# AGENDA

## Fiscal Affairs Committee

**Tuesday, September 23, 2025**
**1:30pm – 3:30pm MST**
**West Center Room 2 / Zoom**

GVR's Mission Statement: "To provide excellent facilities and services that create opportunities for recreation, social activities, and leisure education to enhance the quality of our members' lives."

**Committee:** Nellie Johnson (Chair), Dale Howard, Bob Quast, Pat Reynolds, Steve Reynolds, Priscilla Spurgeon, Barry Stock, Eric Sullwold, Betsy Walton, Kathi Bachelor (ex-officio), Scott Somers (CEO), David Webster (CFO/Liaison)

## Agenda Topic

1. **Call to Order / Roll Call - Establish Quorum**

2. **Approve or Amend the Agenda**

3. **Approve Meeting Minutes**: September 16, 2025

4. **Chair Comments**

5. **Business**
   A. Revised 2026 Draft Budget and 3 Year Forecast.
   B. Review Abrego South Staff report, Geotechnical report, and pool attendance summary.
   C. Review Draft Capital Improvement Plan and Capital Budget for fiscal year 2026.
   D. Discuss Voluntary Deed Restriction financing options for Members.
   E. Discuss Marketing Costs.
   F. Discuss CPM change for Initiatives Funding.
   G. Review summary of the Draft Reserve Study report from Browning Reserve Group

6. **Member Comments**

7. **Adjournment**

**Next Meeting:** Tuesday, October 21, 2025, 1:30-3:00pm, WC-Rm 2/Zoom

Code of Conduct: GVR encourages members to voice concerns and comments in a professional, business-like, and respectful manner.

# MINUTES

## Fiscal Affairs Committee

**Tuesday, September 16, 2025**
**1:30pm – 3:00pm MST**
**West Center Room 2 / Zoom**

**Committee:** Nellie Johnson (Chair), Dale Howard, Bob Quast, Pat Reynolds, Steve Reynolds, Priscilla Spurgeon, Barry Stock, Eric Sullwold, Betsy Walton, Kathi Bachelor (ex-officio), Scott Somers (CEO), David Webster (CFO/Liaison)

**Board Attendees:** Candy English, Jodie Walker

**Visitors:** 1

### Agenda Topic

1. **Call to Order / Roll Call - Establish Quorum**

2. **Approve or Amend Agenda**
   **MOTION: Walton moved / Quast seconded to approve the Agenda.**
   **Passed: unanimous**

3. **Approve Meeting Minutes**: August 19, 2025
   **MOTION: Sullwold moved / Walton seconded to approve August 19, 2025, Meeting Minutes as presented.**
   **Passed: unanimous**

4. **Chair Comments**
   - Thanked the CEO, CFO, staff, and department heads for updating the forecast for 2025, projecting out the 2026, emphasis on the Capital Plan, and the three-year forecast.
   - This meeting will look at operating budget and worked to get through it, but if necessary will carry over any discussions to next week's meeting. Next week will focus on finalizing the operating budget and the capital budget to be able to recommend to the Board for a Work Session and Regular Meeting in October.

5. **Business**
   A. Approve July 2025 Revised Statement of Changes in Net Assets
   **MOTION: S. Reynolds moved / Sullwold seconded to approve the July 2025 Revised Statement of Changes in Net Assets.**
   **Passed: unanimous**

B. Review August 2025 Financial Statements
CFO David Webster reviewed the August 2025 Financial Statements with these highlights:

- YTD revenue under budget by 1.8% or $156,334
- YTD expenses under budget by 2.6% or $205,352
- August unrealized gains on investments $204,530, YTD gains $531,715
- August MCF fees over budget 73 actual compared to 61 budgeted
- YTD utilities are 9% under budget or $645,333 actual vs a budget of $707,580
- YTD GVR personnel under budget by 2% or $95,755
- YTD Recreation revenue under budget by $197,214
- YTD Recreation Program expenses are under budget by $166,398

**MOTION: Sullwold moved / Quast seconded to accept the August 2025 Financial Statements**
**Passed: unanimous**

C. Review Draft 2026 Fee Schedule and Operating Budget
CEO Scott Somers and CFO David Webster reviewed the 2026 Fee Schedule and Operating Budget with these highlights:

- The budget being presented is conservative with a more efficient organization, and is sensitive to member dues, and labor costs.
- Challenges are inflation and a decrease in housing sales.
- The budget being presented by staff is a starting point and is a conversation with FAC to be able to make recommendations to the Board.
- 2026 Operating Budget Expenses equal about $11.8 million, 0.8 percent increase over 2025.
- 2026 Total Capital Budget equals $5.2 million, 8.7 percent decrease from 2025, and includes replacement of Abrego South Pool
- Grand total 2026 budget is about $16.7 million, 2.3 percent decrease from 2025.
- Proposed Dues increase $10 from $530 to $540 Annually.
- Proposed Membership Change Fee and Initial Fee are increased by $100, from $3100 to $3200.
- Proposed Transfer Rate Fees increase of $5 from $465 to $470.
- Proposed all Tenant Fees are increased by $5.
- Proposed Daily Guest cards reduced from $15 to $10.
- Proposing a $5 card issuance and card replacement fee of $5 to encourage members to keep these cards.
- Proposed Guest Card pass raise from $80 to $85.
- Wages and labor largest expense. Proposed 2.5% increase in the aggregate for all employees. Reduction of FTEs result in wages decreasing by $136,698 – 2.9 percent decrease from 2025.
- Employee benefits includes a 5 percent mid-year rate increase.
- Commercial Insurance rates have gone up by 5 percent.
- Budget is based on anticipated expenses. Total operations expenses are 0.8 percent increase from 2025.

- Revenue budget is $10.8 million and increasing to $11.1 million.
- Total Operating expenses have a slight increase from $11.7 million to just under $11.8 million.
- Revenue Enhancement Items included in budget: discussion on discontinuing Member Change Fee refund; included in the budget - increasing Transfer Fees to $470, $5 increase on all Tenant Fee cards, additional card holder fee (providing another membership to someone in the home) were paying $105, first year increase this to $140 and increasing in subsequent years making it more equitable to the rest of dues fees; $10 increase in dues.
- The Board needs to approve the budget by November 15 – policy.

Motions following FAC discussion on the proposed 2026 Budget:

**MOTION: Walton moved / Quast seconded to recommend Board approval for a budget adjustment to implement the Board approved wage compensation recommendation fully in 2026 to increase to $150,100, an increase of wages by 6.1 percent.**
**Passed: 8 yes / 1 no (P. Reynolds)**

**MOTION: Walton moved / Sullwold seconded to recommend Board approval on increasing the MRR-B to 7 percent which amounts to $7,761 more with a total of $342,783 to build the fund.**
**Passed: 8 yes / 1 abstain (P. Reynolds)**

**MOTION: Sullwold moved / Walton seconded to recommend Board approval to fund the Non Reserve Capital by $20,000 for enhancements on ADA throughout the facilities.**
**Passed: 6 yes / 3 no (Howard, S. Reynolds, Stock)**

**Suggested topics for next week's meeting: 1) Staff run the numbers with adjustments on the Tenant Fees for 4-12 months; 2) Add the Operating Budget discussion; 3) Staff build in the assumptions for the MOTIONS from this meeting into the budget; 4) Consider Membership Change Fee refund removal; and 5) Member Dues.**

**D.** Discuss Voluntary Deed Restriction Financing Options for Members **– Move to next meeting of September 23**

**E.** Discuss GVR Marketing Costs – **Move to next week meeting of September 23**

**F.** Discuss CPM Change for Initiatives Funding – **Move to next week meeting of September 23**

6. **Member Comments:** 0 comments

7. **Adjournment**
**No objections to adjourn. Meeting adjourned at 3:54 MST**

**Next Meeting:** Tuesday, September 23, 2025, 1:30-3:00pm, WC-Rm 2/Zoom

Green Valley Recreation, Inc.

# Fiscal Affairs Committee

## 2026 Operating Budget Revisions 5.A

**Prepared By:** David Webster, CFO **Meeting Date:** September 23, 2025

**Presented By:** David Webster, CFO

| |
|---|
| **Originating Committee / Department:** Finance |
| **Action Requested:** Discuss and consider revisions to the Draft 2026 Operating Budget. |
| **Strategic Plan Goal 4:** Cultivate and maintain a sound financial base that generates good value for our members. |
| **Background Information**: Staff and FAC reviewed the Draft 2026 Budget and 3 years forecast at the September 16, 2025 FAC meeting. The following adjustments were voted on and approved at that meeting:<br><br>• Increase to the Personnel expense line item to bring compensation to market levels<br>  ○ Increase Wages by $150,100<br>  ○ Increase associated taxes by $11,483<br>• Increase 2026 funding of MRR-B Pools Reserve to 7%<br>  ○ Increase 2026 Funding by $7,761 to a total of $342,783<br>• Increase Non Reserve Capital (NRC) expenditures<br>  ○ Increase 2026 NRC from $0 to $20,000 for ADA issues<br>  ○ Possible increases of 2027-2029 Forecasts for NRC expenditures<br><br>The following additional adjustments to the 2026 Draft Budget were discussed and will be addressed at the September 23, 2025 FAC meeting:<br><br>• Additional Dues Increase<br>• Revision to Tenant Card Fees<br>• Elimination of Member Change Fee Refund policy<br>• Adjustments to the Utility Expense line item<br>• Adjustments to the Professional Fees Expense line item<br>• Other adjustments<br><br>An interactive spreadsheet will be made available at the FAC meeting on September 23rd . Amounts will be updated dependent on the resolution of the FAC so the revised 2026 Budget can be finalized. A copy of the template of the spreadsheet is included. |
| **Fiscal Impact:** The 2026 Budget will be finalized and the fees schedule will be updated. |

**FAC Options:**

1. Revise and update the 2026 Budget and approve to forward to the Board of Directors for Approval and Adoption

**Recommended Motion:**

Staff will forward the FAC's recommendations to the Board.

**Attachments:**

- The 2026 Budget and 2027 – 2029 Forecast Worksheet Template is included below and will be utilized to develop the 2026 Budget recommendations:

GVR

Budget & 3 Year Forecast Worksheet

| | Budget 2026 | Forecast 2027 | Forecast 2028 | Forecast 2029 |
|---|---|---|---|---|
| **Net Surplus (Deficit) Orginal Draft** | - | (182,339) | (316,620) | (431,053) |
| Additional Dues Increase | - | - | - | - |
| Revise Tenant Card Fees | - | - | - | - |
| Elimination of MCF Refund | - | - | - | - |
| Revised Initiatives Funding due to Elimination of MCF Refund | - | - | - | - |
| **Wage Adjustment to Market** | (150,100) | (6,004) | (4,683) | (4,020) |
| **Taxes on Additional Wages** | (11,483) | (459) | (358) | (308) |
| **Increase to MRR-A Funding** | (7,761) | - | - | - |
| **Increase to Non Reserve Capital to $20K for '26** | (20,000) | | | - |
| Increase NRC to $100k for future years | | - | - | - |
| Increase to Utilities Expenses | - | - | - | - |
| Decrease Professional Fees | | - | - | - |
| Other | - | - | - | - |
| Revised Surplus (Deficit) | (187,318) | (186,775) | (319,633) | (433,351) |

Green Valley Recreation, Inc.

# Fiscal Affairs Committee 5.B.

# ABS Soils Report

**Prepared By:** Scott Somers, CEO **Meeting Date:** September 23, 2025

**Presented By:** Scott Somers, CEO

| |
|---|
| **Originating Committee / Department:** Administration |
| **Action Requested:** Discuss and consider costs associated with rebuilding or mothballing the Abrego South pool, spa, and locker room |
| **Strategic Plan Goal 1:** Provide excellent facilities for members to participate in a variety of active and social opportunities<br>**Goal 4:** Cultivate and maintain a sound financial base that generates good value for our members |
| **Background Information:**<br>The pool, spa, and locker room are currently closed due to severe cracks, failure, and concerns of potential collapse. Ninyo and Moore provided geotechnical engineering services to assess the soils condition around the pool. The report is attached. They conclude "that subsurface wet utility leak(s) have occurred in the past or are occurring and these leak(s) have saturated the surrounding subsurface soils. These subsurface soils have in turn collapsed, compressed, and/or consolidated; resulting in the observed distress in the Bath House, the equipment area perimeter wall, the swimming pool and spa walls, and the concrete pool decking areas. The recent pool reconstruction may have contributed to the observed distress but its impact cannot be evaluated due to the lack of the construction records."<br><br>Further, during their onsite visit, they provided helpful comments - based on their extensive experience testing soils near pools in southern Arizona, they said the state of the ABS pool is consistent with what they have seen of pools at the end of their life. They explained that in the 70's, builders did not understand the extent to which they needed to compact soils, and the sort of failure we are seeing now at ABS is common with pools of that era. While steps could be taken to salvage the pool, spa, and building, it is questionable and risky at best that they should be, based on poor soil compaction.<br><br>Funds have been included in the proposed 2026 capital budget to rebuild the pool, spa, deck, and locker room building at great expense. Staff, however, are not recommending to rebuild these facilities just yet, but rather to consider the pros of cons of rebuilding or not. For example, this unexpected capital expenditure, if approved, will delay expansion of the woodshop at the West Center by one year. It will also deplete the Pool and Spa Fund (MRR-B), which will take several years to rebuild which could be problematic should another pool with higher user rates fail in the short run. Conversely, those members that reside near the ABS pool and spa have come to rely on and enjoy the easy access and proximity of the pool |

and spa, even though the East Center pool is a short drive to the north and the Santa Rita Springs pool is a short drive to the south. Based on daily card access swipes, the ABS pool is one of the most under-utilized of GVR's pools. Pool access report attached.

**Fiscal Impact:** The 2026 Proposed Budget includes approximately $1,650,000 from the MRR-B Fund to replace the pool and approximately $750,000 to replace the locker and shower room. A portion of those costs will be slightly offset by use of MRR-A Funds for replacement components, such as pool mechanical systems and locker room remodeling. Please note that annual maintenance and operations costs of the pool, spa, and locker room are approximately $200,000.

Conversely, demolition costs are estimated at $60,000.

**FAC Options:**

1. Recommend maintaining funds in the 2026 budget to allow for further discussion and research on rebuilding or mothballing the pool and locker room.
2. Recommend removing the funds to rebuild the pool and locker room and instead include $60,000 from the Initiatives Fund to demolish these facilities.

**Recommended Motion:**
Staff will forward the FAC's recommendation to the Board.

**Attachments:**

- ABS Geotechnical Engineering Report
- 2024 and 2025 pool usage numbers

# Geotechnical Engineering Services

# Green Valley Recreation, Abrego South Center

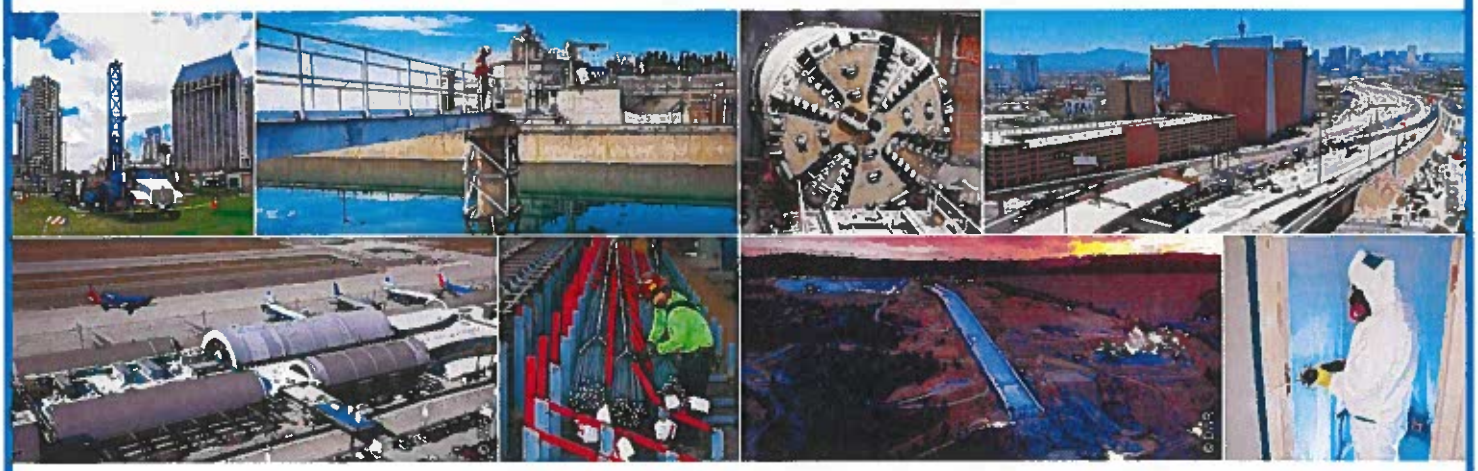
## 1655 South Abrego Drive
## Green Valley, Arizona


Green Valley Recreation, Inc.

1655 South Abrego Drive | Green Valley, Arizona



September 4, 2025 | Project No. 609090001

Geotechnical | Environmental | Construction Inspection & Testing | Forensic Engineering & Expert Witness

Geophysics | Engineering Geology | Laboratory Testing | Industrial Hygiene | Occupational Safety | Air Quality | GIS

Ninyo & Moore

A SOCOTEC COMPANY

Ninyo & Moore
A SOCOTEC COMPANY

September 4, 2025
Project No. 609090001

Mr. Tom Fisher
Green Valley Recreation
1725 East Bilby Road
Tucson, Arizona 85706

Subject: Geotechnical Services
Green Valley Recreation, Abrego South Center
1655 South Abrego Drive
Green Valley, Arizona

Dear Mr. Fisher:

In accordance with your authorization, Ninyo & Moore has performed geotechnical services for the above-referenced site. The attached report presents our methodology, findings, conclusions, and recommendations for the project site.

Ninyo & Moore appreciates the opportunity to be of service to you on this project.

Respectfully submitted,
**NINYO & MOORE**

**Marek J. Kasztalski, PE**
Principal Engineer

**Steven D. Nowaczyk, PE**
Managing Principal Engineer

MJK/SDN/amg

# CONTENTS



## FIGURES



## APPENDICES

# 1 INTRODUCTION

This report was prepared to present our geotechnical services pertaining to the Green Valley Recreation, Abrego South Center in Green Valley, Arizona (Figure 1). Specifically, various forms of distress have occurred within the Bath House building and the pool deck area and are the subject of this study. The purpose of our work was to assess the site geotechnical conditions, perform an evaluation of the cause of the distress at the above-mentioned area, and provide recommendations for remediation work.

# 2 SCOPE OF SERVICES

The scope of our services for this project generally included:

- Reviewing readily available geotechnical data and collecting background information pertaining to the project site and vicinity.
- Conducting a site visit to interview the Recreation Center personnel, observe the facility distress, and to mark out boring locations.
- Performing a floor level (manometer) survey of the area. The results of the manometer survey are presented on Figure 3.
- Performing a geotechnical exploration, which included drilling of three borings to depths of 3.3 to 7.5 feet using a hand operating equipment (hand auger). A Ninyo & Moore employee observed the drilling operations and prepared the boring logs in general accordance with the Unified Soil Classification System (USCS) and ASTM Internal (ASTM) D2488 by observing cuttings and samples. The boring locations are depicted on Figure 2 and the boring logs are presented in Appendix A.
- Collecting soils samples in the borings for laboratory testing and analysis. The soil samples were transported to a Ninyo & Moore laboratory for testing.
- Conducting laboratory testing on soil samples that generally included in-place moisture and dry density, gradation, Atterberg limits, and consolidation. The laboratory test results are presented in Appendix B.
- Conducting geotechnical analysis of the information obtained from our document review and site reconnaissance.
- Preparing this report presenting our findings, conclusions, and remediation recommendations.

# 3 SITE DESCRIPTION

The subject site is located at 1655 South Abrego Drive in Green Valley, Arizona (Figure 1), within the existing Green Valley Recreation, South Abrego Center (Recreation Center) complex surrounded by a perimeter masonry wall. At the time of our evaluation, the center generally consisted of:

- Single-story Recreation Center building and Bath House;
- Covered ramada adjacent to the Recreation Center building;
- Swimming pool, 5-feet deep and standalone spa (jacuzzi), 4 ½-foot deep;
- Concrete deck area around the pool and spa; and
- Adjacent equipment area surrounded by a masonry perimeter wall.

# 4 BACKGROUND INFORMATION

Based on our review of available drawings and aerial photograph, the swimming pool and some of adjacent facilities including the Recreation Center building and the ramada were constructed around 1975.

The Bath House was constructed around 1994. Based on the Bath House Framing Plan/Sections and Details as-built drawing dated July 13, 1994, the building is a wooden frame structure with masonry walls supported on shallow foundations (spread footings) and slab on grade. The adjacent Recreation Center building is a similar wood frame structure, also supported on shallow foundations. The swimming pool was originally 5 to 8.5 feet deep. However, it was more recently reconstructed to a shallower 5-foot depth.

We understand that the Recreation Center has been experiencing movements of the Bathroom House that resulted in structural cracks of the walls and floors. Cracks have also developed in the concrete decking around the swimming pool and spa and within the pool walls. We also understand that in 2024, a pipe associated with the spa was compromised, but we were informed that the recreation center maintenance staff had it repaired. Recently, the structural cracks have been observed to grow bigger and wider and distress aggravated also within the concrete decking area. The Center staff also acknowledged that monthly water bills have recently increased significantly, apparently without any abnormal usages.

# 5 OBSERVATIONS

On July 25, 2025, Ninyo & Moore visited the site and documented the current site conditions. The pool had water in it, but the spa was empty. We also observed the Recreation Center staff turning off water supply to the facility; however; the water meter was still recording flowing water. Our general observations are summarized below and selected photographs are presented in Appendix C:

- Numerous cracks were observed in the Bath House walls and floor slabs:
  - Cracks in the floor slab tiles;
  - Damage to the floor tiling indicating possible floor slab movements;
  - Vertical and horizontal cracks in interior wall drywall and external masonry block walls;
  - Diagonal and stepping cracks in exterior wall masonry block walls and interior dry wall; and
  - Separation cracks at celling and wall corners.
- The western portion of the open area around the pool and the spa demonstrated significant concrete deck distress, including:
  - Cracks in the concrete slabs;
  - Slab vertical movement at joints, which have been compromised; and
  - Diagonal cracks in some floor slabs.
- The eastern portion of the open area around the pool exhibited similar distress with less pronounced vertical slab movements.
- Pool and spa:
  - Vertical cracks and separations in the pool walls;
  - Cracks in the pool bottom slab; and
  - Cracks and separations in spa walls.
- The equipment area perimeter wall exhibited horizontal and stepping cracks.
- The distress observed in the Recreation Center Building and the ramada was less significant and indicative or typical structural performance.

# 6 ELEVATION SURVEY

On August 11, 2025, Ninyo & Moore performed a floor level survey (using a water-level manometer) to evaluate the differential elevations across select Recreation Center areas. The results of the survey are presented on Figure 3.

The elevation survey results for portions of the Bath Building and the decking area around the pool and spa showed an approximately 7-inch elevation differential between the entrance to the Bath House and the concrete decking slab near the Recreation Center building and the ramada. An approximate differential of about 5 ½ inches was measured across the Bath House footprint. A relatively low spot was found between the pool and spa. The area around the pool was generally 6 inches higher than the low spots mentioned above.

# 7 GEOTECHNICAL BORING AND LABORATORY TESTING

On August 15, 2015, Ninyo & Moore conducted a subsurface exploration at the site in order to evaluate the subsurface conditions and to collect soil samples for laboratory testing. Our evaluation consisted of drilling, logging, and sampling of three borings to depths of 3.3 to 7.5 feet using a hand operating equipment (hand auger), see Figure 2. Bulk and relatively undisturbed soil samples were collected at selected depth intervals in our borings.

Ninyo & Moore personnel logged the borings in general accordance with the USCS and ASTM test method D2488 by observing cuttings and drive samples. Collected ring samples were trimmed in the field, wrapped in plastic bags, and placed in cylindrical plastic containers to retain in-place moisture conditions. Similarly, Standard Penetration Test (SPT) and bulk samples were sealed in plastic bags to retain their approximate in-place moisture. Detailed descriptions of the soils encountered are presented on the boring logs in Appendix A.

The soil samples collected from our exploratory activities were transported to the Ninyo & Moore laboratory in Tucson, Arizona for geotechnical laboratory testing. The testing included in-situ moisture content and dry density, gradation, Atterberg limits, and consolidation. The results of the in-situ moisture content and dry density testing are presented on the boring logs in Appendix A and a description of each laboratory test method and the remainder of the test results is presented in Appendix B.

# 8 SUBSURFACE CONDITIONS

The boring log contains our field and laboratory test results, as well as our interpretation of conditions believed to exist between actual samples retrieved. Therefore, this boring log contain both factual and interpretive information. Lines delineating subsurface strata on the boring log are intended to group soils having similar engineering properties and characteristics. They should be considered approximate, as the actual transition between soil types (strata) may be gradual. Detailed stratigraphic information and a key to the soil symbols and terms used on the boring log are provided in Attachment A.

## 8.1 Concrete Pool Decking

Approximately 4-inch-thick concrete pool decking was encountered at the surface of our borings.

## 8.2 Fill

Undocumented fill soils were encountered below the concrete pool decking in our borings, and extended to the boring termination depths. The fill in our borings consisted of wet, loose (HS-1) to moist, medium dense (HS-2 and HS-3) silty sand, clayey sand, and silty clayey sand with variable percentages of gravel. Our boring HS-3 was terminated by Auger refusal and a very dense gravel layer.

# 9 DISCUSSION OF LABORATORY TEST RESULTS

The fill soils sampled in our boring generally consisted of non-plastic silty sand and low plasticity clayey sand with various percentages of gravel and were found to be in a loose to medium dense condition. The laboratory test results show that the site soil types encountered in our borings are relatively consistent. In-situ dry densities of the tested soil specimens were generally within the range of typical dry density values for these types of soil. However, the results of in-situ moisture content tests indicate significantly elevated moisture contents within boring HS-1, especially below an approximate depth of 3 feet below ground surface (bgs). These soil samples demonstrated saturation levels well above the range of typical moisture contents for these types of soils. In the other borings, the moisture contents of the samples tested were much lower; however, we observed a general trend indicating increased moisture content with the sample depth. The results of a consolidation test indicate an approximately 5.5 percent collapse upon saturation and increased compressibility after sample inundation.

# 10 FINDINGS AND CONCLUSIONS

Based on the results of our subsurface evaluation, laboratory testing, and data analysis, we conclude that subsurface wet utility leak(s) have occurred in the past or are occurring and these leak(s) have saturated the surrounding subsurface soils. These subsurface soils have in turn collapsed, compressed, and/or consolidated; resulting in the observed distress in the Bath House, the equipment area perimeter wall, the swimming pool and spa walls, and the concrete pool decking areas. The recent pool reconstruction may have contributed to the observed distress but its impact can not be evaluated due to the lack of the construction records. These conclusions are based on the following findings:

- Our background research revealed:
  - a history of distress development near the affected facilities;
  - possible water leakages from subsurface utility lines within the area of concern; and
  - the pool was reconstructed but no construction records were available for our review.
- The floor level survey results are consistent with the observed distress, showing that various areas of the site have experienced total settlements of up to about 6 inches and a relatively low spot was found between the pool and spa.
- The results of the field and laboratory testing indicate that the subgrade soil exhibit abnormally high saturation levels in the areas of the highest measured elevation differentials and the most severe distress.
- Many of the observed cracks and settlements and their severity coincide with the highest differential movements of the Bath House floor and concrete deck slabs, as well as with the elevated moisture contents of the subgrade soils.
- Some of the pool distress is situated over subgrade soils that were likely placed as part of the recent pool reconstruction.

# 11 RECOMMENDED MITIGATION MEASURES

Prior to any mitigation work, the leak detection should be performed and any leaking utilities should be repaired.

Typical measures to mitigate the building distress similar to what have been reported at this building include underpinning of the building and the perimeter wall foundations (footings and slabs on grade) to provide additional support and the reduce potential for future movements. This would include system of helical piers or micro-piles that are commonly designed and installed by specialty contractors. For the design of such mitigation measures, additional geotechnical services including deeper borings will need to be considered.

Possible mitigation of the concrete deck slab movements should include overexcavation of the subgrade soils to depths indicating competent soil strata, which may be below the depths of our exploration (7.5 feet bgs) and replacement of the excavated soils with compacted engineered fill placed in 6-inch-thick lifts at a moisture content generally close to the optimum.

The pool distress, although believed to be largely associated with the above discussed subsurface conditions, should be subject of additional evaluation of the fill soils condition under its bottom.

Ninyo & Moore will be happy to provide support geotechnical and material testing services during and after the mitigation measure implementation.

## 12 LIMITATIONS

The geotechnical services described in this report have been conducted in general accordance with current practice and the standard of care exercised by geotechnical consultants performing similar tasks in the project area. No warranty, expressed or implied, is made regarding the conclusions, and opinions presented in this report.

# 13 REFERENCES


ASTM International (ASTM), Annual Book of ASTM Standards.

Euge, K.M., Schell, B.A., and Lam, I.P., 1992, Development of Seismic Acceleration Contour Maps for Arizona: Arizona Department of Transportation Report No. AZ 92-344: dated September.

Google, Inc., Google Earth™ mapping service, http://earth.google.com.

Nationwide Environmental Title Research (NETR), LLC, Historic Aerials by NETR Online, http://historicaerials.com/.

Ninyo & Moore, 2023, Geotechnical Evaluation, Sunnyside High School, Innovation Building Addition, 1725 East Bilby Road, Tucson, Arizona: dated, January 19.

Ninyo & Moore, In-house proprietary information.

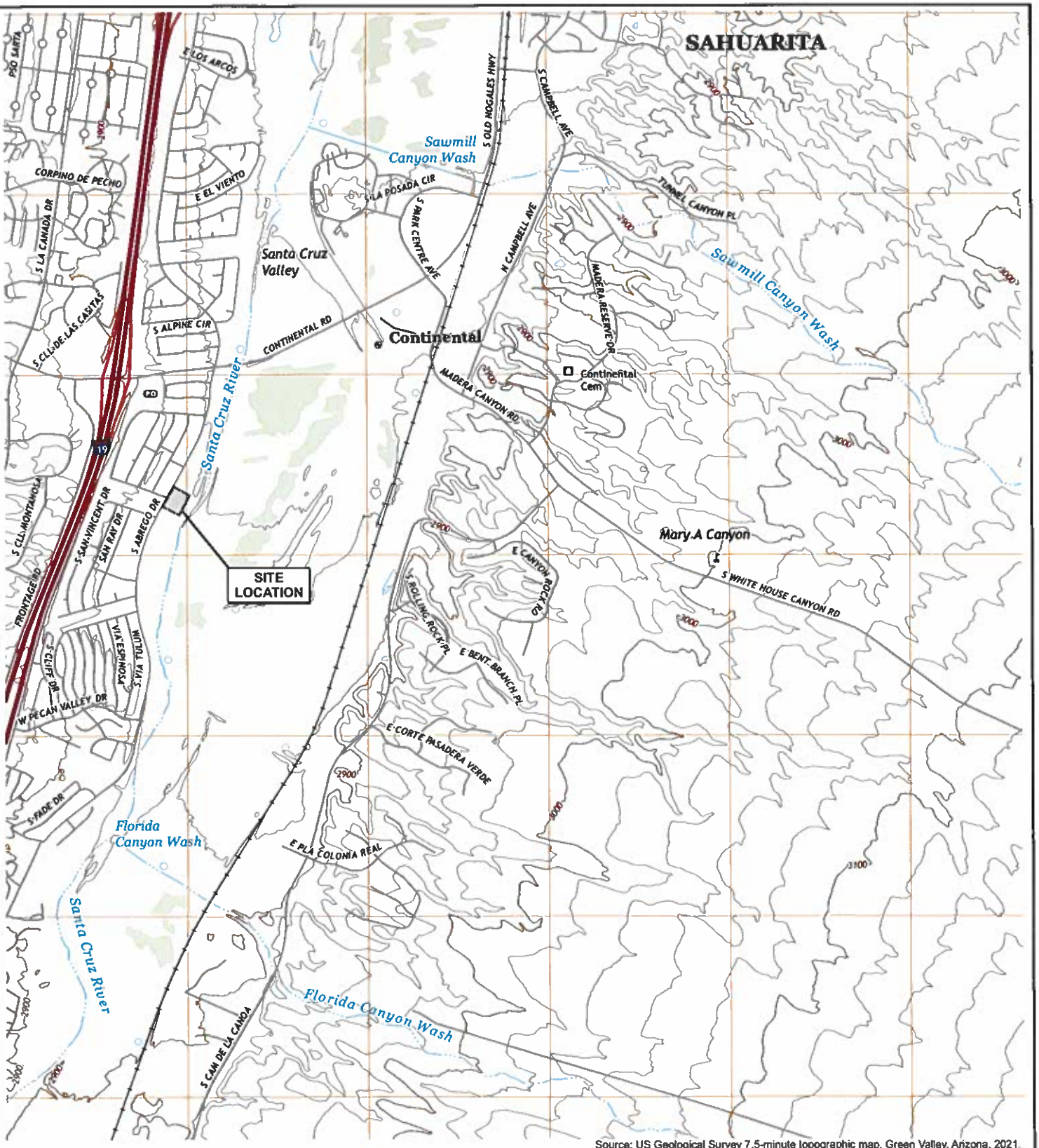
Pearthree, P.A., McKittrick, M.A., Jackson, G.W., and Demsey, K.A., 1988, Geologic Map of Quaternary and Upper Tertiary Deposits, Tucson 1 x 2 Degree Quadrangle, AZ: Arizona Geological Survey, Open-File Report 88-21: scale 1:250,000.

Pima Association of Governments (PAG) Standard Specifications for Public Improvements.

United States Department of Agriculture (USDA) Web Soil Survey, http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm.

United States Geological Survey, 2021, Tucson, Arizona-Pima Co., 7.5-Minute Topographic Quadrangle Map: scale 1:24,000.

# FIGURES




Source: US Geological Survey 7.5-minute topographic map, Green Valley, Arizona, 2021.

N

FEET

0 2000

NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE

FIGURE 1

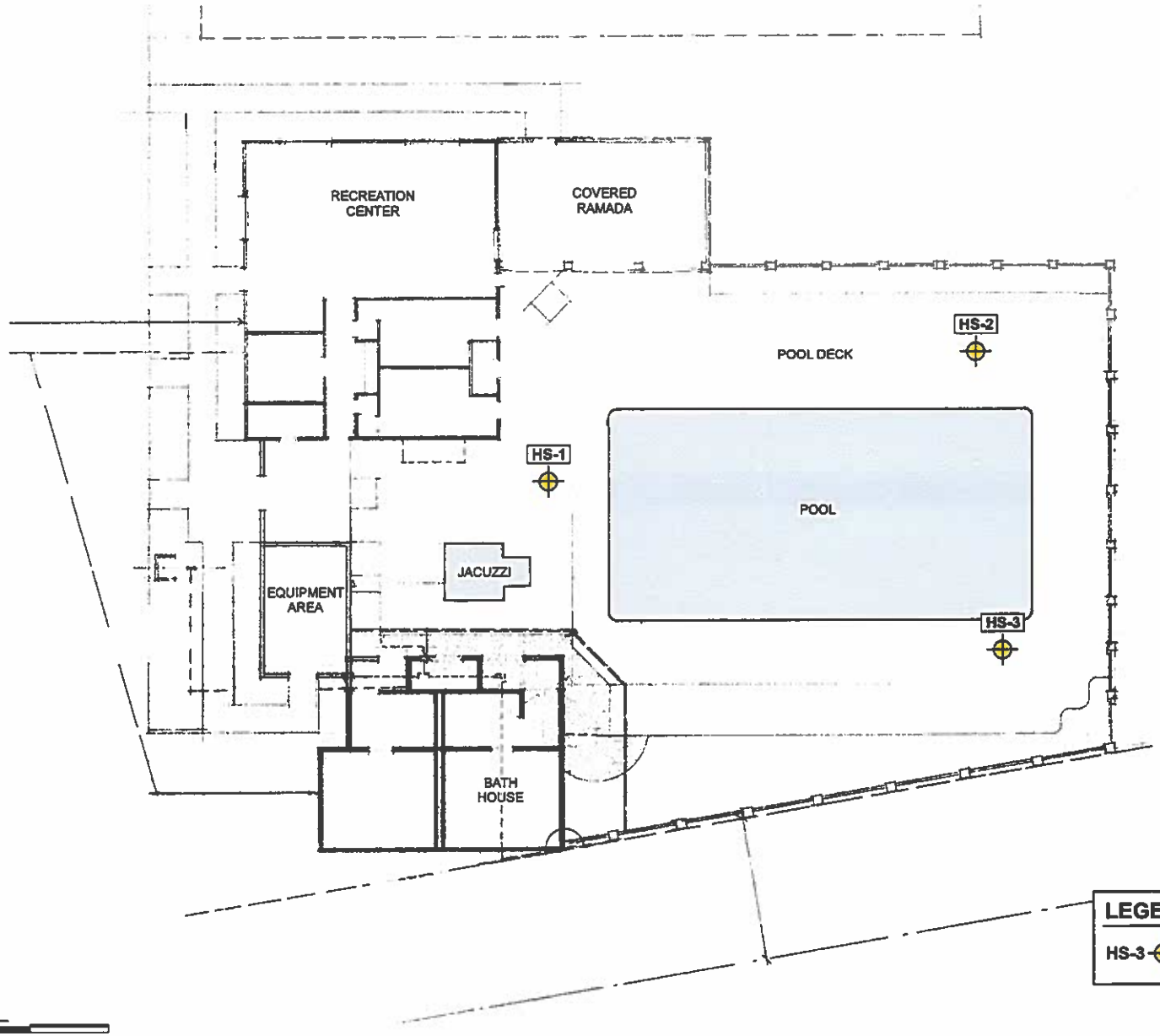
## SITE LOCATION

GREEN VALLEY RECREATION CENTER DISTRESS EVALUATION
GREEN VALLEY, ARIZONA

609090001 | 9/25

Ninyo & Moore
A SOCOTEC COMPANY

bsm file no: 9090vmap0825




NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

FIGURE 2

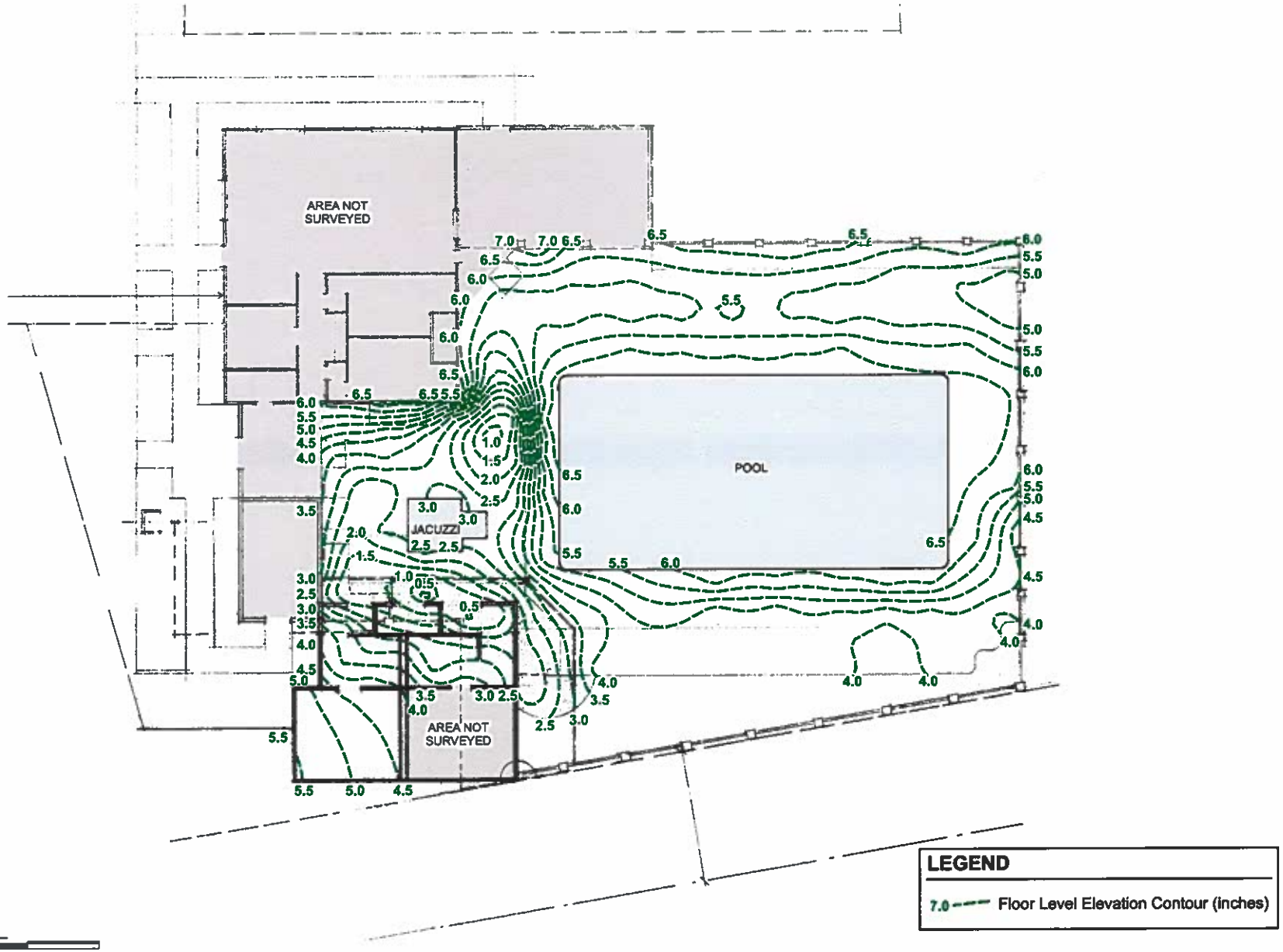
## HAND SAMPLE LOCATIONS

GREEN VALLEY RECREATION CENTER DISTRESS EVALUATION
GREEN VALLEY, ARIZONA

609090001 | 9/25

Ninyo & Moore
A SOCOTEC COMPANY

bsm file no: 9090[illegible]0825




NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

FIGURE 3

## FLOOR LEVEL SURVEY

GREEN VALLEY RECREATION CENTER DISTRESS EVALUATION
GREEN VALLEY, ARIZONA

609090001 | 9/25

Ninyo & Moore
A SOCOTEC COMPANY

bsm file no: 9090[illegible]025

# APPENDIX A

Boring Logs

# APPENDIX A

## BORING LOG

**Field Procedure for the Collection of Disturbed Samples**
Disturbed soil samples were obtained in the field using the following methods.

**Bulk Samples**
Bulk samples of representative earth materials were obtained from the exploratory boring. The samples were bagged and transported to the laboratory for testing.

**The Standard Penetration Test (SPT) Sampler**
Disturbed drive samples of earth materials were obtained by means of a Standard Penetration Test sampler. The sampler is composed of a split barrel with an external diameter of 2 inches and an unlined internal diameter of 1-3/8 inches. The sampler was driven into the ground 12 to 18 inches with a 140-pound hammer falling freely from a height of 30 inches in general accordance with ASTM D1586. The blow counts were recorded for every 6 inches of penetration; the blow counts reported on the log are those for the last 12 inches of penetration. Soil samples were observed and removed from the sampler, bagged, sealed and transported to the laboratory for testing.

**Field Procedure for the Collection of Relatively Undisturbed Samples**
Relatively undisturbed soil samples were obtained in the field using the following methods.

**The Modified Split-Barrel Drive Sampler**
The sampler, with an external diameter of 3.0 inches, was lined with 1-inch long, thin brass rings with inside diameters of approximately 2.4 inches. The sample barrel was driven into the ground with the weight of a hammer or the Kelly bar of the drill rig in general accordance with ASTM D3550. The driving weight was permitted to fall freely. The approximate length of the fall, the weight of the hammer or bar, and the number of blows per foot of driving are presented on the boring log as an index to the relative resistance of the materials sampled. The samples were removed from the sample barrel in the brass rings, sealed, and transported to the laboratory for testing.

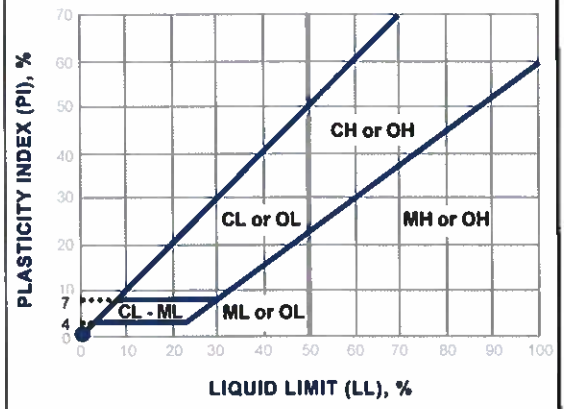
## Soil Classification Chart Per ASTM D 2488

| Primary Divisions | | | Secondary Divisions | |
|---|---|---|---|---|
| | | | Group Symbol | Group Name |
| **COARSE-GRAINED SOILS** more than 50% retained on No. 200 sieve | **GRAVEL** more than 50% of coarse fraction retained on No. 4 sieve | CLEAN GRAVEL **less than 5% fines** | GW | well-graded GRAVEL |
| | | | GP | poorly graded GRAVEL |
| | | GRAVEL with DUAL CLASSIFICATIONS **5% to 12% fines** | GW-GM | well-graded GRAVEL with silt |
| | | | GP-GM | poorly graded GRAVEL with silt |
| | | | GW-GC | well-graded GRAVEL with clay |
| | | | GP-GC | poorly graded GRAVEL with clay |
| | | GRAVEL with FINES more than **12% fines** | GM | silty GRAVEL |
| | | | GC | clayey GRAVEL |
| | | | GC-GM | silty, clayey GRAVEL |
| | **SAND** 50% or more of coarse fraction passes No. 4 sieve | CLEAN SAND **less than 5% fines** | SW | well-graded SAND |
| | | | SP | poorly graded SAND |
| | | SAND with DUAL CLASSIFICATIONS **5% to 12% fines** | SW-SM | well-graded SAND with silt |
| | | | SP-SM | poorly graded SAND with silt |
| | | | SW-SC | well-graded SAND with clay |
| | | | SP-SC | poorly graded SAND with clay |
| | | SAND with FINES more than **12% fines** | SM | silty SAND |
| | | | SC | clayey SAND |
| | | | SC-SM | silty, clayey SAND |
| **FINE-GRAINED SOILS** 50% or more passes No. 200 sieve | **SILT and CLAY** liquid limit less than 50% | INORGANIC | CL | lean CLAY |
| | | | ML | SILT |
| | | | CL-ML | silty CLAY |
| | | ORGANIC | OL (PI > 4) | organic CLAY |
| | | | OL (PI < 4) | organic SILT |
| | **SILT and CLAY** liquid limit 50% or more | INORGANIC | CH | fat CLAY |
| | | | MH | elastic SILT |
| | | ORGANIC | OH (plots on or above "A"-line) | organic CLAY |
| | | | OH (plots below "A"-line) | organic SILT |
| | Highly Organic Soils | | PT | Peat |

## Grain Size

| Description | | Sieve Size | Grain Size | Approximate Size |
|---|---|---|---|---|
| Boulders | | > 12" | > 12" | Larger than basketball-sized |
| Cobbles | | 3 - 12" | 3 - 12" | Fist-sized to basketball-sized |
| Gravel | Coarse | 3/4 - 3" | 3/4 - 3" | Thumb-sized to fist-sized |
| | Fine | #4 - 3/4" | 0.19 - 0.75" | Pea-sized to thumb-sized |
| Sand | Coarse | #10 - #4 | 0.079 - 0.19" | Rock-salt-sized to pea-sized |
| | Medium | #40 - #10 | 0.017 - 0.079" | Sugar-sized to rock-salt-sized |
| | Fine | #200 - #40 | 0.0029 - 0.017" | Flour-sized to sugar-sized |
| Fines | | Passing #200 | < 0.0029" | Flour-sized and smaller |

## Plasticity Chart




## Apparent Density - Coarse-Grained Soil

| Apparent Density | Spooling Cable or Cathead | | Automatic Trip Hammer | |
|---|---|---|---|---|
| | SPT (blows/foot) | Modified Split Barrel (blows/foot) | SPT (blows/foot) | Modified Split Barrel (blows/foot) |
| Very Loose | ≤ 4 | ≤ 8 | ≤ 3 | ≤ 5 |
| Loose | 5 - 10 | 9 - 21 | 4 - 7 | 6 - 14 |
| Medium Dense | 11 - 30 | 22 - 63 | 8 - 20 | 15 - 42 |
| Dense | 31 - 50 | 64 - 105 | 21 - 33 | 43 - 70 |
| Very Dense | > 50 | > 105 | > 33 | > 70 |

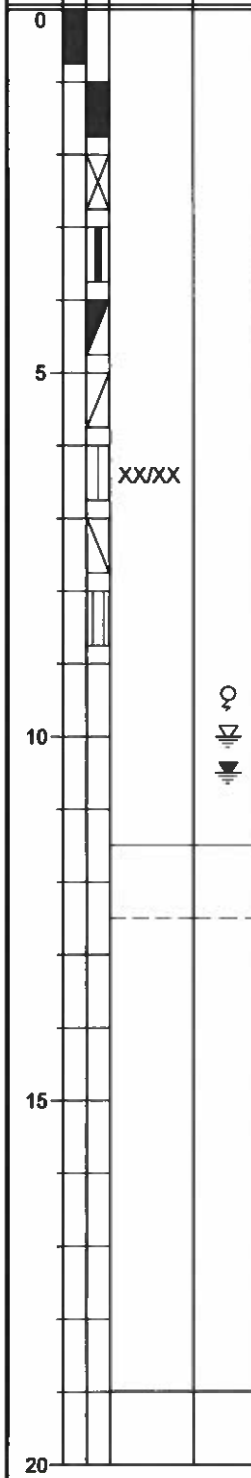
## Consistency - Fine-Grained Soil

| Consis-tency | Spooling Cable or Cathead | | Automatic Trip Hammer | |
|---|---|---|---|---|
| | SPT (blows/foot) | Modified Split Barrel (blows/foot) | SPT (blows/foot) | Modified Split Barrel (blows/foot) |
| Very Soft | < 2 | < 3 | < 1 | < 2 |
| Soft | 2 - 4 | 3 - 5 | 1 - 3 | 2 - 3 |
| Firm | 5 - 8 | 6 - 10 | 4 - 5 | 4 - 6 |
| Stiff | 9 - 15 | 11 - 20 | 6 - 10 | 7 - 13 |
| Very Stiff | 16 - 30 | 21 - 39 | 11 - 20 | 14 - 26 |
| Hard | > 30 | > 39 | > 20 | > 26 |

Ninyo & Moore
A SOCOTEC COMPANY

**USCS METHOD OF SOIL CLASSIFICATION**

# BORING LOG EXPLANATION SHEET




Bulk sample.

Modified split-barrel drive sampler.

No recovery with modified split-barrel drive sampler.

Sample retained by others.

Standard Penetration Test (SPT).

No recovery with a SPT.

Shelby tube sample. Distance pushed in inches/length of sample recovered in inches.

No recovery with Shelby tube sampler.

Continuous Push Sample.

Seepage.

Groundwater encountered during drilling.

Groundwater measured after drilling.

SM

MAJOR MATERIAL TYPE (SOIL):
Solid line denotes unit change.

CL

Dashed line denotes material change.

Attitudes: Strike/Dip
b: Bedding
c: Contact
j: Joint
f: Fracture
F: Fault
cs: Clay Seam
s: Shear
bss: Basal Slide Surface
sf: Shear Fracture
sz: Shear Zone
sbs: Shear Bedding Surface

The total depth line is a solid line that is drawn at the bottom of the boring.

Ninyo & Moore
A SOCOTEC COMPANY

**BORING LOG**

DATE DRILLED 8/15/2025 BORING NO. HS-1

GROUND ELEVATION 2,870 ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING Hand Sample/Hand Auger

DRIVE WEIGHT 35 lbs. (Manual) DROP N/A

SAMPLED BY BSJ LOGGED BY BSJ REVIEWED BY SDN

| DEPTH (feet) | SAMPLES (Bulk / Driven) | BLOWS/FOOT | MOISTURE (%) | DRY DENSITY (PCF) | SYMBOL | CLASSIFICATION U.S.C.S. | DESCRIPTION/INTERPRETATION |
|---|---|---|---|---|---|---|---|
| 0 | | | | | | | POOL DECKING; Approximately 4 1/1 inches thick. |
| | | | 9.0 | | | SM | FILL:<br>Brown, wet, loose, silty SAND; trace gravel. |
| | | | 9.0 | | | | |
| | | | 18.9 | | | SC | Brown, moist, loose, clayey SAND; few gravel. |
| 5 | | | 18.3 | | | | |
| | | | 16.9 | | | | |
| | | | 14.9 | | | | |
| | | | | | | | Total Depth = 7.5 feet.<br>Groundwater not encountered during drilling.<br>Backfilled with soil and patched with grout on 8/15/25 shortly after completion of drilling. |
| 10 | | | | | | | Notes:<br>Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.<br><br>The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents. |
| 15 | | | | | | | |
| 20 | | | | | | | |

FIGURE A- 1

Ninyo & Moore
A SOCOTEC COMPANY

GREEN VALLEY RECREATION CENTER DISTRESS EVALUATION
GREEN VALLEY, ARIZONA



609690001 | 9/25

DATE DRILLED 8/15/2025 BORING NO. HS-2

GROUND ELEVATION 2,870 ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING Hand Sample/Hand Auger

DRIVE WEIGHT 35 lbs. (Manual) DROP N/A

SAMPLED BY BSJ LOGGED BY BSJ REVIEWED BY SDN

| DEPTH (feet) | SAMPLES (Bulk / Driven) | BLOWS/FOOT | MOISTURE (%) | DRY DENSITY (PCF) | SYMBOL | CLASSIFICATION U.S.C.S. | DESCRIPTION/INTERPRETATION |
|---|---|---|---|---|---|---|---|
| 0 | | | | | | | POOL DECKING; Approximately 4 inches thick. |
| | | | 4.1 | | | SC-SM | FILL:<br>Brown, dry, medium dense, silty, clayey SAND. |
| | | | 3.6 | 105.7 | | | |
| | | | 3.7 | | | | |
| 5 | | | 9.1 | | | | Moist |
| | | | | | | | Total Depth = 6 feet.<br>Groundwater not encountered during drilling.<br>Backfilled with soil and patched with grout on 8/15/25 shortly after completion of drilling.<br><br>Notes:<br>Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.<br><br>The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents. |
| 10 | | | | | | | |
| 15 | | | | | | | |
| 20 | | | | | | | |

FIGURE A- 2

DATE DRILLED 8/15/2025 BORING NO. HS-3

GROUND ELEVATION 2,870 ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING Hand Sample/Hand Auger

DRIVE WEIGHT 35 lbs. (Manual) DROP N/A

SAMPLED BY BSJ LOGGED BY BSJ REVIEWED BY SDN

| DEPTH (feet) | SAMPLES (Bulk / Driven) | BLOWS/FOOT | MOISTURE (%) | DRY DENSITY (PCF) | SYMBOL | CLASSIFICATION U.S.C.S. | DESCRIPTION/INTERPRETATION |
|---|---|---|---|---|---|---|---|
| 0 | | | | | | | POOL DECKING; Approximately 4 inches thick. |
| | | | 2.4 | | | SM | FILL:<br>Brown, dry, medium dense, silty SAND; few gravel. |
| | | | 3.7 | 104.2 | | | |
| | | | | | | | @ 3.3 feet. Refusal on cobbles.<br>Total Depth = 3.3 feet. Refusal<br>Groundwater not encountered during drilling.<br>Backfilled with soil and patched with grout on 8/15/25 shortly after completion of drilling. |
| 5 | | | | | | | Notes:<br>Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.<br><br>The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents. |
| 10 | | | | | | | |
| 15 | | | | | | | |
| 20 | | | | | | | |

FIGURE A- 3

# APPENDIX B

Laboratory Testing

# APPENDIX B

## LABORATORY TESTING

### Classification

Soils were visually and texturally classified in accordance with the Unified Soil Classification System (USCS) in general accordance with ASTM D2488. Soil classifications are indicated on the log of the exploratory boring in Appendix A.

### In-Place Moisture and Density Tests

The moisture content and dry density of relatively undisturbed samples obtained from the exploratory boring were evaluated in general accordance with ASTM D2937. The test results are presented on the log of the exploratory boring in Appendix A.

### Gradation Analysis

Gradation analysis tests were performed on selected representative soil samples in general accordance with ASTM D422. The grain-size distribution curves are shown on Figure B-1. These test results were utilized in evaluating the soil classifications in accordance with the USCS.

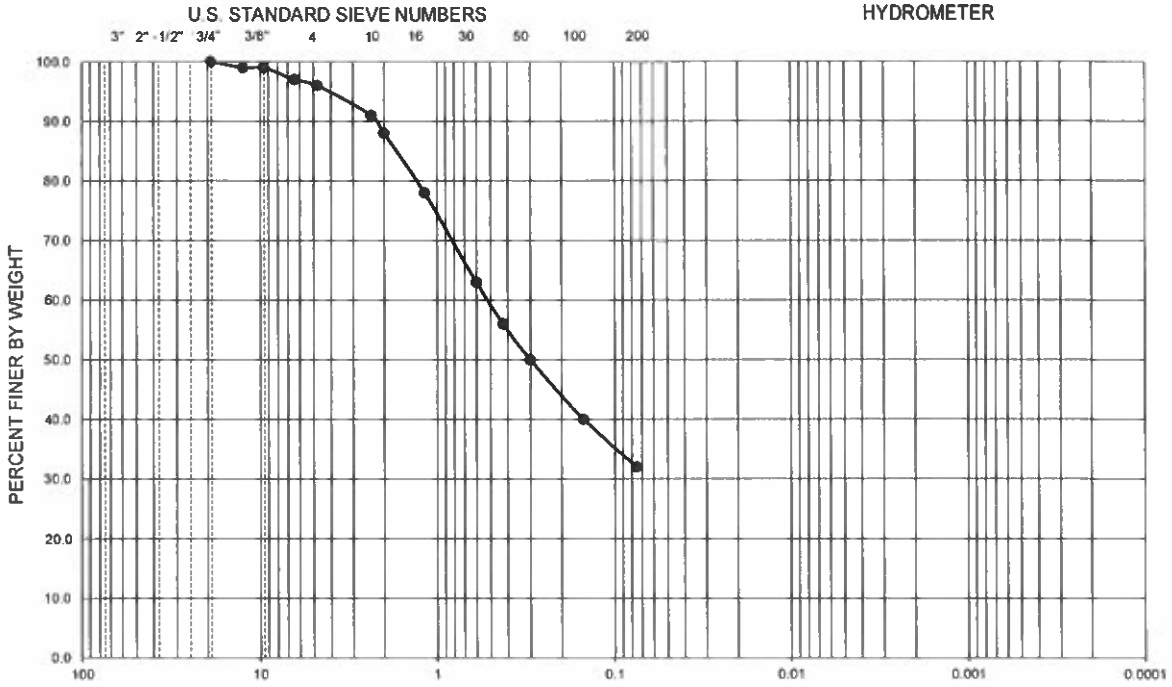
### Atterberg Limits

Tests were performed on a selected representative fine-grained soil sample to evaluate the liquid limit, plastic limit, and plasticity index in general accordance with ASTM D4318. These test results were utilized to evaluate the soil classification in accordance with the USCS. The test results and classifications are shown on Figure B-2.

### Consolidation Test

Consolidation test was performed on a selected relatively undisturbed soil sample in general accordance with ASTM D2435. The sample was inundated during testing to represent adverse field conditions. The percent of consolidation for each load cycle was recorded as a ratio of the amount of vertical compression to the original height of the sample. The results of the test are summarized on Figure B-3.

| GRAVEL | | SAND | | | FINES | |
|---|---|---|---|---|---|---|
| Coarse | Fine | Coarse | Medium | Fine | SILT | CLAY |




| Symbol | Sample Location | Depth (ft) | Liquid Limit | Plastic Limit | Plasticity Index | $D_{10}$ | $D_{30}$ | $D_{60}$ | $C_u$ | $C_c$ | Passing No. 200 (percent) | USCS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ● | HS-1 | 0.4-2.0 | -- | -- | NP | -- | -- | 0.51 | -- | -- | 32.0 | SM |

NP - INDICATES NON-PLASTIC

PERFORMED IN GENERAL ACCORDANCE WITH ASTM C136 / D422

FIGURE B-1

**GRADATION TEST RESULTS**

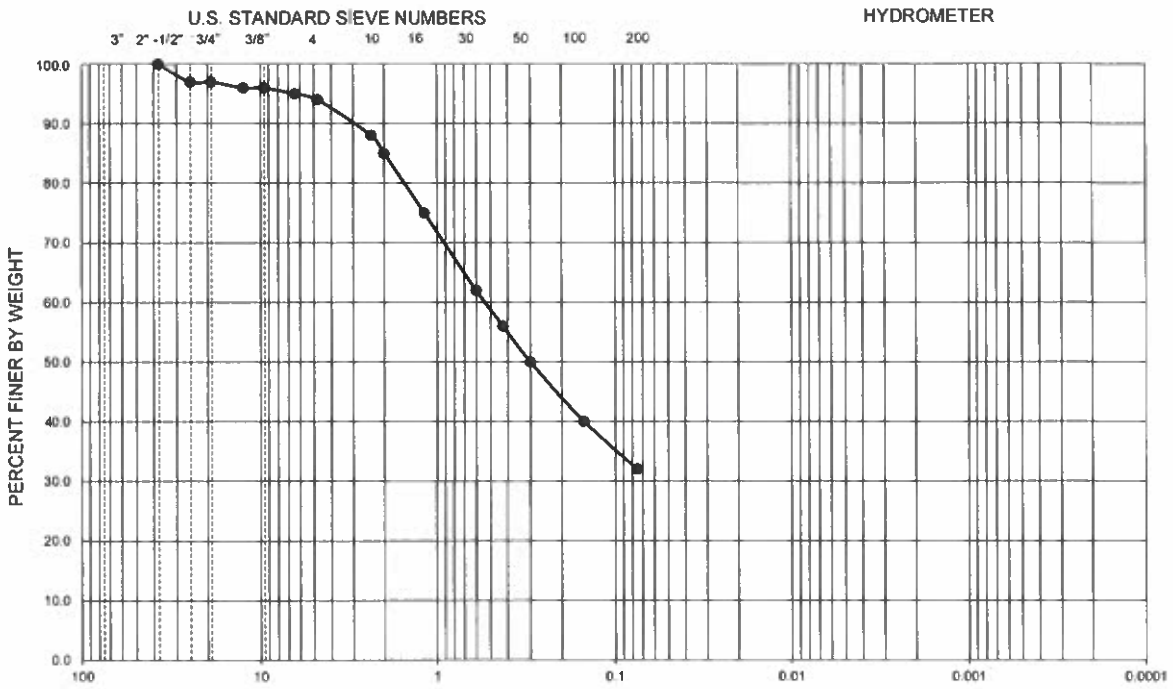
GREEN VALLEY RECREATION CENTER DISTRESS EVALUATION

GREEN VALLEY , ARIZONA

Ninyo & Moore
A SOCOTEC COMPANY

609090001 | 9/25

| GRAVEL | | SAND | | | FINES | |
|---|---|---|---|---|---|---|
| Coarse | Fine | Coarse | Medium | Fine | SILT | CLAY |




| Symbol | Sample Location | Depth (ft) | Liquid Limit | Plastic Limit | Plasticity Index | $D_{10}$ | $D_{30}$ | $D_{60}$ | $C_u$ | $C_c$ | Passing No. 200 (percent) | USCS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ● | HS-1 | 5.0-6.0 | 22 | 13 | 9 | -- | -- | 0.53 | -- | -- | 32.0 | SC |

PERFORMED IN GENERAL ACCORDANCE WITH ASTM C136 / D422

FIGURE B-2

**GRADATION TEST RESULTS**

GREEN VALLEY RECREATION CENTER DISTRESS EVALUATION

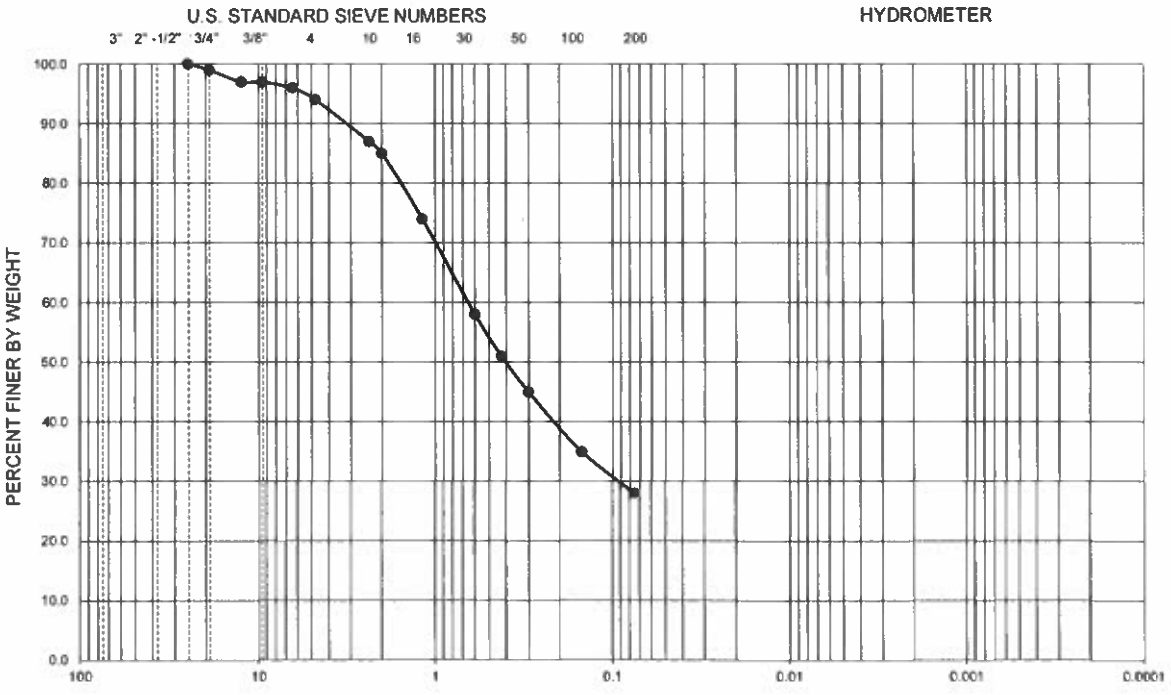
GREEN VALLEY , ARIZONA

609090001 | 9/25

Ninyo & Moore

A SOCOTEC COMPANY

| GRAVEL | | SAND | | | FINES | |
|---|---|---|---|---|---|---|
| Coarse | Fine | Coarse | Medium | Fine | SILT | CLAY |




| Symbol | Sample Location | Depth (ft) | Liquid Limit | Plastic Limit | Plasticity Index | $D_{10}$ | $D_{30}$ | $D_{60}$ | $C_u$ | $C_c$ | Passing No. 200 (percent) | USCS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ● | HS-3 | 2.0-3.0 | -- | -- | NP | -- | 0.090 | 0.64 | -- | -- | 28.0 | SM |

NP - INDICATES NON-PLASTIC

PERFORMED IN GENERAL ACCORDANCE WITH ASTM C136 / D422

FIGURE B-3

**GRADATION TEST RESULTS**

GREEN VALLEY RECREATION CENTER DISTRESS EVALUATION

GREEN VALLEY , ARIZONA

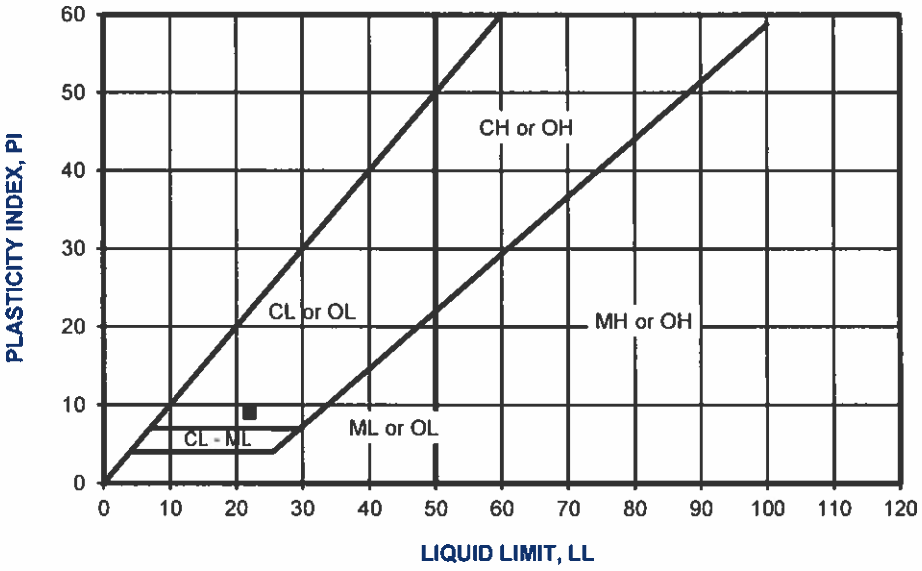
609090001 | 9/25

Ninyo & Moore

A SOCOTEC COMPANY

| SYMBOL | LOCATION | DEPTH (ft) | LIQUID LIMIT | PLASTIC LIMIT | PLASTICITY INDEX | USCS CLASSIFICATION (Fraction Finer Than No. 40 Sieve) | USCS |
|---|---|---|---|---|---|---|---|
| ● | HS-1 | 0.4-2.0 | -- | -- | NP | ML | SM |
| ■ | HS-1 | 5.0-6.0 | 22 | 13 | 9 | CL | SC |
| ◆ | HS-3 | 2.0-3.0 | -- | -- | NP | ML | SM |

NP - INDICATES NON-PLASTIC




PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4318

FIGURE B-4

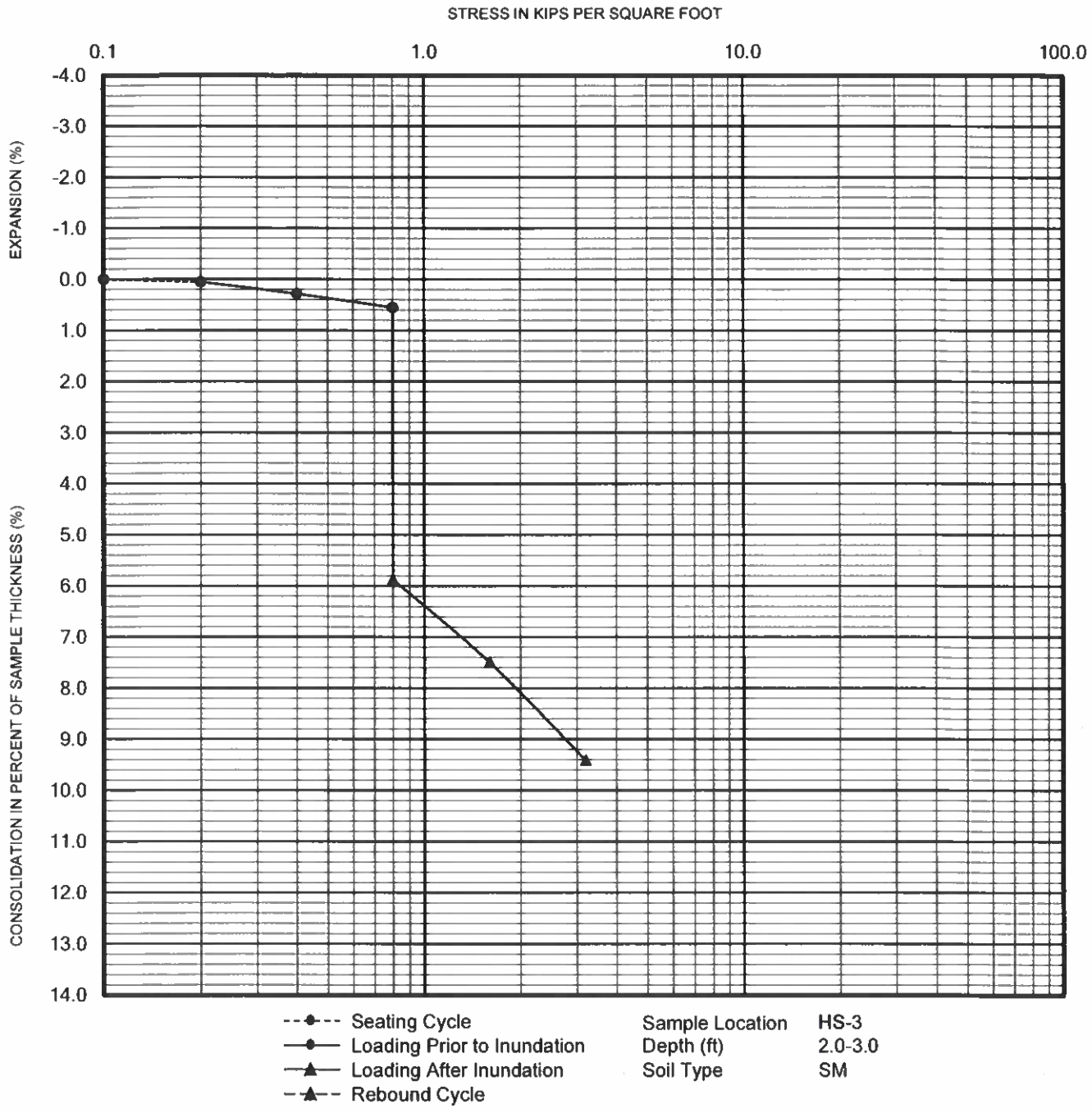
**ATTERBERG LIMITS TEST RESULTS**

GREEN VALLEY RECREATION CENTER DISTRESS EVALUATION

GREEN VALLEY , ARIZONA

Ninyo & Moore
A SOCOTEC COMPANY

609090001 | 9/25




PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 2435

FIGURE B-5

**CONSOLIDATION TEST RESULTS**

GREEN VALLEY RECREATION CENTER DISTRESS EVALUATION

GREEN VALLEY , ARIZONA

Ninyo & Moore

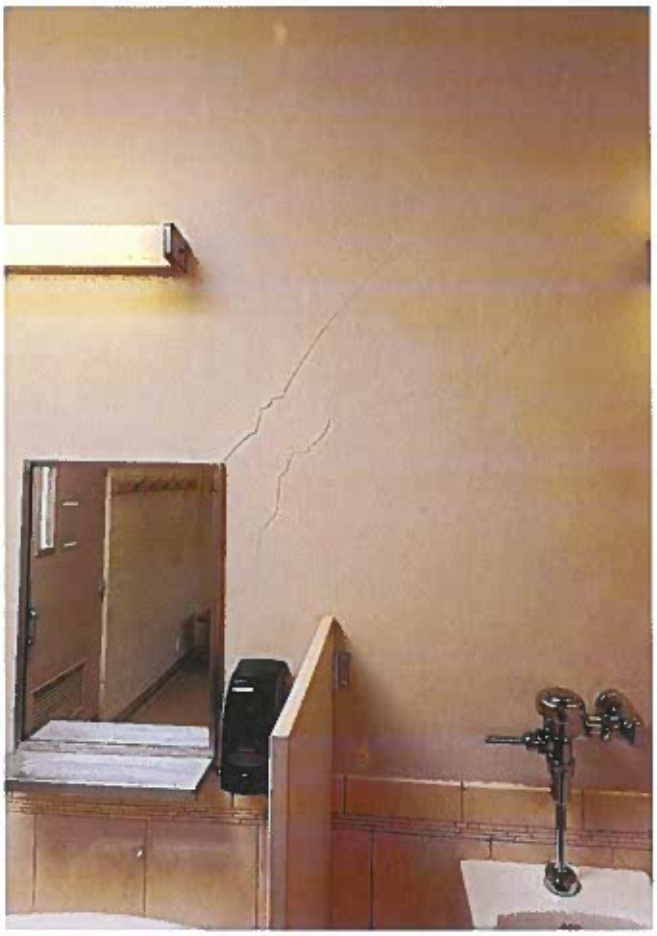
A SOCOTEC COMPANY

609090001 | 9/25

# APPENDIX C

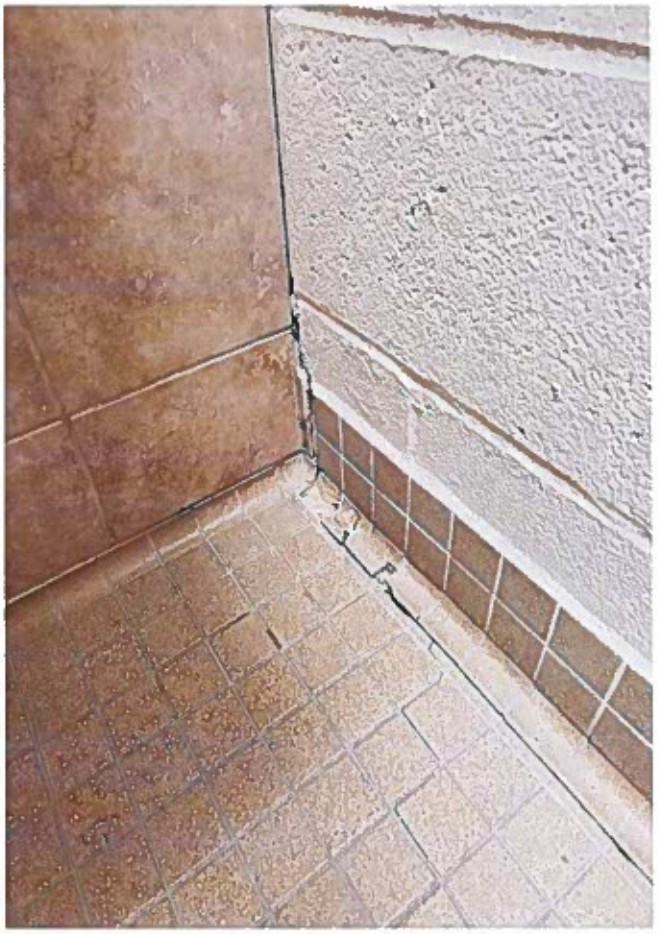
Selected Photographs

**Photograph 1:** **Bath House - Ceiling and Wall Separation**



**Photograph 2:** **Bath House - Diagonal Crack in Dry Wall**

**Photograph 3:** **Bath House - Floor Tile Crack**

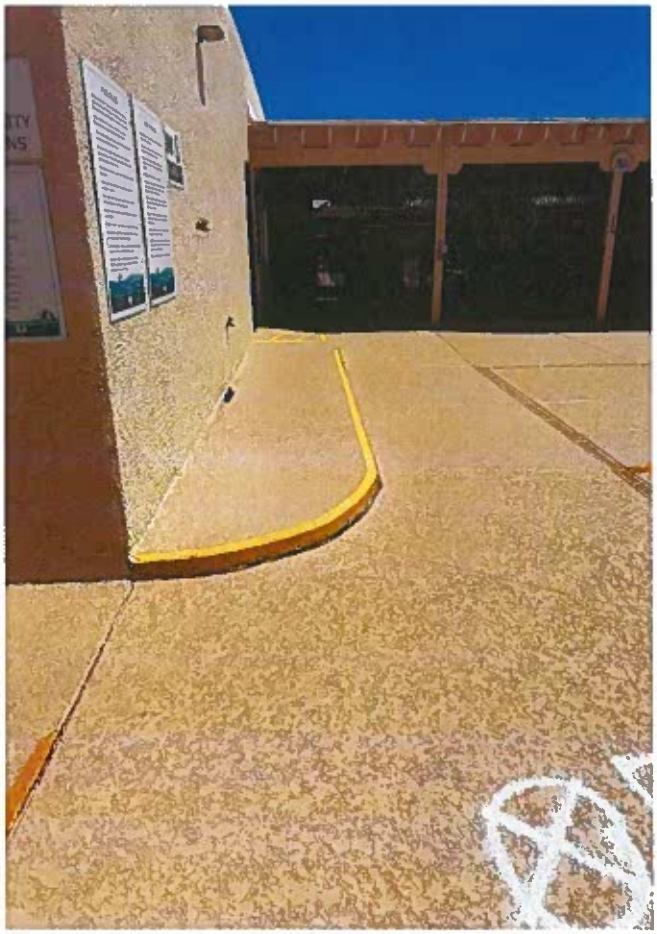


**Photograph 4:** **Bath House - Floor Tile Damage**

**Photograph 5:** **Bath House - Stepping Crack in Exterior Wall**

**Photograph 6:** **Bath House - Horizontal Crack in Exterior Wall**

**Photograph 7:** **Concrete Deck - Corner Crack**



**Photograph 8:** **Concrete Deck - Slab Settlement**

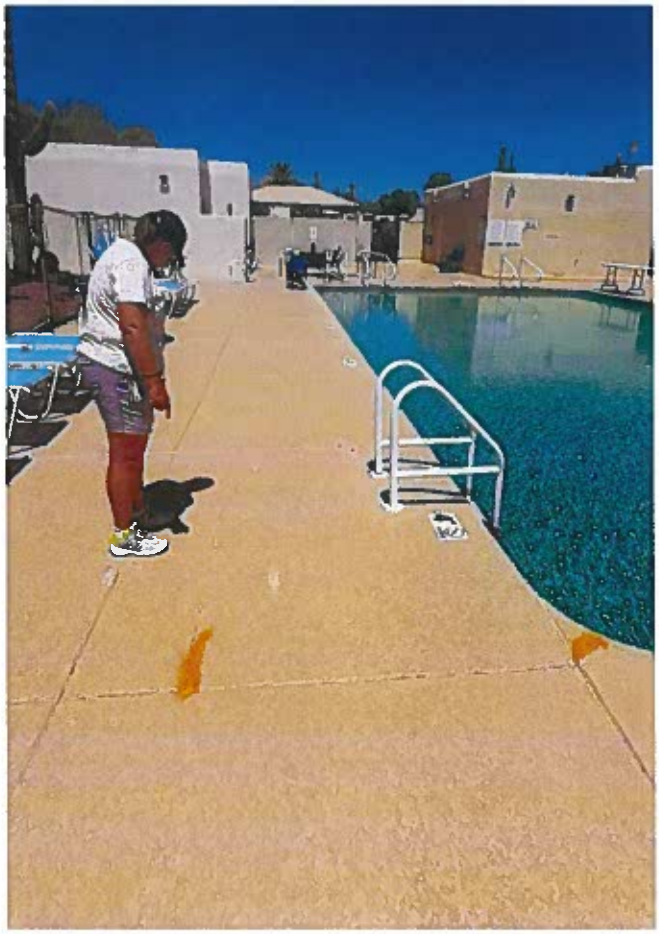
FIGURE C-8

Ninyo & Moore
A SOCOTEC COMPANY

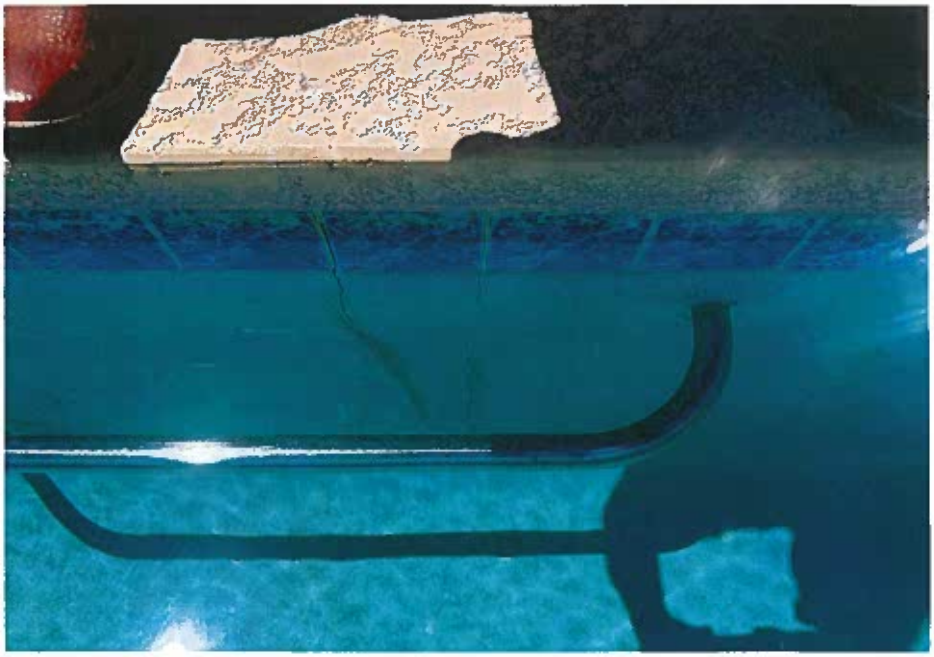
**SELECTED PHOTOGRAPHS**

GREEN VALLEY RECREATION DISTRESS EVALUATION
GREEN VALLEY, ARIZONA

609090001 | 9/25



**Photograph 9:** **Concrete Desc - Slab Settlement and Joint Separation**



**Photograph 10:** **Swimming Pool - Vertical Wall Cracks**

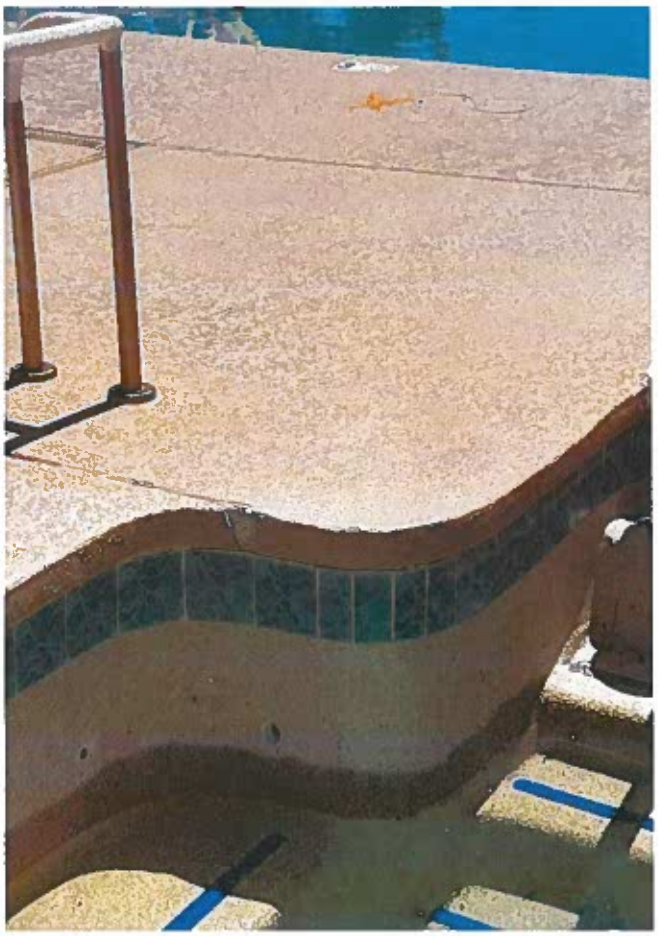
FIGURE C-10

**SELECTED PHOTOGRAPHS**

GREEN VALLEY RECREATION DISTRESS EVALUATION
GREEN VALLEY, ARIZONA

609090001 | 9/25

Ninyo & Moore
A SOCOTEC COMPANY



**Photograph 11:** **Spa - Deck Separation**

FIGURE C-11

Ninyo & Moore
A SOCOTEC COMPANY

**SELECTED PHOTOGRAPHS**

GREEN VALLEY RECREATION DISTRESS EVALUATION
GREEN VALLEY, ARIZONA

609090001 | 9/25

**Photograph 12:** **Equipment Area - Horizontal Crack in Masonry Wall**

FIGURE C-12

Ninyo & Moore
A SOCOTEC COMPANY

**SELECTED PHOTOGRAPHS**

GREEN VALLEY RECREATION DISTRESS EVALUATION
GREEN VALLEY, ARIZONA

609090001 | 9/25

Ninyo & Moore

A SOCOTEC COMPANY

3970 South Evans Boulevard | Tucson, Arizona 85714 | p. 602.243.1600

ninyoandmoore.com

**GVR Pool Attendance 2024 and 2025 YTD**

**2024**

| Reader | 24-Jan | 24-Feb | 24-Mar | 24-Apr | 24-May | 24-Jun | 24-Jul | 24-Aug | 24-Sep | 24-Oct | 24-Nov | 24-Dec | Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Canoa Hills | 5893 | 5624 | 5514 | 4949 | 4104 | 3905 | 3871 | 3770 | 3616 | 3559 | 3052 | 3499 | 51356 |
| Las Campanas | 2448 | 3057 | 3823 | 4430 | 3571 | 3973 | 4120 | 3751 | 3127 | 2824 | 2014 | 2090 | 39228 |
| East Center | 1726 | 1946 | 2228 | 2289 | 2847 | 2485 | 2248 | 2260 | 2223 | 2519 | 1910 | 2509 | 27190 |
| Canoa Ranch | 2416 | 1974 | 2104 | 133 | 1192 | 1231 | 1129 | 1288 | 1490 | 1675 | 1778 | 1833 | 18243 |
| Desert Hills | 1485 | 1570 | 1701 | 1873 | 1711 | 1346 | 1379 | 1298 | 1431 | 1445 | 1155 | 1367 | 17761 |
| Casa Paloma 2 | 774 | 891 | 1196 | 1272 | 1400 | 1089 | 1193 | 1232 | 1131 | 1280 | 887 | 865 | 13210 |
| Madera Vista | 766 | 950 | 1003 | 1157 | 1123 | 1127 | 1184 | 1060 | 1059 | 1185 | 856 | 981 | 12451 |
| Casa Paloma 1 | 715 | 898 | 1045 | 1195 | 880 | 782 | 821 | 705 | 754 | 797 | 719 | 712 | 10023 |
| West Center | 737 | 793 | 787 | 913 | 841 | 833 | 1065 | 781 | 657 | 729 | 564 | 614 | 9314 |
| Continental Vistas | 597 | 688 | 709 | 839 | 887 | 838 | 885 | 588 | 696 | 691 | 524 | 492 | 8434 |
| Abrego South | 317 | 337 | 460 | 660 | 738 | 685 | 914 | 808 | 829 | 744 | 505 | 382 | 7379 |
| Abrego North | 462 | 541 | 733 | 790 | 739 | 629 | 663 | 543 | 611 | 671 | 436 | 425 | 7243 |

**2025 YTD**

| Reader | 25-Jan | 25-Feb | 25-Mar | 25-Apr | 25-May | 25-Jun | 25-Jul | 25-Aug | Totals |
|---|---|---|---|---|---|---|---|---|---|
| Canoa Hills | 3166 | 4367 | 4965 | 4642 | 4712 | 5516 | 5251 | 688 | 33307 |
| Las Campanas | 1952 | 3778 | 4064 | 3930 | 3393 | 4066 | 3870 | 537 | 25590 |
| East Center | 1954 | 2913 | 3290 | 3091 | 2424 | 2745 | 2584 | 354 | 19355 |
| Canoa Ranch | 2382 | 1958 | 2054 | 1688 | 1045 | 1209 | 1422 | 186 | 11944 |
| Madera Vista | 707 | 1089 | 1100 | 1178 | 1042 | 1159 | 1151 | 156 | 7582 |
| Casa Paloma 2 | 754 | 1113 | 1121 | 1028 | 1008 | 1098 | 1007 | 106 | 7235 |
| Desert Hills | 1248 | 1727 | 1615 | 1720 | 897 | 23 | 1 | 0 | 7231 |
| Casa Paloma 1 | 599 | 1028 | 1049 | 903 | 703 | 792 | 842 | 151 | 6067 |
| West Center | 714 | 922 | 923 | 823 | 658 | 567 | 668 | 75 | 5350 |
| Continental Vistas | 459 | 775 | 820 | 722 | 593 | 610 | 561 | 85 | 4625 |
| Abrego North | 373 | 615 | 658 | 607 | 646 | 673 | 638 | 96 | 4306 |
| Abrego South | 303 | 608 | 646 | 765 | 668 | 754 | 186 | 0 | 3930 |

Green Valley Recreation, Inc.

# Fiscal Affairs Committee

## 2026 MRR-A Reserve Study Report 5.C

**Prepared By:** David Webster, CFO **Meeting Date:** September 23, 2025

**Presented By:** David Webster, CFO

**Originating Committee / Department:** Finance

**Action Requested:** Review of the Draft Capital Improvement Plan and Capital Budget for the fiscal year 2026.

**Strategic Plan Goal 4:**

Cultivate and maintain a sound financial base that generates good value for our members.

**Background Information:**

GVR staff has developed a draft 2026 Capital Budget utilizing the input from the GVR Planning and Evaluation committee and the MRR Study.

**Fiscal Impact:**

The recommended total Capital Budget for 2026 is as follows:

| Funding Source | 2026 Budget |
|---|---|
| Initiatives Capital Budget | $ 1,275,524 |
| Non Reserve Operating Capital Budget | $ 20,000 |
| MRR-A Capital Budget | $ 2,284,781 |
| MRR-B Capital Budget (Abrego South pool) | $ 1,651,539 |
| Total 2026 Capital Budget | $ 5,231,844 |

**FAC Options:**

1. Approve the recommended Capital Budget for the Draft 2026 Budget.
2. Approve an alternative 2026 Capital Budget for the Board to consider.

**Recommended Motion:**
Staff will forward the FAC's recommendation to the Board.

**Attachments:**

- 2026 Capital Budget Summary
- 2026 Capital Improvement Plan Funding Summary

# Budget Summary

| GVR<br>Budget<br>FY 2026 | | |
|---|---|---|
| INITIATIVES CAPITAL IMPROVEMENT PLAN: | | |
| Del Sol Clubhouse Parking Lot Note | $ 11,000 | |
| West Center Lobby improvements | $ 190,000 | |
| West Center Club Expansion | $ 634,524 | |
| Las Campanas Fitness Expansion to Cypress | $ 100,000 | |
| Abrego South Locker Room Building | $ 250,000 | |
| Pickleball Center Fencing | $ 50,000 | |
| Santa Rita Springs Fitness Center Expansion | $ 40,000 | |
| TOTAL BUDGETED INITIATIVES CAPITAL BUDGET | | $ 1,275,524 |
| NON RESERVE CAPITAL PROJECTS | | $ 20,000 |
| ABREGO SOUTH POOL REPLACEMENT (MRR-B | | $ 1,651,539 |
| MRR CAPITAL PROJECTS 2026 | | $ 2,284,781 |
| **GRAND TOTAL CAPITAL BUDGETS 2026** | | **$ 5,231,844** |
| 2026 OPERATING BUDGET | | $11,778,306 |
| **GRAND TOTAL BUDGETS, 2026** | | **$17,010,150** |

# 5 Year Capital Improvement Plan

GVR
GREEN VALLEY RECREATION, INC.

**GVR**
**2026 Budget**
**Cash Funding Projections**

| All Amounts Are Projections | PROJECTION 2026 | 2027 | 2028 | 2029 | 2030 |
|---|---|---|---|---|---|
| **Initiatives** | | | | | |
| Beginning Balance | $ 973,772 | $ 332,523 | $ 353,910 | $ 508,288 | $ 599,208 |
| Funding From Operations Revenue | $ 575,040 | $ 601,260 | $ 626,280 | $ 651,700 | $ 677,520 |
| Additional GVR Funding (Surplus) | | | | | |
| Transfer from Emergency | | | | | |
| Net Investment Earnings | $ 59,235 | $ 31,127 | $ 39,097 | $ 50,221 | $ 60,084 |
| **Total Revenue** | **$ 634,275** | **$ 632,387** | **$ 665,377** | **$ 701,921** | **$ 737,604** |
| Projects: | | | | | |
| Del Sol Clubhouse Parking Lot Note | $ (11,000) | $ (11,000) | $ (11,000) | $ (11,000) | $ (11,000) |
| WC Lobby improvements | $ (190,000) | | | | |
| LC Fitness Expand to Cypress | $ (100,000) | | | | |
| WC Club Expansion - Lapidary | $ (634,524) | | | | |
| WC Club Expansion - Woodworking | | $ (100,000) | $ (500,000) | $ (600,000) | |
| LC Third Tennis Court | | | | | $ (200,000) |
| SRAL Lower Level Expansion | | 100% club funded | | | $ (400,000) |
| Abrego South Locker Room Building | $ (250,000) | $ (500,000) | | | |
| PBC Pickleball Courts | $ - | | | | |
| PBC Fencing | $ (50,000) | | | | |
| Metal Arts Shop Yard | | | | | $ (35,000) |
| SRS Fitness Center Expansion | $ (40,000) | | | | |
| **Total Expenditures** | **$(1,275,524)** | **$ (611,000)** | **$ (511,000)** | **$ (611,000)** | **$ (646,000)** |
| **Ending Balance** | **$ 332,523** | **$ 353,910** | **$ 508,288** | **$ 599,208** | **$ 690,813** |
| **Maintenance Repair & Replacement** | | | | | |
| Beginning Balance | $ 7,440,839 | $ 7,234,829 | $ 6,702,376 | $ 6,790,755 | $ 6,848,299 |
| Annual Funding (per Reserve Study) | $ 1,400,102 | $ 1,500,102 | $ 1,600,102 | $ 1,700,102 | $ 1,800,102 |
| Additional Funding | | | | | |
| Net Investment Earnings (actual IPS rate) | $ 678,669 | $ 699,485 | $ 637,557 | $ 658,294 | $ 624,730 |
| Projects: | | | | | |
| Per Reserve Study | $ (2,284,781) | $ (2,732,040) | $ (2,149,281) | $ (2,300,852) | $ (1,593,077) |
| **Ending Balance** | **$ 7,234,829** | **$ 6,702,376** | **$ 6,790,755** | **$ 6,848,299** | **$ 7,680,054** |
| **MRR Part B - Pools and Spas** | | | | | |
| Beginning Balance | $ 1,584,531 | $ 380,006 | $ 760,291 | $ 1,166,344 | $ 1,599,704 |
| Funding | $ 335,022 | $ 338,372 | $ 341,756 | $ 345,174 | $ 348,625 |
| Additional Funding | | | | | |
| Net Investment Earnings | $ 111,992 | $ 41,912 | $ 64,297 | $ 88,186 | $ 113,671 |
| Abrego South pool | $ (1,651,539) | | | | |
| **Ending Balance** | **$ 380,006** | **$ 760,291** | **$ 1,166,344** | **$ 1,599,704** | **$ 2,062,000** |
| **Subtotal Capital Projects Reserves** | **$ 7,947,359** | **$ 7,816,578** | **$ 8,465,386** | **$ 9,047,211** | **$ 10,432,867** |
| **Emergency** | | | | | |
| Beginning Balance | $ 553,270 | $ 597,270 | $ 645,270 | $ 697,270 | $ 753,270 |
| Annual Funding | $ - | $ - | $ - | $ - | $ - |
| Transfer to Initiative | | | | | |
| Net Investment Earnings | $ 44,000 | $ 48,000 | $ 52,000 | $ 56,000 | $ 60,000 |
| Projects: | | | | | |
| **Ending Balance** | **$ 597,270** | **$ 645,270** | **$ 697,270** | **$ 753,270** | **$ 813,270** |
| **Total Board Designated Funds** | **$ 8,544,629** | **$ 8,461,848** | **$ 9,162,656** | **$ 9,800,481** | **$ 11,246,137** |

Green Valley Recreation, Inc.

# Fiscal Affairs Committee

## 2026 MRR-A Reserve Study Report 5.G

**Prepared By:** David Webster, CFO **Meeting Date:** September 23, 2025

**Presented By:** David Webster, CFO

| |
|---|
| **Originating Committee / Department:** Finance. |
| **Action Requested:** Review of the 2026 MRR-A Browning Reserve Group draft reserve study |
| **Strategic Plan Goal 4:** Cultivate and maintain a sound financial base that generates good value for our members. |
| **Background Information:** GVR hires an independent analyst to perform the annual MRR-A Reserve Study. This study provides a recommended annual contribution amount which is $1,400,102 for 2026 and the calculated percent funded percentage which is 54.7% for 2026. |
| **Fiscal Impact:** The reserve study report recommends the annual funding for the Board Designated MRR-A Maintenance Repair and Replacement funding for 2026. The recommended annual funding of $1,400,102 is included in the 2026 Draft Budget |
| **FAC Options:**<br>1. The recommended annual funding of $1,400,102 is included in the Draft 2026 Budget. |
| **Recommended Motion:**<br>Staff will forward the FAC's recommendation to the Board. |
| **Attachments:**<br>• Summary excerpts of the 2026 Reserve Study is included.<br>• The 697 page study will be made available with an email link to FAC Members and will be posted on the GVR web site. |

Browning
RESERVE GROUP

# Reserve Study Transmittal Letter

Date: August 10, 2025
To: David Webster, Green Valley Recreation Inc
From: Browning Reserve Group, a division of Reserve Advisors, LLC (BRG)

**Re: Green Valley Recreation Inc; Update w/ Site Visit Review**
First Draft

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

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

   This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **$1,400,102** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **$102.87 Household/yr @ 13,610.** For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

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

   This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2026, the Project is **54.7%** 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?

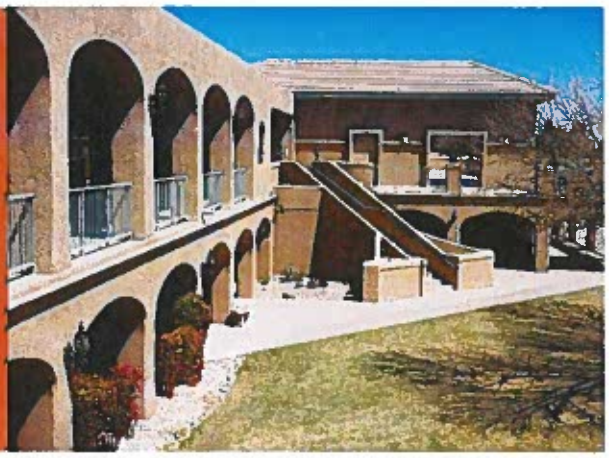
   While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **2.50%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values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

P. O. Box 60125 / Sacramento, California 95860
Phone (916) 393-0600 Fax (916) 393-0610 Toll Free (877) 708-0600
bob@browningrg.com / www.BrowningRG.com

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, (2025) the current fiscal year is dealt with in the study.

Browning
RESERVE GROUP

*Clarity from Complexity*



# RESERVE STUDY

Update w/ Site Visit Review

## Green Valley Recreation Inc

First Draft
Published - August 10, 2025
Prepared for the 2026 Fiscal Year

**Browning Reserve Group, A Division Of Reserve Advisors, Llc**

P. O. Box 60125 / Sacramento, California 95860
Phone (916) 393-0600 Fax (916) 393-0610 Toll Free (877) 708-0600
bob@browningrg.com / www.BrowningRG.com

Browning
RESERVE GROUP

# Green Valley Recreation Inc

First Draft

## Table of Contents

Browning
RESERVE GROUP

## Green Valley Recreation Inc

First Draft

### Member Distribution Materials

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

Green Valley Recreation Inc
First Draft
Published - August 10, 2025
Prepared for the 2026 Fiscal Year

# Reserve Study Summary

A Reserve Study was conducted of Green Valley Recreation Inc (the "**Project**") which is a Project with a total of 13,868 households. An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

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

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

## Physical Inspection

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

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

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

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

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

## Summary of Reserves

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

P. O. Box 60125 / Sacramento, California 95860
Phone (916) 393-0600 Fax (916) 393-0610 Toll Free (877) 708-0600
bob@brownlngrg.com / www.BrowningRG.com

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

1. **The Expenditure Forecast of the following Reserve Study identifies the major components which the Project is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
   a. **Its current estimated replacement cost;**
   b. **Its estimated useful life; and**
   c. **Its estimated remaining useful life.**
2. **It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is $12,906,312.**
   - **[For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]**
3. **The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2026 is estimated to be $7,057,099, constituting 54.7% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**
4. **Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of $1,400,102 *[$102.87 Household per yr (average)]* for the fiscal year ending December 31, 2026 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.**

## Funding Assessment

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

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

## Percent Funded Status

Based on paragraphs 1 - 3 above, the Project is 54.7% funded. The following scale can be used as a measure to determine the Project's financial picture whereas the lower the percentage, the higher the likelihood of the Project requiring a special assessment, or other large increases to the reserve contribution in the future.

### Methodology

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

### Funding Goals

The funding goal employed for Green Valley Recreation Inc is

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

### Limitations

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

## Supplemental Disclosures

### General:

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

### Personnel Credentials:

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

### Completeness:

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

### Reliance on Client Data:

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

### Scope:

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

## Reserve Balance:

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

## Reserve Projects:

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


*Browning Reserve Group, a division of Reserve Advisors, LLC*

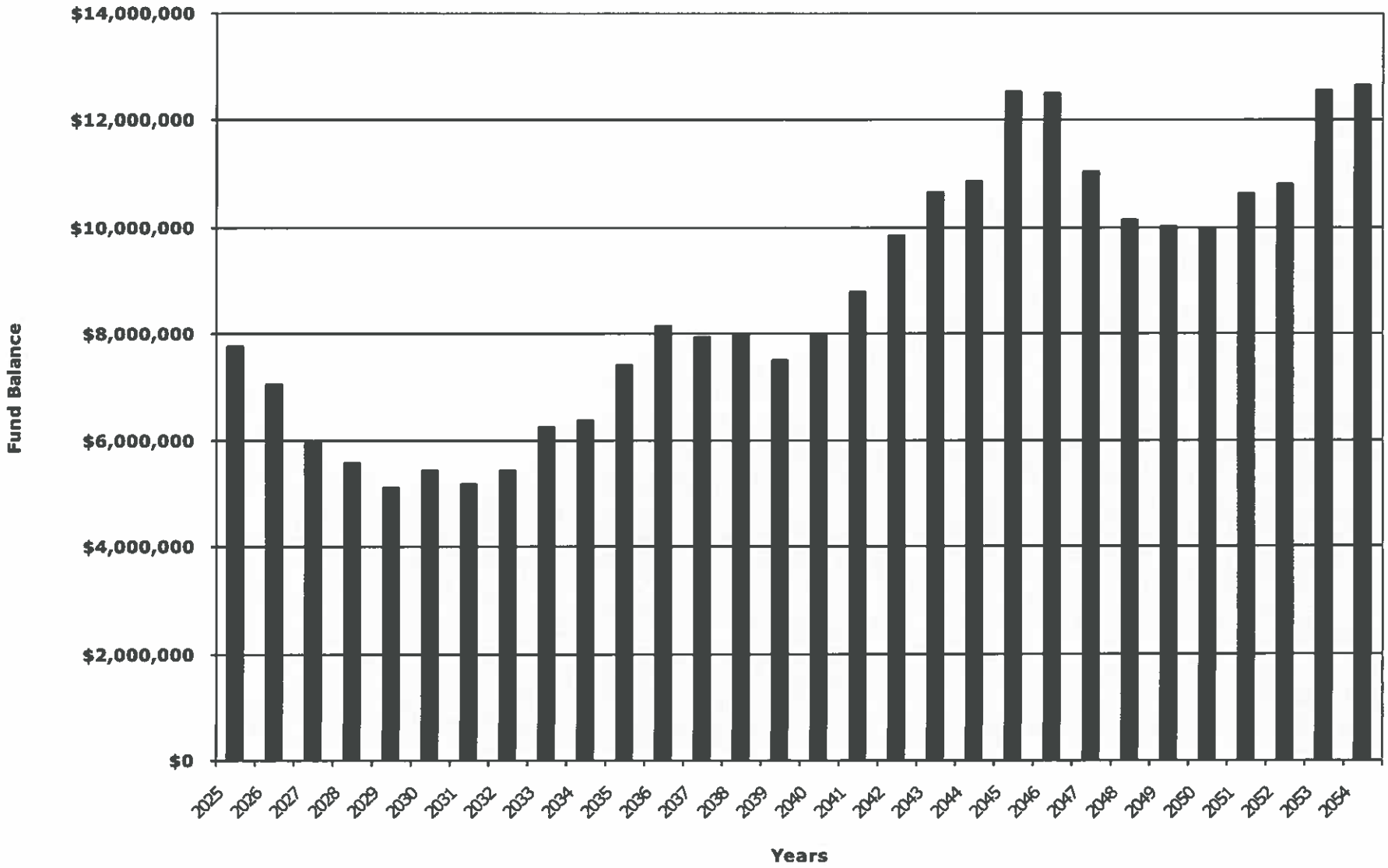
| | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Beginning Balance** | 7,100,000 | 7,758,866 | 7,057,099 | 5,986,189 | 5,579,800 | 5,111,036 | 5,448,424 | 5,188,325 | 5,444,009 | 6,258,412 |
| **Inflated Expenditures @ 2.5%** | 824,679 | 2,284,781 | 2,732,040 | 2,149,281 | 2,300,852 | 1,593,077 | 2,291,519 | 1,875,682 | 1,390,176 | 2,139,426 |
| **Reserve Contribution** | 1,300,102 | 1,400,102 | 1,500,102 | 1,600,102 | 1,700,102 | 1,800,102 | 1,900,102 | 2,000,102 | 2,060,105 | 2,121,908 |
| *Household/yr @ 13,610* | *95.53* | *102.87* | *110.22* | *117.57* | *124.92* | *132.26* | *139.61* | *146.96* | *151.37* | *155.91* |
| *Percentage Increase* | | *7.7%* | *7.1%* | *6.7%* | *6.2%* | *5.9%* | *5.6%* | *5.3%* | *3.0%* | *3.0%* |
| **Special Assessments / Other** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Interest Pre Tax @ 2.50%** | 183,443 | 182,913 | 161,028 | 142,790 | 131,986 | 130,364 | 131,318 | 131,263 | 144,474 | 156,241 |
| **Ending Balance** | 7,758,866 | 7,057,099 | 5,986,189 | 5,579,800 | 5,111,036 | 5,448,424 | 5,188,325 | 5,444,009 | 6,258,412 | 6,397,136 |

| | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Beginning Balance** | 6,397,136 | 7,419,077 | 8,134,946 | 7,942,282 | 7,966,950 | 7,510,311 | 7,997,339 | 8,794,802 | 9,847,976 | 10,672,572 |
| **Inflated Expenditures @ 2.5%** | 1,334,194 | 1,727,288 | 2,709,815 | 2,559,968 | 3,107,589 | 2,238,094 | 2,019,526 | 1,864,953 | 2,197,352 | 2,932,861 |
| **Reserve Contribution** | 2,185,565 | 2,251,132 | 2,318,666 | 2,388,226 | 2,459,873 | 2,533,669 | 2,609,679 | 2,687,969 | 2,768,608 | 2,851,666 |
| *Household/yr @ 13,610* | *160.59* | *165.40* | *170.36* | *175.48* | *180.74* | *186.16* | *191.75* | *197.50* | *203.42* | *209.53* |
| *Percentage Increase* | *3.0%* | *3.0%* | *3.0%* | *3.0%* | *3.0%* | *3.0%* | *3.0%* | *3.0%* | *3.0%* | *3.0%* |
| **Special Assessments / Other** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Interest Pre Tax @ 2.50%** | 170,571 | 192,025 | 198,484 | 196,410 | 191,077 | 191,452 | 207,310 | 230,158 | 253,340 | 265,799 |
| **Ending Balance** | 7,419,077 | 8,134,946 | 7,942,282 | 7,966,950 | 7,510,311 | 7,997,339 | 8,794,802 | 9,847,976 | 10,672,572 | 10,857,176 |

| | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Beginning Balance** | 10,857,176 | 12,535,029 | 12,519,028 | 11,050,355 | 10,134,110 | 10,012,756 | 9,979,760 | 10,634,002 | 10,805,114 | 12,558,156 |
| **Inflated Expenditures @ 2.5%** | 1,548,155 | 3,350,642 | 4,875,745 | 4,387,357 | 3,675,942 | 3,684,856 | 3,107,438 | 3,705,973 | 2,256,170 | 4,053,361 |
| **Reserve Contribution** | 2,937,216 | 3,025,332 | 3,116,092 | 3,209,575 | 3,305,862 | 3,405,038 | 3,507,189 | 3,612,405 | 3,720,777 | 3,832,400 |
| *Household/yr @ 13,610* | *215.81* | *222.29* | *228.96* | *235.82* | *242.90* | *250.19* | *257.69* | *265.42* | *273.39* | *281.59* |
| *Percentage Increase* | *3.0%* | *3.0%* | *3.0%* | *3.0%* | *3.0%* | *3.0%* | *3.0%* | *3.0%* | *3.0%* | *3.0%* |
| **Special Assessments / Other** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Interest Pre Tax @ 2.50%** | 288,793 | 309,309 | 290,980 | 261,537 | 248,727 | 246,821 | 254,491 | 264,680 | 288,435 | 311,192 |
| **Ending Balance** | 12,535,029 | 12,519,028 | 11,050,355 | 10,134,110 | 10,012,756 | 9,979,760 | 10,634,002 | 10,805,114 | 12,558,156 | 12,648,387 |

## 30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

First Draft
Prepared for the 2026 Fiscal Year



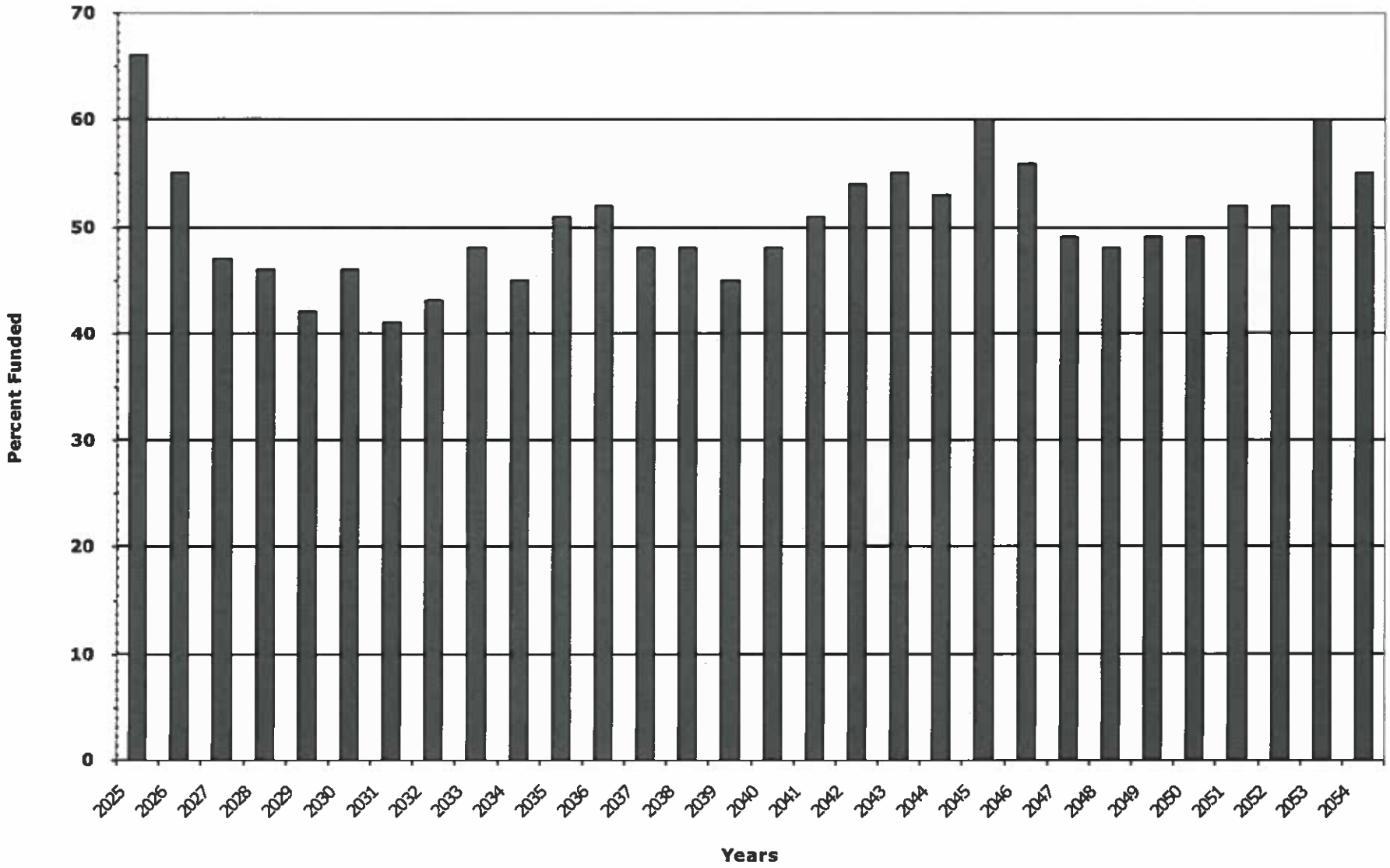
# 30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

First Draft
Prepared for the 2026 Fiscal Year

| Year | Beginning Balance | Fully Funded Balance | Percent Funded | Inflated Expenditures @ 2.50% | Reserve Contribution | Special Assessments & Other Contributions | Interest | Ending Balance |
|---|---|---|---|---|---|---|---|---|
| 2025 | 7,100,000 | 11,705,748 | 66.3% | 824,679 | 1,300,102 | 0 | 183,443 | 7,758,866 |
| 2026 | 7,758,866 | 12,906,312 | 54.7% | 2,284,781 | 1,400,102 | 0 | 182,913 | 7,057,099 |
| 2027 | 7,057,099 | 12,682,287 | 47.2% | 2,732,040 | 1,500,102 | 0 | 161,028 | 5,986,189 |
| 2028 | 5,986,189 | 12,044,947 | 46.3% | 2,149,281 | 1,600,102 | 0 | 142,790 | 5,579,800 |
| 2029 | 5,579,800 | 12,035,177 | 42.5% | 2,300,852 | 1,700,102 | 0 | 131,986 | 5,111,036 |
| 2030 | 5,111,036 | 11,917,146 | 45.7% | 1,593,077 | 1,800,102 | 0 | 130,364 | 5,448,424 |
| 2031 | 5,448,424 | 12,570,515 | 41.3% | 2,291,519 | 1,900,102 | 0 | 131,318 | 5,188,325 |
| 2032 | 5,188,325 | 12,575,626 | 43.3% | 1,875,682 | 2,000,102 | 0 | 131,263 | 5,444,009 |
| 2033 | 5,444,009 | 13,058,089 | 47.9% | 1,390,176 | 2,060,105 | 0 | 144,474 | 6,258,412 |
| 2034 | 6,258,412 | 14,102,524 | 45.4% | 2,139,426 | 2,121,908 | 0 | 156,241 | 6,397,136 |
| 2035 | 6,397,136 | 14,458,660 | 51.3% | 1,334,194 | 2,185,565 | 0 | 170,571 | 7,419,077 |
| 2036 | 7,419,077 | 15,703,975 | 51.8% | 1,727,288 | 2,251,132 | 0 | 192,025 | 8,134,946 |
| 2037 | 8,134,946 | 16,633,787 | 47.7% | 2,709,815 | 2,318,666 | 0 | 198,484 | 7,942,282 |
| 2038 | 7,942,282 | 16,637,446 | 47.9% | 2,559,968 | 2,388,226 | 0 | 196,410 | 7,966,950 |
| 2039 | 7,966,950 | 16,853,923 | 44.6% | 3,107,589 | 2,459,873 | 0 | 191,077 | 7,510,311 |
| 2040 | 7,510,311 | 16,575,114 | 48.2% | 2,238,094 | 2,533,669 | 0 | 191,452 | 7,997,339 |
| 2041 | 7,997,339 | 17,242,695 | 51.0% | 2,019,526 | 2,609,679 | 0 | 207,310 | 8,794,802 |
| 2042 | 8,794,802 | 18,214,679 | 54.1% | 1,864,953 | 2,687,969 | 0 | 230,158 | 9,847,976 |
| 2043 | 9,847,976 | 19,434,672 | 54.9% | 2,197,352 | 2,768,608 | 0 | 253,340 | 10,672,572 |
| 2044 | 10,672,572 | 20,411,363 | 53.2% | 2,932,861 | 2,851,666 | 0 | 265,799 | 10,857,176 |
| 2045 | 10,857,176 | 20,727,151 | 60.5% | 1,548,155 | 2,937,216 | 0 | 288,793 | 12,535,029 |
| 2046 | 12,535,029 | 22,540,449 | 55.5% | 3,350,642 | 3,025,332 | 0 | 309,309 | 12,519,028 |
| 2047 | 12,519,028 | 22,623,581 | 48.8% | 4,875,745 | 3,116,092 | 0 | 290,980 | 11,050,355 |
| 2048 | 11,050,355 | 21,219,411 | 47.8% | 4,387,357 | 3,209,575 | 0 | 261,537 | 10,134,110 |
| 2049 | 10,134,110 | 20,356,431 | 49.2% | 3,675,942 | 3,305,862 | 0 | 248,727 | 10,012,756 |
| 2050 | 10,012,756 | 20,278,666 | 49.2% | 3,684,856 | 3,405,038 | 0 | 246,821 | 9,979,760 |
| 2051 | 9,979,760 | 20,269,351 | 52.5% | 3,107,438 | 3,507,189 | 0 | 254,491 | 10,634,002 |
| 2052 | 10,634,002 | 20,933,172 | 51.6% | 3,705,973 | 3,612,405 | 0 | 264,680 | 10,805,114 |
| 2053 | 10,805,114 | 21,083,646 | 59.6% | 2,256,170 | 3,720,777 | 0 | 288,435 | 12,558,156 |
| 2054 | 12,558,156 | 22,809,575 | 55.5% | 4,053,361 | 3,832,400 | 0 | 311,192 | 12,648,387 |

# 30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

First Draft
Prepared for the 2026 Fiscal Year



**MRR-B Pool & Spa Replacement Fund**

**Interest** 6.00%

**Contributions**

**Annual Inc. Contr.** 7.0%

| Year | Beginning Balance | Annual Contributions | Income | Available | Expenditure | Ending Balance | Location |
|---|---|---|---|---|---|---|---|
| 2021 | - | 1,300,207 | - | 1,300,207 | (216,502) | 1,083,705 | |
| 2022 | 1,083,705 | 270,472 | 6,662 | 1,360,839 | (783,876) | 576,963 | |
| 2023 | 576,963 | 289,405 | 56,184 | 922,552 | (107,787) | 814,765 | |
| 2024 | 814,765 | 299,400 | 88,118 | 1,202,283 | (1,640) | 1,200,643 | |
| 2025 | 1,200,643 | 320,358 | 63,530 | 1,584,531 | - | 1,584,531 | |
| 2026 | 1,584,531 | 342,783 | 115,639 | 2,042,953 | (1,651,539) | 391,414 | ABS |
| 2027 | 391,414 | 366,778 | 45,492 | 803,683 | - | 803,683 | |
| 2028 | 803,683 | 392,452 | 71,768 | 1,267,904 | - | 1,267,904 | |
| 2029 | 1,267,904 | 419,924 | 101,270 | 1,789,098 | (1,598,371) | 190,726 | CP1 |
| 2030 | 190,726 | 449,319 | 38,403 | 678,448 | - | 678,448 | |
| 2031 | 678,448 | 480,771 | 69,553 | 1,228,772 | - | 1,228,772 | |
| 2032 | 1,228,772 | 514,425 | 104,592 | 1,847,789 | - | 1,847,789 | |
| 2033 | 1,847,789 | **529,858** | 142,659 | 2,520,305 | (1,591,669) | 928,636 | WC |
| 2034 | 928,636 | 545,753 | 88,463 | 1,562,853 | - | 1,562,853 | |
| 2035 | 1,562,853 | 562,126 | 127,499 | 2,252,477 | - | 2,252,477 | |
| 2036 | 2,252,477 | 578,990 | 169,888 | 3,001,355 | - | 3,001,355 | |
| 2037 | 3,001,355 | 596,359 | 215,863 | 3,813,577 | (1,109,536) | 2,704,042 | CP2 |
| 2038 | 2,704,042 | 614,250 | 199,098 | 3,517,390 | - | 3,517,390 | |
| 2039 | 3,517,390 | 632,678 | 249,004 | 4,399,071 | - | 4,399,071 | |
| 2040 | 4,399,071 | 651,658 | 303,044 | 5,353,773 | - | 5,353,773 | |
| 2041 | 5,353,773 | 671,208 | 361,499 | 6,386,480 | (1,133,038) | 5,253,442 | CV |
| 2042 | 5,253,442 | 691,344 | 356,687 | 6,301,474 | - | 6,301,474 | |
| 2043 | 6,301,474 | 712,084 | 420,813 | 7,434,372 | - | 7,434,372 | |
| 2044 | 7,434,372 | 733,447 | 490,069 | 8,657,888 | - | 8,657,888 | |
| 2045 | 8,657,888 | 755,450 | 564,800 | 9,978,138 | (2,164,307) | 7,813,831 | DH |
| 2046 | 7,813,831 | 778,114 | 515,517 | 9,107,462 | - | 9,107,462 | |
| 2047 | 9,107,462 | 801,457 | 594,535 | 10,503,454 | - | 10,503,454 | |
| 2048 | 10,503,454 | 825,501 | 679,737 | 12,008,692 | - | 12,008,692 | |
| 2049 | 12,008,692 | 850,266 | 771,537 | 13,630,496 | (1,130,805) | 12,499,691 | MV |
| 2050 | 12,499,691 | 875,774 | 802,528 | 14,177,993 | - | 14,177,993 | |
| 2051 | 14,177,993 | 902,047 | 904,802 | 15,984,843 | - | 15,984,843 | |
| 2052 | 15,984,843 | 929,109 | 1,014,837 | 17,928,788 | - | 17,928,788 | |
| 2053 | 17,928,788 | 956,982 | 1,133,146 | 20,018,917 | (3,210,991) | 16,807,926 | SRS |
| 2054 | 16,807,926 | 985,691 | 1,067,617 | 18,861,234 | - | 18,861,234 | |
| 2055 | 18,861,234 | 1,015,262 | 1,192,590 | 21,069,086 | - | 21,069,086 | |
| 2056 | 21,069,086 | 1,045,720 | 1,326,888 | 23,441,694 | - | 23,441,694 | |