West Center Vinyl |
| 26000 - Outdoor Equipment | | | | | | | |
| 840 - Shade Structure | \$13,600 | 15 | 4 | 680 | \$20.00/SqFt | | Pool Shade Structure |
| 844 - Shade Structure | \$15,100 | 15 | 6 | 755 | \$20.00/SqFt | | [3] Tennis Court Shade Structures |
| 27000 - Appliances | | | | | | | |
| 700 - Miscellaneous | \$7,011 | 5 | 1 | 25 | \$2,804/Itm (10%) | | Kitchen Appliances |
| 30000 - Miscellaneous | | | | | | | |
| 018 - Miscellaneous | \$16,000 | 15 | 6 | 1 | \$16,000/LS | | Camfil Fart Dust Collector |
| 240 - Maintenance Equipment | \$30,750 | 20 | 9 | 3 | \$10,250/Itm | | Portable Lifts |
| 00030 - East Social Center (EC) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 118 - Asphalt: Sealing | \$16,331 | 5 | 2 | 79,662 | \$.20/SqFt | | Parking Lot |
| 218 - Asphalt: Ongoing Repairs | \$5,307 | 5 | 2 | 79,662 | \$3.33/SqFt (2%) | | Parking Lot |
| 312 - Asphalt: Overlay w/ Interlayer | \$84,890 | 25 | 22 | 51,762 | \$1.64/SqFt | | West & North Parking Lots |
| 354 - Asphalt: Overlay w/ Interlayer | \$45,756 | 25 | 14 | 27,900 | \$1.64/SqFt | | South Parking Lot |
| 02000 - Concrete | | | | | | | |
| 406 - Pool Deck | \$6,963 | 5 | 2 | 5,661 | \$20.50/SqFt (6%) | | Pool Area Concrete |
| 03000 - Painting: Exterior | | | | | | | |
| 112 - Stucco | \$14,253 | 10 | 2 | 13,905 | \$1.02/SqFt | | Building Exterior Painting |
| 03500 - Painting: Interior | | | | | | | |
| 112 - Building | \$13,338 | 10 | 4 | 17,350 | \$.77/SqFt | | All Interior Spaces |
| 04000 - Structural Repairs | | | | | | | |
| 308 - Trellis | \$12,000 | 15 | 7 | 1 | \$12,000/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 | \$53,044 | 20 | 5 | 207 | \$512/Sqrs | (50%) | Building Roof |
| 366 - Low Slope: Vinyl | \$53,044 | 20 | 8 | 207 | \$512/Sqrs | (50%) | Building Roof |
| 906 - Miscellaneous | \$8,487 | 5 | 2 | 207 | \$41.00/Sqrs | | Roof Recoating |
| 08000 - Rehab | | | | | | | |
| 206 - Bathrooms | \$54,735 | 20 | 5 | 2 | \$27,367/Rm | | Locker Rooms |
| 312 - Restrooms | \$19,475 | 20 | 5 | 2 | \$9,737/Rm | | Lobby Restrooms |
| 12000 - Pool | | | | | | | |
| 106 - Resurface | \$21,986 | 12 | 4 | 165 | \$133/l.f. | | Pool |
| 400 - ADA Chair Lift | \$9,020 | 10 | 3 | 2 | \$4,510/Itm | | Pool & Spa ADA Chairs |
| 606 - Deck: Re-Surface | \$43,519 | 15 | 4 | 5,661 | \$7.69/SqFt | | Pool Area Decking |
| 706 - Equipment: Replacement | \$14,944 | 5 | 2 | 1 | \$29,889/LS | (50%) | Pool & Spa Equipment |
| 906 - Furniture: Misc | \$7,175 | 6 | 2 | 1 | \$7,175/LS | | Pool Area Furnishings |
| 14000 - Recreation | | | | | | | |
| 200 - Exercise: Cardio Equipment | \$20,910 | 1 | 1 | 17 | \$6,150/Itm | (20%) | Fitness Room Cardio Machines |
| 201 - Exercise: Cardio Equipment | \$24,827 | 1 | 0 | 1 | \$24,827/LS | [nr:1] | Fitness Room Cardio Machines- 2017 Only |
| 300 - Exercise: Strength Equipment | \$5,473 | 1 | 0 | 13 | \$4,210/Itm | (10%) | Fitness Room Strength Machines |
| 720 - Billiard Table | \$11,787 | 25 | 12 | 2 | \$5,894/Itm | | Billiards Room |
| 17000 - Tennis Court | | | | | | | |
| 110 - Reseal | \$13,284 | 4 | 1 | 14,400 | \$.92/SqFt | | [2] Tennis Courts |
| 510 - Resurface | \$40,590 | 21 | 10 | 14,400 | \$2.82/SqFt | | [2] Tennis Courts |
| 700 - Screen | \$2,000 | 5 | 3 | 1 | \$2,000/LS | | Pickleball Windscreens |
| 17500 - Basketball / Sport Court | | | | | | | |
| 210 - Seal & Striping | \$14,142 | 2 | 2 | 15,330 | \$.92/SqFt | | [7] Pickleball Courts |
| 211 - Seal & Striping | \$5,199 | 1 | 0 | 1 | \$5,199/LS | [nr:1] | [7] Pickleball Courts- 2017 Only |
| 400 - Overlay | \$24,918 | 21 | 19 | 8,840 | \$2.82/SqFt | | [4] Pickleball Courts |
| 430 - Overlay | \$18,294 | 21 | 12 | 6,490 | \$2.82/SqFt | | [3] Pickleball Courts |
| 19000 - Fencing | | | | | | | |
| 110 - Chain Link: 6' | \$17,896 | 30 | 28 | 873 | \$20.50/l.f. | | Pickleball Court Fencing |
| 130 - Chain Link: 10' | \$19,926 | 30 | 14 | 540 | \$36.90/l.f. | | Tennis Court Fence |
| 200 - Wrought Iron: 5' | \$14,463 | 30 | 9 | 415 | \$34.85/l.f. | | Pool Perimeter Fence |
| 20000 - Lighting | | | | | | | |
| 510 - Parking Lot | \$17,937 | 30 | 4 | 7 | \$2,562/Itm | | Parking Lot Lights |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|--|--------------------------|-------------|----------------|----------|---------------------|-----------|------------------------------------|
| 00030 - East Social Center (EC) | | | | | | | |
| 23000 - Mechanical Equipment | | | | | | | |
| 288 - HVAC | \$20,807 | 15 | 1 | 4 | \$5,202/Itm | | Rooftop Carrier Units- 2001 |
| 324 - HVAC | \$12,300 | 15 | 7 | 1 | \$12,300/Itm | | Rooftop Carrier Unit- 2009 |
| 356 - HVAC | \$12,300 | 15 | 4 | 1 | \$12,300/Itm | | Rooftop Carrier Unit- 2006 |
| 384 - HVAC | \$12,300 | 15 | 6 | 1 | \$12,300/Itm | | Rooftop Carrier Unit- 2008 |
| 408 - HVAC | \$25,420 | 15 | 9 | 5 | \$5,084/Itm | | Rooftop Carrier Units- 2011 |
| 424 - HVAC | \$8,200 | 15 | 1 | 2 | \$4,100/Itm | | Rooftop Carrier Units- 2002 |
| 24000 - Furnishings | | | | | | | |
| 520 - Miscellaneous | \$27,162 | 10 | 5 | 1 | \$27,162/LS | | Folding Tables & Chairs |
| 521 - Miscellaneous | \$5,188 | 1 | 0 | 1 | \$5,188/LS [nr:1] | | Folding Tables & Chairs- 2017 Only |
| 24500 - Audio / Visual | | | | | | | |
| 300 - PA System | \$6,842 | 20 | 14 | 1 | \$6,842/Itm | | Sound Rack- Sound System |
| 740 - Piano | \$8,742 | 25 | 13 | 1 | \$8,742/Itm | | East Auditorium- Upright Piano |
| 25000 - Flooring | | | | | | | |
| 220 - Carpeting | \$27,880 | 10 | 4 | 850 | \$32.80/SqYd | | East Center Carpet |
| 420 - Tile | \$41,000 | 20 | 4 | 4,000 | \$10.25/SqFt | | Clubhouse Walls & Floors |
| 610 - Vinyl | \$5,740 | 15 | 4 | 160 | \$35.87/SqYd | | Art Room, Lobby, Kitchen |
| 27000 - Appliances | | | | | | | |
| 720 - Miscellaneous | \$15,047 | 12 | 5 | 8 | \$1,881/Itm | | Kitchen Appliances |
| 00040 - Las Campanas (LC) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 124 - Asphalt: Sealing | \$14,995 | 5 | 0 | 70,468 | \$.21/SqFt | | Parking Lot |
| 224 - Asphalt: Ongoing Repairs | \$5,869 | 5 | 5 | 70,468 | \$3.33/SqFt (3%) | | Parking Lot |
| 318 - Asphalt: Overlay w/ Interlayer | \$42,640 | 25 | 4 | 26,000 | \$1.64/SqFt | | North Parking Lot |
| 364 - Asphalt: Overlay w/ Interlayer | \$72,928 | 25 | 18 | 44,468 | \$1.64/SqFt | | East Parking Lot |
| 02000 - Concrete | | | | | | | |
| 412 - Pool Deck | \$7,274 | 5 | 2 | 4,731 | \$20.50/SqFt (7.5%) | | Pool Area Concrete |
| 03000 - Painting: Exterior | | | | | | | |
| 118 - Stucco | \$18,634 | 10 | 4 | 18,180 | \$1.02/SqFt | | Exterior Building Surfaces |
| 03500 - Painting: Interior | | | | | | | |
| 118 - Building | \$16,836 | 10 | 4 | 21,900 | \$.77/SqFt | | All Interior Spaces |
| 05000 - Roofing | | | | | | | |
| 318 - Low Slope: Vinyl | \$101,475 | 20 | 4 | 198 | \$512/Sqrs | | Clubhouse & Racquetball Roof |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|-------------------------------------|--------------------------|-------------|----------------|----------|-------------------|-----------|---|
| 00040 - Las Campanas (LC) | | | | | | | |
| 05000 - Roofing | | | | | | | |
| 912 - Miscellaneous | \$8,118 | 5 | 2 | 198 | \$41.00/Sqrs | | Roof Recoating |
| 08000 - Rehab | | | | | | | |
| 212 - Bathrooms | \$48,175 | 20 | 4 | 2 | \$24,087/Rm | | Locker Rooms |
| 216 - Bathrooms | \$25,000 | 20 | 10 | 1 | \$25,000/LS | | Hallway Restroom |
| 318 - Restrooms | \$12,556 | 20 | 2 | 2 | \$6,278/Rm | | Racquetball Court Restrooms |
| 406 - Kitchen | \$7,175 | 1 | 1 | 1 | \$7,175/Rm | | Clubhouse Kitchen |
| 560 - Operable Wall/Partition | \$46,494 | 25 | 16 | 1,296 | \$35.87/SqFt | | [2] Agave |
| 12000 - Pool | | | | | | | |
| 112 - Resurface | \$37,884 | 12 | 5 | 264 | \$143/l.f. | | Pool |
| 406 - ADA Chair Lift | \$9,020 | 10 | 4 | 2 | \$4,510/Itm | | Pool & Spa ADA Chairs |
| 612 - Deck: Re-Surface | \$36,370 | 15 | 4 | 4,731 | \$7.69/SqFt | | Pool Area Decking |
| 712 - Equipment: Replacement | \$19,249 | 5 | 1 | 1 | \$38,499/LS (50%) | | Pool & Spa Equipment |
| 713 - Equipment: Replacement | \$1,829 | 1 | 0 | 1 | \$1,829/LS [nr:1] | | Pool & Spa Equipment- 2017 Only |
| 806 - Cover | \$7,441 | 6 | 2 | 4,400 | \$1.69/SqFt | | Pool Cover |
| 912 - Furniture: Misc | \$7,775 | 6 | 2 | 1 | \$7,775/LS | | Pool Area Furniture |
| 14000 - Recreation | | | | | | | |
| 210 - Exercise: Cardio Equipment | \$23,370 | 1 | 1 | 19 | \$6,150/Itm (20%) | | Fitness Center Cardio Machines |
| 211 - Exercise: Cardio Equipment | \$2,565 | 1 | 0 | 1 | \$2,565/LS [nr:1] | | Fitness Center Cardio Machines- 2017 Only |
| 310 - Exercise: Strength Equipment | \$6,970 | 1 | 1 | 17 | \$4,100/Itm (10%) | | Fitness Center Strength Machines |
| 311 - Exercise: Strength Equipment | \$4,727 | 1 | 0 | 1 | \$4,727/LS [nr:1] | | Fitness Center Strength Machines- 2017 Only |
| 17000 - Tennis Court | | | | | | | |
| 120 - Reseal | \$12,915 | 7 | 2 | 14,000 | \$.92/SqFt | | [2] Tennis Courts |
| 520 - Resurface | \$39,462 | 21 | 9 | 14,000 | \$2.82/SqFt | | [2] Tennis Courts |
| 19000 - Fencing | | | | | | | |
| 140 - Chain Link: 10' | \$19,372 | 30 | 14 | 540 | \$35.87/l.f. | | Tennis Court Fence |
| 210 - Wrought Iron: 5' | \$10,978 | 30 | 10 | 315 | \$34.85/l.f. | | Pool Area Fencing |
| 211 - Wrought Iron: 5' | \$1,350 | 1 | 0 | 1 | \$1,350/LS [nr:1] | | Pool Area Fencing- 2017 Only |
| 20000 - Lighting | | | | | | | |
| 520 - Parking Lot | \$20,500 | 30 | 10 | 8 | \$2,562/Itm | | North Parking Lot Lights |
| 560 - Parking Lot | \$33,312 | 30 | 23 | 13 | \$2,562/Itm | | East Parking Lot Lights |
| 23000 - Mechanical Equipment | | | | | | | |
| 212 - HVAC | \$89,329 | 15 | 6 | 11 | \$8,121/Itm | | Rooftop Trane Units- 2008 |
| 292 - HVAC | \$29,622 | 15 | 8 | 4 | \$7,406/Itm | | Rooftop Carrier Units- 2010 |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|--------------------------------------|--------------------------|-------------|----------------|----------|-------------------|-----------|--|
| 00040 - Las Campanas (LC) | | | | | | | |
| 23000 - Mechanical Equipment | | | | | | | |
| 328 - HVAC | \$5,125 | 15 | 12 | 1 | \$5,125/Itm | | Rooftop Carrier Unit- 2014 |
| 24500 - Audio / Visual | | | | | | | |
| 740 - Piano | \$10,339 | 25 | 12 | 1 | \$10,339/Itm | | Ocotillo Room- Studio Piano |
| 800 - Stage Risers | \$21,705 | 20 | 1 | 4 | \$5,426/Itm | | Ocotillo Room- new |
| 800 - Stage Risers | \$7,310 | 20 | 12 | 2 | \$3,655/Itm | | Ocotillo Room- older |
| 820 - Stage Curtains | \$7,310 | 20 | 12 | 2 | \$3,655/Itm | | Ocotillo Room |
| 900 - Miscellaneous | \$15,230 | 10 | 2 | 1 | \$15,230/LS | | Ocotillo Room- Sound System & Induction Loop |
| 24600 - Safety / Access | | | | | | | |
| 210 - Fire Control Misc | \$16,272 | 20 | 4 | 1 | \$16,272/LS | | Fire Alarm System |
| 25000 - Flooring | | | | | | | |
| 230 - Carpeting | \$13,760 | 10 | 4 | 430 | \$32.00/SqYd | | Clubhouse Carpet |
| 236 - Carpeting | \$4,765 | 10 | 0 | 150 | \$31.77/SqYd | | Juniper Room Only |
| 430 - Tile | \$31,262 | 20 | 4 | 3,050 | \$10.25/SqFt | | Clubhouse Walls & Floors |
| 620 - Vinyl | \$19,372 | 15 | 4 | 540 | \$35.87/SqYd | | Clubhouse |
| 700 - Hardwood Floors | \$22,960 | 25 | 12 | 1,600 | \$14.35/SqFt | | Racquetball Court- Replace |
| 740 - Hardwood Floors | \$44,972 | 40 | 31 | 2,925 | \$15.37/SqFt | | Agave & Ocotillo Floor- Replace |
| 770 - Hardwood Floors | \$17,989 | 10 | 4 | 2,925 | \$6.15/SqFt | | Agave & Ocotillo Floor- Refinish |
| 27000 - Appliances | | | | | | | |
| 800 - Miscellaneous | \$44,126 | 12 | 5 | 14 | \$3,152/Itm | | Kitchen Appliances |
| 00050 - Desert Hills (DH) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 130 - Asphalt: Sealing | \$21,323 | 5 | 3 | 104,016 | \$.20/SqFt | | Drives & Parking |
| 230 - Asphalt: Ongoing Repairs | \$8,663 | 5 | 3 | 104,016 | \$3.33/SqFt (3%) | | Drives & Parking |
| 324 - Asphalt: Overlay w/ Interlayer | \$170,586 | 25 | 22 | 104,016 | \$1.64/SqFt | | Drives & Parking |
| 03000 - Painting: Exterior | | | | | | | |
| 124 - Stucco | \$30,888 | 10 | 4 | 30,135 | \$1.02/SqFt | | Exterior Building Surfaces |
| 125 - Stucco | \$5,200 | 1 | 0 | 1 | \$5,200/LS [nr:1] | | Exterior Building Surfaces- 2017 Only |
| 03500 - Painting: Interior | | | | | | | |
| 124 - Building | \$20,718 | 10 | 4 | 26,950 | \$.77/SqFt | | All Interior Spaces |
| 04500 - Decking/Balconies | | | | | | | |
| 200 - Resurface | \$10,935 | 18 | 2 | 1,778 | \$6.15/SqFt | | Second Floor Deck |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|---|--------------------------|-------------|----------------|----------|--------------------|-----------|---|
| 00050 - Desert Hills (DH) | | | | | | | |
| 05000 - Roofing | | | | | | | |
| 324 - Low Slope: Vinyl | \$70,212 | 20 | 9 | 137 | \$512/Sqrs | | Roof Replacement |
| 918 - Miscellaneous | \$5,617 | 10 | 9 | 137 | \$41.00/Sqrs | | Roof Recoating |
| 08000 - Rehab | | | | | | | |
| 218 - Bathrooms | \$35,875 | 28 | 2 | 2 | \$17,937/Rm | | Locker Rooms |
| 220 - Bathrooms | \$15,000 | 20 | 6 | 1 | \$15,000/LS | | Add Companion Bathroom |
| 324 - Restrooms | \$12,095 | 20 | 4 | 2 | \$6,047/Rm | | Auditorium Lobby Restrooms |
| 466 - Cabinets | \$26,240 | 20 | 9 | 40 | \$656/l.f. | | Countertops & Cabinets |
| 570 - Operable Wall/Partition | \$31,570 | 21 | 17 | 770 | \$41.00/SqFt | | [4] Room Dividers |
| 12000 - Pool | | | | | | | |
| 118 - Resurface | \$37,310 | 12 | 6 | 260 | \$143/l.f. | | Pool |
| 618 - Deck: Re-Surface | \$175,000 | 25 | 0 | 5,981 | \$29.26/SqFt | | Pool Area Decking |
| 718 - Equipment: Replacement | \$22,017 | 5 | 1 | 1 | \$44,034/LS (50%) | | Pool & Spa Equipment |
| 812 - Cover | \$6,545 | 6 | 2 | 3,870 | \$1.69/SqFt | | Pool Cover |
| 918 - Furniture: Misc | \$10,762 | 6 | 2 | 1 | \$10,762/LS | | Pool Area Furniture |
| 14000 - Recreation | | | | | | | |
| 220 - Exercise: Cardio Equipment | \$15,990 | 1 | 1 | 13 | \$6,150/Itm (20%) | | Fitness Center Cardio Machines |
| 221 - Exercise: Cardio Equipment | \$25,694 | 1 | 0 | 1 | \$25,694/LS [nr:1] | | Fitness Center Cardio Machines- 2017 Only |
| 320 - Exercise: Strength Equipment | \$4,120 | 3 | 0 | 1 | \$4,120/LS | | Fitness Center Strength Machines- 12 Pieces |
| 740 - Billiard Table | \$40,000 | 25 | 4 | 5 | \$8,000/Itm | | Billiards Room |
| 17000 - Tennis Court | | | | | | | |
| 130 - Reseal | \$26,568 | 4 | 1 | 28,800 | \$.92/SqFt | | [4] Tennis Courts |
| 530 - Resurface | \$81,180 | 21 | 14 | 28,800 | \$2.82/SqFt | | [4] Tennis Courts |
| 700 - Screen | \$2,000 | 4 | 2 | 1 | \$2,000/LS | | Tennis Wind Screens |
| 17500 - Basketball / Sport Court | | | | | | | |
| 410 - Overlay | \$6,396 | 8 | 3 | 2,496 | \$2.56/SqFt | | [8] Shuffleboard Courts- Resurfacing |
| 19000 - Fencing | | | | | | | |
| 150 - Chain Link: 10' | \$34,440 | 30 | 14 | 960 | \$35.87/l.f. | | Tennis Court Fence |
| 20000 - Lighting | | | | | | | |
| 210 - Pole Lights | \$7,175 | 20 | 9 | 7 | \$1,025/Itm | | Walkway Lights |
| 530 - Parking Lot | \$25,369 | 30 | 9 | 11 | \$2,306/Itm | | Parking Lot Lights |
| 23000 - Mechanical Equipment | | | | | | | |
| 216 - HVAC | \$23,780 | 15 | 3 | 4 | \$5,945/Itm | | Rooftop Carrier Units- 2005 |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|--------------------------------------|--------------------------|-------------|----------------|----------|--------------------|-----------|------------------------------------|
| 00050 - Desert Hills (DH) | | | | | | | |
| 23000 - Mechanical Equipment | | | | | | | |
| 296 - HVAC | \$15,990 | 15 | 5 | 3 | \$5,330/Itm | | Rooftop Carrier Units- 2007 |
| 332 - HVAC | \$19,475 | 15 | 7 | 3 | \$6,492/Itm | | Rooftop Carrier Units- 2009 |
| 360 - HVAC | \$5,125 | 15 | 1 | 1 | \$5,125/Itm | | Rooftop Carrier Unit- 2000 |
| 388 - HVAC | \$17,015 | 15 | 11 | 3 | \$5,672/Itm | | Rooftop Carrier Units- 2013 |
| 412 - HVAC | \$5,125 | 15 | 2 | 1 | \$5,125/Itm | | Rooftop Carrier Unit- 2004 |
| 428 - HVAC | \$9,225 | 15 | 1 | 1 | \$9,225/Itm | | Rooftop Carrier Unit- 2002 |
| 444 - HVAC | \$5,125 | 15 | 1 | 1 | \$5,125/Itm | | Rooftop Carrier Unit- 2003 |
| 24000 - Furnishings | | | | | | | |
| 540 - Miscellaneous | \$22,960 | 10 | 4 | 1 | \$22,960/LS | | Folding Tables & Chairs |
| 541 - Miscellaneous | \$12,587 | 1 | 0 | 1 | \$12,587/LS [nr:1] | | Folding Tables & Chairs- 2017 Only |
| 24500 - Audio / Visual | | | | | | | |
| 300 - PA System | \$11,174 | 20 | 13 | 1 | \$11,174/LS | | Sound Rack- Sound System |
| 740 - Piano | \$10,087 | 25 | 13 | 1 | \$10,087/Itm | | Stage- Upright Piano |
| 820 - Stage Curtains | \$14,081 | 20 | 10 | 2 | \$7,040/Itm | | Stage Curtains |
| 900 - Miscellaneous | \$8,193 | 20 | 1 | 1 | \$8,193/Itm | | Stage- Electric Screen |
| 24600 - Safety / Access | | | | | | | |
| 220 - Fire Control Misc | \$15,887 | 20 | 4 | 1 | \$15,887/LS | | Fire Alarm System |
| 221 - Fire Control Misc | \$4,164 | 1 | 0 | 1 | \$4,164/LS [nr:1] | | Fire Alarm System- 2017 Only |
| 25000 - Flooring | | | | | | | |
| 240 - Carpeting | \$31,816 | 10 | 2 | 970 | \$32.80/SqYd | | Clubhouse Carpet |
| 440 - Tile | \$9,994 | 20 | 4 | 975 | \$10.25/SqFt | | Clubhouse Walls & Floors |
| 630 - Vinyl | \$5,774 | 15 | 6 | 650 | \$26.65/SqYd (33%) | | Clubhouse Vinyl |
| 710 - Hardwood Floors | \$7,687 | 50 | 14 | 500 | \$15.37/SqFt | | Stage- Replace |
| 27000 - Appliances | | | | | | | |
| 740 - Miscellaneous | \$33,000 | 20 | 9 | 16 | \$2,063/Itm | | Kitchen Appliances |
| 00060 - Canoa Hills (CH) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 136 - Asphalt: Sealing | \$13,808 | 5 | 2 | 67,354 | \$.20/SqFt | | Parking Lot |
| 236 - Asphalt: Ongoing Repairs | \$4,400 | 5 | 0 | 67,354 | \$2.61/SqFt (3%) | | Parking Lot |
| 330 - Asphalt: Overlay w/ Interlayer | \$110,461 | 25 | 1 | 67,354 | \$1.64/SqFt | | Parking Lot |
| 02000 - Concrete | | | | | | | |
| 424 - Pool Deck | \$7,318 | 5 | 3 | 5,950 | \$20.50/SqFt (6%) | | Pool Area Concrete |
| 425 - Pool Deck | \$2,073 | 1 | 0 | 1 | \$2,073/LS [nr:1] | | Pool Area Concrete- 2017 Only |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|------------------------------------|-----------------------------|----------------|-------------------|----------|--------------------|-----------|---|
| 00060 - Canoa Hills (CH) | | | | | | | |
| 02000 - Concrete | | | | | | | |
| 03000 - Painting: Exterior | | | | | | | |
| 130 - Stucco | \$22,427 | 10 | 4 | 10,940 | \$2.05/SqFt | | Clubhouse Exterior |
| 03500 - Painting: Interior | | | | | | | |
| 130 - Building | \$17,489 | 10 | 4 | 22,750 | \$.77/SqFt | | All Interior Spaces |
| 05000 - Roofing | | | | | | | |
| 330 - Low Slope: Vinyl | \$116,337 | 20 | 13 | 227 | \$512/Sqrs | | Building Roof |
| 924 - Miscellaneous | \$9,307 | 5 | 3 | 227 | \$41.00/Sqrs | | Roof Recoating |
| 08000 - Rehab | | | | | | | |
| 224 - Bathrooms | \$83,537 | 20 | 1 | 2 | \$41,769/Rm | | Locker Rooms |
| 330 - Restrooms | \$42,025 | 20 | 1 | 2 | \$21,012/Rm | | Clubhouse Restrooms |
| 580 - Operable Wall/Partition | \$35,157 | 25 | 22 | 980 | \$35.87/SqFt | | Saguaro & Palo Verde Divider |
| 12000 - Pool | | | | | | | |
| 124 - Resurface | \$44,936 | 12 | 7 | 274 | \$164/l.f. | | Pool |
| 624 - Deck: Re-Surface | \$45,741 | 10 | 9 | 5,950 | \$7.69/SqFt | | Pool Area Decking |
| 724 - Equipment: Replacement | \$13,407 | 5 | 1 | 1 | \$26,814/LS (50%) | | Pool & Spa Equipment |
| 725 - Equipment: Replacement | \$875 | 1 | 0 | 1 | \$875/LS [nr:1] | | Pool & Spa Equipment- 2017 only |
| 790 - Heater | \$32,000 | 7 | 6 | 4 | \$8,000/Itm | | Ray Pak Model 408 Heaters |
| 818 - Cover | \$8,118 | 6 | 2 | 4,800 | \$1.69/SqFt | | Pool Cover |
| 924 - Furniture: Misc | \$10,762 | 6 | 2 | 1 | \$10,762/LS | | Pool Area Furniture |
| 925 - Furniture: Misc | \$1,280 | 1 | 0 | 1 | \$1,280/LS [nr:1] | | Pool Area Furniture- 2017 Only |
| 14000 - Recreation | | | | | | | |
| 230 - Exercise: Cardio Equipment | \$19,680 | 1 | 1 | 16 | \$6,150/Itm (20%) | | Fitness Center Cardio Machines |
| 231 - Exercise: Cardio Equipment | \$25,982 | 1 | 0 | 1 | \$25,982/LS [nr:1] | | Fitness Center Cardio Machines- 2017 Only |
| 330 - Exercise: Strength Equipment | \$7,790 | 1 | 1 | 19 | \$4,100/Itm (10%) | | Fitness Center Strength Machines |
| 331 - Exercise: Strength Equipment | \$10,673 | 1 | 0 | 1 | \$10,673/LS [nr:1] | | Fitness Center Strength Machines- 2017 Only |
| 17000 - Tennis Court | | | | | | | |
| 140 - Reseal | \$12,915 | 4 | 3 | 14,000 | \$.92/SqFt | | [2] Tennis Courts |
| 704 - Screen | \$2,000 | 5 | 3 | 1 | \$2,000/LS | | Tennis Court Windscreens |
| 19000 - Fencing | | | | | | | |
| 160 - Chain Link: 10' | \$20,807 | 30 | 14 | 580 | \$35.87/l.f. | | Tennis Court Fence |
| 161 - Chain Link: 10' | \$12,806 | 1 | 0 | 1 | \$12,806/LS [nr:1] | | Tennis Court Fence- 2017 Only |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|---|--------------------------|-------------|----------------|----------|-------------------|-----------|------------------------------------|
| 00060 - Canoa Hills (CH) | | | | | | | |
| 20000 - Lighting | | | | | | | |
| 220 - Pole Lights | \$61,500 | 30 | 9 | 24 | \$2,562/Itm | | Parking Lot & Walkway Lights |
| 23000 - Mechanical Equipment | | | | | | | |
| 220 - HVAC | \$47,355 | 15 | 5 | 7 | \$6,765/Itm | | Rooftop Carrier Units- 2007 |
| 340 - HVAC | \$5,945 | 15 | 3 | 1 | \$5,945/Itm | | Rooftop Carrier Unit- 2005 |
| 364 - HVAC | \$5,945 | 15 | 4 | 1 | \$5,945/Itm | | Rooftop Carrier Unit- 2006 |
| 500 - Swamp Cooler | \$2,050 | 20 | 17 | 1 | \$2,050/Itm | | Evaporative Cooler- 2014 |
| 600 - Water Heater | \$12,300 | 12 | 8 | 1 | \$12,300/Itm | | Pool Eq Room Heater & Tank |
| 24000 - Furnishings | | | | | | | |
| 560 - Miscellaneous | \$12,300 | 10 | 4 | 1 | \$12,300/LS | | Folding Tables & Chairs |
| 561 - Miscellaneous | \$1,072 | 1 | 0 | 1 | \$1,072/LS [nr:1] | | Folding Tables & Chairs- 2017 Only |
| 580 - Miscellaneous | \$7,675 | 25 | 4 | 288 | \$26.65/SqFt | | Portable Stage- Saguaro Room |
| 620 - Miscellaneous | \$8,200 | 12 | 5 | 1 | \$8,200/LS | | Lobby Furniture |
| 621 - Miscellaneous | \$959 | 1 | 0 | 1 | \$959/LS [nr:1] | | Lobby Furniture- 2017 Only |
| 24500 - Audio / Visual | | | | | | | |
| 300 - PA System | \$7,422 | 20 | 14 | 1 | \$7,422/Itm | | Sound Rack- Sound System |
| 740 - Piano | \$7,608 | 25 | 8 | 1 | \$7,608/Itm | | Saguaro Room |
| 800 - Stage Risers | \$21,705 | 30 | 6 | 6 | \$3,617/Itm | | Saguaro Room |
| 820 - Stage Curtains | \$13,577 | 20 | 15 | 2 | \$6,788/Itm | | Saguaro Room |
| 900 - Miscellaneous | \$15,972 | 20 | 1 | 1 | \$15,972/Itm | | Saguaro Room- Electric Screen |
| 900 - Miscellaneous | \$15,745 | 30 | 19 | 1 | \$15,745/LS | | Sound Rack- Total Induction Loop |
| 24600 - Safety / Access | | | | | | | |
| 230 - Fire Control Misc | \$16,400 | 20 | 9 | 1 | \$16,400/LS | | Fire Alarm System |
| 231 - Fire Control Misc | \$6,000 | 1 | 0 | 1 | \$6,000/LS [nr:1] | | Fire Alarm System- 2017 Only |
| 25000 - Flooring | | | | | | | |
| 250 - Carpeting | \$17,712 | 10 | 4 | 540 | \$32.80/SqYd | | Clubhouse Carpeting |
| 450 - Tile | \$66,369 | 20 | 4 | 6,475 | \$10.25/SqFt | | Clubhouse Walls & Floors |
| 720 - Hardwood Floors | \$94,556 | 40 | 13 | 6,150 | \$15.37/SqFt | | Wood Floor- Replace |
| 750 - Hardwood Floors | \$37,822 | 10 | 3 | 6,150 | \$6.15/SqFt | | Wood Floor- Refinish |
| 27000 - Appliances | | | | | | | |
| 760 - Miscellaneous | \$56,580 | 20 | 9 | 16 | \$3,536/Itm | | Kitchen Appliances |
| 00070 - Santa Rita Springs (SRS) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 142 - Asphalt: Sealing | \$16,530 | 5 | 5 | 80,636 | \$.20/SqFt | | Parking Lots |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|---|--------------------------|-------------|----------------|----------|--------------------|-----------|--------------------------------|
| 00070 - Santa Rita Springs (SRS) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 143 - Asphalt: Sealing | \$9,600 | 1 | 0 | 1 | \$9,600/LS [nr:1] | | Parking Lots |
| 242 - Asphalt: Ongoing Repairs | \$6,715 | 5 | 5 | 80,636 | \$3.33/SqFt (3%) | | Parking Lots |
| 336 - Asphalt: Overlay w/ Interlayer | \$95,753 | 25 | 1 | 58,386 | \$1.64/SqFt | | North & East Parking Lots |
| 360 - Asphalt: Overlay w/ Interlayer | \$36,490 | 25 | 11 | 22,250 | \$1.64/SqFt | | South Parking Lot |
| 02000 - Concrete | | | | | | | |
| 430 - Pool Deck | \$7,349 | 5 | 2 | 5,975 | \$20.50/SqFt (6%) | | Pool Area Concrete |
| 03000 - Painting: Exterior | | | | | | | |
| 136 - Stucco | \$29,253 | 10 | 1 | 28,540 | \$1.02/SqFt | | Exterior Building Paint |
| 400 - Wrought Iron | \$11,532 | 4 | 1 | 1,758 | \$6.56/l.f. | | Pool Fence, Metal Railings |
| 03500 - Painting: Interior | | | | | | | |
| 136 - Building | \$27,291 | 10 | 4 | 35,500 | \$.77/SqFt | | All Interior Spaces |
| 04000 - Structural Repairs | | | | | | | |
| 300 - Trellis | \$8,000 | 15 | 13 | 1 | \$8,000/LS | | Small Shade Canopy |
| 304 - Trellis | \$14,000 | 15 | 9 | 1 | \$14,000/LS | | Large Shade Canopy |
| 304 - Trellis | \$6,000 | 15 | 11 | 1 | \$6,000/LS | | Pool Eq Rm Shade Canopy |
| 600 - Metal Railings | \$21,679 | 10 | 4 | 1,410 | \$30.75/l.f. (50%) | | Deck, Stair & Bridge Railings |
| 04500 - Decking/Balconies | | | | | | | |
| 206 - Resurface | \$99,951 | 20 | 1 | 12,664 | \$7.89/SqFt | | Elastomeric Deck- Resurface |
| 300 - Repairs | \$23,365 | 5 | 1 | 12,664 | \$1.84/SqFt | | Elastomeric Deck- Seal/Repair |
| 05000 - Roofing | | | | | | | |
| 336 - Low Slope: Vinyl | \$34,850 | 20 | 4 | 68 | \$512/Sqrs | | Building Roof |
| 606 - Pitched: Tile | \$51,660 | 30 | 9 | 84 | \$615/Sqrs | | Building Roof |
| 08000 - Rehab | | | | | | | |
| 230 - Bathrooms | \$75,594 | 20 | 4 | 2 | \$37,797/Rm | | Locker Rooms |
| 336 - Restrooms | \$47,509 | 20 | 2 | 5 | \$9,502/Rm | | Restrooms |
| 412 - Kitchen | \$7,892 | 20 | 4 | 2 | \$3,946/Rm | | Art & Fiesta Kitchenettes |
| 472 - Cabinets | \$17,681 | 20 | 1 | 2 | \$8,841/Rm | | Art & Clay Counters & Cabinets |
| 12000 - Pool | | | | | | | |
| 130 - Resurface | \$28,290 | 10 | 6 | 240 | \$118/l.f. | | Pool |
| 400 - ADA Chair Lift | \$4,400 | 10 | 2 | 1 | \$4,400/Itm | | Pool Area ADA Lift |
| 630 - Deck: Re-Surface | \$45,933 | 15 | 2 | 5,975 | \$7.69/SqFt | | Pool Area Decking |
| 730 - Equipment: Replacement | \$18,327 | 5 | 1 | 1 | \$36,654/LS (50%) | | Pool & Spa Equipment |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|---|--------------------------|-------------|----------------|----------|-------------------|-----------|---|
| 00070 - Santa Rita Springs (SRS) | | | | | | | |
| 12000 - Pool | | | | | | | |
| 824 - Cover | \$6,088 | 6 | 1 | 3,600 | \$1.69/SqFt | | Pool Cover |
| 930 - Furniture: Misc | \$7,175 | 6 | 1 | 1 | \$7,175/LS | | Pool Area Furniture |
| 14000 - Recreation | | | | | | | |
| 240 - Exercise: Cardio Equipment | \$13,530 | 1 | 1 | 11 | \$6,150/Itm (20%) | | Fitness Center Cardio Machines |
| 241 - Exercise: Cardio Equipment | \$7,140 | 1 | 0 | 1 | \$7,140/LS [nr:1] | | Fitness Center Cardio Machines- 2017 Only |
| 340 - Exercise: Strength Equipment | \$7,380 | 1 | 1 | 18 | \$4,100/Itm (10%) | | Fitness Center Strength Machines |
| 19000 - Fencing | | | | | | | |
| 220 - Wrought Iron: 5' | \$12,128 | 30 | 9 | 348 | \$34.85/l.f. | | Pool Perimeter Fence |
| 20000 - Lighting | | | | | | | |
| 230 - Pole Lights | \$15,119 | 25 | 11 | 10 | \$1,512/Itm | | Bridge Lights |
| 23000 - Mechanical Equipment | | | | | | | |
| 232 - HVAC | \$27,000 | 15 | 11 | 6 | \$4,500/Itm | | Miscellaneous Units- 2013 |
| 312 - HVAC | \$6,150 | 15 | 0 | 1 | \$6,150/Itm | | Carrier Units- 2017, Unit 8 |
| 316 - HVAC | \$6,150 | 15 | 4 | 1 | \$6,150/Itm | | Carrier Units- 2006, Unit 3 |
| 344 - HVAC | \$12,300 | 15 | 2 | 2 | \$6,150/Itm | | Carrier Units- 2004 |
| 368 - HVAC | \$12,300 | 15 | 10 | 2 | \$6,150/Itm | | Carrier Units- 2012 |
| 392 - HVAC | \$9,000 | 15 | 1 | 2 | \$4,500/Itm | | Carrier Units- 2003 |
| 416 - HVAC | \$6,150 | 15 | 0 | 1 | \$6,150/Itm | | Carrier Unit- 2017, Unit 7 |
| 436 - HVAC | \$6,150 | 15 | 12 | 1 | \$6,150/Itm | | Carrier Unit- 2014 |
| 448 - HVAC | \$68,000 | 15 | 1 | 8 | \$8,500/Itm | | Carrier Units- 2001 |
| 452 - HVAC | \$14,657 | 15 | 5 | 2 | \$7,329/Itm | | Carrier Units- 2007 |
| 23500 - Elevator | | | | | | | |
| 200 - Modernize/Overhaul | \$45,920 | 25 | 4 | 1 | \$45,920/Itm | | Anza Building Elevator |
| 300 - Cab Rehab | \$9,481 | 20 | 6 | 1 | \$9,481/Itm | | Anza Elevator Cab |
| 24000 - Furnishings | | | | | | | |
| 600 - Miscellaneous | \$52,480 | 10 | 4 | 1 | \$52,480/LS | | Anza Room Furniture |
| 601 - Miscellaneous | \$2,722 | 1 | 0 | 1 | \$2,722/LS [nr:1] | | Anza Room Furniture- 2017 Only |
| 24500 - Audio / Visual | | | | | | | |
| 300 - PA System | \$6,494 | 20 | 14 | 1 | \$6,494/Itm | | Anza Room- Sound System |
| 740 - Piano | \$6,623 | 25 | 21 | 1 | \$6,623/Itm | | Anza Room- Upright Piano |
| 900 - Miscellaneous | \$6,954 | 20 | 9 | 1 | \$6,954/Itm | | Fiesta Room- Total Induction Loop |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|---|--------------------------|-------------|----------------|----------|------------------|-----------|--------------------------------|
| 00070 - Santa Rita Springs (SRS) | | | | | | | |
| 24600 - Safety / Access | | | | | | | |
| 240 - Fire Control Misc | \$28,854 | 20 | 3 | 1 | \$28,854/LS | | Fire Alarm System |
| 25000 - Flooring | | | | | | | |
| 260 - Carpeting | \$45,920 | 10 | 4 | 1,400 | \$32.80/SqYd | | Anza, Fiesta, Computer, Office |
| 270 - Carpeting | \$13,120 | 10 | 5 | 400 | \$32.80/SqYd | | Kino, Fitness, Office Areas |
| 460 - Tile | \$18,706 | 20 | 4 | 1,825 | \$10.25/SqFt | | Clubhouse Walls & Floors |
| 730 - Hardwood Floors | \$24,241 | 40 | 19 | 2,150 | \$11.27/SqFt | | Anza & Santa Cruz- Replace |
| 760 - Hardwood Floors | \$13,222 | 10 | 9 | 2,150 | \$6.15/SqFt | | Anza & Santa Cruz- Refinish |
| 27000 - Appliances | | | | | | | |
| 780 - Miscellaneous | \$27,675 | 20 | 4 | 9 | \$3,075/Itm | | Kitchen Appliances |
| 00080 - Canoa Ranch (CR) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 148 - Asphalt: Sealing | \$13,134 | 5 | 1 | 64,068 | \$.20/SqFt | | Drives & Parking |
| 248 - Asphalt: Ongoing Repairs | \$5,336 | 5 | 1 | 64,068 | \$3.33/SqFt (3%) | | Drives & Parking |
| 254 - Asphalt: Ongoing Repairs | \$6,733 | 5 | 2 | 18,768 | \$.36/SqFt | | Seal/Crack Fill/Stripe |
| 342 - Asphalt: Overlay w/ Interlayer | \$105,072 | 25 | 16 | 64,068 | \$1.64/SqFt | | Drives & Parking |
| 03000 - Painting: Exterior | | | | | | | |
| 142 - Stucco | \$15,129 | 10 | 1 | 14,760 | \$1.02/SqFt | | Building Exterior Surfaces |
| 406 - Wrought Iron | \$5,664 | 4 | 0 | 614 | \$9.22/l.f. | | Metal Fencing & Railings |
| 03500 - Painting: Interior | | | | | | | |
| 142 - Building | \$20,141 | 10 | 4 | 26,200 | \$.77/SqFt | | All Interior Spaces |
| 04000 - Structural Repairs | | | | | | | |
| 300 - Trellis | \$27,000 | 15 | 9 | 3 | \$9,000/LS | | Shade Structures |
| 606 - Metal Railings | \$8,969 | 20 | 11 | 350 | \$25.62/l.f. | | Parking & Pickleball |
| 912 - Doors | \$49,200 | 20 | 11 | 3 | \$16,400/Itm | | Pool East Patio Doors |
| 05000 - Roofing | | | | | | | |
| 200 - Low Slope: BUR | \$40,897 | 20 | 11 | 133 | \$307/Sqrs | | Building Roof |
| 612 - Pitched: Tile | \$27,675 | 30 | 21 | 45 | \$615/Sqrs | | Building Roof |
| 08000 - Rehab | | | | | | | |
| 226 - Restrooms | \$30,000 | 20 | 11 | 2 | \$15,000/Rm | | Locker Rooms |
| 12000 - Pool | | | | | | | |
| 136 - Resurface | \$36,736 | 12 | 11 | 256 | \$143/l.f. | | Pool |
| 412 - ADA Chair Lift | \$17,220 | 10 | 3 | 2 | \$8,610/Itm | | Pool & Spa ADA Chairs |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|---|--------------------------|-------------|----------------|----------|-------------------|-----------|---|
| 00080 - Canoa Ranch (CR) | | | | | | | |
| 12000 - Pool | | | | | | | |
| 636 - Deck: Re-Surface | \$36,900 | 15 | 14 | 2,650 | \$13.92/SqFt | | Pool Area Decking |
| 736 - Equipment: Replacement | \$17,097 | 5 | 3 | 1 | \$34,194/LS (50%) | | Pool & Spa Equipment |
| 737 - Equipment: Replacement | \$1,531 | 1 | 0 | 1 | \$1,531/LS [nr:1] | | Pool & Spa Equipment- 2017 Only |
| 14000 - Recreation | | | | | | | |
| 250 - Exercise: Cardio Equipment | \$15,990 | 1 | 1 | 13 | \$6,150/Itm (20%) | | Fitness Center Cardio Machines |
| 251 - Exercise: Cardio Equipment | \$8,513 | 1 | 0 | 1 | \$8,513/LS [nr:1] | | Fitness Center Cardio Machines- 2017 Only |
| 350 - Exercise: Strength Equipment | \$7,790 | 1 | 1 | 19 | \$4,100/Itm (10%) | | Fitness Center Strength Machines |
| 17000 - Tennis Court | | | | | | | |
| 708 - Screen | \$2,000 | 5 | 2 | 1 | \$2,000/LS | | Pickleball Court Windscreens |
| 17500 - Basketball / Sport Court | | | | | | | |
| 220 - Seal & Striping | \$10,336 | 7 | 1 | 11,204 | \$.92/SqFt | | Pickleball & Basketball Courts |
| 420 - Overlay | \$31,581 | 21 | 15 | 11,204 | \$2.82/SqFt | | Pickleball & Basketball Courts |
| 19000 - Fencing | | | | | | | |
| 100 - Chain Link | \$24,231 | 30 | 23 | 788 | \$30.75/l.f. | | Pickleball & Basketball Courts |
| 230 - Wrought Iron: 6' | \$9,742 | 30 | 21 | 264 | \$36.90/l.f. | | Patio Perimeter |
| 20000 - Lighting | | | | | | | |
| 540 - Parking Lot | \$10,250 | 25 | 16 | 4 | \$2,562/Itm | | Parking Lot Lights |
| 23000 - Mechanical Equipment | | | | | | | |
| 100 - HVAC | \$15,606 | 18 | 9 | 435 | \$35.87/l.f. | | [5] Pool Area Fabric Ducts |
| 236 - HVAC | \$41,615 | 15 | 6 | 5 | \$8,323/Itm | | Rooftop HVAC Units- 2008 |
| 508 - Swamp Cooler | \$15,375 | 15 | 6 | 5 | \$3,075/Itm | | Rooftop Evaporative Coolers- 2008 |
| 24600 - Safety / Access | | | | | | | |
| 250 - Fire Control Misc | \$16,400 | 20 | 11 | 1 | \$16,400/LS | | Fire Alarm System |
| 25000 - Flooring | | | | | | | |
| 270 - Carpeting | \$21,648 | 10 | 1 | 660 | \$32.80/SqYd | | All Spaces |
| 470 - Tile | \$16,144 | 20 | 4 | 1,575 | \$10.25/SqFt | | Clubhouse Walls & Floors |
| 00090 - Abrego South (ABS) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 400 - Asphalt: Major Repairs | \$96,186 | 25 | 7 | 18,768 | \$5.12/SqFt | | Parking Lot |
| 02000 - Concrete | | | | | | | |
| 442 - Pool Deck | \$5,704 | 5 | 2 | 5,565 | \$20.50/SqFt (5%) | | Pool Area Concrete |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|--|--------------------------|-------------|----------------|----------|--------------|-----------|-----------------------------|
| 00090 - Abrego South (ABS) | | | | | | | |
| 03000 - Painting: Exterior | | | | | | | |
| 200 - Surface Restoration | \$7,371 | 10 | 4 | 7,191 | \$1.02/SqFt | | Exterior Surfaces |
| 04000 - Structural Repairs | | | | | | | |
| 300 - Trellis | \$8,000 | 20 | 20 | 1 | \$8,000/LS | | Volleyball Shade Canopy |
| 05000 - Roofing | | | | | | | |
| 372 - Low Slope: Vinyl | \$25,112 | 20 | 14 | 49 | \$512/Sqrs | | Pool Building Roofs |
| 08000 - Rehab | | | | | | | |
| 236 - Bathrooms | \$17,425 | 20 | 9 | 2 | \$8,712/Rm | | Locker Rooms |
| 342 - Restrooms | \$6,150 | 20 | 10 | 2 | \$3,075/Rm | | Clubhouse Restrooms |
| 12000 - Pool | | | | | | | |
| 140 - Resurface | \$20,910 | 12 | 9 | 170 | \$123/l.f. | | Pool |
| 418 - ADA Chair Lift | \$4,340 | 10 | 0 | 1 | \$4,340/Itm | | Spa ADA Lift |
| 422 - ADA Chair Lift | \$4,340 | 10 | 4 | 1 | \$4,340/Itm | | Pool ADA Lift |
| 642 - Deck: Re-Surface | \$42,781 | 10 | 7 | 5,565 | \$7.69/SqFt | | Pool Area Decking |
| 742 - Equipment: Replacement | \$14,637 | 5 | 2 | 1 | \$29,274/LS | (50%) | Pool & Spa Equipment |
| 936 - Furniture: Misc | \$6,662 | 6 | 2 | 1 | \$6,662/LS | | Pool Area Furnishings |
| 19000 - Fencing | | | | | | | |
| 900 - Miscellaneous | \$6,611 | 20 | 14 | 258 | \$25.62/l.f. | | Pool Perimeter Wall/Fence |
| 20000 - Lighting | | | | | | | |
| 240 - Pole Lights | \$9,840 | 20 | 9 | 8 | \$1,230/Itm | | Shuffleboard Lights |
| 23000 - Mechanical Equipment | | | | | | | |
| 240 - HVAC | \$10,250 | 15 | 9 | 2 | \$5,125/Itm | | Rooftop Carrier Units- 2011 |
| 26000 - Outdoor Equipment | | | | | | | |
| 900 - Miscellaneous | \$14,400 | 8 | 0 | 3,744 | \$3.85/SqFt | | [12] Shuffleboard Courts |
| 00100 - Continental Vistas (CV) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 406 - Asphalt: Major Repairs | \$34,471 | 25 | 8 | 6,726 | \$5.12/SqFt | | Parking Lot |
| 02000 - Concrete | | | | | | | |
| 448 - Pool Deck | \$5,840 | 5 | 4 | 4,748 | \$20.50/SqFt | (6%) | Pool Area Concrete |
| 05000 - Roofing | | | | | | | |
| 342 - Low Slope: Vinyl | \$10,250 | 20 | 9 | 20 | \$512/Sqrs | | Pool Building Roof |
| 618 - Pitched: Tile | \$7,995 | 30 | 4 | 13 | \$615/Sqrs | | Pool Building Roof |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|--|--------------------------|-------------|----------------|----------|-------------------|-----------|----------------------------------|
| 00100 - Continental Vistas (CV) | | | | | | | |
| 08000 - Rehab | | | | | | | |
| 242 - Bathrooms | \$59,500 | 20 | 0 | 2 | \$29,750/Rm | | Locker Rooms |
| 12000 - Pool | | | | | | | |
| 146 - Resurface | \$22,140 | 12 | 5 | 180 | \$123/l.f. | | Pool |
| 648 - Deck: Re-Surface | \$36,500 | 15 | 4 | 4,748 | \$7.69/SqFt | | Pool Area Decking |
| 748 - Equipment: Replacement | \$15,559 | 5 | 1 | 1 | \$31,119/LS (50%) | | Pool & Spa Equipment |
| 942 - Furniture: Misc | \$6,662 | 6 | 3 | 1 | \$6,662/LS | | Pool Area Furnishings |
| 943 - Furniture: Misc | \$2,463 | 1 | 0 | 1 | \$2,463/LS [nr:1] | | Pool Area Furnishings- 2017 Only |
| 23000 - Mechanical Equipment | | | | | | | |
| 244 - HVAC | \$5,945 | 15 | 2 | 1 | \$5,945/Itm | | Rooftop Carrier Unit- 2004 |
| 248 - HVAC | \$11,890 | 15 | 11 | 2 | \$5,945/Itm | | Rooftop Carrier Units- 2013 |
| 00110 - Madera Vista (MV) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 412 - Asphalt: Major Repairs | \$50,081 | 25 | 15 | 9,772 | \$5.12/SqFt | | Parking Lot |
| 413 - Asphalt: Major Repairs | \$2,560 | 1 | 0 | 1 | \$2,560/LS [nr:1] | | Parking Lot- 2017 Only |
| 03000 - Painting: Exterior | | | | | | | |
| 206 - Surface Restoration | \$6,181 | 10 | 4 | 4,020 | \$1.54/SqFt | | Exterior Surfaces |
| 04000 - Structural Repairs | | | | | | | |
| 300 - Trellis | \$8,000 | 15 | 14 | 1 | \$8,000/LS | | Pool Shade Structure |
| 312 - Trellis | \$6,000 | 15 | 14 | 1 | \$6,000/LS | | Poo Eq Rm Shade Structure |
| 05000 - Roofing | | | | | | | |
| 624 - Pitched: Tile | \$23,985 | 30 | 4 | 39 | \$615/Sqrs | | Pool Building Roof |
| 08000 - Rehab | | | | | | | |
| 248 - Bathrooms | \$7,687 | 20 | 9 | 2 | \$3,844/Rm | | Locker Rooms |
| 12000 - Pool | | | | | | | |
| 154 - Resurface | \$19,188 | 12 | 11 | 156 | \$123/l.f. | | Pool |
| 654 - Deck: Re-Surface | \$30,811 | 15 | 7 | 4,008 | \$7.69/SqFt | | Pool Area Decking |
| 754 - Equipment: Replacement | \$11,254 | 5 | 2 | 1 | \$22,509/LS (50%) | | Pool & Spa Equipment |
| 948 - Furniture: Misc | \$6,662 | 6 | 2 | 1 | \$6,662/LS | | Pool Area Furnishings |
| 17000 - Tennis Court | | | | | | | |
| 540 - Resurface | \$20,295 | 21 | 6 | 7,200 | \$2.82/SqFt | | Tennis Court |
| 19000 - Fencing | | | | | | | |
| 170 - Chain Link: 10' | \$6,642 | 30 | 14 | 360 | \$18.45/l.f. | | Tennis Court Fence |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|--------------------------------------|--------------------------|-------------|----------------|----------|-------------------|-----------|------------------------------------|
| 00110 - Madera Vista (MV) | | | | | | | |
| 19000 - Fencing | | | | | | | |
| 240 - Wrought Iron: 6' | \$14,022 | 30 | 9 | 380 | \$36.90/l.f. | | Pool Perimeter Fence |
| 20000 - Lighting | | | | | | | |
| 250 - Pole Lights | \$6,150 | 20 | 9 | 4 | \$1,537/Itm | | Tennis Court Lights |
| 00120 - Casa Paloma I (CPI) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 418 - Asphalt: Major Repairs | \$36,531 | 25 | 5 | 7,128 | \$5.12/SqFt | | Parking Areas |
| 02000 - Concrete | | | | | | | |
| 460 - Pool Deck | \$7,537 | 5 | 2 | 6,128 | \$20.50/SqFt (6%) | | Pool Area Concrete |
| 03000 - Painting: Exterior | | | | | | | |
| 212 - Surface Restoration | \$7,470 | 10 | 5 | 7,470 | \$1.00/SqFt | | Exterior Surfaces |
| 213 - Surface Restoration | \$4,124 | 1 | 0 | 1 | \$4,124/LS [nr:1] | | Exterior Surfaces- 2017 Only |
| 04000 - Structural Repairs | | | | | | | |
| 304 - Trellis | \$8,000 | 15 | 13 | 1 | \$8,000/LS | | Pool Eq Rm Shade Structure |
| 05000 - Roofing | | | | | | | |
| 348 - Low Slope: Vinyl | \$31,262 | 20 | 1 | 61 | \$512/Sqrs | | Pool Building Roofs |
| 08000 - Rehab | | | | | | | |
| 254 - Bathrooms | \$17,425 | 20 | 2 | 2 | \$8,712/Rm | | Locker Rooms |
| 418 - Kitchen | \$6,662 | 20 | 14 | 1 | \$6,662/Rm | | Clubhouse Kitchen |
| 12000 - Pool | | | | | | | |
| 160 - Resurface | \$24,600 | 12 | 11 | 200 | \$123/l.f. | | Pool |
| 660 - Deck: Re-Surface | \$47,109 | 15 | 11 | 6,128 | \$7.69/SqFt | | Pool Area Decking |
| 760 - Equipment: Replacement | \$14,944 | 5 | 2 | 1 | \$29,889/LS (50%) | | Pool & Spa Equipment |
| 761 - Equipment: Replacement | \$1,881 | 1 | 0 | 1 | \$1,881/LS [nr:1] | | Pool & Spa Equipment- 2017 Only |
| 954 - Furniture: Misc | \$6,662 | 6 | 2 | 1 | \$6,662/LS | | Pool Area Furnishings |
| 23000 - Mechanical Equipment | | | | | | | |
| 256 - HVAC | \$8,200 | 15 | 9 | 2 | \$4,100/Itm | | Rooftop Carrier Units- 2011 |
| 00130 - Casa Paloma II (CPII) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 424 - Asphalt: Major Repairs | \$23,247 | 25 | 4 | 4,536 | \$5.12/SqFt | | Parking Areas |
| 425 - Asphalt: Major Repairs | \$1,750 | 1 | 0 | 1 | \$1,750/LS [nr:1] | | Parking Areas- 2017 Only Seal Coat |
| 02000 - Concrete | | | | | | | |
| 466 - Pool Deck | \$6,068 | 5 | 1 | 4,933 | \$20.50/SqFt (6%) | | Pool Area Concrete |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|--------------------------------------|--------------------------|-------------|----------------|----------|-------------------|-----------|---------------------------------|
| 00130 - Casa Paloma II (CPII) | | | | | | | |
| 04000 - Structural Repairs | | | | | | | |
| 320 - Trellis | \$8,000 | 15 | 14 | 1 | \$8,000/LS | | Pool Eq Rm Shade Structure |
| 05000 - Roofing | | | | | | | |
| 354 - Low Slope: Vinyl | \$27,162 | 20 | 4 | 53 | \$512/Sqrs | | Pool Building Roofs |
| 08000 - Rehab | | | | | | | |
| 260 - Bathrooms | \$17,425 | 20 | 7 | 2 | \$8,712/Rm | | Locker Rooms |
| 424 - Kitchen | \$6,662 | 20 | 7 | 1 | \$6,662/Rm | | Clubhouse Kitchen |
| 12000 - Pool | | | | | | | |
| 166 - Resurface | \$22,140 | 10 | 9 | 180 | \$123/l.f. | | Pool |
| 666 - Deck: Re-Surface | \$37,922 | 15 | 11 | 4,933 | \$7.69/SqFt | | Pool Area Decking |
| 766 - Equipment: Replacement | \$15,559 | 5 | 2 | 1 | \$31,119/LS (50%) | | Pool & Spa Equipment |
| 767 - Equipment: Replacement | \$1,613 | 1 | 0 | 1 | \$1,613/LS [nr:1] | | Pool & Spa Equipment- 2017 Only |
| 960 - Furniture: Misc | \$6,662 | 6 | 2 | 1 | \$6,662/LS | | Pool Area Furnishings |
| 20000 - Lighting | | | | | | | |
| 260 - Pole Lights | \$9,840 | 30 | 4 | 8 | \$1,230/Itm | | Shuffleboard Lights |
| 23000 - Mechanical Equipment | | | | | | | |
| 272 - HVAC | \$8,200 | 15 | 9 | 2 | \$4,100/Itm | | Rooftop Carrier Units- 2011 |
| 00140 - Abrego North (ABN) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 430 - Asphalt: Major Repairs | \$33,082 | 25 | 6 | 6,455 | \$5.12/SqFt | | Parking Area |
| 02000 - Concrete | | | | | | | |
| 472 - Pool Deck | \$5,563 | 5 | 4 | 4,523 | \$20.50/SqFt (6%) | | Pool Area Concrete |
| 03000 - Painting: Exterior | | | | | | | |
| 218 - Surface Restoration | \$6,039 | 10 | 9 | 5,892 | \$1.02/SqFt | | Exterior Surfaces |
| 04000 - Structural Repairs | | | | | | | |
| 324 - Trellis | \$8,000 | 15 | 14 | 1 | \$8,000/LS | | Pool Eq Rm Shade Structure |
| 328 - Trellis | \$24,000 | 15 | 14 | 3 | \$8,000/LS | | Pool Shade Structure |
| 05000 - Roofing | | | | | | | |
| 360 - Low Slope: Vinyl | \$10,762 | 20 | 9 | 21 | \$512/Sqrs | | Pool Building Roof |
| 08000 - Rehab | | | | | | | |
| 266 - Bathrooms | \$12,300 | 20 | 9 | 2 | \$6,150/Rm | | Locker Rooms |
| 12000 - Pool | | | | | | | |
| 172 - Resurface | \$22,140 | 10 | 9 | 180 | \$123/l.f. | | Pool |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|--|--------------------------|-------------|----------------|----------|-----------------|-----------|------------------------------|
| 00140 - Abrego North (ABN) | | | | | | | |
| 12000 - Pool | | | | | | | |
| 672 - Deck: Re-Surface | \$34,771 | 25 | 24 | 4,523 | \$7.69/SqFt | | Pool Deck |
| 772 - Equipment: Replacement | \$15,559 | 5 | 4 | 1 | \$31,119/LS | (50%) | Pool & Spa Equipment |
| 966 - Furniture: Misc | \$5,637 | 6 | 5 | 1 | \$5,637/LS | | Pool Area Furnishings |
| 23000 - Mechanical Equipment | | | | | | | |
| 400 - HVAC | \$7,482 | 15 | 5 | 2 | \$3,741/Itm | | Rooftop Rheem Units- 2007 |
| 00144 - Facility Maintenance Shop (FMS) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 120 - Asphalt: State Spec. Slurry | \$10,000 | 5 | 1 | 1 | \$10,000/LS | | Parking Area |
| 200 - Asphalt: Ongoing Repairs | \$30,474 | 30 | 1 | 1 | \$30,474/LS | [nr:1] | Pulverization/Replacement |
| 300 - Asphalt: Overlay w/ Interlayer | \$16,000 | 20 | 19 | 1 | \$16,000/LS | | Parking Area |
| 03000 - Painting: Exterior | | | | | | | |
| 350 - Touch-Up | \$3,000 | 6 | 3 | 1 | \$3,000/LS | | Doors, Trim, Metal |
| 400 - Wrought Iron | \$7,200 | 6 | 3 | 800 | \$9.00/l.f. | | Perimeter Fence |
| 920 - Power Washing | \$1,200 | 6 | 3 | 1 | \$1,200/LS | | FMS Building |
| 05000 - Roofing | | | | | | | |
| 690 - Pitched: TBA | \$32,000 | 30 | 10 | 40 | \$800/Sqrs | | FMS Roofing |
| 08000 - Rehab | | | | | | | |
| 100 - General | \$15,000 | 20 | 3 | 1 | \$15,000/LS | | Common Areas |
| 220 - Bathrooms | \$30,000 | 20 | 3 | 2 | \$15,000/Itm | | Placeholder |
| 230 - Kitchen | \$20,000 | 20 | 3 | 1 | \$20,000/LS | | Placeholder |
| 19000 - Fencing | | | | | | | |
| 200 - Wrought Iron | \$32,000 | 30 | 3 | 800 | \$40.00/l.f. | | Perimeter |
| 23000 - Mechanical Equipment | | | | | | | |
| 200 - HVAC | \$24,000 | 15 | 3 | 2 | \$12,000/Itm | | Mastercool |
| 00150 - General | | | | | | | |
| 22000 - Office Equipment | | | | | | | |
| 100 - Miscellaneous | \$6,000 | 5 | 4 | 1 | \$6,000/LS | | Contex Scanner |
| 110 - Miscellaneous | \$3,000 | 5 | 4 | 1 | \$3,000/LS | | HP Plotter |
| 24500 - Audio / Visual | | | | | | | |
| 260 - PA System | \$25,000 | 8 | 7 | 5 | \$15,000/Bldg | (33%) | Various Locations |
| 261 - PA System | \$3,543 | 1 | 0 | 1 | \$3,543/LS | [nr:1] | Various Locations- 2017 Only |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|--------------------------------|-----------------------------|----------------|-------------------|----------|-----------------|-----------|---|
| 00150 - General | | | | | | | |
| 24600 - Safety / Access | | | | | | | |
| 350 - Defibrillators | \$23,780 | 10 | 4 | 8 | \$2,972/Itm | | Various Locations |
| 30000 - Miscellaneous | | | | | | | |
| 200 - Maintenance Equipment | \$7,687 | 20 | 9 | 1 | \$7,687/Itm | | Vermeer Chipper |
| 700 - Trailer | \$5,125 | 15 | 4 | 1 | \$5,125/Itm | | Utility Trailer |
| 710 - Trailer | \$5,125 | 15 | 5 | 1 | \$5,125/Itm | | Landscaping Trailer |
| 804 - Vehicle | \$33,312 | 10 | 1 | 1 | \$33,312/Itm | | Vehicle 10- 2005 Ford E250 Van |
| 808 - Vehicle | \$35,875 | 10 | 1 | 1 | \$35,875/Itm | | Vehicle 11- 2006 Ford F250 Pickup |
| 812 - Vehicle | \$33,312 | 10 | 1 | 1 | \$33,312/Itm | | Vehicle 12- 2007 GMC 2500 Pickup |
| 816 - Vehicle | \$25,625 | 10 | 1 | 1 | \$25,625/Itm | | Vehicle 16- 2007 Ford Ranger Pickup |
| 820 - Vehicle | \$28,187 | 10 | 2 | 1 | \$28,187/Itm | | Vehicle 17- 2009 Ford E150 Van |
| 824 - Vehicle | \$30,750 | 10 | 4 | 1 | \$30,750/Itm | | Vehicle 18- 2011 Ford F150 Pickup |
| 828 - Vehicle | \$25,625 | 10 | 5 | 1 | \$25,625/Itm | | Vehicle 19- 2012 Ford Escape |
| 832 - Vehicle | \$76,875 | 10 | 6 | 3 | \$25,625/Itm | | Vehicles 20, 21 & 23- Ford Transit Connects |
| 836 - Vehicle | \$35,875 | 10 | 1 | 1 | \$35,875/Itm | | Vehicle 24- 2005 Ford F250 Pickup |
| 840 - Vehicle | \$35,875 | 10 | 1 | 1 | \$35,875/Itm | | Vehicle 25- 2005 Chevy Silverado 2500 HD |
| 844 - Vehicle | \$17,937 | 10 | 9 | 1 | \$17,937/Itm | | Vehicle 26- 2016 Ford Fiesta |
| 848 - Vehicle | \$15,000 | 10 | 4 | 1 | \$15,000/Itm | | Vehicle 27- 2011 Ford Ranger |
| 852 - Vehicle | \$60,000 | 10 | 9 | 2 | \$30,000/Itm | | Vehicles 29, 30- 2016 Ram Promaster City Vans |
| 856 - Vehicle | \$102,000 | 10 | 9 | 3 | \$34,000/Itm | | Vehicles 31, 32, 33- 2016 Ram 1500 Pickups |
| 860 - Vehicle | \$36,000 | 10 | 10 | 1 | \$36,000/Itm | | Vehicle 34- 2017 Ram 1500 Pickup |

| 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 | \$4,612 | 15 | 3 | 1 | \$4,612/Itm | | Rooftop Carrier Unit- 2005 |
| 00020 - West Social Center (WC) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 206 - Asphalt: Ongoing Repairs | \$3,626 | 5 | 3 | 43,543 | \$3.33/SqFt (3%) | | Drives, North & South Parking |
| 00030 - East Social Center (EC) | | | | | | | |
| 23000 - Mechanical Equipment | | | | | | | |
| 208 - HVAC | \$3,741 | 15 | 11 | 1 | \$3,741/Itm | | Rooftop Carrier Unit- 2013 |
| 00060 - Canoa Hills (CH) | | | | | | | |
| 23000 - Mechanical Equipment | | | | | | | |
| 308 - HVAC | \$4,100 | 15 | 11 | 1 | \$4,100/Itm | | Rooftop Carrier Unit- 2013 |
| 522 - Swamp Cooler | \$4,100 | 20 | 8 | 2 | \$2,050/Itm | | Evaporative Cooler- 2005 |
| 25000 - Flooring | | | | | | | |
| 640 - Vinyl | \$1,999 | 5 | 2 | 75 | \$26.65/SqYd | | Clubhouse Vinyl |
| 00070 - Santa Rita Springs (SRS) | | | | | | | |
| 25000 - Flooring | | | | | | | |
| 650 - Vinyl | \$4,843 | 20 | 4 | 135 | \$35.87/SqYd | | Various Vinyl Floors |
| 00080 - Canoa Ranch (CR) | | | | | | | |
| 02000 - Concrete | | | | | | | |
| 436 - Pool Deck | \$3,259 | 5 | 4 | 2,650 | \$20.50/SqFt (6%) | | Pool Area Concrete |
| 23000 - Mechanical Equipment | | | | | | | |
| 760 - Wall A/C Medium | \$538 | 10 | 1 | 1 | \$538/Itm | | Reception Area AC Unit |
| 00090 - Abrego South (ABS) | | | | | | | |
| 03500 - Painting: Interior | | | | | | | |
| 148 - Building | \$4,523 | 10 | 4 | 5,884 | \$.77/SqFt | | All Interior Spaces |
| 00100 - Continental Vistas (CV) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 260 - Asphalt: Ongoing Repairs | \$2,413 | 5 | 3 | 6,726 | \$.36/SqFt | | Seal/Crack Fill/Stripe |
| 00110 - Madera Vista (MV) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 264 - Asphalt: Ongoing Repairs | \$3,506 | 5 | 0 | 9,772 | \$.36/SqFt | | Seal/Crack Fill/Stripe |
| 02000 - Concrete | | | | | | | |
| 454 - Pool Deck | \$4,930 | 5 | 2 | 4,008 | \$20.50/SqFt (6%) | | Pool Area Concrete |

| Component | Current Replacement Cost | Useful Life | Remaining Life | Quantity | Cost/ U of M | Treatment | Location |
|--------------------------------------|-----------------------------|----------------|-------------------|----------|-----------------|-----------|----------------------------------|
| 00110 - Madera Vista (MV) | | | | | | | |
| 23000 - Mechanical Equipment | | | | | | | |
| 252 - HVAC | \$4,612 | 15 | 9 | 1 | \$4,612/Itm | | Rooftop Carrier Unit- 2011 |
| 00120 - Casa Paloma I (CPI) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 270 - Asphalt: Ongoing Repairs | \$2,557 | 5 | 1 | 7,128 | \$.36/SqFt | | Seal/Crack Fill/Stripe |
| 23000 - Mechanical Equipment | | | | | | | |
| 516 - Swamp Cooler | \$2,050 | 20 | 16 | 1 | \$2,050/Itm | | Rooftop Evaporative Cooler- 2013 |
| 710 - Furnace | \$2,972 | 15 | 11 | 1 | \$2,972/Itm | | Rooftop Forced Air Furnace- 2013 |
| 00130 - Casa Paloma II (CPII) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 276 - Asphalt: Ongoing Repairs | \$1,627 | 5 | 0 | 4,536 | \$.36/SqFt | | Parking Areas |
| 23000 - Mechanical Equipment | | | | | | | |
| 260 - HVAC | \$3,408 | 15 | 3 | 1 | \$3,408/Itm | | Rooftop Rheem Unit- 2005 |
| 00140 - Abrego North (ABN) | | | | | | | |
| 01000 - Paving | | | | | | | |
| 282 - Asphalt: Ongoing Repairs | \$2,316 | 5 | 2 | 6,455 | \$.36/SqFt | | Seal/Crack Fill/Stripe |
| 23000 - Mechanical Equipment | | | | | | | |
| 276 - HVAC | \$3,741 | 15 | 8 | 1 | \$3,741/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> |
|---|--------------------|---------------------------------|---------------------------------------|
| 2017 | | | |
| 00010 - Member Services Center (MSC) | | | |
| 01000 - Paving | | | |
| 101 - Asphalt: Sealing Parking Lots- Seal/Stripe- 2017 Only[nr:1] | 1 | 4,000 | |
| 03000 - Painting: Exterior | | | |
| 100 - Stucco 9,085 Sq. Ft. Building Exterior & Wall Surfaces | 10 | 9,312 | |
| 22000 - Office Equipment | | | |
| 200 - Computers, Misc. IT Server | 3 | 12,000 | |
| 241 - Computers, Misc. Office Computer Work Stations- 2017 Only[nr:1] | 1 | 27,756 | |
| Total 22000 - Office Equipment: | | 39,756 | 39,756 |
| 23000 - Mechanical Equipment | | | |
| 376 - HVAC Bard Unit- 2002 | 15 | 5,945 | |
| Total Member Services Center (MSC): | | 59,013 | 59,013 |
| 00020 - West Social Center (WC) | | | |
| 01000 - Paving | | | |
| 113 - Asphalt: Sealing West Parking Lot- 2017 Only, incl N & S[nr:1] | 1 | 17,985 | |
| 17000 - Tennis Court | | | |
| 100 - Reseal 43,200 Sq. Ft. [6] Tennis Courts | 4 | 27,056 | |
| 24500 - Audio / Visual | | | |
| 221 - PA System Auditorium Bldg- 2017 Only[nr:1] | 1 | 24,144 | |
| 401 - Stage Lights Stage Lighting- 2017 Only[nr:1] | 1 | 4,827 | |
| 800 - Stage Risers Located on Stage | 20 | 7,301 | |
| Total 24500 - Audio / Visual: | | 36,272 | 36,272 |
| 25000 - Flooring | | | |
| 414 - Tile 682 Sq. Ft. Green Room Dressing & Restrooms | 20 | 8,720 | |
| Total West Social Center (WC): | | 90,033 | 90,033 |
| 00030 - East Social Center (EC) | | | |
| 14000 - Recreation | | | |
| 201 - Exercise: Cardio Equipment Fitness Room Cardio Machines- 2017 Only[nr:1] | 1 | 24,827 | |
| 300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%) | 1 | 5,473 | |
| Total 14000 - Recreation: | | 30,300 | 30,300 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|----------------|-----------------------------|-----------------------------------|
| 2017 | | | |
| 00030 - East Social Center (EC) | | | |
| 17500 - Basketball / Sport Court | | | |
| 211 - Seal & Striping [7] Pickleball Courts- 2017 Only[nr:1] | 1 | 5,199 | |
| 24000 - Furnishings | | | |
| 521 - Miscellaneous Folding Tables & Chairs- 2017 Only[nr:1] | 1 | 5,188 | |
| Total East Social Center (EC): | | 40,687 | 40,687 |
| 00040 - Las Campanas (LC) | | | |
| 01000 - Paving | | | |
| 124 - Asphalt: Sealing 70,468 Sq. Ft. Parking Lot | 5 | 14,995 | |
| 12000 - Pool | | | |
| 713 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1 | 1,829 | |
| 14000 - Recreation | | | |
| 211 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 1 | 2,565 | |
| 311 - Exercise: Strength Equipment Fitness Center Strength Machines- 2017 Only[nr:1] | 1 | 4,727 | |
| Total 14000 - Recreation: | | 7,292 | 7,292 |
| 19000 - Fencing | | | |
| 211 - Wrought Iron: 5' Pool Area Fencing- 2017 Only[nr:1] | 1 | 1,350 | |
| 25000 - Flooring | | | |
| 236 - Carpeting 150 Sq. Yds. Juniper Room Only | 10 | 4,765 | |
| Total Las Campanas (LC): | | 30,231 | 30,231 |
| 00050 - Desert Hills (DH) | | | |
| 03000 - Painting: Exterior | | | |
| 125 - Stucco Exterior Building Surfaces- 2017 Only[nr:1] | 1 | 5,200 | |
| 12000 - Pool | | | |
| 618 - Deck: Re-Surface 5,981 Sq. Ft. Pool Area Decking | 25 | 175,000 | |
| 14000 - Recreation | | | |
| 221 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 1 | 25,694 | |
| 320 - Exercise: Strength Equipment Fitness Center Strength Machines- 12 Pieces | 3 | 4,120 | |
| Total 14000 - Recreation: | | 29,814 | 29,814 |
| 24000 - Furnishings | | | |
| 541 - Miscellaneous Folding Tables & Chairs- 2017 Only[nr:1] | 1 | 12,587 | |
| 24600 - Safety / Access | | | |
| 221 - Fire Control Misc Fire Alarm System- 2017 Only[nr:1] | 1 | 4,164 | |
| Total Desert Hills (DH): | | 226,765 | 226,765 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|----------------|-----------------------------|-----------------------------------|
| 2017 | | | |
| 00060 - Canoa Hills (CH) | | | |
| 01000 - Paving | | | |
| 236 - Asphalt: Ongoing Repairs 67,354 Sq. Ft. Parking Lot (3%) | 5 | 4,400 | |
| 02000 - Concrete | | | |
| 425 - Pool Deck Pool Area Concrete- 2017 Only[nr:1] | 1 | 2,073 | |
| 12000 - Pool | | | |
| 725 - Equipment: Replacement Pool & Spa Equipment- 2017 only[nr:1] | 1 | 875 | |
| 925 - Furniture: Misc Pool Area Furniture- 2017 Only[nr:1] | 1 | 1,280 | |
| Total 12000 - Pool: | | 2,155 | 2,155 |
| 14000 - Recreation | | | |
| 231 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 1 | 25,982 | |
| 331 - Exercise: Strength Equipment Fitness Center Strength Machines- 2017 Only[nr:1] | 1 | 10,673 | |
| Total 14000 - Recreation: | | 36,655 | 36,655 |
| 19000 - Fencing | | | |
| 161 - Chain Link: 10' Tennis Court Fence- 2017 Only[nr:1] | 1 | 12,806 | |
| 24000 - Furnishings | | | |
| 561 - Miscellaneous Folding Tables & Chairs- 2017 Only[nr:1] | 1 | 1,072 | |
| 621 - Miscellaneous Lobby Furniture- 2017 Only[nr:1] | 1 | 959 | |
| Total 24000 - Furnishings: | | 2,031 | 2,031 |
| 24600 - Safety / Access | | | |
| 231 - Fire Control Misc Fire Alarm System- 2017 Only[nr:1] | 1 | 6,000 | |
| Total Canoa Hills (CH): | | 66,120 | 66,120 |
| 00070 - Santa Rita Springs (SRS) | | | |
| 01000 - Paving | | | |
| 143 - Asphalt: Sealing Parking Lots[nr:1] | 1 | 9,600 | |
| 14000 - Recreation | | | |
| 241 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 1 | 7,140 | |
| 23000 - Mechanical Equipment | | | |
| 312 - HVAC Carrier Units- 2017, Unit 8 | 15 | 6,150 | |
| 416 - HVAC Carrier Unit- 2017, Unit 7 | 15 | 6,150 | |
| Total 23000 - Mechanical Equipment: | | 12,300 | 12,300 |
| 24000 - Furnishings | | | |
| 601 - Miscellaneous Anza Room Furniture- 2017 Only[nr:1] | 1 | 2,722 | |
| Total Santa Rita Springs (SRS): | | 31,762 | 31,762 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|----------------|-----------------------------|-----------------------------------|
| 2017 | | | |
| 00080 - Canoa Ranch (CR) | | | |
| 03000 - Painting: Exterior | | | |
| 406 - Wrought Iron 614 Lin. Ft. Metal Fencing & Railings | 4 | 5,664 | |
| 12000 - Pool | | | |
| 737 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1 | 1,531 | |
| 14000 - Recreation | | | |
| 251 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 1 | 8,513 | |
| Total Canoa Ranch (CR): | | 15,708 | 15,708 |
| 00090 - Abrego South (ABS) | | | |
| 12000 - Pool | | | |
| 418 - ADA Chair Lift Spa ADA Lift | 10 | 4,340 | |
| 26000 - Outdoor Equipment | | | |
| 900 - Miscellaneous 3,744 Sq. Ft. [12] Shuffleboard Courts | 8 | 14,400 | |
| Total Abrego South (ABS): | | 18,740 | 18,740 |
| 00100 - Continental Vistas (CV) | | | |
| 08000 - Rehab | | | |
| 242 - Bathrooms 2 Locker Rooms | 20 | 59,500 | |
| 12000 - Pool | | | |
| 943 - Furniture: Misc Pool Area Furnishings- 2017 Only[nr:1] | 1 | 2,463 | |
| Total Continental Vistas (CV): | | 61,963 | 61,963 |
| 00110 - Madera Vista (MV) | | | |
| 01000 - Paving | | | |
| 413 - Asphalt: Major Repairs Parking Lot- 2017 Only[nr:1] | 1 | 2,560 | |
| Total Madera Vista (MV): | | 2,560 | 2,560 |
| 00120 - Casa Paloma I (CPI) | | | |
| 03000 - Painting: Exterior | | | |
| 213 - Surface Restoration Exterior Surfaces- 2017 Only[nr:1] | 1 | 4,124 | |
| 12000 - Pool | | | |
| 761 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1 | 1,881 | |
| Total Casa Paloma I (CPI): | | 6,005 | 6,005 |
| 00130 - Casa Paloma II (CPII) | | | |
| 01000 - Paving | | | |
| 425 - Asphalt: Major Repairs Parking Areas- 2017 Only Seal Coat[nr:1] | 1 | 1,750 | |
| 12000 - Pool | | | |
| 767 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1 | 1,613 | |
| Total Casa Paloma II (CPII): | | 3,363 | 3,363 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|----------------|-----------------------------|-----------------------------------|
| 2017 | | | |
| 00150 - General | | | |
| 24500 - Audio / Visual | | | |
| 261 - PA System Various Locations- 2017 Only[nr:1] | 1 | 3,543 | |
| Total General: | | 3,543 | 3,543 |
| Total 2017: | | 656,493 | |
| 2018 | | | |
| 00010 - Member Services Center (MSC) | | | |
| 22000 - Office Equipment | | | |
| 240 - Computers, Misc. Office Computer Work Stations | 5 | 36,900 | 37,823 |
| 23000 - Mechanical Equipment | | | |
| 280 - HVAC Rooftop Carrier Unit- 2002 | 15 | 5,125 | 5,253 |
| Total Member Services Center (MSC): | | 42,025 | 43,076 |
| 00020 - West Social Center (WC) | | | |
| 12000 - Pool | | | |
| 700 - Equipment: Replacement Pool & Spa Equipment (50%) | 5 | 19,249 | 19,731 |
| 24500 - Audio / Visual | | | |
| 600 - Stage Curtains Stage Curtains | 15 | 8,764 | 8,983 |
| 27000 - Appliances | | | |
| 700 - Miscellaneous 25 Kitchen Appliances (10%) | 5 | 7,011 | 7,186 |
| Total West Social Center (WC): | | 35,024 | 35,900 |
| 00030 - East Social Center (EC) | | | |
| 14000 - Recreation | | | |
| 200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%) | 1 | 20,910 | 21,433 |
| 300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%) | 1 | 5,473 | 5,610 |
| Total 14000 - Recreation: | | 26,383 | 27,043 |
| 17000 - Tennis Court | | | |
| 110 - Reseal 14,400 Sq. Ft. [2] Tennis Courts | 4 | 13,284 | 13,616 |
| 23000 - Mechanical Equipment | | | |
| 288 - HVAC 4 Rooftop Carrier Units- 2001 | 15 | 20,807 | 21,328 |
| 424 - HVAC 2 Rooftop Carrier Units- 2002 | 15 | 8,200 | 8,405 |
| Total 23000 - Mechanical Equipment: | | 29,007 | 29,733 |
| Total East Social Center (EC): | | 68,674 | 70,392 |
| 00040 - Las Campanas (LC) | | | |
| 08000 - Rehab | | | |
| 406 - Kitchen Clubhouse Kitchen | 1 | 7,175 | 7,354 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|----------------|-----------------------------|-----------------------------------|
| 2018 | | | |
| 00040 - Las Campanas (LC) | | | |
| 12000 - Pool | | | |
| 712 - Equipment: Replacement Pool & Spa Equipment (50%) | 5 | 19,249 | 19,731 |
| 14000 - Recreation | | | |
| 210 - Exercise: Cardio Equipment 19 Fitness Center Cardio Machines (20%) | 1 | 23,370 | 23,954 |
| 310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%) | 1 | 6,970 | 7,144 |
| Total 14000 - Recreation: | | 30,340 | 31,098 |
| 24500 - Audio / Visual | | | |
| 800 - Stage Risers 4 Ocotillo Room- new | 20 | 21,705 | 22,247 |
| Total Las Campanas (LC): | | 78,469 | 80,430 |
| 00050 - Desert Hills (DH) | | | |
| 12000 - Pool | | | |
| 718 - Equipment: Replacement Pool & Spa Equipment (50%) | 5 | 22,017 | 22,567 |
| 14000 - Recreation | | | |
| 220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 1 | 15,990 | 16,390 |
| 17000 - Tennis Court | | | |
| 130 - Reseal 28,800 Sq. Ft. [4] Tennis Courts | 4 | 26,568 | 27,232 |
| 23000 - Mechanical Equipment | | | |
| 360 - HVAC Rooftop Carrier Unit- 2000 | 15 | 5,125 | 5,253 |
| 428 - HVAC Rooftop Carrier Unit- 2002 | 15 | 9,225 | 9,456 |
| 444 - HVAC Rooftop Carrier Unit- 2003 | 15 | 5,125 | 5,253 |
| Total 23000 - Mechanical Equipment: | | 19,475 | 19,962 |
| 24500 - Audio / Visual | | | |
| 900 - Miscellaneous Stage- Electric Screen | 20 | 8,193 | 8,398 |
| Total Desert Hills (DH): | | 92,243 | 94,549 |
| 00060 - Canoa Hills (CH) | | | |
| 01000 - Paving | | | |
| 330 - Asphalt: Overlay w/ Interlayer 67,354 Sq. Ft. Parking Lot | 25 | 110,461 | 113,222 |
| 08000 - Rehab | | | |
| 224 - Bathrooms 2 Locker Rooms | 20 | 83,537 | 85,626 |
| 330 - Restrooms 2 Clubhouse Restrooms | 20 | 42,025 | 43,076 |
| Total 08000 - Rehab: | | 125,562 | 128,702 |
| 12000 - Pool | | | |
| 724 - Equipment: Replacement Pool & Spa Equipment (50%) | 5 | 13,407 | 13,742 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|--|----------------|-----------------------------|-----------------------------------|
| 2018 | | | |
| 00060 - Canoa Hills (CH) | | | |
| 14000 - Recreation | | | |
| 230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%) | 1 | 19,680 | 20,172 |
| 330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%) | 1 | 7,790 | 7,985 |
| Total 14000 - Recreation: | | 27,470 | 28,157 |
| 24500 - Audio / Visual | | | |
| 900 - Miscellaneous Saguaro Room- Electric Screen | 20 | 15,972 | 16,371 |
| Total Canoa Hills (CH): | | 292,872 | 300,194 |
| 00070 - Santa Rita Springs (SRS) | | | |
| 01000 - Paving | | | |
| 336 - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots | 25 | 95,753 | 98,147 |
| 03000 - Painting: Exterior | | | |
| 136 - Stucco 28,540 Sq. Ft. Exterior Building Paint | 10 | 29,253 | 29,985 |
| 400 - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings | 4 | 11,532 | 11,821 |
| Total 03000 - Painting: Exterior: | | 40,785 | 41,806 |
| 04500 - Decking/Balconies | | | |
| 206 - Resurface 12,664 Sq. Ft. Elastomeric Deck- Resurface | 20 | 99,951 | 102,449 |
| 300 - Repairs 12,664 Sq. Ft. Elastomeric Deck- Seal/Repair | 5 | 23,365 | 23,949 |
| Total 04500 - Decking/Balconies: | | 123,316 | 126,398 |
| 08000 - Rehab | | | |
| 472 - Cabinets 2 Art & Clay Counters & Cabinets | 20 | 17,681 | 18,123 |
| 12000 - Pool | | | |
| 730 - Equipment: Replacement Pool & Spa Equipment (50%) | 5 | 18,327 | 18,785 |
| 824 - Cover 3,600 Sq. Ft. Pool Cover | 6 | 6,088 | 6,241 |
| 930 - Furniture: Misc Pool Area Furniture | 6 | 7,175 | 7,354 |
| Total 12000 - Pool: | | 31,590 | 32,380 |
| 14000 - Recreation | | | |
| 240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%) | 1 | 13,530 | 13,868 |
| 340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%) | 1 | 7,380 | 7,565 |
| Total 14000 - Recreation: | | 20,910 | 21,433 |
| 23000 - Mechanical Equipment | | | |
| 392 - HVAC 2 Carrier Units- 2003 | 15 | 9,000 | 9,225 |
| 448 - HVAC 8 Carrier Units- 2001 | 15 | 68,000 | 69,700 |
| Total 23000 - Mechanical Equipment: | | 77,000 | 78,925 |

Reserve Component

Life
Useful *Current*
Replacement Cost *Forecast*
Inflated Cost @ 2.50%

2018

00070 - Santa Rita Springs (SRS)

Total Santa Rita Springs (SRS): 407,035 417,212

00080 - Canoa Ranch (CR)

01000 - Paving

148 - Asphalt: Sealing 5 13,134 13,462
64,068 Sq. Ft. Drives & Parking

248 - Asphalt: Ongoing Repairs 5 5,336 5,469
64,068 Sq. Ft. Drives & Parking (3%)

Total 01000 - Paving: 18,470 18,931

03000 - Painting: Exterior

142 - Stucco 10 15,129 15,507
14,760 Sq. Ft. Building Exterior Surfaces

14000 - Recreation

250 - Exercise: Cardio Equipment 1 15,990 16,390
13 Fitness Center Cardio Machines (20%)

350 - Exercise: Strength Equipment 1 7,790 7,985
19 Fitness Center Strength Machines (10%)

Total 14000 - Recreation: 23,780 24,375

17500 - Basketball / Sport Court

220 - Seal & Striping 7 10,336 10,594
11,204 Sq. Ft. Pickleball & Basketball Courts

25000 - Flooring

270 - Carpeting 10 21,648 22,189
660 Sq. Yds. All Spaces

Total Canoa Ranch (CR): 89,363 91,596

00100 - Continental Vistas (CV)

12000 - Pool

748 - Equipment: Replacement 5 15,559 15,948
Pool & Spa Equipment (50%)

Total Continental Vistas (CV): 15,559 15,948

00120 - Casa Paloma I (CPI)

05000 - Roofing

348 - Low Slope: Vinyl 20 31,262 32,044
61 Squares- Pool Building Roofs

Total Casa Paloma I (CPI): 31,262 32,044

00130 - Casa Paloma II (CPII)

02000 - Concrete

466 - Pool Deck 5 6,068 6,219
4,933 Sq. Ft. Pool Area Concrete (6%)

Total Casa Paloma II (CPII): 6,068 6,219

00144 - Facility Maintenance Shop (FMS)

01000 - Paving

120 - Asphalt: State Spec. Slurry 5 10,000 10,250
Parking Area

200 - Asphalt: Ongoing Repairs 30 30,474 31,236
Pulverization/Replacement[nr:1]

Total 01000 - Paving: 40,474 41,486

Total Facility Maintenance Shop (FMS): 40,474 41,486

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|----------------|-----------------------------|-----------------------------------|
| 2018 | | | |
| 00150 - General | | | |
| 30000 - Miscellaneous | | | |
| 804 - Vehicle Vehicle 10- 2005 Ford E250 Van | 10 | 33,312 | 34,145 |
| 808 - Vehicle Vehicle 11- 2006 Ford F250 Pickup | 10 | 35,875 | 36,772 |
| 812 - Vehicle Vehicle 12- 2007 GMC 2500 Pickup | 10 | 33,312 | 34,145 |
| 816 - Vehicle Vehicle 16- 2007 Ford Ranger Pickup | 10 | 25,625 | 26,266 |
| 836 - Vehicle Vehicle 24- 2005 Ford F250 Pickup | 10 | 35,875 | 36,772 |
| 840 - Vehicle Vehicle 25- 2005 Chevy Silverado 2500 HD | 10 | 35,875 | 36,772 |
| Total 30000 - Miscellaneous: | | 199,874 | 204,872 |
| Total General: | | 199,874 | 204,872 |
| Total 2018: | | 1,398,942 | 1,433,918 |
| 2019 | | | |
| 00020 - West Social Center (WC) | | | |
| 05000 - Roofing | | | |
| 306 - Low Slope: Vinyl 339 Squares- Building Flat Roofs (50%) | 10 | 86,869 | 91,266 |
| 900 - Miscellaneous 339 Squares- Roof Recoating | 5 | 13,899 | 14,603 |
| Total 05000 - Roofing: | | 100,768 | 105,869 |
| 12000 - Pool | | | |
| 800 - Cover 4,000 Sq. Ft. Pool Cover | 6 | 6,765 | 7,107 |
| 900 - Furniture: Misc Pool Area Furniture | 6 | 11,275 | 11,846 |
| Total 12000 - Pool: | | 18,040 | 18,953 |
| 23000 - Mechanical Equipment | | | |
| 320 - HVAC 2 Rooftop Carrier Units- 2004 | 15 | 23,882 | 25,092 |
| Total West Social Center (WC): | | 142,690 | 149,914 |
| 00030 - East Social Center (EC) | | | |
| 01000 - Paving | | | |
| 118 - Asphalt: Sealing 79,662 Sq. Ft. Parking Lot | 5 | 16,331 | 17,157 |
| 218 - Asphalt: Ongoing Repairs 79,662 Sq. Ft. Parking Lot (2%) | 5 | 5,307 | 5,576 |
| Total 01000 - Paving: | | 21,638 | 22,733 |
| 02000 - Concrete | | | |
| 406 - Pool Deck 5,661 Sq. Ft. Pool Area Concrete (6%) | 5 | 6,963 | 7,316 |
| 03000 - Painting: Exterior | | | |
| 112 - Stucco 13,905 Sq. Ft. Building Exterior Painting | 10 | 14,253 | 14,974 |

Reserve Component

Life
Useful *Current*
Replacement Cost *Forecast*
Inflated Cost @ 2.50%

2019

00030 - East Social Center (EC)

05000 - Roofing

| | | | |
|--|---|-------|-------|
| 906 - Miscellaneous 207 Squares- Roof Recoating | 5 | 8,487 | 8,917 |
|--|---|-------|-------|

12000 - Pool

| | | | |
|--|---|--------|--------|
| 706 - Equipment: Replacement Pool & Spa Equipment (50%) | 5 | 14,944 | 15,701 |
|--|---|--------|--------|

| | | | |
|--|---|-------|-------|
| 906 - Furniture: Misc Pool Area Furnishings | 6 | 7,175 | 7,538 |
|--|---|-------|-------|

| | | | |
|---------------------|--|--------|--------|
| Total 12000 - Pool: | | 22,119 | 23,239 |
|---------------------|--|--------|--------|

14000 - Recreation

| | | | |
|---|---|--------|--------|
| 200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%) | 1 | 20,910 | 21,969 |
|---|---|--------|--------|

| | | | |
|---|---|-------|-------|
| 300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%) | 1 | 5,473 | 5,750 |
|---|---|-------|-------|

| | | | |
|---------------------------|--|--------|--------|
| Total 14000 - Recreation: | | 26,383 | 27,719 |
|---------------------------|--|--------|--------|

17500 - Basketball / Sport Court

| | | | |
|---|---|--------|--------|
| 210 - Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts | 2 | 14,142 | 14,858 |
|---|---|--------|--------|

| | | | |
|--------------------------------|--|---------|---------|
| Total East Social Center (EC): | | 113,985 | 119,756 |
|--------------------------------|--|---------|---------|

00040 - Las Campanas (LC)

02000 - Concrete

| | | | |
|--|---|-------|-------|
| 412 - Pool Deck 4,731 Sq. Ft. Pool Area Concrete (7.5%) | 5 | 7,274 | 7,642 |
|--|---|-------|-------|

05000 - Roofing

| | | | |
|--|---|-------|-------|
| 912 - Miscellaneous 198 Squares- Roof Recoating | 5 | 8,118 | 8,529 |
|--|---|-------|-------|

08000 - Rehab

| | | | |
|--|----|--------|--------|
| 318 - Restrooms 2 Racquetball Court Restrooms | 20 | 12,556 | 13,192 |
|--|----|--------|--------|

| | | | |
|------------------------------------|---|-------|-------|
| 406 - Kitchen Clubhouse Kitchen | 1 | 7,175 | 7,538 |
|------------------------------------|---|-------|-------|

| | | | |
|----------------------|--|--------|--------|
| Total 08000 - Rehab: | | 19,731 | 20,730 |
|----------------------|--|--------|--------|

12000 - Pool

| | | | |
|---|---|-------|-------|
| 806 - Cover 4,400 Sq. Ft. Pool Cover | 6 | 7,441 | 7,818 |
|---|---|-------|-------|

| | | | |
|--|---|-------|-------|
| 912 - Furniture: Misc Pool Area Furniture | 6 | 7,775 | 8,168 |
|--|---|-------|-------|

| | | | |
|---------------------|--|--------|--------|
| Total 12000 - Pool: | | 15,216 | 15,986 |
|---------------------|--|--------|--------|

14000 - Recreation

| | | | |
|---|---|--------|--------|
| 210 - Exercise: Cardio Equipment 19 Fitness Center Cardio Machines (20%) | 1 | 23,370 | 24,553 |
|---|---|--------|--------|

| | | | |
|---|---|-------|-------|
| 310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%) | 1 | 6,970 | 7,323 |
|---|---|-------|-------|

| | | | |
|---------------------------|--|--------|--------|
| Total 14000 - Recreation: | | 30,340 | 31,876 |
|---------------------------|--|--------|--------|

17000 - Tennis Court

| | | | |
|--|---|--------|--------|
| 120 - Reseal 14,000 Sq. Ft. [2] Tennis Courts | 7 | 12,915 | 13,569 |
|--|---|--------|--------|

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|----------------|-----------------------------|-----------------------------------|
| 2019 | | | |
| 00040 - Las Campanas (LC) | | | |
| 24500 - Audio / Visual | | | |
| 900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop | 10 | 15,230 | 16,001 |
| Total Las Campanas (LC): | | 108,824 | 114,333 |
| 00050 - Desert Hills (DH) | | | |
| 04500 - Decking/Balconies | | | |
| 200 - Resurface 1,778 Sq. Ft. Second Floor Deck | 18 | 10,935 | 11,488 |
| 08000 - Rehab | | | |
| 218 - Bathrooms 2 Locker Rooms | 28 | 35,875 | 37,691 |
| 12000 - Pool | | | |
| 812 - Cover 3,870 Sq. Ft. Pool Cover | 6 | 6,545 | 6,876 |
| 918 - Furniture: Misc Pool Area Furniture | 6 | 10,762 | 11,307 |
| Total 12000 - Pool: | | 17,307 | 18,183 |
| 14000 - Recreation | | | |
| 220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 1 | 15,990 | 16,799 |
| 17000 - Tennis Court | | | |
| 700 - Screen Tennis Wind Screens | 4 | 2,000 | 2,101 |
| 23000 - Mechanical Equipment | | | |
| 412 - HVAC Rooftop Carrier Unit- 2004 | 15 | 5,125 | 5,384 |
| 25000 - Flooring | | | |
| 240 - Carpeting 970 Sq. Yds. Clubhouse Carpet | 10 | 31,816 | 33,427 |
| Total Desert Hills (DH): | | 119,048 | 125,073 |
| 00060 - Canoa Hills (CH) | | | |
| 01000 - Paving | | | |
| 136 - Asphalt: Sealing 67,354 Sq. Ft. Parking Lot | 5 | 13,808 | 14,507 |
| 12000 - Pool | | | |
| 818 - Cover 4,800 Sq. Ft. Pool Cover | 6 | 8,118 | 8,529 |
| 924 - Furniture: Misc Pool Area Furniture | 6 | 10,762 | 11,307 |
| Total 12000 - Pool: | | 18,880 | 19,836 |
| 14000 - Recreation | | | |
| 230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%) | 1 | 19,680 | 20,676 |
| 330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%) | 1 | 7,790 | 8,184 |
| Total 14000 - Recreation: | | 27,470 | 28,860 |
| Total Canoa Hills (CH): | | 60,158 | 63,203 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|----------------|-----------------------------|-----------------------------------|
| 2019 | | | |
| 00070 - Santa Rita Springs (SRS) | | | |
| 02000 - Concrete | | | |
| 430 - Pool Deck 5,975 Sq. Ft. Pool Area Concrete (6%) | 5 | 7,349 | 7,721 |
| 08000 - Rehab | | | |
| 336 - Restrooms 5 Restrooms | 20 | 47,509 | 49,914 |
| 12000 - Pool | | | |
| 400 - ADA Chair Lift Pool Area ADA Lift | 10 | 4,400 | 4,623 |
| 630 - Deck: Re-Surface 5,975 Sq. Ft. Pool Area Decking | 15 | 45,933 | 48,258 |
| Total 12000 - Pool: | | 50,333 | 52,881 |
| 14000 - Recreation | | | |
| 240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%) | 1 | 13,530 | 14,215 |
| 340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%) | 1 | 7,380 | 7,754 |
| Total 14000 - Recreation: | | 20,910 | 21,969 |
| 23000 - Mechanical Equipment | | | |
| 344 - HVAC 2 Carrier Units- 2004 | 15 | 12,300 | 12,923 |
| Total Santa Rita Springs (SRS): | | 138,401 | 145,408 |
| 00080 - Canoa Ranch (CR) | | | |
| 01000 - Paving | | | |
| 254 - Asphalt: Ongoing Repairs 18,768 Sq. Ft. Seal/Crack Fill/Stripe | 5 | 6,733 | 7,074 |
| 14000 - Recreation | | | |
| 250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 1 | 15,990 | 16,799 |
| 350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%) | 1 | 7,790 | 8,184 |
| Total 14000 - Recreation: | | 23,780 | 24,983 |
| 17000 - Tennis Court | | | |
| 708 - Screen Pickleball Court Windscreens | 5 | 2,000 | 2,101 |
| Total Canoa Ranch (CR): | | 32,513 | 34,158 |
| 00090 - Abrego South (ABS) | | | |
| 02000 - Concrete | | | |
| 442 - Pool Deck 5,565 Sq. Ft. Pool Area Concrete (5%) | 5 | 5,704 | 5,993 |
| 12000 - Pool | | | |
| 742 - Equipment: Replacement Pool & Spa Equipment (50%) | 5 | 14,637 | 15,378 |
| 936 - Furniture: Misc Pool Area Furnishings | 6 | 6,662 | 7,000 |
| Total 12000 - Pool: | | 21,299 | 22,378 |
| Total Abrego South (ABS): | | 27,003 | 28,371 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|--|----------------|-----------------------------|-----------------------------------|
| 2019 | | | |
| 00100 - Continental Vistas (CV) | | | |
| 23000 - Mechanical Equipment | | | |
| 244 - HVAC Rooftop Carrier Unit- 2004 | 15 | 5,945 | 6,246 |
| Total Continental Vistas (CV): | | 5,945 | 6,246 |
| 00110 - Madera Vista (MV) | | | |
| 12000 - Pool | | | |
| 754 - Equipment: Replacement Pool & Spa Equipment (50%) | 5 | 11,254 | 11,824 |
| 948 - Furniture: Misc Pool Area Furnishings | 6 | 6,662 | 7,000 |
| Total 12000 - Pool: | | 17,916 | 18,824 |
| Total Madera Vista (MV): | | 17,916 | 18,824 |
| 00120 - Casa Paloma I (CPI) | | | |
| 02000 - Concrete | | | |
| 460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%) | 5 | 7,537 | 7,919 |
| 08000 - Rehab | | | |
| 254 - Bathrooms 2 Locker Rooms | 20 | 17,425 | 18,307 |
| 12000 - Pool | | | |
| 760 - Equipment: Replacement Pool & Spa Equipment (50%) | 5 | 14,944 | 15,701 |
| 954 - Furniture: Misc Pool Area Furnishings | 6 | 6,662 | 7,000 |
| Total 12000 - Pool: | | 21,606 | 22,701 |
| Total Casa Paloma I (CPI): | | 46,568 | 48,927 |
| 00130 - Casa Paloma II (CPII) | | | |
| 12000 - Pool | | | |
| 766 - Equipment: Replacement Pool & Spa Equipment (50%) | 5 | 15,559 | 16,347 |
| 960 - Furniture: Misc Pool Area Furnishings | 6 | 6,662 | 7,000 |
| Total 12000 - Pool: | | 22,221 | 23,347 |
| Total Casa Paloma II (CPII): | | 22,221 | 23,347 |
| 00150 - General | | | |
| 30000 - Miscellaneous | | | |
| 820 - Vehicle Vehicle 17- 2009 Ford E150 Van | 10 | 28,187 | 29,614 |
| Total General: | | 28,187 | 29,614 |
| Total 2019: | | 863,459 | 907,174 |

2020

00010 - Member Services Center (MSC)

22000 - Office Equipment

| | | | |
|---|---|--------|--------|
| 100 - Miscellaneous Printers & Copiers | 8 | 14,350 | 15,453 |
| 200 - Computers, Misc. IT Server | 3 | 12,000 | 12,923 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|----------------|-----------------------------|-----------------------------------|
| 2020 | | | |
| 00010 - Member Services Center (MSC) | | | |
| 22000 - Office Equipment | | | |
| Total 22000 - Office Equipment: | | 26,350 | 28,376 |
| Total Member Services Center (MSC): | | 26,350 | 28,376 |
| 00020 - West Social Center (WC) | | | |
| 02000 - Concrete | | | |
| 400 - Pool Deck 5,313 Sq. Ft. Pool Area Concrete (6%) | 5 | 6,535 | 7,037 |
| 17500 - Basketball / Sport Court | | | |
| 200 - Seal & Striping 3,744 Sq. Ft. [12] Shuffleboard Courts | 8 | 9,594 | 10,332 |
| 20000 - Lighting | | | |
| 500 - Parking Lot 25 Parking Lot Lights (20%) | 5 | 12,812 | 13,798 |
| 24600 - Safety / Access | | | |
| 200 - Fire Control Misc Fire Alarm System | 20 | 38,181 | 41,117 |
| Total West Social Center (WC): | | 67,122 | 72,284 |
| 00030 - East Social Center (EC) | | | |
| 12000 - Pool | | | |
| 400 - ADA Chair Lift 2 Pool & Spa ADA Chairs | 10 | 9,020 | 9,714 |
| 14000 - Recreation | | | |
| 200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%) | 1 | 20,910 | 22,518 |
| 300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%) | 1 | 5,473 | 5,894 |
| Total 14000 - Recreation: | | 26,383 | 28,412 |
| 17000 - Tennis Court | | | |
| 700 - Screen Pickleball Windscreens | 5 | 2,000 | 2,154 |
| Total East Social Center (EC): | | 37,403 | 40,280 |
| 00040 - Las Campanas (LC) | | | |
| 08000 - Rehab | | | |
| 406 - Kitchen Clubhouse Kitchen | 1 | 7,175 | 7,727 |
| 14000 - Recreation | | | |
| 210 - Exercise: Cardio Equipment 19 Fitness Center Cardio Machines (20%) | 1 | 23,370 | 25,167 |
| 310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%) | 1 | 6,970 | 7,506 |
| Total 14000 - Recreation: | | 30,340 | 32,673 |
| Total Las Campanas (LC): | | 37,515 | 40,400 |
| 00050 - Desert Hills (DH) | | | |
| 01000 - Paving | | | |
| 130 - Asphalt: Sealing 104,016 Sq. Ft. Drives & Parking | 5 | 21,323 | 22,963 |
| 230 - Asphalt: Ongoing Repairs 104,016 Sq. Ft. Drives & Parking (3%) | 5 | 8,663 | 9,329 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|----------------|-----------------------------|-----------------------------------|
| 2020 | | | |
| 00050 - Desert Hills (DH) | | | |
| 01000 - Paving | | | |
| Total 01000 - Paving: | | 29,986 | 32,292 |
| 14000 - Recreation | | | |
| 220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 1 | 15,990 | 17,219 |
| 320 - Exercise: Strength Equipment Fitness Center Strength Machines- 12 Pieces | 3 | 4,120 | 4,437 |
| Total 14000 - Recreation: | | 20,110 | 21,656 |
| 17500 - Basketball / Sport Court | | | |
| 410 - Overlay 2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing | 8 | 6,396 | 6,888 |
| 23000 - Mechanical Equipment | | | |
| 216 - HVAC 4 Rooftop Carrier Units- 2005 | 15 | 23,780 | 25,608 |
| Total Desert Hills (DH): | | 80,272 | 86,444 |
| 00060 - Canoa Hills (CH) | | | |
| 02000 - Concrete | | | |
| 424 - Pool Deck 5,950 Sq. Ft. Pool Area Concrete (6%) | 5 | 7,318 | 7,881 |
| 05000 - Roofing | | | |
| 924 - Miscellaneous 227 Squares- Roof Recoating | 5 | 9,307 | 10,023 |
| 14000 - Recreation | | | |
| 230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%) | 1 | 19,680 | 21,193 |
| 330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%) | 1 | 7,790 | 8,389 |
| Total 14000 - Recreation: | | 27,470 | 29,582 |
| 17000 - Tennis Court | | | |
| 140 - Reseal 14,000 Sq. Ft. [2] Tennis Courts | 4 | 12,915 | 13,908 |
| 704 - Screen Tennis Court Windscreens | 5 | 2,000 | 2,154 |
| Total 17000 - Tennis Court: | | 14,915 | 16,062 |
| 23000 - Mechanical Equipment | | | |
| 340 - HVAC Rooftop Carrier Unit- 2005 | 15 | 5,945 | 6,402 |
| 25000 - Flooring | | | |
| 750 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Refinish | 10 | 37,822 | 40,731 |
| Total Canoa Hills (CH): | | 102,777 | 110,681 |
| 00070 - Santa Rita Springs (SRS) | | | |
| 14000 - Recreation | | | |
| 240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%) | 1 | 13,530 | 14,570 |
| 340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%) | 1 | 7,380 | 7,947 |
| Total 14000 - Recreation: | | 20,910 | 22,517 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|----------------|-----------------------------|-----------------------------------|
| 2020 | | | |
| 00070 - Santa Rita Springs (SRS) | | | |
| 24600 - Safety / Access | | | |
| 240 - Fire Control Misc Fire Alarm System | 20 | 28,854 | 31,072 |
| Total Santa Rita Springs (SRS): | | 49,764 | 53,589 |
| 00080 - Canoa Ranch (CR) | | | |
| 12000 - Pool | | | |
| 412 - ADA Chair Lift 2 Pool & Spa ADA Chairs | 10 | 17,220 | 18,544 |
| 736 - Equipment: Replacement Pool & Spa Equipment (50%) | 5 | 17,097 | 18,412 |
| Total 12000 - Pool: | | 34,317 | 36,956 |
| 14000 - Recreation | | | |
| 250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 1 | 15,990 | 17,219 |
| 350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%) | 1 | 7,790 | 8,389 |
| Total 14000 - Recreation: | | 23,780 | 25,608 |
| Total Canoa Ranch (CR): | | 58,097 | 62,564 |
| 00100 - Continental Vistas (CV) | | | |
| 12000 - Pool | | | |
| 942 - Furniture: Misc Pool Area Furnishings | 6 | 6,662 | 7,175 |
| Total Continental Vistas (CV): | | 6,662 | 7,175 |
| 00144 - Facility Maintenance Shop (FMS) | | | |
| 03000 - Painting: Exterior | | | |
| 350 - Touch-Up Doors, Trim, Metal | 6 | 3,000 | 3,231 |
| 400 - Wrought Iron 800 Lin. Ft. Perimeter Fence | 6 | 7,200 | 7,754 |
| 920 - Power Washing FMS Building | 6 | 1,200 | 1,292 |
| Total 03000 - Painting: Exterior: | | 11,400 | 12,277 |
| 08000 - Rehab | | | |
| 100 - General Common Areas | 20 | 15,000 | 16,153 |
| 220 - Bathrooms 2 Placeholder | 20 | 30,000 | 32,307 |
| 230 - Kitchen Placeholder | 20 | 20,000 | 21,538 |
| Total 08000 - Rehab: | | 65,000 | 69,998 |
| 19000 - Fencing | | | |
| 200 - Wrought Iron 800 Lin. Ft. Perimeter | 30 | 32,000 | 34,461 |
| 23000 - Mechanical Equipment | | | |
| 200 - HVAC 2 Mastercool | 15 | 24,000 | 25,845 |
| Total Facility Maintenance Shop (FMS): | | 132,400 | 142,581 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|--|-------------------------------------|-----------------------------|-----------------------------------|
| 2020 | | | |
| | Total 2020: | 598,362 | 644,374 |
| 2021 | | | |
| 00010 - Member Services Center (MSC) | | | |
| 05000 - Roofing | | | |
| 300 - Low Slope: Vinyl 79 Squares- Building Roof | 20 | 40,487 | 44,691 |
| 25000 - Flooring | | | |
| 400 - Tile 725 Sq. Ft. Floors | 20 | 7,431 | 8,203 |
| | Total Member Services Center (MSC): | 47,918 | 52,894 |
| 00020 - West Social Center (WC) | | | |
| 03500 - Painting: Interior | | | |
| 106 - Building 24,000 Sq. Ft. All Interior Spaces | 10 | 18,450 | 20,365 |
| 08000 - Rehab | | | |
| 306 - Restrooms 4 Shops & Auditorium Restrooms | 20 | 62,525 | 69,016 |
| 550 - Operable Wall/Partition 320 Sq. Ft. Auditorium/Room 1 | 25 | 13,120 | 14,482 |
| | Total 08000 - Rehab: | 75,645 | 83,498 |
| 12000 - Pool | | | |
| 600 - Deck: Re-Surface 5,313 Sq. Ft. Pool Area Decking | 15 | 40,844 | 45,084 |
| 14000 - Recreation | | | |
| 700 - Billiard Table 4 Billiards Room | 25 | 23,616 | 26,068 |
| 17000 - Tennis Court | | | |
| 100 - Reseal 43,200 Sq. Ft. [6] Tennis Courts | 4 | 27,056 | 29,865 |
| 23000 - Mechanical Equipment | | | |
| 204 - HVAC 2 Rooftop Carrier Units- 2006 | 15 | 45,100 | 49,782 |
| 24000 - Furnishings | | | |
| 500 - Miscellaneous Auditorium Tables & Chairs | 10 | 55,991 | 61,803 |
| 24500 - Audio / Visual | | | |
| 400 - Stage Lights Stage Lighting | 20 | 9,225 | 10,183 |
| 25000 - Flooring | | | |
| 210 - Carpeting 565 Sq. Yds. West Center Carpet | 10 | 18,532 | 20,456 |
| 410 - Tile 1,618 Sq. Ft. Clubhouse Walls & Floors | 20 | 20,688 | 22,835 |
| | Total 25000 - Flooring: | 39,220 | 43,291 |
| 26000 - Outdoor Equipment | | | |
| 840 - Shade Structure 680 Sq. Ft. Pool Shade Structure | 15 | 13,600 | 15,012 |
| | Total West Social Center (WC): | 348,747 | 384,951 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|----------------|-----------------------------|-----------------------------------|
| 2021 | | | |
| 00030 - East Social Center (EC) | | | |
| 03500 - Painting: Interior | | | |
| 112 - Building 17,350 Sq. Ft. All Interior Spaces | 10 | 13,338 | 14,722 |
| 12000 - Pool | | | |
| 106 - Resurface 165 Lin. Ft. Pool | 12 | 21,986 | 24,269 |
| 606 - Deck: Re-Surface 5,661 Sq. Ft. Pool Area Decking | 15 | 43,519 | 48,037 |
| Total 12000 - Pool: | | 65,505 | 72,306 |
| 14000 - Recreation | | | |
| 200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%) | 1 | 20,910 | 23,081 |
| 300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%) | 1 | 5,473 | 6,041 |
| Total 14000 - Recreation: | | 26,383 | 29,122 |
| 17500 - Basketball / Sport Court | | | |
| 210 - Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts | 2 | 14,142 | 15,610 |
| 20000 - Lighting | | | |
| 510 - Parking Lot 7 Parking Lot Lights | 30 | 17,937 | 19,800 |
| 23000 - Mechanical Equipment | | | |
| 356 - HVAC Rooftop Carrier Unit- 2006 | 15 | 12,300 | 13,577 |
| 25000 - Flooring | | | |
| 220 - Carpeting 850 Sq. Yds. East Center Carpet | 10 | 27,880 | 30,774 |
| 420 - Tile 4,000 Sq. Ft. Clubhouse Walls & Floors | 20 | 41,000 | 45,256 |
| 610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen | 15 | 5,740 | 6,336 |
| Total 25000 - Flooring: | | 74,620 | 82,366 |
| Total East Social Center (EC): | | 224,225 | 247,503 |
| 00040 - Las Campanas (LC) | | | |
| 01000 - Paving | | | |
| 318 - Asphalt: Overlay w/ Interlayer 26,000 Sq. Ft. North Parking Lot | 25 | 42,640 | 47,067 |
| 03000 - Painting: Exterior | | | |
| 118 - Stucco 18,180 Sq. Ft. Exterior Building Surfaces | 10 | 18,634 | 20,569 |
| 03500 - Painting: Interior | | | |
| 118 - Building 21,900 Sq. Ft. All Interior Spaces | 10 | 16,836 | 18,583 |
| 05000 - Roofing | | | |
| 318 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof | 20 | 101,475 | 112,009 |
| 08000 - Rehab | | | |
| 212 - Bathrooms 2 Locker Rooms | 20 | 48,175 | 53,176 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|----------------|-----------------------------|-----------------------------------|
| 2021 | | | |
| 00040 - Las Campanas (LC) | | | |
| 08000 - Rehab | | | |
| 406 - Kitchen Clubhouse Kitchen | 1 | 7,175 | 7,920 |
| Total 08000 - Rehab: | | 55,350 | 61,096 |
| 12000 - Pool | | | |
| 406 - ADA Chair Lift 2 Pool & Spa ADA Chairs | 10 | 9,020 | 9,956 |
| 612 - Deck: Re-Surface 4,731 Sq. Ft. Pool Area Decking | 15 | 36,370 | 40,145 |
| Total 12000 - Pool: | | 45,390 | 50,101 |
| 14000 - Recreation | | | |
| 210 - Exercise: Cardio Equipment 19 Fitness Center Cardio Machines (20%) | 1 | 23,370 | 25,796 |
| 310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%) | 1 | 6,970 | 7,694 |
| Total 14000 - Recreation: | | 30,340 | 33,490 |
| 24600 - Safety / Access | | | |
| 210 - Fire Control Misc Fire Alarm System | 20 | 16,272 | 17,961 |
| 25000 - Flooring | | | |
| 230 - Carpeting 430 Sq. Yds. Clubhouse Carpet | 10 | 13,760 | 15,188 |
| 430 - Tile 3,050 Sq. Ft. Clubhouse Walls & Floors | 20 | 31,262 | 34,508 |
| 620 - Vinyl 540 Sq. Yds. Clubhouse | 15 | 19,372 | 21,384 |
| 770 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Refinish | 10 | 17,989 | 19,856 |
| Total 25000 - Flooring: | | 82,383 | 90,936 |
| Total Las Campanas (LC): | | 409,320 | 451,812 |
| 00050 - Desert Hills (DH) | | | |
| 03000 - Painting: Exterior | | | |
| 124 - Stucco 30,135 Sq. Ft. Exterior Building Surfaces | 10 | 30,888 | 34,095 |
| 03500 - Painting: Interior | | | |
| 124 - Building 26,950 Sq. Ft. All Interior Spaces | 10 | 20,718 | 22,869 |
| 08000 - Rehab | | | |
| 324 - Restrooms 2 Auditorium Lobby Restrooms | 20 | 12,095 | 13,351 |
| 14000 - Recreation | | | |
| 220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 1 | 15,990 | 17,650 |
| 740 - Billiard Table 5 Billiards Room | 25 | 40,000 | 44,153 |
| Total 14000 - Recreation: | | 55,990 | 61,803 |
| 24000 - Furnishings | | | |
| 540 - Miscellaneous Folding Tables & Chairs | 10 | 22,960 | 25,344 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|----------------|-----------------------------|-----------------------------------|
| 2021 | | | |
| 00050 - Desert Hills (DH) | | | |
| 24600 - Safety / Access | | | |
| 220 - Fire Control Misc Fire Alarm System | 20 | 15,887 | 17,537 |
| 25000 - Flooring | | | |
| 440 - Tile 975 Sq. Ft. Clubhouse Walls & Floors | 20 | 9,994 | 11,031 |
| Total Desert Hills (DH): | | 168,532 | 186,030 |
| 00060 - Canoa Hills (CH) | | | |
| 03000 - Painting: Exterior | | | |
| 130 - Stucco 10,940 Sq. Ft. Clubhouse Exterior | 10 | 22,427 | 24,755 |
| 03500 - Painting: Interior | | | |
| 130 - Building 22,750 Sq. Ft. All Interior Spaces | 10 | 17,489 | 19,305 |
| 14000 - Recreation | | | |
| 230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%) | 1 | 19,680 | 21,723 |
| 330 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%) | 1 | 7,790 | 8,599 |
| Total 14000 - Recreation: | | 27,470 | 30,322 |
| 23000 - Mechanical Equipment | | | |
| 364 - HVAC Rooftop Carrier Unit- 2006 | 15 | 5,945 | 6,562 |
| 24000 - Furnishings | | | |
| 560 - Miscellaneous Folding Tables & Chairs | 10 | 12,300 | 13,577 |
| 580 - Miscellaneous 288 Sq. Ft. Portable Stage- Saguaro Room | 25 | 7,675 | 8,472 |
| Total 24000 - Furnishings: | | 19,975 | 22,049 |
| 25000 - Flooring | | | |
| 250 - Carpeting 540 Sq. Yds. Clubhouse Carpeting | 10 | 17,712 | 19,551 |
| 450 - Tile 6,475 Sq. Ft. Clubhouse Walls & Floors | 20 | 66,369 | 73,259 |
| Total 25000 - Flooring: | | 84,081 | 92,810 |
| Total Canoa Hills (CH): | | 177,387 | 195,803 |
| 00070 - Santa Rita Springs (SRS) | | | |
| 03500 - Painting: Interior | | | |
| 136 - Building 35,500 Sq. Ft. All Interior Spaces | 10 | 27,291 | 30,124 |
| 04000 - Structural Repairs | | | |
| 600 - Metal Railings 1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%) | 10 | 21,679 | 23,929 |
| 05000 - Roofing | | | |
| 336 - Low Slope: Vinyl 68 Squares- Building Roof | 20 | 34,850 | 38,468 |
| 08000 - Rehab | | | |
| 230 - Bathrooms 2 Locker Rooms | 20 | 75,594 | 83,441 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|---|-------------|--------------------------|--------------------------------|
| 2021 | | | |
| 00070 - Santa Rita Springs (SRS) | | | |
| 08000 - Rehab | | | |
| 412 - Kitchen 2 Art & Fiesta Kitchenettes | 20 | 7,892 | 8,712 |
| Total 08000 - Rehab: | | 83,486 | 92,153 |
| 14000 - Recreation | | | |
| 240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%) | 1 | 13,530 | 14,935 |
| 340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%) | 1 | 7,380 | 8,146 |
| Total 14000 - Recreation: | | 20,910 | 23,081 |
| 23000 - Mechanical Equipment | | | |
| 316 - HVAC Carrier Units- 2006, Unit 3 | 15 | 6,150 | 6,788 |
| 23500 - Elevator | | | |
| 200 - Modernize/Overhaul Anza Building Elevator | 25 | 45,920 | 50,687 |
| 24000 - Furnishings | | | |
| 600 - Miscellaneous Anza Room Furniture | 10 | 52,480 | 57,928 |
| 25000 - Flooring | | | |
| 260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office | 10 | 45,920 | 50,687 |
| 460 - Tile 1,825 Sq. Ft. Clubhouse Walls & Floors | 20 | 18,706 | 20,648 |
| Total 25000 - Flooring: | | 64,626 | 71,335 |
| 27000 - Appliances | | | |
| 780 - Miscellaneous 9 Kitchen Appliances | 20 | 27,675 | 30,548 |
| Total Santa Rita Springs (SRS): | | 385,067 | 425,041 |
| 00080 - Canoa Ranch (CR) | | | |
| 03000 - Painting: Exterior | | | |
| 406 - Wrought Iron 614 Lin. Ft. Metal Fencing & Railings | 4 | 5,664 | 6,252 |
| 03500 - Painting: Interior | | | |
| 142 - Building 26,200 Sq. Ft. All Interior Spaces | 10 | 20,141 | 22,232 |
| 14000 - Recreation | | | |
| 250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 1 | 15,990 | 17,650 |
| 350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%) | 1 | 7,790 | 8,599 |
| Total 14000 - Recreation: | | 23,780 | 26,249 |
| 25000 - Flooring | | | |
| 470 - Tile 1,575 Sq. Ft. Clubhouse Walls & Floors | 20 | 16,144 | 17,820 |
| Total Canoa Ranch (CR): | | 65,729 | 72,553 |

| Reserve Component | Life Useful | Current Replacement Cost | Forecast Inflated Cost @ 2.50% |
|--|----------------|-----------------------------|-----------------------------------|
| 2021 | | | |
| 00090 - Abrego South (ABS) | | | |
| 03000 - Painting: Exterior | | | |
| 200 - Surface Restoration 7,191 Sq. Ft. Exterior Surfaces | 10 | 7,371 | 8,136 |
| 12000 - Pool | | | |
| 422 - ADA Chair Lift Pool ADA Lift | 10 | 4,340 | 4,791 |
| Total Abrego South (ABS): | | 11,711 | 12,927 |
| 00100 - Continental Vistas (CV) | | | |
| 02000 - Concrete | | | |
| 448 - Pool Deck 4,748 Sq. Ft. Pool Area Concrete (6%) | 5 | 5,840 | 6,446 |
| 05000 - Roofing | | | |
| 618 - Pitched: Tile 13 Squares- Pool Building Roof | 30 | 7,995 | 8,825 |
| 12000 - Pool | | | |
| 648 - Deck: Re-Surface 4,748 Sq. Ft. Pool Area Decking | 15 | 36,500 | 40,289 |
| Total Continental Vistas (CV): | | 50,335 | 55,560 |
| 00110 - Madera Vista (MV) | | | |
| 03000 - Painting: Exterior | | | |
| 206 - Surface Restoration 4,020 Sq. Ft. Exterior Surfaces | 10 | 6,181 | 6,822 |
| 05000 - Roofing | | | |
| 624 - Pitched: Tile 39 Squares- Pool Building Roof | 30 | 23,985 | 26,475 |
| Total Madera Vista (MV): | | 30,166 | 33,297 |
| 00130 - Casa Paloma II (CPII) | | | |
| 01000 - Paving | | | |
| 424 - Asphalt: Major Repairs 4,536 Sq. Ft. Parking Areas | 25 | 23,247 | 25,660 |
| 05000 - Roofing | | | |
| 354 - Low Slope: Vinyl 53 Squares- Pool Building Roofs | 20 | 27,162 | 29,982 |
| 20000 - Lighting | | | |
| 260 - Pole Lights 8 Shuffleboard Lights | 30 | 9,840 | 10,862 |
| Total Casa Paloma II (CPII): | | 60,249 | 66,504 |
| 00140 - Abrego North (ABN) | | | |
| 02000 - Concrete | | | |
| 472 - Pool Deck 4,523 Sq. Ft. Pool Area Concrete (6%) | 5 | 5,563 | 6,141 |
| 12000 - Pool | | | |
| 772 - Equipment: Replacement Pool & Spa Equipment (50%) | 5 | 15,559 | 17,175 |
| Total Abrego North (ABN): | | 21,122 | 23,316 |
| 00150 - General | | | |
| 22000 - Office Equipment | | | |
| 100 - Miscellaneous Contex Scanner | 5 | 6,000 | 6,623 |

Reserve Component

| <i>Life Useful</i> | <i>Current Replacement Cost</i> | <i>Forecast Inflated Cost @ 2.50%</i> |
|------------------------|-------------------------------------|---|
|------------------------|-------------------------------------|---|

2021

00150 - General

22000 - Office Equipment

| | | | |
|-----------------------------------|---|-------|-------|
| 110 - Miscellaneous HP Plotter | 5 | 3,000 | 3,311 |
|-----------------------------------|---|-------|-------|

| | | | |
|--|--|-------|-------|
| | | 9,000 | 9,934 |
|--|--|-------|-------|

24600 - Safety / Access

| | | | |
|---|----|--------|--------|
| 350 - Defibrillators 8 Various Locations | 10 | 23,780 | 26,249 |
|---|----|--------|--------|

30000 - Miscellaneous

| | | | |
|----------------------------------|----|-------|-------|
| 700 - Trailer Utility Trailer | 15 | 5,125 | 5,657 |
|----------------------------------|----|-------|-------|

| | | | |
|--|----|--------|--------|
| 824 - Vehicle Vehicle 18- 2011 Ford F150 Pickup | 10 | 30,750 | 33,942 |
|--|----|--------|--------|

| | | | |
|---|----|--------|--------|
| 848 - Vehicle Vehicle 27- 2011 Ford Ranger | 10 | 15,000 | 16,557 |
|---|----|--------|--------|

| | | | |
|------------------------------|--|--------|--------|
| Total 30000 - Miscellaneous: | | 50,875 | 56,156 |
|------------------------------|--|--------|--------|

| | | | |
|----------------|--|--------|--------|
| Total General: | | 83,655 | 92,339 |
|----------------|--|--------|--------|

| | | | |
|-------------|--|-----------|-----------|
| Total 2021: | | 2,084,163 | 2,300,530 |
|-------------|--|-----------|-----------|

Browning Reserve Group ("BRG") prepared a reserve study for the Project during the 2017 fiscal year. This was done to help determine the Project's reserve contribution for the next fiscal year (2018) and future fiscal years. In addition, BRG prepared reserve fund disclosures for distribution to the Project members.

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 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 | 5,691 | 5 | 5 | 949 | 1,167 | 1,062 |
| 101 - Asphalt: Sealing Parking Lots- Seal/Stripe- 2017 Only[nr:1] | 4,000 | 1 | 0 | 4,000 | 0 | 0 |
| 200 - Asphalt: Ongoing Repairs 27,762 Sq. Ft. Parking Lots (5.6%) | 5,179 | 5 | 5 | 863 | 1,062 | 966 |
| 300 - Asphalt: Overlay w/ Interlayer 14,965 Sq. Ft. South Parking & Maintenance | 24,543 | 25 | 5 | 19,634 | 21,131 | 1,099 |
| 348 - Asphalt: Overlay w/ Interlayer 12,797 Sq. Ft. North Parking Lot (50%) | 10,494 | 25 | 10 | 6,296 | 6,884 | 531 |
| 03000 - Painting: Exterior | | | | | | |
| 100 - Stucco 9,085 Sq. Ft. Building Exterior & Wall Surfaces | 9,312 | 10 | 0 | 9,312 | 954 | 921 |
| 03500 - Painting: Interior | | | | | | |
| 100 - Building 14,600 Sq. Ft. All Interior Spaces | 11,224 | 10 | 9 | 1,122 | 2,301 | 1,386 |
| 05000 - Roofing | | | | | | |
| 300 - Low Slope: Vinyl 79 Squares- Building Roof | 40,487 | 20 | 4 | 32,390 | 35,275 | 2,210 |
| 08000 - Rehab | | | | | | |
| 300 - Restrooms 3 Main Building & Maintenance Restrooms | 11,377 | 20 | 19 | 569 | 1,166 | 900 |
| 400 - Kitchen Kitchen | 6,560 | 20 | 5 | 4,920 | 5,379 | 367 |
| 22000 - Office Equipment | | | | | | |
| 100 - Miscellaneous Printers & Copiers | 14,350 | 8 | 3 | 8,969 | 11,032 | 1,911 |
| 200 - Computers, Misc. IT Server | 12,000 | 3 | 0 | 12,000 | 4,100 | 3,957 |
| 240 - Computers, Misc. Office Computer Work Stations | 36,900 | 5 | 1 | 29,520 | 37,823 | 7,482 |
| 241 - Computers, Misc. Office Computer Work Stations- 2017 Only[nr:1] | 27,756 | 1 | 0 | 27,756 | 0 | 0 |
| 360 - Telephone Equipment Telephone System | 21,012 | 12 | 5 | 12,257 | 14,359 | 1,960 |
| 23000 - Mechanical Equipment | | | | | | |
| 200 - HVAC 3 Rooftop Carrier Units- 2010 | 17,835 | 15 | 8 | 8,323 | 9,750 | 1,433 |
| 280 - HVAC Rooftop Carrier Unit- 2002 | 5,125 | 15 | 1 | 4,783 | 5,253 | 346 |
| 348 - HVAC 3 IT Room Trane & Gree Units- 2013 | 6,765 | 15 | 11 | 1,804 | 2,311 | 585 |
| 376 - HVAC Bard Unit- 2002 | 5,945 | 15 | 0 | 5,945 | 406 | 392 |
| 25000 - Flooring | | | | | | |
| 200 - Carpeting 475 Sq. Yds. Hallways, Lobby, Offices | 15,580 | 10 | 9 | 1,558 | 3,194 | 1,925 |
| 400 - Tile 725 Sq. Ft. Floors | 7,431 | 20 | 4 | 5,945 | 6,474 | 406 |
| Sub-total Member Services Center (MSC) | 299,567 | | | 198,916 | 170,020 | 29,839 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 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 | 8,926 | 5 | 5 | 1,488 | 1,830 | 1,665 |
| 112 - Asphalt: Sealing 75,321 Sq. Ft. West Parking Lot | 15,441 | 5 | 5 | 2,573 | 3,165 | 2,880 |
| 113 - Asphalt: Sealing West Parking Lot- 2017 Only, incl N & S[nr:1] | 17,985 | 1 | 0 | 17,985 | 0 | 0 |
| 212 - Asphalt: Ongoing Repairs 75,321 Sq. Ft. West Parking Lot (3%) | 6,273 | 5 | 5 | 1,045 | 1,286 | 1,170 |
| 306 - Asphalt: Overlay w/ Interlayer 43,543 Sq. Ft. Drives, North & South Parking | 71,411 | 25 | 7 | 51,416 | 55,629 | 3,359 |
| 370 - Asphalt: Overlay w/ Interlayer 75,321 Sq. Ft. West Parking Lot | 123,526 | 25 | 14 | 54,352 | 60,775 | 6,906 |
| 02000 - Concrete | | | | | | |
| 400 - Pool Deck 5,313 Sq. Ft. Pool Area Concrete (6%) | 6,535 | 5 | 3 | 2,614 | 4,019 | 1,392 |
| 03000 - Painting: Exterior | | | | | | |
| 106 - Stucco 53,060 Sq. Ft. Building & Wall Exterior Surfaces | 54,386 | 10 | 5 | 27,193 | 33,448 | 6,087 |
| 03500 - Painting: Interior | | | | | | |
| 106 - Building 24,000 Sq. Ft. All Interior Spaces | 18,450 | 10 | 4 | 11,070 | 13,238 | 2,014 |
| 04000 - Structural Repairs | | | | | | |
| 300 - Trellis Pool Shade Structure | 12,000 | 15 | 5 | 8,000 | 9,020 | 895 |
| 304 - Trellis Tennis Shade Structure | 12,000 | 15 | 6 | 7,200 | 8,200 | 918 |
| 05000 - Roofing | | | | | | |
| 306 - Low Slope: Vinyl 339 Squares- Building Flat Roofs (50%) | 86,869 | 10 | 2 | 69,495 | 80,136 | 9,028 |
| 600 - Pitched: Tile 24 Squares- Tennis Ramada Roof | 14,760 | 30 | 19 | 5,412 | 6,052 | 778 |
| 900 - Miscellaneous 339 Squares- Roof Recoating | 13,899 | 5 | 2 | 8,339 | 11,397 | 2,889 |
| 08000 - Rehab | | | | | | |
| 100 - General Tennis Ramada | 5,637 | 20 | 9 | 3,101 | 3,467 | 348 |
| 200 - Bathrooms 2 Locker Rooms | 42,025 | 20 | 9 | 23,114 | 25,845 | 2,596 |
| 306 - Restrooms 4 Shops & Auditorium Restrooms | 62,525 | 20 | 4 | 50,020 | 54,475 | 3,413 |
| 460 - Cabinets 2 Woodshop & Lapidary | 8,815 | 20 | 9 | 4,848 | 5,421 | 544 |
| 550 - Operable Wall/Partition 320 Sq. Ft. Auditorium/Room 1 | 13,120 | 25 | 4 | 11,021 | 11,834 | 573 |
| 12000 - Pool | | | | | | |
| 100 - Resurface 250 Lin. Ft. Pool | 41,000 | 12 | 5 | 23,917 | 28,017 | 3,824 |
| 600 - Deck: Re-Surface 5,313 Sq. Ft. Pool Area Decking | 40,844 | 15 | 4 | 29,952 | 33,492 | 2,973 |
| 700 - Equipment: Replacement Pool & Spa Equipment (50%) | 19,249 | 5 | 1 | 15,400 | 19,731 | 3,903 |
| 800 - Cover 4,000 Sq. Ft. Pool Cover | 6,765 | 6 | 2 | 4,510 | 5,778 | 1,172 |
| 900 - Furniture: Misc Pool Area Furniture | 11,275 | 6 | 2 | 7,517 | 9,631 | 1,953 |
| 14000 - Recreation | | | | | | |
| 700 - Billiard Table 4 Billiards Room | 23,616 | 25 | 4 | 19,837 | 21,302 | 1,031 |
| 17000 - Tennis Court | | | | | | |
| 100 - Reseal 43,200 Sq. Ft. [6] Tennis Courts | 27,056 | 4 | 0 | 27,056 | 6,933 | 6,691 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 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 | 121,770 | 21 | 17 | 23,194 | 29,718 | 8,727 |
| 600 - Lighting 20 Court Lights | 57,400 | 30 | 6 | 45,920 | 49,029 | 2,195 |
| 17500 - Basketball / Sport Court | | | | | | |
| 200 - Seal & Striping 3,744 Sq. Ft. [12] Shuffleboard Courts | 9,594 | 8 | 3 | 5,996 | 7,375 | 1,277 |
| 19000 - Fencing | | | | | | |
| 120 - Chain Link: 10' 1,710 Lin. Ft. Tennis Court Fence | 61,346 | 30 | 10 | 40,898 | 44,016 | 2,589 |
| 20000 - Lighting | | | | | | |
| 200 - Pole Lights 15 Walkway Lights | 9,225 | 20 | 9 | 5,074 | 5,673 | 570 |
| 500 - Parking Lot 25 Parking Lot Lights (20%) | 12,812 | 5 | 3 | 5,125 | 7,880 | 2,730 |
| 23000 - Mechanical Equipment | | | | | | |
| 204 - HVAC 2 Rooftop Carrier Units- 2006 | 45,100 | 15 | 4 | 33,073 | 36,982 | 3,283 |
| 284 - HVAC 2 Rooftop Carrier Units- 2013 | 16,400 | 15 | 11 | 4,373 | 5,603 | 1,419 |
| 320 - HVAC 2 Rooftop Carrier Units- 2004 | 23,882 | 15 | 2 | 20,698 | 22,848 | 1,655 |
| 352 - HVAC 3 Rooftop Carrier/American Units- 2009 | 22,037 | 15 | 7 | 11,753 | 13,553 | 1,727 |
| 380 - HVAC Rooftop Carrier Unit- 2010 | 12,300 | 15 | 8 | 5,740 | 6,724 | 988 |
| 404 - HVAC 4 Rooftop Carrier/American Units- 2008 | 35,875 | 15 | 6 | 21,525 | 24,515 | 2,744 |
| 420 - HVAC Tennis Ramada Carrier Unit- 2007 | 5,125 | 15 | 5 | 3,417 | 3,852 | 382 |
| 440 - HVAC 4 Gree HVAC Units- 2012 | 8,200 | 15 | 10 | 2,733 | 3,362 | 692 |
| 900 - Miscellaneous Camfil Farr Dust Collector | 10,000 | 15 | 6 | 6,000 | 6,833 | 765 |
| 24000 - Furnishings | | | | | | |
| 500 - Miscellaneous Auditorium Tables & Chairs | 55,991 | 10 | 4 | 33,594 | 40,173 | 6,113 |
| 24500 - Audio / Visual | | | | | | |
| 220 - PA System Auditorium Bldg | 51,250 | 10 | 9 | 5,125 | 10,506 | 6,331 |
| 221 - PA System Auditorium Bldg- 2017 Only[nr:1] | 24,144 | 1 | 0 | 24,144 | 0 | 0 |
| 400 - Stage Lights Stage Lighting | 9,225 | 20 | 4 | 7,380 | 8,037 | 504 |
| 401 - Stage Lights Stage Lighting- 2017 Only[nr:1] | 4,827 | 1 | 0 | 4,827 | 0 | 0 |
| 600 - Stage Curtains Stage Curtains | 8,764 | 15 | 1 | 8,180 | 8,983 | 592 |
| 800 - Stage Risers Located on Stage | 7,301 | 20 | 0 | 7,301 | 374 | 361 |
| 24600 - Safety / Access | | | | | | |
| 200 - Fire Control Misc Fire Alarm System | 38,181 | 20 | 3 | 32,454 | 35,222 | 2,034 |
| 25000 - Flooring | | | | | | |
| 210 - Carpeting 565 Sq. Yds. West Center Carpet | 18,532 | 10 | 4 | 11,119 | 13,297 | 2,023 |
| 410 - Tile 1,618 Sq. Ft. Clubhouse Walls & Floors | 20,688 | 20 | 4 | 16,550 | 18,024 | 1,129 |
| 414 - Tile 682 Sq. Ft. Green Room Dressing & Restrooms | 8,720 | 20 | 0 | 8,720 | 447 | 431 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00020 - West Social Center (WC) | | | | | | |
| 25000 - Flooring | | | | | | |
| 600 - Vinyl 1,100 Sq. Yds. West Center Vinyl | 39,462 | 15 | 6 | 23,678 | 26,966 | 3,018 |
| 26000 - Outdoor Equipment | | | | | | |
| 840 - Shade Structure 680 Sq. Ft. Pool Shade Structure | 13,600 | 15 | 4 | 9,973 | 11,152 | 990 |
| 844 - Shade Structure 755 Sq. Ft. [3] Tennis Court Shade Structures | 15,100 | 15 | 6 | 9,060 | 10,318 | 1,155 |
| 27000 - Appliances | | | | | | |
| 700 - Miscellaneous 25 Kitchen Appliances (10%) | 7,011 | 5 | 1 | 5,609 | 7,186 | 1,422 |
| 30000 - Miscellaneous | | | | | | |
| 018 - Miscellaneous Camfil Fart Dust Collector | 16,000 | 15 | 6 | 9,600 | 10,933 | 1,224 |
| 240 - Maintenance Equipment 3 Portable Lifts | 30,750 | 20 | 9 | 16,913 | 18,911 | 1,899 |
| Sub-total West Social Center (WC) | 1,585,002 | | | 958,221 | 1,002,615 | 129,971 |
| 00030 - East Social Center (EC) | | | | | | |
| 01000 - Paving | | | | | | |
| 118 - Asphalt: Sealing 79,662 Sq. Ft. Parking Lot | 16,331 | 5 | 2 | 9,798 | 13,391 | 3,394 |
| 218 - Asphalt: Ongoing Repairs 79,662 Sq. Ft. Parking Lot (2%) | 5,307 | 5 | 2 | 3,184 | 4,352 | 1,103 |
| 312 - Asphalt: Overlay w/ Interlayer 51,762 Sq. Ft. West & North Parking Lots | 84,890 | 25 | 22 | 10,187 | 13,922 | 5,782 |
| 354 - Asphalt: Overlay w/ Interlayer 27,900 Sq. Ft. South Parking Lot | 45,756 | 25 | 14 | 20,133 | 22,512 | 2,558 |
| 02000 - Concrete | | | | | | |
| 406 - Pool Deck 5,661 Sq. Ft. Pool Area Concrete (6%) | 6,963 | 5 | 2 | 4,178 | 5,710 | 1,447 |
| 03000 - Painting: Exterior | | | | | | |
| 112 - Stucco 13,905 Sq. Ft. Building Exterior Painting | 14,253 | 10 | 2 | 11,402 | 13,148 | 1,481 |
| 03500 - Painting: Interior | | | | | | |
| 112 - Building 17,350 Sq. Ft. All Interior Spaces | 13,338 | 10 | 4 | 8,003 | 9,570 | 1,456 |
| 04000 - Structural Repairs | | | | | | |
| 308 - Trellis Tennis Shade Structure | 12,000 | 15 | 7 | 6,400 | 7,380 | 941 |
| 05000 - Roofing | | | | | | |
| 312 - Low Slope: Vinyl 207 Squares- Building Roof (50%) | 53,044 | 20 | 5 | 39,783 | 43,496 | 2,968 |
| 366 - Low Slope: Vinyl 207 Squares- Building Roof (50%) | 53,044 | 20 | 8 | 31,826 | 35,340 | 3,196 |
| 906 - Miscellaneous 207 Squares- Roof Recoating | 8,487 | 5 | 2 | 5,092 | 6,959 | 1,764 |
| 08000 - Rehab | | | | | | |
| 206 - Bathrooms 2 Locker Rooms | 54,735 | 20 | 5 | 41,051 | 44,883 | 3,063 |
| 312 - Restrooms 2 Lobby Restrooms | 19,475 | 20 | 5 | 14,606 | 15,970 | 1,090 |
| 12000 - Pool | | | | | | |
| 106 - Resurface 165 Lin. Ft. Pool | 21,986 | 12 | 4 | 14,658 | 16,902 | 2,000 |
| 400 - ADA Chair Lift 2 Pool & Spa ADA Chairs | 9,020 | 10 | 3 | 6,314 | 7,396 | 961 |
| 606 - Deck: Re-Surface 5,661 Sq. Ft. Pool Area Decking | 43,519 | 15 | 4 | 31,914 | 35,686 | 3,168 |
| 706 - Equipment: Replacement Pool & Spa Equipment (50%) | 14,944 | 5 | 2 | 8,967 | 12,254 | 3,106 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00030 - East Social Center (EC) | | | | | | |
| 12000 - Pool | | | | | | |
| 906 - Furniture: Misc Pool Area Furnishings | 7,175 | 6 | 2 | 4,783 | 6,129 | 1,243 |
| 14000 - Recreation | | | | | | |
| 200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20%) | 20,910 | 1 | 1 | 10,455 | 21,433 | 10,600 |
| 201 - Exercise: Cardio Equipment Fitness Room Cardio Machines- 2017 Only[nr:1] | 24,827 | 1 | 0 | 24,827 | 0 | 0 |
| 300 - Exercise: Strength Equipment 13 Fitness Room Strength Machines (10%) | 5,473 | 1 | 0 | 5,473 | 5,610 | 5,414 |
| 720 - Billiard Table 2 Billiards Room | 11,787 | 25 | 12 | 6,130 | 6,766 | 627 |
| 17000 - Tennis Court | | | | | | |
| 110 - Reseal 14,400 Sq. Ft. [2] Tennis Courts | 13,284 | 4 | 1 | 9,963 | 13,616 | 3,367 |
| 510 - Resurface 14,400 Sq. Ft. [2] Tennis Courts | 40,590 | 21 | 10 | 21,261 | 23,774 | 2,447 |
| 700 - Screen Pickleball Windscreens | 2,000 | 5 | 3 | 800 | 1,230 | 426 |
| 17500 - Basketball / Sport Court | | | | | | |
| 210 - Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts | 14,142 | 2 | 2 | 4,714 | 7,248 | 4,899 |
| 211 - Seal & Striping [7] Pickleball Courts- 2017 Only[nr:1] | 5,199 | 1 | 0 | 5,199 | 0 | 0 |
| 400 - Overlay 8,840 Sq. Ft. [4] Pickleball Courts | 24,918 | 21 | 19 | 2,373 | 3,649 | 1,876 |
| 430 - Overlay 6,490 Sq. Ft. [3] Pickleball Courts | 18,294 | 21 | 12 | 7,840 | 8,929 | 1,159 |
| 19000 - Fencing | | | | | | |
| 110 - Chain Link: 6' 873 Lin. Ft. Pickleball Court Fencing | 17,896 | 30 | 28 | 1,193 | 1,834 | 1,178 |
| 130 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence | 19,926 | 30 | 14 | 10,627 | 11,574 | 928 |
| 200 - Wrought Iron: 5' 415 Lin. Ft. Pool Perimeter Fence | 14,463 | 30 | 9 | 10,124 | 10,871 | 596 |
| 20000 - Lighting | | | | | | |
| 510 - Parking Lot 7 Parking Lot Lights | 17,937 | 30 | 4 | 15,546 | 16,547 | 653 |
| 23000 - Mechanical Equipment | | | | | | |
| 288 - HVAC 4 Rooftop Carrier Units- 2001 | 20,807 | 15 | 1 | 19,420 | 21,328 | 1,406 |
| 324 - HVAC Rooftop Carrier Unit- 2009 | 12,300 | 15 | 7 | 6,560 | 7,565 | 964 |
| 356 - HVAC Rooftop Carrier Unit- 2006 | 12,300 | 15 | 4 | 9,020 | 10,086 | 895 |
| 384 - HVAC Rooftop Carrier Unit- 2008 | 12,300 | 15 | 6 | 7,380 | 8,405 | 941 |
| 408 - HVAC 5 Rooftop Carrier Units- 2011 | 25,420 | 15 | 9 | 10,168 | 12,159 | 2,093 |
| 424 - HVAC 2 Rooftop Carrier Units- 2002 | 8,200 | 15 | 1 | 7,653 | 8,405 | 554 |
| 24000 - Furnishings | | | | | | |
| 520 - Miscellaneous Folding Tables & Chairs | 27,162 | 10 | 5 | 13,581 | 16,705 | 3,040 |
| 521 - Miscellaneous Folding Tables & Chairs- 2017 Only[nr:1] | 5,188 | 1 | 0 | 5,188 | 0 | 0 |
| 24500 - Audio / Visual | | | | | | |
| 300 - PA System Sound Rack- Sound System | 6,842 | 20 | 14 | 2,053 | 2,455 | 478 |
| 740 - Piano East Auditorium- Upright Piano | 8,742 | 25 | 13 | 4,196 | 4,659 | 477 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00030 - East Social Center (EC) | | | | | | |
| 25000 - Flooring | | | | | | |
| 220 - Carpeting 850 Sq. Yds. East Center Carpet | 27,880 | 10 | 4 | 16,728 | 20,004 | 3,044 |
| 420 - Tile 4,000 Sq. Ft. Clubhouse Walls & Floors | 41,000 | 20 | 4 | 32,800 | 35,721 | 2,238 |
| 610 - Vinyl 160 Sq. Yds. Art Room, Lobby, Kitchen | 5,740 | 15 | 4 | 4,209 | 4,707 | 418 |
| 27000 - Appliances | | | | | | |
| 720 - Miscellaneous 8 Kitchen Appliances | 15,047 | 12 | 5 | 8,777 | 10,282 | 1,403 |
| Sub-total East Social Center (EC) | 964,842 | | | 556,539 | 610,561 | 92,845 |
| 00040 - Las Campanas (LC) | | | | | | |
| 01000 - Paving | | | | | | |
| 124 - Asphalt: Sealing 70,468 Sq. Ft. Parking Lot | 14,995 | 5 | 0 | 14,995 | 3,074 | 2,966 |
| 224 - Asphalt: Ongoing Repairs 70,468 Sq. Ft. Parking Lot (3%) | 5,869 | 5 | 5 | 978 | 1,203 | 1,095 |
| 318 - Asphalt: Overlay w/ Interlayer 26,000 Sq. Ft. North Parking Lot | 42,640 | 25 | 4 | 35,818 | 38,461 | 1,862 |
| 364 - Asphalt: Overlay w/ Interlayer 44,468 Sq. Ft. East Parking Lot | 72,928 | 25 | 18 | 20,420 | 23,920 | 4,500 |
| 02000 - Concrete | | | | | | |
| 412 - Pool Deck 4,731 Sq. Ft. Pool Area Concrete (7.5%) | 7,274 | 5 | 2 | 4,364 | 5,965 | 1,512 |
| 03000 - Painting: Exterior | | | | | | |
| 118 - Stucco 18,180 Sq. Ft. Exterior Building Surfaces | 18,634 | 10 | 4 | 11,181 | 13,370 | 2,035 |
| 03500 - Painting: Interior | | | | | | |
| 118 - Building 21,900 Sq. Ft. All Interior Spaces | 16,836 | 10 | 4 | 10,101 | 12,080 | 1,838 |
| 05000 - Roofing | | | | | | |
| 318 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof | 101,475 | 20 | 4 | 81,180 | 88,410 | 5,540 |
| 912 - Miscellaneous 198 Squares- Roof Recoating | 8,118 | 5 | 2 | 4,871 | 6,657 | 1,687 |
| 08000 - Rehab | | | | | | |
| 212 - Bathrooms 2 Locker Rooms | 48,175 | 20 | 4 | 38,540 | 41,972 | 2,630 |
| 216 - Bathrooms Hallway Restroom | 25,000 | 20 | 10 | 12,500 | 14,094 | 1,583 |
| 318 - Restrooms 2 Racquetball Court Restrooms | 12,556 | 20 | 2 | 11,301 | 12,227 | 652 |
| 406 - Kitchen Clubhouse Kitchen | 7,175 | 1 | 1 | 3,588 | 7,354 | 3,637 |
| 560 - Operable Wall/Partition 1,296 Sq. Ft. [2] Agave | 46,494 | 25 | 16 | 16,738 | 19,063 | 2,731 |
| 12000 - Pool | | | | | | |
| 112 - Resurface 264 Lin. Ft. Pool | 37,884 | 12 | 5 | 22,099 | 25,887 | 3,533 |
| 406 - ADA Chair Lift 2 Pool & Spa ADA Chairs | 9,020 | 10 | 4 | 5,412 | 6,472 | 985 |
| 612 - Deck: Re-Surface 4,731 Sq. Ft. Pool Area Decking | 36,370 | 15 | 4 | 26,671 | 29,823 | 2,647 |
| 712 - Equipment: Replacement Pool & Spa Equipment (50%) | 19,249 | 5 | 1 | 15,400 | 19,731 | 3,903 |
| 713 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1,829 | 1 | 0 | 1,829 | 0 | 0 |
| 806 - Cover 4,400 Sq. Ft. Pool Cover | 7,441 | 6 | 2 | 4,961 | 6,356 | 1,289 |
| 912 - Furniture: Misc Pool Area Furniture | 7,775 | 6 | 2 | 5,183 | 6,641 | 1,347 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00040 - Las Campanas (LC) | | | | | | |
| 14000 - Recreation | | | | | | |
| 210 - Exercise: Cardio Equipment 19 Fitness Center Cardio Machines (20%) | 23,370 | 1 | 1 | 11,685 | 23,954 | 11,847 |
| 211 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 2,565 | 1 | 0 | 2,565 | 0 | 0 |
| 310 - Exercise: Strength Equipment 17 Fitness Center Strength Machines (10%) | 6,970 | 1 | 1 | 3,485 | 7,144 | 3,533 |
| 311 - Exercise: Strength Equipment Fitness Center Strength Machines- 2017 Only[nr:1] | 4,727 | 1 | 0 | 4,727 | 0 | 0 |
| 17000 - Tennis Court | | | | | | |
| 120 - Reseal 14,000 Sq. Ft. [2] Tennis Courts | 12,915 | 7 | 2 | 9,225 | 11,347 | 1,917 |
| 520 - Resurface 14,000 Sq. Ft. [2] Tennis Courts | 39,462 | 21 | 9 | 22,550 | 25,040 | 2,321 |
| 19000 - Fencing | | | | | | |
| 140 - Chain Link: 10' 540 Lin. Ft. Tennis Court Fence | 19,372 | 30 | 14 | 10,332 | 11,252 | 903 |
| 210 - Wrought Iron: 5' 315 Lin. Ft. Pool Area Fencing | 10,978 | 30 | 10 | 7,319 | 7,877 | 463 |
| 211 - Wrought Iron: 5' Pool Area Fencing- 2017 Only[nr:1] | 1,350 | 1 | 0 | 1,350 | 0 | 0 |
| 20000 - Lighting | | | | | | |
| 520 - Parking Lot 8 North Parking Lot Lights | 20,500 | 30 | 10 | 13,667 | 14,709 | 865 |
| 560 - Parking Lot 13 East Parking Lot Lights | 33,312 | 30 | 23 | 7,773 | 9,105 | 1,938 |
| 23000 - Mechanical Equipment | | | | | | |
| 212 - HVAC 11 Rooftop Trane Units- 2008 | 89,329 | 15 | 6 | 53,597 | 61,041 | 6,831 |
| 292 - HVAC 4 Rooftop Carrier Units- 2010 | 29,622 | 15 | 8 | 13,824 | 16,194 | 2,380 |
| 328 - HVAC Rooftop Carrier Unit- 2014 | 5,125 | 15 | 12 | 1,025 | 1,401 | 455 |
| 24500 - Audio / Visual | | | | | | |
| 740 - Piano Ocotillo Room- Studio Piano | 10,339 | 25 | 12 | 5,376 | 5,934 | 550 |
| 800 - Stage Risers 2 Ocotillo Room- older | 7,310 | 20 | 12 | 2,924 | 3,372 | 486 |
| 800 - Stage Risers 4 Ocotillo Room- new | 21,705 | 20 | 1 | 20,619 | 22,247 | 1,100 |
| 820 - Stage Curtains 2 Ocotillo Room | 7,310 | 20 | 12 | 2,924 | 3,372 | 486 |
| 900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop | 15,230 | 10 | 2 | 12,184 | 14,050 | 1,583 |
| 24600 - Safety / Access | | | | | | |
| 210 - Fire Control Misc Fire Alarm System | 16,272 | 20 | 4 | 13,018 | 14,177 | 888 |
| 25000 - Flooring | | | | | | |
| 230 - Carpeting 430 Sq. Yds. Clubhouse Carpet | 13,760 | 10 | 4 | 8,256 | 9,873 | 1,502 |
| 236 - Carpeting 150 Sq. Yds. Juniper Room Only | 4,765 | 10 | 0 | 4,765 | 488 | 471 |
| 430 - Tile 3,050 Sq. Ft. Clubhouse Walls & Floors | 31,262 | 20 | 4 | 25,010 | 27,237 | 1,707 |
| 620 - Vinyl 540 Sq. Yds. Clubhouse | 19,372 | 15 | 4 | 14,207 | 15,885 | 1,410 |
| 700 - Hardwood Floors 1,600 Sq. Ft. Racquetball Court- Replace | 22,960 | 25 | 12 | 11,939 | 13,179 | 1,222 |
| 740 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Replace | 44,972 | 40 | 31 | 10,119 | 11,524 | 0 |
| 770 - Hardwood Floors 2,925 Sq. Ft. Agave & Ocotillo Floor- Refinish | 17,989 | 10 | 4 | 10,793 | 12,907 | 1,964 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00040 - Las Campanas (LC) | | | | | | |
| 27000 - Appliances | | | | | | |
| 800 - Miscellaneous 14 Kitchen Appliances | 44,126 | 12 | 5 | 25,740 | 30,153 | 4,115 |
| Sub-total Las Campanas (LC) | 1,124,708 | | | 679,126 | 756,223 | 98,913 |
| 00050 - Desert Hills (DH) | | | | | | |
| 01000 - Paving | | | | | | |
| 130 - Asphalt: Sealing 104,016 Sq. Ft. Drives & Parking | 21,323 | 5 | 3 | 8,529 | 13,114 | 4,543 |
| 230 - Asphalt: Ongoing Repairs 104,016 Sq. Ft. Drives & Parking (3%) | 8,663 | 5 | 3 | 3,465 | 5,327 | 1,845 |
| 324 - Asphalt: Overlay w/ Interlayer 104,016 Sq. Ft. Drives & Parking | 170,586 | 25 | 22 | 20,470 | 27,976 | 11,620 |
| 03000 - Painting: Exterior | | | | | | |
| 124 - Stucco 30,135 Sq. Ft. Exterior Building Surfaces | 30,888 | 10 | 4 | 18,533 | 22,162 | 3,373 |
| 125 - Stucco Exterior Building Surfaces- 2017 Only[nr:1] | 5,200 | 1 | 0 | 5,200 | 0 | 0 |
| 03500 - Painting: Interior | | | | | | |
| 124 - Building 26,950 Sq. Ft. All Interior Spaces | 20,718 | 10 | 4 | 12,431 | 14,865 | 2,262 |
| 04500 - Decking/Balconies | | | | | | |
| 200 - Resurface 1,778 Sq. Ft. Second Floor Deck | 10,935 | 18 | 2 | 9,720 | 10,585 | 631 |
| 05000 - Roofing | | | | | | |
| 324 - Low Slope: Vinyl 137 Squares- Roof Replacement | 70,212 | 20 | 9 | 38,617 | 43,181 | 4,337 |
| 918 - Miscellaneous 137 Squares- Roof Recoating | 5,617 | 10 | 9 | 562 | 1,151 | 694 |
| 08000 - Rehab | | | | | | |
| 218 - Bathrooms 2 Locker Rooms | 35,875 | 28 | 2 | 33,313 | 35,459 | 1,332 |
| 220 - Bathrooms Add Companion Bathroom | 15,000 | 20 | 6 | 10,500 | 11,531 | 860 |
| 324 - Restrooms 2 Auditorium Lobby Restrooms | 12,095 | 20 | 4 | 9,676 | 10,538 | 660 |
| 466 - Cabinets 40 Lin. Ft. Countertops & Cabinets | 26,240 | 20 | 9 | 14,432 | 16,138 | 1,621 |
| 570 - Operable Wall/Partition 770 Sq. Ft. [4] Room Dividers | 31,570 | 21 | 17 | 6,013 | 7,705 | 2,263 |
| 12000 - Pool | | | | | | |
| 118 - Resurface 260 Lin. Ft. Pool | 37,310 | 12 | 6 | 18,655 | 22,308 | 3,567 |
| 618 - Deck: Re-Surface 5,981 Sq. Ft. Pool Area Decking | 175,000 | 25 | 0 | 175,000 | 7,175 | 6,924 |
| 718 - Equipment: Replacement Pool & Spa Equipment (50%) | 22,017 | 5 | 1 | 17,614 | 22,567 | 4,465 |
| 812 - Cover 3,870 Sq. Ft. Pool Cover | 6,545 | 6 | 2 | 4,363 | 5,591 | 1,134 |
| 918 - Furniture: Misc Pool Area Furniture | 10,762 | 6 | 2 | 7,175 | 9,193 | 1,864 |
| 14000 - Recreation | | | | | | |
| 220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 15,990 | 1 | 1 | 7,995 | 16,390 | 8,106 |
| 221 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 25,694 | 1 | 0 | 25,694 | 0 | 0 |
| 320 - Exercise: Strength Equipment Fitness Center Strength Machines- 12 Pieces | 4,120 | 3 | 0 | 4,120 | 1,408 | 1,358 |
| 740 - Billiard Table 5 Billiards Room | 40,000 | 25 | 4 | 33,600 | 36,080 | 1,747 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00050 - Desert Hills (DH) | | | | | | |
| 17000 - Tennis Court | | | | | | |
| 130 - Reseal 28,800 Sq. Ft. [4] Tennis Courts | 26,568 | 4 | 1 | 19,926 | 27,232 | 6,734 |
| 530 - Resurface 28,800 Sq. Ft. [4] Tennis Courts | 81,180 | 21 | 14 | 27,060 | 31,699 | 5,403 |
| 700 - Screen Tennis Wind Screens | 2,000 | 4 | 2 | 1,000 | 1,538 | 520 |
| 17500 - Basketball / Sport Court | | | | | | |
| 410 - Overlay 2,496 Sq. Ft. [8] Shuffleboard Courts- Resurfacing | 6,396 | 8 | 3 | 3,998 | 4,917 | 852 |
| 19000 - Fencing | | | | | | |
| 150 - Chain Link: 10' 960 Lin. Ft. Tennis Court Fence | 34,440 | 30 | 14 | 18,368 | 20,004 | 1,604 |
| 20000 - Lighting | | | | | | |
| 210 - Pole Lights 7 Walkway Lights | 7,175 | 20 | 9 | 3,946 | 4,413 | 443 |
| 530 - Parking Lot 11 Parking Lot Lights | 25,369 | 30 | 9 | 17,758 | 19,069 | 1,045 |
| 23000 - Mechanical Equipment | | | | | | |
| 216 - HVAC 4 Rooftop Carrier Units- 2005 | 23,780 | 15 | 3 | 19,024 | 21,125 | 1,689 |
| 296 - HVAC 3 Rooftop Carrier Units- 2007 | 15,990 | 15 | 5 | 10,660 | 12,019 | 1,193 |
| 332 - HVAC 3 Rooftop Carrier Units- 2009 | 19,475 | 15 | 7 | 10,387 | 11,977 | 1,527 |
| 360 - HVAC Rooftop Carrier Unit- 2000 | 5,125 | 15 | 1 | 4,783 | 5,253 | 346 |
| 388 - HVAC 3 Rooftop Carrier Units- 2013 | 17,015 | 15 | 11 | 4,537 | 5,813 | 1,472 |
| 412 - HVAC Rooftop Carrier Unit- 2004 | 5,125 | 15 | 2 | 4,442 | 4,903 | 355 |
| 428 - HVAC Rooftop Carrier Unit- 2002 | 9,225 | 15 | 1 | 8,610 | 9,456 | 624 |
| 444 - HVAC Rooftop Carrier Unit- 2003 | 5,125 | 15 | 1 | 4,783 | 5,253 | 346 |
| 24000 - Furnishings | | | | | | |
| 540 - Miscellaneous Folding Tables & Chairs | 22,960 | 10 | 4 | 13,776 | 16,474 | 2,507 |
| 541 - Miscellaneous Folding Tables & Chairs- 2017 Only[nr:1] | 12,587 | 1 | 0 | 12,587 | 0 | 0 |
| 24500 - Audio / Visual | | | | | | |
| 300 - PA System Sound Rack- Sound System | 11,174 | 20 | 13 | 3,911 | 4,581 | 762 |
| 740 - Piano Stage- Upright Piano | 10,087 | 25 | 13 | 4,842 | 5,376 | 550 |
| 820 - Stage Curtains 2 Stage Curtains | 14,081 | 20 | 10 | 7,040 | 7,938 | 891 |
| 900 - Miscellaneous Stage- Electric Screen | 8,193 | 20 | 1 | 7,783 | 8,398 | 415 |
| 24600 - Safety / Access | | | | | | |
| 220 - Fire Control Misc Fire Alarm System | 15,887 | 20 | 4 | 12,710 | 13,842 | 867 |
| 221 - Fire Control Misc Fire Alarm System- 2017 Only[nr:1] | 4,164 | 1 | 0 | 4,164 | 0 | 0 |
| 25000 - Flooring | | | | | | |
| 240 - Carpeting 970 Sq. Yds. Clubhouse Carpet | 31,816 | 10 | 2 | 25,453 | 29,350 | 3,306 |
| 440 - Tile 975 Sq. Ft. Clubhouse Walls & Floors | 9,994 | 20 | 4 | 7,995 | 8,707 | 546 |
| 630 - Vinyl 650 Sq. Yds. Clubhouse Vinyl (33%) | 5,774 | 15 | 6 | 3,465 | 3,946 | 442 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00050 - Desert Hills (DH) | | | | | | |
| 25000 - Flooring | | | | | | |
| 710 - Hardwood Floors 500 Sq. Ft. Stage- Replace | 7,687 | 50 | 14 | 5,535 | 5,831 | 215 |
| 27000 - Appliances | | | | | | |
| 740 - Miscellaneous 16 Kitchen Appliances | 33,000 | 20 | 9 | 18,150 | 20,295 | 2,038 |
| Sub-total Desert Hills (DH) | 1,273,753 | | | 772,369 | 649,852 | 101,896 |
| 00060 - Canoa Hills (CH) | | | | | | |
| 01000 - Paving | | | | | | |
| 136 - Asphalt: Sealing 67,354 Sq. Ft. Parking Lot | 13,808 | 5 | 2 | 8,285 | 11,322 | 2,870 |
| 236 - Asphalt: Ongoing Repairs 67,354 Sq. Ft. Parking Lot (3%) | 4,400 | 5 | 0 | 4,400 | 902 | 870 |
| 330 - Asphalt: Overlay w/ Interlayer 67,354 Sq. Ft. Parking Lot | 110,461 | 25 | 1 | 106,042 | 113,222 | 4,480 |
| 02000 - Concrete | | | | | | |
| 424 - Pool Deck 5,950 Sq. Ft. Pool Area Concrete (6%) | 7,318 | 5 | 3 | 2,927 | 4,501 | 1,559 |
| 425 - Pool Deck Pool Area Concrete- 2017 Only[nr:1] | 2,073 | 1 | 0 | 2,073 | 0 | 0 |
| 03000 - Painting: Exterior | | | | | | |
| 130 - Stucco 10,940 Sq. Ft. Clubhouse Exterior | 22,427 | 10 | 4 | 13,456 | 16,091 | 2,449 |
| 03500 - Painting: Interior | | | | | | |
| 130 - Building 22,750 Sq. Ft. All Interior Spaces | 17,489 | 10 | 4 | 10,493 | 12,548 | 1,910 |
| 05000 - Roofing | | | | | | |
| 330 - Low Slope: Vinyl 227 Squares- Building Roof | 116,337 | 20 | 13 | 40,718 | 47,698 | 7,932 |
| 924 - Miscellaneous 227 Squares- Roof Recoating | 9,307 | 5 | 3 | 3,723 | 5,724 | 1,983 |
| 08000 - Rehab | | | | | | |
| 224 - Bathrooms 2 Locker Rooms | 83,537 | 20 | 1 | 79,361 | 85,626 | 4,235 |
| 330 - Restrooms 2 Clubhouse Restrooms | 42,025 | 20 | 1 | 39,924 | 43,076 | 2,130 |
| 580 - Operable Wall/Partition 980 Sq. Ft. Saguaro & Palo Verde Divider | 35,157 | 25 | 22 | 4,219 | 5,766 | 2,395 |
| 12000 - Pool | | | | | | |
| 124 - Resurface 274 Lin. Ft. Pool | 44,936 | 12 | 7 | 18,723 | 23,030 | 4,403 |
| 624 - Deck: Re-Surface 5,950 Sq. Ft. Pool Area Decking | 45,741 | 10 | 9 | 4,574 | 9,377 | 5,650 |
| 724 - Equipment: Replacement Pool & Spa Equipment (50%) | 13,407 | 5 | 1 | 10,726 | 13,742 | 2,719 |
| 725 - Equipment: Replacement Pool & Spa Equipment- 2017 only[nr:1] | 875 | 1 | 0 | 875 | 0 | 0 |
| 790 - Heater 4 Ray Pak Model 408 Heaters | 32,000 | 7 | 6 | 4,571 | 9,371 | 5,244 |
| 818 - Cover 4,800 Sq. Ft. Pool Cover | 8,118 | 6 | 2 | 5,412 | 6,934 | 1,406 |
| 924 - Furniture: Misc Pool Area Furniture | 10,762 | 6 | 2 | 7,175 | 9,193 | 1,864 |
| 925 - Furniture: Misc Pool Area Furniture- 2017 Only[nr:1] | 1,280 | 1 | 0 | 1,280 | 0 | 0 |
| 14000 - Recreation | | | | | | |
| 230 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (20%) | 19,680 | 1 | 1 | 9,840 | 20,172 | 9,977 |
| 231 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 25,982 | 1 | 0 | 25,982 | 0 | 0 |
| 330 - Exercise: Strength Equipment | 7,790 | 1 | 1 | 3,895 | 7,985 | 3,949 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00060 - Canoa Hills (CH) | | | | | | |
| 14000 - Recreation | | | | | | |
| 19 Fitness Center Strength Machines (10%) | | | | | | |
| 331 - Exercise: Strength Equipment Fitness Center Strength Machines- 2017 Only[nr:1] | 10,673 | 1 | 0 | 10,673 | 0 | 0 |
| 17000 - Tennis Court | | | | | | |
| 140 - Reseal 14,000 Sq. Ft. [2] Tennis Courts | 12,915 | 4 | 3 | 3,229 | 6,619 | 3,439 |
| 704 - Screen Tennis Court Windscreens | 2,000 | 5 | 3 | 800 | 1,230 | 426 |
| 19000 - Fencing | | | | | | |
| 160 - Chain Link: 10' 580 Lin. Ft. Tennis Court Fence | 20,807 | 30 | 14 | 11,097 | 12,086 | 969 |
| 161 - Chain Link: 10' Tennis Court Fence- 2017 Only[nr:1] | 12,806 | 1 | 0 | 12,806 | 0 | 0 |
| 20000 - Lighting | | | | | | |
| 220 - Pole Lights 24 Parking Lot & Walkway Lights | 61,500 | 30 | 9 | 43,050 | 46,228 | 2,532 |
| 23000 - Mechanical Equipment | | | | | | |
| 220 - HVAC 7 Rooftop Carrier Units- 2007 | 47,355 | 15 | 5 | 31,570 | 35,595 | 3,533 |
| 340 - HVAC Rooftop Carrier Unit- 2005 | 5,945 | 15 | 3 | 4,756 | 5,281 | 422 |
| 364 - HVAC Rooftop Carrier Unit- 2006 | 5,945 | 15 | 4 | 4,360 | 4,875 | 433 |
| 500 - Swamp Cooler Evaporative Cooler- 2014 | 2,050 | 20 | 17 | 308 | 420 | 154 |
| 600 - Water Heater Pool Eq Room Heater & Tank | 12,300 | 12 | 8 | 4,100 | 5,253 | 1,235 |
| 24000 - Furnishings | | | | | | |
| 560 - Miscellaneous Folding Tables & Chairs | 12,300 | 10 | 4 | 7,380 | 8,825 | 1,343 |
| 561 - Miscellaneous Folding Tables & Chairs- 2017 Only[nr:1] | 1,072 | 1 | 0 | 1,072 | 0 | 0 |
| 580 - Miscellaneous 288 Sq. Ft. Portable Stage- Saguaro Room | 7,675 | 25 | 4 | 6,447 | 6,923 | 335 |
| 620 - Miscellaneous Lobby Furniture | 8,200 | 12 | 5 | 4,783 | 5,603 | 765 |
| 621 - Miscellaneous Lobby Furniture- 2017 Only[nr:1] | 959 | 1 | 0 | 959 | 0 | 0 |
| 24500 - Audio / Visual | | | | | | |
| 300 - PA System Sound Rack- Sound System | 7,422 | 20 | 14 | 2,227 | 2,663 | 519 |
| 740 - Piano Saguaro Room | 7,608 | 25 | 8 | 5,174 | 5,615 | 367 |
| 800 - Stage Risers 6 Saguaro Room | 21,705 | 30 | 6 | 17,364 | 18,539 | 830 |
| 820 - Stage Curtains 2 Saguaro Room | 13,577 | 20 | 15 | 3,394 | 4,175 | 973 |
| 900 - Miscellaneous Saguaro Room- Electric Screen | 15,972 | 20 | 1 | 15,173 | 16,371 | 810 |
| 900 - Miscellaneous Sound Rack- Total Induction Loop | 15,745 | 30 | 19 | 5,773 | 6,455 | 830 |
| 24600 - Safety / Access | | | | | | |
| 230 - Fire Control Misc Fire Alarm System | 16,400 | 20 | 9 | 9,020 | 10,086 | 1,013 |
| 231 - Fire Control Misc Fire Alarm System- 2017 Only[nr:1] | 6,000 | 1 | 0 | 6,000 | 0 | 0 |
| 25000 - Flooring | | | | | | |
| 250 - Carpeting 540 Sq. Yds. Clubhouse Carpeting | 17,712 | 10 | 4 | 10,627 | 12,708 | 1,934 |
| 450 - Tile 6,475 Sq. Ft. Clubhouse Walls & Floors | 66,369 | 20 | 4 | 53,095 | 57,824 | 3,623 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00060 - Canoa Hills (CH) | | | | | | |
| 25000 - Flooring | | | | | | |
| 720 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Replace | 94,556 | 40 | 13 | 63,825 | 67,844 | 3,223 |
| 750 - Hardwood Floors 6,150 Sq. Ft. Wood Floor- Refinish | 37,822 | 10 | 3 | 26,476 | 31,014 | 4,029 |
| 27000 - Appliances | | | | | | |
| 760 - Miscellaneous 16 Kitchen Appliances | 56,580 | 20 | 9 | 31,119 | 34,797 | 3,495 |
| Sub-total Canoa Hills (CH) | 1,276,882 | | | 805,331 | 853,311 | 105,256 |
| 00070 - Santa Rita Springs (SRS) | | | | | | |
| 01000 - Paving | | | | | | |
| 142 - Asphalt: Sealing 80,636 Sq. Ft. Parking Lots | 16,530 | 5 | 5 | 2,755 | 3,389 | 3,083 |
| 143 - Asphalt: Sealing Parking Lots[nr:1] | 9,600 | 1 | 0 | 9,600 | 0 | 0 |
| 242 - Asphalt: Ongoing Repairs 80,636 Sq. Ft. Parking Lots (3%) | 6,715 | 5 | 5 | 1,119 | 1,377 | 1,253 |
| 336 - Asphalt: Overlay w/ Interlayer 58,386 Sq. Ft. North & East Parking Lots | 95,753 | 25 | 1 | 91,923 | 98,147 | 3,883 |
| 360 - Asphalt: Overlay w/ Interlayer 22,250 Sq. Ft. South Parking Lot | 36,490 | 25 | 11 | 20,434 | 22,441 | 1,894 |
| 02000 - Concrete | | | | | | |
| 430 - Pool Deck 5,975 Sq. Ft. Pool Area Concrete (6%) | 7,349 | 5 | 2 | 4,410 | 6,026 | 1,528 |
| 03000 - Painting: Exterior | | | | | | |
| 136 - Stucco 28,540 Sq. Ft. Exterior Building Paint | 29,253 | 10 | 1 | 26,328 | 29,985 | 2,966 |
| 400 - Wrought Iron 1,758 Lin. Ft. Pool Fence, Metal Railings | 11,532 | 4 | 1 | 8,649 | 11,821 | 2,923 |
| 03500 - Painting: Interior | | | | | | |
| 136 - Building 35,500 Sq. Ft. All Interior Spaces | 27,291 | 10 | 4 | 16,374 | 19,581 | 2,980 |
| 04000 - Structural Repairs | | | | | | |
| 300 - Trellis Small Shade Canopy | 8,000 | 15 | 13 | 1,067 | 1,640 | 727 |
| 304 - Trellis Large Shade Canopy | 14,000 | 15 | 9 | 5,600 | 6,697 | 1,153 |
| 304 - Trellis Pool Eq Rm Shade Canopy | 6,000 | 15 | 11 | 1,600 | 2,050 | 519 |
| 600 - Metal Railings 1,410 Lin. Ft. Deck, Stair & Bridge Railings (50%) | 21,679 | 10 | 4 | 13,007 | 15,554 | 2,367 |
| 04500 - Decking/Balconies | | | | | | |
| 206 - Resurface 12,664 Sq. Ft. Elastomeric Deck- Resurface | 99,951 | 20 | 1 | 94,953 | 102,449 | 5,067 |
| 300 - Repairs 12,664 Sq. Ft. Elastomeric Deck- Seal/Repair | 23,365 | 5 | 1 | 18,692 | 23,949 | 4,738 |
| 05000 - Roofing | | | | | | |
| 336 - Low Slope: Vinyl 68 Squares- Building Roof | 34,850 | 20 | 4 | 27,880 | 30,363 | 1,903 |
| 606 - Pitched: Tile 84 Squares- Building Roof | 51,660 | 30 | 9 | 36,162 | 38,831 | 2,127 |
| 08000 - Rehab | | | | | | |
| 230 - Bathrooms 2 Locker Rooms | 75,594 | 20 | 4 | 60,475 | 65,861 | 4,127 |
| 336 - Restrooms 5 Restrooms | 47,509 | 20 | 2 | 42,758 | 46,262 | 2,469 |
| 412 - Kitchen 2 Art & Fiesta Kitchenettes | 7,892 | 20 | 4 | 6,314 | 6,876 | 431 |
| 472 - Cabinets 2 Art & Clay Counters & Cabinets | 17,681 | 20 | 1 | 16,797 | 18,123 | 896 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00070 - Santa Rita Springs (SRS) | | | | | | |
| 12000 - Pool | | | | | | |
| 130 - Resurface 240 Lin. Ft. Pool | 28,290 | 10 | 6 | 11,316 | 14,499 | 3,245 |
| 400 - ADA Chair Lift Pool Area ADA Lift | 4,400 | 10 | 2 | 3,520 | 4,059 | 457 |
| 630 - Deck: Re-Surface 5,975 Sq. Ft. Pool Area Decking | 45,933 | 15 | 2 | 39,808 | 43,942 | 3,182 |
| 730 - Equipment: Replacement Pool & Spa Equipment (50%) | 18,327 | 5 | 1 | 14,662 | 18,785 | 3,716 |
| 824 - Cover 3,600 Sq. Ft. Pool Cover | 6,088 | 6 | 1 | 5,074 | 6,241 | 1,029 |
| 930 - Furniture: Misc Pool Area Furniture | 7,175 | 6 | 1 | 5,979 | 7,354 | 1,212 |
| 14000 - Recreation | | | | | | |
| 240 - Exercise: Cardio Equipment 11 Fitness Center Cardio Machines (20%) | 13,530 | 1 | 1 | 6,765 | 13,868 | 6,859 |
| 241 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 7,140 | 1 | 0 | 7,140 | 0 | 0 |
| 340 - Exercise: Strength Equipment 18 Fitness Center Strength Machines (10%) | 7,380 | 1 | 1 | 3,690 | 7,565 | 3,741 |
| 19000 - Fencing | | | | | | |
| 220 - Wrought Iron: 5' 348 Lin. Ft. Pool Perimeter Fence | 12,128 | 30 | 9 | 8,489 | 9,116 | 499 |
| 20000 - Lighting | | | | | | |
| 230 - Pole Lights 10 Bridge Lights | 15,119 | 25 | 11 | 8,467 | 9,298 | 785 |
| 23000 - Mechanical Equipment | | | | | | |
| 232 - HVAC 6 Miscellaneous Units- 2013 | 27,000 | 15 | 11 | 7,200 | 9,225 | 2,336 |
| 312 - HVAC Carrier Units- 2017, Unit 8 | 6,150 | 15 | 0 | 6,150 | 420 | 406 |
| 316 - HVAC Carrier Units- 2006, Unit 3 | 6,150 | 15 | 4 | 4,510 | 5,043 | 448 |
| 344 - HVAC 2 Carrier Units- 2004 | 12,300 | 15 | 2 | 10,660 | 11,767 | 852 |
| 368 - HVAC 2 Carrier Units- 2012 | 12,300 | 15 | 10 | 4,100 | 5,043 | 1,038 |
| 392 - HVAC 2 Carrier Units- 2003 | 9,000 | 15 | 1 | 8,400 | 9,225 | 608 |
| 416 - HVAC Carrier Unit- 2017, Unit 7 | 6,150 | 15 | 0 | 6,150 | 420 | 406 |
| 436 - HVAC Carrier Unit- 2014 | 6,150 | 15 | 12 | 1,230 | 1,681 | 545 |
| 448 - HVAC 8 Carrier Units- 2001 | 68,000 | 15 | 1 | 63,467 | 69,700 | 4,596 |
| 452 - HVAC 2 Carrier Units- 2007 | 14,657 | 15 | 5 | 9,772 | 11,018 | 1,094 |
| 23500 - Elevator | | | | | | |
| 200 - Modernize/Overhaul Anza Building Elevator | 45,920 | 25 | 4 | 38,573 | 41,420 | 2,005 |
| 300 - Cab Rehab Anza Elevator Cab | 9,481 | 20 | 6 | 6,637 | 7,289 | 544 |
| 24000 - Furnishings | | | | | | |
| 600 - Miscellaneous Anza Room Furniture | 52,480 | 10 | 4 | 31,488 | 37,654 | 5,730 |
| 601 - Miscellaneous Anza Room Furniture- 2017 Only[nr:1] | 2,722 | 1 | 0 | 2,722 | 0 | 0 |
| 24500 - Audio / Visual | | | | | | |
| 300 - PA System Anza Room- Sound System | 6,494 | 20 | 14 | 1,948 | 2,330 | 454 |
| 740 - Piano Anza Room- Upright Piano | 6,623 | 25 | 21 | 1,060 | 1,358 | 440 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00070 - Santa Rita Springs (SRS) | | | | | | |
| 24500 - Audio / Visual | | | | | | |
| 900 - Miscellaneous Fiesta Room- Total Induction Loop | 6,954 | 20 | 9 | 3,825 | 4,277 | 430 |
| 24600 - Safety / Access | | | | | | |
| 240 - Fire Control Misc Fire Alarm System | 28,854 | 20 | 3 | 24,526 | 26,618 | 1,537 |
| 25000 - Flooring | | | | | | |
| 260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office | 45,920 | 10 | 4 | 27,552 | 32,948 | 5,014 |
| 270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas | 13,120 | 10 | 5 | 6,560 | 8,069 | 1,468 |
| 460 - Tile 1,825 Sq. Ft. Clubhouse Walls & Floors | 18,706 | 20 | 4 | 14,965 | 16,298 | 1,021 |
| 730 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Replace | 24,241 | 40 | 19 | 12,727 | 13,666 | 958 |
| 760 - Hardwood Floors 2,150 Sq. Ft. Anza & Santa Cruz- Refinish | 13,222 | 10 | 9 | 1,322 | 2,711 | 1,633 |
| 27000 - Appliances | | | | | | |
| 780 - Miscellaneous 9 Kitchen Appliances | 27,675 | 20 | 4 | 22,140 | 24,112 | 1,511 |
| Sub-total Santa Rita Springs (SRS) | 1,284,476 | | | 939,490 | 1,028,440 | 106,834 |
| 00080 - Canoa Ranch (CR) | | | | | | |
| 01000 - Paving | | | | | | |
| 148 - Asphalt: Sealing 64,068 Sq. Ft. Drives & Parking | 13,134 | 5 | 1 | 10,507 | 13,462 | 2,663 |
| 248 - Asphalt: Ongoing Repairs 64,068 Sq. Ft. Drives & Parking (3%) | 5,336 | 5 | 1 | 4,269 | 5,469 | 1,082 |
| 254 - Asphalt: Ongoing Repairs 18,768 Sq. Ft. Seal/Crack Fill/Stripe | 6,733 | 5 | 2 | 4,040 | 5,521 | 1,399 |
| 342 - Asphalt: Overlay w/ Interlayer 64,068 Sq. Ft. Drives & Parking | 105,072 | 25 | 16 | 37,826 | 43,079 | 6,171 |
| 03000 - Painting: Exterior | | | | | | |
| 142 - Stucco 14,760 Sq. Ft. Building Exterior Surfaces | 15,129 | 10 | 1 | 13,616 | 15,507 | 1,534 |
| 406 - Wrought Iron 614 Lin. Ft. Metal Fencing & Railings | 5,664 | 4 | 0 | 5,664 | 1,451 | 1,401 |
| 03500 - Painting: Interior | | | | | | |
| 142 - Building 26,200 Sq. Ft. All Interior Spaces | 20,141 | 10 | 4 | 12,085 | 14,451 | 2,199 |
| 04000 - Structural Repairs | | | | | | |
| 300 - Trellis 3 Shade Structures | 27,000 | 15 | 9 | 10,800 | 12,915 | 2,224 |
| 606 - Metal Railings 350 Lin. Ft. Parking & Pickleball | 8,969 | 20 | 11 | 4,036 | 4,596 | 582 |
| 912 - Doors 3 Pool East Patio Doors | 49,200 | 20 | 11 | 22,140 | 25,215 | 3,193 |
| 05000 - Roofing | | | | | | |
| 200 - Low Slope: BUR 133 Squares- Building Roof | 40,897 | 20 | 11 | 18,404 | 20,960 | 2,654 |
| 612 - Pitched: Tile 45 Squares- Building Roof | 27,675 | 30 | 21 | 8,303 | 9,456 | 1,533 |
| 08000 - Rehab | | | | | | |
| 226 - Restrooms 2 Locker Rooms | 30,000 | 20 | 11 | 13,500 | 15,375 | 1,947 |
| 12000 - Pool | | | | | | |
| 136 - Resurface 256 Lin. Ft. Pool | 36,736 | 12 | 11 | 3,061 | 6,276 | 3,973 |
| 412 - ADA Chair Lift 2 Pool & Spa ADA Chairs | 17,220 | 10 | 3 | 12,054 | 14,120 | 1,834 |
| 636 - Deck: Re-Surface 2,650 Sq. Ft. Pool Area Decking | 36,900 | 15 | 14 | 2,460 | 5,043 | 3,438 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00080 - Canoa Ranch (CR) | | | | | | |
| 12000 - Pool | | | | | | |
| 736 - Equipment: Replacement Pool & Spa Equipment (50%) | 17,097 | 5 | 3 | 6,839 | 10,515 | 3,642 |
| 737 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1,531 | 1 | 0 | 1,531 | 0 | 0 |
| 14000 - Recreation | | | | | | |
| 250 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (20%) | 15,990 | 1 | 1 | 7,995 | 16,390 | 8,106 |
| 251 - Exercise: Cardio Equipment Fitness Center Cardio Machines- 2017 Only[nr:1] | 8,513 | 1 | 0 | 8,513 | 0 | 0 |
| 350 - Exercise: Strength Equipment 19 Fitness Center Strength Machines (10%) | 7,790 | 1 | 1 | 3,895 | 7,985 | 3,949 |
| 17000 - Tennis Court | | | | | | |
| 708 - Screen Pickleball Court Windscreens | 2,000 | 5 | 2 | 1,200 | 1,640 | 416 |
| 17500 - Basketball / Sport Court | | | | | | |
| 220 - Seal & Striping 11,204 Sq. Ft. Pickleball & Basketball Courts | 10,336 | 7 | 1 | 8,859 | 10,594 | 1,497 |
| 420 - Overlay 11,204 Sq. Ft. Pickleball & Basketball Courts | 31,581 | 21 | 15 | 9,023 | 10,790 | 2,154 |
| 19000 - Fencing | | | | | | |
| 100 - Chain Link 788 Lin. Ft. Pickleball & Basketball Courts | 24,231 | 30 | 23 | 5,654 | 6,623 | 1,410 |
| 230 - Wrought Iron: 6' 264 Lin. Ft. Patio Perimeter | 9,742 | 30 | 21 | 2,922 | 3,328 | 539 |
| 20000 - Lighting | | | | | | |
| 540 - Parking Lot 4 Parking Lot Lights | 10,250 | 25 | 16 | 3,690 | 4,203 | 602 |
| 23000 - Mechanical Equipment | | | | | | |
| 100 - HVAC 435 Lin. Ft. [5] Pool Area Fabric Ducts | 15,606 | 18 | 9 | 7,803 | 8,887 | 1,071 |
| 236 - HVAC 5 Rooftop HVAC Units- 2008 | 41,615 | 15 | 6 | 24,969 | 28,437 | 3,182 |
| 508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008 | 15,375 | 15 | 6 | 9,225 | 10,506 | 1,176 |
| 24600 - Safety / Access | | | | | | |
| 250 - Fire Control Misc Fire Alarm System | 16,400 | 20 | 11 | 7,380 | 8,405 | 1,064 |
| 25000 - Flooring | | | | | | |
| 270 - Carpeting 660 Sq. Yds. All Spaces | 21,648 | 10 | 1 | 19,483 | 22,189 | 2,195 |
| 470 - Tile 1,575 Sq. Ft. Clubhouse Walls & Floors | 16,144 | 20 | 4 | 12,915 | 14,065 | 881 |
| Sub-total Canoa Ranch (CR) | 711,654 | | | 324,660 | 377,455 | 69,713 |
| 00090 - Abrego South (ABS) | | | | | | |
| 01000 - Paving | | | | | | |
| 400 - Asphalt: Major Repairs 18,768 Sq. Ft. Parking Lot | 96,186 | 25 | 7 | 69,254 | 74,929 | 4,524 |
| 02000 - Concrete | | | | | | |
| 442 - Pool Deck 5,565 Sq. Ft. Pool Area Concrete (5%) | 5,704 | 5 | 2 | 3,422 | 4,677 | 1,186 |
| 03000 - Painting: Exterior | | | | | | |
| 200 - Surface Restoration 7,191 Sq. Ft. Exterior Surfaces | 7,371 | 10 | 4 | 4,422 | 5,289 | 805 |
| 04000 - Structural Repairs | | | | | | |
| 300 - Trellis Volleyball Shade Canopy | 8,000 | 20 | 20 | 381 | 410 | 617 |
| 05000 - Roofing | | | | | | |
| 372 - Low Slope: Vinyl 49 Squares- Pool Building Roofs | 25,112 | 20 | 14 | 7,534 | 9,009 | 1,755 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00090 - Abrego South (ABS) | | | | | | |
| 08000 - Rehab | | | | | | |
| 236 - Bathrooms 2 Locker Rooms | 17,425 | 20 | 9 | 9,584 | 10,716 | 1,076 |
| 342 - Restrooms 2 Clubhouse Restrooms | 6,150 | 20 | 10 | 3,075 | 3,467 | 389 |
| 12000 - Pool | | | | | | |
| 140 - Resurface 170 Lin. Ft. Pool | 20,910 | 12 | 9 | 5,228 | 7,144 | 2,153 |
| 418 - ADA Chair Lift Spa ADA Lift | 4,340 | 10 | 0 | 4,340 | 445 | 429 |
| 422 - ADA Chair Lift Pool ADA Lift | 4,340 | 10 | 4 | 2,604 | 3,114 | 474 |
| 642 - Deck: Re-Surface 5,565 Sq. Ft. Pool Area Decking | 42,781 | 10 | 7 | 12,834 | 17,540 | 5,030 |
| 742 - Equipment: Replacement Pool & Spa Equipment (50%) | 14,637 | 5 | 2 | 8,782 | 12,002 | 3,042 |
| 936 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 | 2 | 4,442 | 5,691 | 1,154 |
| 19000 - Fencing | | | | | | |
| 900 - Miscellaneous 258 Lin. Ft. Pool Perimeter Wall/Fence | 6,611 | 20 | 14 | 1,983 | 2,372 | 462 |
| 20000 - Lighting | | | | | | |
| 240 - Pole Lights 8 Shuffleboard Lights | 9,840 | 20 | 9 | 5,412 | 6,052 | 608 |
| 23000 - Mechanical Equipment | | | | | | |
| 240 - HVAC 2 Rooftop Carrier Units- 2011 | 10,250 | 15 | 9 | 4,100 | 4,903 | 844 |
| 26000 - Outdoor Equipment | | | | | | |
| 900 - Miscellaneous 3,744 Sq. Ft. [12] Shuffleboard Courts | 14,400 | 8 | 0 | 14,400 | 1,845 | 1,780 |
| Sub-total Abrego South (ABS) | 300,720 | | | 161,797 | 169,605 | 26,329 |
| 00100 - Continental Vistas (CV) | | | | | | |
| 01000 - Paving | | | | | | |
| 406 - Asphalt: Major Repairs 6,726 Sq. Ft. Parking Lot | 34,471 | 25 | 8 | 23,440 | 25,439 | 1,662 |
| 02000 - Concrete | | | | | | |
| 448 - Pool Deck 4,748 Sq. Ft. Pool Area Concrete (6%) | 5,840 | 5 | 4 | 1,168 | 2,394 | 1,275 |
| 05000 - Roofing | | | | | | |
| 342 - Low Slope: Vinyl 20 Squares- Pool Building Roof | 10,250 | 20 | 9 | 5,638 | 6,304 | 633 |
| 618 - Pitched: Tile 13 Squares- Pool Building Roof | 7,995 | 30 | 4 | 6,929 | 7,375 | 291 |
| 08000 - Rehab | | | | | | |
| 242 - Bathrooms 2 Locker Rooms | 59,500 | 20 | 0 | 59,500 | 3,049 | 2,943 |
| 12000 - Pool | | | | | | |
| 146 - Resurface 180 Lin. Ft. Pool | 22,140 | 12 | 5 | 12,915 | 15,129 | 2,065 |
| 648 - Deck: Re-Surface 4,748 Sq. Ft. Pool Area Decking | 36,500 | 15 | 4 | 26,767 | 29,930 | 2,657 |
| 748 - Equipment: Replacement Pool & Spa Equipment (50%) | 15,559 | 5 | 1 | 12,448 | 15,948 | 3,155 |
| 942 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 | 3 | 3,331 | 4,553 | 1,183 |
| 943 - Furniture: Misc Pool Area Furnishings- 2017 Only[nr:1] | 2,463 | 1 | 0 | 2,463 | 0 | 0 |
| 23000 - Mechanical Equipment | | | | | | |
| 244 - HVAC Rooftop Carrier Unit- 2004 | 5,945 | 15 | 2 | 5,152 | 5,687 | 412 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00100 - Continental Vistas (CV) | | | | | | |
| 23000 - Mechanical Equipment | | | | | | |
| 248 - HVAC 2 Rooftop Carrier Units- 2013 | 11,890 | 15 | 11 | 3,171 | 4,062 | 1,029 |
| Sub-total Continental Vistas (CV) | 219,216 | | | 162,921 | 119,873 | 17,304 |
| 00110 - Madera Vista (MV) | | | | | | |
| 01000 - Paving | | | | | | |
| 412 - Asphalt: Major Repairs 9,772 Sq. Ft. Parking Lot | 50,081 | 25 | 15 | 20,033 | 22,587 | 2,870 |
| 413 - Asphalt: Major Repairs Parking Lot- 2017 Only[nr:1] | 2,560 | 1 | 0 | 2,560 | 0 | 0 |
| 03000 - Painting: Exterior | | | | | | |
| 206 - Surface Restoration 4,020 Sq. Ft. Exterior Surfaces | 6,181 | 10 | 4 | 3,708 | 4,435 | 675 |
| 04000 - Structural Repairs | | | | | | |
| 300 - Trellis Pool Shade Structure | 8,000 | 15 | 14 | 533 | 1,093 | 745 |
| 312 - Trellis Pool Eq Rm Shade Structure | 6,000 | 15 | 14 | 400 | 820 | 559 |
| 05000 - Roofing | | | | | | |
| 624 - Pitched: Tile 39 Squares- Pool Building Roof | 23,985 | 30 | 4 | 20,787 | 22,126 | 873 |
| 08000 - Rehab | | | | | | |
| 248 - Bathrooms 2 Locker Rooms | 7,687 | 20 | 9 | 4,228 | 4,728 | 475 |
| 12000 - Pool | | | | | | |
| 154 - Resurface 156 Lin. Ft. Pool | 19,188 | 12 | 11 | 1,599 | 3,278 | 2,075 |
| 654 - Deck: Re-Surface 4,008 Sq. Ft. Pool Area Decking | 30,811 | 15 | 7 | 16,433 | 18,949 | 2,415 |
| 754 - Equipment: Replacement Pool & Spa Equipment (50%) | 11,254 | 5 | 2 | 6,753 | 9,229 | 2,339 |
| 948 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 | 2 | 4,442 | 5,691 | 1,154 |
| 17000 - Tennis Court | | | | | | |
| 540 - Resurface 7,200 Sq. Ft. Tennis Court | 20,295 | 21 | 6 | 14,496 | 15,849 | 1,109 |
| 19000 - Fencing | | | | | | |
| 170 - Chain Link: 10' 360 Lin. Ft. Tennis Court Fence | 6,642 | 30 | 14 | 3,542 | 3,858 | 309 |
| 240 - Wrought Iron: 6' 380 Lin. Ft. Pool Perimeter Fence | 14,022 | 30 | 9 | 9,815 | 10,540 | 577 |
| 20000 - Lighting | | | | | | |
| 250 - Pole Lights 4 Tennis Court Lights | 6,150 | 20 | 9 | 3,383 | 3,782 | 380 |
| Sub-total Madera Vista (MV) | 219,520 | | | 112,712 | 126,965 | 16,556 |
| 00120 - Casa Paloma I (CPI) | | | | | | |
| 01000 - Paving | | | | | | |
| 418 - Asphalt: Major Repairs 7,128 Sq. Ft. Parking Areas | 36,531 | 25 | 5 | 29,225 | 31,453 | 1,635 |
| 02000 - Concrete | | | | | | |
| 460 - Pool Deck 6,128 Sq. Ft. Pool Area Concrete (6%) | 7,537 | 5 | 2 | 4,522 | 6,181 | 1,567 |
| 03000 - Painting: Exterior | | | | | | |
| 212 - Surface Restoration 7,470 Sq. Ft. Exterior Surfaces | 7,470 | 10 | 5 | 3,735 | 4,594 | 836 |
| 213 - Surface Restoration Exterior Surfaces- 2017 Only[nr:1] | 4,124 | 1 | 0 | 4,124 | 0 | 0 |
| 04000 - Structural Repairs | | | | | | |
| 304 - Trellis Pool Eq Rm Shade Structure | 8,000 | 15 | 13 | 1,067 | 1,640 | 727 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00120 - Casa Paloma I (CPI) | | | | | | |
| 05000 - Roofing | | | | | | |
| 348 - Low Slope: Vinyl 61 Squares- Pool Building Roofs | 31,262 | 20 | 1 | 29,699 | 32,044 | 1,585 |
| 08000 - Rehab | | | | | | |
| 254 - Bathrooms 2 Locker Rooms | 17,425 | 20 | 2 | 15,683 | 16,968 | 905 |
| 418 - Kitchen Clubhouse Kitchen | 6,662 | 20 | 14 | 1,999 | 2,390 | 466 |
| 12000 - Pool | | | | | | |
| 160 - Resurface 200 Lin. Ft. Pool | 24,600 | 12 | 11 | 2,050 | 4,203 | 2,661 |
| 660 - Deck: Re-Surface 6,128 Sq. Ft. Pool Area Decking | 47,109 | 15 | 11 | 12,562 | 16,096 | 4,076 |
| 760 - Equipment: Replacement Pool & Spa Equipment (50%) | 14,944 | 5 | 2 | 8,967 | 12,254 | 3,106 |
| 761 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1,881 | 1 | 0 | 1,881 | 0 | 0 |
| 954 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 | 2 | 4,442 | 5,691 | 1,154 |
| 23000 - Mechanical Equipment | | | | | | |
| 256 - HVAC 2 Rooftop Carrier Units- 2011 | 8,200 | 15 | 9 | 3,280 | 3,922 | 675 |
| Sub-total Casa Paloma I (CPI) | 222,409 | | | 123,235 | 137,436 | 19,393 |
| 00130 - Casa Paloma II (CPII) | | | | | | |
| 01000 - Paving | | | | | | |
| 424 - Asphalt: Major Repairs 4,536 Sq. Ft. Parking Areas | 23,247 | 25 | 4 | 19,527 | 20,969 | 1,015 |
| 425 - Asphalt: Major Repairs Parking Areas- 2017 Only Seal Coat[nr:1] | 1,750 | 1 | 0 | 1,750 | 0 | 0 |
| 02000 - Concrete | | | | | | |
| 466 - Pool Deck 4,933 Sq. Ft. Pool Area Concrete (6%) | 6,068 | 5 | 1 | 4,854 | 6,219 | 1,230 |
| 04000 - Structural Repairs | | | | | | |
| 320 - Trellis Pool Eq Rm Shade Structure | 8,000 | 15 | 14 | 533 | 1,093 | 745 |
| 05000 - Roofing | | | | | | |
| 354 - Low Slope: Vinyl 53 Squares- Pool Building Roofs | 27,162 | 20 | 4 | 21,730 | 23,665 | 1,483 |
| 08000 - Rehab | | | | | | |
| 260 - Bathrooms 2 Locker Rooms | 17,425 | 20 | 7 | 11,326 | 12,502 | 1,024 |
| 424 - Kitchen Clubhouse Kitchen | 6,662 | 20 | 7 | 4,331 | 4,780 | 392 |
| 12000 - Pool | | | | | | |
| 166 - Resurface 180 Lin. Ft. Pool | 22,140 | 10 | 9 | 2,214 | 4,539 | 2,735 |
| 666 - Deck: Re-Surface 4,933 Sq. Ft. Pool Area Decking | 37,922 | 15 | 11 | 10,113 | 12,957 | 3,281 |
| 766 - Equipment: Replacement Pool & Spa Equipment (50%) | 15,559 | 5 | 2 | 9,336 | 12,759 | 3,234 |
| 767 - Equipment: Replacement Pool & Spa Equipment- 2017 Only[nr:1] | 1,613 | 1 | 0 | 1,613 | 0 | 0 |
| 960 - Furniture: Misc Pool Area Furnishings | 6,662 | 6 | 2 | 4,442 | 5,691 | 1,154 |
| 20000 - Lighting | | | | | | |
| 260 - Pole Lights 8 Shuffleboard Lights | 9,840 | 30 | 4 | 8,528 | 9,077 | 358 |
| 23000 - Mechanical Equipment | | | | | | |
| 272 - HVAC 2 Rooftop Carrier Units- 2011 | 8,200 | 15 | 9 | 3,280 | 3,922 | 675 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|---|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00130 - Casa Paloma II (CPII) | | | | | | |
| Sub-total Casa Paloma II (CPII) | 192,252 | | | 103,577 | 118,174 | 17,328 |
| 00140 - Abrego North (ABN) | | | | | | |
| 01000 - Paving | | | | | | |
| 430 - Asphalt: Major Repairs 6,455 Sq. Ft. Parking Area | 33,082 | 25 | 6 | 25,142 | 27,127 | 1,518 |
| 02000 - Concrete | | | | | | |
| 472 - Pool Deck 4,523 Sq. Ft. Pool Area Concrete (6%) | 5,563 | 5 | 4 | 1,113 | 2,281 | 1,215 |
| 03000 - Painting: Exterior | | | | | | |
| 218 - Surface Restoration 5,892 Sq. Ft. Exterior Surfaces | 6,039 | 10 | 9 | 604 | 1,238 | 746 |
| 04000 - Structural Repairs | | | | | | |
| 324 - Trellis Pool Eq Rm Shade Structure | 8,000 | 15 | 14 | 533 | 1,093 | 745 |
| 328 - Trellis 3 Pool Shade Structure | 24,000 | 15 | 14 | 1,600 | 3,280 | 2,236 |
| 05000 - Roofing | | | | | | |
| 360 - Low Slope: Vinyl 21 Squares- Pool Building Roof | 10,762 | 20 | 9 | 5,919 | 6,619 | 665 |
| 08000 - Rehab | | | | | | |
| 266 - Bathrooms 2 Locker Rooms | 12,300 | 20 | 9 | 6,765 | 7,565 | 760 |
| 12000 - Pool | | | | | | |
| 172 - Resurface 180 Lin. Ft. Pool | 22,140 | 10 | 9 | 2,214 | 4,539 | 2,735 |
| 672 - Deck: Re-Surface 4,523 Sq. Ft. Pool Deck | 34,771 | 25 | 24 | 1,391 | 2,851 | 2,488 |
| 772 - Equipment: Replacement Pool & Spa Equipment (50%) | 15,559 | 5 | 4 | 3,112 | 6,379 | 3,398 |
| 966 - Furniture: Misc Pool Area Furnishings | 5,637 | 6 | 5 | 940 | 1,926 | 1,052 |
| 23000 - Mechanical Equipment | | | | | | |
| 400 - HVAC 2 Rooftop Rheem Units- 2007 | 7,482 | 15 | 5 | 4,988 | 5,624 | 558 |
| Sub-total Abrego North (ABN) | 185,337 | | | 54,321 | 70,523 | 18,116 |
| 00144 - Facility Maintenance Shop (FMS) | | | | | | |
| 01000 - Paving | | | | | | |
| 120 - Asphalt: State Spec. Slurry Parking Area | 10,000 | 5 | 1 | 8,000 | 10,250 | 2,028 |
| 200 - Asphalt: Ongoing Repairs Pulverization/Replacement[nr:1] | 30,474 | 30 | 1 | 29,458 | 31,236 | 1,030 |
| 300 - Asphalt: Overlay w/ Interlayer Parking Area | 16,000 | 20 | 19 | 800 | 1,640 | 1,265 |
| 03000 - Painting: Exterior | | | | | | |
| 350 - Touch-Up Doors, Trim, Metal | 3,000 | 6 | 3 | 1,500 | 2,050 | 533 |
| 400 - Wrought Iron 800 Lin. Ft. Perimeter Fence | 7,200 | 6 | 3 | 3,600 | 4,920 | 1,278 |
| 920 - Power Washing FMS Building | 1,200 | 6 | 3 | 600 | 820 | 213 |
| 05000 - Roofing | | | | | | |
| 690 - Pitched: TBA 40 Squares- FMS Roofing | 32,000 | 30 | 10 | 21,333 | 22,960 | 1,351 |
| 08000 - Rehab | | | | | | |
| 100 - General Common Areas | 15,000 | 20 | 3 | 12,750 | 13,838 | 799 |
| 220 - Bathrooms 2 Placeholder | 30,000 | 20 | 3 | 25,500 | 27,675 | 1,598 |
| 230 - Kitchen Placeholder | 20,000 | 20 | 3 | 17,000 | 18,450 | 1,065 |

| Reserve Component | Current Repl. Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|--|-----------------------|----------------|-------------------|---------------------------------|---------------------------------|--|
| 00144 - Facility Maintenance Shop (FMS) | | | | | | |
| 19000 - Fencing | | | | | | |
| 200 - Wrought Iron 800 Lin. Ft. Perimeter | 32,000 | 30 | 3 | 28,800 | 30,613 | 1,136 |
| 23000 - Mechanical Equipment | | | | | | |
| 200 - HVAC 2 Mastercool | 24,000 | 15 | 3 | 19,200 | 21,320 | 1,704 |
| Sub-total Facility Maintenance Shop (FMS) | 220,874 | | | 168,542 | 185,772 | 14,000 |
| 00150 - General | | | | | | |
| 22000 - Office Equipment | | | | | | |
| 100 - Miscellaneous Contex Scanner | 6,000 | 5 | 4 | 1,200 | 2,460 | 1,310 |
| 110 - Miscellaneous HP Plotter | 3,000 | 5 | 4 | 600 | 1,230 | 655 |
| 24500 - Audio / Visual | | | | | | |
| 260 - PA System 5 Various Locations (33%) | 25,000 | 8 | 7 | 3,125 | 6,406 | 3,674 |
| 261 - PA System Various Locations- 2017 Only[nr:1] | 3,543 | 1 | 0 | 3,543 | 0 | 0 |
| 24600 - Safety / Access | | | | | | |
| 350 - Defibrillators 8 Various Locations | 23,780 | 10 | 4 | 14,268 | 17,062 | 2,596 |
| 30000 - Miscellaneous | | | | | | |
| 200 - Maintenance Equipment Vermeer Chipper | 7,687 | 20 | 9 | 4,228 | 4,728 | 475 |
| 700 - Trailer Utility Trailer | 5,125 | 15 | 4 | 3,758 | 4,203 | 373 |
| 710 - Trailer Landscaping Trailer | 5,125 | 15 | 5 | 3,417 | 3,852 | 382 |
| 804 - Vehicle Vehicle 10- 2005 Ford E250 Van | 33,312 | 10 | 1 | 29,981 | 34,145 | 3,377 |
| 808 - Vehicle Vehicle 11- 2006 Ford F250 Pickup | 35,875 | 10 | 1 | 32,288 | 36,772 | 3,637 |
| 812 - Vehicle Vehicle 12- 2007 GMC 2500 Pickup | 33,312 | 10 | 1 | 29,981 | 34,145 | 3,377 |
| 816 - Vehicle Vehicle 16- 2007 Ford Ranger Pickup | 25,625 | 10 | 1 | 23,063 | 26,266 | 2,598 |
| 820 - Vehicle Vehicle 17- 2009 Ford E150 Van | 28,187 | 10 | 2 | 22,550 | 26,003 | 2,929 |
| 824 - Vehicle Vehicle 18- 2011 Ford F150 Pickup | 30,750 | 10 | 4 | 18,450 | 22,063 | 3,357 |
| 828 - Vehicle Vehicle 19- 2012 Ford Escape | 25,625 | 10 | 5 | 12,813 | 15,759 | 2,868 |
| 832 - Vehicle 3 Vehicles 20, 21 & 23- Ford Transit Connects | 76,875 | 10 | 6 | 30,750 | 39,398 | 8,818 |
| 836 - Vehicle Vehicle 24- 2005 Ford F250 Pickup | 35,875 | 10 | 1 | 32,288 | 36,772 | 3,637 |
| 840 - Vehicle Vehicle 25- 2005 Chevy Silverado 2500 HD | 35,875 | 10 | 1 | 32,288 | 36,772 | 3,637 |
| 844 - Vehicle Vehicle 26- 2016 Ford Fiesta | 17,937 | 10 | 9 | 1,794 | 3,677 | 2,216 |
| 848 - Vehicle Vehicle 27- 2011 Ford Ranger | 15,000 | 10 | 4 | 9,000 | 10,763 | 1,638 |
| 852 - Vehicle 2 Vehicles 29, 30- 2016 Ram Promaster City Vans | 60,000 | 10 | 9 | 6,000 | 12,300 | 7,412 |
| 856 - Vehicle 3 Vehicles 31, 32, 33- 2016 Ram 1500 Pickups | 102,000 | 10 | 9 | 10,200 | 20,910 | 12,600 |
| 860 - Vehicle Vehicle 34- 2017 Ram 1500 Pickup | 36,000 | 10 | 10 | 3,273 | 3,690 | 4,144 |
| Sub-total General | 671,510 | | | 328,856 | 399,376 | 75,714 |

| <i>Reserve Component</i> | <i>Current Repl. Cost</i> | <i>Useful Life</i> | <i>Remaining Life</i> | <i>2017 Fully Funded Balance</i> | <i>2018 Fully Funded Balance</i> | <i>2018 Line Item Contribution based on Cash Flow Method</i> |
|--------------------------|-------------------------------|------------------------|---------------------------|--|--|--|
| | | | | [A] | [B] | |
| Totals | 10,752,724 | | | 6,450,614 | 6,776,200 | 940,003 |
| | | | | <u>[EndBal]</u> | <u>[EndBal]</u> | |
| | | | | [A] | [B] | |
| Percent Funded | | | | 82.81% | 73.42% | |

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.

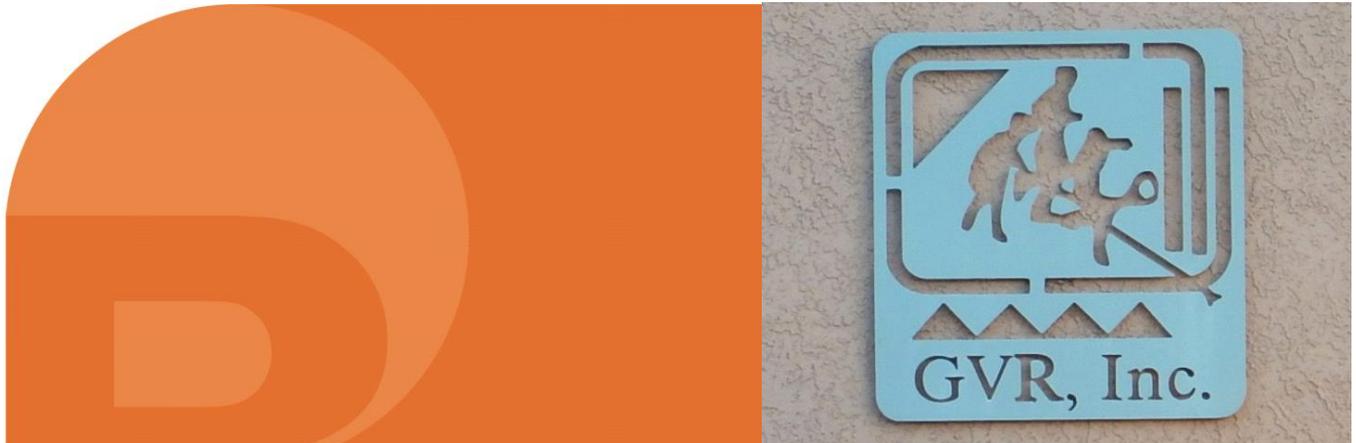
SE-2 (SPREAD EVENLY OVER 2 YEARS): This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component 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

2017 Update

Published - September 17, 2017

Prepared for the 2018 Fiscal Year

| <i>Section</i> | <i>Report</i> | <i>Page</i> |
|---------------------|-------------------------------------|-----------------------------|
| | <i>Arizona: Member Summary</i> | 1 |
| <i>Section III:</i> | <i>30 Year Reserve Funding Plan</i> | <i>Cash Flow Method {c}</i> |
| | | 3 |

September 17, 2017

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, 2018 - December 31, 2018 fiscal year.

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.

Green Valley Recreation Inc
Arizona Member Summary
2017 Update
Prepared for the 2018 Fiscal Year

| Reserve Component | Current Replacement Cost | Useful Life | Remaining Life | 2017 Fully Funded Balance | 2018 Fully Funded Balance | 2018 Line Item Contribution based on Cash Flow Method |
|---|--------------------------------|----------------|-------------------|------------------------------------|------------------------------------|---|
| 01000 - Paving | 1,541,169 | 1-30 | 0-22 | 838,967 | 884,143 | 108,103 |
| 02000 - Concrete | 68,225 | 1-5 | 0-4 | 35,646 | 47,973 | 13,911 |
| 03000 - Painting: Exterior | 259,265 | 1-10 | 0-9 | 172,829 | 181,284 | 30,254 |
| 03500 - Painting: Interior | 145,486 | 10-10 | 4-9 | 81,680 | 98,634 | 16,046 |
| 04000 - Structural Repairs | 240,847 | 10-20 | 4-20 | 84,897 | 102,698 | 19,894 |
| 04500 - Decking/Balconies | 134,250 | 5-20 | 1-2 | 123,365 | 136,984 | 10,436 |
| 05000 - Roofing | 905,269 | 5-30 | 1-21 | 572,326 | 641,189 | 61,856 |
| 08000 - Rehab | 1,040,084 | 1-28 | 0-22 | 744,937 | 757,613 | 61,384 |
| 12000 - Pool | 1,465,911 | 1-25 | 0-24 | 802,587 | 777,769 | 163,374 |
| 14000 - Recreation | 334,517 | 1-25 | 0-12 | 248,981 | 214,050 | 80,845 |
| 17000 - Tennis Court | 461,435 | 4-30 | 0-17 | 227,681 | 246,494 | 46,139 |
| 17500 - Basketball / Sport Court | 120,459 | 1-21 | 0-19 | 48,002 | 53,502 | 13,715 |
| 19000 - Fencing | 318,761 | 1-30 | 0-28 | 185,321 | 185,964 | 14,165 |
| 20000 - Lighting | 239,030 | 5-30 | 3-23 | 141,418 | 156,035 | 13,508 |
| 22000 - Office Equipment | 121,018 | 1-12 | 0-5 | 92,302 | 71,003 | 17,275 |
| 23000 - Mechanical Equipment | 920,869 | 12-20 | 0-17 | 577,942 | 636,613 | 69,917 |
| 23500 - Elevator | 55,401 | 20-25 | 4-6 | 45,210 | 48,709 | 2,549 |
| 24000 - Furnishings | 209,296 | 1-25 | 0-5 | 133,578 | 132,358 | 19,833 |
| 24500 - Audio / Visual | 357,166 | 1-30 | 0-21 | 193,415 | 178,472 | 24,893 |
| 24600 - Safety / Access | 165,938 | 1-20 | 0-11 | 123,539 | 125,412 | 10,000 |
| 25000 - Flooring | 764,847 | 10-50 | 0-31 | 498,391 | 547,098 | 53,397 |
| 26000 - Outdoor Equipment | 43,100 | 8-15 | 0-6 | 33,433 | 23,315 | 3,925 |
| 27000 - Appliances | 183,439 | 5-20 | 1-9 | 111,536 | 126,825 | 13,984 |
| 30000 - Miscellaneous | 656,937 | 10-20 | 1-10 | 332,632 | 402,063 | 70,601 |
| Totals | \$10,752,724 | | | \$6,450,614 | \$6,776,200 | \$940,003 |
| Estimated Ending Balance | | | | \$5,341,669 | \$4,975,121 | \$69.77 |
| Percent Funded | | | | 82.8% | 73.4% | Household/yr @ 13,472 |

30 Year Reserve Funding Plan Cash Flow Method

2017 Update

Prepared for the 2018 Fiscal Year

| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Beginning Balance | 4,956,623 | 5,341,669 | 4,975,121 | 5,159,384 | 5,641,738 | 4,487,457 | 4,609,923 | 4,622,282 | 4,946,290 | 5,507,738 |
| Inflated Expenditures @ 2.5% | 656,493 | 1,433,919 | 907,178 | 644,372 | 2,300,528 | 1,039,635 | 1,180,801 | 903,522 | 708,076 | 1,751,767 |
| Reserve Contribution | 914,400 | 940,003 | 966,323 | 993,380 | 1,021,195 | 1,049,788 | 1,079,182 | 1,109,399 | 1,140,462 | 1,172,395 |
| <i>Household/yr @ 13,472</i> | 67.87 | 69.77 | 71.73 | 73.74 | 75.80 | 77.92 | 80.11 | 82.35 | 84.65 | 87.02 |
| <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% | 127,139 | 127,368 | 125,117 | 133,347 | 125,052 | 112,313 | 113,978 | 118,131 | 129,062 | 130,451 |
| Ending Balance | 5,341,669 | 4,975,121 | 5,159,384 | 5,641,738 | 4,487,457 | 4,609,923 | 4,622,282 | 4,946,290 | 5,507,738 | 5,058,817 |

| | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Beginning Balance | 5,058,817 | 5,687,200 | 5,590,390 | 6,112,958 | 6,674,871 | 6,163,518 | 6,888,954 | 7,202,445 | 7,521,611 | 8,544,174 |
| Inflated Expenditures @ 2.5% | 709,506 | 1,475,007 | 895,577 | 905,282 | 2,015,834 | 819,374 | 1,282,889 | 1,324,852 | 678,964 | 1,662,536 |
| Reserve Contribution | 1,205,222 | 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 |
| <i>Household/yr @ 13,472</i> | 89.46 | 91.97 | 94.54 | 97.19 | 99.91 | 102.71 | 105.58 | 108.54 | 111.58 | 114.70 |
| <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% | 132,667 | 139,230 | 144,486 | 157,874 | 158,499 | 161,142 | 173,968 | 181,778 | 198,343 | 212,139 |
| Ending Balance | 5,687,200 | 5,590,390 | 6,112,958 | 6,674,871 | 6,163,518 | 6,888,954 | 7,202,445 | 7,521,611 | 8,544,174 | 8,639,048 |

| | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|
| Beginning Balance | 8,639,048 | 9,313,488 | 8,833,830 | 9,002,810 | 9,743,304 | 8,680,853 | 9,310,685 | 9,542,579 | 10,635,275 | 12,108,936 |
| Inflated Expenditures @ 2.5% | 1,135,736 | 2,336,718 | 1,729,970 | 1,216,688 | 3,063,980 | 1,416,030 | 1,875,671 | 1,083,717 | 788,401 | 3,069,414 |
| Reserve Contribution | 1,588,540 | 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 |
| <i>Household/yr @ 13,472</i> | 117.91 | 121.22 | 124.61 | 128.10 | 131.69 | 135.37 | 139.16 | 143.06 | 147.07 | 151.18 |
| <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% | 221,636 | 224,041 | 220,205 | 231,434 | 227,459 | 222,118 | 232,756 | 249,109 | 280,793 | 289,815 |
| Ending Balance | 9,313,488 | 8,833,830 | 9,002,810 | 9,743,304 | 8,680,853 | 9,310,685 | 9,542,579 | 10,635,275 | 12,108,936 | 11,366,082 |