Browning
RESERVE GROUP

Reserve Study Transmittal Letter

Date: February 05, 2026
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
Third 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. **$100.82 Household/yr @ 13,887.** 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 **50.4%** 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, (2025) the current fiscal year is dealt with in the study.

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Clarity from Complexity



RESERVE STUDY

Update w/ Site Visit Review

Green Valley Recreation Inc

Third Draft
Published - February 05, 2026
Prepared for the 2026 Fiscal Year

Browning Reserve Group, A Division Of Reserve Advisors, Llc

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Green Valley Recreation Inc

Third Draft

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Member Distribution Materials

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

Section	Report		
	Member Summary		711
Section III:	30 Year Reserve Funding Plan	*Cash Flow Method {c}*	713

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Green Valley Recreation Inc
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Reserve Study Summary

A Reserve Study was conducted of Green Valley Recreation Inc (the "**Project**") which is a Project with a total of 13,887 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.

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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 $12,838,681.**
   - **[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 $6,469,879, constituting 50.4% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**
4. **Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of $1,400,102 *[$100.82 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 50.4% funded. The following scale can be used as a measure to determine the Project's financial picture whereas the lower the percentage, the higher the likelihood of the Project requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

The funding goal employed for Green Valley Recreation Inc is

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

Limitations

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

Supplemental Disclosures

General:

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

Personnel Credentials:

BRG is a 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

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful	Life Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
00001 - Administrative Offices																		
01000 - Paving																		
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	8,884	5	1		9,106					10,303					11,656			
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	6,903	5	1		7,075					8,005					9,057			
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	47,589	25	20															
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	20,347	25	20															
Total 01000 - Paving	83,723				16,181					18,308					20,713			
03000 - Painting: Exterior																		
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	14,627	10	3				15,752										20,163	
Total 03000 - Painting: Exterior	14,627						15,752										20,163	
03500 - Painting: Interior																		
100 - Building 16,167 sf All Interior Spaces	24,251	10	2			25,478										32,614		
Total 03500 - Painting: Interior	24,251					25,478										32,614		
04000 - Structural Repairs																		
900 - Doors 41 Exterior & Interior Doors (25%)	20,658	10	9										25,800					
Total 04000 - Structural Repairs	20,658												25,800					
05000 - Roofing																		
252 - Low Slope: BUR 7,050 sf Building Roof- Replace	91,650	20	18															
930 - Coating 7,050 sf Low Slope Roof Recoating	8,813	5	4					9,727					11,006					12,452
Total 05000 - Roofing	100,463							9,727					11,006					12,452
08000 - Rehab																		
300 - Restrooms 3 Men's, Women's, Unisex Restrooms	56,663	20	16															
400 - Kitchen Kitchen	10,600	20	2			11,137												
Total 08000 - Rehab	67,263					11,137												
22000 - Office Equipment																		
200 - Computers, Misc. 5 IT Servers (20%)	14,812	1	1		15,183	15,562	15,951	16,350	16,759	17,178	17,607	18,047	18,498	18,961	19,435	19,921	20,419	20,929
240 - Computers, Misc. Office Computer Work Stations	21,997	1	1		22,547	23,111	23,689	24,281	24,888	25,510	26,148	26,802	27,472	28,158	28,862	29,584	30,323	31,082

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Reserve Component	Current Replacement Cost	Life Useful	Life Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
270 - Network Equipment Routers & Switches	7,127	1	1		7,306	7,488	7,675	7,867	8,064	8,266	8,472	8,684	8,901	9,124	9,352	9,586	9,825	10,071
Total 22000 - Office Equipment	43,937				45,035	46,161	47,315	48,498	49,711	50,953	52,227	53,533	54,871	56,243	57,649	59,090	60,568	62,082
23000 - Mechanical Equipment																		
280 - HVAC Rooftop Rheem Unit #5- 2017	15,900	15	7								18,900							
314 - HVAC Rooftop Rheem Unit #6- 2018	13,780	15	8									16,790						
348 - HVAC 3 IT Room Trane & Gree Units- 2013	12,084	15	3				13,013											
372 - HVAC Victor's Office- Gree Unit- 2016	4,028	15	6							4,671								
376 - HVAC Marvair Unit- 2018	8,480	15	8									10,332						
396 - HVAC 2 Mtg Rm/Southwest Office- Gree Units- 2020	8,056	15	10											10,312				
528 - HVAC 3 Rooftop Rheem Units- 2025	54,000	15	0	54,000														
Total 23000 - Mechanical Equipment	116,328			54,000			13,013			4,671	18,900	27,122		10,312				
25000 - Flooring																		
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	17,655	10	2			18,549										23,744		
400 - Tile 430 sf Floors	9,903	20	1		10,150													
Total 25000 - Flooring	27,558				10,150	18,549										23,744		
28000 - Water System																		
134 - Backflow Valves 4" Backflow	9,300	12	8									11,331						
Total 28000 - Water System	9,300											11,331						
Total [Administrative Offices] Expenditures Inflated @ 2.50%				54,000	71,367	101,325	76,080	58,226	49,711	73,932	71,127	91,986	91,676	66,555	78,362	115,449	80,731	74,534
00002 - East Social Center (EC)																		
01000 - Paving																		
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	28,052	5	4					30,964					35,033					39,637
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	7,784	5	4					8,593					9,722					10,999
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	88,722	25	6							102,890								
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	180,503	25	14															255,046
Total 01000 - Paving	305,061							39,556		102,890			44,755					305,682
02000 - Concrete																		
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	6,227	2	2			6,543		6,874		7,222		7,587		7,972		8,375		8,799
Total 02000 - Concrete	6,227					6,543		6,874		7,222		7,587		7,972		8,375		8,799

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
03000 - Painting: Exterior																	
112 - Stucco 13,905 sf Building Exterior	22,387	10 3				24,108										30,861	
Total 03000 - Painting: Exterior	22,387					24,108										30,861	
03500 - Painting: Interior																	
112 - Building 17,350 sf All Interior Spaces	26,025	10 6							30,181								
Total 03500 - Painting: Interior	26,025								30,181								
04000 - Structural Repairs																	
204 - Siding 13,905 sf Stucco Repair (10%)	27,810	10 3				29,948										38,336	
896 - Shed Pool Equipment Area Shed	5,758	20 12													7,744		
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	29,224	10 9										36,497					
Total 04000 - Structural Repairs	62,793					29,948						36,497			7,744	38,336	
05000 - Roofing																	
312 - Low Slope: Vinyl 17,100 sf Main Building East Wing	222,300	20 6							257,800								
356 - Low Slope: Vinyl 4,500 sf Main Building North Wing	58,500	20 6							67,842								
938 - Coating 21,600 sf Low Slope Roof Recoating	14,688	5 1		15,055					17,034					19,272			
Total 05000 - Roofing	295,488			15,055					342,675					19,272			
08000 - Rehab																	
204 - General Fine Arts Room	17,275	20 7								20,535							
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	138,433	20 7								164,553							
214 - Restrooms Pool Patio Companion Restroom	10,365	20 4					11,441										
250 - Kitchen Kitchen	28,792	20 7								34,225							
312 - Restrooms 2 Lobby Hallway Restrooms	37,775	20 3				40,680											
Total 08000 - Rehab	232,641					40,680	11,441			219,313							
12000 - Pool																	
106 - Resurface 220 lf Pool	34,162	12 9										42,663					
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	10,135	10 8									12,348						
734 - Equipment: Replacement Pool & Spa Equipment (50%)	23,919	5 2			25,130					28,433					32,169		
924 - Furniture: Misc 88 Pool Area Furniture	19,735	6 3				21,252						24,646					
Total 12000 - Pool	87,951				25,130	21,252				28,433	12,348	67,309			32,169		
13000 - Spa																	
114 - Resurface Spa	6,383	8 5						7,221								8,799	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total 13000 - Spa	6,383							7,221								8,799	
14000 - Recreation																	
200 - Exercise: Cardio Equipment 16 Fitness Room Cardio Machines (25%)	29,623	3 1		30,364			32,699			35,213			37,920			40,836	
300 - Exercise: Strength Equipment 20 Fitness Room Strength Machines, Etc (50%)	46,774	8 6							54,244								66,091
720 - Billiard Table 2 Billiards Room	21,767	25 21															
Total 14000 - Recreation	98,165			30,364			32,699		54,244	35,213			37,920			40,836	66,091
17000 - Tennis Court																	
110 - Reseal 14,400 sf [2] Tennis Courts	6,336	4 2			6,657				7,348				8,111				8,953
510 - Resurface 14,400 sf [2] Tennis Courts	53,136	20 6							61,621								
Total 17000 - Tennis Court	59,472				6,657				68,969				8,111				8,953
17500 - Basketball / Sport Court																	
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	22,022	2 1		22,573		23,715		24,916		26,177		27,502		28,895		30,358	
Total 17500 - Basketball / Sport Court	22,022			22,573		23,715		24,916		26,177		27,502		28,895		30,358	
19000 - Fencing																	
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences	6,842	25 19															
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing-2015	16,242	30 20															
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing-2018	16,242	30 23															
130 - Chain Link: 10' 540 lf Tennis Court Fence	26,120	30 6							30,291								
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	19,119	35 6							22,172								
Total 19000 - Fencing	84,565								52,463								
20000 - Lighting																	
510 - Parking Lot 7 Parking Lot Lights	26,600	30 28															
604 - Sports Field / Court 8 Pickleball Court Lights	31,326	10 4					34,578										44,263
Total 20000 - Lighting	57,926						34,578										44,263
23000 - Mechanical Equipment																	
276 - HVAC Rooftop Carrier Unit #1- 2013	7,500	15 3				8,077											
288 - HVAC 6 Rooftop Units- 2018	96,000	15 8									116,967						
326 - HVAC Rooftop Ruud Unit #3- 2024	23,265	15 14															32,873
356 - HVAC Rooftop Rheem Unit #4- 2020	11,660	15 10											14,926				

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
384 - HVAC Rooftop Rheem Unit #8- 2021	20,000	15 11												26,242			
408 - HVAC 5 Rooftop Carrier Units- 2011	79,200	15 1		81,180													
Total 23000 - Mechanical Equipment	237,625			81,180		8,077					116,967		14,926	26,242			32,873
24000 - Furnishings																	
520 - Miscellaneous Tables & Chairs	36,807	10 0	36,807										47,116				
Total 24000 - Furnishings	36,807		36,807										47,116				
24500 - Audio / Visual																	
168 - Projector 2 Lounge & Main Room Projectors & Screens	7,600	10 9										9,491					
300 - PA System Sound Rack- Sound System	11,978	10 6							13,890								
744 - Piano East Auditorium Yamaha Upright	11,517	25 5						13,030									
Total 24500 - Audio / Visual	31,094							13,030	13,890			9,491					
24600 - Safety / Access																	
100 - Fire Control Misc Alarm & Sprinkler System	35,000	20 2			36,772												
108 - Fire Alarm Control Panel Fire Panel	35,122	20 1		36,000													
Total 24600 - Safety / Access	70,122			36,000	36,772												
25000 - Flooring																	
220 - Carpeting 850 Sq. Yds. East Center Carpet	28,722	10 6							33,308								
420 - Tile 4,200 sf East Center Walls & Floors	58,044	20 1		59,495													
610 - Tile 1,440 sf Art Room, Lobby, Kitchen	11,794	15 11												15,474			
Total 25000 - Flooring	98,559			59,495					33,308					15,474			
26000 - Outdoor Equipment																	
444 - Bleachers: Aluminum 4 Pickleball Bleachers	13,820	20 12													18,587		
888 - Shade Structure 300 sf [3] Pool Shade Structures	4,500	7 5						5,091							6,052		
Total 26000 - Outdoor Equipment	18,320							5,091							24,639		
27000 - Appliances																	
448 - Washer & Dryer Craft Janitor Closet- Washer/Dryer	5,000	10 2			5,253										6,724		
720 - Miscellaneous 9 Kitchen Appliances (33%)	8,292	5 3				8,930					10,103					11,431	
Total 27000 - Appliances	13,292				5,253	8,930					10,103				6,724	11,431	
28000 - Water System																	
138 - Backflow Valves 4" Backflow	9,300	12 2			9,771												13,141
Total 28000 - Water System	9,300				9,771												13,141

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%			36,807	244,667	90,126	156,711	125,148	50,259	705,844	309,136	147,006	185,555	116,044	89,883	79,652	160,620	479,801
00003 - Abrego North (AN)																	
01000 - Paving																	
420 - Asphalt: Major Repairs 14,105 sf Parking Area	95,209	25 23															
Total 01000 - Paving	95,209																
02000 - Concrete																	
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	7,110	5 3				7,657					8,663					9,801	
Total 02000 - Concrete	7,110					7,657					8,663					9,801	
03000 - Painting: Exterior																	
218 - Surface Restoration 5,892 sf Exterior Surfaces	9,722	10 1		9,965										12,756			
Total 03000 - Painting: Exterior	9,722			9,965										12,756			
04000 - Structural Repairs																	
820 - Shed Shed	12,035	10 5						13,616									
956 - Doors 10 Exterior & Interior Doors (50%)	10,078	20 7								11,979							
Total 04000 - Structural Repairs	22,113							13,616		11,979							
05000 - Roofing																	
352 - Low Slope: BUR 2,000 sf Pool Building Roof	26,000	20 3				27,999											
978 - Coating 2,100 sf Low Slope Roof Recoating	2,940	5 4					3,245					3,672					4,154
Total 05000 - Roofing	28,940					27,999	3,245					3,672					4,154
08000 - Rehab																	
238 - Restrooms Companion Restroom Remodel	19,835	20 2			20,839												
266 - Locker Rooms 2 Men's & Women's	88,090	20 2			92,550												
270 - General 795 sf Recreation Room Tile- 2017	11,329	20 12													15,236		
Total 08000 - Rehab	119,254				113,389										15,236		
12000 - Pool																	
172 - Resurface 230 lf Pool	42,550	12 3				45,822											
426 - ADA Chair Lift 2 Pool & Spa	15,000	10 2			15,759										20,173		
778 - Equipment: Replacement Pool & Spa Equipment (50%)	24,000	5 1		24,600					27,833					31,490			
964 - Furniture: Misc 37 Pool Area Furniture	8,325	6 0	8,325						9,654						11,196		
Total 12000 - Pool	89,875		8,325	24,600	15,759	45,822			37,487					31,490	31,370		
13000 - Spa																	
158 - Resurface Spa	6,640	8 1		6,806								8,292					

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total 13000 - Spa	6,640			6,806								8,292					
19000 - Fencing																	
560 - Vinyl 152 lf Perimeter Fencing	6,133	20 12													8,248		
Total 19000 - Fencing	6,133														8,248		
23000 - Mechanical Equipment																	
200 - HVAC 3 HVAC Rheem Units- 2020	28,620	15 10											36,636				
Total 23000 - Mechanical Equipment	28,620												36,636				
26000 - Outdoor Equipment																	
864 - Shade Structure 380 sf Pool Equip Shade Structure	11,970	30 18															
868 - Shade Structure 378 sf [3] Pool Shade Canopies	9,998	15 7								11,885							
Total 26000 - Outdoor Equipment	21,968									11,885							
28000 - Water System																	
186 - Backflow Valves Backflow (50%)	2,500	20 10											3,200				
Total 28000 - Water System	2,500												3,200				
Total [Abrego North (AN)] Expenditures Inflated @ 2.50%			8,325	41,371	129,148	81,478	3,245	13,616	37,487	23,864	8,663	11,964	39,836	44,246	54,854	9,801	4,154
00004 - Abrego South (AS)																	
01000 - Paving																	
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)	8,333	5 2			8,755					9,905					11,207		
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	6,660	5 2			6,997					7,917					8,957		
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	59,682	25 19															
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	47,700	25 20															
Total 01000 - Paving	122,375				15,752					17,822					20,164		
02000 - Concrete																	
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	7,532	2 1		7,721		8,111		8,522		8,953		9,407		9,883		10,383	
Total 02000 - Concrete	7,532			7,721		8,111		8,522		8,953		9,407		9,883		10,383	
03000 - Painting: Exterior																	
200 - Surface Restoration 7,191 sf Exterior Surfaces	11,865	10 10											15,188				
201 - Surface Restoration Exterior Surfaces Paint & Repair (2025 Only)[nr:1]	54,325	1 0	54,325														
Total 03000 - Painting: Exterior	66,190		54,325										15,188				
04000 - Structural Repairs																	
936 - Doors 16 Exterior & Interior Doors (25%)	8,062	10 9										10,068					

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Reserve Component	Current Replacement Cost	Life Useful / Remaining		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total 04000 - Structural Repairs	8,062												10,068					
05000 - Roofing																		
224 - Low Slope: BUR 2,980 sf Pool Building Roofs	38,740	20	8									47,201						
228 - Low Slope: BUR 3,500 sf Shuffleboard Ramadas	45,500	20	3				48,999											
962 - Coating 6,480 sf Low Slope Roof Recoating	8,100	5	4					8,941					10,116					11,445
Total 05000 - Roofing	92,340						48,999	8,941				47,201	10,116					11,445
08000 - Rehab																		
236 - Locker Rooms 2 Men's & Women's	88,090	20	2			92,550												
342 - Restrooms 2 Restrooms	37,760	20	2			39,672												
Total 08000 - Rehab	125,850					132,221												
12000 - Pool																		
140 - Resurface 170 lf Pool	31,450	12	2			33,042												44,438
422 - ADA Chair Lift Pool ADA Lift	4,860	10	4					5,365										6,867
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	56,763	10	6							65,828								
944 - Furniture: Misc 45 Pool Area Furniture	12,004	6	0	12,004						13,921						16,144		
Total 12000 - Pool	105,077			12,004		33,042		5,365		79,749						16,144		51,305
13000 - Spa																		
138 - Resurface Spa	4,635	8	5						5,244								6,389	
418 - ADA Chair Lift Spa ADA Lift	5,740	10	2			6,031										7,720		
Total 13000 - Spa	10,375					6,031			5,244							7,720	6,389	
19000 - Fencing																		
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	8,746	20	6							10,143								
Total 19000 - Fencing	8,746									10,143								
20000 - Lighting																		
240 - Pole Lights 8 Shuffleboard Lights	14,400	25	5						16,292									
Total 20000 - Lighting	14,400								16,292									
23000 - Mechanical Equipment																		
240 - HVAC 2 Rooftop Rheem Units- 2025	15,250	15	0	15,250														
Total 23000 - Mechanical Equipment	15,250			15,250														
26000 - Outdoor Equipment																		
480 - Drinking Fountain 2 Drinking Fountain	7,560	20	2			7,943												

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Reserve Component	Current Replacement Cost	Life Useful / Remaining		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
812 - Shade Structure 564 [3] Volleyball Shade Canopies	14,918	15	7								17,733							
880 - Shade Structure 264 sf Pool Shade Canopy	6,983	15	4					7,708										
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	19,094	8	7								22,697							
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	37,800	10	7								44,932							
Total 26000 - Outdoor Equipment	86,355					7,943		7,708			85,362							
28000 - Water System																		
166 - Backflow Valves 2 Backflows (50%)	5,000	10	5						5,657									
Total 28000 - Water System	5,000								5,657									
Total [Abrego South (AS)] Expenditures Inflated @ 2.50%				81,579	7,721	194,989	57,110	22,013	35,715	89,892	112,138	47,201	29,591	15,188	9,883	44,028	16,773	62,750
00005 - West Social Center (WC)																		
01000 - Paving																		
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	13,934	5	0	13,934					15,765					17,836				
108 - Asphalt: Sealing 75,321 sf West Parking Lot	24,103	5	0	24,103					27,270					30,854				
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	8,361	5	5						9,459					10,702				
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	138,467	25	5						156,662									
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	239,521	25	5						270,996									
Total 01000 - Paving	424,385			38,036					480,152					59,392				
02000 - Concrete																		
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	8,629	5	6							10,007					11,322			
Total 02000 - Concrete	8,629									10,007					11,322			
03000 - Painting: Exterior																		
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	85,427	10	5						96,652									
Total 03000 - Painting: Exterior	85,427								96,652									
03500 - Painting: Interior																		
106 - Building 24,000 sf All Interior Spaces	36,000	10	1		36,900										47,235			
Total 03500 - Painting: Interior	36,000				36,900										47,235			
04000 - Structural Repairs																		
904 - Doors 72 Exterior & Interior Doors (25%)	36,278	10	9										45,307					
Total 04000 - Structural Repairs	36,278												45,307					
05000 - Roofing																		

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
204 - Low Slope: BUR 5,600 sf Pool House & Metal Arts Buildings	72,800	20 10											93,190				
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	9,300	30 22															
308 - Low Slope: Vinyl 31,560 sf Main Building Flat Roofs	410,280	20 4					452,872										
600 - Pitched: Tile 22 Squares- Tennis Ramada Roof	28,050	30 21															
934 - Coating 31,560 sf Main Building Roof Recoat-2025	42,606	5 1		43,671					49,410					55,903			
936 - Coating 5,600 sf Pool House & Metal Arts Buildings	7,560	5 4					8,345					9,441					10,682
Total 05000 - Roofing	570,596			43,671			461,217		49,410			9,441	93,190	55,903			10,682
08000 - Rehab																	
100 - General Tennis Ramada	7,486	20 2			7,865												
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	116,159	20 1		119,063													
306 - Restrooms 4 Shops & Auditorium Restrooms	82,691	20 2			86,878												
460 - Cabinets 2 Woodshop & Lapidary	11,517	20 2			12,100												
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	22,003	25 21															
920 - General House Lights	55,000	20 1		56,375													
Total 08000 - Rehab	294,856			175,438	106,842												
12000 - Pool																	
100 - Resurface 250 lf Pool	54,130	12 1		55,483												74,619	
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	53,874	15 1		55,221													
728 - Equipment: Replacement Pool Digital Clocks	3,801	10 4					4,195										5,370
730 - Equipment: Replacement Pool & Spa Equipment (50%)	67,827	5 0	67,827					76,740					86,824				
920 - Furniture: Misc Pool Area Furniture	15,000	6 1		15,375						17,830						20,678	
Total 12000 - Pool	194,631		67,827	126,079			4,195	76,740		17,830			86,824			95,296	5,370
13000 - Spa																	
110 - Resurface Spa	8,000	8 1		8,200								9,991					
Total 13000 - Spa	8,000			8,200								9,991					
14000 - Recreation																	
700 - Billiard Table 4 Billiards Room Tables	35,242	25 18															
Total 14000 - Recreation	35,242																

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
17000 - Tennis Court																	
100 - Reseal 43,200 sf [6] Tennis Courts	36,288	4 3				39,078				43,135				47,613			
500 - Resurface 43,200 sf [6] Tennis Courts	159,408	21 9										199,079					
600 - Lighting 20 Court Lights	99,045	30 27															
724 - Screen 8,685 sf Tennis Court Fence Screens	5,732	5 2			6,022					6,814					7,709		
Total 17000 - Tennis Court	300,474				6,022	39,078				49,949		199,079		47,613	7,709		
17500 - Basketball / Sport Court																	
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	21,154	8 2			22,225								27,078				
Total 17500 - Basketball / Sport Court	21,154				22,225								27,078				
19000 - Fencing																	
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	82,713	30 7								98,319							
Total 19000 - Fencing	82,713									98,319							
20000 - Lighting																	
200 - Pole Lights 15 Walkway Lights	34,032	30 11												44,654			
500 - Parking Lot 25 Parking Lot Lights	84,937	60 24															
Total 20000 - Lighting	118,970													44,654			
23000 - Mechanical Equipment																	
204 - HVAC 2 Rooftop Rheem Units- 2024	80,618	15 14															113,912
284 - HVAC 2 Rooftop Carrier Units- 2013	36,040	15 3				38,811											
320 - HVAC Rooftop Carrier Unit #4- 2018	30,740	15 8									37,454						
324 - HVAC Rooftop Rheem Unit #10- 2019	19,080	15 9										23,828					
352 - HVAC 3 Rooftop Rheem Units- 2024	46,643	15 14															65,906
380 - HVAC Rooftop Ruud Unit #7- 2025	22,496	15 0	22,496														
404 - HVAC 4 Rooftop Rheem Units- 2023	74,200	15 13														102,286	
420 - HVAC Tennis Ramada Rheem Unit #15- 2022	7,420	15 12													9,979		
440 - HVAC 5 Gree HVAC Units- 2012	21,200	15 2			22,273												
900 - Miscellaneous Woodshop Dust Collector	23,264	15 7								27,654							
901 - Miscellaneous Woodshop Dust Collector Compressor (2026 Only)[nr:1]	11,000	2 1		11,275													
Total 23000 - Mechanical Equipment	372,702		22,496	11,275	22,273	38,811				27,654	37,454	23,828			9,979	102,286	179,817
24000 - Furnishings																	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
500 - Chairs 550 Auditorium Padded Chairs	98,181	10	4					108,373										138,726
504 - Chairs 500 Auditorium Unpadded Chairs	38,366	10	0	38,366										49,112				
508 - Tables 175 Auditorium Tables	68,173	10	0	68,173										87,267				
Total 24000 - Furnishings	204,720			106,539				108,373						136,379				138,726
24500 - Audio / Visual																		
100 - Speakers Auditorium	31,441	15	8									38,308						
108 - Lighting Console Auditorium Control Room	4,376	10	3				4,713										6,033	
116 - Miscellaneous Auditorium Total Induction Loop	20,155	30	14															28,478
220 - PA System Auditorium Bldg	67,719	10	2			71,148										91,075		
224 - Projector 3 Auditorium Projectors (33%)	13,360	10	3				14,387										18,416	
400 - Stage Lights Stage Lighting	12,020	20	17															
600 - Stage Curtains Stage Curtains	11,517	15	2			12,100												
740 - Piano Auditorium Petrof Grand	51,826	30	8									63,145						
764 - Piano Auditorium Yamaha Upright	11,517	30	8									14,032						
800 - Stage Risers Auditorium Stage	22,688	30	22															
Total 24500 - Audio / Visual	246,619					83,248	19,100					115,485				91,075	24,449	28,478
24600 - Safety / Access																		
200 - Fire Control Misc Fire Alarm System	35,000	20	1		35,875													
Total 24600 - Safety / Access	35,000				35,875													
25000 - Flooring																		
210 - Carpeting 448 Sq. Yds. West Center Carpet	21,670	10	6							25,130								
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	5,120	10	3				5,514										7,058	
410 - Tile 1,618 sf West Center Walls & Floors	27,959	20	2			29,374												
414 - Tile 682 sf Green Room Dressing & Restrooms	11,785	20	12													15,849		
600 - Miscellaneous 1,100 Sq. Yds. West Center Engineered Wood	96,745	15	12													130,111		
Total 25000 - Flooring	163,279					29,374	5,514			25,130						145,961	7,058	
26000 - Outdoor Equipment																		
400 - Bleachers 6 Courtyard & Tennis	15,322	25	18															

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	13,192	15 8									16,073						
840 - Shade Structure 680 sf Pool Deck Shade Canopy	18,013	15 8									21,947						
844 - Shade Structure 1,955 sf [3] Tennis Court Spectator Shade Canopies	51,788	15 7								61,560							
846 - Shade Structure 4 Tennis Court Player Shade Covers (25%)	2,303	15 7								2,738							
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018	7,184	30 23															
Total 26000 - Outdoor Equipment	107,803									64,298	38,021						
27000 - Appliances																	
324 - Dishwasher, Commercial Commercial Dishwasher- 2022	11,517	12 9										14,383					
700 - Miscellaneous 30 Kitchen Appliances (33%)	40,309	5 2			42,350					47,915					54,211		
702 - Stove 2 Vulcan 10-Burner & 6-Burner	8,292	20 13														11,431	
Total 27000 - Appliances	60,118				42,350					47,915		14,383			54,211	11,431	
28000 - Water System																	
158 - Backflow Valves 4" Backflow	9,300	12 8									11,331						
Total 28000 - Water System	9,300										11,331						
30000 - Miscellaneous																	
240 - Maintenance Equipment Portable Lift	13,590	20 1		13,930													
244 - Maintenance Equipment Portable Lift	13,590	20 2			14,278												
Total 30000 - Miscellaneous	27,180			13,930	14,278												
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%			234,898	451,368	326,612	102,503	573,785	653,545	84,548	305,965	202,291	302,029	402,864	206,727	308,935	240,520	363,074
00006 - Casa Paloma I (CPI)																	
01000 - Paving																	
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	48,114	25 2			50,550												
Total 01000 - Paving	48,114				50,550												
02000 - Concrete																	
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	13,722	2 1		14,065		14,777		15,525		16,311		17,137		18,004		18,916	
Total 02000 - Concrete	13,722			14,065		14,777		15,525		16,311		17,137		18,004		18,916	
03000 - Painting: Exterior																	
212 - Surface Restoration 7,470 sf Exterior Surfaces	12,326	10 2			12,949										16,576		
Total 03000 - Painting: Exterior	12,326				12,949										16,576		

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
04000 - Structural Repairs																	
948 - Doors 10 Exterior & Interior Doors (50%)	10,078	15 7								11,979							
Total 04000 - Structural Repairs	10,078									11,979							
05000 - Roofing																	
236 - Low Slope: BUR 5,900 sf Pool Building & Shade Structure Roofs	76,700	20 5						86,779									
970 - Coating 6,100 sf Low Slope Roof Recoating	17,690	5 1		18,132					20,515					23,211			
Total 05000 - Roofing	94,390			18,132				86,779	20,515					23,211			
08000 - Rehab																	
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	128,910	20 15															
256 - Restrooms Unisex Restroom	6,140	20 15															
418 - Kitchen Center Kitchen	8,810	20 6							10,217								
Total 08000 - Rehab	143,860								10,217								
12000 - Pool																	
160 - Resurface 200 lf Pool	37,000	12 1		37,925												51,005	
420 - ADA Chair Lift Aqua Creek Pool Chair	6,335	10 2			6,656										8,520		
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	64,038	15 12													86,123		
770 - Equipment: Replacement Pool & Spa Equipment (50%)	23,938	5 3				25,778					29,166					32,998	
956 - Furniture: Misc 50 Pool Area Furniture	11,140	6 2			11,704						13,573						15,741
Total 12000 - Pool	142,450			37,925	18,360	25,778					42,739				94,643	84,003	15,741
13000 - Spa																	
150 - Resurface Spa	6,850	8 3				7,377								8,988			
Total 13000 - Spa	6,850					7,377								8,988			
23000 - Mechanical Equipment																	
256 - HVAC 2 Rooftop Carrier Units- 2011	23,320	15 1		23,903													
516 - HVAC In-Ceiling Rheem Unit- 2025	8,150	15 0	8,150														
Total 23000 - Mechanical Equipment	31,470		8,150	23,903													
25000 - Flooring																	
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	13,500	20 15															
Total 25000 - Flooring	13,500																
26000 - Outdoor Equipment																	
310 - Benches 18 Common Area Benches	24,930	15 5						28,206									

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	10,593	8 2			11,129								13,560				
826 - Shade Structure 310 sf Pool Equip Shade Structure	9,765	30 20															
Total 26000 - Outdoor Equipment	45,288				11,129			28,206					13,560				
28000 - Water System																	
194 - Backflow Valves Backflow	5,000	20 10											6,400				
Total 28000 - Water System	5,000												6,400				
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%			8,150	94,025	92,988	47,932		130,510	30,732	28,290	42,739	17,137	19,960	50,203	111,220	102,919	15,741
00007 - Casa Paloma II (CPII)																	
02000 - Concrete																	
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	15,047	2 0	15,047		15,809		16,609		17,450		18,333		19,261		20,237		21,261
Total 02000 - Concrete	15,047		15,047		15,809		16,609		17,450		18,333		19,261		20,237		21,261
03000 - Painting: Exterior																	
224 - Stucco Exterior Stucco Repair & Paint	12,000	10 1		12,300										15,745			
Total 03000 - Painting: Exterior	12,000			12,300										15,745			
04000 - Structural Repairs																	
952 - Doors 14 Exterior & Interior Doors (25%)	7,054	10 9										8,810					
Total 04000 - Structural Repairs	7,054											8,810					
05000 - Roofing																	
240 - Low Slope: BUR 5,200 sf Pool Building Roofs	67,600	20 16															
974 - Coating 5,200 sf Low Slope Roof Recoating	9,152	5 1		9,381					10,614					12,008			
Total 05000 - Roofing	76,752			9,381					10,614					12,008			
08000 - Rehab																	
258 - Restrooms Unisex Restroom	11,520	15 1		11,808													
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	88,090	20 1		90,292													
424 - Kitchen Center Kitchen	8,810	20 2			9,256												
Total 08000 - Rehab	108,420			102,100	9,256												
12000 - Pool																	
166 - Resurface 180 lf Pool	33,300	12 3				35,860											
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	53,523	15 1		54,861													
774 - Equipment: Replacement Pool & Spa Equipment (50%)	24,000	5 1		24,600					27,833					31,490			
960 - Furniture: Misc 31 Pool Area Furniture	8,144	6 0	8,144						9,445						10,953		

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total 12000 - Pool	118,967		8,144	79,461		35,860			37,277					31,490	10,953		
13000 - Spa																	
154 - Resurface Spa	6,255	8 2			6,572								8,007				
Total 13000 - Spa	6,255				6,572								8,007				
20000 - Lighting																	
260 - Pole Lights 8 Shuffleboard Lights	12,600	30 28															
Total 20000 - Lighting	12,600																
23000 - Mechanical Equipment																	
260 - HVAC Rooftop Rheem Unit #3- 2025	8,760	15 0	8,760														
272 - HVAC 2 Rooftop Carrier Units- 2011	23,320	15 1		23,903													
Total 23000 - Mechanical Equipment	32,080		8,760	23,903													
25000 - Flooring																	
204 - Carpeting 1,284 sf Recreation Room	4,494	10 5						5,085									
404 - Tile 281 sf Kitchenette & Storage Closet	4,524	20 15															
Total 25000 - Flooring	9,018							5,085									
26000 - Outdoor Equipment																	
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	10,148	8 0	10,148								12,364						
860 - Shade Structure 294 sf Pool Equip Shade Canopy	7,776	15 6							9,018								
Total 26000 - Outdoor Equipment	17,924		10,148						9,018		12,364						
28000 - Water System																	
190 - Backflow Valves Backflow	5,000	20 10											6,400				
Total 28000 - Water System	5,000												6,400				
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%			42,099	227,145	31,636	35,860	16,609	5,085	74,359		30,698	8,810	33,669	59,243	31,189		21,261
00008 - Desert Hills (DH)																	
01000 - Paving																	
120 - Asphalt: Sealing 104,016 sf Drives & Parking	33,285	5 4					36,741					41,569					47,031
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	11,546	5 4					12,744					14,419					16,314
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive	226,689	25 4					250,223										
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area	104,081	25 21															
Total 01000 - Paving	375,602						299,708					55,988					63,345
02000 - Concrete																	
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	12,143	5 1		12,446					14,082					15,933			

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total 02000 - Concrete	12,143			12,446					14,082					15,933			
03000 - Painting: Exterior																	
124 - Stucco 30,135 sf Building Exterior	59,065	10 2			62,055										79,435		
Total 03000 - Painting: Exterior	59,065				62,055										79,435		
03500 - Painting: Interior																	
124 - Building 26,950 sf All Interior Spaces (50%)	20,213	5 2			21,236					24,026					27,184		
Total 03500 - Painting: Interior	20,213				21,236					24,026					27,184		
04000 - Structural Repairs																	
916 - Doors 54 Exterior & Interior Doors (25%)	27,209	10 9										33,980					
Total 04000 - Structural Repairs	27,209											33,980					
04500 - Decking/Balconies																	
200 - Resurface 1,778 sf Second Floor Deck	32,449	18 1		33,260													
Total 04500 - Decking/Balconies	32,449			33,260													
05000 - Roofing																	
100 - Low Slope: Foam 5,850 sf Ceramics/Lapidary	70,200	20 18															
212 - Low Slope: BUR 7,000 sf Auditorium Roof	105,000	20 19															
320 - Low Slope: Metal 470 sf Pool Equipment Roof	5,170	30 20															
374 - Low Slope: Pergola 375 sf Tennis Ramada Roof	3,750	25 15															
946 - Coating 13,080 sf Low Slope Roof Recoating	16,350	5 2			17,178					19,435					21,989		
Total 05000 - Roofing	200,470				17,178					19,435					21,989		
08000 - Rehab																	
218 - Locker Rooms 2 Men's & Women's	145,600	28 0	145,600														
222 - Restrooms Companion Restroom	19,832	20 18															
324 - Restrooms 2 Auditorium Lobby Restrooms	63,600	20 0	63,600														
325 - Doors 2 Locker Room Doors (2026 Only)[nr:1]	10,000	2 1		10,250													
466 - Cabinets 40 lf Countertops & Cabinets	34,692	20 2			36,448												
570 - Operable Wall/Partition 770 sf [4] Room Dividers	41,742	21 9										52,130					
Total 08000 - Rehab	315,465		209,200	10,250	36,448							52,130					
12000 - Pool																	
118 - Resurface 260 lf Pool	56,295	12 13														77,604	
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	15,478	10 2			16,262										20,817		

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	59,810	25 17															
742 - Equipment: Replacement Pool & Spa Equipment (50%)	32,268	5 2			33,902					38,357					43,397		
932 - Furniture: Misc 47 Pool Area Furniture	14,124	6 4					15,591						18,080				
Total 12000 - Pool	177,976				50,163		15,591			38,357			18,080		64,213	77,604	
13000 - Spa																	
122 - Resurface Spa	11,517	8 5						13,030								15,876	
Total 13000 - Spa	11,517							13,030								15,876	
14000 - Recreation																	
140 - Sauna: Wood Kit Sauna	7,628	25 22															
220 - Exercise: Cardio Equipment 18 Fitness Center Cardio Machines (25%)	30,579	3 1		31,343			33,753			36,349			39,144			42,153	
228 - Exercise: Stationary Bike 11 Fitness Center Aerobics Room Spin Bikes	19,800	6 4					21,855						25,346				
262 - Exercise: Miscellaneous Equip. 11 Boxing Gym Equipment	6,380	10 5						7,218									
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	29,959	8 2			31,475								38,350				
354 - Exercise: Strength Equipment 31 Fitness Center Strength Machines (50%)	84,429	8 7								100,360							
Total 14000 - Recreation	178,775			31,343	31,475		55,609	7,218		136,709			102,839			42,153	
17000 - Tennis Court																	
130 - Reseal 28,800 sf [4] Tennis Courts	23,616	4 2			24,812				27,387				30,230				33,369
Total 17000 - Tennis Court	23,616				24,812				27,387				30,230				33,369
19000 - Fencing																	
150 - Chain Link: 10' 960 lf Tennis Court Fence	46,435	30 6							53,851								
Total 19000 - Fencing	46,435								53,851								
20000 - Lighting																	
210 - Pole Lights 7 Walkway Lights	9,249	20 3				9,960											
218 - Landscape 25 Walkway Lights	12,584	20 9										15,716					
264 - Bollard Lights 22 Walkway Bollard Lights	24,916	20 9										31,117					
530 - Parking Lot 11 Parking Lot Lights	33,540	40 11												44,007			
Total 20000 - Lighting	80,289					9,960						46,833		44,007			
23000 - Mechanical Equipment																	
216 - HVAC 7 Rooftop Rheem Units- 2022	112,000	15 12													150,628		

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
332 - HVAC Rooftop Carrier Unit- 2009	15,100	15 1		15,478													
360 - HVAC 2 Rooftop Rheem Units- 2019	30,000	15 9										37,466					
388 - HVAC 2 Rooftop Carrier Units- 2013	33,920	15 3				36,528											
412 - HVAC Rooftop Rheem Units- 2024	15,840	15 9										19,782					
428 - HVAC 4 Rheem & Daikin Units- 2018	38,000	15 8									46,299						
444 - HVAC 6 Fitness Rm Daikin Air Handlers- 2023	45,000	15 13														62,033	
520 - HVAC 3 SW Ground Level Daikin Units- 2023	45,000	15 13														62,033	
604 - Water Heater 2 Pool Equipment Area Water Heaters	13,000	12 10											16,641				
632 - Water Heater Men's Restroom's Janitor's Closet	2,073	15 3				2,232											
Total 23000 - Mechanical Equipment	349,933			15,478		38,761					46,299	57,248	16,641		150,628	124,066	
24000 - Furnishings																	
540 - Miscellaneous 204 Assorted Tables & Chairs	31,114	10 0	31,114										39,829				
Total 24000 - Furnishings	31,114		31,114										39,829				
24500 - Audio / Visual																	
152 - Projector Stage- Epson	8,300	10 5						9,391									
174 - Projection Screen Stage- Electric Screen	10,832	20 14															15,306
308 - PA System Sound Rack- Sound System	20,817	10 6							24,141								
Total 24500 - Audio / Visual	39,950							9,391	24,141								15,306
24600 - Safety / Access																	
220 - Fire Control Misc Fire Alarm System	35,000	20 18															
Total 24600 - Safety / Access	35,000																
25000 - Flooring																	
240 - Carpeting 327 Sq. Yds. Fitness & Boxing Gym Carpet	19,394	10 8									23,630						
244 - Rubber 927 sf Fitness Room Rubber	8,343	10 6							9,675								
440 - Tile 975 sf Center Walls & Floors	33,686	20 1		34,528													
630 - Vinyl 1,349 Sq. Yds. Center Vinyl	47,539	15 13														65,533	
Total 25000 - Flooring	108,962			34,528					9,675		23,630					65,533	
27000 - Appliances																	
160 - Ice Machine Tennis Courts	7,450	10 6							8,640								

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
740 - Miscellaneous 13 Kitchen Appliances (33%)	21,185	5 2			22,258					25,182					28,492		
764 - Dishwasher, Commercial Dishwasher	15,000	12 9										18,733					
Total 27000 - Appliances	43,635				22,258				8,640	25,182		18,733			28,492		
28000 - Water System																	
150 - Backflow Valves 6" Backflow	12,000	12 1		12,300												16,542	
Total 28000 - Water System	12,000			12,300												16,542	
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%			240,314	149,606	265,625	48,721	370,907	29,640	137,776	243,709	69,929	264,911	207,620	59,940	371,941	341,774	112,019
00009 - Madera Vista (MV)																	
01000 - Paving																	
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	65,961	25 7								78,407							
Total 01000 - Paving	65,961									78,407							
02000 - Concrete																	
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	8,137	2 2			8,549		8,982		9,437		9,914		10,416		10,944		11,498
Total 02000 - Concrete	8,137				8,549		8,982		9,437		9,914		10,416		10,944		11,498
03000 - Painting: Exterior																	
206 - Surface Restoration 4,020 sf Exterior Surfaces	8,442	10 3				9,091										11,637	
Total 03000 - Painting: Exterior	8,442					9,091										11,637	
04500 - Decking/Balconies																	
111 - Miscellaneous 80 lf New Gutters South Side (2026 Only)[nr:1]	2,000	2 1		2,050													
Total 04500 - Decking/Balconies	2,000			2,050													
05000 - Roofing																	
616 - Pitched: Tile 39 Squares- Pool Building Roof	46,800	30 26															
Total 05000 - Roofing	46,800																
08000 - Rehab																	
248 - Restrooms 2 Men's & Women's	18,880	20 14															26,677
262 - Kitchen Pool Building Kitchen Area	23,035	20 7								27,381							
480 - Shower Outdoor Pool Shower	10,175	15 12													13,684		
Total 08000 - Rehab	52,090									27,381					13,684		26,677
12000 - Pool																	
154 - Resurface 156 lf Pool	28,860	12 3				31,079											
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	40,882	15 12													54,981		

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
766 - Equipment: Replacement Pool & Spa Equipment (50%)	19,478	5 1		19,964					22,588					25,556			
952 - Furniture: Misc 29 Pool Area Furniture	8,809	6 2			9,255						10,733						12,447
Total 12000 - Pool	98,028			19,964	9,255	31,079			22,588		10,733			25,556	54,981		12,447
13000 - Spa																	
146 - Resurface Spa	5,665	8 1		5,807								7,075					
Total 13000 - Spa	5,665			5,807								7,075					
17000 - Tennis Court																	
540 - Reseal 7,200 sf Tennis Court	5,904	4 3				6,358				7,018				7,747			
560 - Fixtures Tennis Court Bench/Canopy	6,335	15 7								7,530							
Total 17000 - Tennis Court	12,239					6,358				14,548				7,747			
19000 - Fencing																	
170 - Chain Link: 10' 360 lf Tennis Court Fence	17,424	30 6							20,206								
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	26,600	30 3				28,645											
Total 19000 - Fencing	44,024					28,645			20,206								
20000 - Lighting																	
250 - Sports Field / Court 4 Tennis Court Lights	12,600	20 14															17,803
Total 20000 - Lighting	12,600																17,803
23000 - Mechanical Equipment																	
252 - HVAC Rooftop Carrier Unit #1- 2011	10,575	15 1		10,839													
Total 23000 - Mechanical Equipment	10,575			10,839													
25000 - Flooring																	
434 - Tile Recreation Room & Storage	12,515	20 15															
Total 25000 - Flooring	12,515																
26000 - Outdoor Equipment																	
816 - Shade Structure 264 sf Pool Shade Canopy	6,983	15 6							8,098								
834 - Shade Structure 336 sf Pool Equip Shade Canopy	8,887	15 6							10,306								
Total 26000 - Outdoor Equipment	15,870								18,404								
28000 - Water System																	
174 - Backflow Valves Backflow (50%)	2,500	20 10											3,200				
Total 28000 - Water System	2,500												3,200				
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%				38,660	17,804	75,173	8,982		70,635	120,337	20,647	7,075	13,617	33,303	79,609	11,637	68,425
00010 - Continental Vistas (CV)																	
01000 - Paving																	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
404 - Asphalt: Overlay 6,726 sf Parking Lot	21,389	20 15															
Total 01000 - Paving	21,389																
02000 - Concrete																	
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	9,515	2 2			9,997		10,503		11,034		11,593		12,180		12,797		13,444
Total 02000 - Concrete	9,515				9,997		10,503		11,034		11,593		12,180		12,797		13,444
03000 - Painting: Exterior																	
120 - Surface Restoration 3,600 sf Recreation Building & Walls	7,200	10 1		7,380										9,447			
Total 03000 - Painting: Exterior	7,200			7,380										9,447			
04000 - Structural Repairs																	
940 - Doors 12 Exterior & Interior Doors (25%)	6,046	10 3				6,511										8,335	
Total 04000 - Structural Repairs	6,046					6,511										8,335	
05000 - Roofing																	
232 - Low Slope: BUR 2,000 sf Pool Building Roof	26,000	20 16															
612 - Pitched: Tile 13 Squares- Pool Building Roof	22,100	30 26															
966 - Coating 2,000 sf Low Slope Roof Recoating	7,100	5 1		7,278					8,234					9,316			
Total 05000 - Roofing	55,200			7,278					8,234					9,316			
08000 - Rehab																	
242 - Locker Rooms 2 Men's & Women's	78,670	20 12													105,802		
246 - Bathrooms Companion Restroom	23,220	20 12													31,228		
Total 08000 - Rehab	101,890														137,031		
12000 - Pool																	
146 - Resurface 180 lf Pool	33,300	12 5						37,676									
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	31,622	15 11												41,490			
762 - Equipment: Replacement Pool & Spa Equipment (50%)	21,950	5 1		22,499					25,455					28,800			
948 - Furniture: Misc 48 Pool & Patio Area Furniture	10,637	6 3				11,455						13,284					
Total 12000 - Pool	97,508			22,499		11,455		37,676	25,455			13,284		70,291			
13000 - Spa																	
142 - Resurface Spa	9,060	8 4					10,001								12,185		
Total 13000 - Spa	9,060						10,001								12,185		
23000 - Mechanical Equipment																	
244 - HVAC Rooftop Rheem Unit #3- 2019	11,660	15 9										14,562					

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
248 - HVAC 2 Rooftop Carrier Units- 2013	38,160	15 3				41,094											
800 - Water Heater Building Water Heater	6,084	12 0	6,084												8,182		
Total 23000 - Mechanical Equipment	55,904		6,084			41,094						14,562			8,182		
25000 - Flooring																	
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	21,594	10 2			22,687										29,041		
Total 25000 - Flooring	21,594				22,687										29,041		
28000 - Water System																	
178 - Backflow Valves Backflow (50%)	2,500	20 10											3,200				
Total 28000 - Water System	2,500												3,200				
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%			6,084	37,156	32,684	59,060	20,503	37,676	44,724		11,593	27,846	15,380	89,054	199,236	8,335	13,444
00011 - Canoa Hills (CH)																	
01000 - Paving																	
124 - Asphalt: Sealing 67,354 sf Parking Lot	21,553	5 4					23,791					26,917					30,454
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (3%)	8,972	5 4					9,903					11,204					12,677
364 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	214,186	25 21															
Total 01000 - Paving	244,711						33,694					38,121					43,131
02000 - Concrete																	
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	9,664	2 1		9,906		10,407		10,934		11,487		12,069		12,680		13,322	
Total 02000 - Concrete	9,664			9,906		10,407		10,934		11,487		12,069		12,680		13,322	
03000 - Painting: Exterior																	
130 - Stucco 10,940 sf Building Exterior	30,194	10 5						34,162									
416 - Wrought Iron 160 lf Pool Perimeter Fence	3,070	6 3				3,306						3,835					
Total 03000 - Painting: Exterior	33,265					3,306		34,162				3,835					
03500 - Painting: Interior																	
130 - Building 22,750 sf All Interior Spaces	34,125	10 3				36,749										47,042	
Total 03500 - Painting: Interior	34,125					36,749										47,042	
04000 - Structural Repairs																	
920 - Doors 47 Exterior & Interior Doors (25%)	23,682	10 9										29,575					
Total 04000 - Structural Repairs	23,682											29,575					
05000 - Roofing																	
216 - Low Slope: BUR 20,750 sf Building Roof	269,750	20 5						305,197									
950 - Coating 20,750 sf Low Slope Roof Recoating	25,938	5 1		26,586					30,080					34,032			

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total 05000 - Roofing	295,688			26,586				305,197	30,080					34,032			
08000 - Rehab																	
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	175,524	20 18															
330 - Restrooms 2 Restrooms	88,658	20 18															
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	46,481	25 14															65,677
581 - Doors 2 Auditorium West Side Exterior Doors (2026 Only)[nr:1]	10,000	2 1		10,250													
Total 08000 - Rehab	320,664			10,250													65,677
12000 - Pool																	
124 - Resurface 274 lf Pool	59,326	12 1		60,810												81,782	
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	39,092	10 8									47,629						
746 - Equipment: Replacement Pool & Spa Equipment (50%)	33,605	5 2			35,306					39,945					45,195		
936 - Furniture: Misc 54 Pool Area Furniture	14,555	6 0	14,555						16,879						19,575		
Total 12000 - Pool	146,578		14,555	60,810	35,306				16,879	39,945	47,629				64,769	81,782	
13000 - Spa																	
126 - Resurface Spa	6,638	8 2			6,974								8,497				
Total 13000 - Spa	6,638				6,974								8,497				
14000 - Recreation																	
234 - Exercise: Cardio Equipment 15 Fitness Center Cardio Machines (25%)	29,254	3 1		29,985			32,291			34,774			37,448			40,327	
330 - Exercise: Strength Equipment 27 Fitness Center Strength Machines (50%)	70,762	8 6							82,062								99,984
738 - Ping Pong Table 8 Saguaro Storage Area	9,600	12 8									11,697						
Total 14000 - Recreation	109,616			29,985			32,291		82,062	34,774	11,697		37,448			40,327	99,984
17000 - Tennis Court																	
140 - Reseal 14,000 sf [2] Tennis Courts	11,480	4 2			12,061				13,313				14,695				16,221
Total 17000 - Tennis Court	11,480				12,061				13,313				14,695				16,221
19000 - Fencing																	
160 - Chain Link: 10' 580 lf Tennis Court Fence	28,055	30 6							32,535								
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	7,371	35 6							8,548								
Total 19000 - Fencing	35,426								41,083								
20000 - Lighting																	
220 - Pole Lights 24 Parking Lot & Walkway Lights	91,200	40 11												119,662			

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total 20000 - Lighting	91,200													119,662			
23000 - Mechanical Equipment																	
220 - HVAC Rooftop Carrier Unit- 2013	16,000	15 3				17,230											
230 - HVAC 3 Rooftop Carrier Units- 2021	48,000	15 11												62,980			
340 - HVAC Rooftop Rheem Unit #6- 2022	16,000	15 12													21,518		
364 - HVAC 2 Rooftop Rheem Units 1 & 2- 2023	33,000	15 13														45,491	
432 - HVAC 3 Rooftop Daikin Units 7, 8, & 9- 2024	49,500	15 14															69,942
500 - Swamp Cooler 3 Evaporative Coolers- 2005, 2014, 2022 (33%)	5,000	7 2			5,253							6,244					
600 - Water Heater 3 Pool Eq Room Heaters	16,265	12 10											20,821				
Total 23000 - Mechanical Equipment	183,765				5,253	17,230						6,244	20,821	62,980	21,518	45,491	69,942
24000 - Furnishings																	
560 - Miscellaneous Assorted Tables & Chairs (50%)	27,900	10 3				30,045										38,460	
620 - Miscellaneous Lobby Furniture	10,484	12 10											13,420				
Total 24000 - Furnishings	38,384					30,045							13,420			38,460	
24500 - Audio / Visual																	
156 - Projector Saguaro Room- EIKI	1,800	10 9										2,248					
166 - Projection Screen Saguaro Room- Electric Screen	21,100	20 14															29,814
316 - PA System Sound Rack- Sound System	19,850	10 4					21,911										28,048
330 - Miscellaneous Sound Rack- Total Induction Loop	20,800	30 11												27,291			
756 - Piano Saguaro Room Yamaha Upright	10,500	25 10											13,441				
812 - Stage Risers 288 sf [6] Saguaro Room Risers	4,625	30 28															
828 - Stage Curtains 2 Saguaro Stage Curtains	17,950	20 7								21,337							
Total 24500 - Audio / Visual	96,625						21,911			21,337		2,248	13,441	27,291			57,861
24600 - Safety / Access																	
230 - Fire Control Misc Fire Alarm System	35,000	20 3				37,691											
Total 24600 - Safety / Access	35,000					37,691											
25000 - Flooring																	
250 - Carpeting 122 Sq. Yds. Mesquite Room	6,140	10 5						6,947									
254 - Carpeting 418 Sq. Yds. Lobby & Fitness Carpeting	20,344	10 8									24,787						

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Reserve Component	Current Replacement Cost	Life Useful / Remaining		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
450 - Tile 6,475 sf Center Walls & Floors	104,377	20	17															
720 - Hardwood Floors 6,150 sf Saguaro/Palo Verde- Replace	125,030	40	5						141,459									
750 - Hardwood Floors 6,150 sf Saguaro/Palo Verde- Refinish	25,031	10	5						28,320									
Total 25000 - Flooring	280,921								176,726			24,787						
26000 - Outdoor Equipment																		
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	10,319	10	1		10,577										13,539			
848 - Shade Structure 200 sf Tennis Court Shade Canopy	5,286	15	13														7,287	
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	21,144	15	7								25,134							
856 - Shade Structure 144 sf Metal Roofed Shade Structure	4,608	30	9										5,755					
872 - Shade Structure Pool Area Wood Gazebo Structure	11,955	25	17															
Total 26000 - Outdoor Equipment	53,312				10,577						25,134		5,755		13,539		7,287	
27000 - Appliances																		
760 - Miscellaneous 18 Kitchen Appliances (33%)	28,650	5	2			30,100					34,056					38,531		
768 - Dishwasher, Commercial Dishwasher	13,000	12	9										16,235					
Total 27000 - Appliances	41,650					30,100					34,056		16,235			38,531		
28000 - Water System																		
154 - Backflow Valves 6" Backflow	12,000	12	1		12,300												16,542	
Total 28000 - Water System	12,000				12,300												16,542	
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%				14,555	160,413	89,695	135,429	87,895	527,020	183,417	166,733	84,113	114,082	108,322	270,185	124,819	290,253	352,817
00012 - Las Campanas (LC)																		
01000 - Paving																		
116 - Asphalt: Sealing 70,468 sf Parking Lot	22,550	5	1		23,114					26,151					29,587			
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	7,822	5	1		8,017					9,071					10,263			
320 - Asphalt: Overlay 27,246 sf North Parking Lot	65,935	25	21															
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	141,408	25	10											181,015				
Total 01000 - Paving	237,715				31,131					35,222				181,015	39,850			
02000 - Concrete																		
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	9,265	2	0	9,265		9,734		10,227		10,745		11,289		11,860		12,460		13,091
Total 02000 - Concrete	9,265			9,265		9,734		10,227		10,745		11,289		11,860		12,460		13,091
03000 - Painting: Exterior																		
118 - Stucco 18,180 sf Building Exterior	29,270	10	1		30,002										38,405			

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total 03000 - Painting: Exterior	29,270			30,002										38,405			
03500 - Painting: Interior																	
118 - Building 21,900 sf All Interior Spaces	32,850	10 1		33,671										43,102			
Total 03500 - Painting: Interior	32,850			33,671										43,102			
04000 - Structural Repairs																	
912 - Doors 76 Exterior & Interior Doors (25%)	38,294	10 9										47,824					
Total 04000 - Structural Repairs	38,294											47,824					
05000 - Roofing																	
208 - Low Slope: BUR 18,170 sf Building Roofs	272,550	20 4					300,844										
316 - Low Slope: Metal 520 sf Pool Equipment Roof	5,720	30 10											7,322				
334 - Low Slope: Vinyl 7,000 sf Lobby, Cottonwood, Acacia	105,000	20 4					115,900										
942 - Coating 25,170 sf Low Slope Roof Recoating	17,116	5 4					18,892					21,375					24,184
Total 05000 - Roofing	400,386						435,637					21,375	7,322				24,184
08000 - Rehab																	
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	150,987	20 1		154,761													
216 - Restrooms 2 Hallway Restrooms	39,618	20 2			41,624												
220 - Restrooms Companion Restroom	19,809	20 15															
318 - Restrooms 2 Racquetball Court Restrooms	16,584	20 14															23,433
406 - Kitchen Center Kitchen	9,674	10 7								11,499							
560 - Operable Wall/Partition 1,296 sf [2] Ocotillo/Agave & Agave/Juniper (50%)	30,735	13 1		31,503													43,427
561 - Windows Blinds- Cottonwood, Acacia, Cypress (2026 Only)[nr:1]	1	2 1		1													
Total 08000 - Rehab	267,408			186,265	41,624					11,499							66,860
12000 - Pool																	
112 - Resurface 264 lf Pool	54,326	12 10											69,542				
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	10,527	10 6							12,208								
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	48,067	15 10											61,530				
738 - Equipment: Replacement Pool & Spa Equipment (50%)	28,858	5 2			30,319					34,303					38,811		
928 - Furniture: Misc Pool Area Furniture	10,486	6 0	10,486						12,161						14,103		
Total 12000 - Pool	152,264		10,486		30,319				24,369	34,303			131,072		52,913		
13000 - Spa																	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
118 - Resurface Spa PebbleTec Resurface	7,739	8 1		7,933								9,665					
Total 13000 - Spa	7,739			7,933								9,665					
14000 - Recreation																	
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	41,294	3 1		42,326			45,581			49,085			52,860			56,924	
310 - Exercise: Strength Equipment 21 Fitness Center Strength Machines (50%)	55,125	8 6							63,928								77,890
Total 14000 - Recreation	96,419			42,326			45,581		63,928	49,085			52,860			56,924	77,890
17000 - Tennis Court																	
120 - Reseal 14,000 sf [2] Tennis Courts	11,480	4 3				12,363				13,646				15,063			
Total 17000 - Tennis Court	11,480					12,363				13,646				15,063			
19000 - Fencing																	
140 - Chain Link: 10' 600 lf Tennis Court Fence	29,022	30 9										36,245					
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	20,475	30 2			21,512												
Total 19000 - Fencing	49,497				21,512							36,245					
20000 - Lighting																	
520 - Parking Lot 8 North Parking Lot Lights	27,097	40 12													36,442		
560 - Parking Lot 13 East Parking Lot Lights	44,033	40 25															
Total 20000 - Lighting	71,130														36,442		
23000 - Mechanical Equipment																	
212 - HVAC 11 Rooftop Ruud/Rheem Units- 2024	188,870	15 14															266,868
292 - HVAC 4 Rooftop Rheem Units- 2025	32,525	15 0	32,525														
328 - HVAC Rooftop American Standard Unit- 2022	20,000	15 12													26,898		
612 - Water Heater 2 Rinnai Tankless Heaters	13,348	12 8									16,263						
Total 23000 - Mechanical Equipment	254,743		32,525								16,263				26,898		266,868
24000 - Furnishings																	
900 - Miscellaneous Tables, Chairs, Misc	59,140	10 2			62,134										79,536		
Total 24000 - Furnishings	59,140				62,134										79,536		
24500 - Audio / Visual																	
148 - Projector 3 Ocotillo, Cottonwood, Juniper	4,719	10 5						5,339									
748 - Piano Ocotillo Room Yamaha Upright	13,669	25 4					15,088										
804 - Stage Risers 4 Ocotillo Room- New	29,018	30 23															

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Reserve Component	Current Replacement Cost	Life Useful / Remaining		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
808 - Stage Risers 2 Ocotillo Room- Older	967	30	14															1,366
832 - Stage Curtains 2 Ocotillo Room	9,665	20	4					10,668										
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	19,978	10	4					22,052										28,229
Total 24500 - Audio / Visual	78,017							47,809	5,339									29,595
24600 - Safety / Access																		
210 - Fire Control Misc Fire Alarm System	35,000	20	5						39,599									
Total 24600 - Safety / Access	35,000								39,599									
25000 - Flooring																		
230 - Carpeting 430 Sq. Yds. Center Carpet	22,665	10	1		23,232										29,739			
236 - Carpeting 150 Sq. Yds. Juniper Room Only	6,306	10	1		6,464										8,274			
430 - Tile 3,050 sf Center Walls & Floors	49,868	20	1		51,114													
620 - Vinyl 540 Sq. Yds. Center	98,917	15	12													133,033		
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	30,400	30	9										37,965					
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	40,833	30	1		41,854													
Total 25000 - Flooring	248,989				122,664								37,965		38,013	133,033		
27000 - Appliances																		
800 - Miscellaneous 13 Kitchen Appliances (33%)	22,857	5	2			24,015					27,170					30,741		
Total 27000 - Appliances	22,857					24,015					27,170					30,741		
28000 - Water System																		
130 - Backflow Valves 4" Backflow	9,300	12	2			9,771												13,141
182 - Backflow Valves 3 Backflows (33%)	5,000	7	4					5,519							6,560			
Total 28000 - Water System	14,300					9,771		5,519							6,560			13,141
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%				52,276	453,991	199,107	12,363	544,772	44,938	134,263	135,704	27,552	153,074	384,128	180,993	372,024	56,924	491,630
00013 - Santa Rita Springs (SRS)																		
01000 - Paving																		
128 - Asphalt: Sealing 80,636 sf Parking Lots	25,804	5	1		26,449					29,924					33,856			
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	8,951	5	1		9,174					10,380					11,744			
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	185,667	25	0	185,667														
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	70,755	25	0	70,755														
Total 01000 - Paving	291,177			256,422	35,623					40,304					45,600			
02000 - Concrete																		

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	8,009	2 2			8,414		8,840		9,288		9,758		10,252		10,771		11,316
Total 02000 - Concrete	8,009				8,414		8,840		9,288		9,758		10,252		10,771		11,316
03000 - Painting: Exterior																	
136 - Stucco 28,540 sf Building Exterior	54,226	10 2			56,971										72,928		
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	14,591	6 4					16,106						18,678				
Total 03000 - Painting: Exterior	68,817				56,971		16,106						18,678		72,928		
03500 - Painting: Interior																	
136 - Building 35,500 sf All Interior Spaces	53,250	10 9										66,502					
Total 03500 - Painting: Interior	53,250											66,502					
04000 - Structural Repairs																	
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	28,665	10 5						32,432									
924 - Doors 66 Exterior & Interior Doors (25%)	33,256	10 9										41,532					
Total 04000 - Structural Repairs	61,921							32,432				41,532					
04500 - Decking/Balconies																	
206 - Resurface 11,430 sf Elastomeric Deck- Resurface	120,015	20 18															
300 - Repairs 11,430 sf Elastomeric Deck- Seal/Repair	28,575	5 3				30,772					34,816					39,391	
301 - Repairs Deck Coating Above Stairs (2026 Only)[nr:1]	5,000	2 1		5,125													
Total 04500 - Decking/Balconies	153,590			5,125		30,772					34,816					39,391	
05000 - Roofing																	
220 - Low Slope: BUR 6,800 sf Building Roof	88,400	20 3				95,197											
604 - Pitched: Tile 84 Squares- Building Roof	100,800	30 4					111,264										
954 - Coating 7,000 sf Low Slope Roof Recoating	8,750	5 4					9,658					10,928					12,364
Total 05000 - Roofing	197,950					95,197	120,923					10,928					12,364
08000 - Rehab																	
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	151,000	20 1		154,775													
336 - Restrooms 5 Restrooms	62,825	20 3				67,656											
Total 08000 - Rehab	213,825			154,775		67,656											
12000 - Pool																	
130 - Resurface 240 lf Pool	51,537	10 0	51,537										65,972				
408 - ADA Chair Lift Pool Area ADA Lift	6,335	10 4					6,993										8,951

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Reserve Component	Current Replacement Cost	Life Useful / Remaining		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	45,999	15	0	45,999														
750 - Equipment: Replacement Pool & Spa Equipment (50%)	33,150	5	2			34,828					39,405					44,583		
940 - Furniture: Misc 53 Pool Area Furniture	10,865	6	0	10,865						12,600						14,612		
Total 12000 - Pool	147,886			108,401		34,828		6,993		12,600	39,405			65,972		59,195		8,951
13000 - Spa																		
130 - Resurface Spa	9,470	8	4					10,453								12,736		
Total 13000 - Spa	9,470							10,453								12,736		
14000 - Recreation																		
240 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	26,250	3	2			27,579			29,699			31,983			34,442			37,091
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	47,840	8	6							55,480								67,597
Total 14000 - Recreation	74,090					27,579			29,699	55,480		31,983			34,442			104,687
19000 - Fencing																		
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	13,363	30	26															
Total 19000 - Fencing	13,363																	
20000 - Lighting																		
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	27,800	30	8									33,872						
230 - Pole Lights 10 Bridge Lights	20,000	30	8									24,368						
280 - Pole Lights 5 2nd Level Deck- Pole Lights	7,875	30	8									9,595						
Total 20000 - Lighting	55,675											67,835						
23000 - Mechanical Equipment																		
232 - HVAC 6 Miscellaneous Units- 2013	45,000	15	3				48,460											
312 - HVAC Rheem Unit #8- 2016	9,540	15	6							11,063								
316 - HVAC American Standard Unit #3- 2018	8,150	15	8									9,930						
344 - HVAC 2 Units- 2019	19,080	15	9										23,828					
368 - HVAC 2 Carrier Units- 2012	18,880	15	2			19,836												
392 - HVAC 2 Units- 2018	14,000	15	8									17,058						
416 - HVAC Carrier Unit #7- 2016	10,600	15	6							12,293								
436 - HVAC Carrier Unit #11- 2014	10,600	15	4					11,700										
448 - HVAC 8 Rooftop Carrier Units- 2018	135,760	15	8									165,410						

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
452 - HVAC 2 Rheem Units- 2022	40,280	15 9										50,304					
524 - HVAC Elevator Equipment Room- Wall Mount	7,500	15 9										9,366					
616 - Water Heater Bradford White Water Heater	12,000	12 1		12,300												16,542	
640 - Water Heater Rheem Water Heater	12,000	12 11												15,745			
Total 23000 - Mechanical Equipment	343,390			12,300	19,836	48,460	11,700		23,356		192,398	83,499		15,745		16,542	
23500 - Elevator																	
200 - Modernize/Overhaul Anza Building Elevator	153,525	25 19															
300 - Cab Rehab Anza Elevator Cab	22,540	20 14															31,848
Total 23500 - Elevator	176,065																31,848
24000 - Furnishings																	
600 - Miscellaneous Anza Room Furniture	69,385	10 3				74,720										95,648	
Total 24000 - Furnishings	69,385					74,720										95,648	
24500 - Audio / Visual																	
324 - PA System Anza Room- Sound System	20,820	10 6							24,145								
760 - Piano Anza Room Kawai Upright	8,760	25 13														12,076	
Total 24500 - Audio / Visual	29,580								24,145							12,076	
24600 - Safety / Access																	
240 - Fire Control Misc Fire Alarm System	35,000	20 2			36,772												
244 - Fire Alarm Control Panel 2 Glass Arts & Fitness Fire Panels	35,122	20 1		36,000													
Total 24600 - Safety / Access	70,122			36,000	36,772												
25000 - Flooring																	
270 - Carpeting 400 Sq. Yds. Computer, Fitness, Office Areas	19,348	10 2			20,327										26,021		
460 - Tile 1,825 sf Center Walls & Floors	29,839	20 18															
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	32,250	40 11												42,315			
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	17,523	10 2			18,410										23,566		
Total 25000 - Flooring	98,959				38,737									42,315	49,587		
26000 - Outdoor Equipment																	
804 - Shade Structure 100 sf Small Shade Canopy	2,645	15 6							3,067								
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	15,870	15 6							18,404								
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	11,903	15 3				12,818											

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total 26000 - Outdoor Equipment	30,418					12,818			21,472								
27000 - Appliances																	
780 - Miscellaneous 11 Kitchen Appliances (33%)	16,262	5 2			17,085					19,330					21,870		
Total 27000 - Appliances	16,262				17,085					19,330					21,870		
28000 - Water System																	
142 - Backflow Valves 4" Backflow #1	9,300	12 5						10,522									
146 - Backflow Valves 4" Backflow #2	9,300	12 7								11,055							
Total 28000 - Water System	18,600							10,522		11,055							
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%			364,823	243,823	240,222	329,623	175,015	72,654	186,645	69,790	336,790	202,460	94,902	138,103	227,087	163,657	169,167
00014 - Canoa Ranch (CR)																	
01000 - Paving																	
132 - Asphalt: Sealing 71,325 sf Drives & Parking	22,824	5 4					25,193					28,504					32,250
246 - Asphalt: Ongoing Repairs 71,325 sf Drives & Parking (3%)	7,917	5 4					8,739					9,887					11,187
254 - Asphalt: Overlay w/ Interlayer 17,412 sf Turquoise Cyn Dr to Dumpster	55,370	25 21															
342 - Asphalt: Overlay w/ Interlayer 53,913 sf Drives & Parking	171,443	25 9										214,109					
Total 01000 - Paving	257,555						33,932					252,501					43,436
02000 - Concrete																	
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	3,587	5 2			3,768					4,264					4,824		
Total 02000 - Concrete	3,587				3,768					4,264					4,824		
03000 - Painting: Exterior																	
142 - Stucco 14,760 sf Building Exterior	24,354	10 3				26,227										33,572	
406 - Wrought Iron 614 lf Metal Fencing & Railings	7,522	6 0	7,522						8,723						10,116		
Total 03000 - Painting: Exterior	31,876		7,522			26,227			8,723						10,116	33,572	
03500 - Painting: Interior																	
142 - Building 26,200 sf All Interior Spaces	39,300	10 8									47,883						
Total 03500 - Painting: Interior	39,300										47,883						
04000 - Structural Repairs																	
606 - Metal Railings 350 lf Parking & Pickleball	11,865	30 13														16,356	
928 - Doors 40 Exterior & Interior Doors (25%)	20,155	10 9										25,171					
932 - Doors 3 Pool East Patio Doors	64,965	20 3				69,960											
Total 04000 - Structural Repairs	96,985					69,960						25,171				16,356	
04500 - Decking/Balconies																	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
113 - Miscellaneous New Gutters Front (2026 Only)[nr:1]	2,000	2 1		2,050													
Total 04500 - Decking/Balconies	2,000			2,050													
05000 - Roofing																	
200 - Low Slope: BUR 12,610 sf Building Roof	163,930	20 3				176,535											
608 - Pitched: Tile 44 Squares- Building Roof	66,000	30 13														90,982	
958 - Coating 13,300 sf Low Slope Roof Recoating	25,270	5 4					27,893					31,559					35,706
Total 05000 - Roofing	255,200					176,535	27,893					31,559				90,982	35,706
08000 - Rehab																	
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	163,600	20 3				176,179											
234 - Restrooms Companion Restroom Remodel	19,835	20 5						22,441									
Total 08000 - Rehab	183,435					176,179		22,441									
12000 - Pool																	
136 - Resurface 256 lf Pool	55,424	12 3				59,686											
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	13,642	10 4					15,059										19,276
434 - ADA Chair Lift Pool ADA Chair- Repl in 2021	12,185	10 6							14,131								
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	47,303	15 13														65,207	
754 - Equipment: Replacement Pool & Spa Equipment (50%)	26,198	5 2			27,524					31,141					35,233		
Total 12000 - Pool	154,751				27,524	59,686	15,059		14,131	31,141					35,233	65,207	19,276
13000 - Spa																	
134 - Resurface Spa	6,210	8 3				6,687								8,148			
Total 13000 - Spa	6,210					6,687								8,148			
14000 - Recreation																	
250 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	31,640	3 2			33,242			35,798			38,550			41,514			44,706
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)	58,250	8 6							67,552								82,306
Total 14000 - Recreation	89,890				33,242			35,798	67,552		38,550			41,514			127,012
17500 - Basketball / Sport Court																	
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	7,958	4 3				8,570				9,460				10,442			
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	4,304	4 2			4,522				4,991				5,509				6,081
Total 17500 - Basketball / Sport Court	12,262				4,522	8,570			4,991	9,460			5,509	10,442			6,081
19000 - Fencing																	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
100 - Chain Link 788 lf Pickleball & Basketball Courts	32,040	30 15															
230 - Wrought Iron: 6' 264 lf Patio Perimeter	12,883	30 13														17,760	
Total 19000 - Fencing	44,923															17,760	
20000 - Lighting																	
268 - Bollard Lights 9 Walkway Bollard Lights	10,193	20 9										12,730					
Total 20000 - Lighting	10,193											12,730					
23000 - Mechanical Equipment																	
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	20,641	18 2			21,686												
236 - HVAC 4 Rooftop Rheem Units- 2024	88,000	15 14															124,342
456 - HVAC Rooftop American Standard Unit- 2016	20,000	15 6							23,194								
460 - HVAC Rooftop Gree Mini-Split- 2024	7,500	15 14															10,597
464 - HVAC Rooftop Daikin Mini-Split- 2026	7,500	15 1		7,688													
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	20,328	15 1		20,836													
636 - Water Heater 2 Shop	13,900	15 0	13,900														
Total 23000 - Mechanical Equipment	177,868		13,900	28,523	21,686				23,194								134,939
24000 - Furnishings																	
550 - Miscellaneous Tables & Chairs	10,540	10 6							12,223								
Total 24000 - Furnishings	10,540								12,223								
24500 - Audio / Visual																	
164 - Television Amado Room- 70"	1,000	10 9										1,249					
Total 24500 - Audio / Visual	1,000											1,249					
24600 - Safety / Access																	
250 - Fire Control Misc Fire Alarm System	35,000	20 3				37,691											
Total 24600 - Safety / Access	35,000					37,691											
25000 - Flooring																	
248 - Rubber 927 sf Fitness Room Rubber Tile (33%)	2,781	10 1		2,850										3,649			
280 - Carpeting 660 Sq. Yds. All Spaces	23,562	10 1		24,151										30,915			
470 - Tile 2,231 sf Center Walls & Floors	75,631	20 16															
Total 25000 - Flooring	101,974			27,002										34,564			
26000 - Outdoor Equipment																	
350 - Furniture 60 Patio & Pickleball Areas	23,250	15 8									28,328						

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
462 - Drinking Fountain 4 Drinking Fountains	14,100	15 13														19,437	
808 - Shade Structure 500 sf [3] Shade Canopies	13,225	15 4					14,598										
Total 26000 - Outdoor Equipment	50,575						14,598				28,328					19,437	
28000 - Water System																	
162 - Backflow Valves 8" Backflow	17,000	12 6							19,715								
Total 28000 - Water System	17,000								19,715								
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%			21,422	57,575	90,741	561,535	91,482	58,239	150,529	44,864	114,761	323,209	5,509	94,668	50,172	243,314	366,451
00015 - Facilities (FMB)																	
01000 - Paving																	
136 - Asphalt: Sealing 29,074 sf Parking Area	9,304	5 2			9,775					11,059					12,512		
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)	4,518	5 2			4,747					5,371					6,076		
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	92,455	25 19															
Total 01000 - Paving	106,277				14,522					16,430					18,589		
03000 - Painting: Exterior																	
128 - Surface Restoration 5,000 sf Building Exterior	8,250	10 3				8,884										11,373	
412 - Wrought Iron 835 lf Perimeter Fence	9,477	6 1		9,714						11,265						13,064	
Total 03000 - Painting: Exterior	17,727			9,714		8,884				11,265						24,437	
03500 - Painting: Interior																	
152 - Building 10,000 sf All Interior Spaces	15,000	10 10											19,201				
Total 03500 - Painting: Interior	15,000												19,201				
04000 - Structural Repairs																	
800 - Shed Shed	6,630	10 5						7,501									
804 - Shed 3 Pre-Fab Sheds	19,500	10 3				20,999										26,881	
960 - Doors 2 Shop Rollup Doors	6,000	30 23															
964 - Doors 24 Exterior & Interior Doors (25%)	12,093	10 3				13,023										16,670	
Total 04000 - Structural Repairs	44,223					34,022		7,501								43,551	
05000 - Roofing																	
248 - Low Slope: BUR 1,680 sf Maintenance Shop Low Slope Roof	21,840	20 13														30,107	
670 - Pitched: Tile 32 Squares- Maintenance Shop Pitched Roof	38,400	30 2			40,344												
860 - Skylights 10 Pitched & Low Slope Roof Skylights	10,100	20 13														13,923	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
982 - Coating 1,680 sf Low Slope Roof Recoating	5,880	5 4					6,490					7,343					8,308
Total 05000 - Roofing	76,220				40,344		6,490					7,343				44,030	8,308
08000 - Rehab																	
108 - General Common Areas	19,835	20 13														27,343	
278 - Restrooms 2 Restrooms	37,760	20 13														52,053	
282 - General Break Room	26,430	20 13														36,434	
Total 08000 - Rehab	84,025															115,829	
19000 - Fencing																	
224 - Metal 835 lf Perimeter Fencing	35,738	30 23															
540 - Metal 165 lf Frontage Fencing	6,650	30 23															
Total 19000 - Fencing	42,388																
23000 - Mechanical Equipment																	
208 - HVAC 4 Rooftop HVAC Units- 2018	33,920	15 8									41,328						
224 - HVAC 2 Ground Level Bryant Units- 2017	24,160	15 7								28,719							
Total 23000 - Mechanical Equipment	58,080									28,719	41,328						
24000 - Furnishings																	
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	61,760	20 13														85,137	
Total 24000 - Furnishings	61,760															85,137	
25000 - Flooring																	
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	8,065	10 0	8,065										10,324				
480 - Tile 664 sf Floor & Wall Tile	20,053	20 13														27,643	
Total 25000 - Flooring	28,118		8,065										10,324			27,643	
30000 - Miscellaneous																	
236 - Maintenance Equipment Genie Scissor Lift	20,600	20 15															
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	23,980	10 3				25,824										33,057	
Total 30000 - Miscellaneous	44,580					25,824										33,057	
Total [Facilities (FMB)] Expenditures Inflated @ 2.50%			8,065	9,714	54,866	68,730	6,490	7,501		56,414	41,328	7,343	29,525		18,589	373,684	8,308
00016 - Pickleball Center (PC)																	
01000 - Paving																	
170 - Asphalt: Sealing 39,629 sf Parking Lot	12,681	5 1		12,998					14,706					16,639			
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)	6,158	5 1		6,312					7,142					8,080			

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	126,020	25 20															
Total 01000 - Paving	144,860			19,311					21,848					24,719			
03000 - Painting: Exterior																	
430 - Chain Link Fencing Metal Green	5,000	6 1		5,125						5,943						6,893	
Total 03000 - Painting: Exterior	5,000			5,125						5,943						6,893	
04000 - Structural Repairs																	
892 - Shed Shed	5,760	15 10											7,373				
968 - Doors 5 Building Doors (50%)	5,039	20 15															
Total 04000 - Structural Repairs	10,799												7,373				
05000 - Roofing																	
370 - Low Slope: Single-Ply 1,140 sf Building Roof	14,820	10 15															
Total 05000 - Roofing	14,820																
08000 - Rehab																	
164 - General Office, Storage, Breezeway	6,140	10 5						6,947									
284 - Restrooms 2 Restrooms	18,420	10 5						20,841									
Total 08000 - Rehab	24,560							27,787									
17500 - Basketball / Sport Court																	
232 - Seal & Striping 54,600 sf [24] Pickleball Courts	50,232	2 1		51,488		54,094		56,833		59,710		62,733		65,909		69,245	
260 - Miscellaneous 11,770 sf [24] Court Windscreens	20,000	5 1		20,500					23,194					26,242			
Total 17500 - Basketball / Sport Court	70,232			71,988		54,094		56,833	23,194	59,710		62,733		92,150		69,245	
19000 - Fencing																	
174 - Chain Link: 4' 1,414 lf Court Fences	31,249	25 20															
178 - Chain Link: 8' 1,871 lf Court Fences	74,185	25 20															
780 - Gates 50 Court Gates	17,250	20 15															
940 - To Be Determined (TBD) Scope to be Determined	1	15 1		1													
Total 19000 - Fencing	122,686			1													
23000 - Mechanical Equipment																	
470 - HVAC 3 Rooftop Mini-Split Unit	15,900	15 10											20,353				
870 - Septic System Septic System	9,210	20 15															
Total 23000 - Mechanical Equipment	25,110												20,353				
24000 - Furnishings																	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
570 - Miscellaneous Interior/Exterior Furniture	24,555	10 5						27,782									
Total 24000 - Furnishings	24,555							27,782									
26000 - Outdoor Equipment																	
160 - Artificial Turf 900 sf Artificial Turf	9,585	10 5						10,845									
440 - Drinking Fountain 2 Breezeway- Drinking Fountains	5,900	20 15															
448 - Bleachers: Aluminum 6 Bleachers	20,730	20 15															
884 - Shade Structure 4,182 sf [3] Shade Structures	15,892	7 2			16,696							19,846					
Total 26000 - Outdoor Equipment	52,107				16,696			10,845				19,846					
28000 - Water System																	
170 - Backflow Valves 2 Backflows (50%)	5,000	10 5						5,657									
Total 28000 - Water System	5,000							5,657									
Total [Pickleball Center (PC)] Expenditures Inflated @ 2.50%				96,424	16,696	54,094		128,904	45,042	65,653		82,579	27,727	116,870		76,138	
00017 - Del Sol Clubhouse (DSC)																	
01000 - Paving																	
148 - Asphalt: Sealing 63,350 sf Parking, Driveway	20,272	5 4					22,376					25,317					28,644
264 - Asphalt: Ongoing Repairs 63,350 sf Parking, Driveway (2%)	5,625	5 4					6,209					7,025					7,949
364 - Asphalt: Overlay w/ Interlayer 63,350 sf Parking, Driveway	201,453	25 24															
401 - Asphalt: Major Repairs 3,400 sf Degraded Driveway (2026 Only)[nr:1]	23,800	2 1		24,395													
800 - Striping Parking Lot	3,180	5 4					3,510					3,971					4,493
Total 01000 - Paving	254,330			24,395			32,096					36,314					41,086
02000 - Concrete																	
210 - Curbs & Gutters 1,976 lf Asphalt Perimeter Curbing (4%)	2,687	5 4					2,966					3,356					3,797
220 - Miscellaneous Around Clubhouse, Grounds, Rear Parking	1,910	5 9										2,385					2,699
Total 02000 - Concrete	4,597						2,966					5,741					6,496
03000 - Painting: Exterior																	
140 - Mid Cycle Touch-Up Clubhouse Exterior Elements	6,360	10 4					7,020										8,987
150 - Surface Restoration Clubhouse Exterior	20,140	10 9										25,152					
Total 03000 - Painting: Exterior	26,500						7,020					25,152					8,987
03500 - Painting: Interior																	
400 - Restrooms 1,020 sf [2] Upper Level Restrooms	3,244	10 9										4,051					

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
420 - Restrooms 500 sf [2] Lower Level Restrooms	1,590	10 9										1,986					
500 - Clubhouse 5,877 sf Upper Level Areas	12,636	10 9										15,780					
510 - Clubhouse 2,400 sf Lower Level Areas	5,160	10 9										6,444					
Total 03500 - Painting: Interior	22,629											28,261					
04500 - Decking/Balconies																	
110 - Concrete 600 sf Upper Level Balcony Walking Surface	12,720	30 1		13,038													
510 - Railing: Metal 180 lf Rear Balcony & Exterior Stairs	15,264	30 19															
Total 04500 - Decking/Balconies	27,984			13,038													
05000 - Roofing																	
244 - Low Slope: BUR 6,252 sf Building Low Slope	81,276	18 17															
620 - Pitched: Spanish Tile 12 Squares- Building Pitched	14,400	30 24															
868 - Skylights 7 Building Skylights	11,900	12 11												15,614			
910 - Gutter Cleaning Building Scuppers	4,240	20 19															
Total 05000 - Roofing	111,816													15,614			
08000 - Rehab																	
180 - Restrooms 2 Upper Level Restrooms (50%)	12,720	15 14															17,973
320 - Countertops- Kitchen 28 lf Dining Room Quartz Counter	8,904	20 19															
370 - Restrooms 2 Lower Level Restrooms (50%)	5,300	15 14															7,489
380 - Tile 364 sf [2] Upper Level Restroom Wall Tile	10,046	25 24															
390 - Tile 330 sf [2] Lower Level Restroom Wall Tile	9,108	25 24															
720 - T-Bar Ceiling 256 sf Dining Area, Counter	8,141	30 28															
900 - Doors 8 Building Doors (50%)	12,720	20 19															
910 - Windows Building Windows	31,800	20 19															
Total 08000 - Rehab	98,739																25,462
14000 - Recreation																	
708 - Billiard Table 11 Pool Tables	49,500	20 19															
746 - Arcade Games 2 Game Room- Pac-Man & Foosball	5,000	10 10											6,400				
Total 14000 - Recreation	54,500												6,400				
20000 - Lighting																	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
400 - Interior 50 Interior Building Lighting	10,600	10 9										13,238					
568 - Parking Lot 7 Parking Lot Lights	22,260	30 28															
Total 20000 - Lighting	32,860											13,238					
23000 - Mechanical Equipment																	
534 - HVAC Rooftop, Rheem 5-Ton	19,080	15 14															26,960
538 - HVAC 2 Rooftop, Rheem 7.5-Ton	46,640	15 14															65,901
542 - HVAC Building North Side, Carrier Gemini 6-Ton	10,600	15 14															14,978
546 - HVAC Building North Side, Carrier Gemini 6-Ton	10,600	15 14															14,978
648 - Water Heater Kitchen, GE 50 US Gallon	2,545	12 9										3,178					
Total 23000 - Mechanical Equipment	89,465											3,178					122,816
24000 - Furnishings																	
574 - Miscellaneous All Areas- Tables, Chairs, Etc	28,000	10 10											35,842				
Total 24000 - Furnishings	28,000												35,842				
24500 - Audio / Visual																	
104 - Television 2 Dining Room & Game Room TVs	3,180	10 9										3,971					
Total 24500 - Audio / Visual	3,180											3,971					
24600 - Safety / Access																	
260 - Fire Control Misc Fire Alarm System	35,000	20 19															
Total 24600 - Safety / Access	35,000																
25000 - Flooring																	
420 - Vinyl 137 Sq. Yds. Dining Rm, Counter, Side Rm, Stairs	4,110	12 11												5,393			
488 - Tile 432 sf Kitchen, Store Room	9,158	25 14															12,941
492 - Tile 360 sf Upper Level Restrooms	9,162	25 24															
500 - Tile 180 sf [2] Lower Level Restrooms	2,295	25 24															
520 - Carpeting 4,140 sf Lower Level Room	26,496	15 14															37,438
560 - Tile 80 sf Lower Level Exterior Entry	1,696	20 19															
660 - Vinyl 192 Sq. Yds. Game Room	5,760	12 11												7,558			
Total 25000 - Flooring	58,677													12,950			50,379
27000 - Appliances																	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
170 - Cold Beverage Dispenser Service Area- Multiplex Soda Fountain	5,600	12 12													7,531		
180 - Espresso Machine Service Area- Astoria	5,500	12 12													7,397		
190 - Coffee Machine Service Area- Fetco	2,500	12 12													3,362		
200 - Refrigerator Kitchen- Mainstreet 2-Door Reach-in Refrigerator	2,500	12 12													3,362		
208 - Refrigerator Service Area- Avantco 2-Door Worktop	2,700	12 12													3,631		
220 - Refrigerator Large Commercial Model Kitchen- Arctic Air Refrigerator	6,360	12 11												8,345			
230 - Freezer Kitchen- Mainstreet 2-Door Reach-in Freezer	2,500	12 12													3,362		
256 - Ice Machine Kitchen- Manitowoc Ice Machine	8,480	10 2			8,909										11,405		
274 - Oven Kitchen- Kratos Convection Oven	3,500	12 12													4,707		
282 - Oven Service Area- VariKwik Countertop Oven	4,900	12 12													6,590		
620 - Stainless Steel Sink 4 Kitchen/Service Area- Tables & Sinks	8,000	20 19															
940 - Drinking Fountain 2 Lower & Upper Level Drinking Fountains	6,360	12 11												8,345			
Total 27000 - Appliances	58,900				8,909									16,690	51,348		
28000 - Water System																	
198 - Backflow Valves 2 Backflow Valves (50%)	5,500	10 9										6,869					
Total 28000 - Water System	5,500											6,869					
29000 - Infrastructure																	
330 - Plumbing Sump System	21,200	20 9										26,476					
400 - Electric Electrical Panel, Related Equipment	10,600	10 6							12,293								
Total 29000 - Infrastructure	31,800								12,293			26,476					
Total [Del Sol Clubhouse (DSC)] Expenditures Inflated @ 2.50%				37,433	8,909		42,083		12,293			149,200	42,243	45,254	51,348		255,224
00800 - General																	
22000 - Office Equipment																	
100 - Miscellaneous Facility Maintenance Shop Contex Scanner	7,930	5 2			8,331					9,426					10,665		
Total 22000 - Office Equipment	7,930				8,331					9,426					10,665		
30000 - Miscellaneous																	
200 - Maintenance Equipment Vermeer Chipper	10,165	20 2			10,680												
204 - Maintenance Equipment Vermeer Skid Loader & Attachments	65,885	15 12													88,608		

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Reserve Component	Current Replacement Cost	Life Useful / Remaining		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
700 - Trailer Marcos Trailer	6,950	15	0	6,950														
704 - Trailer Top Hat- 2018	7,865	15	9										9,822					
710 - Trailer Big Tex	28,665	15	12													38,551		
808 - Maintenance Equipment 4 Floor Cleaning Machines (25%)	20,000	3	1		20,500			22,076			23,774			25,602			27,570	
820 - Vehicle 2 Hyundai Kona #2 & #3	70,000	10	5						79,199									
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	40,655	10	6							47,147								
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	98,280	10	8									119,745						
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	79,330	10	2			83,346										106,690		
856 - Maintenance Truck 2 2016 Ram 1500 Pickups- #31, 32	89,910	10	2			94,462										120,919		
858 - Maintenance Truck 2016 Ram 1500 Pickup- #33	44,955	10	1		46,079										58,985			
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	47,220	10	2			49,611										63,506		
866 - Vehicle 2017 Ford Escape- #36	36,835	3	2			38,700			41,675			44,880			48,331			52,047
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	43,880	10	3				47,254										60,489	
872 - Maintenance Truck 2018 Ford F150- #38	46,835	10	3				50,436										64,563	
874 - Maintenance Truck Ford F250 PU- #39	44,940	10	3				48,395										61,950	
876 - Vehicle Ford Transit Connect- #40	40,975	10	3				44,126										56,484	
878 - Vehicle 2018 Ford Transit 150 Van- #41	40,975	10	4					45,229										57,897
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	50,340	10	4					55,566										71,129
882 - Vehicle 2018 Ford Transit 250 Van- #43	42,786	10	4					47,227										60,455
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	37,460	10	4					41,349										52,930
888 - Vehicle 2020 Ford Escape- #45	36,855	10	5						41,698									
892 - Maintenance Truck 2021 Ford Ranger XL- #46	44,045	10	6							51,079								
896 - Maintenance Truck 2021 Ford F250 Pickup- #47	50,390	10	6							58,437								
900 - Maintenance Truck Nissan Pickup- #48	40,000	10	9										49,955					
904 - Maintenance Truck Ford F-150 STX Pickup- #50	50,000	10	9										62,443					
Total 30000 - Miscellaneous	1,216,196			6,950	66,579	276,798	190,211	211,447	162,572	156,663	23,774	164,625	122,220	25,602	107,316	418,274	271,057	294,457

32000 - Undesignated

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See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
900 - Miscellaneous	989,996	1 0	989,996														
Additional Expenses (2025 Only)[nr:1]																	
Total 32000 - Undesignated	989,996		989,996														
Total [General] Expenditures Inflated @ 2.50%			996,946	66,579	285,129	190,211	211,447	162,572	156,663	33,200	164,625	122,220	25,602	107,316	428,939	271,057	294,457
Total Expenditures Inflated @ 2.50%			2,170,343	2,489,039	2,268,302	2,092,613	2,358,605	2,007,585	2,218,780	1,786,923	1,441,920	2,100,761	1,648,691	1,674,232	2,669,088	2,448,137	3,153,258

Total Current Replacement Cost 23,137,083

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
00001 - Administrative Offices															
01000 - Paving															
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe		13,188					14,921					16,882			
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)		10,247					11,594					13,117			
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance						77,980									
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)						33,341									
Total 01000 - Paving		23,435				111,321	26,515					29,999			
03000 - Painting: Exterior															
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces									25,811						
Total 03000 - Painting: Exterior									25,811						
03500 - Painting: Interior															
100 - Building 16,167 sf All Interior Spaces								41,749							
Total 03500 - Painting: Interior								41,749							
04000 - Structural Repairs															
900 - Doors 41 Exterior & Interior Doors (25%)					33,026										42,276
Total 04000 - Structural Repairs					33,026										42,276
05000 - Roofing															
252 - Low Slope: BUR 7,050 sf Building Roof- Replace				142,943											
930 - Coating 7,050 sf Low Slope Roof Recoating					14,088					15,939					18,034
Total 05000 - Roofing				142,943	14,088					15,939					18,034
08000 - Rehab															
300 - Restrooms 3 Men's, Women's, Unisex Restrooms		84,117													
400 - Kitchen Kitchen								18,249							
Total 08000 - Rehab		84,117						18,249							
22000 - Office Equipment															
200 - Computers, Misc. 5 IT Servers (20%)	21,453	21,989	22,539	23,102	23,680	24,272	24,878	25,500	26,138	26,791	27,461	28,148	28,851	29,573	30,312
240 - Computers, Misc. Office Computer Work Stations	31,859	32,655	33,471	34,308	35,166	36,045	36,946	37,870	38,817	39,787	40,782	41,801	42,846	43,917	45,015
270 - Network Equipment Routers & Switches	10,323	10,581	10,845	11,116	11,394	11,679	11,971	12,270	12,577	12,892	13,214	13,544	13,883	14,230	14,586
Total 22000 - Office Equipment	63,634	65,225	66,855	68,527	70,240	71,996	73,796	75,641	77,532	79,470	81,457	83,493	85,580	87,720	89,913
23000 - Mechanical Equipment															
280 - HVAC Rooftop Rheem Unit #5- 2017								27,373							
314 - HVAC Rooftop Rheem Unit #6- 2018									24,316						

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
348 - HVAC 3 IT Room Trane & Gree Units- 2013				18,847											
372 - HVAC Victor's Office- Gree Unit- 2016							6,765								
376 - HVAC Marvair Unit- 2018									14,964						
396 - HVAC 2 Mtg Rm/Southwest Office- Gree Units- 2020											14,935				
528 - HVAC 3 Rooftop Rheem Units- 2025	78,208														
Total 23000 - Mechanical Equipment	78,208			18,847			6,765	27,373	39,280		14,935				
25000 - Flooring															
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices								30,394							
400 - Tile 430 sf Floors							16,633								
Total 25000 - Flooring							16,633	30,394							
28000 - Water System															
134 - Backflow Valves 4" Backflow						15,239									
Total 28000 - Water System						15,239									
Total [Administrative Offices] Expenditures Inflated @ 2.50%	141,842	172,777	66,855	230,316	117,354	198,556	123,709	193,406	142,623	95,409	96,392	113,492	85,580	87,720	150,223
00002 - East Social Center (EC)															
01000 - Paving															
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway					44,845					50,738					57,405
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)					12,445					14,080					15,930
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot															
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway															
Total 01000 - Paving					57,290					64,818					73,336
02000 - Concrete															
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)		9,245		9,713		10,204		10,721		11,264		11,834		12,433	
Total 02000 - Concrete		9,245		9,713		10,204		10,721		11,264		11,834		12,433	
03000 - Painting: Exterior															
112 - Stucco 13,905 sf Building Exterior									39,504						
Total 03000 - Painting: Exterior									39,504						
03500 - Painting: Interior															
112 - Building 17,350 sf All Interior Spaces		38,634										49,455			

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Total 03500 - Painting: Interior		38,634										49,455			
04000 - Structural Repairs															
204 - Siding 13,905 sf Stucco Repair (10%)									49,074						
896 - Shed Pool Equipment Area Shed															
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)					46,719										59,805
Total 04000 - Structural Repairs					46,719				49,074						59,805
05000 - Roofing															
312 - Low Slope: Vinyl 17,100 sf Main Building East Wing												422,435			
356 - Low Slope: Vinyl 4,500 sf Main Building North Wing												111,167			
938 - Coating 21,600 sf Low Slope Roof Recoating		21,804					24,670					27,911			
Total 05000 - Roofing		21,804					24,670					561,514			
08000 - Rehab															
204 - General Fine Arts Room													33,649		
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower													269,640		
214 - Restrooms Pool Patio Companion Restroom										18,748					
250 - Kitchen Kitchen													56,082		
312 - Restrooms 2 Lobby Hallway Restrooms									66,659						
Total 08000 - Rehab									66,659	18,748			359,371		
12000 - Pool															
106 - Resurface 220 lf Pool							57,377								
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs				15,807										20,234	
734 - Equipment: Replacement Pool & Spa Equipment (50%)			36,396					41,179					46,590		
924 - Furniture: Misc 88 Pool Area Furniture	28,582						33,146						38,440		
Total 12000 - Pool	28,582		36,396	15,807			90,524	41,179					85,030	20,234	
13000 - Spa															
114 - Resurface Spa							10,720								13,062
Total 13000 - Spa							10,720								13,062
14000 - Recreation															
200 - Exercise: Cardio Equipment 16 Fitness Room Cardio Machines (25%)		43,976			47,357			50,999			54,920			59,143	
300 - Exercise: Strength Equipment 20 Fitness Room Strength Machines, Etc (50%)								80,525							

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
720 - Billiard Table 2 Billiards Room							36,559								
Total 14000 - Recreation		43,976			47,357		36,559	131,524			54,920			59,143	
17000 - Tennis Court															
110 - Reseal 14,400 sf [2] Tennis Courts				9,882				10,908				12,040			
510 - Resurface 14,400 sf [2] Tennis Courts												100,974			
Total 17000 - Tennis Court				9,882				10,908				113,014			
17500 - Basketball / Sport Court															
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	31,894		33,509		35,205		36,988		38,860		40,828		42,894		45,066
Total 17500 - Basketball / Sport Court	31,894		33,509		35,205		36,988		38,860		40,828		42,894		45,066
19000 - Fencing															
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences					10,938										
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing-2015						26,614									
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing-2018									28,661						
130 - Chain Link: 10' 540 lf Tennis Court Fence															
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence															
Total 19000 - Fencing					10,938	26,614			28,661						
20000 - Lighting															
510 - Parking Lot 7 Parking Lot Lights														53,107	
604 - Sports Field / Court 8 Pickleball Court Lights										56,660					
Total 20000 - Lighting										56,660				53,107	
23000 - Mechanical Equipment															
276 - HVAC Rooftop Carrier Unit #1- 2013				11,697											
288 - HVAC 6 Rooftop Units- 2018									169,403						
326 - HVAC Rooftop Ruud Unit #3- 2024															47,610
356 - HVAC Rooftop Rheem Unit #4- 2020											21,617				
384 - HVAC Rooftop Rheem Unit #8- 2021												38,006			
408 - HVAC 5 Rooftop Carrier Units- 2011		117,573													
Total 23000 - Mechanical Equipment		117,573		11,697					169,403		21,617	38,006			47,610
24000 - Furnishings															

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
520 - Miscellaneous Tables & Chairs						60,313									
Total 24000 - Furnishings						60,313									
24500 - Audio / Visual															
168 - Projector 2 Lounge & Main Room Projectors & Screens					12,150										15,553
300 - PA System Sound Rack- Sound System		17,781										22,761			
744 - Piano East Auditorium Yamaha Upright															
Total 24500 - Audio / Visual		17,781			12,150							22,761			15,553
24600 - Safety / Access															
100 - Fire Control Misc Alarm & Sprinkler System								60,255							
108 - Fire Alarm Control Panel Fire Panel							58,990								
Total 24600 - Safety / Access							58,990	60,255							
25000 - Flooring															
220 - Carpeting 850 Sq. Yds. East Center Carpet		42,637										54,579			
420 - Tile 4,200 sf East Center Walls & Floors							97,490								
610 - Tile 1,440 sf Art Room, Lobby, Kitchen												22,411			
Total 25000 - Flooring		42,637					97,490					76,991			
26000 - Outdoor Equipment															
444 - Bleachers: Aluminum 4 Pickleball Bleachers															
888 - Shade Structure 300 sf [3] Pool Shade Structures					7,194							8,551			
Total 26000 - Outdoor Equipment					7,194							8,551			
27000 - Appliances															
448 - Washer & Dryer Craft Janitor Closet- Washer/Dryer								8,608							
720 - Miscellaneous 9 Kitchen Appliances (33%)				12,933					14,632					16,555	
Total 27000 - Appliances				12,933				8,608	14,632					16,555	
28000 - Water System															
138 - Backflow Valves 4" Backflow												17,673			
Total 28000 - Water System												17,673			
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%	60,476	291,650	69,905	60,032	216,853	97,131	355,940	263,195	406,793	151,490	117,365	899,798	487,295	161,472	254,430
00003 - Abrego North (AN)															
01000 - Paving															
420 - Asphalt: Major Repairs 14,105 sf Parking Area									168,006						

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Total 01000 - Paving									168,006						
02000 - Concrete															
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)				11,089					12,547					14,195	
Total 02000 - Concrete				11,089					12,547					14,195	
03000 - Painting: Exterior															
218 - Surface Restoration 5,892 sf Exterior Surfaces							16,329								
Total 03000 - Painting: Exterior							16,329								
04000 - Structural Repairs															
820 - Shed Shed	17,430										22,312				
956 - Doors 10 Exterior & Interior Doors (50%)													19,629		
Total 04000 - Structural Repairs	17,430										22,312		19,629		
05000 - Roofing															
352 - Low Slope: BUR 2,000 sf Pool Building Roof									45,880						
978 - Coating 2,100 sf Low Slope Roof Recoating					4,700					5,318					6,016
Total 05000 - Roofing					4,700				45,880	5,318					6,016
08000 - Rehab															
238 - Restrooms Companion Restroom Remodel								34,147							
266 - Locker Rooms 2 Men's & Women's								151,653							
270 - General 795 sf Recreation Room Tile- 2017															
Total 08000 - Rehab								185,801							
12000 - Pool															
172 - Resurface 230 lf Pool	61,625												82,879		
426 - ADA Chair Lift 2 Pool & Spa								25,824							
778 - Equipment: Replacement Pool & Spa Equipment (50%)		35,628					40,310					45,607			
964 - Furniture: Misc 37 Pool Area Furniture				12,984						15,058					
Total 12000 - Pool	61,625	35,628		12,984			40,310	25,824		15,058		45,607	82,879		
13000 - Spa															
158 - Resurface Spa			10,104								12,310				
Total 13000 - Spa			10,104								12,310				
19000 - Fencing															
560 - Vinyl 152 lf Perimeter Fencing															

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Total 19000 - Fencing															
23000 - Mechanical Equipment															
200 - HVAC 3 HVAC Rheem Units- 2020											53,060				
Total 23000 - Mechanical Equipment											53,060				
26000 - Outdoor Equipment															
864 - Shade Structure 380 sf Pool Equip Shade Structure				18,669											
868 - Shade Structure 378 sf [3] Pool Shade Canopies								17,212							
Total 26000 - Outdoor Equipment				18,669				17,212							
28000 - Water System															
186 - Backflow Valves Backflow (50%)															
Total 28000 - Water System															
Total [Abrego North (AN)] Expenditures Inflated @ 2.50%	79,055	35,628	10,104	42,743	4,700		56,639	228,837	226,433	20,375	87,682	45,607	102,508	14,195	6,016
00004 - Abrego South (AS)															
01000 - Paving															
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)			12,680					14,346					16,231		
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)			10,134					11,466					12,972		
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area					95,411										
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area						78,162									
Total 01000 - Paving			22,814		95,411	78,162		25,812					29,203		
02000 - Concrete															
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	10,909		11,461		12,041		12,651		13,291		13,964		14,671		15,414
Total 02000 - Concrete	10,909		11,461		12,041		12,651		13,291		13,964		14,671		15,414
03000 - Painting: Exterior															
200 - Surface Restoration 7,191 sf Exterior Surfaces						19,442									
201 - Surface Restoration Exterior Surfaces Paint & Repair (2025 Only)[nr:1]															
Total 03000 - Painting: Exterior						19,442									
04000 - Structural Repairs															
936 - Doors 16 Exterior & Interior Doors (25%)					12,888										16,498
Total 04000 - Structural Repairs					12,888										16,498
05000 - Roofing															
224 - Low Slope: BUR 2,980 sf Pool Building Roofs														77,344	

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
228 - Low Slope: BUR 3,500 sf Shuffleboard Ramadas									80,290						
962 - Coating 6,480 sf Low Slope Roof Recoating					12,949					14,651					16,576
Total 05000 - Roofing					12,949				80,290	14,651				77,344	16,576
08000 - Rehab															
236 - Locker Rooms 2 Men's & Women's								151,653							
342 - Restrooms 2 Restrooms								65,007							
Total 08000 - Rehab								216,660							
12000 - Pool															
140 - Resurface 170 lf Pool												59,764			
422 - ADA Chair Lift Pool ADA Lift										8,790					
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating		84,265										107,866			
944 - Furniture: Misc 45 Pool Area Furniture				18,722						21,712					
Total 12000 - Pool		84,265		18,722						30,502		167,631			
13000 - Spa															
138 - Resurface Spa							7,785								9,485
418 - ADA Chair Lift Spa ADA Lift								9,882							
Total 13000 - Spa							7,785	9,882							9,485
19000 - Fencing															
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence												16,620			
Total 19000 - Fencing												16,620			
20000 - Lighting															
240 - Pole Lights 8 Shuffleboard Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
240 - HVAC 2 Rooftop Rheem Units- 2025	22,087														
Total 23000 - Mechanical Equipment	22,087														
26000 - Outdoor Equipment															
480 - Drinking Fountain 2 Drinking Fountain								13,015							
812 - Shade Structure 564 [3] Volleyball Shade Canopies								25,682							
880 - Shade Structure 264 sf Pool Shade Canopy					11,163										
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	27,654								33,694						

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand			57,517										73,627		
Total 26000 - Outdoor Equipment	27,654		57,517		11,163			38,697	33,694				73,627		
28000 - Water System															
166 - Backflow Valves 2 Backflows (50%)	7,241										9,270				
Total 28000 - Water System	7,241										9,270				
Total [Abrego South (AS)] Expenditures Inflated @ 2.50%	67,891	84,265	91,792	18,722	144,453	97,604	20,436	291,050	127,275	45,153	23,234	184,251	117,501	77,344	57,973
00005 - West Social Center (WC)															
01000 - Paving															
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	20,180					22,832					25,832				
108 - Asphalt: Sealing 75,321 sf West Parking Lot	34,908					39,495					44,685				
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	12,109					13,700					15,500				
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking															
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot															
Total 01000 - Paving	67,197					76,027					86,018				
02000 - Concrete															
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)		12,810					14,494					16,398			
Total 02000 - Concrete		12,810					14,494					16,398			
03000 - Painting: Exterior															
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	123,723										158,376				
Total 03000 - Painting: Exterior	123,723										158,376				
03500 - Painting: Interior															
106 - Building 24,000 sf All Interior Spaces							60,465								
Total 03500 - Painting: Interior							60,465								
04000 - Structural Repairs															
904 - Doors 72 Exterior & Interior Doors (25%)					57,996										74,240
Total 04000 - Structural Repairs					57,996										74,240
05000 - Roofing															
204 - Low Slope: BUR 5,600 sf Pool House & Metal Arts Buildings															
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure								16,011							
308 - Low Slope: Vinyl 31,560 sf Main Building Flat Roofs										742,084					

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
600 - Pitched: Tile 22 Squares- Tennis Ramada Roof							47,112								
934 - Coating 31,560 sf Main Building Roof Recoat-2025		63,249					71,560					80,964			
936 - Coating 5,600 sf Pool House & Metal Arts Buildings					12,086					13,674					15,471
Total 05000 - Roofing		63,249			12,086		118,673	16,011		755,758		80,964			15,471
08000 - Rehab															
100 - General Tennis Ramada								12,888							
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower							195,099								
306 - Restrooms 4 Shops & Auditorium Restrooms								142,359							
460 - Cabinets 2 Woodshop & Lapidary								19,827							
550 - Operable Wall/Partition 320 sf Auditorium/Room 1							36,956								
920 - General House Lights							92,377								
Total 08000 - Rehab							324,432	175,074							
12000 - Pool															
100 - Resurface 250 lf Pool											100,354				
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating		79,976													
728 - Equipment: Replacement Pool Digital Clocks										6,874					
730 - Equipment: Replacement Pool & Spa Equipment (50%)	98,234					111,142					125,747				
920 - Furniture: Misc Pool Area Furniture					23,980						27,809				
Total 12000 - Pool	98,234	79,976			23,980	111,142				6,874	253,911				
13000 - Spa															
110 - Resurface Spa			12,173								14,832				
Total 13000 - Spa			12,173								14,832				
14000 - Recreation															
700 - Billiard Table 4 Billiards Room Tables				54,965											
Total 14000 - Recreation				54,965											
17000 - Tennis Court															
100 - Reseal 43,200 sf [6] Tennis Courts	52,556				58,012				64,034				70,682		
500 - Resurface 43,200 sf [6] Tennis Courts															
600 - Lighting 20 Court Lights													192,921		

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
724 - Screen 8,685 sf Tennis Court Fence Screens			8,722					9,868					11,165		
Total 17000 - Tennis Court	52,556		8,722		58,012			9,868	64,034				274,767		
17500 - Basketball / Sport Court															
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts				32,992								40,198			
Total 17500 - Basketball / Sport Court				32,992								40,198			
19000 - Fencing															
120 - Chain Link: 10' 1,710 lf Tennis Court Fence															
Total 19000 - Fencing															
20000 - Lighting															
200 - Pole Lights 15 Walkway Lights															
500 - Parking Lot 25 Parking Lot Lights										153,628					
Total 20000 - Lighting										153,628					
23000 - Mechanical Equipment															
204 - HVAC 2 Rooftop Rheem Units- 2024															164,978
284 - HVAC 2 Rooftop Carrier Units- 2013				56,210											
320 - HVAC Rooftop Carrier Unit #4- 2018									54,244						
324 - HVAC Rooftop Rheem Unit #10- 2019										34,510					
352 - HVAC 3 Rooftop Rheem Units- 2024															95,451
380 - HVAC Rooftop Ruud Unit #7- 2025	32,581														
404 - HVAC 4 Rooftop Rheem Units- 2023														148,140	
420 - HVAC Tennis Ramada Rheem Unit #15- 2022													14,453		
440 - HVAC 5 Gree HVAC Units- 2012			32,258												
900 - Miscellaneous Woodshop Dust Collector								40,051							
901 - Miscellaneous Woodshop Dust Collector Compressor (2026 Only)[nr:1]															
Total 23000 - Mechanical Equipment	32,581		32,258	56,210				40,051	54,244	34,510			14,453	148,140	260,429
24000 - Furnishings															
500 - Chairs 550 Auditorium Padded Chairs										177,582					
504 - Chairs 500 Auditorium Unpadded Chairs						62,867									
508 - Tables 175 Auditorium Tables						111,709									

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Total 24000 - Furnishings						174,577				177,582					
24500 - Audio / Visual															
100 - Speakers Auditorium									55,481						
108 - Lighting Console Auditorium Control Room									7,723						
116 - Miscellaneous Auditorium Total Induction Loop															
220 - PA System Auditorium Bldg								116,584							
224 - Projector 3 Auditorium Projectors (33%)									23,574						
400 - Stage Lights Stage Lighting			18,290												
600 - Stage Curtains Stage Curtains			17,524												
740 - Piano Auditorium Petrof Grand															
764 - Piano Auditorium Yamaha Upright															
800 - Stage Risers Auditorium Stage								39,060							
Total 24500 - Audio / Visual			35,814					155,643	86,779						
24600 - Safety / Access															
200 - Fire Control Misc Fire Alarm System							58,785								
Total 24600 - Safety / Access							58,785								
25000 - Flooring															
210 - Carpeting 448 Sq. Yds. West Center Carpet		32,169										41,179			
214 - Carpeting 117 Sq. Yds. West Center Billiards Room									9,035						
410 - Tile 1,618 sf West Center Walls & Floors								48,133							
414 - Tile 682 sf Green Room Dressing & Restrooms															
600 - Miscellaneous 1,100 Sq. Yds. West Center Engineered Wood													188,440		
Total 25000 - Flooring		32,169						48,133	9,035			41,179	188,440		
26000 - Outdoor Equipment															
400 - Bleachers 6 Courtyard & Tennis				23,898											
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies									23,279						
840 - Shade Structure 680 sf Pool Deck Shade Canopy									31,786						
844 - Shade Structure 1,955 sf [3] Tennis Court Spectator Shade Canopies								89,157							

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
846 - Shade Structure 4 Tennis Court Player Shade Covers (25%)								3,965							
876 - Shade Structure 231 sf Shop Metal Shade Structure-2018									12,677						
Total 26000 - Outdoor Equipment				23,898				93,122	67,742						
27000 - Appliances															
324 - Dishwasher, Commercial Commercial Dishwasher- 2022							19,344								
700 - Miscellaneous 30 Kitchen Appliances (33%)			61,335					69,395					78,514		
702 - Stove 2 Vulcan 10-Burner & 6-Burner															
Total 27000 - Appliances			61,335				19,344	69,395					78,514		
28000 - Water System															
158 - Backflow Valves 4" Backflow						15,239									
Total 28000 - Water System						15,239									
30000 - Miscellaneous															
240 - Maintenance Equipment Portable Lift							22,825								
244 - Maintenance Equipment Portable Lift								23,396							
Total 30000 - Miscellaneous							22,825	23,396							
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%	374,291	188,204	150,303	168,065	152,074	376,985	619,017	630,693	281,834	1,128,353	513,136	178,739	556,174	148,140	350,140
00006 - Casa Paloma I (CPI)															
01000 - Paving															
412 - Asphalt: Major Repairs 7,128 sf Parking Areas													93,716		
Total 01000 - Paving													93,716		
02000 - Concrete															
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	19,874		20,880		21,937		23,047		24,214		25,440		26,728		28,081
Total 02000 - Concrete	19,874		20,880		21,937		23,047		24,214		25,440		26,728		28,081
03000 - Painting: Exterior															
212 - Surface Restoration 7,470 sf Exterior Surfaces								21,219							
Total 03000 - Painting: Exterior								21,219							
04000 - Structural Repairs															
948 - Doors 10 Exterior & Interior Doors (50%)								17,349							
Total 04000 - Structural Repairs								17,349							
05000 - Roofing															

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
236 - Low Slope: BUR 5,900 sf Pool Building & Shade Structure Roofs											142,198				
970 - Coating 6,100 sf Low Slope Roof Recoating		26,261					29,712					33,616			
Total 05000 - Roofing		26,261					29,712				142,198	33,616			
08000 - Rehab															
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	186,700														
256 - Restrooms Unisex Restroom	8,893														
418 - Kitchen Center Kitchen												16,742			
Total 08000 - Rehab	195,593											16,742			
12000 - Pool															
160 - Resurface 200 lf Pool											68,596				
420 - ADA Chair Lift Aqua Creek Pool Chair								10,906							
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating													124,732		
770 - Equipment: Replacement Pool & Spa Equipment (50%)				37,334					42,240					47,791	
956 - Furniture: Misc 50 Pool Area Furniture						18,254						21,169			
Total 12000 - Pool				37,334		18,254		10,906	42,240		68,596	21,169	124,732	47,791	
13000 - Spa															
150 - Resurface Spa					10,951								13,342		
Total 13000 - Spa					10,951								13,342		
23000 - Mechanical Equipment															
256 - HVAC 2 Rooftop Carrier Units- 2011		34,619													
516 - HVAC In-Ceiling Rheem Unit- 2025	11,804														
Total 23000 - Mechanical Equipment	11,804	34,619													
25000 - Flooring															
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	19,552														
Total 25000 - Flooring	19,552														
26000 - Outdoor Equipment															
310 - Benches 18 Common Area Benches						40,851									
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts				16,521								20,130			
826 - Shade Structure 310 sf Pool Equip Shade Structure						16,001									
Total 26000 - Outdoor Equipment				16,521		56,852						20,130			

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
28000 - Water System															
194 - Backflow Valves Backflow															
Total 28000 - Water System															
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%	246,822	60,880	20,880	53,856	32,887	75,106	52,759	49,475	66,454		236,233	91,657	258,519	47,791	28,081
00007 - Casa Paloma II (CPII)															
02000 - Concrete															
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)		22,337		23,468		24,656		25,904		27,216		28,594		30,041	
Total 02000 - Concrete		22,337		23,468		24,656		25,904		27,216		28,594		30,041	
03000 - Painting: Exterior															
224 - Stucco Exterior Stucco Repair & Paint							20,155								
Total 03000 - Painting: Exterior							20,155								
04000 - Structural Repairs															
952 - Doors 14 Exterior & Interior Doors (25%)					11,277										14,436
Total 04000 - Structural Repairs					11,277										14,436
05000 - Roofing															
240 - Low Slope: BUR 5,200 sf Pool Building Roofs		100,353													
974 - Coating 5,200 sf Low Slope Roof Recoating		13,586					15,372					17,391			
Total 05000 - Roofing		113,939					15,372					17,391			
08000 - Rehab															
258 - Restrooms Unisex Restroom		17,102													
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower							147,954								
424 - Kitchen Center Kitchen								15,167							
Total 08000 - Rehab		17,102					147,954	15,167							
12000 - Pool															
166 - Resurface 180 lf Pool	48,228												64,862		
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating		79,455													
774 - Equipment: Replacement Pool & Spa Equipment (50%)		35,628					40,310					45,607			
960 - Furniture: Misc 31 Pool Area Furniture				12,702						14,730					
Total 12000 - Pool	48,228	115,083		12,702			40,310			14,730		45,607	64,862		
13000 - Spa															
154 - Resurface Spa				9,756								11,886			

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Total 13000 - Spa				9,756								11,886			
20000 - Lighting															
260 - Pole Lights 8 Shuffleboard Lights														25,156	
Total 20000 - Lighting														25,156	
23000 - Mechanical Equipment															
260 - HVAC Rooftop Rheem Unit #3- 2025	12,687														
272 - HVAC 2 Rooftop Carrier Units- 2011		34,619													
Total 23000 - Mechanical Equipment	12,687	34,619													
25000 - Flooring															
204 - Carpeting 1,284 sf Recreation Room	6,509										8,332				
404 - Tile 281 sf Kitchenette & Storage Closet	6,552														
Total 25000 - Flooring	13,061										8,332				
26000 - Outdoor Equipment															
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat		15,065								18,355					
860 - Shade Structure 294 sf Pool Equip Shade Canopy							13,061								
Total 26000 - Outdoor Equipment		15,065					13,061			18,355					
28000 - Water System															
190 - Backflow Valves Backflow															
Total 28000 - Water System															
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%	73,976	318,144		45,926	11,277	24,656	236,852	41,072		60,301	8,332	103,479	64,862	55,197	14,436
00008 - Desert Hills (DH)															
01000 - Paving															
120 - Asphalt: Sealing 104,016 sf Drives & Parking					53,211					60,204					68,115
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)					18,458					20,883					23,627
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive															463,899
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area							174,813								
Total 01000 - Paving					71,669		174,813			81,087					555,641
02000 - Concrete															
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)		18,026					20,395					23,075			
Total 02000 - Concrete		18,026					20,395					23,075			
03000 - Painting: Exterior															
124 - Stucco 30,135 sf Building Exterior								101,684							

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Total 03000 - Painting: Exterior								101,684							
03500 - Painting: Interior															
124 - Building 26,950 sf All Interior Spaces (50%)			30,756					34,797					39,370		
Total 03500 - Painting: Interior			30,756					34,797					39,370		
04000 - Structural Repairs															
916 - Doors 54 Exterior & Interior Doors (25%)					43,497										55,680
Total 04000 - Structural Repairs					43,497										55,680
04500 - Decking/Balconies															
200 - Resurface 1,778 sf Second Floor Deck					51,874										
Total 04500 - Decking/Balconies					51,874										
05000 - Roofing															
100 - Low Slope: Foam 5,850 sf Ceramics/Lapidary				109,488											
212 - Low Slope: BUR 7,000 sf Auditorium Roof					167,858										
320 - Low Slope: Metal 470 sf Pool Equipment Roof						8,472									
374 - Low Slope: Pergola 375 sf Tennis Ramada Roof	5,431														
946 - Coating 13,080 sf Low Slope Roof Recoating			24,878					28,148					31,847		
Total 05000 - Roofing	5,431		24,878	109,488	167,858	8,472		28,148					31,847		
08000 - Rehab															
218 - Locker Rooms 2 Men's & Women's														290,690	
222 - Restrooms Companion Restroom				30,930											
324 - Restrooms 2 Auditorium Lobby Restrooms						104,216									
325 - Doors 2 Locker Room Doors (2026 Only)[nr:1]															
466 - Cabinets 40 lf Countertops & Cabinets								59,725							
570 - Operable Wall/Partition 770 sf [4] Room Dividers															
Total 08000 - Rehab				30,930		104,216		59,725						290,690	
12000 - Pool															
118 - Resurface 260 lf Pool											104,368				
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts								26,647							
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating			91,008												
742 - Equipment: Replacement Pool & Spa Equipment (50%)			49,100					55,552					62,852		
932 - Furniture: Misc 47 Pool Area Furniture		20,968						24,316						28,199	

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Total 12000 - Pool		20,968	140,108					106,515			104,368		62,852	28,199	
13000 - Spa															
122 - Resurface Spa							19,344								23,568
Total 13000 - Spa							19,344								23,568
14000 - Recreation															
140 - Sauna: Wood Kit Sauna								13,132							
220 - Exercise: Cardio Equipment 18 Fitness Center Cardio Machines (25%)		45,395			48,885			52,644			56,692			61,051	
228 - Exercise: Stationary Bike 11 Fitness Center Aerobics Room Spin Bikes		29,393						34,087						39,531	
262 - Exercise: Miscellaneous Equip. 11 Boxing Gym Equipment	9,240										11,828				
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)				46,726								56,931			
354 - Exercise: Strength Equipment 31 Fitness Center Strength Machines (50%)	122,279								148,985						
Total 14000 - Recreation	131,519	74,788		46,726	48,885			99,863	148,985		68,520	56,931		100,581	
17000 - Tennis Court															
130 - Reseal 28,800 sf [4] Tennis Courts				36,833				40,657				44,877			
Total 17000 - Tennis Court				36,833				40,657				44,877			
19000 - Fencing															
150 - Chain Link: 10' 960 lf Tennis Court Fence															
Total 19000 - Fencing															
20000 - Lighting															
210 - Pole Lights 7 Walkway Lights									16,321						
218 - Landscape 25 Walkway Lights															25,752
264 - Bollard Lights 22 Walkway Bollard Lights															50,989
530 - Parking Lot 11 Parking Lot Lights															
Total 20000 - Lighting									16,321						76,741
23000 - Mechanical Equipment															
216 - HVAC 7 Rooftop Rheem Units- 2022													218,154		
332 - HVAC Rooftop Carrier Unit- 2009		22,416													
360 - HVAC 2 Rooftop Rheem Units- 2019										54,262					
388 - HVAC 2 Rooftop Carrier Units- 2013				52,904											

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
412 - HVAC Rooftop Rheem Units- 2024										28,650					
428 - HVAC 4 Rheem & Daikin Units- 2018									67,055						
444 - HVAC 6 Fitness Rm Daikin Air Handlers- 2023														89,842	
520 - HVAC 3 SW Ground Level Daikin Units- 2023														89,842	
604 - Water Heater 2 Pool Equipment Area Water Heaters								22,380							
632 - Water Heater Men's Restroom's Janitor's Closet				3,233											
Total 23000 - Mechanical Equipment		22,416		56,137				22,380	67,055	82,912			218,154	179,685	
24000 - Furnishings															
540 - Miscellaneous 204 Assorted Tables & Chairs						50,984									
Total 24000 - Furnishings						50,984									
24500 - Audio / Visual															
152 - Projector Stage- Epson	12,022										15,389				
174 - Projection Screen Stage- Electric Screen															
308 - PA System Sound Rack- Sound System		30,903										39,558			
Total 24500 - Audio / Visual	12,022	30,903									15,389	39,558			
24600 - Safety / Access															
220 - Fire Control Misc Fire Alarm System				54,588											
Total 24600 - Safety / Access				54,588											
25000 - Flooring															
240 - Carpeting 327 Sq. Yds. Fitness & Boxing Gym Carpet				30,249										38,721	
244 - Rubber 927 sf Fitness Room Rubber		12,385										15,854			
440 - Tile 975 sf Center Walls & Floors							56,579								
630 - Vinyl 1,349 Sq. Yds. Center Vinyl														94,911	
Total 25000 - Flooring		12,385		30,249			56,579					15,854		133,632	
27000 - Appliances															
160 - Ice Machine Tennis Courts		11,060										14,157			
740 - Miscellaneous 13 Kitchen Appliances (33%)			32,236					36,472					41,264		
764 - Dishwasher, Commercial Dishwasher							25,194								
Total 27000 - Appliances		11,060	32,236				25,194	36,472				14,157	41,264		
28000 - Water System															

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
150 - Backflow Valves 6" Backflow											22,247				
Total 28000 - Water System											22,247				
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%	148,972	190,546	227,978	364,950	383,783	163,672	296,324	530,240	232,361	163,999	210,524	194,453	393,486	732,787	711,631
00009 - Madera Vista (MV)															
01000 - Paving															
408 - Asphalt: Major Repairs 9,772 sf Parking Lot															
Total 01000 - Paving															
02000 - Concrete															
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)		12,080		12,691		13,334		14,009		14,718		15,463		16,246	
Total 02000 - Concrete		12,080		12,691		13,334		14,009		14,718		15,463		16,246	
03000 - Painting: Exterior															
206 - Surface Restoration 4,020 sf Exterior Surfaces									14,897						
Total 03000 - Painting: Exterior									14,897						
04500 - Decking/Balconies															
111 - Miscellaneous 80 lf New Gutters South Side (2026 Only)[nr:1]															
Total 04500 - Decking/Balconies															
05000 - Roofing															
616 - Pitched: Tile 39 Squares- Pool Building Roof												88,934			
Total 05000 - Roofing												88,934			
08000 - Rehab															
248 - Restrooms 2 Men's & Women's															
262 - Kitchen Pool Building Kitchen Area													44,868		
480 - Shower Outdoor Pool Shower													19,819		
Total 08000 - Rehab													64,686		
12000 - Pool															
154 - Resurface 156 lf Pool	41,798												56,214		
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating													79,629		
766 - Equipment: Replacement Pool & Spa Equipment (50%)		28,914					32,714					37,013			
952 - Furniture: Misc 29 Pool Area Furniture						14,434						16,739			
Total 12000 - Pool	41,798	28,914				14,434	32,714					53,752	135,843		
13000 - Spa															

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
146 - Resurface Spa			8,620								10,503				
Total 13000 - Spa			8,620								10,503				
17000 - Tennis Court															
540 - Reseal 7,200 sf Tennis Court	8,551				9,438				10,418				11,500		
560 - Fixtures Tennis Court Bench/Canopy								10,906							
Total 17000 - Tennis Court	8,551				9,438			10,906	10,418				11,500		
19000 - Fencing															
170 - Chain Link: 10' 360 lf Tennis Court Fence															
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence															
Total 19000 - Fencing															
20000 - Lighting															
250 - Sports Field / Court 4 Tennis Court Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
252 - HVAC Rooftop Carrier Unit #1- 2011		15,699													
Total 23000 - Mechanical Equipment		15,699													
25000 - Flooring															
434 - Tile Recreation Room & Storage	18,125														
Total 25000 - Flooring	18,125														
26000 - Outdoor Equipment															
816 - Shade Structure 264 sf Pool Shade Canopy							11,728								
834 - Shade Structure 336 sf Pool Equip Shade Canopy							14,927								
Total 26000 - Outdoor Equipment							26,655								
28000 - Water System															
174 - Backflow Valves Backflow (50%)															
Total 28000 - Water System															
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%	68,474	56,693	8,620	12,691	9,438	27,768	59,369	24,915	25,315	14,718	10,503	158,149	212,029	16,246	
00010 - Continental Vistas (CV)															
01000 - Paving															
404 - Asphalt: Overlay 6,726 sf Parking Lot	30,977														
Total 01000 - Paving	30,977														
02000 - Concrete															

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)		14,125		14,840		15,591		16,381		17,210		18,081		18,997	
Total 02000 - Concrete		14,125		14,840		15,591		16,381		17,210		18,081		18,997	
03000 - Painting: Exterior															
120 - Surface Restoration 3,600 sf Recreation Building & Walls							12,093								
Total 03000 - Painting: Exterior							12,093								
04000 - Structural Repairs															
940 - Doors 12 Exterior & Interior Doors (25%)									10,669						
Total 04000 - Structural Repairs									10,669						
05000 - Roofing															
232 - Low Slope: BUR 2,000 sf Pool Building Roof		38,597													
612 - Pitched: Tile 13 Squares- Pool Building Roof												41,996			
966 - Coating 2,000 sf Low Slope Roof Recoating		10,540					11,925					13,492			
Total 05000 - Roofing		49,137					11,925					55,489			
08000 - Rehab															
242 - Locker Rooms 2 Men's & Women's															
246 - Bathrooms Companion Restroom															
Total 08000 - Rehab															
12000 - Pool															
146 - Resurface 180 lf Pool			50,670												68,145
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating												60,090			
762 - Equipment: Replacement Pool & Spa Equipment (50%)		32,585					36,867					41,711			
948 - Furniture: Misc 48 Pool & Patio Area Furniture	15,405						17,865						20,718		
Total 12000 - Pool	15,405	32,585	50,670				54,732					101,802	20,718		68,145
13000 - Spa															
142 - Resurface Spa						14,846								18,088	
Total 13000 - Spa						14,846								18,088	
23000 - Mechanical Equipment															
244 - HVAC Rooftop Rheem Unit #3- 2019										21,090					
248 - HVAC 2 Rooftop Carrier Units- 2013				59,517											
800 - Water Heater Building Water Heater										11,004					
Total 23000 - Mechanical Equipment				59,517						32,094					

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
25000 - Flooring															
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring								37,175							
Total 25000 - Flooring								37,175							
28000 - Water System															
178 - Backflow Valves Backflow (50%)															
Total 28000 - Water System															
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%	46,382	95,847	50,670	74,357		30,437	78,750	53,556	10,669	49,304		175,372	20,718	37,085	68,145
00011 - Canoa Hills (CH)															
01000 - Paving															
124 - Asphalt: Sealing 67,354 sf Parking Lot					34,456					38,984					44,107
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (3%)					14,342					16,227					18,359
364 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot							359,742								
Total 01000 - Paving					48,799		359,742			55,211					62,466
02000 - Concrete															
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	13,996		14,705		15,449		16,231		17,053		17,916		18,824		19,776
Total 02000 - Concrete	13,996		14,705		15,449		16,231		17,053		17,916		18,824		19,776
03000 - Painting: Exterior															
130 - Stucco 10,940 sf Building Exterior	43,730										55,979				
416 - Wrought Iron 160 lf Pool Perimeter Fence	4,447						5,157						5,981		
Total 03000 - Painting: Exterior	48,177						5,157				55,979		5,981		
03500 - Painting: Interior															
130 - Building 22,750 sf All Interior Spaces									60,217						
Total 03500 - Painting: Interior									60,217						
04000 - Structural Repairs															
920 - Doors 47 Exterior & Interior Doors (25%)					37,859										48,462
Total 04000 - Structural Repairs					37,859										48,462
05000 - Roofing															
216 - Low Slope: BUR 20,750 sf Building Roof											500,101				
950 - Coating 20,750 sf Low Slope Roof Recoating		38,504					43,564					49,289			
Total 05000 - Roofing		38,504					43,564				500,101	49,289			
08000 - Rehab															
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower				273,758											

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
330 - Restrooms 2 Restrooms				138,277											
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider															
581 - Doors 2 Auditorium West Side Exterior Doors (2026 Only)[nr:1]															
Total 08000 - Rehab				412,034											
12000 - Pool															
124 - Resurface 274 lf Pool											109,988				
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating				60,969										78,046	
746 - Equipment: Replacement Pool & Spa Equipment (50%)			51,133					57,853					65,455		
936 - Furniture: Misc 54 Pool Area Furniture				22,701						26,326					
Total 12000 - Pool			51,133	83,670				57,853		26,326	109,988		65,455	78,046	
13000 - Spa															
126 - Resurface Spa				10,353								12,614			
Total 13000 - Spa				10,353								12,614			
14000 - Recreation															
234 - Exercise: Cardio Equipment 15 Fitness Center Cardio Machines (25%)		43,428			46,767			50,363			54,235			58,405	
330 - Exercise: Strength Equipment 27 Fitness Center Strength Machines (50%)								121,821							
738 - Ping Pong Table 8 Saguaro Storage Area						15,731									
Total 14000 - Recreation		43,428			46,767	15,731		172,184			54,235			58,405	
17000 - Tennis Court															
140 - Reseal 14,000 sf [2] Tennis Courts				17,905				19,764				21,815			
Total 17000 - Tennis Court				17,905				19,764				21,815			
19000 - Fencing															
160 - Chain Link: 10' 580 lf Tennis Court Fence															
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence															
Total 19000 - Fencing															
20000 - Lighting															
220 - Pole Lights 24 Parking Lot & Walkway Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
220 - HVAC Rooftop Carrier Unit- 2013				24,955											

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
230 - HVAC 3 Rooftop Carrier Units- 2021												91,214			
340 - HVAC Rooftop Rheem Unit #6- 2022													31,165		
364 - HVAC 2 Rooftop Rheem Units 1 & 2- 2023														65,884	
432 - HVAC 3 Rooftop Daikin Units 7, 8, & 9- 2024															101,297
500 - Swamp Cooler 3 Evaporative Coolers- 2005, 2014, 2022 (33%)		7,423							8,823						
600 - Water Heater 3 Pool Eq Room Heaters								28,001							
Total 23000 - Mechanical Equipment		7,423		24,955				28,001	8,823			91,214	31,165	65,884	101,297
24000 - Furnishings															
560 - Miscellaneous Assorted Tables & Chairs (50%)									49,233						
620 - Miscellaneous Lobby Furniture								18,048							
Total 24000 - Furnishings								18,048	49,233						
24500 - Audio / Visual															
156 - Projector Saguaro Room- EIKI					2,878										3,684
166 - Projection Screen Saguaro Room- Electric Screen															
316 - PA System Sound Rack- Sound System										35,903					
330 - Miscellaneous Sound Rack- Total Induction Loop															
756 - Piano Saguaro Room Yamaha Upright															
812 - Stage Risers 288 sf [6] Saguaro Room Risers														9,234	
828 - Stage Curtains 2 Saguaro Stage Curtains													34,963		
Total 24500 - Audio / Visual					2,878					35,903			34,963	9,234	3,684
24600 - Safety / Access															
230 - Fire Control Misc Fire Alarm System									61,761						
Total 24600 - Safety / Access									61,761						
25000 - Flooring															
250 - Carpeting 122 Sq. Yds. Mesquite Room	8,893										11,384				
254 - Carpeting 418 Sq. Yds. Lobby & Fitness Carpeting				31,730										40,617	
450 - Tile 6,475 sf Center Walls & Floors			158,822												
720 - Hardwood Floors 6,150 sf Saguaro/Palo Verde- Replace															
750 - Hardwood Floors 6,150 sf Saguaro/Palo Verde- Refinish	36,252										46,405				

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Total 25000 - Flooring	45,145		158,822	31,730							57,789			40,617	
26000 - Outdoor Equipment															
302 - Bocce Ct. Resurface 4 Bocce Ball Courts							17,331								
848 - Shade Structure 200 sf Tennis Court Shade Canopy														10,553	
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies								36,401							
856 - Shade Structure 144 sf Metal Roofed Shade Structure															
872 - Shade Structure Pool Area Wood Gazebo Structure			18,191												
Total 26000 - Outdoor Equipment			18,191				17,331	36,401						10,553	
27000 - Appliances															
760 - Miscellaneous 18 Kitchen Appliances (33%)			43,594					49,323					55,804		
768 - Dishwasher, Commercial Dishwasher							21,835								
Total 27000 - Appliances			43,594				21,835	49,323					55,804		
28000 - Water System															
154 - Backflow Valves 6" Backflow											22,247				
Total 28000 - Water System											22,247				
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%	107,318	89,355	286,446	580,647	151,751	15,731	463,861	381,574	197,088	117,440	818,256	174,932	212,191	262,740	235,686
00012 - Las Campanas (LC)															
01000 - Paving															
116 - Asphalt: Sealing 70,468 sf Parking Lot		33,475					37,874					42,851			
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)		11,612					13,138					14,864			
320 - Asphalt: Overlay 27,246 sf North Parking Lot							110,744								
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot															
Total 01000 - Paving		45,087					161,756					57,715			
02000 - Concrete															
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)		13,754		14,450		15,182		15,950		16,758		17,606		18,498	
Total 02000 - Concrete		13,754		14,450		15,182		15,950		16,758		17,606		18,498	
03000 - Painting: Exterior															
118 - Stucco 18,180 sf Building Exterior							49,161								
Total 03000 - Painting: Exterior							49,161								
03500 - Painting: Interior															
118 - Building 21,900 sf All Interior Spaces							55,174								

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Total 03500 - Painting: Interior							55,174								
04000 - Structural Repairs															
912 - Doors 76 Exterior & Interior Doors (25%)					61,218										78,365
Total 04000 - Structural Repairs					61,218										78,365
05000 - Roofing															
208 - Low Slope: BUR 18,170 sf Building Roofs										492,968					
316 - Low Slope: Metal 520 sf Pool Equipment Roof															
334 - Low Slope: Vinyl 7,000 sf Lobby, Cottonwood, Acacia										189,916					
942 - Coating 25,170 sf Low Slope Roof Recoating					27,362					30,957					35,025
Total 05000 - Roofing					27,362					713,842					35,025
08000 - Rehab															
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower							253,594								
216 - Restrooms 2 Hallway Restrooms								68,205							
220 - Restrooms Companion Restroom	28,689														
318 - Restrooms 2 Racquetball Court Restrooms															
406 - Kitchen Center Kitchen			14,720										18,843		
560 - Operable Wall/Partition 1,296 sf [2] Ocotillo/Agave & Agave/Juniper (50%)													59,865		
561 - Windows Blinds- Cottonwood, Acacia, Cypress (2026 Only)[nr:1]															
Total 08000 - Rehab	28,689		14,720				253,594	68,205					78,708		
12000 - Pool															
112 - Resurface 264 lf Pool								93,526							
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs		15,628										20,005			
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating											89,113				
738 - Equipment: Replacement Pool & Spa Equipment (50%)			43,911					49,681					56,209		
928 - Furniture: Misc Pool Area Furniture				16,355						18,966					
Total 12000 - Pool		15,628	43,911	16,355				143,207		18,966	89,113	20,005	56,209		
13000 - Spa															
118 - Resurface Spa PebbleTec Resurface			11,776								14,348				
Total 13000 - Spa			11,776								14,348				
14000 - Recreation															

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)		61,301			66,014			71,090			76,557			82,443	
310 - Exercise: Strength Equipment 21 Fitness Center Strength Machines (50%)								94,902							
Total 14000 - Recreation		61,301			66,014			165,992			76,557			82,443	
17000 - Tennis Court															
120 - Reseal 14,000 sf [2] Tennis Courts	16,626				18,353				20,258				22,361		
Total 17000 - Tennis Court	16,626				18,353				20,258				22,361		
19000 - Fencing															
140 - Chain Link: 10' 600 lf Tennis Court Fence															
210 - Wrought Iron: 5' 315 lf Pool Area Fencing															
Total 19000 - Fencing															
20000 - Lighting															
520 - Parking Lot 8 North Parking Lot Lights															
560 - Parking Lot 13 East Parking Lot Lights											81,634				
Total 20000 - Lighting											81,634				
23000 - Mechanical Equipment															
212 - HVAC 11 Rooftop Ruud/Rheem Units- 2024															386,505
292 - HVAC 4 Rooftop Rheem Units- 2025	47,106														
328 - HVAC Rooftop American Standard Unit- 2022													38,956		
612 - Water Heater 2 Rinnai Tankless Heaters						21,872									
Total 23000 - Mechanical Equipment	47,106					21,872							38,956		386,505
24000 - Furnishings															
900 - Miscellaneous Tables, Chairs, Misc								101,813							
Total 24000 - Furnishings								101,813							
24500 - Audio / Visual															
148 - Projector 3 Ocotillo, Cottonwood, Juniper	6,835										8,749				
748 - Piano Ocotillo Room Yamaha Upright															27,972
804 - Stage Risers 4 Ocotillo Room- New									51,206						
808 - Stage Risers 2 Ocotillo Room- Older															
832 - Stage Curtains 2 Ocotillo Room										17,482					

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop										36,135					
Total 24500 - Audio / Visual	6,835								51,206	53,617	8,749				27,972
24600 - Safety / Access															
210 - Fire Control Misc Fire Alarm System											64,888				
Total 24600 - Safety / Access											64,888				
25000 - Flooring															
230 - Carpeting 430 Sq. Yds. Center Carpet							38,068								
236 - Carpeting 150 Sq. Yds. Juniper Room Only							10,591								
430 - Tile 3,050 sf Center Walls & Floors							83,757								
620 - Vinyl 540 Sq. Yds. Center													192,671		
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace															
740 - Vinyl 2,925 sf Agave & Ocotillo Floor															
Total 25000 - Flooring							132,416						192,671		
27000 - Appliances															
800 - Miscellaneous 13 Kitchen Appliances (33%)			34,780					39,351					44,522		
Total 27000 - Appliances			34,780					39,351					44,522		
28000 - Water System															
130 - Backflow Valves 4" Backflow												17,673			
182 - Backflow Valves 3 Backflows (33%)				7,798							9,270				
Total 28000 - Water System				7,798							9,270	17,673			
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%	99,256	135,769	105,187	38,603	172,947	37,054	652,101	534,519	71,464	803,183	344,558	112,999	433,427	100,941	527,867
00013 - Santa Rita Springs (SRS)															
01000 - Paving															
128 - Asphalt: Sealing 80,636 sf Parking Lots		38,305					43,339					49,034			
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)		13,287					15,033					17,009			
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots											344,217				
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot											131,176				
Total 01000 - Paving		51,593					58,372				475,393	66,043			
02000 - Concrete															
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)		11,889		12,491		13,123		13,788		14,486		15,219		15,990	

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Total 02000 - Concrete		11,889		12,491		13,123		13,788		14,486		15,219		15,990	
03000 - Painting: Exterior															
136 - Stucco 28,540 sf Building Exterior								93,354							
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings		21,661						25,120						29,132	
Total 03000 - Painting: Exterior		21,661						118,474						29,132	
03500 - Painting: Interior															
136 - Building 35,500 sf All Interior Spaces					85,128										108,971
Total 03500 - Painting: Interior					85,128										108,971
04000 - Structural Repairs															
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	41,516										53,144				
924 - Doors 66 Exterior & Interior Doors (25%)					53,164										68,055
Total 04000 - Structural Repairs	41,516				53,164						53,144				68,055
04500 - Decking/Balconies															
206 - Resurface 11,430 sf Elastomeric Deck- Resurface				187,182											
300 - Repairs 11,430 sf Elastomeric Deck- Seal/Repair				44,567					50,424					57,050	
301 - Repairs Deck Coating Above Stairs (2026 Only)[nr:1]															
Total 04500 - Decking/Balconies				231,750					50,424					57,050	
05000 - Roofing															
220 - Low Slope: BUR 6,800 sf Building Roof									155,992						
604 - Pitched: Tile 84 Squares- Building Roof															
954 - Coating 7,000 sf Low Slope Roof Recoating					13,988					15,826					17,906
Total 05000 - Roofing					13,988				155,992	15,826					17,906
08000 - Rehab															
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower							253,617								
336 - Restrooms 5 Restrooms									110,862						
Total 08000 - Rehab							253,617		110,862						
12000 - Pool															
130 - Resurface 240 lf Pool						84,449									
408 - ADA Chair Lift Pool Area ADA Lift										11,458					
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	66,620														

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
750 - Equipment: Replacement Pool & Spa Equipment (50%)			50,442					57,070					64,570		
940 - Furniture: Misc 53 Pool Area Furniture				16,946						19,652					
Total 12000 - Pool	66,620		50,442	16,946		84,449		57,070		31,110			64,570		
13000 - Spa															
130 - Resurface Spa						15,518								18,907	
Total 13000 - Spa						15,518								18,907	
14000 - Recreation															
240 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)			39,942			43,014			46,321			49,883			53,718
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)								82,360							
Total 14000 - Recreation			39,942			43,014		82,360	46,321			49,883			53,718
19000 - Fencing															
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence												25,394			
Total 19000 - Fencing												25,394			
20000 - Lighting															
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights															
230 - Pole Lights 10 Bridge Lights															
280 - Pole Lights 5 2nd Level Deck- Pole Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
232 - HVAC 6 Miscellaneous Units- 2013				70,185											
312 - HVAC Rheem Unit #8- 2016							16,023								
316 - HVAC American Standard Unit #3- 2018									14,382						
344 - HVAC 2 Units- 2019										34,510					
368 - HVAC 2 Carrier Units- 2012			28,728												
392 - HVAC 2 Units- 2018									24,705						
416 - HVAC Carrier Unit #7- 2016							17,804								
436 - HVAC Carrier Unit #11- 2014					16,946										
448 - HVAC 8 Rooftop Carrier Units- 2018									239,564						
452 - HVAC 2 Rheem Units- 2022										72,855					

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
524 - HVAC Elevator Equipment Room- Wall Mount										13,565					
616 - Water Heater Bradford White Water Heater											22,247				
640 - Water Heater Rheem Water Heater									21,175						
Total 23000 - Mechanical Equipment			28,728	70,185	16,946		33,827		299,825	120,931	22,247				
23500 - Elevator															
200 - Modernize/Overhaul Anza Building Elevator					245,433										
300 - Cab Rehab Anza Elevator Cab															
Total 23500 - Elevator					245,433										
24000 - Furnishings															
600 - Miscellaneous Anza Room Furniture									122,438						
Total 24000 - Furnishings									122,438						
24500 - Audio / Visual															
324 - PA System Anza Room- Sound System		30,907										39,564			
760 - Piano Anza Room Kawai Upright															
Total 24500 - Audio / Visual		30,907										39,564			
24600 - Safety / Access															
240 - Fire Control Misc Fire Alarm System								60,255							
244 - Fire Alarm Control Panel 2 Glass Arts & Fitness Fire Panels							58,990								
Total 24600 - Safety / Access							58,990	60,255							
25000 - Flooring															
270 - Carpeting 400 Sq. Yds. Computer, Fitness, Office Areas								33,309							
460 - Tile 1,825 sf Center Walls & Floors				46,538											
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace															
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish								30,166							
Total 25000 - Flooring				46,538				63,475							
26000 - Outdoor Equipment															
804 - Shade Structure 100 sf Small Shade Canopy							4,442								
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy							26,655								
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy				18,564											
Total 26000 - Outdoor Equipment				18,564			31,097								

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
27000 - Appliances															
780 - Miscellaneous 11 Kitchen Appliances (33%)			24,744					27,996					31,674		
Total 27000 - Appliances			24,744					27,996					31,674		
28000 - Water System															
142 - Backflow Valves 4" Backflow #1			14,151												19,032
146 - Backflow Valves 4" Backflow #2					14,867										
Total 28000 - Water System			14,151		14,867										19,032
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%	108,136	116,050	158,007	396,473	429,527	156,104	435,904	423,418	785,861	182,354	550,784	196,103	96,244	121,078	267,682
00014 - Canoa Ranch (CR)															
01000 - Paving															
132 - Asphalt: Sealing 71,325 sf Drives & Parking					36,488					41,282					46,707
246 - Asphalt: Ongoing Repairs 71,325 sf Drives & Parking (3%)					12,657					14,320					16,202
254 - Asphalt: Overlay w/ Interlayer 17,412 sf Turquoise Cyn Dr to Dumpster							92,999								
342 - Asphalt: Overlay w/ Interlayer 53,913 sf Drives & Parking															
Total 01000 - Paving					49,144		92,999			55,602					62,909
02000 - Concrete															
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)			5,458					6,175					6,986		
Total 02000 - Concrete			5,458					6,175					6,986		
03000 - Painting: Exterior															
142 - Stucco 14,760 sf Building Exterior									42,975						
406 - Wrought Iron 614 lf Metal Fencing & Railings				11,731						13,604					
Total 03000 - Painting: Exterior				11,731					42,975	13,604					
03500 - Painting: Interior															
142 - Building 26,200 sf All Interior Spaces				61,295										78,462	
Total 03500 - Painting: Interior				61,295										78,462	
04000 - Structural Repairs															
606 - Metal Railings 350 lf Parking & Pickleball															
928 - Doors 40 Exterior & Interior Doors (25%)					32,221										41,245
932 - Doors 3 Pool East Patio Doors									114,638						
Total 04000 - Structural Repairs					32,221				114,638						41,245
04500 - Decking/Balconies															

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
113 - Miscellaneous New Gutters Front (2026 Only)[nr:1]															
Total 04500 - Decking/Balconies															
05000 - Roofing															
200 - Low Slope: BUR 12,610 sf Building Roof									289,273						
608 - Pitched: Tile 44 Squares- Building Roof															
958 - Coating 13,300 sf Low Slope Roof Recoating					40,398					45,707					51,713
Total 05000 - Roofing					40,398				289,273	45,707					51,713
08000 - Rehab															
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower									288,690						
234 - Restrooms Companion Restroom Remodel											36,773				
Total 08000 - Rehab									288,690		36,773				
12000 - Pool															
136 - Resurface 256 lf Pool	80,270												107,955		
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019										24,675					
434 - ADA Chair Lift Pool ADA Chair- Repl in 2021		18,089										23,155			
636 - Deck: Re-Surface 2,650 sf Pool Area Decking														94,439	
754 - Equipment: Replacement Pool & Spa Equipment (50%)			39,863					45,101					51,027		
Total 12000 - Pool	80,270	18,089	39,863					45,101		24,675		23,155	158,982	94,439	
13000 - Spa															
134 - Resurface Spa					9,928								12,096		
Total 13000 - Spa					9,928								12,096		
14000 - Recreation															
250 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)			48,144			51,846			55,832			60,125			64,748
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)								100,282							
Total 14000 - Recreation			48,144			51,846		100,282	55,832			60,125			64,748
17500 - Basketball / Sport Court															
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	11,526				12,722				14,043				15,501		
224 - Seal & Striping 2,690 sf Basketball 1/2 Court				6,713				7,410				8,179			
Total 17500 - Basketball / Sport Court	11,526			6,713	12,722			7,410	14,043			8,179	15,501		
19000 - Fencing															

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
100 - Chain Link 788 lf Pickleball & Basketball Courts	46,404														
230 - Wrought Iron: 6' 264 lf Patio Perimeter															
Total 19000 - Fencing	46,404														
20000 - Lighting															
268 - Bollard Lights 9 Walkway Bollard Lights															20,860
Total 20000 - Lighting															20,860
23000 - Mechanical Equipment															
100 - HVAC 435 lf [5] Pool Area Fabric Ducts						33,822									
236 - HVAC 4 Rooftop Rheem Units- 2024															180,084
456 - HVAC Rooftop American Standard Unit- 2016							33,592								
460 - HVAC Rooftop Gree Mini-Split- 2024															15,348
464 - HVAC Rooftop Daikin Mini-Split- 2026		11,134													
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008		30,176													
636 - Water Heater 2 Shop	20,131														
Total 23000 - Mechanical Equipment	20,131	41,310				33,822	33,592								195,432
24000 - Furnishings															
550 - Miscellaneous Tables & Chairs		15,647										20,029			
Total 24000 - Furnishings		15,647										20,029			
24500 - Audio / Visual															
164 - Television Amado Room- 70"					1,599										2,046
Total 24500 - Audio / Visual					1,599										2,046
24600 - Safety / Access															
250 - Fire Control Misc Fire Alarm System									61,761						
Total 24600 - Safety / Access									61,761						
25000 - Flooring															
248 - Rubber 927 sf Fitness Room Rubber Tile (33%)							4,671								
280 - Carpeting 660 Sq. Yds. All Spaces							39,574								
470 - Tile 2,231 sf Center Walls & Floors		112,274													
Total 25000 - Flooring		112,274					44,245								
26000 - Outdoor Equipment															
350 - Furniture 60 Patio & Pickleball Areas									41,027						

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
462 - Drinking Fountain 4 Drinking Fountains														28,151	
808 - Shade Structure 500 sf [3] Shade Canopies					21,142										
Total 26000 - Outdoor Equipment					21,142				41,027					28,151	
28000 - Water System															
162 - Backflow Valves 8" Backflow				26,514											
Total 28000 - Water System				26,514											
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%	158,331	187,320	93,464	106,253	167,153	85,668	170,836	158,967	908,240	139,588	36,773	111,488	193,565	201,052	438,953
00015 - Facilities (FMB)															
01000 - Paving															
136 - Asphalt: Sealing 29,074 sf Parking Area			14,157					16,017					18,122		
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)			6,875					7,778					8,800		
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area					147,804										
Total 01000 - Paving			21,031		147,804			23,795					26,922		
03000 - Painting: Exterior															
128 - Surface Restoration 5,000 sf Building Exterior									14,558						
412 - Wrought Iron 835 lf Perimeter Fence					15,151						17,570				
Total 03000 - Painting: Exterior					15,151				14,558		17,570				
03500 - Painting: Interior															
152 - Building 10,000 sf All Interior Spaces						24,579									
Total 03500 - Painting: Interior						24,579									
04000 - Structural Repairs															
800 - Shed Shed	9,602										12,292				
804 - Shed 3 Pre-Fab Sheds									34,410						
960 - Doors 2 Shop Rollup Doors									10,588						
964 - Doors 24 Exterior & Interior Doors (25%)									21,339						
Total 04000 - Structural Repairs	9,602								66,337		12,292				
05000 - Roofing															
248 - Low Slope: BUR 1,680 sf Maintenance Shop Low Slope Roof															
670 - Pitched: Tile 32 Squares- Maintenance Shop Pitched Roof															
860 - Skylights 10 Pitched & Low Slope Roof Skylights															

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
982 - Coating 1,680 sf Low Slope Roof Recoating					9,400					10,635					12,033
Total 05000 - Roofing					9,400					10,635					12,033
08000 - Rehab															
108 - General Common Areas															
278 - Restrooms 2 Restrooms															
282 - General Break Room															
Total 08000 - Rehab															
19000 - Fencing															
224 - Metal 835 lf Perimeter Fencing									63,064						
540 - Metal 165 lf Frontage Fencing									11,734						
Total 19000 - Fencing									74,797						
23000 - Mechanical Equipment															
208 - HVAC 4 Rooftop HVAC Units- 2018									59,856						
224 - HVAC 2 Ground Level Bryant Units- 2017								41,593							
Total 23000 - Mechanical Equipment								41,593	59,856						
24000 - Furnishings															
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc															
Total 24000 - Furnishings															
25000 - Flooring															
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc						13,215									
480 - Tile 664 sf Floor & Wall Tile															
Total 25000 - Flooring						13,215									
30000 - Miscellaneous															
236 - Maintenance Equipment Genie Scissor Lift	29,835														
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)									42,315						
Total 30000 - Miscellaneous	29,835								42,315						
Total [Facilities (FMB)] Expenditures Inflated @ 2.50%	39,437		21,031		172,355	37,795		65,388	257,863	10,635	29,862		26,922		12,033
00016 - Pickleball Center (PC)															
01000 - Paving															
170 - Asphalt: Sealing 39,629 sf Parking Lot		18,825					21,299					24,098			
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)		9,142					10,343					11,703			

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot						206,499									
Total 01000 - Paving		27,968				206,499	31,643					35,801			
03000 - Painting: Exterior															
430 - Chain Link Fencing Metal Green					7,993						9,270				
Total 03000 - Painting: Exterior					7,993						9,270				
04000 - Structural Repairs															
892 - Shed Shed											10,679				
968 - Doors 5 Building Doors (50%)	7,298														
Total 04000 - Structural Repairs	7,298										10,679				
05000 - Roofing															
370 - Low Slope: Single-Ply 1,140 sf Building Roof	21,464										27,475				
Total 05000 - Roofing	21,464										27,475				
08000 - Rehab															
164 - General Office, Storage, Breezeway	8,893										11,383				
284 - Restrooms 2 Restrooms	26,678										34,150				
Total 08000 - Rehab	35,570										45,533				
17500 - Basketball / Sport Court															
232 - Seal & Striping 54,600 sf [24] Pickleball Courts	72,751		76,434		80,303		84,369		88,640		93,127		97,842		102,795
260 - Miscellaneous 11,770 sf [24] Court Windscreens		29,690					33,592					38,006			
Total 17500 - Basketball / Sport Court	72,751	29,690	76,434		80,303		117,960		88,640		93,127	38,006	97,842		102,795
19000 - Fencing															
174 - Chain Link: 4' 1,414 lf Court Fences						51,206									
178 - Chain Link: 8' 1,871 lf Court Fences						121,561									
780 - Gates 50 Court Gates	24,983														
940 - To Be Determined (TBD) Scope to be Determined		1													
Total 19000 - Fencing	24,983	1				172,767									
23000 - Mechanical Equipment															
470 - HVAC 3 Rooftop Mini-Split Unit											29,478				
870 - Septic System Septic System	13,339														
Total 23000 - Mechanical Equipment	13,339										29,478				
24000 - Furnishings															

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
570 - Miscellaneous Interior/Exterior Furniture	35,563										45,524				
Total 24000 - Furnishings	35,563										45,524				
26000 - Outdoor Equipment															
160 - Artificial Turf 900 sf Artificial Turf	13,882										17,770				
440 - Drinking Fountain 2 Breezeway- Drinking Fountains	8,545														
448 - Bleachers: Aluminum 6 Bleachers	30,023														
884 - Shade Structure 4,182 sf [3] Shade Structures		23,591							28,042						
Total 26000 - Outdoor Equipment	52,450	23,591							28,042		17,770				
28000 - Water System															
170 - Backflow Valves 2 Backflows (50%)	7,241										9,270				
Total 28000 - Water System	7,241										9,270				
Total [Pickleball Center (PC)] Expenditures Inflated @ 2.50%	270,659	81,250	76,434		88,297	379,266	149,603		116,682		288,125	73,807	97,842		102,795
00017 - Del Sol Clubhouse (DSC)															
01000 - Paving															
148 - Asphalt: Sealing 63,350 sf Parking, Driveway					32,408					36,666					41,485
264 - Asphalt: Ongoing Repairs 63,350 sf Parking, Driveway (2%)					8,993					10,175					11,512
364 - Asphalt: Overlay w/ Interlayer 63,350 sf Parking, Driveway										364,373					
401 - Asphalt: Major Repairs 3,400 sf Degraded Driveway (2026 Only)[nr:1]															
800 - Striping Parking Lot					5,084					5,752					6,508
Total 01000 - Paving					46,485					416,966					59,504
02000 - Concrete															
210 - Curbs & Gutters 1,976 lf Asphalt Perimeter Curbing (4%)					4,296					4,861					5,499
220 - Miscellaneous Around Clubhouse, Grounds, Rear Parking					3,053					3,455					3,909
Total 02000 - Concrete					7,350					8,315					9,408
03000 - Painting: Exterior															
140 - Mid Cycle Touch-Up Clubhouse Exterior Elements										11,503					
150 - Surface Restoration Clubhouse Exterior					32,197										41,215
Total 03000 - Painting: Exterior					32,197					11,503					41,215
03500 - Painting: Interior															
400 - Restrooms 1,020 sf [2] Upper Level Restrooms					5,185										6,638

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
420 - Restrooms 500 sf [2] Lower Level Restrooms					2,542										3,254
500 - Clubhouse 5,877 sf Upper Level Areas					20,200										25,857
510 - Clubhouse 2,400 sf Lower Level Areas					8,249										10,559
Total 03500 - Painting: Interior					36,176										46,308
04500 - Decking/Balconies															
110 - Concrete 600 sf Upper Level Balcony Walking Surface															
510 - Railing: Metal 180 lf Rear Balcony & Exterior Stairs					24,402										
Total 04500 - Decking/Balconies					24,402										
05000 - Roofing															
244 - Low Slope: BUR 6,252 sf Building Low Slope			123,671												
620 - Pitched: Spanish Tile 12 Squares- Building Pitched										26,046					
868 - Skylights 7 Building Skylights									20,999						
910 - Gutter Cleaning Building Scuppers					6,778										
Total 05000 - Roofing			123,671		6,778				20,999	26,046					
08000 - Rehab															
180 - Restrooms 2 Upper Level Restrooms (50%)															26,030
320 - Countertops- Kitchen 28 lf Dining Room Quartz Counter					14,234										
370 - Restrooms 2 Lower Level Restrooms (50%)															10,846
380 - Tile 364 sf [2] Upper Level Restroom Wall Tile										18,171					
390 - Tile 330 sf [2] Lower Level Restroom Wall Tile										16,474					
720 - T-Bar Ceiling 256 sf Dining Area, Counter														16,253	
900 - Doors 8 Building Doors (50%)					20,335										
910 - Windows Building Windows					50,837										
Total 08000 - Rehab					85,406					34,645				16,253	36,876
14000 - Recreation															
708 - Billiard Table 11 Pool Tables					79,133										
746 - Arcade Games 2 Game Room- Pac-Man & Foosball						8,193									
Total 14000 - Recreation					79,133	8,193									
20000 - Lighting															

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
400 - Interior 50 Interior Building Lighting					16,946										21,692
568 - Parking Lot 7 Parking Lot Lights														44,442	
Total 20000 - Lighting					16,946									44,442	21,692
23000 - Mechanical Equipment															
534 - HVAC Rooftop, Rheem 5-Ton															39,045
538 - HVAC 2 Rooftop, Rheem 7.5-Ton															95,444
542 - HVAC Building North Side, Carrier Gemini 6-Ton															21,692
546 - HVAC Building North Side, Carrier Gemini 6-Ton															21,692
648 - Water Heater Kitchen, GE 50 US Gallon							4,275								
Total 23000 - Mechanical Equipment							4,275								177,874
24000 - Furnishings															
574 - Miscellaneous All Areas- Tables, Chairs, Etc						45,881									
Total 24000 - Furnishings						45,881									
24500 - Audio / Visual															
104 - Television 2 Dining Room & Game Room TVs					5,084										6,508
Total 24500 - Audio / Visual					5,084										6,508
24600 - Safety / Access															
260 - Fire Control Misc Fire Alarm System					55,953										
Total 24600 - Safety / Access					55,953										
25000 - Flooring															
420 - Vinyl 137 Sq. Yds. Dining Rm, Counter, Side Rm, Stairs									7,253						
488 - Tile 432 sf Kitchen, Store Room															
492 - Tile 360 sf Upper Level Restrooms										16,572					
500 - Tile 180 sf [2] Lower Level Restrooms										4,151					
520 - Carpeting 4,140 sf Lower Level Room															54,222
560 - Tile 80 sf Lower Level Exterior Entry					2,711										
660 - Vinyl 192 Sq. Yds. Game Room									10,164						
Total 25000 - Flooring					2,711				17,417	20,723					54,222
27000 - Appliances															

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
170 - Cold Beverage Dispenser Service Area- Multiplex Soda Fountain										10,129					
180 - Espresso Machine Service Area- Astoria										9,948					
190 - Coffee Machine Service Area- Fetco										4,522					
200 - Refrigerator Kitchen- Mainstreet 2-Door Reach-in Refrigerator										4,522					
208 - Refrigerator Service Area- Avantco 2-Door Worktop										4,884					
220 - Refrigerator Large Commercial Model Kitchen- Arctic Air Refrigerator									11,223						
230 - Freezer Kitchen- Mainstreet 2-Door Reach-in Freezer										4,522					
256 - Ice Machine Kitchen- Manitowoc Ice Machine								14,599							
274 - Oven Kitchen- Kratos Convection Oven										6,331					
282 - Oven Service Area- VariKwik Countertop Oven										8,863					
620 - Stainless Steel Sink 4 Kitchen/Service Area- Tables & Sinks					12,789										
940 - Drinking Fountain 2 Lower & Upper Level Drinking Fountains									11,223						
Total 27000 - Appliances					12,789			14,599	22,446	53,719					
28000 - Water System															
198 - Backflow Valves 2 Backflow Valves (50%)					8,793										11,255
Total 28000 - Water System					8,793										11,255
29000 - Infrastructure															
330 - Plumbing Sump System															43,384
400 - Electric Electrical Panel, Related Equipment		15,736										20,143			
Total 29000 - Infrastructure		15,736										20,143			43,384
Total [Del Sol Clubhouse (DSC)] Expenditures Inflated @ 2.50%		15,736	123,671		420,202	54,074	4,275	14,599	60,861	571,918		20,143		60,695	508,246
00800 - General															
22000 - Office Equipment															
100 - Miscellaneous Facility Maintenance Shop Contex Scanner			12,066					13,652					15,446		
Total 22000 - Office Equipment			12,066					13,652					15,446		
30000 - Miscellaneous															
200 - Maintenance Equipment Vermeer Chipper								17,500							
204 - Maintenance Equipment Vermeer Skid Loader & Attachments													128,331		

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Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
700 - Trailer Marcos Trailer	10,066														
704 - Trailer Top Hat- 2018										14,226					
710 - Trailer Big Tex													55,834		
808 - Maintenance Equipment 4 Floor Cleaning Machines (25%)		29,690			31,973			34,431			37,079			39,930	
820 - Vehicle 2 Hyundai Kona #2 & #3	101,381										129,776				
824 - Maintenance Truck 2011 Ford F150 Pickup- #18		60,353										77,256			
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23				153,283										196,216	
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30								136,572							
856 - Maintenance Truck 2 2016 Ram 1500 Pickups- #31, 32								154,786							
858 - Maintenance Truck 2016 Ram 1500 Pickup- #33							75,506								
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34								81,293							
866 - Vehicle 2017 Ford Escape- #36			56,049			60,358			64,999			69,997			75,379
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37									77,431						
872 - Maintenance Truck 2018 Ford F150- #38									82,646						
874 - Maintenance Truck Ford F250 PU- #39									79,302						
876 - Vehicle Ford Transit Connect- #40									72,305						
878 - Vehicle 2018 Ford Transit 150 Van- #41										74,113					
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42										91,051					
882 - Vehicle 2018 Ford Transit 250 Van- #43										77,387					
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44										67,755					
888 - Vehicle 2020 Ford Escape- #45	53,377										68,327				
892 - Maintenance Truck 2021 Ford Ranger XL- #46		65,385										83,698			
896 - Maintenance Truck 2021 Ford F250 Pickup- #47		74,804										95,756			
900 - Maintenance Truck Nissan Pickup- #48					63,946										81,856
904 - Maintenance Truck Ford F-150 STX Pickup- #50					79,933										102,320
Total 30000 - Miscellaneous	164,824	230,232	56,049	153,283	175,852	60,358	75,506	424,583	376,683	324,532	235,182	326,708	184,164	236,145	259,556

32000 - Undesignated

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Reserve Component	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*	*2051*	*2052*	*2053*	*2054*
900 - Miscellaneous															
Additional Expenses (2025 Only)[nr:1]															
Total 32000 - Undesignated															
Total [General] Expenditures Inflated @ 2.50%	164,824	230,232	68,115	153,283	175,852	60,358	75,506	438,235	376,683	324,532	235,182	326,708	199,611	236,145	259,556
Total Expenditures Inflated @ 2.50%	2,256,144	2,350,346	1,629,462	2,346,917	2,850,902	1,917,966	3,851,880	4,323,137	4,294,500	3,878,752	3,606,941	3,161,176	3,558,475	2,360,629	3,993,893

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	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	7,586,789	7,387,735	6,469,879	5,861,924	5,526,004	5,021,720	4,969,587	4,811,666	5,196,401	6,004,355
Inflated Expenditures @ 2.5%	2,170,343	2,489,039	2,268,302	2,092,613	2,358,605	2,007,585	2,218,780	1,786,923	1,441,920	2,100,761
Reserve Contribution	1,300,102	1,400,102	1,508,102	1,616,102	1,724,102	1,832,102	1,940,102	2,048,102	2,111,593	2,177,052
Household/yr @ 13,887	*93.62*	*100.82*	*108.60*	*116.38*	*124.15*	*131.93*	*139.71*	*147.48*	*152.06*	*156.77*
Percentage Increase		*7.7%*	*7.7%*	*7.2%*	*6.7%*	*6.3%*	*5.9%*	*5.6%*	*3.1%*	*3.1%*
Special Assessments / Other	486,316[1]	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	184,871	171,082	152,244	140,592	130,219	123,349	120,756	123,556	138,281	151,063
Ending Balance	7,387,735	6,469,879	5,861,924	5,526,004	5,021,720	4,969,587	4,811,666	5,196,401	6,004,355	6,231,708

1) *Earned interest adjustment from projected to actual.*

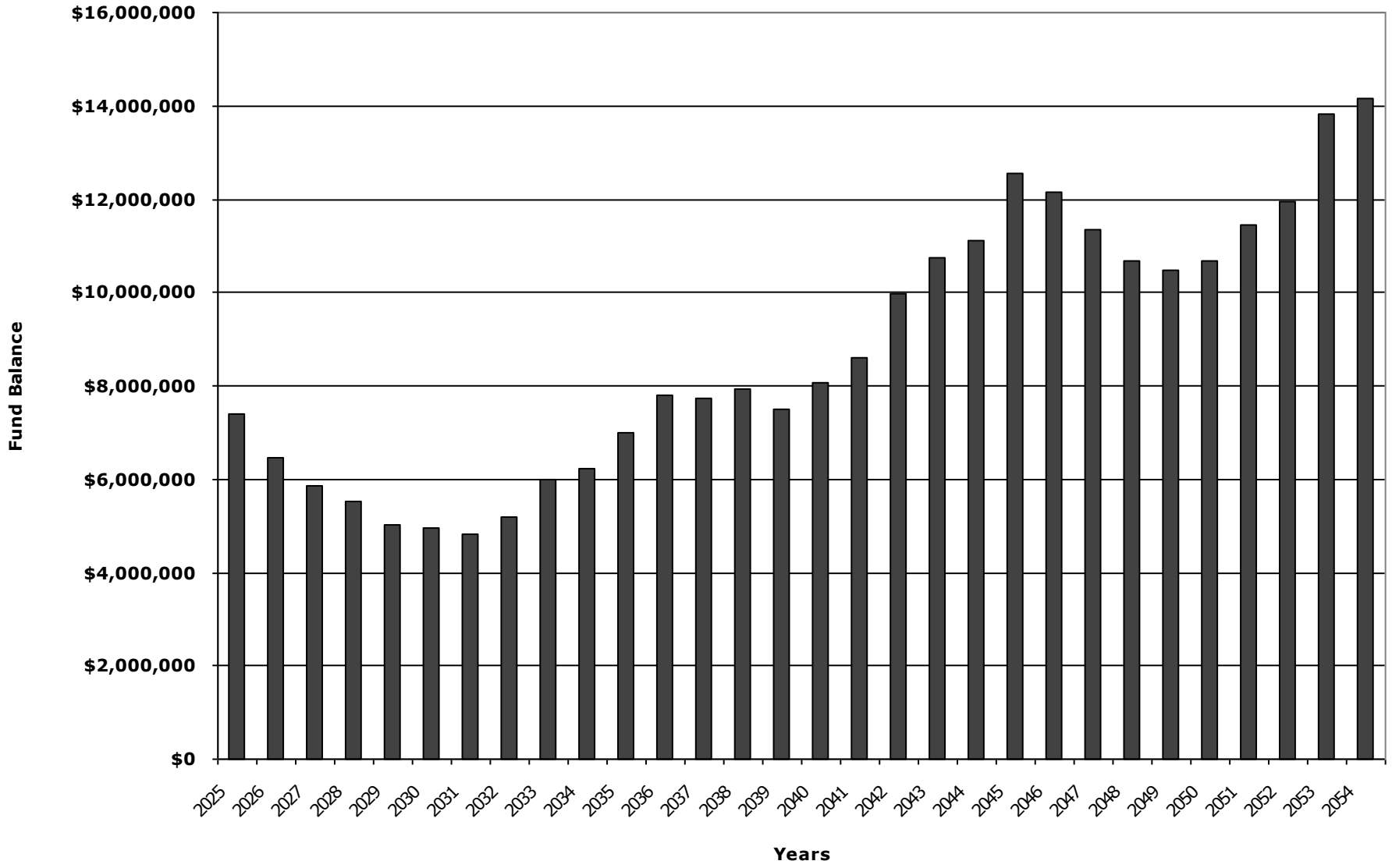
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	6,231,708	6,990,798	7,813,457	7,722,025	7,926,907	7,500,183	8,050,720	8,601,709	9,980,981	10,755,547
Inflated Expenditures @ 2.5%	1,648,691	1,674,232	2,669,088	2,448,137	3,153,258	2,256,144	2,350,346	1,629,462	2,346,917	2,850,902
Reserve Contribution	2,244,541	2,314,122	2,385,860	2,459,822	2,536,076	2,614,694	2,695,750	2,779,318	2,865,477	2,954,307
Household/yr @ 13,887	*161.63*	*166.64*	*171.81*	*177.13*	*182.62*	*188.28*	*194.12*	*200.14*	*206.34*	*212.74*
Percentage Increase	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	163,241	182,769	191,796	193,197	190,458	191,986	205,586	229,416	256,007	270,181
Ending Balance	6,990,798	7,813,457	7,722,025	7,926,907	7,500,183	8,050,720	8,601,709	9,980,981	10,755,547	11,129,134

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Beginning Balance	11,129,134	12,549,386	12,142,660	11,347,185	10,662,441	10,486,296	10,688,976	11,459,428	11,961,699	13,807,727
Inflated Expenditures @ 2.5%	1,917,966	3,851,880	4,323,137	4,294,500	3,878,752	3,606,941	3,161,176	3,558,475	2,360,629	3,993,893
Reserve Contribution	3,045,891	3,140,314	3,237,664	3,338,032	3,441,511	3,548,198	3,658,192	3,771,596	3,888,515	4,009,059
Household/yr @ 13,887	*219.33*	*226.13*	*233.14*	*240.37*	*247.82*	*255.51*	*263.43*	*271.59*	*280.01*	*288.69*
Percentage Increase	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	292,327	304,840	289,998	271,724	261,096	261,423	273,437	289,150	318,141	345,383
Ending Balance	12,549,386	12,142,660	11,347,185	10,662,441	10,486,296	10,688,976	11,459,428	11,961,699	13,807,727	14,168,276

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30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

Third Draft
Prepared for the 2026 Fiscal Year



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

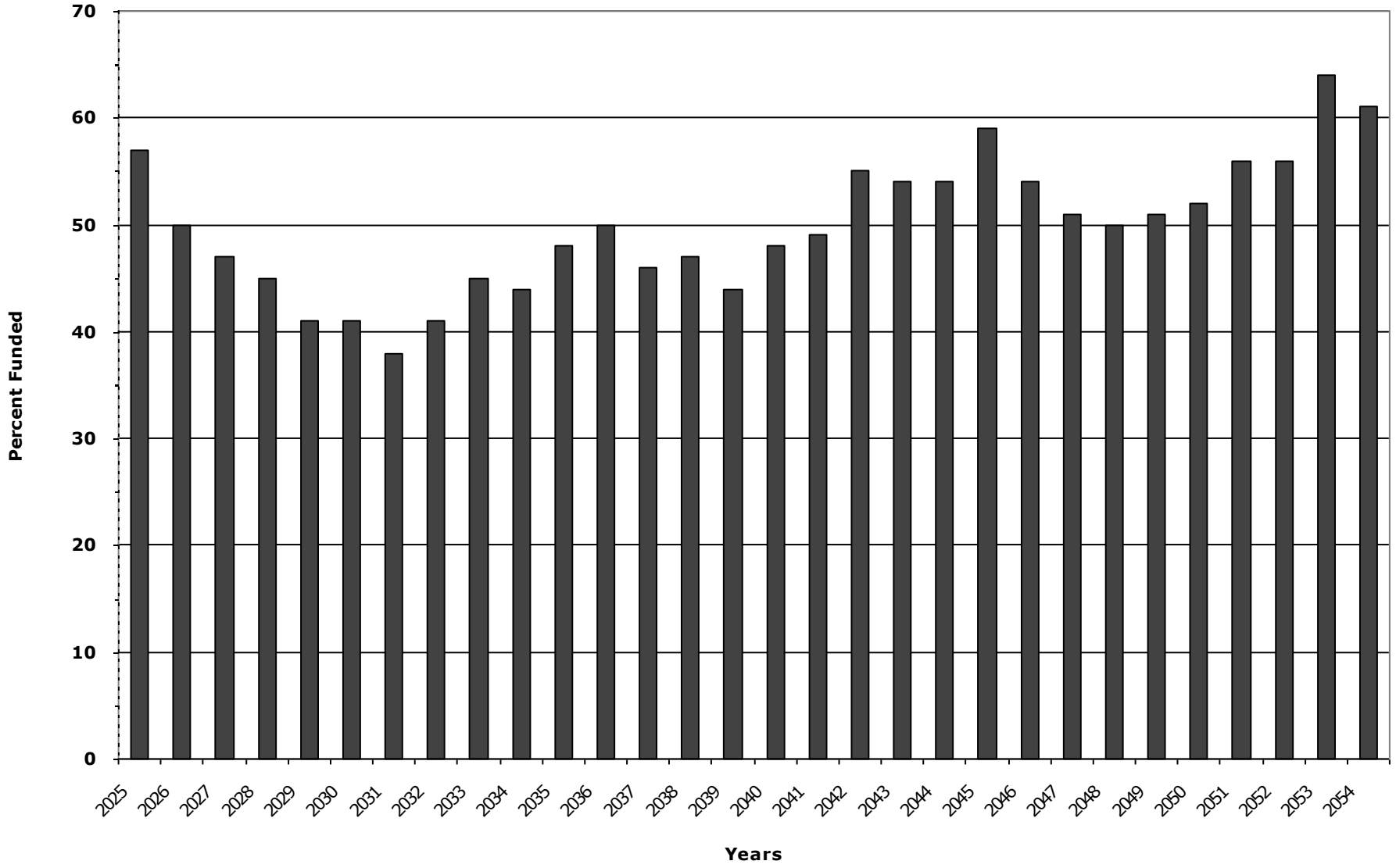
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Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2025	7,586,789	12,968,909	57.0%	2,170,343	1,300,102	486,316	184,871	7,387,735
2026	7,387,735	12,838,681	50.4%	2,489,039	1,400,102	0	171,082	6,469,879
2027	6,469,879	12,433,259	47.1%	2,268,302	1,508,102	0	152,244	5,861,924
2028	5,861,924	12,295,811	44.9%	2,092,613	1,616,102	0	140,592	5,526,004
2029	5,526,004	12,381,953	40.6%	2,358,605	1,724,102	0	130,219	5,021,720
2030	5,021,720	12,245,739	40.6%	2,007,585	1,832,102	0	123,349	4,969,587
2031	4,969,587	12,515,606	38.4%	2,218,780	1,940,102	0	120,756	4,811,666
2032	4,811,666	12,627,884	41.2%	1,786,923	2,048,102	0	123,556	5,196,401
2033	5,196,401	13,237,463	45.4%	1,441,920	2,111,593	0	138,281	6,004,355
2034	6,004,355	14,269,046	43.7%	2,100,761	2,177,052	0	151,063	6,231,708
2035	6,231,708	14,705,571	47.5%	1,648,691	2,244,541	0	163,241	6,990,798
2036	6,990,798	15,672,209	49.9%	1,674,232	2,314,122	0	182,769	7,813,457
2037	7,813,457	16,694,056	46.3%	2,669,088	2,385,860	0	191,796	7,722,025
2038	7,722,025	16,780,375	47.2%	2,448,137	2,459,822	0	193,197	7,926,907
2039	7,926,907	17,155,447	43.7%	3,153,258	2,536,076	0	190,458	7,500,183
2040	7,500,183	16,878,769	47.7%	2,256,144	2,614,694	0	191,986	8,050,720
2041	8,050,720	17,577,879	48.9%	2,350,346	2,695,750	0	205,586	8,601,709
2042	8,601,709	18,262,651	54.7%	1,629,462	2,779,318	0	229,416	9,980,981
2043	9,980,981	19,769,810	54.4%	2,346,917	2,865,477	0	256,007	10,755,547
2044	10,755,547	20,647,276	53.9%	2,850,902	2,954,307	0	270,181	11,129,134
2045	11,129,134	21,099,815	59.5%	1,917,966	3,045,891	0	292,327	12,549,386
2046	12,549,386	22,591,389	53.7%	3,851,880	3,140,314	0	304,840	12,142,660
2047	12,142,660	22,211,241	51.1%	4,323,137	3,237,664	0	289,998	11,347,185
2048	11,347,185	21,413,632	49.8%	4,294,500	3,338,032	0	271,724	10,662,441
2049	10,662,441	20,702,394	50.7%	3,878,752	3,441,511	0	261,096	10,486,296
2050	10,486,296	20,478,399	52.2%	3,606,941	3,548,198	0	261,423	10,688,976
2051	10,688,976	20,608,264	55.6%	3,161,176	3,658,192	0	273,437	11,459,428
2052	11,459,428	21,281,160	56.2%	3,558,475	3,771,596	0	289,150	11,961,699
2053	11,961,699	21,648,595	63.8%	2,360,629	3,888,515	0	318,141	13,807,727
2054	13,807,727	23,340,079	60.7%	3,993,893	4,009,059	0	345,383	14,168,276

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30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

Third Draft
Prepared for the 2026 Fiscal Year



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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00001 - Administrative Offices									
01000 - Paving									
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	8,884	5	1	9,106	1,821	7,107	9,106	0.09%	1,251
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	6,903	5	1	7,075	1,415	5,522	7,075	0.07%	972
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	47,589	25	20	77,980	3,119	9,518	11,707	0.15%	2,143
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	20,347	25	20	33,341	1,334	4,069	5,005	0.07%	916
Sub-total [01000 - Paving]	83,723			127,502	7,689	26,216	32,893	0.38%	5,282
03000 - Painting: Exterior									
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	14,627	10	3	15,752	1,575	10,239	11,994	0.08%	1,082
03500 - Painting: Interior									
100 - Building 16,167 sf All Interior Spaces	24,251	10	2	25,478	2,548	19,400	22,371	0.13%	1,750
04000 - Structural Repairs									
900 - Doors 41 Exterior & Interior Doors (25%)	20,658	10	9	25,800	2,580	2,066	4,235	0.13%	1,772
05000 - Roofing									
252 - Low Slope: BUR 7,050 sf Building Roof- Replace	91,650	20	18	142,943	7,147	9,165	14,091	0.35%	4,909
930 - Coating 7,050 sf Low Slope Roof Recoating	8,813	5	4	9,727	1,945	1,763	3,613	0.10%	1,336
Sub-total [05000 - Roofing]	100,463			152,670	9,093	10,928	17,704	0.45%	6,246
08000 - Rehab									
300 - Restrooms 3 Men's, Women's, Unisex Restrooms	56,663	20	16	84,117	4,206	11,333	14,520	0.21%	2,889
400 - Kitchen Kitchen	10,600	20	2	11,137	557	9,540	10,322	0.03%	382
Sub-total [08000 - Rehab]	67,263			95,253	4,763	20,873	24,842	0.23%	3,272

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00001 - Administrative Offices									
22000 - Office Equipment									
200 - Computers, Misc. 5 IT Servers (20%)	14,812	1	1	15,183	7,591	7,406	15,183	0.37%	5,215
240 - Computers, Misc. Office Computer Work Stations	21,997	1	1	22,547	11,274	10,999	22,547	0.55%	7,744
270 - Network Equipment Routers & Switches	7,127	1	1	7,306	3,653	3,564	7,306	0.18%	2,509
Sub-total [22000 - Office Equipment]	43,937			45,035	22,518	21,968	45,035	1.10%	15,468
23000 - Mechanical Equipment									
280 - HVAC Rooftop Rheem Unit #5- 2017	15,900	15	7	18,900	1,260	8,480	9,779	0.06%	866
314 - HVAC Rooftop Rheem Unit #6- 2018	13,780	15	8	16,790	1,119	6,431	7,533	0.05%	769
348 - HVAC 3 IT Room Trane & Gree Units- 2013	12,084	15	3	13,013	868	9,667	10,735	0.04%	596
372 - HVAC Victor's Office- Gree Unit- 2016	4,028	15	6	4,671	311	2,417	2,752	0.02%	214
376 - HVAC Marvair Unit- 2018	8,480	15	8	10,332	689	3,957	4,636	0.03%	473
396 - HVAC 2 Mtg Rm/Southwest Office- Gree Units- 2020	8,056	15	10	10,312	687	2,685	3,303	0.03%	472
528 - HVAC 3 Rooftop Rheem Units- 2025	54,000	15	0	54,000	3,600	54,000	3,690	0.18%	2,473
Sub-total [23000 - Mechanical Equipment]	116,328			128,019	8,535	87,637	42,427	0.42%	5,862
25000 - Flooring									
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	17,655	10	2	18,549	1,855	14,124	16,287	0.09%	1,274
400 - Tile 430 sf Floors	9,903	20	1	10,150	508	9,408	10,150	0.02%	349
Sub-total [25000 - Flooring]	27,558			28,699	2,362	23,532	26,437	0.12%	1,623
28000 - Water System									
134 - Backflow Valves 4" Backflow	9,300	12	8	11,331	944	3,100	3,972	0.05%	649
Sub-total Administrative Offices	508,107			655,539	62,606	225,959	231,911	3.07%	43,005

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00002 - East Social Center (EC)									
01000 - Paving									
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	28,052	5	4	30,964	6,193	5,610	11,501	0.30%	4,254
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	7,784	5	4	8,593	1,719	1,557	3,192	0.08%	1,180
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	88,722	25	6	102,890	4,116	67,429	72,752	0.20%	2,827
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	180,503	25	14	255,046	10,202	79,421	88,808	0.50%	7,008
Sub-total [01000 - Paving]	305,061			397,493	22,229	154,017	176,252	1.09%	15,269
02000 - Concrete									
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	6,227	2	2	6,543	2,181	2,076	3,192	0.11%	1,498
03000 - Painting: Exterior									
112 - Stucco 13,905 sf Building Exterior	22,387	10	3	24,108	2,411	15,671	18,357	0.12%	1,656
03500 - Painting: Interior									
112 - Building 17,350 sf All Interior Spaces	26,025	10	6	30,181	3,018	10,410	13,338	0.15%	2,073
04000 - Structural Repairs									
204 - Siding 13,905 sf Stucco Repair (10%)	27,810	10	3	29,948	2,995	19,467	22,804	0.15%	2,057
896 - Shed Pool Equipment Area Shed	5,758	20	12	7,744	387	2,303	2,656	0.02%	266
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	29,224	10	9	36,497	3,650	2,922	5,991	0.18%	2,507
Sub-total [04000 - Structural Repairs]	62,793			74,190	7,032	24,693	31,451	0.34%	4,830
05000 - Roofing									
312 - Low Slope: Vinyl 17,100 sf Main Building East Wing	222,300	20	6	257,800	12,890	155,610	170,893	0.63%	8,854
356 - Low Slope: Vinyl 4,500 sf Main Building North Wing	58,500	20	6	67,842	3,392	40,950	44,972	0.17%	2,330
938 - Coating 21,600 sf Low Slope Roof Recoating	14,688	5	1	15,055	3,011	11,750	15,055	0.15%	2,068
Sub-total [05000 - Roofing]	295,488			340,697	19,293	208,310	230,920	0.95%	13,253

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00002 - East Social Center (EC)									
08000 - Rehab									
204 - General Fine Arts Room	17,275	20	7	20,535	1,027	11,229	12,395	0.05%	705
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	138,433	20	7	164,553	8,228	89,982	99,326	0.40%	5,652
214 - Restrooms Pool Patio Companion Restroom	10,365	20	4	11,441	572	8,292	9,031	0.03%	393
250 - Kitchen Kitchen	28,792	20	7	34,225	1,711	18,715	20,658	0.08%	1,175
312 - Restrooms 2 Lobby Hallway Restrooms	37,775	20	3	40,680	2,034	32,109	34,848	0.10%	1,397
Sub-total [08000 - Rehab]	232,641			271,435	13,572	160,327	176,258	0.67%	9,323
12000 - Pool									
106 - Resurface 220 lf Pool	34,162	12	9	42,663	3,555	8,540	11,672	0.17%	2,442
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	10,135	10	8	12,348	1,235	2,027	3,116	0.06%	848
734 - Equipment: Replacement Pool & Spa Equipment (50%)	23,919	5	2	25,130	5,026	14,352	19,614	0.25%	3,452
924 - Furniture: Misc 88 Pool Area Furniture	19,735	6	3	21,252	3,542	9,867	13,486	0.17%	2,433
Sub-total [12000 - Pool]	87,951			101,394	13,358	34,786	47,888	0.66%	9,176
13000 - Spa									
114 - Resurface Spa	6,383	8	5	7,221	903	2,394	3,271	0.04%	620
14000 - Recreation									
200 - Exercise: Cardio Equipment 16 Fitness Room Cardio Machines (25%)	29,623	3	1	30,364	10,121	19,749	30,364	0.50%	6,952
300 - Exercise: Strength Equipment 20 Fitness Room Strength Machines, Etc (50%)	46,774	8	6	54,244	6,780	11,694	17,979	0.33%	4,658
720 - Billiard Table 2 Billiards Room	21,767	25	21	36,559	1,462	3,483	4,462	0.07%	1,005
Sub-total [14000 - Recreation]	98,165			121,167	18,364	34,925	52,805	0.90%	12,615

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00002 - East Social Center (EC)									
17000 - Tennis Court									
110 - Reseal 14,400 sf [2] Tennis Courts	6,336	4	2	6,657	1,664	3,168	4,871	0.08%	1,143
510 - Resurface 14,400 sf [2] Tennis Courts	53,136	20	6	61,621	3,081	37,195	40,848	0.15%	2,116
Sub-total [17000 - Tennis Court]	59,472			68,278	4,745	40,363	45,719	0.23%	3,260
17500 - Basketball / Sport Court									
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	22,022	2	1	22,573	11,286	11,011	22,573	0.55%	7,753
19000 - Fencing									
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences	6,842	25	19	10,938	438	1,642	1,964	0.02%	301
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	16,242	30	20	26,614	887	5,414	6,104	0.04%	609
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	16,242	30	23	28,661	955	3,790	4,439	0.05%	656
130 - Chain Link: 10' 540 lf Tennis Court Fence	26,120	30	6	30,291	1,010	20,896	22,311	0.05%	694
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	19,119	35	6	22,172	633	15,842	16,797	0.03%	435
Sub-total [19000 - Fencing]	84,565			118,676	3,923	47,583	51,615	0.19%	2,695
20000 - Lighting									
510 - Parking Lot 7 Parking Lot Lights	26,600	30	28	53,107	1,770	1,773	2,727	0.09%	1,216
604 - Sports Field / Court 8 Pickleball Court Lights	31,326	10	4	34,578	3,458	18,796	22,476	0.17%	2,375
Sub-total [20000 - Lighting]	57,926			87,685	5,228	20,569	25,203	0.26%	3,591

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00002 - East Social Center (EC)									
23000 - Mechanical Equipment									
276 - HVAC Rooftop Carrier Unit #1- 2013	7,500	15	3	8,077	538	6,000	6,663	0.03%	370
288 - HVAC 6 Rooftop Units- 2018	96,000	15	8	116,967	7,798	44,800	52,480	0.38%	5,356
326 - HVAC Rooftop Ruud Unit #3- 2024	23,265	15	14	32,873	2,192	1,551	3,180	0.11%	1,505
356 - HVAC Rooftop Rheem Unit #4- 2020	11,660	15	10	14,926	995	3,887	4,781	0.05%	684
384 - HVAC Rooftop Rheem Unit #8- 2021	20,000	15	11	26,242	1,749	5,333	6,833	0.09%	1,202
408 - HVAC 5 Rooftop Carrier Units- 2011	79,200	15	1	81,180	5,412	73,920	81,180	0.27%	3,718
Sub-total [23000 - Mechanical Equipment]	237,625			280,264	18,684	135,491	155,116	0.92%	12,834
24000 - Furnishings									
520 - Miscellaneous Tables & Chairs	36,807	10	0	36,807	3,681	36,807	3,773	0.18%	2,528
24500 - Audio / Visual									
168 - Projector 2 Lounge & Main Room Projectors & Screens	7,600	10	9	9,491	949	760	1,558	0.05%	652
300 - PA System Sound Rack- Sound System	11,978	10	6	13,890	1,389	4,791	6,138	0.07%	954
744 - Piano East Auditorium Yamaha Upright	11,517	25	5	13,030	521	9,214	9,916	0.03%	358
Sub-total [24500 - Audio / Visual]	31,094			36,412	2,859	14,765	17,613	0.14%	1,964
24600 - Safety / Access									
100 - Fire Control Misc Alarm & Sprinkler System	35,000	20	2	36,772	1,839	31,500	34,081	0.09%	1,263
108 - Fire Alarm Control Panel Fire Panel	35,122	20	1	36,000	1,800	33,366	36,000	0.09%	1,236
Sub-total [24600 - Safety / Access]	70,122			72,772	3,639	64,866	70,081	0.18%	2,499

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00002 - East Social Center (EC)									
25000 - Flooring									
220 - Carpeting 850 Sq. Yds. East Center Carpet	28,722	10	6	33,308	3,331	11,489	14,720	0.16%	2,288
420 - Tile 4,200 sf East Center Walls & Floors	58,044	20	1	59,495	2,975	55,142	59,495	0.15%	2,043
610 - Tile 1,440 sf Art Room, Lobby, Kitchen	11,794	15	11	15,474	1,032	3,145	4,029	0.05%	709
Sub-total [25000 - Flooring]	98,559			108,277	7,337	69,775	78,244	0.36%	5,040
26000 - Outdoor Equipment									
444 - Bleachers: Aluminum 4 Pickleball Bleachers	13,820	20	12	18,587	929	5,528	6,375	0.05%	638
888 - Shade Structure 300 sf [3] Pool Shade Structures	4,500	7	5	5,091	727	1,286	1,977	0.04%	500
Sub-total [26000 - Outdoor Equipment]	18,320			23,678	1,657	6,814	8,351	0.08%	1,138
27000 - Appliances									
448 - Washer & Dryer Craft Janitor Closet- Washer/Dryer	5,000	10	2	5,253	525	4,000	4,613	0.03%	361
720 - Miscellaneous 9 Kitchen Appliances (33%)	8,292	5	3	8,930	1,786	3,317	5,100	0.09%	1,227
Sub-total [27000 - Appliances]	13,292			14,183	2,311	7,317	9,712	0.11%	1,588
28000 - Water System									
138 - Backflow Valves 4" Backflow	9,300	12	2	9,771	814	7,750	8,738	0.04%	559
Sub-total East Social Center (EC)	1,882,226			2,253,805	168,525	1,110,720	1,250,471	8.27%	115,762
00003 - Abrego North (AN)									
01000 - Paving									
420 - Asphalt: Major Repairs 14,105 sf Parking Area	95,209	25	23	168,006	6,720	7,617	11,711	0.33%	4,616
02000 - Concrete									
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	7,110	5	3	7,657	1,531	2,844	4,373	0.08%	1,052
03000 - Painting: Exterior									
218 - Surface Restoration 5,892 sf Exterior Surfaces	9,722	10	1	9,965	996	8,750	9,965	0.05%	684

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00003 - Abrego North (AN)									
04000 - Structural Repairs									
820 - Shed Shed	12,035	10	5	13,616	1,362	6,018	7,402	0.07%	935
956 - Doors 10 Exterior & Interior Doors (50%)	10,078	20	7	11,979	599	6,550	7,231	0.03%	411
Sub-total [04000 - Structural Repairs]	22,113			25,595	1,961	12,568	14,632	0.10%	1,347
05000 - Roofing									
352 - Low Slope: BUR 2,000 sf Pool Building Roof	26,000	20	3	27,999	1,400	22,100	23,985	0.07%	962
978 - Coating 2,100 sf Low Slope Roof Recoating	2,940	5	4	3,245	649	588	1,205	0.03%	446
Sub-total [05000 - Roofing]	28,940			31,244	2,049	22,688	25,190	0.10%	1,407
08000 - Rehab									
238 - Restrooms Companion Restroom Remodel	19,835	20	2	20,839	1,042	17,852	19,314	0.05%	716
266 - Locker Rooms 2 Men's & Women's	88,090	20	2	92,550	4,627	79,281	85,778	0.23%	3,179
270 - General 795 sf Recreation Room Tile- 2017	11,329	20	12	15,236	762	4,532	5,225	0.04%	523
Sub-total [08000 - Rehab]	119,254			128,625	6,431	101,664	110,317	0.32%	4,418
12000 - Pool									
172 - Resurface 230 lf Pool	42,550	12	3	45,822	3,818	31,913	36,345	0.19%	2,623
426 - ADA Chair Lift 2 Pool & Spa	15,000	10	2	15,759	1,576	12,000	13,838	0.08%	1,083
778 - Equipment: Replacement Pool & Spa Equipment (50%)	24,000	5	1	24,600	4,920	19,200	24,600	0.24%	3,380
964 - Furniture: Misc 37 Pool Area Furniture	8,325	6	0	8,325	1,388	8,325	1,422	0.07%	953
Sub-total [12000 - Pool]	89,875			94,506	11,702	71,438	76,204	0.57%	8,038
13000 - Spa									
158 - Resurface Spa	6,640	8	1	6,806	851	5,810	6,806	0.04%	584
19000 - Fencing									
560 - Vinyl 152 lf Perimeter Fencing	6,133	20	12	8,248	412	2,453	2,829	0.02%	283

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00003 - Abrego North (AN)									
23000 - Mechanical Equipment									
200 - HVAC 3 HVAC Rheem Units- 2020	28,620	15	10	36,636	2,442	9,540	11,734	0.12%	1,678
26000 - Outdoor Equipment									
864 - Shade Structure 380 sf Pool Equip Shade Structure	11,970	30	18	18,669	622	4,788	5,317	0.03%	427
868 - Shade Structure 378 sf [3] Pool Shade Canopies	9,998	15	7	11,885	792	5,332	6,149	0.04%	544
Sub-total [26000 - Outdoor Equipment]	21,968			30,554	1,415	10,120	11,466	0.07%	972
28000 - Water System									
186 - Backflow Valves Backflow (50%)	2,500	20	10	3,200	160	1,250	1,409	0.01%	110
Sub-total Abrego North (AN)	438,083			551,043	36,671	256,741	286,637	1.80%	25,190
00004 - Abrego South (AS)									
01000 - Paving									
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)	8,333	5	2	8,755	1,751	5,000	6,833	0.09%	1,203
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	6,660	5	2	6,997	1,399	3,996	5,461	0.07%	961
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	59,682	25	19	95,411	3,816	14,324	17,129	0.19%	2,622
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	47,700	25	20	78,162	3,126	9,540	11,734	0.15%	2,148
Sub-total [01000 - Paving]	122,375			189,325	10,093	32,860	41,157	0.50%	6,933
02000 - Concrete									
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	7,532	2	1	7,721	3,860	3,766	7,721	0.19%	2,652
03000 - Painting: Exterior									
200 - Surface Restoration 7,191 sf Exterior Surfaces	11,865	10	10	15,188	1,381	1,079	1,216	0.07%	948
201 - Surface Restoration Exterior Surfaces Paint & Repair (2025 Only)[nr:1]	54,325	1	0	0	0	54,325	0	0.00%	0
Sub-total [03000 - Painting: Exterior]	66,190			15,188	1,381	55,404	1,216	0.07%	948
04000 - Structural Repairs									
936 - Doors 16 Exterior & Interior Doors (25%)	8,062	10	9	10,068	1,007	806	1,653	0.05%	692

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00004 - Abrego South (AS)									
05000 - Roofing									
224 - Low Slope: BUR 2,980 sf Pool Building Roofs	38,740	20	8	47,201	2,360	23,244	25,811	0.12%	1,621
228 - Low Slope: BUR 3,500 sf Shuffleboard Ramadas	45,500	20	3	48,999	2,450	38,675	41,974	0.12%	1,683
962 - Coating 6,480 sf Low Slope Roof Recoating	8,100	5	4	8,941	1,788	1,620	3,321	0.09%	1,228
Sub-total [05000 - Roofing]	92,340			105,140	6,598	63,539	71,105	0.32%	4,532
08000 - Rehab									
236 - Locker Rooms 2 Men's & Women's	88,090	20	2	92,550	4,627	79,281	85,778	0.23%	3,179
342 - Restrooms 2 Restrooms	37,760	20	2	39,672	1,984	33,984	36,769	0.10%	1,363
Sub-total [08000 - Rehab]	125,850			132,221	6,611	113,265	122,546	0.32%	4,541
12000 - Pool									
140 - Resurface 170 lf Pool	31,450	12	2	33,042	2,754	26,208	29,550	0.14%	1,891
422 - ADA Chair Lift Pool ADA Lift	4,860	10	4	5,365	536	2,916	3,487	0.03%	368
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	56,763	10	6	65,828	6,583	22,705	29,091	0.32%	4,522
944 - Furniture: Misc 45 Pool Area Furniture	12,004	6	0	12,004	2,001	12,004	2,051	0.10%	1,374
Sub-total [12000 - Pool]	105,077			116,238	11,873	63,834	64,179	0.58%	8,156
13000 - Spa									
138 - Resurface Spa	4,635	8	5	5,244	656	1,738	2,375	0.03%	450
418 - ADA Chair Lift Spa ADA Lift	5,740	10	2	6,031	603	4,592	5,295	0.03%	414
Sub-total [13000 - Spa]	10,375			11,275	1,259	6,330	7,671	0.06%	865
19000 - Fencing									
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	8,746	20	6	10,143	507	6,122	6,724	0.02%	348
20000 - Lighting									
240 - Pole Lights 8 Shuffleboard Lights	14,400	25	5	16,292	652	11,520	12,398	0.03%	448

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00004 - Abrego South (AS)									
23000 - Mechanical Equipment									
240 - HVAC 2 Rooftop Rheem Units- 2025	15,250	15	0	15,250	1,017	15,250	1,042	0.05%	698
26000 - Outdoor Equipment									
480 - Drinking Fountain 2 Drinking Fountain	7,560	20	2	7,943	397	6,804	7,362	0.02%	273
812 - Shade Structure 564 [3] Volleyball Shade Canopies	14,918	15	7	17,733	1,182	7,956	9,174	0.06%	812
880 - Shade Structure 264 sf Pool Shade Canopy	6,983	15	4	7,708	514	5,121	5,726	0.03%	353
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	19,094	8	7	22,697	2,837	2,387	4,893	0.14%	1,949
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	37,800	10	7	44,932	4,493	11,340	15,498	0.22%	3,086
Sub-total [26000 - Outdoor Equipment]	86,355			101,013	9,424	33,608	42,653	0.46%	6,473
28000 - Water System									
166 - Backflow Valves 2 Backflows (50%)	5,000	10	5	5,657	566	2,500	3,075	0.03%	389
Sub-total Abrego South (AS)	667,553			735,531	54,847	408,803	383,140	2.69%	37,675
00005 - West Social Center (WC)									
01000 - Paving									
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	13,934	5	0	13,934	2,787	13,934	2,856	0.14%	1,914
108 - Asphalt: Sealing 75,321 sf West Parking Lot	24,103	5	0	24,103	4,821	24,103	4,941	0.24%	3,311
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	8,361	5	5	9,459	1,577	1,393	1,714	0.08%	1,083
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	138,467	25	5	156,662	6,266	110,773	119,220	0.31%	4,305
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	239,521	25	5	270,996	10,840	191,617	206,227	0.53%	7,446
Sub-total [01000 - Paving]	424,385			475,154	26,290	341,820	334,959	1.29%	18,059
02000 - Concrete									
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	8,629	5	6	10,007	1,430	1,233	1,474	0.07%	982
03000 - Painting: Exterior									
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	85,427	10	5	96,652	9,665	42,713	52,537	0.47%	6,639

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00005 - West Social Center (WC)									
03500 - Painting: Interior									
106 - Building 24,000 sf All Interior Spaces	36,000	10	1	36,900	3,690	32,400	36,900	0.18%	2,535
04000 - Structural Repairs									
904 - Doors 72 Exterior & Interior Doors (25%)	36,278	10	9	45,307	4,531	3,628	7,437	0.22%	3,112
05000 - Roofing									
204 - Low Slope: BUR 5,600 sf Pool House & Metal Arts Buildings	72,800	20	10	93,190	4,660	36,400	41,041	0.23%	3,201
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	9,300	30	22	16,011	534	2,480	2,860	0.03%	367
308 - Low Slope: Vinyl 31,560 sf Main Building Flat Roofs	410,280	20	4	452,872	22,644	328,224	357,456	1.11%	15,554
600 - Pitched: Tile 22 Squares- Tennis Ramada Roof	28,050	30	21	47,112	1,570	8,415	9,584	0.08%	1,079
934 - Coating 31,560 sf Main Building Roof Recoat- 2025	42,606	5	1	43,671	8,734	34,085	43,671	0.43%	6,000
936 - Coating 5,600 sf Pool House & Metal Arts Buildings	7,560	5	4	8,345	1,669	1,512	3,100	0.08%	1,146
Sub-total [05000 - Roofing]	570,596			661,201	39,810	411,116	457,712	1.95%	27,346
08000 - Rehab									
100 - General Tennis Ramada	7,486	20	2	7,865	393	6,737	7,289	0.02%	270
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	116,159	20	1	119,063	5,953	110,351	119,063	0.29%	4,089
306 - Restrooms 4 Shops & Auditorium Restrooms	82,691	20	2	86,878	4,344	74,422	80,521	0.21%	2,984
460 - Cabinets 2 Woodshop & Lapidary	11,517	20	2	12,100	605	10,365	11,215	0.03%	416
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	22,003	25	21	36,956	1,478	3,521	4,511	0.07%	1,015
920 - General House Lights	55,000	20	1	56,375	2,819	52,250	56,375	0.14%	1,936
Sub-total [08000 - Rehab]	294,856			319,237	15,592	257,646	278,973	0.76%	10,711

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00005 - West Social Center (WC)									
12000 - Pool									
100 - Resurface 250 lf Pool	54,130	12	1	55,483	4,624	49,619	55,483	0.23%	3,176
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	53,874	15	1	55,221	3,681	50,282	55,221	0.18%	2,529
728 - Equipment: Replacement Pool Digital Clocks	3,801	10	4	4,195	420	2,280	2,727	0.02%	288
730 - Equipment: Replacement Pool & Spa Equipment (50%)	67,827	5	0	67,827	13,565	67,827	13,905	0.67%	9,318
920 - Furniture: Misc Pool Area Furniture	15,000	6	1	15,375	2,563	12,500	15,375	0.13%	1,760
Sub-total [12000 - Pool]	194,631			198,101	24,852	182,509	142,710	1.22%	17,071
13000 - Spa									
110 - Resurface Spa	8,000	8	1	8,200	1,025	7,000	8,200	0.05%	704
14000 - Recreation									
700 - Billiard Table 4 Billiards Room Tables	35,242	25	18	54,965	2,199	9,868	11,559	0.11%	1,510
17000 - Tennis Court									
100 - Reseal 43,200 sf [6] Tennis Courts	36,288	4	3	39,078	9,770	9,072	18,598	0.48%	6,711
500 - Resurface 43,200 sf [6] Tennis Courts	159,408	21	9	199,079	9,480	91,090	101,148	0.47%	6,512
600 - Lighting 20 Court Lights	99,045	30	27	192,921	6,431	9,905	13,536	0.32%	4,417
724 - Screen 8,685 sf Tennis Court Fence Screens	5,732	5	2	6,022	1,204	3,439	4,700	0.06%	827
Sub-total [17000 - Tennis Court]	300,474			437,100	26,885	113,506	137,982	1.32%	18,467
17500 - Basketball / Sport Court									
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	21,154	8	2	22,225	2,778	15,865	18,972	0.14%	1,908
19000 - Fencing									
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	82,713	30	7	98,319	3,277	63,413	67,824	0.16%	2,251

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00005 - West Social Center (WC)									
20000 - Lighting									
200 - Pole Lights 15 Walkway Lights	34,032	30	11	44,654	1,488	21,554	23,256	0.07%	1,022
500 - Parking Lot 25 Parking Lot Lights	84,937	60	24	153,628	2,560	50,962	53,687	0.13%	1,759
Sub-total [20000 - Lighting]	118,970			198,282	4,049	72,516	76,943	0.20%	2,781
23000 - Mechanical Equipment									
204 - HVAC 2 Rooftop Rheem Units- 2024	80,618	15	14	113,912	7,594	5,375	11,018	0.37%	5,216
284 - HVAC 2 Rooftop Carrier Units- 2013	36,040	15	3	38,811	2,587	28,832	32,016	0.13%	1,777
320 - HVAC Rooftop Carrier Unit #4- 2018	30,740	15	8	37,454	2,497	14,345	16,805	0.12%	1,715
324 - HVAC Rooftop Rheem Unit #10- 2019	19,080	15	9	23,828	1,589	7,632	9,127	0.08%	1,091
352 - HVAC 3 Rooftop Rheem Units- 2024	46,643	15	14	65,906	4,394	3,110	6,375	0.22%	3,018
380 - HVAC Rooftop Ruud Unit #7- 2025	22,496	15	0	22,496	1,500	22,496	1,537	0.07%	1,030
404 - HVAC 4 Rooftop Rheem Units- 2023	74,200	15	13	102,286	6,819	9,893	15,211	0.33%	4,684
420 - HVAC Tennis Ramada Rheem Unit #15- 2022	7,420	15	12	9,979	665	1,484	2,028	0.03%	457
440 - HVAC 5 Gree HVAC Units- 2012	21,200	15	2	22,273	1,485	18,373	20,281	0.07%	1,020
900 - Miscellaneous Woodshop Dust Collector	23,264	15	7	27,654	1,844	12,408	14,307	0.09%	1,266
901 - Miscellaneous Woodshop Dust Collector Compressor (2026 Only)[nr:1]	11,000	2	1	11,275	5,638	5,500	11,275	0.28%	3,872
Sub-total [23000 - Mechanical Equipment]	372,702			475,873	36,611	129,448	139,979	1.80%	25,148
24000 - Furnishings									
500 - Chairs 550 Auditorium Padded Chairs	98,181	10	4	108,373	10,837	58,908	70,445	0.53%	7,444
504 - Chairs 500 Auditorium Unpadded Chairs	38,366	10	0	38,366	3,837	38,366	3,933	0.19%	2,635
508 - Tables 175 Auditorium Tables	68,173	10	0	68,173	6,817	68,173	6,988	0.33%	4,683
Sub-total [24000 - Furnishings]	204,720			214,912	21,491	165,447	81,365	1.05%	14,763

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00005 - West Social Center (WC)									
24500 - Audio / Visual									
100 - Speakers Auditorium	31,441	15	8	38,308	2,554	14,673	17,188	0.13%	1,754
108 - Lighting Console Auditorium Control Room	4,376	10	3	4,713	471	3,063	3,589	0.02%	324
116 - Miscellaneous Auditorium Total Induction Loop	20,155	30	14	28,478	949	10,749	11,706	0.05%	652
220 - PA System Auditorium Bldg	67,719	10	2	71,148	7,115	54,175	62,471	0.35%	4,887
224 - Projector 3 Auditorium Projectors (33%)	13,360	10	3	14,387	1,439	9,352	10,955	0.07%	988
400 - Stage Lights Stage Lighting	12,020	20	17	18,290	915	1,803	2,464	0.04%	628
600 - Stage Curtains Stage Curtains	11,517	15	2	12,100	807	9,981	11,018	0.04%	554
740 - Piano Auditorium Petrof Grand	51,826	30	8	63,145	2,105	38,006	40,727	0.10%	1,446
764 - Piano Auditorium Yamaha Upright	11,517	30	8	14,032	468	8,446	9,050	0.02%	321
800 - Stage Risers Auditorium Stage	22,688	30	22	39,060	1,302	6,050	6,977	0.06%	894
Sub-total [24500 - Audio / Visual]	246,619			303,660	18,124	156,298	176,145	0.89%	12,449
24600 - Safety / Access									
200 - Fire Control Misc Fire Alarm System	35,000	20	1	35,875	1,794	33,250	35,875	0.09%	1,232
25000 - Flooring									
210 - Carpeting 448 Sq. Yds. West Center Carpet	21,670	10	6	25,130	2,513	8,668	11,106	0.12%	1,726
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	5,120	10	3	5,514	551	3,584	4,198	0.03%	379
410 - Tile 1,618 sf West Center Walls & Floors	27,959	20	2	29,374	1,469	25,163	27,225	0.07%	1,009
414 - Tile 682 sf Green Room Dressing & Restrooms	11,785	20	12	15,849	792	4,714	5,436	0.04%	544
600 - Miscellaneous 1,100 Sq. Yds. West Center Engineered Wood	96,745	15	12	130,111	8,674	19,349	26,444	0.43%	5,958
Sub-total [25000 - Flooring]	163,279			205,979	14,000	61,478	74,409	0.69%	9,617

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00005 - West Social Center (WC)									
26000 - Outdoor Equipment									
400 - Bleachers 6 Courtyard & Tennis	15,322	25	18	23,898	956	4,290	5,026	0.05%	657
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	13,192	15	8	16,073	1,072	6,156	7,212	0.05%	736
840 - Shade Structure 680 sf Pool Deck Shade Canopy	18,013	15	8	21,947	1,463	8,406	9,847	0.07%	1,005
844 - Shade Structure 1,955 sf [3] Tennis Court Spectator Shade Canopies	51,788	15	7	61,560	4,104	27,620	31,850	0.20%	2,819
846 - Shade Structure 4 Tennis Court Player Shade Covers (25%)	2,303	15	7	2,738	183	1,228	1,417	0.01%	125
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018	7,184	30	23	12,677	423	1,676	1,964	0.02%	290
Sub-total [26000 - Outdoor Equipment]	107,803			138,893	8,200	49,378	57,314	0.40%	5,632
27000 - Appliances									
324 - Dishwasher, Commercial Commercial Dishwasher- 2022	11,517	12	9	14,383	1,199	2,879	3,935	0.06%	823
700 - Miscellaneous 30 Kitchen Appliances (33%)	40,309	5	2	42,350	8,470	24,185	33,053	0.42%	5,818
702 - Stove 2 Vulcan 10-Burner & 6-Burner	8,292	20	13	11,431	572	2,902	3,400	0.03%	393
Sub-total [27000 - Appliances]	60,118			68,164	10,240	29,967	40,388	0.50%	7,034
28000 - Water System									
158 - Backflow Valves 4" Backflow	9,300	12	8	11,331	944	3,100	3,972	0.05%	649
30000 - Miscellaneous									
240 - Maintenance Equipment Portable Lift	13,590	20	1	13,930	696	12,910	13,930	0.03%	478
244 - Maintenance Equipment Portable Lift	13,590	20	2	14,278	714	12,231	13,233	0.04%	490
Sub-total [30000 - Miscellaneous]	27,180			28,208	1,410	25,141	27,163	0.07%	969
Sub-total West Social Center (WC)	3,444,074			4,144,544	278,887	2,208,740	2,270,793	13.68%	191,571
00006 - Casa Paloma I (CPI)									
01000 - Paving									
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	48,114	25	2	50,550	2,022	44,265	47,344	0.10%	1,389

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00006 - Casa Paloma I (CPI)									
02000 - Concrete									
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	13,722	2	1	14,065	7,033	6,861	14,065	0.35%	4,831
03000 - Painting: Exterior									
212 - Surface Restoration 7,470 sf Exterior Surfaces	12,326	10	2	12,949	1,295	9,860	11,370	0.06%	890
04000 - Structural Repairs									
948 - Doors 10 Exterior & Interior Doors (50%)	10,078	15	7	11,979	799	5,375	6,198	0.04%	549
05000 - Roofing									
236 - Low Slope: BUR 5,900 sf Pool Building & Shade Structure Roofs	76,700	20	5	86,779	4,339	57,525	62,894	0.21%	2,980
970 - Coating 6,100 sf Low Slope Roof Recoating	17,690	5	1	18,132	3,626	14,152	18,132	0.18%	2,491
Sub-total [05000 - Roofing]	94,390			104,911	7,965	71,677	81,026	0.39%	5,472
08000 - Rehab									
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	128,910	20	15	186,700	9,335	32,228	39,640	0.46%	6,412
256 - Restrooms Unisex Restroom	6,140	20	15	8,893	445	1,535	1,888	0.02%	305
418 - Kitchen Center Kitchen	8,810	20	6	10,217	511	6,167	6,773	0.03%	351
Sub-total [08000 - Rehab]	143,860			205,810	10,290	39,930	48,301	0.50%	7,069
12000 - Pool									
160 - Resurface 200 lf Pool	37,000	12	1	37,925	3,160	33,917	37,925	0.16%	2,171
420 - ADA Chair Lift Aqua Creek Pool Chair	6,335	10	2	6,656	666	5,068	5,844	0.03%	457
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	64,038	15	12	86,123	5,742	12,808	17,504	0.28%	3,944
770 - Equipment: Replacement Pool & Spa Equipment (50%)	23,938	5	3	25,778	5,156	9,575	14,722	0.25%	3,541
956 - Furniture: Misc 50 Pool Area Furniture	11,140	6	2	11,704	1,951	7,427	9,515	0.10%	1,340
Sub-total [12000 - Pool]	142,450			168,186	16,674	68,794	85,510	0.82%	11,453
13000 - Spa									
150 - Resurface Spa	6,850	8	3	7,377	922	4,281	5,266	0.05%	633

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00006 - Casa Paloma I (CPI)									
23000 - Mechanical Equipment									
256 - HVAC 2 Rooftop Carrier Units- 2011	23,320	15	1	23,903	1,594	21,765	23,903	0.08%	1,095
516 - HVAC In-Ceiling Rheem Unit- 2025	8,150	15	0	8,150	543	8,150	557	0.03%	373
Sub-total [23000 - Mechanical Equipment]	31,470			32,053	2,137	29,915	24,460	0.10%	1,468
25000 - Flooring									
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	13,500	20	15	19,552	978	3,375	4,151	0.05%	672
26000 - Outdoor Equipment									
310 - Benches 18 Common Area Benches	24,930	15	5	28,206	1,880	16,620	18,739	0.09%	1,292
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	10,593	8	2	11,129	1,391	7,945	9,501	0.07%	956
826 - Shade Structure 310 sf Pool Equip Shade Structure	9,765	30	20	16,001	533	3,255	3,670	0.03%	366
Sub-total [26000 - Outdoor Equipment]	45,288			55,336	3,805	27,820	31,910	0.19%	2,614
28000 - Water System									
194 - Backflow Valves Backflow	5,000	20	10	6,400	320	2,500	2,819	0.02%	220
Sub-total Casa Paloma I (CPI)	567,047			689,169	54,239	314,653	362,419	2.66%	37,258
00007 - Casa Paloma II (CPII)									
02000 - Concrete									
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	15,047	2	0	15,047	7,524	15,047	7,712	0.37%	5,168
03000 - Painting: Exterior									
224 - Stucco Exterior Stucco Repair & Paint	12,000	10	1	12,300	1,230	10,800	12,300	0.06%	845
04000 - Structural Repairs									
952 - Doors 14 Exterior & Interior Doors (25%)	7,054	10	9	8,810	881	705	1,446	0.04%	605
05000 - Roofing									
240 - Low Slope: BUR 5,200 sf Pool Building Roofs	67,600	20	16	100,353	5,018	13,520	17,323	0.25%	3,447
974 - Coating 5,200 sf Low Slope Roof Recoating	9,152	5	1	9,381	1,876	7,322	9,381	0.09%	1,289
Sub-total [05000 - Roofing]	76,752			109,733	6,894	20,842	26,703	0.34%	4,735

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00007 - Casa Paloma II (CPII)									
08000 - Rehab									
258 - Restrooms Unisex Restroom	11,520	15	1	11,808	787	10,752	11,808	0.04%	541
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	88,090	20	1	90,292	4,515	83,686	90,292	0.22%	3,101
424 - Kitchen Center Kitchen	8,810	20	2	9,256	463	7,929	8,579	0.02%	318
Sub-total [08000 - Rehab]	108,420			111,356	5,765	102,367	110,679	0.28%	3,960
12000 - Pool									
166 - Resurface 180 lf Pool	33,300	12	3	35,860	2,988	24,975	28,444	0.15%	2,053
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	53,523	15	1	54,861	3,657	49,955	54,861	0.18%	2,512
774 - Equipment: Replacement Pool & Spa Equipment (50%)	24,000	5	1	24,600	4,920	19,200	24,600	0.24%	3,380
960 - Furniture: Misc 31 Pool Area Furniture	8,144	6	0	8,144	1,357	8,144	1,391	0.07%	932
Sub-total [12000 - Pool]	118,967			123,466	12,923	102,274	109,296	0.63%	8,877
13000 - Spa									
154 - Resurface Spa	6,255	8	2	6,572	821	4,691	5,610	0.04%	564
20000 - Lighting									
260 - Pole Lights 8 Shuffleboard Lights	12,600	30	28	25,156	839	840	1,292	0.04%	576
23000 - Mechanical Equipment									
260 - HVAC Rooftop Rheem Unit #3- 2025	8,760	15	0	8,760	584	8,760	599	0.03%	401
272 - HVAC 2 Rooftop Carrier Units- 2011	23,320	15	1	23,903	1,594	21,765	23,903	0.08%	1,095
Sub-total [23000 - Mechanical Equipment]	32,080			32,663	2,178	30,525	24,502	0.11%	1,496
25000 - Flooring									
204 - Carpeting 1,284 sf Recreation Room	4,494	10	5	5,085	508	2,247	2,764	0.02%	349
404 - Tile 281 sf Kitchenette & Storage Closet	4,524	20	15	6,552	328	1,131	1,391	0.02%	225
Sub-total [25000 - Flooring]	9,018			11,637	836	3,378	4,155	0.04%	574

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00007 - Casa Paloma II (CPII)									
26000 - Outdoor Equipment									
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	10,148	8	0	10,148	1,269	10,148	1,300	0.06%	871
860 - Shade Structure 294 sf Pool Equip Shade Canopy	7,776	15	6	9,018	601	4,666	5,314	0.03%	413
Sub-total [26000 - Outdoor Equipment]	17,924			19,166	1,870	14,814	6,614	0.09%	1,284
28000 - Water System									
190 - Backflow Valves Backflow	5,000	20	10	6,400	320	2,500	2,819	0.02%	220
Sub-total Casa Paloma II (CPII)	421,118			482,306	42,079	308,783	313,127	2.06%	28,905
00008 - Desert Hills (DH)									
01000 - Paving									
120 - Asphalt: Sealing 104,016 sf Drives & Parking	33,285	5	4	36,741	7,348	6,657	13,647	0.36%	5,048
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	11,546	5	4	12,744	2,549	2,309	4,734	0.13%	1,751
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive	226,689	25	4	250,223	10,009	190,419	204,474	0.49%	6,875
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area	104,081	25	21	174,813	6,993	16,653	21,337	0.34%	4,803
Sub-total [01000 - Paving]	375,602			474,521	26,898	216,038	244,191	1.32%	18,477
02000 - Concrete									
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	12,143	5	1	12,446	2,489	9,714	12,447	0.12%	1,710
03000 - Painting: Exterior									
124 - Stucco 30,135 sf Building Exterior	59,065	10	2	62,055	6,205	47,252	54,487	0.30%	4,263
03500 - Painting: Interior									
124 - Building 26,950 sf All Interior Spaces (50%)	20,213	5	2	21,236	4,247	12,128	16,574	0.21%	2,917
04000 - Structural Repairs									
916 - Doors 54 Exterior & Interior Doors (25%)	27,209	10	9	33,980	3,398	2,721	5,578	0.17%	2,334
04500 - Decking/Balconies									
200 - Resurface 1,778 sf Second Floor Deck	32,449	18	1	33,260	1,848	30,646	33,260	0.09%	1,269

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00008 - Desert Hills (DH)									
05000 - Roofing									
100 - Low Slope: Foam 5,850 sf Ceramics/Lapidary	70,200	20	18	109,488	5,474	7,020	10,793	0.27%	3,760
212 - Low Slope: BUR 7,000 sf Auditorium Roof	105,000	20	19	167,858	8,393	5,250	10,763	0.41%	5,765
320 - Low Slope: Metal 470 sf Pool Equipment Roof	5,170	30	20	8,472	282	1,723	1,943	0.01%	194
374 - Low Slope: Pergola 375 sf Tennis Ramada Roof	3,750	25	15	5,431	217	1,500	1,691	0.01%	149
946 - Coating 13,080 sf Low Slope Roof Recoating	16,350	5	2	17,178	3,436	9,810	13,407	0.17%	2,360
Sub-total [05000 - Roofing]	200,470			308,427	17,802	25,303	38,597	0.87%	12,229
08000 - Rehab									
218 - Locker Rooms 2 Men's & Women's	145,600	28	0	145,600	5,200	145,600	5,330	0.26%	3,572
222 - Restrooms Companion Restroom	19,832	20	18	30,930	1,547	1,983	3,049	0.08%	1,062
324 - Restrooms 2 Auditorium Lobby Restrooms	63,600	20	0	63,600	3,180	63,600	3,260	0.16%	2,184
325 - Doors 2 Locker Room Doors (2026 Only)[nr:1]	10,000	2	1	10,250	5,125	5,000	10,250	0.25%	3,520
466 - Cabinets 40 lf Countertops & Cabinets	34,692	20	2	36,448	1,822	31,223	33,781	0.09%	1,252
570 - Operable Wall/Partition 770 sf [4] Room Dividers	41,742	21	9	52,130	2,482	23,852	26,486	0.12%	1,705
Sub-total [08000 - Rehab]	315,465			338,958	19,356	271,258	82,156	0.95%	13,296
12000 - Pool									
118 - Resurface 260 lf Pool	56,295	12	13	77,604	5,543	4,021	4,439	0.27%	3,808
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	15,478	10	2	16,262	1,626	12,383	14,279	0.08%	1,117
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	59,810	25	17	91,008	3,640	19,139	22,070	0.18%	2,501
742 - Equipment: Replacement Pool & Spa Equipment (50%)	32,268	5	2	33,902	6,780	19,361	26,460	0.33%	4,657
932 - Furniture: Misc 47 Pool Area Furniture	14,124	6	4	15,591	2,598	4,708	7,239	0.13%	1,785
Sub-total [12000 - Pool]	177,976			234,366	20,188	59,612	74,486	0.99%	13,868

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00008 - Desert Hills (DH)									
13000 - Spa									
122 - Resurface Spa	11,517	8	5	13,030	1,629	4,319	5,902	0.08%	1,119
14000 - Recreation									
140 - Sauna: Wood Kit Sauna	7,628	25	22	13,132	525	915	1,251	0.03%	361
220 - Exercise: Cardio Equipment 18 Fitness Center Cardio Machines (25%)	30,579	3	1	31,343	10,448	20,386	31,343	0.51%	7,177
228 - Exercise: Stationary Bike 11 Fitness Center Aerobics Room Spin Bikes	19,800	6	4	21,855	3,643	6,600	10,148	0.18%	2,502
262 - Exercise: Miscellaneous Equip. 11 Boxing Gym Equipment	6,380	10	5	7,218	722	3,190	3,924	0.04%	496
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	29,959	8	2	31,475	3,934	22,469	26,869	0.19%	2,703
354 - Exercise: Strength Equipment 31 Fitness Center Strength Machines (50%)	84,429	8	7	100,360	12,545	10,554	21,635	0.62%	8,617
Sub-total [14000 - Recreation]	178,775			205,384	31,817	64,114	95,170	1.56%	21,855
17000 - Tennis Court									
130 - Reseal 28,800 sf [4] Tennis Courts	23,616	4	2	24,812	6,203	11,808	18,155	0.30%	4,261
19000 - Fencing									
150 - Chain Link: 10' 960 lf Tennis Court Fence	46,435	30	6	53,851	1,795	37,148	39,663	0.09%	1,233
20000 - Lighting									
210 - Pole Lights 7 Walkway Lights	9,249	20	3	9,960	498	7,862	8,532	0.02%	342
218 - Landscape 25 Walkway Lights	12,584	20	9	15,716	786	6,921	7,739	0.04%	540
264 - Bollard Lights 22 Walkway Bollard Lights	24,916	20	9	31,117	1,556	13,704	15,324	0.08%	1,069
530 - Parking Lot 11 Parking Lot Lights	33,540	40	11	44,007	1,100	24,316	25,784	0.05%	756
Sub-total [20000 - Lighting]	80,289			100,800	3,940	52,803	57,379	0.19%	2,706

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00008 - Desert Hills (DH)									
23000 - Mechanical Equipment									
216 - HVAC 7 Rooftop Rheem Units- 2022	112,000	15	12	150,628	10,042	22,400	30,613	0.49%	6,898
332 - HVAC Rooftop Carrier Unit- 2009	15,100	15	1	15,478	1,032	14,093	15,478	0.05%	709
360 - HVAC 2 Rooftop Rheem Units- 2019	30,000	15	9	37,466	2,498	12,000	14,350	0.12%	1,716
388 - HVAC 2 Rooftop Carrier Units- 2013	33,920	15	3	36,528	2,435	27,136	30,132	0.12%	1,673
412 - HVAC Rooftop Rheem Units- 2024	15,840	15	9	19,782	1,319	6,336	7,577	0.06%	906
428 - HVAC 4 Rheem & Daikin Units- 2018	38,000	15	8	46,299	3,087	17,733	20,773	0.15%	2,120
444 - HVAC 6 Fitness Rm Daikin Air Handlers- 2023	45,000	15	13	62,033	4,136	6,000	9,225	0.20%	2,841
520 - HVAC 3 SW Ground Level Daikin Units- 2023	45,000	15	13	62,033	4,136	6,000	9,225	0.20%	2,841
604 - Water Heater 2 Pool Equipment Area Water Heaters	13,000	12	10	16,641	1,387	2,167	3,331	0.07%	953
632 - Water Heater Men's Restroom's Janitor's Closet	2,073	15	3	2,232	149	1,658	1,842	0.01%	102
Sub-total [23000 - Mechanical Equipment]	349,933			449,120	30,219	115,524	142,546	1.48%	20,758
24000 - Furnishings									
540 - Miscellaneous 204 Assorted Tables & Chairs	31,114	10	0	31,114	3,111	31,114	3,189	0.15%	2,137
24500 - Audio / Visual									
152 - Projector Stage- Epson	8,300	10	5	9,391	939	4,150	5,105	0.05%	645
174 - Projection Screen Stage- Electric Screen	10,832	20	14	15,306	765	3,250	3,886	0.04%	526
308 - PA System Sound Rack- Sound System	20,817	10	6	24,141	2,414	8,327	10,669	0.12%	1,658
Sub-total [24500 - Audio / Visual]	39,950			48,838	4,119	15,727	19,660	0.20%	2,829
24600 - Safety / Access									
220 - Fire Control Misc Fire Alarm System	35,000	20	18	54,588	2,729	3,500	5,381	0.13%	1,875

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00008 - Desert Hills (DH)									
25000 - Flooring									
240 - Carpeting 327 Sq. Yds. Fitness & Boxing Gym Carpet	19,394	10	8	23,630	2,363	3,879	5,964	0.12%	1,623
244 - Rubber 927 sf Fitness Room Rubber	8,343	10	6	9,675	968	3,337	4,276	0.05%	665
440 - Tile 975 sf Center Walls & Floors	33,686	20	1	34,528	1,726	32,002	34,528	0.08%	1,186
630 - Vinyl 1,349 Sq. Yds. Center Vinyl	47,539	15	13	65,533	4,369	6,339	9,745	0.21%	3,001
Sub-total [25000 - Flooring]	108,962			133,367	9,426	45,557	54,513	0.46%	6,475
27000 - Appliances									
160 - Ice Machine Tennis Courts	7,450	10	6	8,640	864	2,980	3,818	0.04%	593
740 - Miscellaneous 13 Kitchen Appliances (33%)	21,185	5	2	22,258	4,452	12,711	17,372	0.22%	3,058
764 - Dishwasher, Commercial Dishwasher	15,000	12	9	18,733	1,561	3,750	5,125	0.08%	1,072
Sub-total [27000 - Appliances]	43,635			49,630	6,877	19,441	26,315	0.34%	4,724
28000 - Water System									
150 - Backflow Valves 6" Backflow	12,000	12	1	12,300	1,025	11,000	12,300	0.05%	704
Sub-total Desert Hills (DH)	2,181,817			2,696,083	205,322	1,086,727	1,041,949	10.07%	141,038
00009 - Madera Vista (MV)									
01000 - Paving									
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	65,961	25	7	78,407	3,136	47,492	51,384	0.15%	2,154
02000 - Concrete									
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	8,137	2	2	8,549	2,850	2,712	4,170	0.14%	1,958
03000 - Painting: Exterior									
206 - Surface Restoration 4,020 sf Exterior Surfaces	8,442	10	3	9,091	909	5,909	6,922	0.04%	624
04500 - Decking/Balconies									
111 - Miscellaneous 80 lf New Gutters South Side (2026 Only)[nr:1]	2,000	2	1	2,050	1,025	1,000	2,050	0.05%	704
05000 - Roofing									
616 - Pitched: Tile 39 Squares- Pool Building Roof	46,800	30	26	88,934	2,964	6,240	7,995	0.15%	2,036

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00009 - Madera Vista (MV)									
08000 - Rehab									
248 - Restrooms 2 Men's & Women's	18,880	20	14	26,677	1,334	5,664	6,773	0.07%	916
262 - Kitchen Pool Building Kitchen Area	23,035	20	7	27,381	1,369	14,973	16,528	0.07%	940
480 - Shower Outdoor Pool Shower	10,175	15	12	13,684	912	2,035	2,781	0.04%	627
Sub-total [08000 - Rehab]	52,090			67,743	3,615	22,672	26,082	0.18%	2,483
12000 - Pool									
154 - Resurface 156 lf Pool	28,860	12	3	31,079	2,590	21,645	24,651	0.13%	1,779
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	40,882	15	12	54,981	3,665	8,176	11,174	0.18%	2,518
766 - Equipment: Replacement Pool & Spa Equipment (50%)	19,478	5	1	19,964	3,993	15,582	19,964	0.20%	2,743
952 - Furniture: Misc 29 Pool Area Furniture	8,809	6	2	9,255	1,542	5,873	7,524	0.08%	1,060
Sub-total [12000 - Pool]	98,028			115,279	11,791	51,276	63,314	0.58%	8,099
13000 - Spa									
146 - Resurface Spa	5,665	8	1	5,807	726	4,957	5,807	0.04%	499
17000 - Tennis Court									
540 - Reseal 7,200 sf Tennis Court	5,904	4	3	6,358	1,589	1,476	3,026	0.08%	1,092
560 - Fixtures Tennis Court Bench/Canopy	6,335	15	7	7,530	502	3,379	3,896	0.02%	345
Sub-total [17000 - Tennis Court]	12,239			13,888	2,092	4,855	6,922	0.10%	1,437
19000 - Fencing									
170 - Chain Link: 10' 360 lf Tennis Court Fence	17,424	30	6	20,206	674	13,939	14,883	0.03%	463
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	26,600	30	3	28,645	955	23,940	25,447	0.05%	656
Sub-total [19000 - Fencing]	44,024			48,852	1,628	37,879	40,330	0.08%	1,119
20000 - Lighting									
250 - Sports Field / Court 4 Tennis Court Lights	12,600	20	14	17,803	890	3,780	4,520	0.04%	611

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00009 - Madera Vista (MV)									
23000 - Mechanical Equipment									
252 - HVAC Rooftop Carrier Unit #1- 2011	10,575	15	1	10,839	723	9,870	10,839	0.04%	496
25000 - Flooring									
434 - Tile Recreation Room & Storage	12,515	20	15	18,125	906	3,129	3,848	0.04%	623
26000 - Outdoor Equipment									
816 - Shade Structure 264 sf Pool Shade Canopy	6,983	15	6	8,098	540	4,190	4,772	0.03%	371
834 - Shade Structure 336 sf Pool Equip Shade Canopy	8,887	15	6	10,306	687	5,332	6,073	0.03%	472
Sub-total [26000 - Outdoor Equipment]	15,870			18,404	1,227	9,522	10,845	0.06%	843
28000 - Water System									
174 - Backflow Valves Backflow (50%)	2,500	20	10	3,200	160	1,250	1,409	0.01%	110
Sub-total Madera Vista (MV)	397,446			506,972	34,642	212,543	246,438	1.70%	23,796
00010 - Continental Vistas (CV)									
01000 - Paving									
404 - Asphalt: Overlay 6,726 sf Parking Lot	21,389	20	15	30,977	1,549	5,347	6,577	0.08%	1,064
02000 - Concrete									
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	9,515	2	2	9,997	3,332	3,172	4,876	0.16%	2,289
03000 - Painting: Exterior									
120 - Surface Restoration 3,600 sf Recreation Building & Walls	7,200	10	1	7,380	738	6,480	7,380	0.04%	507
04000 - Structural Repairs									
940 - Doors 12 Exterior & Interior Doors (25%)	6,046	10	3	6,511	651	4,232	4,958	0.03%	447
05000 - Roofing									
232 - Low Slope: BUR 2,000 sf Pool Building Roof	26,000	20	16	38,597	1,930	5,200	6,663	0.09%	1,326
612 - Pitched: Tile 13 Squares- Pool Building Roof	22,100	30	26	41,996	1,400	2,947	3,775	0.07%	962
966 - Coating 2,000 sf Low Slope Roof Recoating	7,100	5	1	7,278	1,456	5,680	7,278	0.07%	1,000
Sub-total [05000 - Roofing]	55,200			87,871	4,785	13,827	17,715	0.23%	3,287

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00010 - Continental Vistas (CV)									
08000 - Rehab									
242 - Locker Rooms 2 Men's & Women's	78,670	20	12	105,802	5,290	31,468	36,287	0.26%	3,634
246 - Bathrooms Companion Restroom	23,220	20	12	31,228	1,561	9,288	10,710	0.08%	1,073
Sub-total [08000 - Rehab]	101,890			137,031	6,852	40,756	46,997	0.34%	4,706
12000 - Pool									
146 - Resurface 180 lf Pool	33,300	12	5	37,676	3,140	19,425	22,755	0.15%	2,157
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	31,622	15	11	41,490	2,766	8,432	10,804	0.14%	1,900
762 - Equipment: Replacement Pool & Spa Equipment (50%)	21,950	5	1	22,499	4,500	17,560	22,499	0.22%	3,091
948 - Furniture: Misc 48 Pool & Patio Area Furniture	10,637	6	3	11,455	1,909	5,318	7,268	0.09%	1,311
Sub-total [12000 - Pool]	97,508			113,120	12,315	50,736	63,326	0.60%	8,459
13000 - Spa									
142 - Resurface Spa	9,060	8	4	10,001	1,250	4,530	5,804	0.06%	859
23000 - Mechanical Equipment									
244 - HVAC Rooftop Rheem Unit #3- 2019	11,660	15	9	14,562	971	4,664	5,577	0.05%	667
248 - HVAC 2 Rooftop Carrier Units- 2013	38,160	15	3	41,094	2,740	30,528	33,899	0.13%	1,882
800 - Water Heater Building Water Heater	6,084	12	0	6,084	507	6,084	520	0.02%	348
Sub-total [23000 - Mechanical Equipment]	55,904			61,740	4,217	41,276	39,996	0.21%	2,897
25000 - Flooring									
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	21,594	10	2	22,687	2,269	17,275	19,920	0.11%	1,558
28000 - Water System									
178 - Backflow Valves Backflow (50%)	2,500	20	10	3,200	160	1,250	1,409	0.01%	110
Sub-total Continental Vistas (CV)	387,806			490,514	38,118	188,881	218,959	1.87%	26,184

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00011 - Canoa Hills (CH)									
01000 - Paving									
124 - Asphalt: Sealing 67,354 sf Parking Lot	21,553	5	4	23,791	4,758	4,311	8,837	0.23%	3,268
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (3%)	8,972	5	4	9,903	1,981	1,794	3,678	0.10%	1,360
364 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	214,186	25	21	359,742	14,390	34,270	43,908	0.71%	9,884
Sub-total [01000 - Paving]	244,711			393,436	21,128	40,375	56,423	1.04%	14,513
02000 - Concrete									
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	9,664	2	1	9,906	4,953	4,832	9,906	0.24%	3,402
03000 - Painting: Exterior									
130 - Stucco 10,940 sf Building Exterior	30,194	10	5	34,162	3,416	15,097	18,570	0.17%	2,347
416 - Wrought Iron 160 lf Pool Perimeter Fence	3,070	6	3	3,306	551	1,535	2,098	0.03%	379
Sub-total [03000 - Painting: Exterior]	33,265			37,469	3,967	16,632	20,668	0.19%	2,725
03500 - Painting: Interior									
130 - Building 22,750 sf All Interior Spaces	34,125	10	3	36,749	3,675	23,888	27,983	0.18%	2,524
04000 - Structural Repairs									
920 - Doors 47 Exterior & Interior Doors (25%)	23,682	10	9	29,575	2,958	2,368	4,855	0.15%	2,032
05000 - Roofing									
216 - Low Slope: BUR 20,750 sf Building Roof	269,750	20	5	305,197	15,260	202,313	221,195	0.75%	10,482
950 - Coating 20,750 sf Low Slope Roof Recoating	25,938	5	1	26,586	5,317	20,750	26,586	0.26%	3,652
Sub-total [05000 - Roofing]	295,688			331,783	20,577	223,063	247,781	1.01%	14,135

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00011 - Canoa Hills (CH)									
08000 - Rehab									
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	175,524	20	18	273,758	13,688	17,552	26,987	0.67%	9,402
330 - Restrooms 2 Restrooms	88,658	20	18	138,277	6,914	8,866	13,631	0.34%	4,749
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	46,481	25	14	65,677	2,627	20,452	22,869	0.13%	1,805
581 - Doors 2 Auditorium West Side Exterior Doors (2026 Only)[nr:1]	10,000	2	1	10,250	5,125	5,000	10,250	0.25%	3,520
Sub-total [08000 - Rehab]	320,664			487,961	28,354	51,870	73,737	1.39%	19,477
12000 - Pool									
124 - Resurface 274 lf Pool	59,326	12	1	60,810	5,067	54,383	60,810	0.25%	3,481
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	39,092	10	8	47,629	4,763	7,818	12,021	0.23%	3,272
746 - Equipment: Replacement Pool & Spa Equipment (50%)	33,605	5	2	35,306	7,061	20,163	27,556	0.35%	4,850
936 - Furniture: Misc 54 Pool Area Furniture	14,555	6	0	14,555	2,426	14,555	2,486	0.12%	1,666
Sub-total [12000 - Pool]	146,578			158,300	19,317	96,919	102,873	0.95%	13,269
13000 - Spa									
126 - Resurface Spa	6,638	8	2	6,974	872	4,979	5,953	0.04%	599
14000 - Recreation									
234 - Exercise: Cardio Equipment 15 Fitness Center Cardio Machines (25%)	29,254	3	1	29,985	9,995	19,503	29,985	0.49%	6,866
330 - Exercise: Strength Equipment 27 Fitness Center Strength Machines (50%)	70,762	8	6	82,062	10,258	17,690	27,199	0.50%	7,046
738 - Ping Pong Table 8 Saguaro Storage Area	9,600	12	8	11,697	975	3,200	4,100	0.05%	670
Sub-total [14000 - Recreation]	109,616			123,744	21,228	40,393	61,284	1.04%	14,581
17000 - Tennis Court									
140 - Reseal 14,000 sf [2] Tennis Courts	11,480	4	2	12,061	3,015	5,740	8,825	0.15%	2,071

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00011 - Canoa Hills (CH)									
19000 - Fencing									
160 - Chain Link: 10' 580 lf Tennis Court Fence	28,055	30	6	32,535	1,084	22,444	23,963	0.05%	745
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	7,371	35	6	8,548	244	6,108	6,476	0.01%	168
Sub-total [19000 - Fencing]	35,426			41,083	1,329	28,551	30,439	0.07%	913
20000 - Lighting									
220 - Pole Lights 24 Parking Lot & Walkway Lights	91,200	40	11	119,662	2,992	66,120	70,110	0.15%	2,055
23000 - Mechanical Equipment									
220 - HVAC Rooftop Carrier Unit- 2013	16,000	15	3	17,230	1,149	12,800	14,213	0.06%	789
230 - HVAC 3 Rooftop Carrier Units- 2021	48,000	15	11	62,980	4,199	12,800	16,400	0.21%	2,884
340 - HVAC Rooftop Rheem Unit #6- 2022	16,000	15	12	21,518	1,435	3,200	4,373	0.07%	985
364 - HVAC 2 Rooftop Rheem Units 1 & 2- 2023	33,000	15	13	45,491	3,033	4,400	6,765	0.15%	2,083
432 - HVAC 3 Rooftop Daikin Units 7, 8, & 9- 2024	49,500	15	14	69,942	4,663	3,300	6,765	0.23%	3,203
500 - Swamp Cooler 3 Evaporative Coolers- 2005, 2014, 2022 (33%)	5,000	7	2	5,253	750	3,571	4,393	0.04%	515
600 - Water Heater 3 Pool Eq Room Heaters	16,265	12	10	20,821	1,735	2,711	4,168	0.09%	1,192
Sub-total [23000 - Mechanical Equipment]	183,765			243,235	16,963	42,782	57,077	0.83%	11,652
24000 - Furnishings									
560 - Miscellaneous Assorted Tables & Chairs (50%)	27,900	10	3	30,045	3,005	19,530	22,878	0.15%	2,064
620 - Miscellaneous Lobby Furniture	10,484	12	10	13,420	1,118	1,747	2,686	0.05%	768
Sub-total [24000 - Furnishings]	38,384			43,465	4,123	21,277	25,564	0.20%	2,832

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00011 - Canoa Hills (CH)									
24500 - Audio / Visual									
156 - Projector Saguaro Room- EIKI	1,800	10	9	2,248	225	180	369	0.01%	154
166 - Projection Screen Saguaro Room- Electric Screen	21,100	20	14	29,814	1,491	6,330	7,570	0.07%	1,024
316 - PA System Sound Rack- Sound System	19,850	10	4	21,911	2,191	11,910	14,242	0.11%	1,505
330 - Miscellaneous Sound Rack- Total Induction Loop	20,800	30	11	27,291	910	13,173	14,213	0.04%	625
756 - Piano Saguaro Room Yamaha Upright	10,500	25	10	13,441	538	6,300	6,888	0.03%	369
812 - Stage Risers 288 sf [6] Saguaro Room Risers	4,625	30	28	9,234	308	308	474	0.02%	211
828 - Stage Curtains 2 Saguaro Stage Curtains	17,950	20	7	21,337	1,067	11,668	12,879	0.05%	733
Sub-total [24500 - Audio / Visual]	96,625			125,276	6,729	49,869	56,636	0.33%	4,622
24600 - Safety / Access									
230 - Fire Control Misc Fire Alarm System	35,000	20	3	37,691	1,885	29,750	32,288	0.09%	1,295
25000 - Flooring									
250 - Carpeting 122 Sq. Yds. Mesquite Room	6,140	10	5	6,947	695	3,070	3,776	0.03%	477
254 - Carpeting 418 Sq. Yds. Lobby & Fitness Carpeting	20,344	10	8	24,787	2,479	4,069	6,256	0.12%	1,703
450 - Tile 6,475 sf Center Walls & Floors	104,377	20	17	158,822	7,941	15,657	21,397	0.39%	5,455
720 - Hardwood Floors 6,150 sf Saguaro/Palo Verde- Replace	125,030	40	5	141,459	3,536	109,401	115,340	0.17%	2,429
750 - Hardwood Floors 6,150 sf Saguaro/Palo Verde- Refinish	25,031	10	5	28,320	2,832	12,515	15,394	0.14%	1,945
Sub-total [25000 - Flooring]	280,921			360,335	17,483	144,712	162,163	0.86%	12,009

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00011 - Canoa Hills (CH)									
26000 - Outdoor Equipment									
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	10,319	10	1	10,577	1,058	9,287	10,577	0.05%	727
848 - Shade Structure 200 sf Tennis Court Shade Canopy	5,286	15	13	7,287	486	705	1,084	0.02%	334
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	21,144	15	7	25,134	1,676	11,277	13,004	0.08%	1,151
856 - Shade Structure 144 sf Metal Roofed Shade Structure	4,608	30	9	5,755	192	3,226	3,464	0.01%	132
872 - Shade Structure Pool Area Wood Gazebo Structure	11,955	25	17	18,191	728	3,826	4,411	0.04%	500
Sub-total [26000 - Outdoor Equipment]	53,312			66,943	4,139	28,320	32,539	0.20%	2,843
27000 - Appliances									
760 - Miscellaneous 18 Kitchen Appliances (33%)	28,650	5	2	30,100	6,020	17,190	23,493	0.30%	4,135
768 - Dishwasher, Commercial Dishwasher	13,000	12	9	16,235	1,353	3,250	4,442	0.07%	929
Sub-total [27000 - Appliances]	41,650			46,336	7,373	20,440	27,935	0.36%	5,065
28000 - Water System									
154 - Backflow Valves 6" Backflow	12,000	12	1	12,300	1,025	11,000	12,300	0.05%	704
Sub-total Canoa Hills (CH)	2,104,391			2,724,285	194,083	953,879	1,127,338	9.52%	133,318
00012 - Las Campanas (LC)									
01000 - Paving									
116 - Asphalt: Sealing 70,468 sf Parking Lot	22,550	5	1	23,114	4,623	18,040	23,114	0.23%	3,175
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	7,822	5	1	8,017	1,603	6,258	8,017	0.08%	1,101
320 - Asphalt: Overlay 27,246 sf North Parking Lot	65,935	25	21	110,744	4,430	10,550	13,517	0.22%	3,043
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	141,408	25	10	181,015	7,241	84,845	92,764	0.36%	4,974
Sub-total [01000 - Paving]	237,715			322,889	17,897	119,692	137,412	0.88%	12,293
02000 - Concrete									
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	9,265	2	0	9,265	4,633	9,265	4,748	0.23%	3,182

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00012 - Las Campanas (LC)									
03000 - Painting: Exterior									
118 - Stucco 18,180 sf Building Exterior	29,270	10	1	30,002	3,000	26,343	30,002	0.15%	2,061
03500 - Painting: Interior									
118 - Building 21,900 sf All Interior Spaces	32,850	10	1	33,671	3,367	29,565	33,671	0.17%	2,313
04000 - Structural Repairs									
912 - Doors 76 Exterior & Interior Doors (25%)	38,294	10	9	47,824	4,782	3,829	7,850	0.23%	3,285
05000 - Roofing									
208 - Low Slope: BUR 18,170 sf Building Roofs	272,550	20	4	300,844	15,042	218,040	237,459	0.74%	10,333
316 - Low Slope: Metal 520 sf Pool Equipment Roof	5,720	30	10	7,322	244	3,813	4,104	0.01%	168
334 - Low Slope: Vinyl 7,000 sf Lobby, Cottonwood, Acacia	105,000	20	4	115,900	5,795	84,000	91,481	0.28%	3,981
942 - Coating 25,170 sf Low Slope Roof Recoating	17,116	5	4	18,892	3,778	3,423	7,017	0.19%	2,595
Sub-total [05000 - Roofing]	400,386			442,959	24,860	309,276	340,062	1.22%	17,076
08000 - Rehab									
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	150,987	20	1	154,761	7,738	143,437	154,761	0.38%	5,315
216 - Restrooms 2 Hallway Restrooms	39,618	20	2	41,624	2,081	35,656	38,578	0.10%	1,430
220 - Restrooms Companion Restroom	19,809	20	15	28,689	1,434	4,952	6,091	0.07%	985
318 - Restrooms 2 Racquetball Court Restrooms	16,584	20	14	23,433	1,172	4,975	5,950	0.06%	805
406 - Kitchen Center Kitchen	9,674	10	7	11,499	1,150	2,902	3,966	0.06%	790
560 - Operable Wall/Partition 1,296 sf [2] Ocotillo/Agave & Agave/Juniper (50%)	30,735	13	1	31,503	2,423	28,370	31,503	0.12%	1,665
561 - Windows Blinds- Cottonwood, Acacia, Cypress (2026 Only)[nr:1]	1	2	1	1	1	1	1	0.00%	0
Sub-total [08000 - Rehab]	267,408			291,511	15,999	220,294	240,851	0.78%	10,990

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00012 - Las Campanas (LC)									
12000 - Pool									
112 - Resurface 264 lf Pool	54,326	12	10	69,542	5,795	9,054	13,921	0.28%	3,981
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	10,527	10	6	12,208	1,221	4,211	5,395	0.06%	839
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	48,067	15	10	61,530	4,102	16,022	19,707	0.20%	2,818
738 - Equipment: Replacement Pool & Spa Equipment (50%)	28,858	5	2	30,319	6,064	17,315	23,663	0.30%	4,165
928 - Furniture: Misc Pool Area Furniture	10,486	6	0	10,486	1,748	10,486	1,791	0.09%	1,200
Sub-total [12000 - Pool]	152,264			184,085	18,929	57,088	64,478	0.93%	13,003
13000 - Spa									
118 - Resurface Spa PebbleTec Resurface	7,739	8	1	7,933	992	6,772	7,933	0.05%	681
14000 - Recreation									
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	41,294	3	1	42,326	14,109	27,529	42,326	0.69%	9,691
310 - Exercise: Strength Equipment 21 Fitness Center Strength Machines (50%)	55,125	8	6	63,928	7,991	13,781	21,189	0.39%	5,489
Sub-total [14000 - Recreation]	96,419			106,254	22,100	41,311	63,515	1.08%	15,181
17000 - Tennis Court									
120 - Reseal 14,000 sf [2] Tennis Courts	11,480	4	3	12,363	3,091	2,870	5,884	0.15%	2,123
19000 - Fencing									
140 - Chain Link: 10' 600 lf Tennis Court Fence	29,022	30	9	36,245	1,208	20,315	21,815	0.06%	830
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	20,475	30	2	21,512	717	19,110	20,287	0.04%	493
Sub-total [19000 - Fencing]	49,497			57,756	1,925	39,425	42,102	0.09%	1,322
20000 - Lighting									
520 - Parking Lot 8 North Parking Lot Lights	27,097	40	12	36,442	911	18,968	20,136	0.04%	626
560 - Parking Lot 13 East Parking Lot Lights	44,033	40	25	81,634	2,041	16,512	18,053	0.10%	1,402
Sub-total [20000 - Lighting]	71,130			118,076	2,952	35,480	38,190	0.14%	2,028

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00012 - Las Campanas (LC)									
23000 - Mechanical Equipment									
212 - HVAC 11 Rooftop Ruud/Rheem Units- 2024	188,870	15	14	266,868	17,791	12,591	25,812	0.87%	12,221
292 - HVAC 4 Rooftop Rheem Units- 2025	32,525	15	0	32,525	2,168	32,525	2,223	0.11%	1,489
328 - HVAC Rooftop American Standard Unit- 2022	20,000	15	12	26,898	1,793	4,000	5,467	0.09%	1,232
612 - Water Heater 2 Rinnai Tankless Heaters	13,348	12	8	16,263	1,355	4,449	5,701	0.07%	931
Sub-total [23000 - Mechanical Equipment]	254,743			342,554	23,108	53,566	39,202	1.13%	15,873
24000 - Furnishings									
900 - Miscellaneous Tables, Chairs, Misc	59,140	10	2	62,134	6,213	47,312	54,556	0.30%	4,268
24500 - Audio / Visual									
148 - Projector 3 Ocotillo, Cottonwood, Juniper	4,719	10	5	5,339	534	2,360	2,902	0.03%	367
748 - Piano Ocotillo Room Yamaha Upright	13,669	25	4	15,088	604	11,482	12,329	0.03%	415
804 - Stage Risers 4 Ocotillo Room- New	29,018	30	23	51,206	1,707	6,771	7,932	0.08%	1,172
808 - Stage Risers 2 Ocotillo Room- Older	967	30	14	1,366	46	516	562	0.00%	31
832 - Stage Curtains 2 Ocotillo Room	9,665	20	4	10,668	533	7,732	8,421	0.03%	366
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	19,978	10	4	22,052	2,205	11,987	14,334	0.11%	1,515
Sub-total [24500 - Audio / Visual]	78,017			105,720	5,629	40,847	46,480	0.28%	3,866
24600 - Safety / Access									
210 - Fire Control Misc Fire Alarm System	35,000	20	5	39,599	1,980	26,250	28,700	0.10%	1,360

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00012 - Las Campanas (LC)									
25000 - Flooring									
230 - Carpeting 430 Sq. Yds. Center Carpet	22,665	10	1	23,232	2,323	20,399	23,232	0.11%	1,596
236 - Carpeting 150 Sq. Yds. Juniper Room Only	6,306	10	1	6,464	646	5,675	6,464	0.03%	444
430 - Tile 3,050 sf Center Walls & Floors	49,868	20	1	51,114	2,556	47,374	51,114	0.13%	1,756
620 - Vinyl 540 Sq. Yds. Center	98,917	15	12	133,033	8,869	19,783	27,037	0.44%	6,092
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	30,400	30	9	37,965	1,266	21,280	22,851	0.06%	869
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	40,833	30	1	41,854	1,395	39,472	41,854	0.07%	958
Sub-total [25000 - Flooring]	248,989			293,662	17,055	153,984	172,552	0.84%	11,715
27000 - Appliances									
800 - Miscellaneous 13 Kitchen Appliances (33%)	22,857	5	2	24,015	4,803	13,714	18,743	0.24%	3,299
28000 - Water System									
130 - Backflow Valves 4" Backflow	9,300	12	2	9,771	814	7,750	8,738	0.04%	559
182 - Backflow Valves 3 Backflows (33%)	5,000	7	4	5,519	788	2,143	2,929	0.04%	542
Sub-total [28000 - Water System]	14,300			15,290	1,603	9,893	11,667	0.08%	1,101
Sub-total Las Campanas (LC)	2,116,761			2,547,561	184,916	1,246,776	1,388,597	9.07%	127,021
00013 - Santa Rita Springs (SRS)									
01000 - Paving									
128 - Asphalt: Sealing 80,636 sf Parking Lots	25,804	5	1	26,449	5,290	20,643	26,449	0.26%	3,634
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	8,951	5	1	9,174	1,835	7,160	9,174	0.09%	1,260
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	185,667	25	0	185,667	7,427	185,667	7,612	0.36%	5,101
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	70,755	25	0	70,755	2,830	70,755	2,901	0.14%	1,944
Sub-total [01000 - Paving]	291,177			292,045	17,381	284,226	46,136	0.85%	11,940
02000 - Concrete									
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	8,009	2	2	8,414	2,805	2,670	4,105	0.14%	1,927

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00013 - Santa Rita Springs (SRS)									
03000 - Painting: Exterior									
136 - Stucco 28,540 sf Building Exterior	54,226	10	2	56,971	5,697	43,381	50,023	0.28%	3,913
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	14,591	6	4	16,106	2,684	4,864	7,478	0.13%	1,844
Sub-total [03000 - Painting: Exterior]	68,817			73,077	8,381	48,245	57,502	0.41%	5,757
03500 - Painting: Interior									
136 - Building 35,500 sf All Interior Spaces	53,250	10	9	66,502	6,650	5,325	10,916	0.33%	4,568
04000 - Structural Repairs									
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	28,665	10	5	32,432	3,243	14,333	17,629	0.16%	2,228
924 - Doors 66 Exterior & Interior Doors (25%)	33,256	10	9	41,532	4,153	3,326	6,817	0.20%	2,853
Sub-total [04000 - Structural Repairs]	61,921			73,964	7,396	17,658	24,447	0.36%	5,081
04500 - Decking/Balconies									
206 - Resurface 11,430 sf Elastomeric Deck- Resurface	120,015	20	18	187,182	9,359	12,002	18,452	0.46%	6,429
300 - Repairs 11,430 sf Elastomeric Deck- Seal/Repair	28,575	5	3	30,772	6,154	11,430	17,574	0.30%	4,228
301 - Repairs Deck Coating Above Stairs (2026 Only)[nr:1]	5,000	2	1	5,125	2,563	2,500	5,125	0.13%	1,760
Sub-total [04500 - Decking/Balconies]	153,590			223,080	18,076	25,932	41,151	0.89%	12,417
05000 - Roofing									
220 - Low Slope: BUR 6,800 sf Building Roof	88,400	20	3	95,197	4,760	75,140	81,549	0.23%	3,270
604 - Pitched: Tile 84 Squares- Building Roof	100,800	30	4	111,264	3,709	87,360	92,988	0.18%	2,548
954 - Coating 7,000 sf Low Slope Roof Recoating	8,750	5	4	9,658	1,932	1,750	3,588	0.09%	1,327
Sub-total [05000 - Roofing]	197,950			216,120	10,400	164,250	178,125	0.51%	7,144
08000 - Rehab									
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	151,000	20	1	154,775	7,739	143,450	154,775	0.38%	5,316
336 - Restrooms 5 Restrooms	62,825	20	3	67,656	3,383	53,401	57,956	0.17%	2,324
Sub-total [08000 - Rehab]	213,825			222,431	11,122	196,851	212,731	0.55%	7,640

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00013 - Santa Rita Springs (SRS)									
12000 - Pool									
130 - Resurface 240 lf Pool	51,537	10	0	51,537	5,154	51,537	5,283	0.25%	3,540
408 - ADA Chair Lift Pool Area ADA Lift	6,335	10	4	6,993	699	3,801	4,545	0.03%	480
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	45,999	15	0	45,999	3,067	45,999	3,143	0.15%	2,106
750 - Equipment: Replacement Pool & Spa Equipment (50%)	33,150	5	2	34,828	6,966	19,890	27,183	0.34%	4,785
940 - Furniture: Misc 53 Pool Area Furniture	10,865	6	0	10,865	1,811	10,865	1,856	0.09%	1,244
Sub-total [12000 - Pool]	147,886			150,222	17,696	132,092	42,010	0.87%	12,156
13000 - Spa									
130 - Resurface Spa	9,470	8	4	10,453	1,307	4,735	6,067	0.06%	898
14000 - Recreation									
240 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	26,250	3	2	27,579	9,193	8,750	17,938	0.45%	6,315
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	47,840	8	6	55,480	6,935	11,960	18,389	0.34%	4,764
Sub-total [14000 - Recreation]	74,090			83,059	16,128	20,710	36,326	0.79%	11,078
19000 - Fencing									
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	13,363	30	26	25,394	846	1,782	2,283	0.04%	581
20000 - Lighting									
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	27,800	30	8	33,872	1,129	20,387	21,846	0.06%	776
230 - Pole Lights 10 Bridge Lights	20,000	30	8	24,368	812	14,667	15,717	0.04%	558
280 - Pole Lights 5 2nd Level Deck- Pole Lights	7,875	30	8	9,595	320	5,775	6,188	0.02%	220
Sub-total [20000 - Lighting]	55,675			67,835	2,261	40,828	43,751	0.11%	1,553

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00013 - Santa Rita Springs (SRS)									
23000 - Mechanical Equipment									
232 - HVAC 6 Miscellaneous Units- 2013	45,000	15	3	48,460	3,231	36,000	39,975	0.16%	2,219
312 - HVAC Rheem Unit #8- 2016	9,540	15	6	11,063	738	5,724	6,519	0.04%	507
316 - HVAC American Standard Unit #3- 2018	8,150	15	8	9,930	662	3,803	4,455	0.03%	455
344 - HVAC 2 Units- 2019	19,080	15	9	23,828	1,589	7,632	9,127	0.08%	1,091
368 - HVAC 2 Carrier Units- 2012	18,880	15	2	19,836	1,322	16,363	18,062	0.06%	908
392 - HVAC 2 Units- 2018	14,000	15	8	17,058	1,137	6,533	7,653	0.06%	781
416 - HVAC Carrier Unit #7- 2016	10,600	15	6	12,293	820	6,360	7,243	0.04%	563
436 - HVAC Carrier Unit #11- 2014	10,600	15	4	11,700	780	7,773	8,692	0.04%	536
448 - HVAC 8 Rooftop Carrier Units- 2018	135,760	15	8	165,410	11,027	63,355	74,215	0.54%	7,575
452 - HVAC 2 Rheem Units- 2022	40,280	15	9	50,304	3,354	16,112	19,267	0.16%	2,304
524 - HVAC Elevator Equipment Room- Wall Mount	7,500	15	9	9,366	624	3,000	3,588	0.03%	429
616 - Water Heater Bradford White Water Heater	12,000	12	1	12,300	1,025	11,000	12,300	0.05%	704
640 - Water Heater Rheem Water Heater	12,000	12	11	15,745	1,312	1,000	2,050	0.06%	901
Sub-total [23000 - Mechanical Equipment]	343,390			407,295	27,620	184,655	213,147	1.36%	18,973
23500 - Elevator									
200 - Modernize/Overhaul Anza Building Elevator	153,525	25	19	245,433	9,817	36,846	44,062	0.48%	6,744
300 - Cab Rehab Anza Elevator Cab	22,540	20	14	31,848	1,592	6,762	8,086	0.08%	1,094
Sub-total [23500 - Elevator]	176,065			277,281	11,410	43,608	52,148	0.56%	7,837
24000 - Furnishings									
600 - Miscellaneous Anza Room Furniture	69,385	10	3	74,720	7,472	48,570	56,896	0.37%	5,133

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00013 - Santa Rita Springs (SRS)									
24500 - Audio / Visual									
324 - PA System Anza Room- Sound System	20,820	10	6	24,145	2,414	8,328	10,670	0.12%	1,659
760 - Piano Anza Room Kawai Upright	8,760	25	13	12,076	483	4,205	4,669	0.02%	332
Sub-total [24500 - Audio / Visual]	29,580			36,221	2,898	12,533	15,339	0.14%	1,990
24600 - Safety / Access									
240 - Fire Control Misc Fire Alarm System	35,000	20	2	36,772	1,839	31,500	34,081	0.09%	1,263
244 - Fire Alarm Control Panel 2 Glass Arts & Fitness Fire Panels	35,122	20	1	36,000	1,800	33,366	36,000	0.09%	1,236
Sub-total [24600 - Safety / Access]	70,122			72,772	3,639	64,866	70,081	0.18%	2,499
25000 - Flooring									
270 - Carpeting 400 Sq. Yds. Computer, Fitness, Office Areas	19,348	10	2	20,327	2,033	15,478	17,849	0.10%	1,396
460 - Tile 1,825 sf Center Walls & Floors	29,839	20	18	46,538	2,327	2,984	4,588	0.11%	1,598
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	32,250	40	11	42,315	1,058	23,381	24,792	0.05%	727
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	17,523	10	2	18,410	1,841	14,018	16,165	0.09%	1,265
Sub-total [25000 - Flooring]	98,959			127,590	7,258	55,862	63,393	0.36%	4,986
26000 - Outdoor Equipment									
804 - Shade Structure 100 sf Small Shade Canopy	2,645	15	6	3,067	204	1,587	1,807	0.01%	140
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	15,870	15	6	18,404	1,227	9,522	10,845	0.06%	843
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	11,903	15	3	12,818	855	9,522	10,573	0.04%	587
Sub-total [26000 - Outdoor Equipment]	30,418			34,289	2,286	20,631	23,225	0.11%	1,570
27000 - Appliances									
780 - Miscellaneous 11 Kitchen Appliances (33%)	16,262	5	2	17,085	3,417	9,757	13,335	0.17%	2,347

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00013 - Santa Rita Springs (SRS)									
28000 - Water System									
142 - Backflow Valves 4" Backflow #1	9,300	12	5	10,522	877	5,425	6,355	0.04%	602
146 - Backflow Valves 4" Backflow #2	9,300	12	7	11,055	921	3,875	4,766	0.05%	633
Sub-total [28000 - Water System]	18,600			21,577	1,798	9,300	11,121	0.09%	1,235
Sub-total Santa Rita Springs (SRS)	2,201,804			2,581,425	188,248	1,395,084	1,224,234	9.24%	129,310
00014 - Canoa Ranch (CR)									
01000 - Paving									
132 - Asphalt: Sealing 71,325 sf Drives & Parking	22,824	5	4	25,193	5,039	4,565	9,358	0.25%	3,461
246 - Asphalt: Ongoing Repairs 71,325 sf Drives & Parking (3%)	7,917	5	4	8,739	1,748	1,583	3,246	0.09%	1,201
254 - Asphalt: Overlay w/ Interlayer 17,412 sf Turquoise Cyn Dr to Dumpster	55,370	25	21	92,999	3,720	8,859	11,351	0.18%	2,555
342 - Asphalt: Overlay w/ Interlayer 53,913 sf Drives & Parking	171,443	25	9	214,109	8,564	109,724	119,496	0.42%	5,883
Sub-total [01000 - Paving]	257,555			341,040	19,071	124,731	143,451	0.94%	13,100
02000 - Concrete									
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	3,587	5	2	3,768	754	2,152	2,941	0.04%	518
03000 - Painting: Exterior									
142 - Stucco 14,760 sf Building Exterior	24,354	10	3	26,227	2,623	17,048	19,970	0.13%	1,802
406 - Wrought Iron 614 lf Metal Fencing & Railings	7,522	6	0	7,522	1,254	7,522	1,285	0.06%	861
Sub-total [03000 - Painting: Exterior]	31,876			33,748	3,876	24,569	21,255	0.19%	2,663
03500 - Painting: Interior									
142 - Building 26,200 sf All Interior Spaces	39,300	10	8	47,883	4,788	7,860	12,085	0.23%	3,289

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00014 - Canoa Ranch (CR)									
04000 - Structural Repairs									
606 - Metal Railings 350 lf Parking & Pickleball	11,865	30	13	16,356	545	6,724	7,297	0.03%	375
928 - Doors 40 Exterior & Interior Doors (25%)	20,155	10	9	25,171	2,517	2,016	4,132	0.12%	1,729
932 - Doors 3 Pool East Patio Doors	64,965	20	3	69,960	3,498	55,220	59,930	0.17%	2,403
Sub-total [04000 - Structural Repairs]	96,985			111,487	6,560	63,959	71,359	0.32%	4,506
04500 - Decking/Balconies									
113 - Miscellaneous New Gutters Front (2026 Only)[nr:1]	2,000	2	1	2,050	1,025	1,000	2,050	0.05%	704
05000 - Roofing									
200 - Low Slope: BUR 12,610 sf Building Roof	163,930	20	3	176,535	8,827	139,341	151,225	0.43%	6,063
608 - Pitched: Tile 44 Squares- Building Roof	66,000	30	13	90,982	3,033	37,400	40,590	0.15%	2,083
958 - Coating 13,300 sf Low Slope Roof Recoating	25,270	5	4	27,893	5,579	5,054	10,361	0.27%	3,832
Sub-total [05000 - Roofing]	255,200			295,410	17,438	181,795	202,176	0.86%	11,978
08000 - Rehab									
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	163,600	20	3	176,179	8,809	139,060	150,921	0.43%	6,051
234 - Restrooms Companion Restroom Remodel	19,835	20	5	22,441	1,122	14,876	16,265	0.06%	771
Sub-total [08000 - Rehab]	183,435			198,621	9,931	153,936	167,186	0.49%	6,822
12000 - Pool									
136 - Resurface 256 lf Pool	55,424	12	3	59,686	4,974	41,568	47,341	0.24%	3,417
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	13,642	10	4	15,059	1,506	8,185	9,788	0.07%	1,034
434 - ADA Chair Lift Pool ADA Chair- Repl in 2021	12,185	10	6	14,131	1,413	4,874	6,245	0.07%	971
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	47,303	15	13	65,207	4,347	6,307	9,697	0.21%	2,986
754 - Equipment: Replacement Pool & Spa Equipment (50%)	26,198	5	2	27,524	5,505	15,719	21,482	0.27%	3,781
Sub-total [12000 - Pool]	154,751			181,606	17,745	76,653	94,554	0.87%	12,189

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00014 - Canoa Ranch (CR)									
13000 - Spa									
134 - Resurface Spa	6,210	8	3	6,687	836	3,881	4,774	0.04%	574
14000 - Recreation									
250 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	31,640	3	2	33,242	11,081	10,547	21,621	0.54%	7,611
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)	58,250	8	6	67,552	8,444	14,563	22,390	0.41%	5,800
Sub-total [14000 - Recreation]	89,890			100,794	19,525	25,109	44,011	0.96%	13,412
17500 - Basketball / Sport Court									
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	7,958	4	3	8,570	2,142	1,990	4,078	0.11%	1,472
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	4,304	4	2	4,522	1,130	2,152	3,309	0.06%	777
Sub-total [17500 - Basketball / Sport Court]	12,262			13,092	3,273	4,142	7,387	0.16%	2,248
19000 - Fencing									
100 - Chain Link 788 lf Pickleball & Basketball Courts	32,040	30	15	46,404	1,547	16,020	17,515	0.08%	1,063
230 - Wrought Iron: 6' 264 lf Patio Perimeter	12,883	30	13	17,760	592	7,300	7,923	0.03%	407
Sub-total [19000 - Fencing]	44,923			64,163	2,139	23,321	25,438	0.10%	1,469
20000 - Lighting									
268 - Bollard Lights 9 Walkway Bollard Lights	10,193	20	9	12,730	637	5,606	6,269	0.03%	437

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00014 - Canoa Ranch (CR)									
23000 - Mechanical Equipment									
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	20,641	18	2	21,686	1,205	18,347	19,981	0.06%	828
236 - HVAC 4 Rooftop Rheem Units- 2024	88,000	15	14	124,342	8,289	5,867	12,027	0.41%	5,694
456 - HVAC Rooftop American Standard Unit- 2016	20,000	15	6	23,194	1,546	12,000	13,667	0.08%	1,062
460 - HVAC Rooftop Gree Mini-Split- 2024	7,500	15	14	10,597	706	500	1,025	0.03%	485
464 - HVAC Rooftop Daikin Mini-Split- 2026	7,500	15	1	7,688	513	7,000	7,688	0.03%	352
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	20,328	15	1	20,836	1,389	18,972	20,836	0.07%	954
636 - Water Heater 2 Shop	13,900	15	0	13,900	927	13,900	950	0.05%	637
Sub-total [23000 - Mechanical Equipment]	177,868			222,242	14,575	76,586	76,173	0.72%	10,012
24000 - Furnishings									
550 - Miscellaneous Tables & Chairs	10,540	10	6	12,223	1,222	4,216	5,402	0.06%	840
24500 - Audio / Visual									
164 - Television Amado Room- 70"	1,000	10	9	1,249	125	100	205	0.01%	86
24600 - Safety / Access									
250 - Fire Control Misc Fire Alarm System	35,000	20	3	37,691	1,885	29,750	32,288	0.09%	1,295
25000 - Flooring									
248 - Rubber 927 sf Fitness Room Rubber Tile (33%)	2,781	10	1	2,850	285	2,503	2,850	0.01%	196
280 - Carpeting 660 Sq. Yds. All Spaces	23,562	10	1	24,151	2,415	21,206	24,151	0.12%	1,659
470 - Tile 2,231 sf Center Walls & Floors	75,631	20	16	112,274	5,614	15,126	19,380	0.28%	3,856
Sub-total [25000 - Flooring]	101,974			139,276	8,314	38,835	46,382	0.41%	5,711

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00014 - Canoa Ranch (CR)									
26000 - Outdoor Equipment									
350 - Furniture 60 Patio & Pickleball Areas	23,250	15	8	28,328	1,889	10,850	12,710	0.09%	1,297
462 - Drinking Fountain 4 Drinking Fountains	14,100	15	13	19,437	1,296	1,880	2,891	0.06%	890
808 - Shade Structure 500 sf [3] Shade Canopies	13,225	15	4	14,598	973	9,698	10,845	0.05%	668
Sub-total [26000 - Outdoor Equipment]	50,575			62,363	4,158	22,428	26,445	0.20%	2,856
28000 - Water System									
162 - Backflow Valves 8" Backflow	17,000	12	6	19,715	1,643	8,500	10,165	0.08%	1,129
Sub-total Canoa Ranch (CR)	1,582,124			1,907,839	139,518	879,130	1,001,994	6.84%	95,837
00015 - Facilities (FMB)									
01000 - Paving									
136 - Asphalt: Sealing 29,074 sf Parking Area	9,304	5	2	9,775	1,955	5,582	7,629	0.10%	1,343
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)	4,518	5	2	4,747	949	2,711	3,705	0.05%	652
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	92,455	25	19	147,804	5,912	22,189	26,535	0.29%	4,061
Sub-total [01000 - Paving]	106,277			162,325	8,816	30,482	37,869	0.43%	6,056
03000 - Painting: Exterior									
128 - Surface Restoration 5,000 sf Building Exterior	8,250	10	3	8,884	888	5,775	6,765	0.04%	610
412 - Wrought Iron 835 lf Perimeter Fence	9,477	6	1	9,714	1,619	7,898	9,714	0.08%	1,112
Sub-total [03000 - Painting: Exterior]	17,727			18,599	2,507	13,673	16,479	0.12%	1,722
03500 - Painting: Interior									
152 - Building 10,000 sf All Interior Spaces	15,000	10	10	19,201	1,746	1,364	1,538	0.09%	1,199

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00015 - Facilities (FMB)									
04000 - Structural Repairs									
800 - Shed Shed	6,630	10	5	7,501	750	3,315	4,077	0.04%	515
804 - Shed 3 Pre-Fab Sheds	19,500	10	3	20,999	2,100	13,650	15,990	0.10%	1,442
960 - Doors 2 Shop Rollup Doors	6,000	30	23	10,588	353	1,400	1,640	0.02%	242
964 - Doors 24 Exterior & Interior Doors (25%)	12,093	10	3	13,023	1,302	8,465	9,916	0.06%	895
Sub-total [04000 - Structural Repairs]	44,223			52,111	4,505	26,830	31,624	0.22%	3,095
05000 - Roofing									
248 - Low Slope: BUR 1,680 sf Maintenance Shop Low Slope Roof	21,840	20	13	30,107	1,505	7,644	8,954	0.07%	1,034
670 - Pitched: Tile 32 Squares- Maintenance Shop Pitched Roof	38,400	30	2	40,344	1,345	35,840	38,048	0.07%	924
860 - Skylights 10 Pitched & Low Slope Roof Skylights	10,100	20	13	13,923	696	3,535	4,141	0.03%	478
982 - Coating 1,680 sf Low Slope Roof Recoating	5,880	5	4	6,490	1,298	1,176	2,411	0.06%	892
Sub-total [05000 - Roofing]	76,220			90,864	4,844	48,195	53,554	0.24%	3,328
08000 - Rehab									
108 - General Common Areas	19,835	20	13	27,343	1,367	6,942	8,132	0.07%	939
278 - Restrooms 2 Restrooms	37,760	20	13	52,053	2,603	13,216	15,482	0.13%	1,788
282 - General Break Room	26,430	20	13	36,434	1,822	9,251	10,836	0.09%	1,251
Sub-total [08000 - Rehab]	84,025			115,829	5,791	29,409	34,450	0.28%	3,978
19000 - Fencing									
224 - Metal 835 lf Perimeter Fencing	35,738	30	23	63,064	2,102	8,339	9,768	0.10%	1,444
540 - Metal 165 lf Frontage Fencing	6,650	30	23	11,734	391	1,552	1,818	0.02%	269
Sub-total [19000 - Fencing]	42,388			74,797	2,493	9,890	11,586	0.12%	1,713

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00015 - Facilities (FMB)									
23000 - Mechanical Equipment									
208 - HVAC 4 Rooftop HVAC Units- 2018	33,920	15	8	41,328	2,755	15,829	18,543	0.14%	1,893
224 - HVAC 2 Ground Level Bryant Units- 2017	24,160	15	7	28,719	1,915	12,885	14,858	0.09%	1,315
Sub-total [23000 - Mechanical Equipment]	58,080			70,047	4,670	28,715	33,401	0.23%	3,208
24000 - Furnishings									
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	61,760	20	13	85,137	4,257	21,616	25,322	0.21%	2,924
25000 - Flooring									
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	8,065	10	0	8,065	807	8,065	827	0.04%	554
480 - Tile 664 sf Floor & Wall Tile	20,053	20	13	27,643	1,382	7,018	8,222	0.07%	949
Sub-total [25000 - Flooring]	28,118			35,708	2,189	15,083	9,048	0.11%	1,503
30000 - Miscellaneous									
236 - Maintenance Equipment Genie Scissor Lift	20,600	20	15	29,835	1,492	5,150	6,335	0.07%	1,025
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	23,980	10	3	25,824	2,582	16,786	19,664	0.13%	1,774
Sub-total [30000 - Miscellaneous]	44,580			55,659	4,074	21,936	25,998	0.20%	2,799
Sub-total Facilities (FMB)	578,398			780,278	45,893	247,193	280,869	2.25%	31,525
00016 - Pickleball Center (PC)									
01000 - Paving									
170 - Asphalt: Sealing 39,629 sf Parking Lot	12,681	5	1	12,998	2,600	10,145	12,998	0.13%	1,786
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)	6,158	5	1	6,312	1,262	4,927	6,312	0.06%	867
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	126,020	25	20	206,499	8,260	25,204	31,001	0.41%	5,674
Sub-total [01000 - Paving]	144,860			225,809	12,122	40,276	50,312	0.59%	8,327
03000 - Painting: Exterior									
430 - Chain Link Fencing Metal Green	5,000	6	1	5,125	854	4,167	5,125	0.04%	587

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00016 - Pickleball Center (PC)									
04000 - Structural Repairs									
892 - Shed Shed	5,760	15	10	7,373	492	1,920	2,362	0.02%	338
968 - Doors 5 Building Doors (50%)	5,039	20	15	7,298	365	1,260	1,549	0.02%	251
Sub-total [04000 - Structural Repairs]	10,799			14,671	856	3,180	3,911	0.04%	588
05000 - Roofing									
370 - Low Slope: Single-Ply 1,140 sf Building Roof	14,820	10	15	21,464	1,341	926	1,013	0.07%	921
08000 - Rehab									
164 - General Office, Storage, Breezeway	6,140	10	5	6,947	695	3,070	3,776	0.03%	477
284 - Restrooms 2 Restrooms	18,420	10	5	20,841	2,084	9,210	11,328	0.10%	1,432
Sub-total [08000 - Rehab]	24,560			27,787	2,779	12,280	15,104	0.14%	1,909
17500 - Basketball / Sport Court									
232 - Seal & Striping 54,600 sf [24] Pickleball Courts	50,232	2	1	51,488	25,744	25,116	51,488	1.26%	17,684
260 - Miscellaneous 11,770 sf [24] Court Windscreens	20,000	5	1	20,500	4,100	16,000	20,500	0.20%	2,816
Sub-total [17500 - Basketball / Sport Court]	70,232			71,988	29,844	41,116	71,988	1.46%	20,500
19000 - Fencing									
174 - Chain Link: 4' 1,414 lf Court Fences	31,249	25	20	51,206	2,048	6,250	7,687	0.10%	1,407
178 - Chain Link: 8' 1,871 lf Court Fences	74,185	25	20	121,561	4,862	14,837	18,250	0.24%	3,340
780 - Gates 50 Court Gates	17,250	20	15	24,983	1,249	4,313	5,304	0.06%	858
940 - To Be Determined (TBD) Scope to be Determined	1	15	1	1	0	1	1	0.00%	0
Sub-total [19000 - Fencing]	122,686			197,751	8,160	25,400	31,242	0.40%	5,605
23000 - Mechanical Equipment									
470 - HVAC 3 Rooftop Mini-Split Unit	15,900	15	10	20,353	1,357	5,300	6,519	0.07%	932
870 - Septic System Septic System	9,210	20	15	13,339	667	2,303	2,832	0.03%	458
Sub-total [23000 - Mechanical Equipment]	25,110			33,692	2,024	7,603	9,351	0.10%	1,390

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00016 - Pickleball Center (PC)									
24000 - Furnishings									
570 - Miscellaneous Interior/Exterior Furniture	24,555	10	5	27,782	2,778	12,278	15,101	0.14%	1,908
26000 - Outdoor Equipment									
160 - Artificial Turf 900 sf Artificial Turf	9,585	10	5	10,845	1,084	4,793	5,895	0.05%	745
440 - Drinking Fountain 2 Breezeway- Drinking Fountains	5,900	20	15	8,545	427	1,475	1,814	0.02%	293
448 - Bleachers: Aluminum 6 Bleachers	20,730	20	15	30,023	1,501	5,183	6,374	0.07%	1,031
884 - Shade Structure 4,182 sf [3] Shade Structures	15,892	7	2	16,696	2,385	11,351	13,962	0.12%	1,638
Sub-total [26000 - Outdoor Equipment]	52,107			66,109	5,398	22,801	28,045	0.26%	3,708
28000 - Water System									
170 - Backflow Valves 2 Backflows (50%)	5,000	10	5	5,657	566	2,500	3,075	0.03%	389
Sub-total Pickleball Center (PC)	499,728			697,835	66,722	172,526	234,268	3.27%	45,832
00017 - Del Sol Clubhouse (DSC)									
01000 - Paving									
148 - Asphalt: Sealing 63,350 sf Parking, Driveway	20,272	5	4	22,376	4,475	4,054	8,312	0.22%	3,074
264 - Asphalt: Ongoing Repairs 63,350 sf Parking, Driveway (2%)	5,625	5	4	6,209	1,242	1,125	2,306	0.06%	853
364 - Asphalt: Overlay w/ Interlayer 63,350 sf Parking, Driveway	201,453	25	24	364,373	14,575	8,058	16,519	0.72%	10,012
401 - Asphalt: Major Repairs 3,400 sf Degraded Driveway (2026 Only)[nr:1]	23,800	2	1	24,395	12,198	11,900	24,395	0.60%	8,379
800 - Striping Parking Lot	3,180	5	4	3,510	702	636	1,304	0.03%	482
Sub-total [01000 - Paving]	254,330			420,864	33,192	25,774	52,836	1.63%	22,800
02000 - Concrete									
210 - Curbs & Gutters 1,976 lf Asphalt Perimeter Curbing (4%)	2,687	5	4	2,966	593	537	1,102	0.03%	408
220 - Miscellaneous Around Clubhouse, Grounds, Rear Parking	1,910	5	9	2,385	239	191	218	0.01%	164
Sub-total [02000 - Concrete]	4,597			5,352	832	728	1,319	0.04%	571

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00017 - Del Sol Clubhouse (DSC)									
03000 - Painting: Exterior									
140 - Mid Cycle Touch-Up Clubhouse Exterior Elements	6,360	10	4	7,020	702	3,816	4,563	0.03%	482
150 - Surface Restoration Clubhouse Exterior	20,140	10	9	25,152	2,515	2,014	4,129	0.12%	1,728
Sub-total [03000 - Painting: Exterior]	26,500			32,172	3,217	5,830	8,692	0.16%	2,210
03500 - Painting: Interior									
400 - Restrooms 1,020 sf [2] Upper Level Restrooms	3,244	10	9	4,051	405	324	665	0.02%	278
420 - Restrooms 500 sf [2] Lower Level Restrooms	1,590	10	9	1,986	199	159	326	0.01%	136
500 - Clubhouse 5,877 sf Upper Level Areas	12,636	10	9	15,780	1,578	1,264	2,590	0.08%	1,084
510 - Clubhouse 2,400 sf Lower Level Areas	5,160	10	9	6,444	644	516	1,058	0.03%	443
Sub-total [03500 - Painting: Interior]	22,629			28,261	2,826	2,263	4,639	0.14%	1,941
04500 - Decking/Balconies									
110 - Concrete 600 sf Upper Level Balcony Walking Surface	12,720	30	1	13,038	435	12,296	13,038	0.02%	299
510 - Railing: Metal 180 lf Rear Balcony & Exterior Stairs	15,264	30	19	24,402	813	5,597	6,258	0.04%	559
Sub-total [04500 - Decking/Balconies]	27,984			37,440	1,248	17,893	19,296	0.06%	857
05000 - Roofing									
244 - Low Slope: BUR 6,252 sf Building Low Slope	81,276	18	17	123,671	6,871	4,515	9,256	0.34%	4,720
620 - Pitched: Spanish Tile 12 Squares- Building Pitched	14,400	30	24	26,046	868	2,880	3,444	0.04%	596
868 - Skylights 7 Building Skylights	11,900	12	11	15,614	1,301	992	2,033	0.06%	894
910 - Gutter Cleaning Building Scuppers	4,240	20	19	6,778	339	212	435	0.02%	233
Sub-total [05000 - Roofing]	111,816			172,109	9,379	8,599	15,168	0.46%	6,442

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00017 - Del Sol Clubhouse (DSC)									
08000 - Rehab									
180 - Restrooms 2 Upper Level Restrooms (50%)	12,720	15	14	17,973	1,198	848	1,738	0.06%	823
320 - Countertops- Kitchen 28 lf Dining Room Quartz Counter	8,904	20	19	14,234	712	445	913	0.03%	489
370 - Restrooms 2 Lower Level Restrooms (50%)	5,300	15	14	7,489	499	353	724	0.02%	343
380 - Tile 364 sf [2] Upper Level Restroom Wall Tile	10,046	25	24	18,171	727	402	824	0.04%	499
390 - Tile 330 sf [2] Lower Level Restroom Wall Tile	9,108	25	24	16,474	659	364	747	0.03%	453
720 - T-Bar Ceiling 256 sf Dining Area, Counter	8,141	30	28	16,253	542	543	834	0.03%	372
900 - Doors 8 Building Doors (50%)	12,720	20	19	20,335	1,017	636	1,304	0.05%	698
910 - Windows Building Windows	31,800	20	19	50,837	2,542	1,590	3,260	0.12%	1,746
Sub-total [08000 - Rehab]	98,739			161,766	7,895	5,181	10,344	0.39%	5,423
14000 - Recreation									
708 - Billiard Table 11 Pool Tables	49,500	20	19	79,133	3,957	2,475	5,074	0.19%	2,718
746 - Arcade Games 2 Game Room- Pac-Man & Foosball	5,000	10	10	6,400	582	455	513	0.03%	400
Sub-total [14000 - Recreation]	54,500			85,534	4,539	2,930	5,586	0.22%	3,118
20000 - Lighting									
400 - Interior 50 Interior Building Lighting	10,600	10	9	13,238	1,324	1,060	2,173	0.06%	909
568 - Parking Lot 7 Parking Lot Lights	22,260	30	28	44,442	1,481	1,484	2,282	0.07%	1,018
Sub-total [20000 - Lighting]	32,860			57,680	2,805	2,544	4,455	0.14%	1,927

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Reserve Component	*Current Repl. Cost*	*Useful Life*	*Remaining Life*	*Estimated Future Replacement Costs*	*Per Year*	*2025 Fully Funded Balance*	*2026 Fully Funded Balance*	*% Per Year Straight Line*	*2026 Line Item Contribution based on Cash Flow Method*
00017 - Del Sol Clubhouse (DSC)									
23000 - Mechanical Equipment									
534 - HVAC Rooftop, Rheem 5-Ton	19,080	15	14	26,960	1,797	1,272	2,608	0.09%	1,235
538 - HVAC 2 Rooftop, Rheem 7.5-Ton	46,640	15	14	65,901	4,393	3,109	6,374	0.22%	3,018
542 - HVAC Building North Side, Carrier Gemini 6-Ton	10,600	15	14	14,978	999	707	1,449	0.05%	686
546 - HVAC Building North Side, Carrier Gemini 6-Ton	10,600	15	14	14,978	999	707	1,449	0.05%	686
648 - Water Heater Kitchen, GE 50 US Gallon	2,545	12	9	3,178	265	636	870	0.01%	182
Sub-total [23000 - Mechanical Equipment]	89,465			125,994	8,453	6,431	12,749	0.41%	5,806
24000 - Furnishings									
574 - Miscellaneous All Areas- Tables, Chairs, Etc	28,000	10	10	35,842	3,258	2,545	2,870	0.16%	2,238
24500 - Audio / Visual									
104 - Television 2 Dining Room & Game Room TVs	3,180	10	9	3,971	397	318	652	0.02%	273
24600 - Safety / Access									
260 - Fire Control Misc Fire Alarm System	35,000	20	19	55,953	2,798	1,750	3,588	0.14%	1,922
25000 - Flooring									
420 - Vinyl 137 Sq. Yds. Dining Rm, Counter, Side Rm, Stairs	4,110	12	11	5,393	449	343	702	0.02%	309
488 - Tile 432 sf Kitchen, Store Room	9,158	25	14	12,941	518	4,030	4,506	0.03%	356
492 - Tile 360 sf Upper Level Restrooms	9,162	25	24	16,572	663	366	751	0.03%	455
500 - Tile 180 sf [2] Lower Level Restrooms	2,295	25	24	4,151	166	92	188	0.01%	114
520 - Carpeting 4,140 sf Lower Level Room	26,496	15	14	37,438	2,496	1,766	3,621	0.12%	1,714
560 - Tile 80 sf Lower Level Exterior Entry	1,696	20	19	2,711	136	85	174	0.01%	93
660 - Vinyl 192 Sq. Yds. Game Room	5,760	12	11	7,558	630	480	984	0.03%	433
Sub-total [25000 - Flooring]	58,677			86,763	5,057	7,162	10,926	0.25%	3,474

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00017 - Del Sol Clubhouse (DSC)									
27000 - Appliances									
170 - Cold Beverage Dispenser Service Area- Multiplex Soda Fountain	5,600	12	12	7,531	579	431	478	0.03%	398
180 - Espresso Machine Service Area- Astoria	5,500	12	12	7,397	569	423	470	0.03%	391
190 - Coffee Machine Service Area- Fetco	2,500	12	12	3,362	259	192	214	0.01%	178
200 - Refrigerator Kitchen- Mainstreet 2-Door Reach-in Refrigerator	2,500	12	12	3,362	259	192	214	0.01%	178
208 - Refrigerator Service Area- Avantco 2-Door Worktop	2,700	12	12	3,631	279	208	231	0.01%	192
220 - Refrigerator Large Commercial Model Kitchen- Arctic Air Refrigerator	6,360	12	11	8,345	695	530	1,087	0.03%	478
230 - Freezer Kitchen- Mainstreet 2-Door Reach-in Freezer	2,500	12	12	3,362	259	192	214	0.01%	178
256 - Ice Machine Kitchen- Manitowoc Ice Machine	8,480	10	2	8,909	891	6,784	7,823	0.04%	612
274 - Oven Kitchen- Kratos Convection Oven	3,500	12	12	4,707	362	269	299	0.02%	249
282 - Oven Service Area- VariKwik Countertop Oven	4,900	12	12	6,590	507	377	419	0.02%	348
620 - Stainless Steel Sink 4 Kitchen/Service Area- Tables & Sinks	8,000	20	19	12,789	639	400	820	0.03%	439
940 - Drinking Fountain 2 Lower & Upper Level Drinking Fountains	6,360	12	11	8,345	695	530	1,087	0.03%	478
Sub-total [27000 - Appliances]	58,900			78,331	5,994	10,529	13,353	0.29%	4,117
28000 - Water System									
198 - Backflow Valves 2 Backflow Valves (50%)	5,500	10	9	6,869	687	550	1,128	0.03%	472
29000 - Infrastructure									
330 - Plumbing Sump System	21,200	20	9	26,476	1,324	11,660	13,038	0.06%	909
400 - Electric Electrical Panel, Related Equipment	10,600	10	6	12,293	1,229	4,240	5,433	0.06%	844
Sub-total [29000 - Infrastructure]	31,800			38,769	2,553	15,900	18,471	0.13%	1,754
Sub-total Del Sol Clubhouse (DSC)	944,479			1,433,670	95,129	116,926	186,070	4.67%	65,345

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Reserve Component	*Current Repl. Cost*	*Useful Life*	*Remaining Life*	*Estimated Future Replacement Costs*	*Per Year*	*2025 Fully Funded Balance*	*2026 Fully Funded Balance*	*% Per Year Straight Line*	*2026 Line Item Contribution based on Cash Flow Method*
00800 - General									
22000 - Office Equipment									
100 - Miscellaneous Facility Maintenance Shop Contex Scanner	7,930	5	2	8,331	1,666	4,758	6,503	0.08%	1,145

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
00800 - General									
30000 - Miscellaneous									
200 - Maintenance Equipment Vermeer Chipper	10,165	20	2	10,680	534	9,149	9,898	0.03%	367
204 - Maintenance Equipment Vermeer Skid Loader & Attachments	65,885	15	12	88,608	5,907	13,177	18,009	0.29%	4,058
700 - Trailer Marcos Trailer	6,950	15	0	6,950	463	6,950	475	0.02%	318
704 - Trailer Top Hat- 2018	7,865	15	9	9,822	655	3,146	3,762	0.03%	450
710 - Trailer Big Tex	28,665	15	12	38,551	2,570	5,733	7,835	0.13%	1,765
808 - Maintenance Equipment 4 Floor Cleaning Machines (25%)	20,000	3	1	20,500	6,833	13,333	20,500	0.34%	4,694
820 - Vehicle 2 Hyundai Kona #2 & #3	70,000	10	5	79,199	7,920	35,000	43,050	0.39%	5,440
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	40,655	10	6	47,147	4,715	16,262	20,836	0.23%	3,239
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	98,280	10	8	119,745	11,974	19,656	30,221	0.59%	8,225
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	79,330	10	2	83,346	8,335	63,464	73,182	0.41%	5,725
856 - Maintenance Truck 2 2016 Ram 1500 Pickups- #31, 32	89,910	10	2	94,462	9,446	71,928	82,942	0.46%	6,489
858 - Maintenance Truck 2016 Ram 1500 Pickup- #33	44,955	10	1	46,079	4,608	40,460	46,079	0.23%	3,165
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	47,220	10	2	49,611	4,961	37,776	43,560	0.24%	3,408
866 - Vehicle 2017 Ford Escape- #36	36,835	3	2	38,700	12,900	12,278	25,171	0.63%	8,861
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	43,880	10	3	47,254	4,725	30,716	35,982	0.23%	3,246
872 - Maintenance Truck 2018 Ford F150- #38	46,835	10	3	50,436	5,044	32,785	38,405	0.25%	3,465
874 - Maintenance Truck Ford F250 PU- #39	44,940	10	3	48,395	4,840	31,458	36,851	0.24%	3,324
876 - Vehicle Ford Transit Connect- #40	40,975	10	3	44,126	4,413	28,683	33,600	0.22%	3,031
878 - Vehicle 2018 Ford Transit 150 Van- #41	40,975	10	4	45,229	4,523	24,585	29,400	0.22%	3,107
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	50,340	10	4	55,566	5,557	30,204	36,119	0.27%	3,817
882 - Vehicle 2018 Ford Transit 250 Van- #43	42,786	10	4	47,227	4,723	25,671	30,699	0.23%	3,244

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Reserve Component	*Current Repl. Cost*	*Useful Life*	*Remaining Life*	*Estimated Future Replacement Costs*	*Per Year*	*2025 Fully Funded Balance*	*2026 Fully Funded Balance*	*% Per Year Straight Line*	*2026 Line Item Contribution based on Cash Flow Method*
00800 - General									
30000 - Miscellaneous									
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	37,460	10	4	41,349	4,135	22,476	26,878	0.20%	2,840
888 - Vehicle 2020 Ford Escape- #45	36,855	10	5	41,698	4,170	18,428	22,666	0.20%	2,864
892 - Maintenance Truck 2021 Ford Ranger XL- #46	44,045	10	6	51,079	5,108	17,618	22,573	0.25%	3,509
896 - Maintenance Truck 2021 Ford F250 Pickup- #47	50,390	10	6	58,437	5,844	20,156	25,825	0.29%	4,014
900 - Maintenance Truck Nissan Pickup- #48	40,000	10	9	49,955	4,995	4,000	8,200	0.25%	3,431
904 - Maintenance Truck Ford F-150 STX Pickup- #50	50,000	10	9	62,443	6,244	5,000	10,250	0.31%	4,289
Sub-total [30000 - Miscellaneous]	1,216,196			1,376,592	146,141	640,090	782,964	7.17%	100,386
32000 - Undesignated									
900 - Miscellaneous Additional Expenses (2025 Only)[nr:1]	989,996	1	0	0	0	989,996	0	0.00%	0
Sub-total General	2,214,121			1,384,923	147,807	1,634,844	789,467	7.25%	101,530
						[A]	[B]		
Totals	**23,137,083**			**27,263,323**	**2,038,254**	**12,968,909**	**12,838,681**	**100.00%**	**1,400,102**
						[EndBal] [A]	[EndBal] [B]		
Percent Funded						**56.96%**	**50.39%**		

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00001 - Administrative Offices

01000 - Paving

100 - Asphalt: Sealing

27,762 sf Parking Lots- Seal, Stripe

Useful Life	5	Remaining Life	1
Quantity	27,762	Unit of Measure	Square Feet
Cost /SqFt	$0.320		
% Included	100.00%	Total Cost/Study	$8,884
Replacement Year	2026	Future Cost	$9,106

Summary

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

Parking spaces Main-Carport/South-Metal Shop
0/0- golf cart
6/1- ADA
20/25- vehicle

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

2025- Per client 11/13/2025, $9,106 is anticipated in 2026.
2021- $2,642 was expended for both north and south lots. Per client, contractor did the North lot at no charge, was missed in their proposal.
2020- $1,100 was expended to seal coat approximately 3,519 sf of lot surface, remainder of the lots were asphalt overlay, per client 6/16/2020. Balance of sealcoat assumed to be performed in 2021.
2019- Per client 7/22/2019, reduce remaining life from 2022 to 2020 and increase estimate from $0.15/sf to $0.20/sf.
2017- $4,000 was expended for a follow-up seal coat from 2016.
2016- The north and south parking lots are in need of sealing and restriping.



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00001 - Administrative Offices

01000 - Paving

200 - Asphalt: Ongoing Repairs

27,762 sf Parking Lots (5.6%)

Useful Life	5	Remaining Life	1
Quantity	27,762	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$123,263
% Included	5.60%	Total Cost/Study	$6,903
Replacement Year	2026	Future Cost	$7,075

Summary

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

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

2025- Per client 11/13/2025, $7,075 is anticipated in 2026.
2019- While sealing and crack fill appear completed and in good condition, alligator type and linear cracking conditions persist. Per client 7/22/2019, reduce remaining life from 2022 to 2020.
2016- There is alligator type cracking and moderate linear cracking throughout the paved surfaces.



300 - Asphalt: Overlay w/ Interlayer

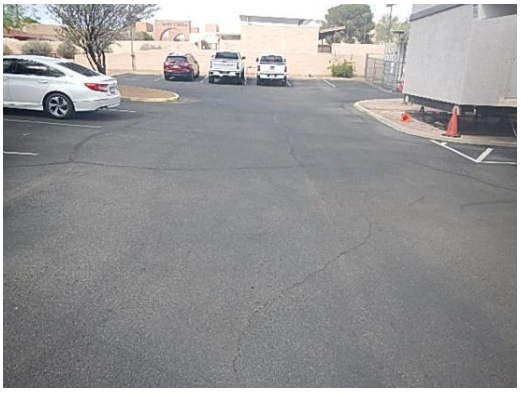
14,965 sf South Parking & Maintenance

Useful Life	25	Remaining Life	20
Quantity	14,965	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$47,589
Replacement Year	2045	Future Cost	$77,980

Summary

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

2020- $19,506 was expended.



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00001 - Administrative Offices

01000 - Paving

330 - Asphalt: Overlay w/ Interlayer

12,797 sf North Parking Lot (50%)

Useful Life	25	Remaining Life	20
Quantity	12,797	Unit of Measure	Square Feet
Cost /SqFt	$3.18	Qty * $/SqFt	$40,694
% Included	50.00%	Total Cost/Study	$20,347
Replacement Year	2045	Future Cost	$33,341

Summary

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

2020- $16,764 was expended.



03000 - Painting: Exterior

100 - Stucco

9,085 sf Building Exterior & Wall Surfaces

Useful Life	10	Remaining Life	3
Quantity	9,085	Unit of Measure	Square Feet
Cost /SqFt	$1.61		
% Included	100.00%	Total Cost/Study	$14,627
Replacement Year	2028	Future Cost	$15,752

Summary

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

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



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03500 - Painting: Interior

100 - Building

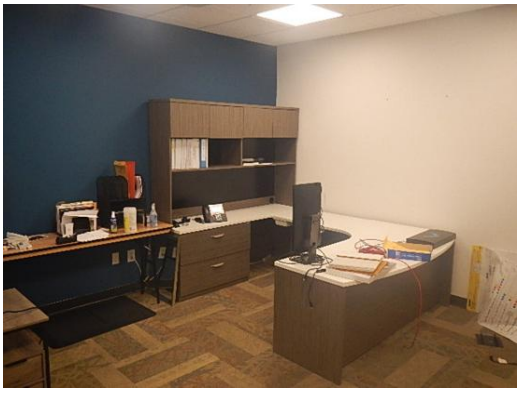
16,167 sf All Interior Spaces

Useful Life	10	Remaining Life	2
Quantity	16,167	Unit of Measure	Square Feet
Cost /SqFt	$1.50		
% Included	100.00%	Total Cost/Study	$24,251
Replacement Year	2027	Future Cost	$25,478

Summary

This is to prepare and paint all interior walls.

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



04000 - Structural Repairs

900 - Doors

41 Exterior & Interior Doors (25%)

Useful Life	10	Remaining Life	9
Quantity	41	Unit of Measure	Items
Cost /Itm	$2,015	Qty * $/Itm	$82,634
% Included	25.00%	Total Cost/Study	$20,658
Replacement Year	2034	Future Cost	$25,800

Summary

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

7- exterior
34- interior

2023- Per client, extend remaining life to 2034.



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05000 - Roofing

252 - Low Slope: BUR

7,050 sf Building Roof- Replace

Useful Life	20	Remaining Life	18
Quantity	7,050	Unit of Measure	Square Feet
Cost /SqFt	$13.00		
% Included	100.00%	Total Cost/Study	$91,650
Replacement Year	2043	Future Cost	$142,943

Summary

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

Main Building- 6,500 sf
Storage Building- 550 sf

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List.
2024- Recoated & repairs performed.
2023- $80,084 expended.
2021- Per client 6/1/2021, move remaining life from 2024 to 2023. Budget $80,500 per TREMCO
2018/19- Per client, roof re-coated. Remaining life extended by BRG to 2024.



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00001 - Administrative Offices

05000 - Roofing

930 - Coating

7,050 sf Low Slope Roof Recoating

Useful Life	5	Remaining Life	4
Quantity	7,050	Unit of Measure	Square Feet
Cost /SqFt	$1.25		
% Included	100.00%	Total Cost/Study	$8,813
Replacement Year	2029	Future Cost	$9,727

Summary

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

Main Building- 6,500 sf
Storage Building- 550 sf

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List.
2024- Recoated.
2019- Per client 6/14/2019, $6,750 expended for coating with 5 year life in 2018.



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00001 - Administrative Offices

08000 - Rehab

300 - Restrooms

3 Men's, Women's, Unisex Restrooms

Useful Life	20	Remaining Life	16
Quantity	3	Unit of Measure	Room
Cost /Rm	$18,888		
% Included	100.00%	Total Cost/Study	$56,663
Replacement Year	2041	Future Cost	$84,117

Summary

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

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

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

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



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00001 - Administrative Offices

08000 - Rehab

400 - Kitchen

Kitchen

Useful Life	20	Remaining Life	2
Quantity	1	Unit of Measure	Room
Cost /Rm	$10,600		
% Included	100.00%	Total Cost/Study	$10,600
Replacement Year	2027	Future Cost	$11,137

Summary

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.

2024- Cost increased per client slightly, and RL reduced from 2027 to 2025, back to 2027.
2023- Per client, extend remaining life to 2027.
2021- Remaining life extended to 2025. Per client 6/30/2021, reduce remaining life from 2025 to 2024.
2017- BRG had this as a 2016 expense. The remaining life has been set to 5, instead of 19, as would be needed if this was done in 2016.



22000 - Office Equipment

200 - Computers, Misc.

5 IT Servers (20%)

Useful Life	1	Remaining Life	1
Quantity	5	Unit of Measure	Items
Cost /Itm	$14,812	Qty * $/Itm	$74,061
% Included	20.00%	Total Cost/Study	$14,812
Replacement Year	2026	Future Cost	$15,183

Summary

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

2025- Per client 11/13/2025, $15,183 is anticipated in 2026.
2023- $13,633 expended.
2022- $7,845 was expended.
2021- $12,764 is anticipated
2020- $12,453 was expended.
2019- $12,000 was expended per client 6/14/2019.
2018- Quantity revised per actual to 5 with 1 server being replaced every year.
2017- Estimate revised upward from $9,200 to $12,000 based on 2017 costing.

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00001 - Administrative Offices

22000 - Office Equipment

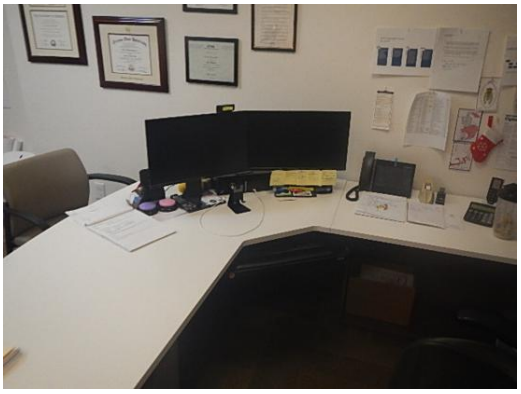
240 - Computers, Misc.

Office Computer Work Stations

Useful Life 1 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $21,997
% Included 100.00% Total Cost/Study $21,997
Summary Replacement Year 2026 Future Cost $22,547

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

2025- Per client 11/13/2025, $22,547 is anticipated in 2026.
2023- No expense.
2022- $25,534 expended.
2021- $18,395 expended.
2020- $18,500 expended.
2019- $18,022 expended per client 6/14/2019.
2018- $11,515 expended for 6 laptops, 4 reach computers. Approximately 80 total computers. Component revised per client direction from $37,000 every five years, to $18,500 every year starting in 2019.
2017- $27,756 expended and included iPads.



270 - Network Equipment

Routers & Switches

Useful Life 1 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $7,127
% Included 100.00% Total Cost/Study $7,127
Summary Replacement Year 2026 Future Cost $7,306

This is to replace routers and switch equipment.

2025- Per client 11/13/2025, $7,306 is anticipated in 2026.
2023- $6,560 expended.
2022- No work indicated, extend remaining life from 2022 to 2023.
2021- 6,150 is anticipated.
2020- Per client, add new component at $6,000/year beginning in 2021.

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00001 - Administrative Offices
23000 - Mechanical Equipment

280 - HVAC

Rooftop Rheem Unit #5- 2017

Useful Life 15 Remaining Life 7
Quantity 1 Unit of Measure System
Cost /Sys $15,900
% Included 100.00% Total Cost/Study $15,900
Summary Replacement Year 2032 Future Cost $18,900

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

Unit 5- Shop- Rheem, 4-ton, MN- RQPL-B048JK, SN- F261700031, MFG- 6/2017

2018- Per client, unit replaced in 2017.



314 - HVAC

Rooftop Rheem Unit #6- 2018

Useful Life 15 Remaining Life 8
Quantity 1 Unit of Measure System
Cost /Sys $13,780
% Included 100.00% Total Cost/Study $13,780
Summary Replacement Year 2033 Future Cost $16,790

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

Unit 6- Admin (SW)- Rheem, 3.5-ton, MN- RQRM-A042JK000AUA, SN- W161626826

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



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00001 - Administrative Offices
23000 - Mechanical Equipment

348 - HVAC

3 IT Room Trane & Gree Units- 2013

Useful Life	15	Remaining Life	3
Quantity	3	Unit of Measure	System
Cost /Sys	$4,028		
% Included	100.00%	Total Cost/Study	$12,084
Replacement Year	2028	Future Cost	$13,013

Summary

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

Unit 7- IT Room- Trane, 1.5-ton- MN-4TCC3018A100BA, SN- 13473HUN9H
Unit 9A & 9B- IT Server Room- Gree- MN- GWH12AB-D3DNA2D



372 - HVAC

Victor's Office- Gree Unit- 2016

Useful Life	15	Remaining Life	6
Quantity	1	Unit of Measure	System
Cost /Sys	$4,028		
% Included	100.00%	Total Cost/Study	$4,028
Replacement Year	2031	Future Cost	$4,671

Summary

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

Victor's Office- Unit 10A, Gree, MN- R109HP230V1BH, SN- 1016GS02274
Victor's Office- Unit 10B, Gree, MN- R109HP230V1B0, SN- 1016GS02280

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00001 - Administrative Offices
23000 - Mechanical Equipment

376 - HVAC
Marvair Unit- 2018

Useful Life 15 Remaining Life 8
Quantity 1 Unit of Measure System
Cost /Sys $8,480
% Included 100.00% Total Cost/Study $8,480
Summary Replacement Year 2033 Future Cost $10,332

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

Marvair- 3.5-ton, Annex, MN- AVHA42ACA100NU-A5-200, SN- AH-F156702-0-1

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



396 - HVAC
2 Mtg Rm/Southwest Office- Gree Units- 2020

Useful Life 15 Remaining Life 10
Quantity 2 Unit of Measure System
Cost /Sys $4,028
% Included 100.00% Total Cost/Study $8,056
Summary Replacement Year 2035 Future Cost $10,312

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

Meeting Rm- Gree, 1.5-ton, MN- LIVS18HP230V1BH, SN- 2520GS23981
Meeting Rm- Gree, 1.5-ton, MN- LIVS18HP230V1B0, SN- 3120GS22268
Southwest Office (TI)- Gree, 1-ton, MN- LIVS12HP230V1BH, SN- 2120GS16226
Southwest Office (TI)- Gree, 1-ton, MN- LIVS12HO230V1B0, SN- 3120GS22253

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00001 - Administrative Offices

23000 - Mechanical Equipment

528 - HVAC

3 Rooftop Rheem Units- 2025

Useful Life	15	Remaining Life	0
Quantity	3	Unit of Measure	System
Cost /Sys	$18,000		
% Included	100.00%	Total Cost/Study	$54,000
Replacement Year	2025	Future Cost	$54,000

Summary

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

Unit 1- Admin mid north- Rheem 4-ton, MN- RGEAZR048AJT10XNA, SN- F452402216
Unit 2- Admin mid south- Rheem, 4-ton, MN- RGEAZR048AJT10XNA, SN- F452402215
Unit 3- Admin center- Rheem, 4-ton, MN- RGEAZR048AJT10XNA, SN- F452402223

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025. Installed, Kent Mechanical- 2/12/2025.
2023- Per client, defer to 2025.



25000 - Flooring

200 - Carpeting

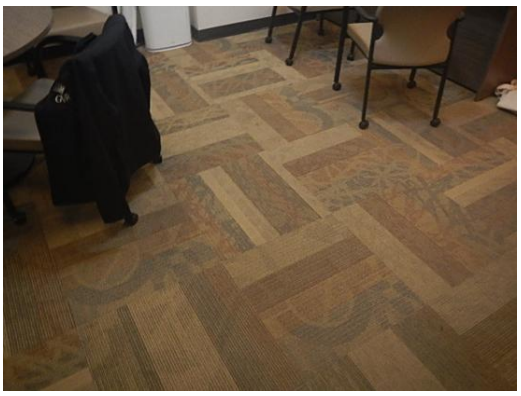
365 Sq. Yds. Hallways, Lobby, Offices

Useful Life	10	Remaining Life	2
Quantity	365	Unit of Measure	Square Yard
Cost /SqYd	$48.37		
% Included	100.00%	Total Cost/Study	$17,655
Replacement Year	2027	Future Cost	$18,549

Summary

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.



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00001 - Administrative Offices

25000 - Flooring

400 - Tile

430 sf Floors

Useful Life	20	Remaining Life	1
Quantity	430	Unit of Measure	Square Feet
Cost /SqFt	$23.03		
% Included	100.00%	Total Cost/Study	$9,903
Replacement Year	2026	Future Cost	$10,150

Summary

This is to replace the wall and floor tile.

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, defer.
2021- $8,688 was expended. Per client 7/28/2021, work was cancelled, so extend remaining life from 2021 to 2025.



28000 - Water System

134 - Backflow Valves

4" Backflow

Useful Life	12	Remaining Life	8
Quantity	1	Unit of Measure	Items
Cost /Itm	$9,300		
% Included	100.00%	Total Cost/Study	$9,300
Replacement Year	2033	Future Cost	$11,331

Summary

This is to replace the backflow prevention valve and freeze protection blanket.

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



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00002 - East Social Center (EC)

01000 - Paving

112 - Asphalt: Sealing

87,662 sf Parking Lot & N Driveway

Useful Life	5	Remaining Life	4
Quantity	87,662	Unit of Measure	Square Feet
Cost /SqFt	$0.320		
% Included	100.00%	Total Cost/Study	$28,052
Replacement Year	2029	Future Cost	$30,964

Summary

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

Parking spaces North&Roadway/West-Front/South
0/0/9- golf cart
2/4/3- ADA
42/33/53- vehicle

2025- Per client, sealed by Holbrook in 2024.
2023- Work done in 2023.
2021- Quantity increased by 8,000 sf due to the north driveway is GVR responsibility.
2019- The surface is due for seal coat. $8,400 was expended per client 6/14/2019.
2014- West and north lots overlaid.
2006- South lot reconstructed.



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00002 - East Social Center (EC)

01000 - Paving

212 - Asphalt: Ongoing Repairs

87,662 sf Parking Lot & N Driveway (2%)

Useful Life	5	Remaining Life	4
Quantity	87,662	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$389,219
% Included	2.00%	Total Cost/Study	$7,784
Replacement Year	2029	Future Cost	$8,593

Summary

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.

2024- $7,334 expended.
2022- Per client 6/22/2022, $45,000 is anticipated by September. The south lot exhibits large unsealed cracks.
2021- Quantity increased by 8,000 sf due to the north driveway is GVR responsibility. Per client 6/30/2021, $19,665 is anticipated to repair and apply micro surface (type II) to the north driveway in 2022.



312 - Asphalt: Overlay w/ Interlayer

27,900 sf South Parking Lot

Useful Life	25	Remaining Life	6
Quantity	27,900	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$88,722
Replacement Year	2031	Future Cost	$102,890

Summary

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

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



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00002 - East Social Center (EC)

01000 - Paving

316 - Asphalt: Overlay w/ Interlayer

56,762 sf West & North Parking Lots & N Driveway

Useful Life	25	Remaining Life	14
Quantity	56,762	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$180,503
Replacement Year	2039	Future Cost	$255,046

Summary

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

2021- Quantity increased by 8,000 sf due to the north driveway is GVR responsibility.
2014- West and north lots overlaid.



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00002 - East Social Center (EC)

02000 - Concrete

406 - Pool Deck

5,661 sf Pool/Spa Area Concrete Repair (4%)

Useful Life	2	Remaining Life	2
Quantity	5,661	Unit of Measure	Square Feet
Cost /SqFt	$26.71	Qty * $/SqFt	$151,205
% Included	4.12%	Total Cost/Study	$6,227
Replacement Year	2027	Future Cost	$6,543

Summary

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

2025- Minor crack observed.
2023- Per client, extend remaining life to 2027.
2022- $5,408 was expended. Not yet installed as of the reserve study site visit.
2020- $2,574 was expended.
2019- Uneven deck drains were observed (marked with orange safety cones). $5,022 total was expended for partial area repair and recoat per client 6/14/2019. Per client 8/5/2019, reduce useful life from 5 to 2 years.

Minor crack.



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00002 - East Social Center (EC)

03000 - Painting: Exterior

112 - Stucco

13,905 sf Building Exterior

Useful Life	10	Remaining Life	3
Quantity	13,905	Unit of Measure	Square Feet
Cost /SqFt	$1.61		
% Included	100.00%	Total Cost/Study	$22,387
Replacement Year	2028	Future Cost	$24,108

Summary

This is to prepare, power wash, sand, scrape, caulk and paint the stucco surfaces with a premium paint. Stucco repair is provided for within another component.

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



03500 - Painting: Interior

112 - Building

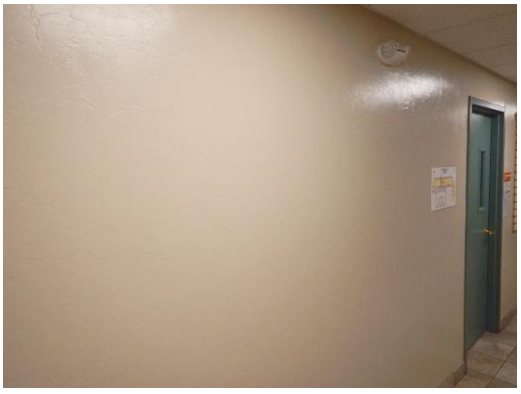
17,350 sf All Interior Spaces

Useful Life	10	Remaining Life	6
Quantity	17,350	Unit of Measure	Square Feet
Cost /SqFt	$1.50		
% Included	100.00%	Total Cost/Study	$26,025
Replacement Year	2031	Future Cost	$30,181

Summary

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

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



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00002 - East Social Center (EC)

04000 - Structural Repairs

204 - Siding

13,905 sf Stucco Repair (10%)

Useful Life	10	Remaining Life	3
Quantity	13,905	Unit of Measure	Square Feet
Cost /SqFt	$20.00	Qty * $/SqFt	$278,100
% Included	10.00%	Total Cost/Study	$27,810
Replacement Year	2028	Future Cost	$29,948

Summary

This is to replace siding. The actual scope of the work will depend on what is found after the existing siding is removed.

2022- South end of building exhibits cracks above door/windows.

Cracks at southwest building corner.



896 - Shed

Pool Equipment Area Shed

Useful Life	20	Remaining Life	12
Quantity	1	Unit of Measure	Items
Cost /Itm	$5,758		
% Included	100.00%	Total Cost/Study	$5,758
Replacement Year	2037	Future Cost	$7,744

Summary

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



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00002 - East Social Center (EC)

04000 - Structural Repairs

908 - Doors

58 Exterior/Interior Doors & Access Gates (25%)

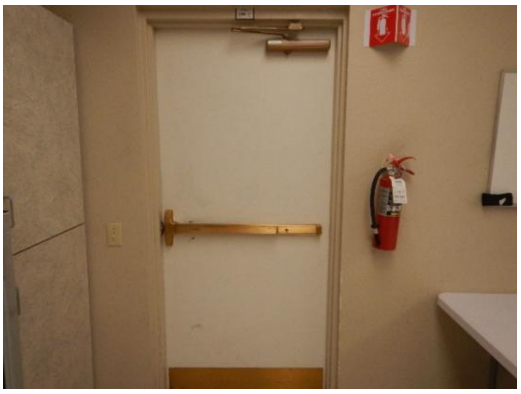
Useful Life	10	Remaining Life	9
Quantity	58	Unit of Measure	Items
Cost /Itm	$2,015	Qty * $/Itm	$116,897
% Included	25.00%	Total Cost/Study	$29,224
Replacement Year	2034	Future Cost	$36,497

Summary

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

27- interior
31- exterior

2023- Per client, extend remaining life to 2034.



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00002 - East Social Center (EC)

05000 - Roofing

312 - Low Slope: Vinyl

17,100 sf Main Building East Wing

Useful Life	20	Remaining Life	6
Quantity	17,100	Unit of Measure	Square Feet
Cost /SqFt	$13.00		
% Included	100.00%	Total Cost/Study	$222,300
Replacement Year	2031	Future Cost	$257,800

Summary

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

2025- Revised quantity from 207 squares to 17,100 sf, scope from 50% to 100% (combined two 50% components), and remaining life from 2025 to 2031 per client provided GVR Roofs Inventory Master List. Overall fair-good condition, some area with poor drainage, minor cracks. Roof area includes 68 high solar panels.
2023- Per client, extend remaining life to 2025.
2019- At the time of the reserve study site visit, solar panel had been installed and roof recoating completed. BRG extended the remaining life of this component to 2024.



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00002 - East Social Center (EC)

05000 - Roofing

356 - Low Slope: Vinyl

4,500 sf Main Building North Wing

Useful Life	20	Remaining Life	6
Quantity	4,500	Unit of Measure	Square Feet
Cost /SqFt	$13.00		
% Included	100.00%	Total Cost/Study	$58,500
Replacement Year	2031	Future Cost	$67,842

Summary

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

2025- 4,500 sf and 2031 remaining life per client provided GVR Roofs Inventory Master List. Overall poor condition. Brittle BUR, cracks, poor drainage, old pipe stands. Roof needs cleaning.
2019- At the time of the reserve study site visit, solar panel had been installed and roof recoating completed. BRG extended the remaining life of this component to 2029.



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00002 - East Social Center (EC)

05000 - Roofing

938 - Coating

21,600 sf Low Slope Roof Recoating

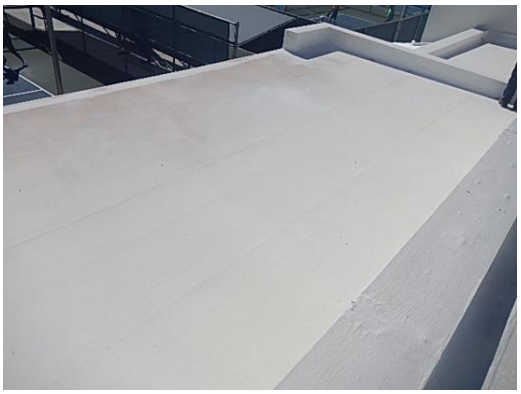
Useful Life	5	Remaining Life	1
Quantity	21,600	Unit of Measure	Square Feet
Cost /SqFt	$0.680		
% Included	100.00%	Total Cost/Study	$14,688
Replacement Year	2026	Future Cost	$15,055

Summary

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

Main Building East Wing- 17,100 sf
Main Building North Wing- 4,500 sf

2023- Per client, extend remaining life to 2025. Per client 11/13/2025, evaluate in 2026.
2019- At the time of the reserve study site visit, solar system had been installed and roof recoating completed. $11,056 expended per client 6/14/2019.



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00002 - East Social Center (EC)

08000 - Rehab

204 - General

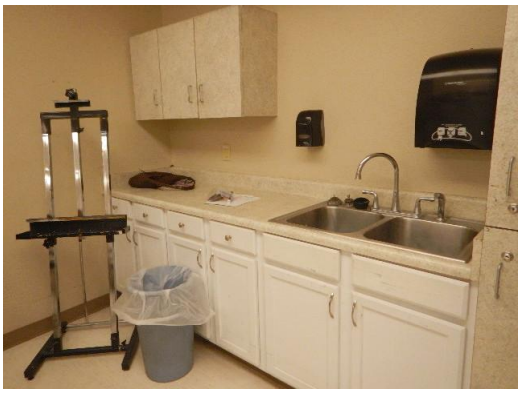
Fine Arts Room

Useful Life	20	Remaining Life	7
Quantity	1	Unit of Measure	Room
Cost /Rm	$17,275		
% Included	100.00%	Total Cost/Study	$17,275
Replacement Year	2032	Future Cost	$20,535

Summary

This is to rehab the fine arts room. Chairs and tables are provided for within another component.

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



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00002 - East Social Center (EC)

08000 - Rehab

206 - Locker Rooms

2 Men's, Women's & Outdoor Shower

Useful Life	20	Remaining Life	7
Quantity	2	Unit of Measure	Room
Cost /Rm	$69,217		
% Included	100.00%	Total Cost/Study	$138,433
Replacement Year	2032	Future Cost	$164,553

Summary

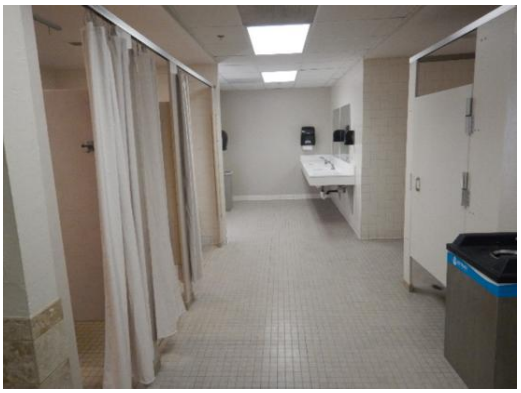
This is to rehab the outdoor shower and both locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, shelves, lighting, ventilation, tile, counters, design, etc.

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

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

Outdoor Shower- 2 stainless steel grab bars, 1 can light, tile walls, non-slip floor 5'x5'

2022- $65,000 was expended.
2019- Increased estimate from $29,000 to $55,000 per room. Client input will further define this component.
2018- $6,196 was expended for partial countertop replacement.



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00002 - East Social Center (EC)

08000 - Rehab

214 - Restrooms

Pool Patio Companion Restroom

Useful Life	20	Remaining Life	4
Quantity	1	Unit of Measure	Room
Cost /Rm	$10,365		
% Included	100.00%	Total Cost/Study	$10,365
Replacement Year	2029	Future Cost	$11,441

Summary

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

1- sink, auto-sensor
1- mirror
1- toilet
1- folding bench
1- toilet paper dispenser
2- stainless grab bars
2- can lights
tile floor- 61 sf
tile walls (full height)- 352 sf
Miscellaneous dispensers

2018- Added to study as a separate component.



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00002 - East Social Center (EC)

08000 - Rehab

250 - Kitchen

Kitchen

Useful Life	20	Remaining Life	7
Quantity	1	Unit of Measure	Room
Cost /Rm	$28,792		
% Included	100.00%	Total Cost/Study	$28,792
Replacement Year	2032	Future Cost	$34,225

Summary

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, doors, and flooring are provided for within other components.

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



312 - Restrooms

2 Lobby Hallway Restrooms

Useful Life	20	Remaining Life	3
Quantity	2	Unit of Measure	Room
Cost /Rm	$18,888		
% Included	100.00%	Total Cost/Study	$37,775
Replacement Year	2028	Future Cost	$40,680

Summary

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

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

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

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

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00002 - East Social Center (EC)

12000 - Pool

106 - Resurface

220 lf Pool

Useful Life	12	Remaining Life	9
Quantity	220	Unit of Measure	Linear Feet
Cost /l.f.	$155		
% Included	100.00%	Total Cost/Study	$34,162
Replacement Year	2034	Future Cost	$42,663

Summary

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

2025- Revised perimeter quantity from 165 to 220 lf reflecting 2022 replacement.
2022- $22,247 expended. Not yet plastered as of the reserve study site visit.
2021- Per client 6/1/2021, work was not completed in 2020, now anticipated in 2022 with re-construction. See related structural component for the work scheduled in 2022.
2020- $21,704 was expended.
2019- Stains, patches and minor spall were observed.



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00002 - East Social Center (EC)

12000 - Pool

400 - ADA Chair Lift

2 Pool & Spa ADA Chairs

Useful Life	10	Remaining Life	8
Quantity	2	Unit of Measure	Items
Cost /Itm	$5,067		
% Included	100.00%	Total Cost/Study	$10,135
Replacement Year	2033	Future Cost	$12,348

Summary

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

1- spa Aqua Creek, Ranger 2, MN F-RNGR2-W, SN 36944
1- pool Aqua Creek, Ranger 2, MN F-RNGR2-W, SN 369445

2025- Prior spa Aqua Creek, MN F-004PLB, SN 6375 and pool Aqua Creek, MN F004PLB, SN 6868 lifts replaced since last reserve site visit.
2022- 2 new Aqua Creek models noted during reserve study site visit.
2020- $7,008 was expended.



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00002 - East Social Center (EC)

12000 - Pool

734 - Equipment: Replacement

Pool & Spa Equipment (50%)

Useful Life	5	Remaining Life	2
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$47,839	Qty * $/LS	$47,839
% Included	50.00%	Total Cost/Study	$23,919
Replacement Year	2027	Future Cost	$25,130

Summary

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

4- pool filters, Pentair Triton 140C sand filters- 2022
1- spa filter, Pentair Triton 140C sand filter- 2022
2- pool pumps, Pentair TJP=5 + WhisperFlo XF VS- 2021
2- spa pumps, Pentair TJP=5 + WhisperFlo XF VS
1- Dolphin Pool Vacuum #6
3- pool heaters, Pentair Eti 400- 2021/2022
1- spa heater, Pentair Eti 400
2- chemical controllers, Hayward CAT4000 + CHLORSM Clear Comfort - Hydoxl
1- CO2 Cabonmizer 550 chemical equipment
1- Salt system for pool and spa
Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
Assorted- pipes, fittings, controls, lights, drain covers, hand rails, electrical, plumbing, etc.

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



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00002 - East Social Center (EC)

12000 - Pool

924 - Furniture: Misc

88 Pool Area Furniture

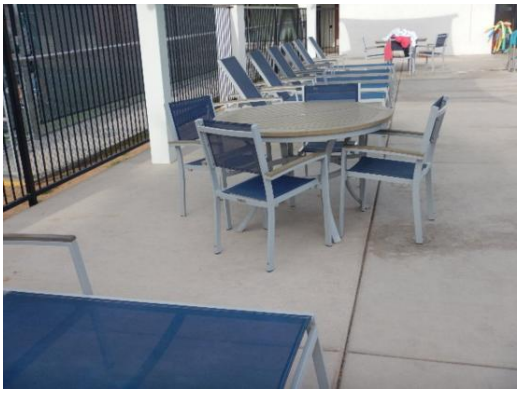
Useful Life	6	Remaining Life	3
Quantity	88	Unit of Measure	Items
Cost /Itm	$224		
% Included	100.00%	Total Cost/Study	$19,735
Replacement Year	2028	Future Cost	$21,252

Summary

This is to replace miscellaneous pool furniture.

0- umbrellas
7- tables
13- tea tables
28- fabric & strap chairs
40- fabric & strap chaise lounges

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



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00002 - East Social Center (EC)

13000 - Spa

114 - Resurface

Spa

Useful Life	8	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,383		
% Included	100.00%	Total Cost/Study	$6,383
Replacement Year	2030	Future Cost	$7,221

Summary

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

2022- $5,542 is anticipated.
2021- Per client 6/1/2021, work was not completed in 2020, now anticipated in 2022.
2020- $5,407 is anticipated.
2019- Per client 7/22/2019, spa re-plastered 10/2009. Per client 8/5/2019, increase useful life from 6 to 8 years.



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00002 - East Social Center (EC)

14000 - Recreation

200 - Exercise: Cardio Equipment

16 Fitness Room Cardio Machines (25%)

Useful Life	3	Remaining Life	1
Quantity	16	Unit of Measure	Items
Cost /Itm	$7,406	Qty * $/Itm	$118,493
% Included	25.00%	Total Cost/Study	$29,623
Replacement Year	2026	Future Cost	$30,364

Summary

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

1- True upright bike #10
1- Sci Fit seated bike/stepper Pro 2
1- NuStep T5 cross trainer (replaced 2020) #16
1- NuStep T5 cross trainer (replaced 2020) #17
2- True recumbent bikes #11 & #??
2- Assault fan spin bike #13 & #14
2- True Spectrum TS1000 ellipticals (replaced Precor & Sci Fit) #1 & #2
2- Concept-2 rowers #1 & #2
2- True 650 CS600 treadmills (replaced Paramount 2018) #4 & #5
2- Woodway treadmills #6 & #7

2025- One True recumbent bike out of service with parts ordered. Per client 11/13/2025, $30,364 anticipated for 2026.
2023- $28,969 projected. This is approximately $10,000 more than previously planned.
2020- $20,000 was expended to replace 2 NuStep T5 and replace one Woodway treadmill.
2019- One Woodway treadmill was out of service. $20,863 was expended per client 6/14/2019.
2017- $24,827 was expended for fitness equipment.



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00002 - East Social Center (EC)

14000 - Recreation

300 - Exercise: Strength Equipment

20 Fitness Room Strength Machines, Etc (50%)

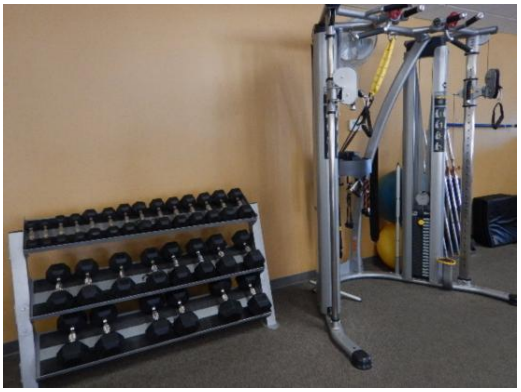
Useful Life	8	Remaining Life	6
Quantity	20	Unit of Measure	Items
Cost /Itm	$4,677	Qty * $/Itm	$93,549
% Included	50.00%	Total Cost/Study	$46,774
Replacement Year	2031	Future Cost	$54,244

Summary

This is to periodically replace miscellaneous fitness equipment.

1- Cybex leg extension #30
1- Cybex seated leg curl #31
1- Cybex hip abduction #29
1- Cybex hip adduction #28
1- Cybex leg press #26
1- Cybex fly/rear deltoid #18
1- Cybex lat pull #20
1- Cybex row #24
1- Cybex chest press #19
1- Cybex back extension #23
1- Cybex abdominal #22
1- Cybex arm extension #21
1- Hoist shoulder press #25
1- Hoist HD-3000 functional trainer, dual pulley #34
1- Precor 240 stretch trainer bench #35
1- Paramount XFW-640 vertical knee raise/dip bench #??
1- adjustable bench #36
1- adjustable bench #37
1- adjustable bench #38
1- Hoist 13-pair 2.5-55# dumbbell set w/ 3-teir rack #??

2023- $40,898 projected.



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00002 - East Social Center (EC)

14000 - Recreation

720 - Billiard Table

2 Billiards Room

Useful Life	25	Remaining Life	21
Quantity	2	Unit of Measure	Items
Cost /Itm	$10,883		
% Included	100.00%	Total Cost/Study	$21,767
Replacement Year	2046	Future Cost	$36,559

Summary

This is to replace the billiard tables.

Diamond

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



17000 - Tennis Court

110 - Reseal

14,400 sf [2] Tennis Courts

Useful Life	4	Remaining Life	2
Quantity	14,400	Unit of Measure	Square Feet
Cost /SqFt	$0.440		
% Included	100.00%	Total Cost/Study	$6,336
Replacement Year	2027	Future Cost	$6,657

Summary

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

2025- Per client, recoated 7/2023 and now has several bumps nw corner of east court.
2023- $5,850 expended.
2022- Minor surface cracking noted.
2019- $9,800 was expended per client 6/14/2019.
2014- Tennis courts repaired and recoated.



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00002 - East Social Center (EC)

17000 - Tennis Court

510 - Resurface

14,400 sf [2] Tennis Courts

Useful Life	20	Remaining Life	6
Quantity	14,400	Unit of Measure	Square Feet
Cost /SqFt	$3.69		
% Included	100.00%	Total Cost/Study	$53,136
Replacement Year	2031	Future Cost	$61,621

Summary

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



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00002 - East Social Center (EC)

17500 - Basketball / Sport Court

210 - Seal & Striping

18,200 sf [8] Pickleball Courts

Useful Life	2	Remaining Life	1
Quantity	18,200	Unit of Measure	Square Feet
Cost /SqFt	$1.21		
% Included	100.00%	Total Cost/Study	$22,022
Replacement Year	2026	Future Cost	$22,573

Summary

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

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

2025- Per client, recoated 8/2023, and will assess during 2025 but not committed for 2025. Per client 11/13/2025, $22,573 anticipated for 2026.
2023- $12,960 expended.
2021- $19,400 was expended.
2020- Per client 8/5/2020, reduce estimate from $4,500 to $1,613 per court.
2019- $14,858 was expended per client 6/14/2019. Per client 7/22/2019, anticipate $4,500/court every two years.
2017- $5,199 total was expended.



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00002 - East Social Center (EC)

19000 - Fencing

104 - Chain Link: 4'

270 lf Pickleball Court Divider Fences

Useful Life	25	Remaining Life	19
Quantity	270	Unit of Measure	Linear Feet
Cost /l.f.	$25.34		
% Included	100.00%	Total Cost/Study	$6,842
Replacement Year	2044	Future Cost	$10,938

Summary

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



110 - Chain Link: 6'

600 lf North Pickleball Court Fencing- 2015

Useful Life	30	Remaining Life	20
Quantity	600	Unit of Measure	Linear Feet
Cost /l.f.	$27.07		
% Included	100.00%	Total Cost/Study	$16,242
Replacement Year	2045	Future Cost	$26,614

Summary

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

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

2015- Approximate installation date.



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00002 - East Social Center (EC)

19000 - Fencing

114 - Chain Link: 6'

600 lf South Pickleball Court Fencing- 2018

Useful Life	30	Remaining Life	23
Quantity	600	Unit of Measure	Linear Feet
Cost /l.f.	$27.07		
% Included	100.00%	Total Cost/Study	$16,242
Replacement Year	2048	Future Cost	$28,661

Summary

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

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

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



130 - Chain Link: 10'

540 lf Tennis Court Fence

Useful Life	30	Remaining Life	6
Quantity	540	Unit of Measure	Linear Feet
Cost /l.f.	$48.37		
% Included	100.00%	Total Cost/Study	$26,120
Replacement Year	2031	Future Cost	$30,291

Summary

This is to replace the 10' chain link fencing.



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00002 - East Social Center (EC)

19000 - Fencing

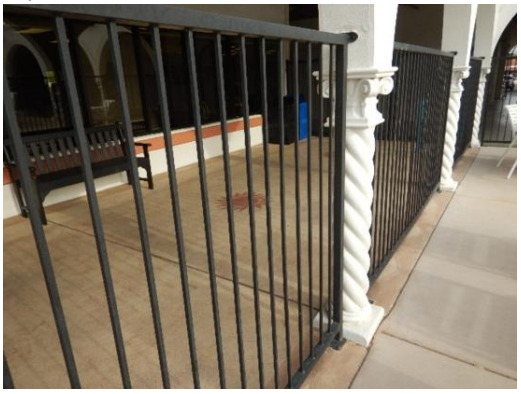
200 - Wrought Iron: 5'

415 lf Pool Perimeter Fence

Useful Life	35	Remaining Life	6
Quantity	415	Unit of Measure	Linear Feet
Cost /l.f.	$46.07		
% Included	100.00%	Total Cost/Study	$19,119
Replacement Year	2031	Future Cost	$22,172

Summary

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



20000 - Lighting

510 - Parking Lot

7 Parking Lot Lights

Useful Life	30	Remaining Life	28
Quantity	7	Unit of Measure	Items
Cost /Itm	$3,800		
% Included	100.00%	Total Cost/Study	$26,600
Replacement Year	2053	Future Cost	$53,107

Summary

This is to replace the parking lot lights.

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



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00002 - East Social Center (EC)

20000 - Lighting

604 - Sports Field / Court

8 Pickleball Court Lights

Useful Life	10	Remaining Life	4
Quantity	8	Unit of Measure	Items
Cost /Itm	$3,916		
% Included	100.00%	Total Cost/Study	$31,326
Replacement Year	2029	Future Cost	$34,578

Summary

This is to replace the pickleball court lights.

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



23000 - Mechanical Equipment

276 - HVAC

Rooftop Carrier Unit #1- 2013

Useful Life	15	Remaining Life	3
Quantity	1	Unit of Measure	System
Cost /Sys	$7,500		
% Included	100.00%	Total Cost/Study	$7,500
Replacement Year	2028	Future Cost	$8,077

Summary

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, MN- 50VR-A30-30TP, SN- 3313C19607

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.



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00002 - East Social Center (EC)

23000 - Mechanical Equipment

288 - HVAC

6 Rooftop Units- 2018

Useful Life	15	Remaining Life	8
Quantity	6	Unit of Measure	System
Cost /Sys	$16,000		
% Included	100.00%	Total Cost/Study	$96,000
Replacement Year	2033	Future Cost	$116,967

Summary

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

Unit 2- Art Room- American Standard, 3-ton, MN- WHC036H3R0B03, SN- 190210447L
Unit 6- Locker Room- Rheem, 4-ton, MN- RGEA15048ACT101AA, SN- F301800549
Unit 7- Office- Rheem, 4-ton, MN- RGEA15048ACT101AA, SN- F301800550
Unit 9- Women's Locker- Rheem, 3-ton, MN- RGEA15036ACT081AA, SN- F20181792
Unit 10- Men's Locker- Rheem, 3-ton, MN- RGEA15036ACT081AA, SN- F311801630
Unit 11- Fitness- Rheem, 5-ton, MN- RGEA15060ACT101AA, SN- F451800934

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.
2019- Per client 6/14/2019, replaced in 2018 for $38,254 of which half was paid in 2018 and 2019.



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00002 - East Social Center (EC)

23000 - Mechanical Equipment

326 - HVAC

Rooftop Ruud Unit #3- 2024

Useful Life	15	Remaining Life	14
Quantity	1	Unit of Measure	System
Cost /Sys	$23,265		
% Included	100.00%	Total Cost/Study	$23,265
Replacement Year	2039	Future Cost	$32,873

Summary

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

Unit 3- Auditorium- Ruud, 10-ton, MN- RGEDZT120AGC15BAA, SN- F492300125

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.
2024- Installed, Kent Mechanical.
2016- client provided spreadsheet lists 48HJE008-6 as the model number for this unit. Unit sticker lists 48HJD012571.



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00002 - East Social Center (EC)

23000 - Mechanical Equipment

356 - HVAC

Rooftop Rheem Unit #4- 2020

Useful Life	15	Remaining Life	10
Quantity	1	Unit of Measure	System
Cost /Sys	$11,660		
% Included	100.00%	Total Cost/Study	$11,660
Replacement Year	2035	Future Cost	$14,926

Summary

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

Unit 4- Auditorium- Rheem, 4-ton, MN- RQPL-B049CK, SN- F072001183

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.
2020- $8,250 expended, replaced Carrier unit with Rheem.



384 - HVAC

Rooftop Rheem Unit #8- 2021

Useful Life	15	Remaining Life	11
Quantity	1	Unit of Measure	System
Cost /Sys	$20,000		
% Included	100.00%	Total Cost/Study	$20,000
Replacement Year	2036	Future Cost	$26,242

Summary

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

Unit 8- Lounge- Rheem, 10-ton, MN- RGEDZS120CA152AA, SN- F422101343

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.
2023- $18,350 projected.



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00002 - East Social Center (EC)

23000 - Mechanical Equipment

408 - HVAC

5 Rooftop Carrier Units- 2011

Useful Life	15	Remaining Life	1
Quantity	5	Unit of Measure	System
Cost /Sys	$15,840		
% Included	100.00%	Total Cost/Study	$79,200
Replacement Year	2026	Future Cost	$81,180

Summary

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

Unit 5- Lobby- Carrier, 3-ton, MN- 48VL-A3606030TP, SN- 0711C37761
Unit 12- Fitness- Carrier, 5-ton, MN- 48HCDAO6A0A3A0A0A0, SN- 1410G20129
Unit 13- Billiard Room- Carrier, 4-ton, MN- 48HCDAO5A2A5A0A0A0, SN- 1810G20086
Unit 14- Lapidary Annex- Carrier, 4-ton, MN- 48HCDAO5A2A5A0A0A0, SN-1810G20091
Unit 15- Lapidary- Carrier, 4-ton, MN- 48HCDAO5A2A5A0A0A0, SN- 1210G40181

2025- Client anticipates MRR replacement in 2026. Per client 11/13/2025, $81,180 anticipated in 2026.



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00002 - East Social Center (EC)

24000 - Furnishings

520 - Miscellaneous

Tables & Chairs

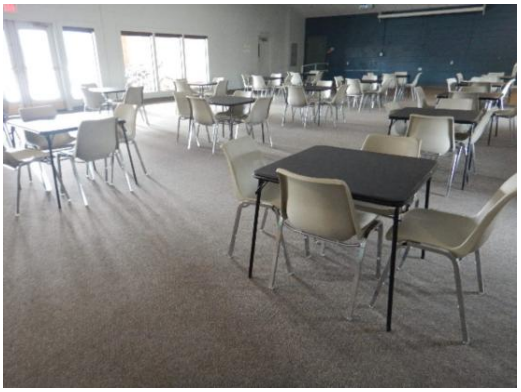
Useful Life	10	Remaining Life	0
Quantity	1	Unit of Measure	Collection
Cost /Coll	$36,807		
% Included	100.00%	Total Cost/Study	$36,807
Replacement Year	2025	Future Cost	$36,807

Summary

This is to replace miscellaneous tables and chairs.

2- soft chairs
8- stools
61- card tables
80- tables
381- chairs

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $36,807 was expended in 2025.
2020- $21,300 was expended for 64- 6' tables.
2017- $5,188 total was expended for 8- 6' tables and 50 card tables.



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00002 - East Social Center (EC)

24500 - Audio / Visual

168 - Projector

2 Lounge & Main Room Projectors & Screens

Useful Life	10	Remaining Life	9
Quantity	2	Unit of Measure	Items
Cost /Itm	$3,800		
% Included	100.00%	Total Cost/Study	$7,600
Replacement Year	2034	Future Cost	$9,491

Summary

This is to replace the video projectors and screens.

EIKI



300 - PA System

Sound Rack- Sound System

Useful Life	10	Remaining Life	6
Quantity	1	Unit of Measure	System
Cost /Sys	$11,978		
% Included	100.00%	Total Cost/Study	$11,978
Replacement Year	2031	Future Cost	$13,890

Summary

This is to replace the sound system. Equipment located in storage room between fine arts room and auditorium.

2021- $10,000 is anticipated, per A & E Supervisor.
2019- Per client, decrease useful life from 20 to 10 years and remaining life from 2031 to 2021.
2017- Per client, $5,900 was expended in 2011.



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00002 - East Social Center (EC)

24500 - Audio / Visual

744 - Piano

East Auditorium Yamaha Upright

Useful Life 25 Remaining Life 5
Quantity 1 Unit of Measure Items
Cost /Itm $11,517
% Included 100.00% Total Cost/Study $11,517
Summary Replacement Year 2030 Future Cost $13,030

This is to replace the piano and dolly.

Yamaha upright
model- T121
serial #- 6087442

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



24600 - Safety / Access

100 - Fire Control Misc

Alarm & Sprinkler System

Useful Life 20 Remaining Life 2
Quantity 1 Unit of Measure System
Cost /Sys $35,000
% Included 100.00% Total Cost/Study $35,000
Summary Replacement Year 2027 Future Cost $36,772

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

2021- $7,225 was expended to replace fire sprinkler pendants.
2018- Added as a reserve study component.

108 - Fire Alarm Control Panel

Fire Panel

Useful Life 20 Remaining Life 1
Quantity 1 Unit of Measure System
Cost /Sys $35,122
% Included 100.00% Total Cost/Study $35,122
Summary Replacement Year 2026 Future Cost $36,000

This is to repair and replace the fire panel.

2025- Per client 10/10/2025, add a new fire panel in 2026. Per client 11/13/2025, $36,000 is anticipated in 2026.

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00002 - East Social Center (EC)

25000 - Flooring

220 - Carpeting

850 Sq. Yds. East Center Carpet

Useful Life 10 Remaining Life 6
Quantity 850 Unit of Measure Square Yard
Cost /SqYd $33.79
% Included 100.00% Total Cost/Study $28,722
Replacement Year 2031 Future Cost $33,308

Summary

This is to replace the carpeting.

Billiards
Auditorium
Game Room
Lounge

2021- $23,979 was expended.



420 - Tile

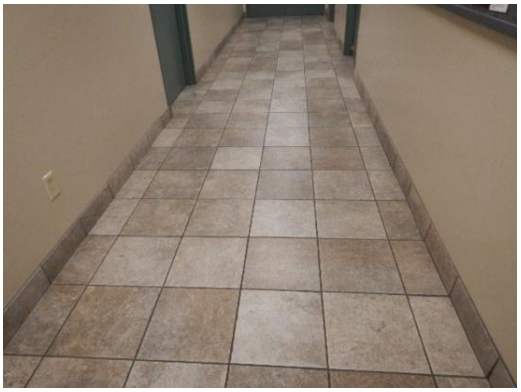
4,200 sf East Center Walls & Floors

Useful Life 20 Remaining Life 1
Quantity 4,200 Unit of Measure Square Feet
Cost /SqFt $13.82
% Included 100.00% Total Cost/Study $58,044
Replacement Year 2026 Future Cost $59,495

Summary

This is to replace the wall and floor tile.

2025- Per client 11/13/2025, defer.
2020- Per client 8/5/2020, extend remaining life from 2021 to 2024.
2018- 200 sf added at fitness center, so quantity increased from 4,000 sf to 4,200 sf.



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00002 - East Social Center (EC)

25000 - Flooring

610 - Tile

1,440 sf Art Room, Lobby, Kitchen

Useful Life	15	Remaining Life	11
Quantity	1,440	Unit of Measure	Square Feet
Cost /SqFt	$8.19		
% Included	100.00%	Total Cost/Study	$11,794
Replacement Year	2036	Future Cost	$15,474

Summary

This is to replace the porcelain tile.

2025- Art room remains vinyl.
2021- $9,849 was expended to replace VCT tile with porcelain tile. $6,507 was expended to replace kitchen VCT tile with porcelain tile.



26000 - Outdoor Equipment

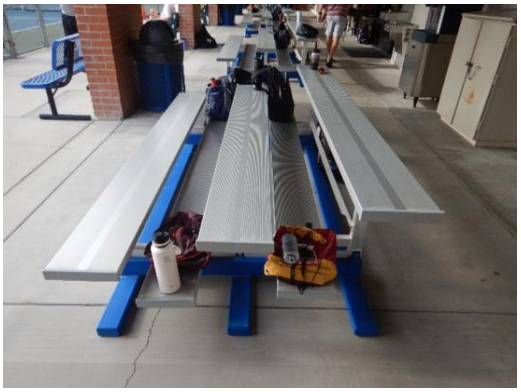
444 - Bleachers: Aluminum

4 Pickleball Bleachers

Useful Life	20	Remaining Life	12
Quantity	4	Unit of Measure	Items
Cost /Itm	$3,455		
% Included	100.00%	Total Cost/Study	$13,820
Replacement Year	2037	Future Cost	$18,587

Summary

This is to replace the aluminum bleachers.



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00002 - East Social Center (EC)

26000 - Outdoor Equipment

888 - Shade Structure

300 sf [3] Pool Shade Structures

Useful Life 7 Remaining Life 5
Quantity 300 Unit of Measure Square Feet
Cost /SqFt $15.00
% Included 100.00% Total Cost/Study $4,500
Summary Replacement Year 2030 Future Cost $5,091

This is to replace the pool area shade structures.

10'x10'

2025- Installed new during pool replacement project.



27000 - Appliances

448 - Washer & Dryer

Craft Janitor Closet- Washer/Dryer

Useful Life 10 Remaining Life 2
Quantity 1 Unit of Measure Set
Cost /Set $5,000
% Included 100.00% Total Cost/Study $5,000
Summary Replacement Year 2027 Future Cost $5,253

This is to replace the washer and dryer.

1- Speed Queen front load washer (craft janitor closet)
1- Speed Queen dryer (craft janitor closet)



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00002 - East Social Center (EC)

27000 - Appliances

720 - Miscellaneous

9 Kitchen Appliances (33%)

Useful Life	5	Remaining Life	3
Quantity	9	Unit of Measure	Items
Cost /Itm	$2,764	Qty * $/Itm	$24,877
% Included	33.33%	Total Cost/Study	$8,292
Replacement Year	2028	Future Cost	$8,930

Summary

This is to repair or replace miscellaneous appliances.

1- Bunn Coffee, CS Series single brewer
1- Amana Distinctions range
1- Maytag microwave
1- Duke E101-E double door convection oven
1- Vollrath 38710 4-pan buffet cart (store room)
1- GE 22 CF Refrigerator
1- Manitowoc undercounter ice maker, MN UY0140A-161B, SN 310283308, MFG 10/2014
1- Moyer Diebel undercounter dishwasher, 401lf, SN W6128
1- stainless table



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00002 - East Social Center (EC)

28000 - Water System

138 - Backflow Valves

4" Backflow

Useful Life	12	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$9,300		
% Included	100.00%	Total Cost/Study	$9,300
Replacement Year	2027	Future Cost	$9,771

Summary

This is to replace the backflow prevention valve.

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



00003 - Abrego North (AN)

01000 - Paving

420 - Asphalt: Major Repairs

14,105 sf Parking Area

Useful Life	25	Remaining Life	23
Quantity	14,105	Unit of Measure	Square Feet
Cost /SqFt	$6.75		
% Included	100.00%	Total Cost/Study	$95,209
Replacement Year	2048	Future Cost	$168,006

Summary

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

2023- $87,465 expended.
2022- Alligator type cracking exhibited.
2018- 7,650 sf added as a new parking lot at this location, so quantity increased from 6,455 sf to 14,105 sf.
1997- Overlay work performed.



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00003 - Abrego North (AN)

02000 - Concrete

472 - Pool Deck

4,523 sf Pool/Spa Area Concrete Repair (6%)

Useful Life	5	Remaining Life	3
Quantity	4,523	Unit of Measure	Square Feet
Cost /SqFt	$26.20	Qty * $/SqFt	$118,503
% Included	6.00%	Total Cost/Study	$7,110
Replacement Year	2028	Future Cost	$7,657

Summary

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

2023- $6,573 projected.
2021- Per client 6/1/2021, move remaining life from 2021 to 2023.
2016- Total pool replacement was in progress at the time of the reserve site visit. This component provides for repairs and not the total replacement.



03000 - Painting: Exterior

218 - Surface Restoration

5,892 sf Exterior Surfaces

Useful Life	10	Remaining Life	1
Quantity	5,892	Unit of Measure	Square Feet
Cost /SqFt	$1.65		
% Included	100.00%	Total Cost/Study	$9,722
Replacement Year	2026	Future Cost	$9,965

Summary

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

2025- Per client 11/13/2025, reduce remaining life from 2027 to 2026.
2017- Client advises this was done in 2016.



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00003 - Abrego North (AN)

03000 - Painting: Exterior

04000 - Structural Repairs

820 - Shed

Shed

Useful Life	10	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$12,035		
% Included	100.00%	Total Cost/Study	$12,035
Replacement Year	2030	Future Cost	$13,616

Summary

This is to repair, replace and maintain the shed.

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



956 - Doors

10 Exterior & Interior Doors (50%)

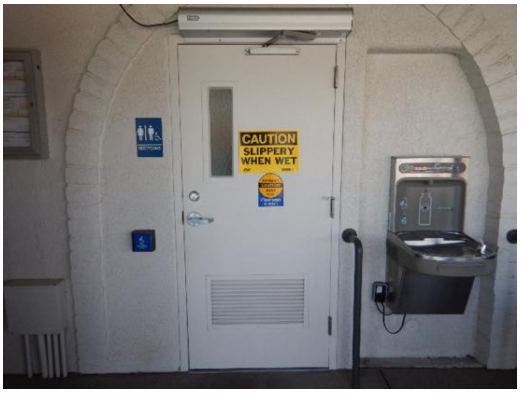
Useful Life	20	Remaining Life	7
Quantity	10	Unit of Measure	Items
Cost /Itm	$2,016	Qty * $/Itm	$20,155
% Included	50.00%	Total Cost/Study	$10,078
Replacement Year	2032	Future Cost	$11,979

Summary

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

2- interior
8- exterior

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



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00003 - Abrego North (AN)

05000 - Roofing

352 - Low Slope: BUR

2,000 sf Pool Building Roof

Useful Life 20 Remaining Life 3
Quantity 2,000 Unit of Measure Square Feet
Cost /SqFt $13.00
% Included 100.00% Total Cost/Study $26,000
Replacement Year 2028 Future Cost $27,999

Summary

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

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Roof appears in good condition.
2024- Recoated.



978 - Coating

2,100 sf Low Slope Roof Recoating

Useful Life 5 Remaining Life 4
Quantity 2,100 Unit of Measure Square Feet
Cost /SqFt $1.40
% Included 100.00% Total Cost/Study $2,940
Replacement Year 2029 Future Cost $3,245

Summary

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

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Roof appears in good condition.
2024- Recoated.
2019- Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life. Per client 7/22/2019, Anticipate $2,280 to recoat in 2019.



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00003 - Abrego North (AN)

08000 - Rehab

238 - Restrooms

Companion Restroom Remodel

Useful Life	20	Remaining Life	2
Quantity	1	Unit of Measure	Room
Cost /Rm	$19,835		
% Included	100.00%	Total Cost/Study	$19,835
Replacement Year	2027	Future Cost	$20,839

Summary

This is to rehab and redecorate the companion restroom.

2018- Added to study.



266 - Locker Rooms

2 Men's & Women's

Useful Life	20	Remaining Life	2
Quantity	2	Unit of Measure	Room
Cost /Rm	$44,045		
% Included	100.00%	Total Cost/Study	$88,090
Replacement Year	2027	Future Cost	$92,550

Summary

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

2019- Increased estimate from $20,000 to $35,000 per room. Client input will further define this component.
2006- Remodeled.

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00003 - Abrego North (AN)

08000 - Rehab

270 - General

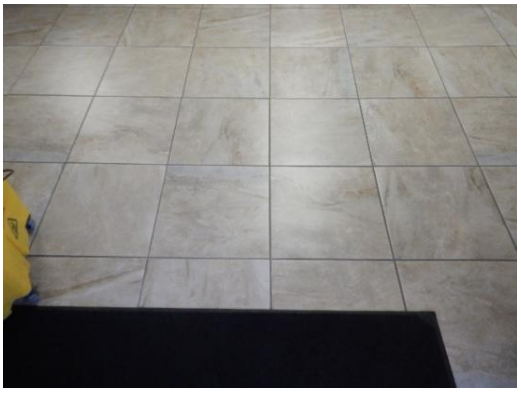
795 sf Recreation Room Tile- 2017

Useful Life	20	Remaining Life	12
Quantity	795	Unit of Measure	Square Feet
Cost /SqFt	$14.25		
% Included	100.00%	Total Cost/Study	$11,329
Replacement Year	2037	Future Cost	$15,236

Summary

This is to replace the tile.

2017- $8,771 was expended to install new recreation room tile per client.



12000 - Pool

172 - Resurface

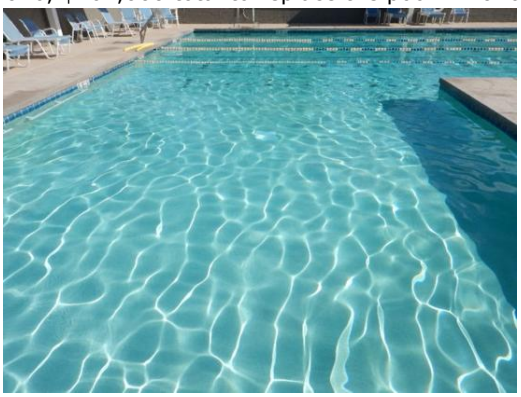
230 lf Pool

Useful Life	12	Remaining Life	3
Quantity	230	Unit of Measure	Linear Feet
Cost /l.f.	$185		
% Included	100.00%	Total Cost/Study	$42,550
Replacement Year	2028	Future Cost	$45,822

Summary

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

2016- Total pool replacement was in progress during the reserve site visit. This component provides for resurfacing and not the total replacement. Per client 4/21/2016, $464,000 total to replace the pool in 2016.



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00003 - Abrego North (AN)
12000 - Pool

426 - ADA Chair Lift
2 Pool & Spa

Useful Life	10	Remaining Life	2
Quantity	2	Unit of Measure	Items
Cost /Itm	$7,500		
% Included	100.00%	Total Cost/Study	$15,000
Replacement Year	2027	Future Cost	$15,759

Summary

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

Aqua Creek Products, Scout 2, MN F-800SC2 MFG 8/2016

2025- Rust was observed.
2018- Added to study and installed in 2017.



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00003 - Abrego North (AN)

12000 - Pool

778 - Equipment: Replacement

Pool & Spa Equipment (50%)

Useful Life	5	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$48,000	Qty * $/LS	$48,000
% Included	50.00%	Total Cost/Study	$24,000
Replacement Year	2026	Future Cost	$24,600

Summary

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

1- pool filter #1, Pentair Triton II Commercial, MN TR100C, SN 0116081120026Q, mfg. 2012
1- pool filter #2, Pentair Triton II Commercial, MN TR100C, SN 01162411100228, mfg. 2011
1- spa filter, Pentair Triton II Commercial, MN TR-140C, SN 1162801100273, mfg. 2011
3- Pentair IntelliFlo variable speed pumps
1- additional spa pump
1- Dolphin Wave pool vacuum
1- pool heater #1, Raypak Professional, MN B-R408-EN-X, SN 1210346541, mfg. 2012
1- pool heater #1, Raypak Professional, MN B-R408-EN-X, SN 1304355514, mfg. 2013
1- spa heater, Raypak Professional, MN C-R406C-EN-X, SN 1103321942, mfg. 2011- repaired 2018
1- pool Aquasol chemical controller
1- spa Aquasol chemical controller
1- Clear Comfort advanced oxidation system
Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
Assorted- pipes, fittings, controls, lights, 2/4 pool/spa drain covers, 6/2 pool/spa skimmers, 4/2 pool/spa hand rails, electrical, plumbing, etc.

2025- Per client, replacements anticipated. Per client 11/13/2025, extend remaining life from 2025 to 2026.
2023- $10,682 expended.
2022- $38 was expended. Move remaining life from 2022 to 2023.
2020- $4,002 was expended to replace sand filter1, sand filter 2, and spa sand filter.
2018- $4,120 total was expended for spa heater, pool & spa chlorine pump.
2016- Per client 4/21/2016, $364,000 total is anticipated to replace the pool in 2016.



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00003 - Abrego North (AN)

12000 - Pool

964 - Furniture: Misc

37 Pool Area Furniture

Useful Life	6	Remaining Life	0
Quantity	37	Unit of Measure	Items
Cost /Itm	$225		
% Included	100.00%	Total Cost/Study	$8,325
Replacement Year	2025	Future Cost	$8,325

Summary

This is to replace miscellaneous pool furniture.

3- tables
5- side tables
14- chairs
15- lounges

2025- Per client, replacements anticipated. Per client 11/13/2025, $8,525 was expended in 2025.
2023- $3,801 expended.
2022- $7,538 was expended.
2017- Client advises done in 2016.



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00003 - Abrego North (AN)

13000 - Spa

158 - Resurface

Spa

Useful Life	8	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,640		
% Included	100.00%	Total Cost/Study	$6,640
Replacement Year	2026	Future Cost	$6,806

Summary

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $6,806 anticipated in 2026.
2023- Per client, extend remaining life to 2025.
2019- Per client 7/22/2019, spa built in 2016. Per client 8/5/2019, increase useful life from 6 to 8 years.



19000 - Fencing

560 - Vinyl

152 lf Perimeter Fencing

Useful Life	20	Remaining Life	12
Quantity	152	Unit of Measure	Linear Feet
Cost /l.f.	$40.35		
% Included	100.00%	Total Cost/Study	$6,133
Replacement Year	2037	Future Cost	$8,248

Summary

This is to replace the vinyl split rail style fencing.



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00003 - Abrego North (AN)

23000 - Mechanical Equipment

200 - HVAC

3 HVAC Rheem Units- 2020

Useful Life	15	Remaining Life	10
Quantity	3	Unit of Measure	System
Cost /Sys	$9,540		
% Included	100.00%	Total Cost/Study	$28,620
Replacement Year	2035	Future Cost	$36,636

Summary

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

Unit 1- Meeting RM, Rheem, 3-ton, MN- RGEA14036AJT08XAB, SN- F392000240
Unit 2- Women's LR, Rheem, 2.5-ton, MN- RQPL_B030JK, SN- F0620001380
Unit 3- Men's LR, Rheem, 2.5-ton, MN- RQPL_B030JK, SN- F072000586

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.
2021- Per client 6/1/2021, $6,250 expended to replace HVAC unit, 3-ton.
2020- $12,150 expended, for men's & women's locker room 2.5-ton units



26000 - Outdoor Equipment

864 - Shade Structure

380 sf Pool Equip Shade Structure

Useful Life	30	Remaining Life	18
Quantity	380	Unit of Measure	Square Feet
Cost /SqFt	$31.50		
% Included	100.00%	Total Cost/Study	$11,970
Replacement Year	2043	Future Cost	$18,669

Summary

This is to repair and replace the metal shade structure.

2013- Structure installed.



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00003 - Abrego North (AN)

26000 - Outdoor Equipment

868 - Shade Structure

378 sf [3] Pool Shade Canopies

Useful Life	15	Remaining Life	7
Quantity	378	Unit of Measure	Square Feet
Cost /SqFt	$26.45		
% Included	100.00%	Total Cost/Study	$9,998
Replacement Year	2032	Future Cost	$11,885

Summary

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

1- 7'x14'
2- 10'x14'

2017- 2 structures installed.
2016- 1 structure installed.



28000 - Water System

186 - Backflow Valves

Backflow (50%)

Useful Life	20	Remaining Life	10
Quantity	1	Unit of Measure	Items
Cost /Itm	$5,000	Qty * $/Itm	$5,000
% Included	50.00%	Total Cost/Study	$2,500
Replacement Year	2035	Future Cost	$3,200

Summary

This is to replace the backflow prevention valve, cover, and freeze protection blanket.



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00004 - Abrego South (AS)

01000 - Paving

232 - Asphalt: Ongoing Repairs

18,768 sf 2019 Replacement Area (10%)

Useful Life	5	Remaining Life	2
Quantity	18,768	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$83,330
% Included	10.00%	Total Cost/Study	$8,333
Replacement Year	2027	Future Cost	$8,755

Summary

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.

Parking spaces
0- golf cart
7- ADA
24- vehicle

2025- Minor linear cracks observed.
2023- Per client, extend remaining life to 2027.
2019- Lot was removed and replaced.



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00004 - Abrego South (AS)

01000 - Paving

236 - Asphalt: Ongoing Repairs

15,000 sf 2020 Addition Area (10%)

Useful Life	5	Remaining Life	2
Quantity	15,000	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$66,600
% Included	10.00%	Total Cost/Study	$6,660
Replacement Year	2027	Future Cost	$6,997

Summary

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.

Parking spaces
0- golf cart
0- ADA
27- vehicle

2020- Per client 6/15/2020, 15,000 sf was added to the east side for $28,910 in 2020.



348 - Asphalt: Overlay w/ Interlayer

18,768 sf 2019 Replacement Area

Useful Life	25	Remaining Life	19
Quantity	18,768	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$59,682
Replacement Year	2044	Future Cost	$95,411

Summary

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

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



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00004 - Abrego South (AS)

01000 - Paving

352 - Asphalt: Overlay w/ Interlayer

15,000 sf 2020 Addition Area

Useful Life	25	Remaining Life	20
Quantity	15,000	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$47,700
Replacement Year	2045	Future Cost	$78,162

Summary

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

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



02000 - Concrete

442 - Pool Deck

5,565 sf Pool/Spa Area Concrete Repair (5%)

Useful Life	2	Remaining Life	1
Quantity	5,565	Unit of Measure	Square Feet
Cost /SqFt	$27.07	Qty * $/SqFt	$150,645
% Included	5.00%	Total Cost/Study	$7,532
Replacement Year	2026	Future Cost	$7,721

Summary

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

2025- Small cracks were observed near pool southwest corner and northwest railing. Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, pool is closed due to subsidence, demo pool, and reallocate funds for another project, $7,721 is anticipated in 2026.
2019- $9,532 was expended per client 6/14/2019. Per client 7/22/2019, decrease useful life from 5 to 2 years.



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00004 - Abrego South (AS)

02000 - Concrete

03000 - Painting: Exterior

200 - Surface Restoration

7,191 sf Exterior Surfaces

Useful Life 10 Remaining Life 10
Quantity 7,191 Unit of Measure Square Feet
Cost /SqFt $1.65
% Included 100.00% Total Cost/Study $11,865
Summary Replacement Year 2035 Future Cost $15,188

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

2025- Peeled paint and wall cracks observed. Per client 11/13/2025, $54,325 was expended to paint and repair but not including locker room bldg in 2025.
2024- Per client, the work planned for 2025 will include many extras, including concrete repair, stucco and exterior elements repairs for $50,000.
2019- Paint appears in excellent condition, per client recently painted.



201 - Surface Restoration

Exterior Surfaces Paint & Repair (2025 Only)

Useful Life 1 Remaining Life 0 Treatment [nr:1]
Quantity 1 Unit of Measure Lump Sum
Cost /LS $54,325
% Included 100.00% Total Cost/Study $54,325
Summary Replacement Year 2025 Future Cost $54,325

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

2025- Peeled paint and wall cracks observed. Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $54,325 was expended to paint and repair but not including locker room bldg in 2025.
2024- Per client, the work planned for 2025 will include many extras, including concrete repair, stucco and exterior elements repairs for $50,000.



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00004 - Abrego South (AS)

03000 - Painting: Exterior

04000 - Structural Repairs

936 - Doors

16 Exterior & Interior Doors (25%)

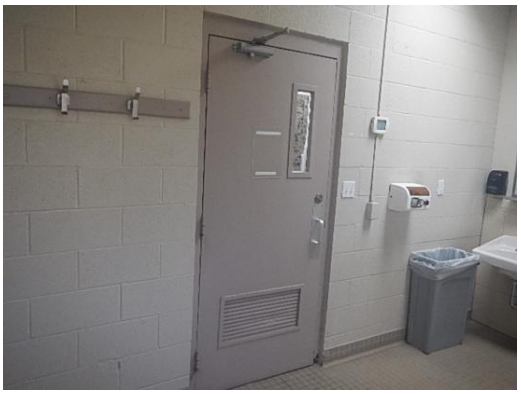
Useful Life	10	Remaining Life	9
Quantity	16	Unit of Measure	Items
Cost /Itm	$2,015	Qty * $/Itm	$32,247
% Included	25.00%	Total Cost/Study	$8,062
Replacement Year	2034	Future Cost	$10,068

Summary

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

3- interior
13- exterior

2023- Per client, extend remaining life to 2034.



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00004 - Abrego South (AS)

05000 - Roofing

224 - Low Slope: BUR

2,980 sf Pool Building Roofs

Useful Life 20 Remaining Life 8
Quantity 2,980 Unit of Measure Square Feet
Cost /SqFt $13.00
% Included 100.00% Total Cost/Study $38,740
Summary Replacement Year 2033 Future Cost $47,201

This is to replace the coated asphalt built-up roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Main Building- 2,250 sf
Locker Rooms- 7,30 sf

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Roofs appear in good condition. Recoated in 2024.



228 - Low Slope: BUR

3,500 sf Shuffleboard Ramadas

Useful Life 20 Remaining Life 3
Quantity 3,500 Unit of Measure Square Feet
Cost /SqFt $13.00
% Included 100.00% Total Cost/Study $45,500
Summary Replacement Year 2028 Future Cost $48,999

This is to replace the coated asphalt built-up roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Some repair done in 2023 or 2024. Roofs appear in fair condition with some separation at the edge.



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00004 - Abrego South (AS)

05000 - Roofing

962 - Coating

6,480 sf Low Slope Roof Recoating

Useful Life	5	Remaining Life	4
Quantity	6,480	Unit of Measure	Square Feet
Cost /SqFt	$1.25		
% Included	100.00%	Total Cost/Study	$8,100
Replacement Year	2029	Future Cost	$8,941

Summary

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

Main Building- 2,250 sf
Locker Rooms- 730 sf
Shuffleboard Ramadas [2]- 3,500 sf

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Roofs appear in good condition.
2024- Recoated.
2019- Some chipping exhibited. Sealing and recoating needed. Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life. Per client 7/22/2019, Anticipate $4,755 to recoat in 2019.



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00004 - Abrego South (AS)

08000 - Rehab

236 - Locker Rooms

2 Men's & Women's

Useful Life	20	Remaining Life	2
Quantity	2	Unit of Measure	Room
Cost /Rm	$44,045		
% Included	100.00%	Total Cost/Study	$88,090
Replacement Year	2027	Future Cost	$92,550

Summary

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

Men's- 2 auto-sensor sinks, 2 mirrors, 1 urinal, 1 stall, 2 showers, 3 benches, 2 electric heaters, 1 gas heater, 5 stainless steel bars, 3 lights, 1 electric hand dryer, 1 toilet paper dispenser, 2 soap dispensers, 1 paper towel dispenser, 3 clothes hangers

Women's- 2 auto-sensor sinks, 2 mirrors, 2 stalls, 2 showers, 3 benches, 2 electric heaters, 1 gas heater, 5 stainless steel bars, 3 lights, 1 electric hand dryer, 2 toilet paper dispensers, 2 soap dispensers, 1 paper towel dispenser, 3 clothes hangers

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



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00004 - Abrego South (AS)

08000 - Rehab

342 - Restrooms

2 Restrooms

Useful Life	20	Remaining Life	2
Quantity	2	Unit of Measure	Room
Cost /Rm	$18,880		
% Included	100.00%	Total Cost/Study	$37,760
Replacement Year	2027	Future Cost	$39,672

Summary

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

Men's- 2 sinks, 1 stall, 1 urinal, 2 soap dispensers, 2 toilet paper dispensers, 1 soap dispenser, 1 floor light, 1 wall light

Women's- 2 sinks, 2 stalls, 2 soap dispensers, 2 toilet paper dispensers, 1 soap dispenser, 1 floor light, 1 wall light

2025- Men's restroom ceiling/wall cracked/deflected. These issues should be investigated.
2019- Increased estimate from $4,000 to $15,000 per restroom.



12000 - Pool

140 - Resurface

170 lf Pool

Useful Life	12	Remaining Life	2
Quantity	170	Unit of Measure	Linear Feet
Cost /l.f.	$185		
% Included	100.00%	Total Cost/Study	$31,450
Replacement Year	2027	Future Cost	$33,042

Summary

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



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00004 - Abrego South (AS)

12000 - Pool

422 - ADA Chair Lift

Pool ADA Lift

Useful Life 10 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $4,860
% Included 100.00% Total Cost/Study $4,860
Summary Replacement Year 2029 Future Cost $5,365

This is to replace the pool ADA compliant chair lift.

2019- $3,861 was expended per client 6/14/2019.



642 - Deck: Re-Surface

5,565 sf Pool/Spa Deck Coating

Useful Life 10 Remaining Life 6
Quantity 5,565 Unit of Measure Square Feet
Cost /SqFt $10.20
% Included 100.00% Total Cost/Study $56,763
Summary Replacement Year 2031 Future Cost $65,828

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

2025- Some chips observed.
2022- Work appears to have been done. No costing was provided.
2021- Per client 6/1/2021, move remaining life from 2024 to 2022, per Aquatics Supervisor. Per client 7/28/2021, reduce remaining life from 2022 to 2021.



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00004 - Abrego South (AS)

12000 - Pool

944 - Furniture: Misc

45 Pool Area Furniture

Useful Life	6	Remaining Life	0
Quantity	45	Unit of Measure	Items
Cost /Itm	$267		
% Included	100.00%	Total Cost/Study	$12,004
Replacement Year	2025	Future Cost	$12,004

Summary

This is to replace miscellaneous pool furniture.

2- umbrellas
6- tables
13- chairs
24- chaise lounges

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $12,004 was expended in 2025.
2019- $7,000 was expended per client 6/14/2019.



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00004 - Abrego South (AS)

13000 - Spa

138 - Resurface

Spa

Useful Life 8 Remaining Life 5
Quantity 1 Unit of Measure Items
Cost /Itm $4,635
% Included 100.00% Total Cost/Study $4,635
Summary Replacement Year 2030 Future Cost $5,244

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

2025- Surface is slightly rough.
2022- $4,023 was expended for work currently in progress.
2019- Per client 7/22/2019, resurfaced 6/2014. Per client 8/5/2019, increase useful life from 6 to 8 years.



418 - ADA Chair Lift

Spa ADA Lift

Useful Life 10 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $5,740
% Included 100.00% Total Cost/Study $5,740
Summary Replacement Year 2027 Future Cost $6,031

This is to replace the spa ADA compliant chair lift.

2017- The spa lift was replaced for $4,340.



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00004 - Abrego South (AS)

19000 - Fencing

900 - Miscellaneous

258 lf Pool Perimeter Wall/Fence

Useful Life	20	Remaining Life	6
Quantity	258	Unit of Measure	Linear Feet
Cost /l.f.	$33.90		
% Included	100.00%	Total Cost/Study	$8,746
Replacement Year	2031	Future Cost	$10,143

Summary

This is for miscellaneous repairs and replacement to the pool perimeter fencing, walls and pedestrian gates.



20000 - Lighting

240 - Pole Lights

8 Shuffleboard Lights

Useful Life	25	Remaining Life	5
Quantity	8	Unit of Measure	Items
Cost /Itm	$1,800		
% Included	100.00%	Total Cost/Study	$14,400
Replacement Year	2030	Future Cost	$16,292

Summary

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



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00004 - Abrego South (AS)

23000 - Mechanical Equipment

240 - HVAC

2 Rooftop Rheem Units- 2025

Useful Life	15	Remaining Life	0
Quantity	2	Unit of Measure	System
Cost /Sys	$7,625		
% Included	100.00%	Total Cost/Study	$15,250
Replacement Year	2025	Future Cost	$15,250

Summary

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

Unit 1.2- West Lobby- Rheem, 3-ton, MN- RGEAZR036AJT08XNA, SN- F442401126
Unit 2.2- East Lobby/RRs- Rheem, 3-ton, MN- RGEAZR036AJT08XNA, SN- F442401105

2025- Installed by Kent Mechanical, 2/4/2025. Per client 11/13/2025, $15,250 was expended.



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00004 - Abrego South (AS)

26000 - Outdoor Equipment

480 - Drinking Fountain

2 Drinking Fountain

Useful Life 20 Remaining Life 2
Quantity 2 Unit of Measure Items
Cost /Itm $3,780
% Included 100.00% Total Cost/Study $7,560
Summary Replacement Year 2027 Future Cost $7,943

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

1- pool area
1- volleyball court

2019- Per client 7/22/2019, increase estimate from $1,800 to $3,000 and keep this drinking fountain component in study.



812 - Shade Structure

564 [3] Volleyball Shade Canopies

Useful Life 15 Remaining Life 7
Quantity 564 Unit of Measure Items
Cost /Itm $26.45
% Included 100.00% Total Cost/Study $14,918
Summary Replacement Year 2032 Future Cost $17,733

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

1- 12'x12'
2- 14'x15' (2017)

2018- Verified $11,890/each for 2 structures installed in 2017.



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00004 - Abrego South (AS)

26000 - Outdoor Equipment

880 - Shade Structure
264 sf Pool Shade Canopy

Useful Life 15 Remaining Life 4
Quantity 264 Unit of Measure Square Feet
Cost /SqFt $26.45
% Included 100.00% Total Cost/Study $6,983
Replacement Year 2029 Future Cost $7,708

Summary

This is to repair and replace the canvas canopy shade structure.

1- 10'x20'

2014- Structure installed.



900 - Shuffleboard Court
3,744 sf [12] Shuffleboard Courts

Useful Life 8 Remaining Life 7
Quantity 3,744 Unit of Measure Square Feet
Cost /SqFt $5.10
% Included 100.00% Total Cost/Study $19,094
Replacement Year 2032 Future Cost $22,697

Summary

This is to resurface the painted concrete shuffleboard courts.

2025- Per client, courts recoated in 2024 and needs sanding and wax.
2017- The surface was replaced.



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00004 - Abrego South (AS)

26000 - Outdoor Equipment

910 - Miscellaneous

3,500 sf [2] Volleyball Court Sand

Useful Life	10	Remaining Life	7
Quantity	3,500	Unit of Measure	Square Feet
Cost /SqFt	$10.80		
% Included	100.00%	Total Cost/Study	$37,800
Replacement Year	2032	Future Cost	$44,932

Summary

This is to replenish the volleyball court sand.

2025- Per client 2024 assessment, court sand is in good condition.
2024- Per client, 7 year useful life was to short, so BRG reset to 10 years, with next refresh in 2032.
2019- $30,000 total was expended to install 1 court in 2018 and 1 in 2019 with a 7 year life per client 6/14/2019.



28000 - Water System

166 - Backflow Valves

2 Backflows (50%)

Useful Life	10	Remaining Life	5
Quantity	2	Unit of Measure	Items
Cost /Itm	$5,000	Qty * $/Itm	$10,000
% Included	50.00%	Total Cost/Study	$5,000
Replacement Year	2030	Future Cost	$5,657

Summary

This is to periodically replace the backflow prevention valves and freeze protection blankets on a percentage basis.



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00005 - West Social Center (WC)

01000 - Paving

104 - Asphalt: Sealing

43,543 sf Drives, North & South Parking

Useful Life	5	Remaining Life	0
Quantity	43,543	Unit of Measure	Square Feet
Cost /SqFt	$0.320		
% Included	100.00%	Total Cost/Study	$13,934
Replacement Year	2025	Future Cost	$13,934

Summary

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

Parking spaces Tennis/Woodshop-East
4/0- golf cart
2/2- ADA
72/35- vehicle

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

2025- Per client 11/13/2025, resealed in 2025.
2022- Paved surfaces near tennis courts in need of sealing.
2020- $7,402 was expended.
2019- Per client 7/22/2019, reduce remaining life from 2022 to 2020 and increase estimate from $0.15/sf to $0.20/sf.
2017- $17,985 total was expended to seal, crack seal and stripe the west, north and south areas.



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00005 - West Social Center (WC)

01000 - Paving

108 - Asphalt: Sealing

75,321 sf West Parking Lot

Useful Life	5	Remaining Life	0
Quantity	75,321	Unit of Measure	Square Feet
Cost /SqFt	$0.320		
% Included	100.00%	Total Cost/Study	$24,103
Replacement Year	2025	Future Cost	$24,103

Summary

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

Parking spaces
0- golf cart
8- ADA
188- vehicle

2025- Per client 11/13/2025, resealed in 2025.
2020- $12,498 was expended.
2019- Per client 7/22/2019, reduce remaining life from 2022 to 2020 and increase estimate from $0.15/sf to $0.20/sf.
2017- $17,985 total was expended to seal, crack seal and stripe the west, north and south areas.
2016- The west parking lot is in need of sealing and crack fill. The striping is in fair condition.



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00005 - West Social Center (WC)

01000 - Paving

208 - Asphalt: Ongoing Repairs

75,321 sf West Parking Lot (3%)

Useful Life	5	Remaining Life	5
Quantity	75,321	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$334,425
% Included	2.50%	Total Cost/Study	$8,361
Replacement Year	2030	Future Cost	$9,459

Summary

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.

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, resealed in 2025.
2022- Cracks appear mostly filled.
2019- Per client 7/22/2019, reduce remaining life from 2022 to 2020.
2017- This work was performed with north, south and west areas.
2016- The west parking lot is in need of crack fill.



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00005 - West Social Center (WC)

01000 - Paving

304 - Asphalt: Overlay w/ Interlayer

43,543 sf Drives, North & South Parking

Useful Life	25	Remaining Life	5
Quantity	43,543	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$138,467
Replacement Year	2030	Future Cost	$156,662

Summary

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.

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, resealed in 2025, so reset remaining life from 2026 to 2030.
2022- Loading dock driveway exhibits large cracks.



308 - Asphalt: Overlay w/ Interlayer

75,321 sf West Parking Lot

Useful Life	25	Remaining Life	5
Quantity	75,321	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$239,521
Replacement Year	2030	Future Cost	$270,996

Summary

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.

2025- Per client 11/13/2025, resealed in 2025, so reset remaining life from 2031 to 2030.
2006- Parking lot installed.



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00005 - West Social Center (WC)

01000 - Paving

02000 - Concrete

400 - Pool Deck

5,313 sf Pool/Spa Area Concrete Repair (6%)

Useful Life	5	Remaining Life	6
Quantity	5,313	Unit of Measure	Square Feet
Cost /SqFt	$27.07	Qty * $/SqFt	$143,823
% Included	6.00%	Total Cost/Study	$8,629
Replacement Year	2031	Future Cost	$10,007

Summary

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

2025- Per client 10/10/2025, reduce remaining life from 2027 to 2026. Per client 11/13/2025, repair as part of 2026 deck resurface project.
2023- Per client, extend remaining life to 2027.



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00005 - West Social Center (WC)

03000 - Painting: Exterior

106 - Stucco

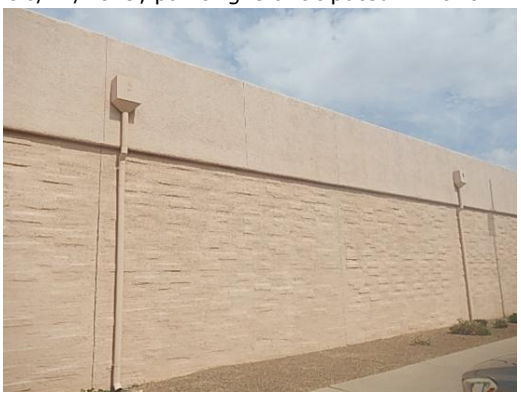
53,060 sf Building Exterior & Wall Surfaces

Useful Life	10	Remaining Life	5
Quantity	53,060	Unit of Measure	Square Feet
Cost /SqFt	$1.61		
% Included	100.00%	Total Cost/Study	$85,427
Replacement Year	2030	Future Cost	$96,652

Summary

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

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



03500 - Painting: Interior

106 - Building

24,000 sf All Interior Spaces

Useful Life	10	Remaining Life	1
Quantity	24,000	Unit of Measure	Square Feet
Cost /SqFt	$1.50		
% Included	100.00%	Total Cost/Study	$36,000
Replacement Year	2026	Future Cost	$36,900

Summary

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $36,900 anticipated in 2026.
2022- $5,234 was expended. Move remaining life from 2022 to 2023.
2021- Per client 6/1/2021, defer.



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00005 - West Social Center (WC)

04000 - Structural Repairs

904 - Doors

72 Exterior & Interior Doors (25%)

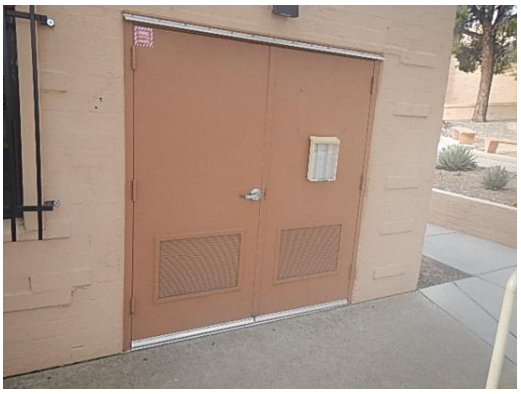
Useful Life	10	Remaining Life	9
Quantity	72	Unit of Measure	Items
Cost /Itm	$2,015	Qty * $/Itm	$145,113
% Included	25.00%	Total Cost/Study	$36,278
Replacement Year	2034	Future Cost	$45,307

Summary

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

25- exterior
47- interior

2023- Per client, extend remaining life to 2034.



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00005 - West Social Center (WC)

05000 - Roofing

204 - Low Slope: BUR

5,600 sf Pool House & Metal Arts Buildings

Useful Life 20 Remaining Life 10
Quantity 5,600 Unit of Measure Square Feet
Cost /SqFt $13.00
% Included 100.00% Total Cost/Study $72,800
Summary Replacement Year 2035 Future Cost $93,190

This is to replace the coated built-up asphalt roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Pool House Building- 3,400 sf
Metal Arts Building- 2,200 sf

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Roofs in good condition, BRG extended remaining life to 2035, pending additional client input.
2024- Recoated.



300 - Low Slope: Metal

3 Squares- Pool Eq Enclosure Shade Structure

Useful Life 30 Remaining Life 22
Quantity 3 Unit of Measure Squares
Cost /Sqrs $3,100
% Included 100.00% Total Cost/Study $9,300
Summary Replacement Year 2047 Future Cost $16,011

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

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



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00005 - West Social Center (WC)
05000 - Roofing

308 - Low Slope: Vinyl

31,560 sf Main Building Flat Roofs

Useful Life	20	Remaining Life	4
Quantity	31,560	Unit of Measure	Square Feet
Cost /SqFt	$13.00		
% Included	100.00%	Total Cost/Study	$410,280
Replacement Year	2029	Future Cost	$452,872

Summary

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

Lobby/Auditorium- 18,300 sf
Woodshop/Lapidary- 12,500 sf
4 Archways- 760 sf

Pool House building and Metal Arts building roofs are provided for in another component.

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Per client, recoating anticipated for 2025 & replacement anticipated for 2029. Woodshop/Lapidary section in poor /fair condition exhibiting cracks, hail damage and old loose patches. Archway sections inaccessible during reserve study site visit, ladders needed.
2019- During the reserve study site visit, solar installation was in progress, and the roof had just been recoated. Per client 6/14/2019, extend remaining life from 2019 to 2029.



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00005 - West Social Center (WC)

05000 - Roofing

600 - Pitched: Tile

22 Squares- Tennis Ramada Roof

Useful Life	30	Remaining Life	21
Quantity	22	Unit of Measure	Squares
Cost /Sqrs	$1,275		
% Included	100.00%	Total Cost/Study	$28,050
Replacement Year	2046	Future Cost	$47,112

Summary

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

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Tile in good condition. Underlayment to be checked in 2026.
2019- Per client 6/14/2019, extend remaining life from 2036 to 2046.



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00005 - West Social Center (WC)

05000 - Roofing

934 - Coating

31,560 sf Main Building Roof Recoat- 2025

Useful Life	5	Remaining Life	1
Quantity	31,560	Unit of Measure	Square Feet
Cost /SqFt	$1.35		
% Included	100.00%	Total Cost/Study	$42,606
Replacement Year	2026	Future Cost	$43,671

Summary

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

Lobby/Auditorium- 18,300 sf
Woodshop/Lapidary- 12,500 sf
4 Archways- 760 sf

Pool House building and Metal Arts building roofs are provided for in another component.

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Per client, recoating anticipated for 2025 & replacement anticipated for 2029. Per client 11/13/2025, evaluate in 2026.
2021- $1,589 expended for roof coating shuffleboard and locker room building.
2019- During the reserve study site visit, solar installation was in progress. $37,525 was expended to recoat with Uniflex Coolmax41 per client 6/14/2019.



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00005 - West Social Center (WC)

05000 - Roofing

936 - Coating

5,600 sf Pool House & Metal Arts Buildings

Useful Life 5 Remaining Life 4
Quantity 5,600 Unit of Measure Square Feet
Cost /SqFt $1.35
% Included 100.00% Total Cost/Study $7,560
Summary Replacement Year 2029 Future Cost $8,345

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

Pool House Building- 3,400 sf
Metal Arts Building- 2,200 sf

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Per client 11/13/2025, evaluate in 2026.



08000 - Rehab

100 - General

Tennis Ramada

Useful Life 20 Remaining Life 2
Quantity 1 Unit of Measure Building
Cost /Bldg $7,486
% Included 100.00% Total Cost/Study $7,486
Summary Replacement Year 2027 Future Cost $7,865

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



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00005 - West Social Center (WC)

08000 - Rehab

200 - Locker Rooms

2 Pool Men's, Women's & Outdoor Shower

Useful Life 20 Remaining Life 1
Quantity 2 Unit of Measure Room
Cost /Rm $58,080
% Included 100.00% Total Cost/Study $116,159
Summary Replacement Year 2026 Future Cost $119,063

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

2025- Per client 10/10/2025, reduce remaining life from 2027 to 2026.
2019- Increased estimate from $22,000 to $45,000 per room. Client input will further define this component.



306 - Restrooms

4 Shops & Auditorium Restrooms

Useful Life 20 Remaining Life 2
Quantity 4 Unit of Measure Room
Cost /Rm $20,673
% Included 100.00% Total Cost/Study $82,691
Summary Replacement Year 2027 Future Cost $86,878

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

2- Auditorium interior restrooms
2- Shop exterior restrooms

2023- Per client, extend remaining life to 2027.
2022- Extend RL to 2024.
2020- Per client 8/5/2020, extend remaining life from 2021 to 2023.



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00005 - West Social Center (WC)

08000 - Rehab

460 - Cabinets

2 Woodshop & Lapidary

Useful Life 20 Remaining Life 2
Quantity 2 Unit of Measure Room
Cost /Rm $5,758
% Included 100.00% Total Cost/Study $11,517
Summary Replacement Year 2027 Future Cost $12,100

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



550 - Operable Wall/Partition

320 sf Auditorium/Room 1

Useful Life 25 Remaining Life 21
Quantity 320 Unit of Measure Square Feet
Cost /SqFt $68.76
% Included 100.00% Total Cost/Study $22,003
Summary Replacement Year 2046 Future Cost $36,956

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

Modernfold
10' x 32'

2021- $18,369 was expended.
2019- Some damage was observed.

920 - General

House Lights

Useful Life 20 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $55,000
% Included 100.00% Total Cost/Study $55,000
Summary Replacement Year 2026 Future Cost $56,375

This is to replace the house lights.

2025- Per client 11/13/2025, $55,000 is anticipated in 2026.

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00005 - West Social Center (WC)

12000 - Pool

100 - Resurface

250 lf Pool

Useful Life 12 Remaining Life 1
Quantity 250 Unit of Measure Linear Feet
Cost /l.f. $217
% Included 100.00% Total Cost/Study $54,130
Summary Replacement Year 2026 Future Cost $55,483

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

1- tile walk lane
6- tile race lanes with targets

2025- Per client 11/13/2025, $55,483 is anticipated in 2026.
2021- Remaining life, per client is revised to 2025.



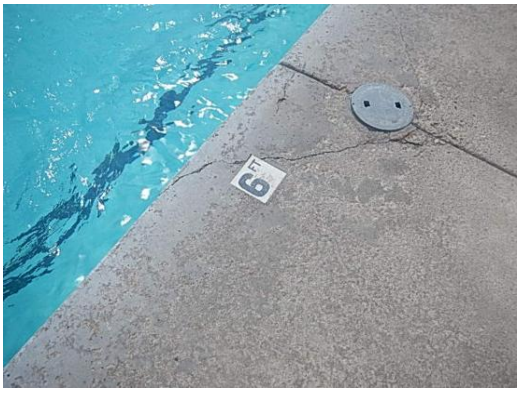
600 - Deck: Re-Surface

5,313 sf Pool/Spa Deck Coating

Useful Life 15 Remaining Life 1
Quantity 5,313 Unit of Measure Square Feet
Cost /SqFt $10.14
% Included 100.00% Total Cost/Study $53,874
Summary Replacement Year 2026 Future Cost $55,221

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

2025- Per client 10/10/2025, reduce remaining life from 2027 to 2026. Per client 11/13/2025, $55,000 anticipated including repairs in 2026.
2018- Excluded as it will not be replaced within the study time frame.



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00005 - West Social Center (WC)
12000 - Pool

728 - Equipment: Replacement
Pool Digital Clocks

Useful Life	10	Remaining Life	4
Quantity	1	Unit of Measure	Pair
Cost /Pair	$3,801		
% Included	100.00%	Total Cost/Study	$3,801
Replacement Year	2029	Future Cost	$4,195

Summary

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

Colorado Time Systems
MN PCW-PRO
SN 20180202-M3

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

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00005 - West Social Center (WC)

12000 - Pool

730 - Equipment: Replacement

Pool & Spa Equipment (50%)

Useful Life	5	Remaining Life	0
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$135,654	Qty * $/LS	$135,654
% Included	50.00%	Total Cost/Study	$67,827
Replacement Year	2025	Future Cost	$67,827

Summary

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

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $67,827 was expended to replace most equipment in 2025.
2022- $15,000 was expended. Move remaining life from 2022 to 2025.
2021- Per client 6/1/2021, move remaining life from 2021 to 2022 due to equipment shortage due to pandemic.
2019- $10,650 was expended per client 6/14/2019.
2018- $1,200 was expended for new spa jet pump.



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00005 - West Social Center (WC)

12000 - Pool

920 - Furniture: Misc

Pool Area Furniture

Useful Life	6	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$15,000		
% Included	100.00%	Total Cost/Study	$15,000
Replacement Year	2026	Future Cost	$15,375

Summary

This is to replace miscellaneous pool furniture.

2025- Per client 11/13/2025, $15,000 is anticipated in 2026.
2019- $8,846 was expended per client 6/14/2019.



13000 - Spa

110 - Resurface

Spa

Useful Life	8	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$8,000		
% Included	100.00%	Total Cost/Study	$8,000
Replacement Year	2026	Future Cost	$8,200

Summary

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

2025- Per client 10/10/2025, un-exclude component and reduce remaining life from 2028 to 2026. Per client 11/13/2025, anticipate $8,000 in 2026.
2020- $7,561 was expended.
2019- Per client 7/22/2019, spa re-plastered 10/2012. Per client 8/5/2019, increase useful life from 6 to 8 years.



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00005 - West Social Center (WC)

14000 - Recreation

700 - Billiard Table

4 Billiards Room Tables

Useful Life	25	Remaining Life	18
Quantity	4	Unit of Measure	Items
Cost /Itm	$8,810		
% Included	100.00%	Total Cost/Study	$35,242
Replacement Year	2043	Future Cost	$54,965

Summary

This is to replace the billiard tables.

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

17000 - Tennis Court

100 - Reseal

43,200 sf [6] Tennis Courts

Useful Life	4	Remaining Life	3
Quantity	43,200	Unit of Measure	Square Feet
Cost /SqFt	$0.840		
% Included	100.00%	Total Cost/Study	$36,288
Replacement Year	2028	Future Cost	$39,078

Summary

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

2025- Per client, recoated 7/2024.
2024- $34,158 expended.
2022- Tennis court sealing and striping appear in excellent condition.
2021- $29,600 was expended.
2019- Court surfaces, nets and posts appear in excellent condition. No cracking noted. Per client 7/22/2019, these courts are post-tensioned concrete that do not require resurface.
2017- Courts repaired and recoated, 4 year useful life per client. Cost reduced to reflect 2017 expense.



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00005 - West Social Center (WC)

17000 - Tennis Court

500 - Resurface

43,200 sf [6] Tennis Courts

Useful Life	21	Remaining Life	9
Quantity	43,200	Unit of Measure	Square Feet
Cost /SqFt	$3.69		
% Included	100.00%	Total Cost/Study	$159,408
Replacement Year	2034	Future Cost	$199,079

Summary

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

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



600 - Lighting

20 Court Lights

Useful Life	30	Remaining Life	27
Quantity	20	Unit of Measure	Items
Cost /Itm	$4,952		
% Included	100.00%	Total Cost/Study	$99,045
Replacement Year	2052	Future Cost	$192,921

Summary

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

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



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00005 - West Social Center (WC)

17000 - Tennis Court

724 - Screen

8,685 sf Tennis Court Fence Screens

Useful Life 5 Remaining Life 2
Quantity 8,685 Unit of Measure Square Feet
Cost /SqFt $0.660
% Included 100.00% Total Cost/Study $5,732
Replacement Year 2027 Future Cost $6,022

Summary

This is to replace the court perimeter windscreen.

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

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



17500 - Basketball / Sport Court

200 - Seal & Striping

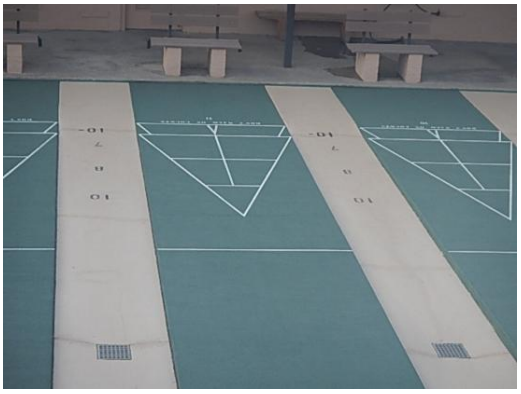
3,744 sf [12] Shuffleboard Courts

Useful Life 8 Remaining Life 2
Quantity 3,744 Unit of Measure Square Feet
Cost /SqFt $5.65
% Included 100.00% Total Cost/Study $21,154
Replacement Year 2027 Future Cost $22,225

Summary

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

2025- Per client, recoated 4/2019 and exhibits concrete and paint cracks.
2019- Fade and worn areas were observed. $16,880 was expended per client 6/14/2019.
2018- Estimate reduced to $1,300/court for 2019 replacement.



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00005 - West Social Center (WC)

19000 - Fencing

120 - Chain Link: 10'

1,710 lf Tennis Court Fence

Useful Life	30	Remaining Life	7
Quantity	1,710	Unit of Measure	Linear Feet
Cost /l.f.	$48.37		
% Included	100.00%	Total Cost/Study	$82,713
Replacement Year	2032	Future Cost	$98,319

Summary

This is to replace the 10' chain link fencing around the practice court, 2-court, and 4-court areas.



20000 - Lighting

200 - Pole Lights

15 Walkway Lights

Useful Life	30	Remaining Life	11
Quantity	15	Unit of Measure	Items
Cost /Itm	$2,269		
% Included	100.00%	Total Cost/Study	$34,032
Replacement Year	2036	Future Cost	$44,654

Summary

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

2019- The standards need paint.



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00005 - West Social Center (WC)

20000 - Lighting

500 - Parking Lot

25 Parking Lot Lights

Useful Life	60	Remaining Life	24
Quantity	25	Unit of Measure	Items
Cost /Itm	$3,397		
% Included	100.00%	Total Cost/Study	$84,937
Replacement Year	2049	Future Cost	$153,628

Summary

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

2019- Some standards need paint.



23000 - Mechanical Equipment

204 - HVAC

2 Rooftop Rheem Units- 2024

Useful Life	15	Remaining Life	14
Quantity	2	Unit of Measure	System
Cost /Sys	$40,309		
% Included	100.00%	Total Cost/Study	$80,618
Replacement Year	2039	Future Cost	$113,912

Summary

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

Unit 1- Auditorium (W)- Rheem, 20-ton
Unit 2- Auditorium (E)- Rheem, 20-ton

2025- Information updated per client provided HVAC Inventory.
2024- Cool Willy's/Williamson, June, 2024.
2022- Both units appear to have not been replaced. Association input will further define this component.
2021- $67,300 was expended.



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00005 - West Social Center (WC)
23000 - Mechanical Equipment

284 - HVAC

2 Rooftop Carrier Units- 2013

Useful Life 15 Remaining Life 3
Quantity 2 Unit of Measure System
Cost /Sys $18,020
% Included 100.00% Total Cost/Study $36,040
Summary Replacement Year 2028 Future Cost $38,811

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

Unit 3- Auditorium Main- Carrier, 10-ton
Unit 6- Woodshop- Carrier, 3-ton



320 - HVAC

Rooftop Carrier Unit #4- 2018

Useful Life 15 Remaining Life 8
Quantity 1 Unit of Measure System
Cost /Sys $30,740
% Included 100.00% Total Cost/Study $30,740
Summary Replacement Year 2033 Future Cost $37,454

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

Unit 4- Lobby (E)- Carrier, 15-ton

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



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00005 - West Social Center (WC)

23000 - Mechanical Equipment

324 - HVAC

Rooftop Rheem Unit #10- 2019

Useful Life	15	Remaining Life	9
Quantity	1	Unit of Measure	System
Cost /Sys	$19,080		
% Included	100.00%	Total Cost/Study	$19,080
Replacement Year	2034	Future Cost	$23,828

Summary

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

Unit 10- Woodshop- Rheem, 5-ton

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

352 - HVAC

3 Rooftop Rheem Units- 2024

Useful Life	15	Remaining Life	14
Quantity	3	Unit of Measure	System
Cost /Sys	$15,548		
% Included	100.00%	Total Cost/Study	$46,643
Replacement Year	2039	Future Cost	$65,906

Summary

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

Unit 5- Lobby (W)- Rheem, 10-ton
Unit 12- Billiard Room- Rheem, 4-ton
Unit 13- La Tienda- Rheem, 4-ton

2024- Replaced Cool Willy's/Williamson, June.



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00005 - West Social Center (WC)
23000 - Mechanical Equipment

380 - HVAC
Rooftop Ruud Unit #7- 2025

Useful Life 15 Remaining Life 0
Quantity 1 Unit of Measure System
Cost /Sys $22,496
% Included 100.00% Total Cost/Study $22,496
Summary Replacement Year 2025 Future Cost $22,496

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

Unit 7- Woodshop- Ruud, 10-ton

2025- Replaced Kent Mechanical, February. Per client 11/13/2025, $22,496 was expended in 2025.



404 - HVAC
4 Rooftop Rheem Units- 2023

Useful Life 15 Remaining Life 13
Quantity 4 Unit of Measure System
Cost /Sys $18,550
% Included 100.00% Total Cost/Study $74,200
Summary Replacement Year 2038 Future Cost $102,286

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

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

2023- $61,500 projected.



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00005 - West Social Center (WC)
23000 - Mechanical Equipment

420 - HVAC

Tennis Ramada Rheem Unit #15- 2022

Useful Life	15	Remaining Life	12
Quantity	1	Unit of Measure	System
Cost /Sys	$7,420		
% Included	100.00%	Total Cost/Study	$7,420
Replacement Year	2037	Future Cost	$9,979

Summary

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

Unit 15- Tennis Ramada- Rheem, 3.5-ton
Model #- RP1424AJ1NA
Serial #- W442112462
Manufactured date- 11/2021

2022- $5,815 expended.



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00005 - West Social Center (WC)

23000 - Mechanical Equipment

440 - HVAC

5 Gree HVAC Units- 2012

Useful Life	15	Remaining Life	2
Quantity	5	Unit of Measure	System
Cost /Sys	$4,240		
% Included	100.00%	Total Cost/Study	$21,200
Replacement Year	2027	Future Cost	$22,273

Summary

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

1- Gree NEO12HP230V1AO, 1-ton
4- Gree GWH09AB-A3DNA1B/O, 0.75-ton

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



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00005 - West Social Center (WC)
23000 - Mechanical Equipment

900 - Miscellaneous

Woodshop Dust Collector

Useful Life 15 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $23,264
% Included 100.00% Total Cost/Study $23,264
Summary Replacement Year 2032 Future Cost $27,654

This is to replace the dust collector.

Camfil Farr, Gold Series
SN 886171

2025- Per client 10/10/2025, system is sound aside the $7,000 compressor to be replaced in 2026. Extended remaining life from 2027 to 2032. Per client 11/13/2026, increase 2026 expense to $11,000.
2008- Unit installed.



901 - Miscellaneous

Woodshop Dust Collector Compressor (2026 Only)

Useful Life 2 Remaining Life 1 Treatment [nr:1]
Quantity 1 Unit of Measure Items
Cost /Itm $11,000
% Included 100.00% Total Cost/Study $11,000
Summary Replacement Year 2026 Future Cost $11,275

This is to replace the dust collector's compressor during 2026.

2025- Per client 10/10/2025, system is sound aside the $7,000 compressor to be replaced in 2026. Per client 11/13/2026, increase 2026 expense to $11,000.

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00005 - West Social Center (WC)

24000 - Furnishings

500 - Chairs

550 Auditorium Padded Chairs

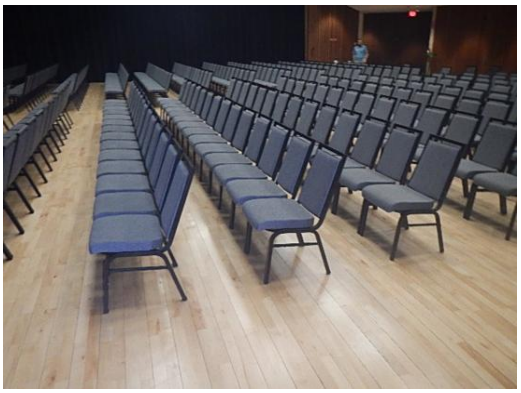
Useful Life	10	Remaining Life	4
Quantity	550	Unit of Measure	Items
Cost /Itm	$179		
% Included	100.00%	Total Cost/Study	$98,181
Replacement Year	2029	Future Cost	$108,373

Summary

This is to replace the padded chairs.

550 padded chairs- $145 each replaced in 2019

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



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00005 - West Social Center (WC)

24000 - Furnishings

504 - Chairs

500 Auditorium Unpadded Chairs

Useful Life	10	Remaining Life	0
Quantity	500	Unit of Measure	Items
Cost /Itm	$76.73		
% Included	100.00%	Total Cost/Study	$38,366
Replacement Year	2025	Future Cost	$38,366

Summary

This is to replace the unpadded chairs.

500 unpadded chairs- $60 each

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $38,366 was expended in 2025.
2021- Per client 6/1/2021, move remaining life from 2021 to 2023 per Custodial Supervisor.
2020- Per client 6/16/2020, 2019 expense was for padded chairs only. Separated component for unpadded chairs.
2019- $79,950 was expended per client 6/14/2019.. Added new component
2018- Estimate increased by $20,000 per client.



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00005 - West Social Center (WC)

24000 - Furnishings

508 - Tables

175 Auditorium Tables

Useful Life	10	Remaining Life	0
Quantity	175	Unit of Measure	Items
Cost /Itm	$390		
% Included	100.00%	Total Cost/Study	$68,173
Replacement Year	2025	Future Cost	$68,173

Summary

This is to replace assorted tables.

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $68,173 was expended in 2025.
2020- $19,200 total was expended for 64 6' tables. Separated component from tables and chairs to tables only.



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00005 - West Social Center (WC)

24500 - Audio / Visual

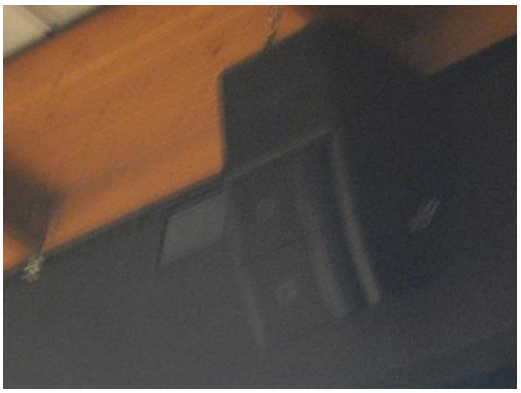
100 - Speakers
Auditorium

Useful Life 15 Remaining Life 8
Quantity 1 Unit of Measure System
Cost /Sys $31,441
% Included 100.00% Total Cost/Study $31,441
Summary Replacement Year 2033 Future Cost $38,308

This is to replace the speakers.

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

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



108 - Lighting Console
Auditorium Control Room

Useful Life 10 Remaining Life 3
Quantity 1 Unit of Measure System
Cost /Sys $4,376
% Included 100.00% Total Cost/Study $4,376
Summary Replacement Year 2028 Future Cost $4,713

This is to replace the stage lighting controller.

ETC Congo Jr

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

116 - Miscellaneous
Auditorium Total Induction Loop

Useful Life 30 Remaining Life 14
Quantity 1 Unit of Measure System
Cost /Sys $20,155
% Included 100.00% Total Cost/Study $20,155
Summary Replacement Year 2039 Future Cost $28,478

This is to replace the total induction loop.

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00005 - West Social Center (WC)

24500 - Audio / Visual

220 - PA System

Auditorium Bldg

Useful Life	10	Remaining Life	2
Quantity	1	Unit of Measure	System
Cost /Sys	$67,719		
% Included	100.00%	Total Cost/Study	$67,719
Replacement Year	2027	Future Cost	$71,148

Summary

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

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

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

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

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

Lighting closet: DLP projector, scoops/gels

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

224 - Projector

3 Auditorium Projectors (33%)

Useful Life	10	Remaining Life	3
Quantity	3	Unit of Measure	Items
Cost /Itm	$13,360	Qty * $/Itm	$40,079
% Included	33.33%	Total Cost/Study	$13,360
Replacement Year	2028	Future Cost	$14,387

Summary

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

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

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

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00005 - West Social Center (WC)

24500 - Audio / Visual

400 - Stage Lights

Stage Lighting

Useful Life	20	Remaining Life	17
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$12,020		
% Included	100.00%	Total Cost/Study	$12,020
Replacement Year	2042	Future Cost	$18,290

Summary

This is to replace various stage lighting fixtures.

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

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



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00005 - West Social Center (WC)

24500 - Audio / Visual

600 - Stage Curtains

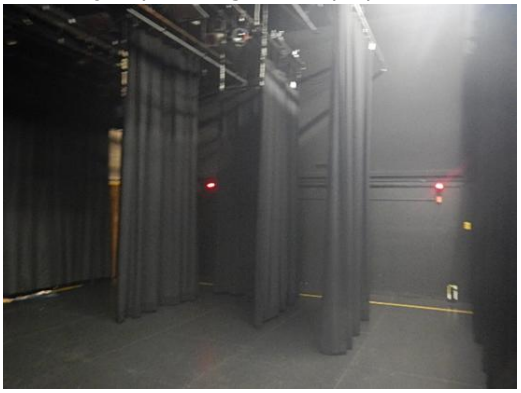
Stage Curtains

Useful Life 15 Remaining Life 2
Quantity 1 Unit of Measure Lump Sum
Cost /LS $11,517
% Included 100.00% Total Cost/Study $11,517
Summary Replacement Year 2027 Future Cost $12,100

This is to replace miscellaneous stage curtains.

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

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



740 - Piano

Auditorium Petrof Grand

Useful Life 30 Remaining Life 8
Quantity 1 Unit of Measure Items
Cost /Itm $51,826
% Included 100.00% Total Cost/Study $51,826
Summary Replacement Year 2033 Future Cost $63,145

This is to replace the grand piano.

Petrof w/ bench
Mod II, 558 002

2018- Added to study.

764 - Piano

Auditorium Yamaha Upright

Useful Life 30 Remaining Life 8
Quantity 1 Unit of Measure Items
Cost /Itm $11,517
% Included 100.00% Total Cost/Study $11,517
Summary Replacement Year 2033 Future Cost $14,032

This is to replace the upright piano and bench.

Yamaha T121
SN 6076008

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00005 - West Social Center (WC)

24500 - Audio / Visual

800 - Stage Risers

Auditorium Stage

Useful Life 30 Remaining Life 22
Quantity 1 Unit of Measure Lump Sum
Cost /LS $22,688
% Included 100.00% Total Cost/Study $22,688
Summary Replacement Year 2047 Future Cost $39,060

This is to replace the stage risers.

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

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



24600 - Safety / Access

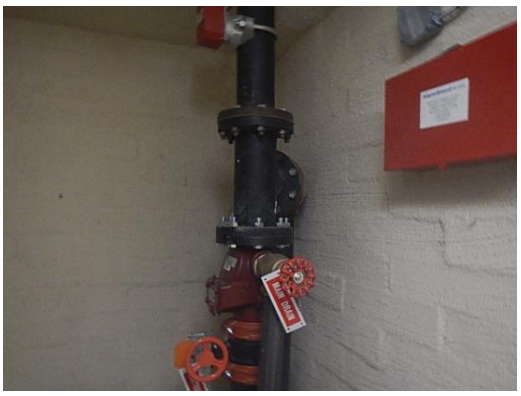
200 - Fire Control Misc

Fire Alarm System

Useful Life 20 Remaining Life 1
Quantity 1 Unit of Measure System
Cost /Sys $35,000
% Included 100.00% Total Cost/Study $35,000
Summary Replacement Year 2026 Future Cost $35,875

This is to repair and replace the fire alarm control panel, fire suppression system, alarms, sensors, pull stations, etc. Fire riser room located in billiards room closet.

2022- Per client 6/22/20022, move remaining life from 2022 to 2025. Per client 11/13/2025, getting bid and may start work in 2025.



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00005 - West Social Center (WC)

24600 - Safety / Access

25000 - Flooring

210 - Carpeting

448 Sq. Yds. West Center Carpet

Useful Life	10	Remaining Life	6
Quantity	448	Unit of Measure	Square Yard
Cost /SqYd	$48.37		
% Included	100.00%	Total Cost/Study	$21,670
Replacement Year	2031	Future Cost	$25,130

Summary

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

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



214 - Carpeting

117 Sq. Yds. West Center Billiards Room

Useful Life	10	Remaining Life	3
Quantity	117	Unit of Measure	Square Yard
Cost /SqYd	$43.76		
% Included	100.00%	Total Cost/Study	$5,120
Replacement Year	2028	Future Cost	$5,514

Summary

This is to replace the carpeting.

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

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00005 - West Social Center (WC)

25000 - Flooring

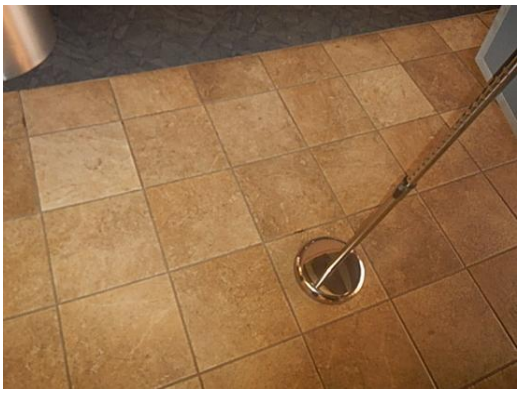
410 - Tile

1,618 sf West Center Walls & Floors

Useful Life 20 Remaining Life 2
Quantity 1,618 Unit of Measure Square Feet
Cost /SqFt $17.28
% Included 100.00% Total Cost/Study $27,959
Summary Replacement Year 2027 Future Cost $29,374

This is to replace the wall and floor tile.

2023- Per client, extend remaining life to 2027.
2020- Per client 8/5/2020, extend remaining life from 2021 to 2023.
2017- 682 sf of green room tile was moved from this component to a new component, so this component's quantity is reduced from 2,300 sf to 1,618 sf, and based on 2017 green room work, the tile estimate has been increased.



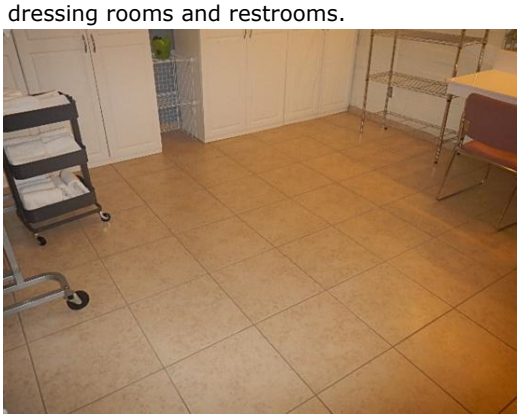
414 - Tile

682 sf Green Room Dressing & Restrooms

Useful Life 20 Remaining Life 12
Quantity 682 Unit of Measure Square Feet
Cost /SqFt $17.28
% Included 100.00% Total Cost/Study $11,785
Summary Replacement Year 2037 Future Cost $15,849

This is to replace the wall and floor tile.

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



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00005 - West Social Center (WC)

25000 - Flooring

600 - Miscellaneous

1,100 Sq. Yds. West Center Engineered Wood

Useful Life	15	Remaining Life	12
Quantity	1,100	Unit of Measure	Square Yard
Cost /SqYd	$87.95		
% Included	100.00%	Total Cost/Study	$96,745
Replacement Year	2037	Future Cost	$130,111

Summary

This is to replace the engineered wood flooring.

2025- Per client 10/10/2025, revise description from vinyl to engineered wood.
2022- $83,999 expended.
2021- Per client 6/1/2021, $80,843 is anticipated in 2022. Move remaining life from 2023 to 2022. Later to 2023.



26000 - Outdoor Equipment

400 - Bleachers

6 Courtyard & Tennis

Useful Life	25	Remaining Life	18
Quantity	6	Unit of Measure	Items
Cost /Itm	$2,554		
% Included	100.00%	Total Cost/Study	$15,322
Replacement Year	2043	Future Cost	$23,898

Summary

This is to replace the aluminum bleachers.

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



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00005 - West Social Center (WC)

26000 - Outdoor Equipment

800 - Shade Structure

498 sf [2] Green Rm & Woodshop Shade Canopies

Useful Life 15 Remaining Life 8
Quantity 498 Unit of Measure Square Feet
Cost /SqFt $26.49
% Included 100.00% Total Cost/Study $13,192
Replacement Year 2033 Future Cost $16,073

Summary

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

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

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



840 - Shade Structure

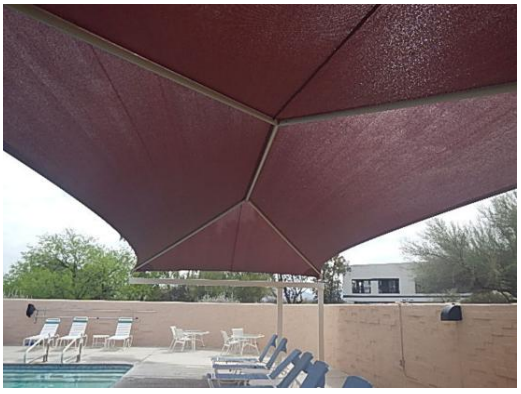
680 sf Pool Deck Shade Canopy

Useful Life 15 Remaining Life 8
Quantity 680 Unit of Measure Square Feet
Cost /SqFt $26.49
% Included 100.00% Total Cost/Study $18,013
Replacement Year 2033 Future Cost $21,947

Summary

This is to replace the canvas canopy shade structure.

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



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00005 - West Social Center (WC)

26000 - Outdoor Equipment

844 - Shade Structure

1,955 sf [3] Tennis Court Spectator Shade Canopies

Useful Life	15	Remaining Life	7
Quantity	1,955	Unit of Measure	Square Feet
Cost /SqFt	$26.49		
% Included	100.00%	Total Cost/Study	$51,788
Replacement Year	2032	Future Cost	$61,560

Summary

This is to replace the canvas canopy shade structures.

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

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



846 - Shade Structure

4 Tennis Court Player Shade Covers (25%)

Useful Life	15	Remaining Life	7
Quantity	4	Unit of Measure	Items
Cost /Itm	$2,303	Qty * $/Itm	$9,214
% Included	25.00%	Total Cost/Study	$2,303
Replacement Year	2032	Future Cost	$2,738

Summary

This is to replace the player shade covers between the courts.



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00005 - West Social Center (WC)

26000 - Outdoor Equipment

876 - Shade Structure

231 sf Shop Metal Shade Structure- 2018

Useful Life	30	Remaining Life	23
Quantity	231	Unit of Measure	Square Feet
Cost /SqFt	$31.10		
% Included	100.00%	Total Cost/Study	$7,184
Replacement Year	2048	Future Cost	$12,677

Summary

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

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

27000 - Appliances

324 - Dishwasher, Commercial

Commercial Dishwasher- 2022

Useful Life	12	Remaining Life	9
Quantity	1	Unit of Measure	Items
Cost /Itm	$11,517		
% Included	100.00%	Total Cost/Study	$11,517
Replacement Year	2034	Future Cost	$14,383

Summary

This is to replace the commercial grade dishwasher.

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

2022- $10,000 anticipated.



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00005 - West Social Center (WC)

27000 - Appliances

700 - Miscellaneous

30 Kitchen Appliances (33%)

Useful Life	5	Remaining Life	2
Quantity	30	Unit of Measure	Items
Cost /Itm	$4,031	Qty * $/Itm	$120,927
% Included	33.33%	Total Cost/Study	$40,309
Replacement Year	2027	Future Cost	$42,350

Summary

This is to periodically repair or replace miscellaneous appliances.

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

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

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



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00005 - West Social Center (WC)

27000 - Appliances

702 - Stove

2 Vulcan 10-Burner & 6-Burner

Useful Life	20	Remaining Life	13
Quantity	2	Unit of Measure	Items
Cost /Itm	$4,146		
% Included	100.00%	Total Cost/Study	$8,292
Replacement Year	2038	Future Cost	$11,431

Summary

This is to replace the kitchen stoves.

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

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



28000 - Water System

158 - Backflow Valves

4" Backflow

Useful Life	12	Remaining Life	8
Quantity	1	Unit of Measure	Items
Cost /Itm	$9,300		
% Included	100.00%	Total Cost/Study	$9,300
Replacement Year	2033	Future Cost	$11,331

Summary

This is to replace the backflow prevention valve.

2021- $5,631 was expended.
2020- $7,031, 12 year life, and 2021 remaining life estimates per client 6/15/2020.



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00005 - West Social Center (WC)

30000 - Miscellaneous

240 - Maintenance Equipment

Portable Lift

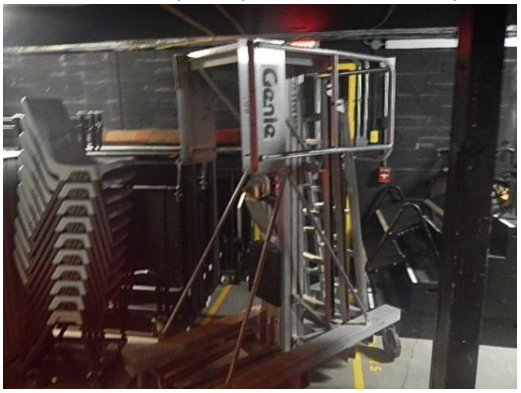
Useful Life	20	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$13,590		
% Included	100.00%	Total Cost/Study	$13,590
Replacement Year	2026	Future Cost	$13,930

Summary

This is to repair and replace the portable man-lift.

JLG manlift, MN SCR121097B1, SN 11292160
Genie Industries 15' easy up lift, MN EU-15, SN 2785-354

2025- Per client 11/13/2025, seeking proposals.
2024- 1 unit planned for 2026 & 1 unit planned for 2027. See (new in 2024) additional entry.
2019- Per client, the UpRight manlift (MN 068001-001M, SN 20642) was damaged beyond repair.
2016- These units appear to have different ages. Unit replacement will likely be spread over several years.



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00005 - West Social Center (WC)

30000 - Miscellaneous

244 - Maintenance Equipment

Portable Lift

Useful Life 20 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $13,590
% Included 100.00% Total Cost/Study $13,590
Replacement Year 2027 Future Cost $14,278

Summary

This is to repair and replace the portable man-lift.

JLG manlift, MN SCR121097B1, SN 11292160
Genie Industries 15' easy up lift, MN EU-15, SN 2785-354

2024- 1 unit planned for 2026 & 1 unit planned for 2027.
2019- Per client, the UpRight manlift (MN 068001-001M, SN 20642) was damaged beyond repair.
2016- These units appear to have different ages. Unit replacement will likely be spread over several years.



00006 - Casa Paloma I (CPI)

01000 - Paving

412 - Asphalt: Major Repairs

7,128 sf Parking Areas

Useful Life 25 Remaining Life 2
Quantity 7,128 Unit of Measure Square Feet
Cost /SqFt $6.75
% Included 100.00% Total Cost/Study $48,114
Replacement Year 2027 Future Cost $50,550

Summary

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

2023- Per client, extend remaining life to 2027.
2021- Per client 6/30/2021, extend remaining life from 2022 to 2023.



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00006 - Casa Paloma I (CPI)

01000 - Paving

02000 - Concrete

460 - Pool Deck

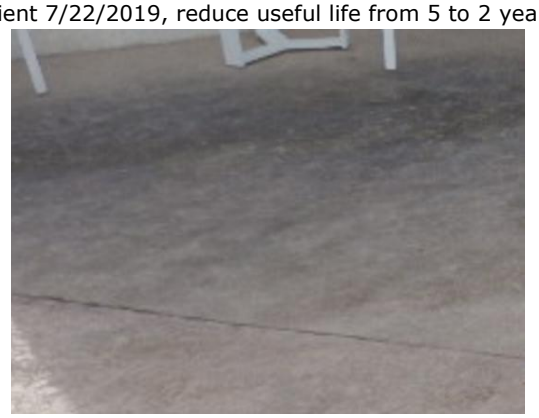
6,128 sf Pool/Spa Area Concrete Repair (8%)

Useful Life	2	Remaining Life	1
Quantity	6,128	Unit of Measure	Square Feet
Cost /SqFt	$27.07	Qty * $/SqFt	$165,885
% Included	8.27%	Total Cost/Study	$13,722
Replacement Year	2026	Future Cost	$14,065

Summary

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $14,065 is anticipated for 2026.
2021- Per client 6/1/2021, move remaining life from 2021 to 2024.
2019- $10,919 was expended per client 6/14/2019. Per client 7/22/2019, reduce useful life from 5 to 2 years.



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00006 - Casa Paloma I (CPI)

03000 - Painting: Exterior

212 - Surface Restoration

7,470 sf Exterior Surfaces

Useful Life	10	Remaining Life	2
Quantity	7,470	Unit of Measure	Square Feet
Cost /SqFt	$1.65		
% Included	100.00%	Total Cost/Study	$12,326
Replacement Year	2027	Future Cost	$12,949

Summary

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

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



04000 - Structural Repairs

948 - Doors

10 Exterior & Interior Doors (50%)

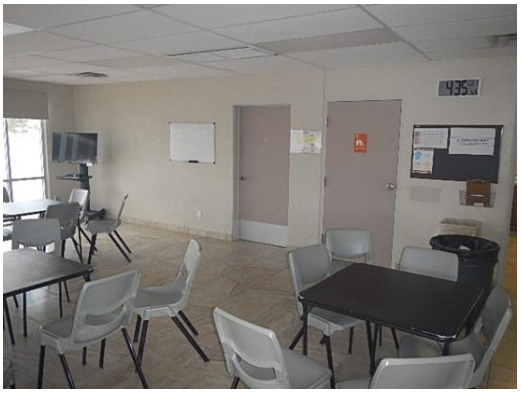
Useful Life	15	Remaining Life	7
Quantity	10	Unit of Measure	Items
Cost /Itm	$2,016	Qty * $/Itm	$20,155
% Included	50.00%	Total Cost/Study	$10,078
Replacement Year	2032	Future Cost	$11,979

Summary

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

2- interior
8- exterior

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



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00006 - Casa Paloma I (CPI)

05000 - Roofing

236 - Low Slope: BUR

5,900 sf Pool Building & Shade Structure Roofs

Useful Life	20	Remaining Life	5
Quantity	5,900	Unit of Measure	Square Feet
Cost /SqFt	$13.00		
% Included	100.00%	Total Cost/Study	$76,700
Replacement Year	2030	Future Cost	$86,779

Summary

This is to replace the coated asphalt built-up roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. Includes the re-roofing of the two 33' x 50' shuffleboard court shade structures.

Main Building- 2,640 sf
Shuffleboard Ramadas- 3,260 sf

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Main building roof appears in fair condition, needs recoating in some areas. Shuffleboard Ramada roofs appear in good overall condition, edges need minor repairs.



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00006 - Casa Paloma I (CPI)

05000 - Roofing

970 - Coating

6,100 sf Low Slope Roof Recoating

Useful Life	5	Remaining Life	1
Quantity	6,100	Unit of Measure	Square Feet
Cost /SqFt	$2.90		
% Included	100.00%	Total Cost/Study	$17,690
Replacement Year	2026	Future Cost	$18,132

Summary

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

Main Building- 2,640 sf
Shuffleboard Ramadas- 3,260 sf

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Per client 11/13/2025, evaluate in 2026 and do after HVAC replacement.
2019- $13,800 was expended per client 6/14/2019.



08000 - Rehab

254 - Locker Rooms

2 Men's, Women's & Outdoor Shower

Useful Life	20	Remaining Life	15
Quantity	2	Unit of Measure	Room
Cost /Rm	$64,455		
% Included	100.00%	Total Cost/Study	$128,910
Replacement Year	2040	Future Cost	$186,700

Summary

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

Men's- 325 sf floor tile, 356 sf- wall tile, 613 sf painted walls & ceiling, 6 lf partition, 1 skylight, 10 stainless steel grab bars, 2 showers, 5 lights, 1 bench, 1 sink, 1 urinal, 1 toilet, 1 toilet paper dispenser, 1 soap dispenser, 1 paper towel dispenser.

Women's- similar to men's with: no urinal, 6 lf counter, and 2 benches

Outdoor shower- 85 sf floor tile, 120 sf wall tile

2020- $105,000 was expended.
2019- Per client 6/14/2019, increase estimate from $38,950 to $108,950 and extend remaining life from 2019 to 2020.
2018- Estimate increased by $20,000 per client.

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00006 - Casa Paloma I (CPI)

08000 - Rehab

256 - Restrooms

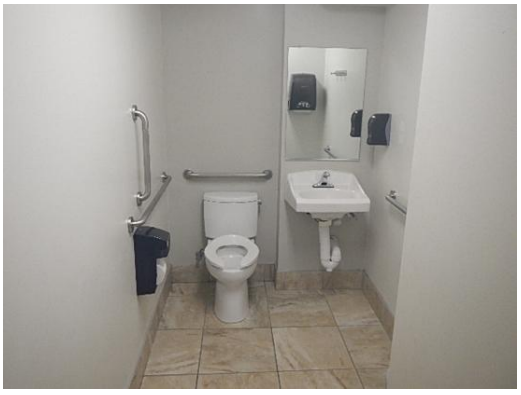
Unisex Restroom

Useful Life 20 Remaining Life 15
Quantity 1 Unit of Measure Room
Cost /Rm $6,140
% Included 100.00% Total Cost/Study $6,140
Summary Replacement Year 2040 Future Cost $8,893

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

1 toilet, 1 sink, 1 fluorescent light, 4 stainless steel grab bars, 1 soap dispenser, 1 paper towel dispenser, 1 toilet paper dispenser.

2020- $5,000 was expended. Tile was also installed and is provided for within another component.
2019- Increased estimate from $9,000 to $15,000.
2018- Added to study.



418 - Kitchen

Center Kitchen

Useful Life 20 Remaining Life 6
Quantity 1 Unit of Measure Room
Cost /Rm $8,810
% Included 100.00% Total Cost/Study $8,810
Summary Replacement Year 2031 Future Cost $10,217

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

2020- Tile was installed and is provided for within another component.



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00006 - Casa Paloma I (CPI)

12000 - Pool

160 - Resurface

200 lf Pool

Useful Life 12 Remaining Life 1
Quantity 200 Unit of Measure Linear Feet
Cost /l.f. $185
% Included 100.00% Total Cost/Study $37,000
Summary Replacement Year 2026 Future Cost $37,925

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $37,925 is anticipated in 2026.
2017- Client advises done in 2016.



420 - ADA Chair Lift

Aqua Creek Pool Chair

Useful Life 10 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $6,335
% Included 100.00% Total Cost/Study $6,335
Summary Replacement Year 2027 Future Cost $6,656

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

Aqua Creek Products, Ranger 2
Model # F-RNGER-W
Serial # 41008
Max Weight 350 LB



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00006 - Casa Paloma I (CPI)

12000 - Pool

660 - Deck: Re-Surface

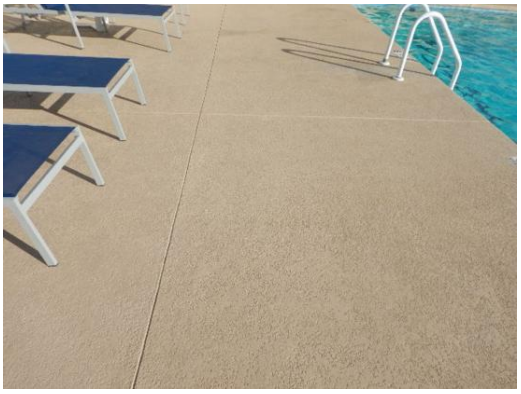
6,128 sf Pool/Spa Deck Coating

Useful Life	15	Remaining Life	12
Quantity	6,128	Unit of Measure	Square Feet
Cost /SqFt	$10.45		
% Included	100.00%	Total Cost/Study	$64,038
Replacement Year	2037	Future Cost	$86,123

Summary

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

2022- $55,371 was expended. Work currently in progress.
2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per Aquatic Supervisor.
2020- Per client 8/6/2020, reduce remaining life from 2028 to 2021.



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00006 - Casa Paloma I (CPI)

12000 - Pool

770 - Equipment: Replacement

Pool & Spa Equipment (50%)

Useful Life	5	Remaining Life	3
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$47,875	Qty * $/LS	$47,875
% Included	50.00%	Total Cost/Study	$23,938
Replacement Year	2028	Future Cost	$25,778

Summary

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

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

2023- $22,031 expended.
2020- Per client 6/16/2020, add automatic water system, approximate cost $2,505, added $1,252 to current cost ($18,911 to $20,163).
2019- $15,089 total was expended for pool and spa equipment per client 6/14/2019.
2017- $1,881 was expended.



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00006 - Casa Paloma I (CPI)

12000 - Pool

956 - Furniture: Misc

50 Pool Area Furniture

Useful Life 6 Remaining Life 2
Quantity 50 Unit of Measure Items
Cost /Itm $223
% Included 100.00% Total Cost/Study $11,140
Summary Replacement Year 2027 Future Cost $11,704

This is to replace miscellaneous pool furniture.

2- round tables
3- umbrellas
9- side tables
12- chairs
24- lounges

2023- $3,709 expended.
2019- $7,000 was expended per client 6/14/2019.



13000 - Spa

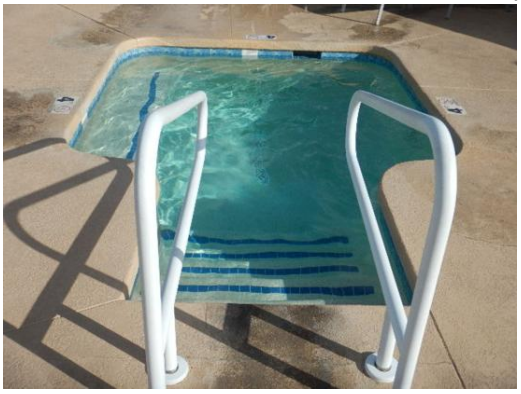
150 - Resurface

Spa

Useful Life 8 Remaining Life 3
Quantity 1 Unit of Measure Items
Cost /Itm $6,850
% Included 100.00% Total Cost/Study $6,850
Summary Replacement Year 2028 Future Cost $7,377

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

2020- $5,580 was expended.
2019- Per client 7/22/2019, spa re-plastered 5/2011. Per client 8/5/2019, increase useful life from 6 to 8 years.



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00006 - Casa Paloma I (CPI)

13000 - Spa

23000 - Mechanical Equipment

256 - HVAC

2 Rooftop Carrier Units- 2011

Useful Life	15	Remaining Life	1
Quantity	2	Unit of Measure	System
Cost /Sys	$11,660		
% Included	100.00%	Total Cost/Study	$23,320
Replacement Year	2026	Future Cost	$23,903

Summary

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

Unit 1- Building Roof (N)- 3-ton, MN- 48HCDA04A0A3, SN- 1011G50086
Unit 2- Building Roof (S)- 3-ton, MN- 48HCDA04A0A3, SN- 1011G50085

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025. Per client 11/13/2025, $23,903 is anticipated in 2026 and in conjunction with roof repairs.



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00006 - Casa Paloma I (CPI)

23000 - Mechanical Equipment

516 - HVAC

In-Ceiling Rheem Unit- 2025

Useful Life 15 Remaining Life 0
Quantity 1 Unit of Measure System
Cost /Sys $8,150
% Included 100.00% Total Cost/Study $8,150
Summary Replacement Year 2025 Future Cost $8,150

This is to replace the evaporative cooler.

Unit 3- Locker Rooms- Rheem, 3-ton, MN- RGEAZR036AJT08XNA, SN- F392401696

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025. Replaced by Kent Mechanical, April, 2025. Per client 11/13/2025, $8,150 was expended in 2025.



25000 - Flooring

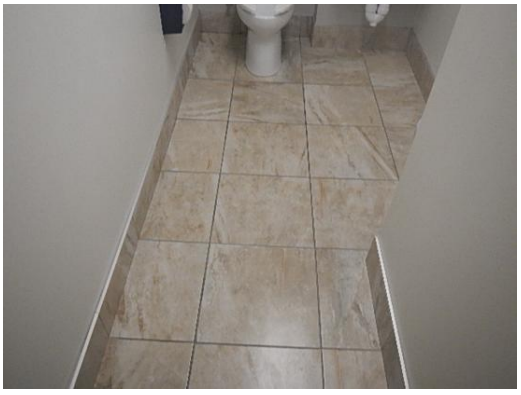
424 - Tile

Rec Rm, Unisex RR, Kitchen, Storage

Useful Life 20 Remaining Life 15
Quantity 1 Unit of Measure Lump Sum
Cost /LS $13,500
% Included 100.00% Total Cost/Study $13,500
Summary Replacement Year 2040 Future Cost $19,552

This is to replace the tile flooring.

2020- $11,000 was expended to install porcelain tile in the recreation room, unisex restroom, kitchenette, and storage closet.



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00006 - Casa Paloma I (CPI)

26000 - Outdoor Equipment

310 - Benches

18 Common Area Benches

Useful Life	15	Remaining Life	5
Quantity	18	Unit of Measure	Items
Cost /Itm	$1,385		
% Included	100.00%	Total Cost/Study	$24,930
Replacement Year	2030	Future Cost	$28,206

Summary

This is to replace the benches. This can include demo, disposal, installation, shipping, tax, etc.

4- backless benches
14- backed benches



316 - Shuffleboard Court

1,980 sf [6] Shuffleboard Courts

Useful Life	8	Remaining Life	2
Quantity	1,980	Unit of Measure	Square Feet
Cost /SqFt	$5.35		
% Included	100.00%	Total Cost/Study	$10,593
Replacement Year	2027	Future Cost	$11,129

Summary

This is to resurface the shuffleboard courts.

6- painted concrete courts

2025- Per client, last coated in 2019.
2019- $8,400 was expended per client 6/14/2019.



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00006 - Casa Paloma I (CPI)

26000 - Outdoor Equipment

826 - Shade Structure

310 sf Pool Equip Shade Structure

Useful Life	30	Remaining Life	20
Quantity	310	Unit of Measure	Square Feet
Cost /SqFt	$31.50		
% Included	100.00%	Total Cost/Study	$9,765
Replacement Year	2045	Future Cost	$16,001

Summary

This is to repair and replace the painted metal shade structure.

2015- Structure installed.



28000 - Water System

194 - Backflow Valves

Backflow

Useful Life	20	Remaining Life	10
Quantity	1	Unit of Measure	Items
Cost /Itm	$5,000		
% Included	100.00%	Total Cost/Study	$5,000
Replacement Year	2035	Future Cost	$6,400

Summary

This is to replace the backflow prevention valve and freeze protection blanket.

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00007 - Casa Paloma II (CPII)

02000 - Concrete

466 - Pool Deck

4,933 sf Pool/Spa Area Concrete Repair (6%)

Useful Life	2	Remaining Life	0
Quantity	4,933	Unit of Measure	Square Feet
Cost /SqFt	$50.84	Qty * $/SqFt	$250,783
% Included	6.00%	Total Cost/Study	$15,047
Replacement Year	2025	Future Cost	$15,047

Summary

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

2025- Minor cracks observed. Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $15,047 was expended for repairs and 2 anchors in 2025.
2022- Vertical displacements noted at deck drains.
2020- $9,592 was expended. Per client 8/6/2020, extend remaining life from 2022 to 2023.
2019- Per client 7/22/2019, reduce useful life from 5 to 2 years.
2018- Estimate increased from $6,219 to $19,352.



03000 - Painting: Exterior

224 - Stucco

Exterior Stucco Repair & Paint

Useful Life	10	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$12,000		
% Included	100.00%	Total Cost/Study	$12,000
Replacement Year	2026	Future Cost	$12,300

Summary

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

2025- Per client 10/10/2025, anticipate stucco repair and paint during 2026. Per client 11/13/2025, $12,000 is anticipated in 2026.

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00007 - Casa Paloma II (CPII)

04000 - Structural Repairs

952 - Doors

14 Exterior & Interior Doors (25%)

Useful Life	10	Remaining Life	9
Quantity	14	Unit of Measure	Items
Cost /Itm	$2,016	Qty * $/Itm	$28,217
% Included	25.00%	Total Cost/Study	$7,054
Replacement Year	2034	Future Cost	$8,810

Summary

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

6- interior
8- exterior

2023- Per client, extend remaining life to 2034.



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00007 - Casa Paloma II (CPII)

05000 - Roofing

240 - Low Slope: BUR

5,200 sf Pool Building Roofs

Useful Life	20	Remaining Life	16
Quantity	5,200	Unit of Measure	Square Feet
Cost /SqFt	$13.00		
% Included	100.00%	Total Cost/Study	$67,600
Replacement Year	2041	Future Cost	$100,353

Summary

This is to replace the coated asphalt built-up roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Main Building- 3,280 sf, with 31 high solar panels
Shuffleboard Ramadas- 1,920 sf, with 16 high solar panels

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Roof appears on overall good condition. Main building roof needs cleaning and minor repair.
2021- $33,500 was expended.



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00007 - Casa Paloma II (CPII)

05000 - Roofing

974 - Coating

5,200 sf Low Slope Roof Recoating

Useful Life	5	Remaining Life	1
Quantity	5,200	Unit of Measure	Square Feet
Cost /SqFt	$1.76		
% Included	100.00%	Total Cost/Study	$9,152
Replacement Year	2026	Future Cost	$9,381

Summary

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

Main Building- 3,280 sf, with 31 high solar panels
Shuffleboard Ramadas- 1,920 sf, with 16 high solar panels

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Per client 11/13/2025, evaluate in 2026 and do after HVAC replacement.
2019- $7,395 was expended per client 6/14/2019.



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00007 - Casa Paloma II (CPII)

08000 - Rehab

258 - Restrooms

Unisex Restroom

Useful Life	15	Remaining Life	1
Quantity	1	Unit of Measure	Room
Cost /Rm	$11,520		
% Included	100.00%	Total Cost/Study	$11,520
Replacement Year	2026	Future Cost	$11,808

Summary

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

Painted walls & ceiling, 112 sf wall tile, 6' x 10' overall dimensions, 1 sink, 1 toilet, 2 stainless steel grab bars, 1 fluorescent light, 1 mirror, 1 toilet paper dispenser, 1 paper towel dispenser, 1 soap dispenser.

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $11,808 anticipated in 2026.



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00007 - Casa Paloma II (CPII)

08000 - Rehab

260 - Locker Rooms

2 Men's & Women's Locker Rooms & Outdoor Shower

Useful Life	20	Remaining Life	1
Quantity	2	Unit of Measure	Room
Cost /Rm	$44,045		
% Included	100.00%	Total Cost/Study	$88,090
Replacement Year	2026	Future Cost	$90,292

Summary

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

Men's- 2 showers, 1 urinal with auto flush, 1 toilet stall with vinyl partition, 4 fluorescent lights, 6 stainless steel grab bars, painted walls & ceiling, 320 sf wall tile, counter with 2 manual sinks, 2 soap dispensers, 2 paper towel dispensers, 2 toilet paper dispensers, 1 mirror.

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

Outdoor Shower- 8' x 12', floor and wall tile, 2 stainless steel grab bars

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $90,292 anticipated in 2026.
2023- $2,366 projected, remaining in 2025.
2022- $13,000 was expended. Move remaining life from 2022 to 2025.
2021- Per client 6/30/2021, decrease remaining life from 2024 to 2022.
2019- Increased estimate from $20,000 to $35,000 per room. Client input will further define this component.
2018- $7,595 was expended for partial partitions. Also, per client, $20,000 was added to scope of work estimate.



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00007 - Casa Paloma II (CPII)

08000 - Rehab

424 - Kitchen

Center Kitchen

Useful Life	20	Remaining Life	2
Quantity	1	Unit of Measure	Room
Cost /Rm	$8,810		
% Included	100.00%	Total Cost/Study	$8,810
Replacement Year	2027	Future Cost	$9,256

Summary

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

10' x 12' overall dimensions, refrigerator, microwave oven, range, counter with sink, 12 lf upper and lower wood cabinets.

2023- Per client, extend remaining life to 2027.



12000 - Pool

166 - Resurface

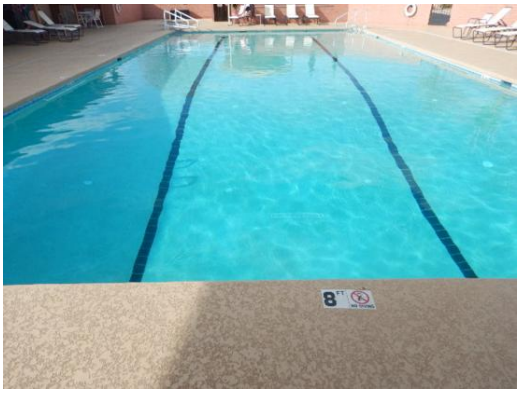
180 lf Pool

Useful Life	12	Remaining Life	3
Quantity	180	Unit of Measure	Linear Feet
Cost /l.f.	$185		
% Included	100.00%	Total Cost/Study	$33,300
Replacement Year	2028	Future Cost	$35,860

Summary

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

2017- Client advises done in 2016.



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00007 - Casa Paloma II (CPII)

12000 - Pool

666 - Deck: Re-Surface

4,933 sf Pool/Spa Deck Coating

Useful Life	15	Remaining Life	1
Quantity	4,933	Unit of Measure	Square Feet
Cost /SqFt	$10.85		
% Included	100.00%	Total Cost/Study	$53,523
Replacement Year	2026	Future Cost	$54,861

Summary

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

2025- Some chips, stains, and rust were observed. Reduced remaining life from 2037 to 2031. Per client 10/10/2025, reduce remaining life from 2031 to 2026.
2022- $46,396 was expended. Work currently in progress.
2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per Aquatics Supervisor.
2020- Per client 8/6/2020, reduce remaining life from 2028 to 2021.



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00007 - Casa Paloma II (CPII)

12000 - Pool

774 - Equipment: Replacement

Pool & Spa Equipment (50%)

Useful Life	5	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$48,000	Qty * $/LS	$48,000
% Included	50.00%	Total Cost/Study	$24,000
Replacement Year	2026	Future Cost	$24,600

Summary

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

1- pool filter #1, Pentair Triton II Commercial
1- pool filter #2, Pentair Triton II Commercial
1- spa filter, Pentair Triton II Commercial- replaced 2018
3- Pentair IntelliFlo variable speed pumps
1- additional spa pump
1- Dolphin Wave pool vacuum
1- pool heater #1, Raypak Professional- replaced 2018
1- pool heater #2, Raypak Professional
1- spa heater, Raypak Professional
1- pool Aquasol chemical controller
1- spa Aquasol chemical controller
1- Clear Comfort advanced oxidation system
1- chemical tank
Pool- 2- submerged lights, 5 skimmers, 2 ladders, 4 grab bars
Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
Assorted- pipes, fittings, controls, lights, drain covers, hand rails, electrical, plumbing, etc.

2025- Per client, replacements anticipated. Per client 11/13/2025, $24,000 is anticipated in 2026.
2022- $6,000 was expended. Move remaining life from 2022 to 2024.
2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
2019- $8,319 total was expended for pool and spa equipment.
2018- $6,264 was expended for pool electronic feed controller, pool heater #1, spa sand filter.
2017- $1,613 was expended.



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00007 - Casa Paloma II (CPII)

12000 - Pool

960 - Furniture: Misc

31 Pool Area Furniture

Useful Life	6	Remaining Life	0
Quantity	31	Unit of Measure	Items
Cost /Itm	$263		
% Included	100.00%	Total Cost/Study	$8,144
Replacement Year	2025	Future Cost	$8,144

Summary

This is to replace miscellaneous pool furniture.

1- metal umbrella
3- tables
11- chairs
16- lounges

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $8,144 was expended in 2025.
2019- $7,000 was expended per client 6/14/2019.



13000 - Spa

154 - Resurface

Spa

Useful Life	8	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,255		
% Included	100.00%	Total Cost/Study	$6,255
Replacement Year	2027	Future Cost	$6,572

Summary

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

2019- Per client 7/22/2019, spa re-plastered 5/2018 for $4,850. Per client 8/5/2019, increase useful life from 6 to 8 years.



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00007 - Casa Paloma II (CPII)

13000 - Spa

20000 - Lighting

260 - Pole Lights

8 Shuffleboard Lights

Useful Life	30	Remaining Life	28
Quantity	8	Unit of Measure	Items
Cost /Itm	$1,575		
% Included	100.00%	Total Cost/Study	$12,600
Replacement Year	2053	Future Cost	$25,156

Summary

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

2023- $11,578 expended.
2022- No work indicated for 2021, move remaining life to 2023.
2021- $10,862 is anticipated.



23000 - Mechanical Equipment

260 - HVAC

Rooftop Rheem Unit #3- 2025

Useful Life	15	Remaining Life	0
Quantity	1	Unit of Measure	System
Cost /Sys	$8,760		
% Included	100.00%	Total Cost/Study	$8,760
Replacement Year	2025	Future Cost	$8,760

Summary

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

Unit 3- Locker Room

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025. Per client 11/13/2025, prior Rheem, 2-ton, MN- RQMAA024JF, SN- 6899F460410464 replaced for $8,760 in 2025.



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00007 - Casa Paloma II (CPII)

23000 - Mechanical Equipment

272 - HVAC

2 Rooftop Carrier Units- 2011

Useful Life	15	Remaining Life	1
Quantity	2	Unit of Measure	System
Cost /Sys	$11,660		
% Included	100.00%	Total Cost/Study	$23,320
Replacement Year	2026	Future Cost	$23,903

Summary

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

Unit 1- Building Roof- Carrier, 3-ton, MN- 50HCQA04A0A3A0A0A0, SN- 0611G20399
Unit 2- Building Roof- Carrier, 3-ton, MN- 50HCQA04A0A3A0A0A0, SN- 0611G20400

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025. Client anticipates replacement in 2026. Per client 11/13/2025, $23,903 is anticipated in 2026 and in conjunction with roofing repairs.



25000 - Flooring

204 - Carpeting

1,284 sf Recreation Room

Useful Life	10	Remaining Life	5
Quantity	1,284	Unit of Measure	Square Feet
Cost /SqFt	$3.50		
% Included	100.00%	Total Cost/Study	$4,494
Replacement Year	2030	Future Cost	$5,085

Summary

This is to replace the carpeting.

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



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00007 - Casa Paloma II (CPII)

25000 - Flooring

404 - Tile

281 sf Kitchenette & Storage Closet

Useful Life 20 Remaining Life 15
Quantity 281 Unit of Measure Square Feet
Cost /SqFt $16.10
% Included 100.00% Total Cost/Study $4,524
Summary Replacement Year 2040 Future Cost $6,552

This is to replace the porcelain tile flooring.

2021- $3,772 was expended to replace the prior vinyl composition tile (VCT) at kitchenette, storage closet and door openings with porcelain tile. Added as a reserve study component per client. Per client 7/28/2021, this replacement was performed in 2020.



26000 - Outdoor Equipment

304 - Shuffleboard Court

1,980 sf [6] Courts Resurface & Recoat

Useful Life 8 Remaining Life 0
Quantity 1,980 Unit of Measure Square Feet
Cost /SqFt $5.13
% Included 100.00% Total Cost/Study $10,148
Summary Replacement Year 2025 Future Cost $10,148

This is to resurface and recoat the shuffleboard courts.

6- painted concrete courts

2025- Surface cracks present. Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $10,148 was expended in 2025.
2018- Per client, add component for $7,475 expended in 2017.



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00007 - Casa Paloma II (CPII)

26000 - Outdoor Equipment

860 - Shade Structure

294 sf Pool Equip Shade Canopy

Useful Life	15	Remaining Life	6
Quantity	294	Unit of Measure	Square Feet
Cost /SqFt	$26.45		
% Included	100.00%	Total Cost/Study	$7,776
Replacement Year	2031	Future Cost	$9,018

Summary

This is to repair and replace the canvas canopy shade structure.

1- 21'x14'

2016- Structure installed.



28000 - Water System

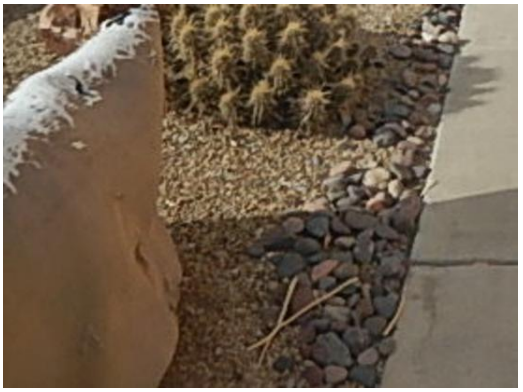
190 - Backflow Valves

Backflow

Useful Life	20	Remaining Life	10
Quantity	1	Unit of Measure	Items
Cost /Itm	$5,000		
% Included	100.00%	Total Cost/Study	$5,000
Replacement Year	2035	Future Cost	$6,400

Summary

This is to replace the backflow prevention valve and freeze protection blanket.



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00008 - Desert Hills (DH)

01000 - Paving

120 - Asphalt: Sealing

104,016 sf Drives & Parking

Useful Life	5	Remaining Life	4
Quantity	104,016	Unit of Measure	Square Feet
Cost /SqFt	$0.320		
% Included	100.00%	Total Cost/Study	$33,285
Replacement Year	2029	Future Cost	$36,741

Summary

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

Parking spaces Upper/Lower
0/0- golf cart
2/6- ADA
139/59- vehicle

2025- Per client, sealed by Holbrook in 2024. Excess water was running down the gutter along the north side of the building. The water appeared to be carrying soil which may indicate that wash out is occurring.
2019- The parking lot west of the complex appears recently sealed, crack filled and striped. The south parking lot appears dull and gray. $12,450 was expended per client 6/14/2019.



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00008 - Desert Hills (DH)

01000 - Paving

220 - Asphalt: Ongoing Repairs

104,016 sf Drives & Parking (3%)

Useful Life	5	Remaining Life	4
Quantity	104,016	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$461,831
% Included	2.50%	Total Cost/Study	$11,546
Replacement Year	2029	Future Cost	$12,744

Summary

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

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



328 - Asphalt: Overlay w/ Interlayer

71,286 sf Upper Parking Area & Drive

Useful Life	25	Remaining Life	4
Quantity	71,286	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$226,689
Replacement Year	2029	Future Cost	$250,223

Summary

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

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



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00008 - Desert Hills (DH)

01000 - Paving

332 - Asphalt: Overlay w/ Interlayer

32,730 sf Lower Parking Area

Useful Life	25	Remaining Life	21
Quantity	32,730	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$104,081
Replacement Year	2046	Future Cost	$174,813

Summary

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

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



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00008 - Desert Hills (DH)

02000 - Concrete

414 - Pool Deck

5,981 sf Pool/Spa Area Concrete Repair (7.5%)

Useful Life	5	Remaining Life	1
Quantity	5,981	Unit of Measure	Square Feet
Cost /SqFt	$27.07	Qty * $/SqFt	$161,906
% Included	7.50%	Total Cost/Study	$12,143
Replacement Year	2026	Future Cost	$12,446

Summary

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $12,446 is anticipated in 2026.
2022- $4,000 was expended. Move remaining life from 2022 to 2023.
2017- Scope was revised to: Complete replacement of pool deck; replacement will be concrete w/sweat finish, no acrylic lace. Estimate increased from $44,558 to $175,000 in 2017. BRG extended useful life from 15 to 25 years per client.



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00008 - Desert Hills (DH)

03000 - Painting: Exterior

124 - Stucco

30,135 sf Building Exterior

Useful Life	10	Remaining Life	2
Quantity	30,135	Unit of Measure	Square Feet
Cost /SqFt	$1.96		
% Included	100.00%	Total Cost/Study	$59,065
Replacement Year	2027	Future Cost	$62,055

Summary

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

2025- Rust observed on stairways.
2019- Exterior painting appears in excellent condition.
2018- Client advises that $27,700 total was expended in 2017 for partial paint and remaining 2018 scope is undetermined. This is a placeholder pending bids to finish what was started in 2017.
2017- $5,200 was expended for the exterior room A, columns, pool area only.



03500 - Painting: Interior

124 - Building

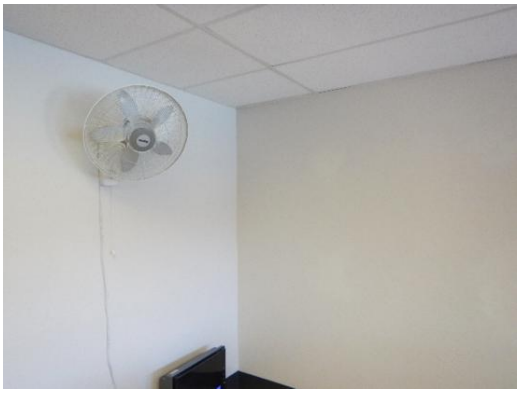
26,950 sf All Interior Spaces (50%)

Useful Life	5	Remaining Life	2
Quantity	26,950	Unit of Measure	Square Feet
Cost /SqFt	$1.50	Qty * $/SqFt	$40,425
% Included	50.00%	Total Cost/Study	$20,213
Replacement Year	2027	Future Cost	$21,236

Summary

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

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



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00008 - Desert Hills (DH)

04000 - Structural Repairs

916 - Doors

54 Exterior & Interior Doors (25%)

Useful Life	10	Remaining Life	9
Quantity	54	Unit of Measure	Items
Cost /Itm	$2,015	Qty * $/Itm	$108,835
% Included	25.00%	Total Cost/Study	$27,209
Replacement Year	2034	Future Cost	$33,980

Summary

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

24- interior
30- exterior

2023- Per client, extend remaining life to 2034.



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00008 - Desert Hills (DH)

04500 - Decking/Balconies

200 - Resurface

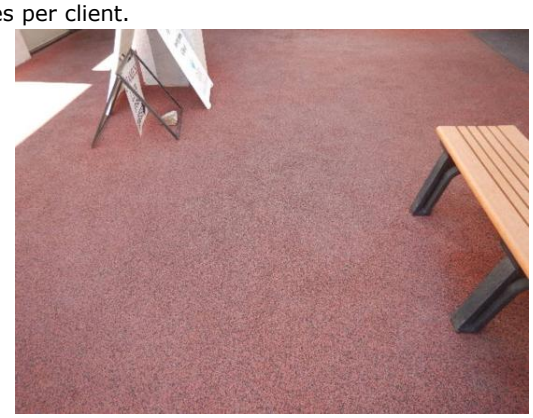
1,778 sf Second Floor Deck

Useful Life	18	Remaining Life	1
Quantity	1,778	Unit of Measure	Square Feet
Cost /SqFt	$18.25		
% Included	100.00%	Total Cost/Study	$32,449
Replacement Year	2026	Future Cost	$33,260

Summary

This is to resurface the 2nd floor deck.

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $33,260 is anticipated for red brick front patio breezeway repairs (repair products are being compared).
2024- The $29,870 planned for 2023 is now set for 2025 due to unavailability of contractors.
2023- $29,870 projected.
2021- Per client 6/1/2021, move remaining life from 2021 to 2023, per Facility Director.
2019- Per client 6/14/2019, current estimate is $15/sf and extend remaining life from 2019 to 2021.
2017- 18 year useful life and 2019 remaining life estimates per client.



05000 - Roofing

100 - Low Slope: Foam

5,850 sf Ceramics/Lapidary

Useful Life	20	Remaining Life	18
Quantity	5,850	Unit of Measure	Square Feet
Cost /SqFt	$12.00		
% Included	100.00%	Total Cost/Study	$70,200
Replacement Year	2043	Future Cost	$109,488

Summary

This is to reroof with a urethane foam roofing product. Foam roofing systems require periodic re-coatings between full replacement. Re-coating provided for in another component.

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Good condition overall. Needs some tree debris removed.



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00008 - Desert Hills (DH)

05000 - Roofing

212 - Low Slope: BUR

7,000 sf Auditorium Roof

Useful Life 20 Remaining Life 19
Quantity 7,000 Unit of Measure Square Feet
Cost /SqFt $15.00
% Included 100.00% Total Cost/Study $105,000
Summary Replacement Year 2044 Future Cost $167,858

This is to replace the low slope coated BUR & tile roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Good condition overall. A few parapet seams need resealing on west side.
2024- New torch down roof installed.
2021- Per client 6/30/2021, $5,860 expended for repairs.
2019- Water filled blister on roof noted. Client reports roof leaks over the stage.



320 - Low Slope: Metal

470 sf Pool Equipment Roof

Useful Life 30 Remaining Life 20
Quantity 470 Unit of Measure Square Feet
Cost /SqFt $11.00
% Included 100.00% Total Cost/Study $5,170
Summary Replacement Year 2045 Future Cost $8,472

This is to replace the low slope metal painted roofing. Metal roofs should be regularly inspected and repaired as indicated. Metal roofs expect a long life and may require fastener tightening and painting.

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Good condition overall, BRG set remaining life to 2045.

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00008 - Desert Hills (DH)

05000 - Roofing

374 - Low Slope: Pergola

375 sf Tennis Ramada Roof

Useful Life 25 Remaining Life 15
Quantity 375 Unit of Measure Square Feet
Cost /SqFt $10.00
% Included 100.00% Total Cost/Study $3,750
Summary Replacement Year 2040 Future Cost $5,431

This is to replace the tennis ramada shingle roof.

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Good condition overall. BRG set remaining life to 2040. Client advises possible coating of shingles in the future.



946 - Coating

13,080 sf Low Slope Roof Recoating

Useful Life 5 Remaining Life 2
Quantity 13,080 Unit of Measure Square Feet
Cost /SqFt $1.25
% Included 100.00% Total Cost/Study $16,350
Summary Replacement Year 2027 Future Cost $17,178

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

Auditorium- 7,000 sf
Utility Building west of Auditorium- 230 sf
Ceramics/Lapidary- 5,850 sf

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



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00008 - Desert Hills (DH)

05000 - Roofing

08000 - Rehab

218 - Locker Rooms

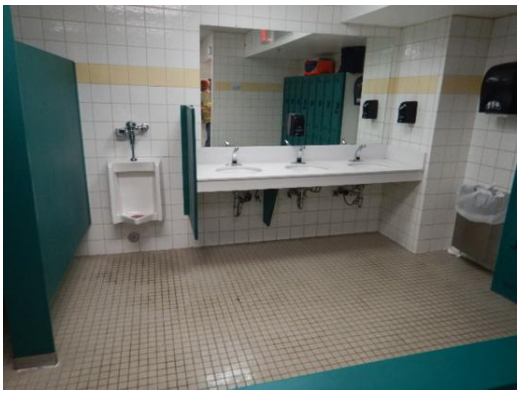
2 Men's & Women's

Useful Life	28	Remaining Life	0
Quantity	2	Unit of Measure	Room
Cost /Rm	$72,800		
% Included	100.00%	Total Cost/Study	$145,600
Replacement Year	2025	Future Cost	$145,600

Summary

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

2025- Per client, SFA Design has completed 100% of design. $145,600 estimated reserve portion of $349,274 overall project. Per client 11/13/2025, $403,665 total was expended from two funding sources in 2025.
2023- Verification needed, and in meantime, this is deferred to 2024.
2022- Per client, move remaining life from 2022 to 2023.
2020- Per client 6/16/2020, move remaining life from 2021 to 2022.
2019- Per client 6/14/2019, increase remaining life from 2020 to 2021 and estimate from $37,700 to $122,700.
2018- 28 useful life and 2020 remaining life estimates per client.



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00008 - Desert Hills (DH)

08000 - Rehab

222 - Restrooms

Companion Restroom

Useful Life 20 Remaining Life 18
Quantity 1 Unit of Measure Room
Cost /Rm $19,832
% Included 100.00% Total Cost/Study $19,832
Summary Replacement Year 2043 Future Cost $30,930

This is to rehab the restroom located near the locker rooms including items such as fixtures, lighting, tile, etc. Client input will further define this component.

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



324 - Restrooms

2 Auditorium Lobby Restrooms

Useful Life 20 Remaining Life 0
Quantity 2 Unit of Measure Room
Cost /Rm $31,800
% Included 100.00% Total Cost/Study $63,600
Summary Replacement Year 2025 Future Cost $63,600

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

2025- Per client, bids in progress. Per client 11/13/2025, $63,600 was expended in 2025.
2024- $60,000 planned for 2025 and estimate increased from $17,000/ea to $30,000/ea.
2021- Per client 6/1/2021, move remaining life from 2021 to 2023, per Facility Director.
2019- Increased estimate from $7,000 to $15,000 per restroom.



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00008 - Desert Hills (DH)
08000 - Rehab

325 - Doors
2 Locker Room Doors (2026 Only)

Useful Life 2 | Remaining Life 1 | Treatment [nr:1]
Quantity 2 | Unit of Measure Items
Cost /Itm $5,000
% Included 100.00% | Total Cost/Study $10,000
Summary | Replacement Year 2026 | Future Cost $10,250

This is to replace two doors.

2025- Per client 11/13/2025, $10,000 is anticipated in 2026.

466 - Cabinets
40 lf Countertops & Cabinets

Useful Life 20 | Remaining Life 2
Quantity 40 | Unit of Measure Linear Feet
Cost /l.f. $867
% Included 100.00% | Total Cost/Study $34,692
Summary | Replacement Year 2027 | Future Cost $36,448

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



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00008 - Desert Hills (DH)

08000 - Rehab

570 - Operable Wall/Partition
770 sf [4] Room Dividers

Useful Life 21 Remaining Life 9
Quantity 770 Unit of Measure Square Feet
Cost /SqFt $54.21
% Included 100.00% Total Cost/Study $41,742
Summary Replacement Year 2034 Future Cost $52,130

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

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

2017- Client advises work done in 2013.



12000 - Pool

118 - Resurface
260 lf Pool

Useful Life 12 Remaining Life 13
Quantity 260 Unit of Measure Linear Feet
Cost /l.f. $217
% Included 100.00% Total Cost/Study $56,295
Summary Replacement Year 2038 Future Cost $77,604

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

2025- Minor stains observed.
2021- Remaining life set to occur 12 years after structural work in related component.



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00008 - Desert Hills (DH)

12000 - Pool

404 - ADA Chair Lift

2 Pool & Spa Chair Lifts

Useful Life 10 Remaining Life 2
Quantity 2 Unit of Measure Items
Cost /Itm $7,739
% Included 100.00% Total Cost/Study $15,478
Summary Replacement Year 2027 Future Cost $16,262

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

Pool- Aqua Creek, Pro Pool, MN F044SCH, SN 44594, MFG 8/2017
Spa- Aqua Creek, Pro Pool, MN F-004PLBNA-ATI, SN 30917, MFG 8/2017

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



618 - Deck: Re-Surface

5,981 sf Pool/Spa Deck Coating

Useful Life 25 Remaining Life 17
Quantity 5,981 Unit of Measure Square Feet
Cost /SqFt $10.00
% Included 100.00% Total Cost/Study $59,810
Summary Replacement Year 2042 Future Cost $91,008

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

2025- The deck is stained.



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00008 - Desert Hills (DH)

12000 - Pool

742 - Equipment: Replacement

Pool & Spa Equipment (50%)

Useful Life	5	Remaining Life	2
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$64,536	Qty * $/LS	$64,536
% Included	50.00%	Total Cost/Study	$32,268
Replacement Year	2027	Future Cost	$33,902

Summary

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

1- pool filter #1, Pentair Triton II Commercial
1- pool filter #2, Pentair Triton II Commercial
1- pool filter #3, Pentair Triton II Commercial
1- spa filter, Pentair Triton II Commercial
4- Pentair IntelliFlo Variable Speed pumps
2- additional spa pumps
1- Pool Vacuum
1- pool heater #1, Raypak Professional
1- pool heater #2, Raypak Professional
1- pool heater #3, Raypak Professional
1- pool heater #4, Raypak Professional
1- spa heater, Raypak Professional
1- pool Aquasol chemical controller
1- spa Aquasol chemical controller
1- Clear Comfort advanced oxidation system
Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
Assorted- pipes, fittings, controls, lights, drain covers, 8 hand rails, electrical, plumbing, etc.

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



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00008 - Desert Hills (DH)

12000 - Pool

932 - Furniture: Misc

47 Pool Area Furniture

Useful Life	6	Remaining Life	4
Quantity	47	Unit of Measure	Items
Cost /Itm	$301		
% Included	100.00%	Total Cost/Study	$14,124
Replacement Year	2029	Future Cost	$15,591

Summary

This is to replace miscellaneous pool furniture.

3- umbrellas
4- tables
7- tea tables
14- chairs
19- chaise lounges

2023- $13,000 approximately projected for 2023.
2019- $11,307 was expended per client 6/14/2019.



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00008 - Desert Hills (DH)

13000 - Spa

122 - Resurface

Spa

Useful Life	8	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$11,517		
% Included	100.00%	Total Cost/Study	$11,517
Replacement Year	2030	Future Cost	$13,030

Summary

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

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



14000 - Recreation

140 - Sauna: Wood Kit

Sauna

Useful Life	25	Remaining Life	22
Quantity	1	Unit of Measure	Room
Cost /Rm	$7,628		
% Included	100.00%	Total Cost/Study	$7,628
Replacement Year	2047	Future Cost	$13,132

Summary

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

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



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00008 - Desert Hills (DH)

14000 - Recreation

220 - Exercise: Cardio Equipment

18 Fitness Center Cardio Machines (25%)

Useful Life	3	Remaining Life	1
Quantity	18	Unit of Measure	Items
Cost /Itm	$6,795	Qty * $/Itm	$122,316
% Included	25.00%	Total Cost/Study	$30,579
Replacement Year	2026	Future Cost	$31,343

Summary

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

1- Inspire crossfit #20
1- NuStep crossfit #19
1- Stairmaster #7
2- Concept-2 rowers #11, #12
2- True treadmills #1, #2
2- Woodway treadmills #3, #4
3- True recumbent bikes #16, #17, #18
3- True upright bikes #13, #14, #15
3- True steppers #6, #8, #9

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $31,343 anticipated for 2026.
2024- Per client, in 2022 the Woodway treadmills will be replaced with this category.
2022- $250,000 major anticipated expenditure. Association input will further define this component.
2020- $10,000 was expended to replace one Woodway treadmill.
2019- $10,800 was expended per client 6/14/2019.
2018- $13,410 was expended on 1-NuStep replacement, etc.
2017- $25,694 was expended.



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00008 - Desert Hills (DH)

14000 - Recreation

228 - Exercise: Stationary Bike

11 Fitness Center Aerobics Room Spin Bikes

Useful Life 6 Remaining Life 4
Quantity 11 Unit of Measure Items
Cost /Itm $1,800
% Included 100.00% Total Cost/Study $19,800
Replacement Year 2029 Future Cost $21,855

Summary

This is to replace the spin bikes.

11- LeMond spin bikes (aerobics room)



262 - Exercise: Miscellaneous Equip.

11 Boxing Gym Equipment

Useful Life 10 Remaining Life 5
Quantity 11 Unit of Measure Items
Cost /Itm $580
% Included 100.00% Total Cost/Study $6,380
Replacement Year 2030 Future Cost $7,218

Summary

This is to periodically replace the combat sport training equipment.

1- adjustable bench
1- Paramount 45 degree back extension #25
1- Century Fight Champ freestanding kick/punch bag
3- Century heavy punching bags with floor stands
5- Century Wavemaster XXL freestanding kick/punch bags



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00008 - Desert Hills (DH)

14000 - Recreation

320 - Exercise: Strength Equipment

11 Fitness Center Strength Machines (50%)

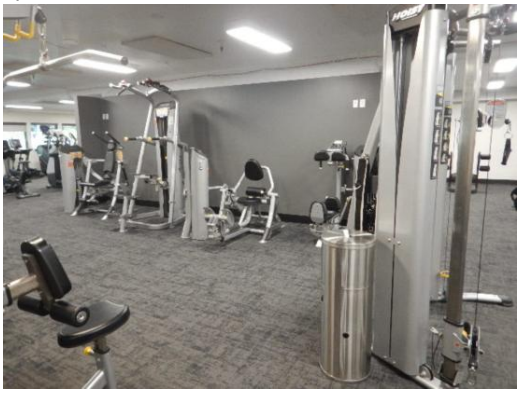
Useful Life	8	Remaining Life	2
Quantity	11	Unit of Measure	Items
Cost /Itm	$5,447	Qty * $/Itm	$59,918
% Included	50.00%	Total Cost/Study	$29,959
Replacement Year	2027	Future Cost	$31,475

Summary

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

1- Hoist Fitness Dual Series abdominal/back extension
1- Hoist Fitness Dual inner/outer thigh #24
1- Hoist Fitness Dual Series leg extension/leg curl (replaced 2020)
1- Hoist Fitness Dual Series pec fly/rear delt #26 (replaced 2020)
1- Paramount leg lift #46
1- Precor stretch trainer #47
1- Hoist Fitness Dual Series HP-3000
1- Hoist Fitness Dual Series leg press/calf raise
1- Hoist Fitness Dual Series lat pull down/mid row #33
1- Hoist Fitness Dual Series chest/shoulder press
1- Hoist Fitness Dual Series preacher curl/triceps extension

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



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00008 - Desert Hills (DH)

14000 - Recreation

354 - Exercise: Strength Equipment

31 Fitness Center Strength Machines (50%)

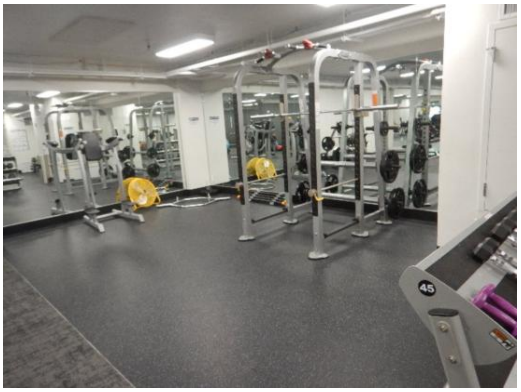
Useful Life	8	Remaining Life	7
Quantity	31	Unit of Measure	Items
Cost /Itm	$5,447	Qty * $/Itm	$168,859
% Included	50.00%	Total Cost/Study	$84,429
Replacement Year	2032	Future Cost	$100,360

Summary

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

1- Hoist Fitness dumbbell 3-tier rack w/ mix set to 70 lbs
1- Hoist Fitness barbell rack w/ 10 bars, 20-110 lbs
1- SHUA multifunction stretcher SH-G6912 #48
1- Troy Dumbbell 2-tier rack w/ 10 pair, 8-45 lbs
1- Hoist Fitness preacher curl free weight #41
1- True Roman bench XFW5600-19
1- Hoist Fitness incline sit-up bench
1- Hoist Fitness Smith/pull up
1- Hoist Fitness free-weight press #39
1- Hoist Fitness free-weight press incline #40
1- True Smith machine #42
1- Hoist Fitness standing calf raise #25
1- Hoist Fitness seat swivel #37
1- Hoist Fitness chin/dip assist #36
1- Hoist Fitness low back #35
1- Hoist Fitness rotary torso #34
1- Hoist Fitness mid row #32
1- Hoist Fitness biceps curl #31
1- Hoist Fitness seated dip #30
1- Hoist Fitness dual pully #38
1- Hoist Fitness glute master
1- Hoist Fitness leg extension #23
1- Hoist Fitness leg press #22
1- Hoist Fitness leg curl #21
1- Hoist Fitness lateral rise #26
1- Hoist Fitness should press #27
1- Hoist Fitness chest press #29
4- Hoist Fitness adjustable benches

2025- This component reflects equipment added since prior reserve site visit.



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00008 - Desert Hills (DH)

17000 - Tennis Court

130 - Reseal

28,800 sf [4] Tennis Courts

Useful Life 4 Remaining Life 2
Quantity 28,800 Unit of Measure Square Feet
Cost /SqFt $0.820
% Included 100.00% Total Cost/Study $23,616
Summary Replacement Year 2027 Future Cost $24,812

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

2025- Per client, recoated 5/2023.
2023- $11,850 projected.
2022- Per client, move remaining life from 2022 to 2023.
2019- $4,700/court every 4 years per client 7/22/2019 estimate.
2018- $18,900 was expended to resurface.
2017- Client directed 2018 remaining life and decrease useful life from 7 to 4 years.



19000 - Fencing

150 - Chain Link: 10'

960 lf Tennis Court Fence

Useful Life 30 Remaining Life 6
Quantity 960 Unit of Measure Linear Feet
Cost /l.f. $48.37
% Included 100.00% Total Cost/Study $46,435
Summary Replacement Year 2031 Future Cost $53,851

This is to replace the 10' chain link fencing.



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00008 - Desert Hills (DH)

20000 - Lighting

210 - Pole Lights

7 Walkway Lights

Useful Life	20	Remaining Life	3
Quantity	7	Unit of Measure	Items
Cost /Itm	$1,321		
% Included	100.00%	Total Cost/Study	$9,249
Replacement Year	2028	Future Cost	$9,960

Summary

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



218 - Landscape

25 Walkway Lights

Useful Life	20	Remaining Life	9
Quantity	25	Unit of Measure	Items
Cost /Itm	$503		
% Included	100.00%	Total Cost/Study	$12,584
Replacement Year	2034	Future Cost	$15,716

Summary

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

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



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00008 - Desert Hills (DH)

20000 - Lighting

264 - Bollard Lights

22 Walkway Bollard Lights

Useful Life	20	Remaining Life	9
Quantity	22	Unit of Measure	Items
Cost /Itm	$1,133		
% Included	100.00%	Total Cost/Study	$24,916
Replacement Year	2034	Future Cost	$31,117

Summary

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



530 - Parking Lot

11 Parking Lot Lights

Useful Life	40	Remaining Life	11
Quantity	11	Unit of Measure	Items
Cost /Itm	$3,049		
% Included	100.00%	Total Cost/Study	$33,540
Replacement Year	2036	Future Cost	$44,007

Summary

This is to replace the parking lot lights.



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00008 - Desert Hills (DH)

23000 - Mechanical Equipment

216 - HVAC

7 Rooftop Rheem Units- 2022

Useful Life	15	Remaining Life	12
Quantity	7	Unit of Measure	System
Cost /Sys	$16,000		
% Included	100.00%	Total Cost/Study	$112,000
Replacement Year	2037	Future Cost	$150,628

Summary

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

Unit 1- Auditorium- Rheem, 5-ton, MN- RGECZR060ADT122AA, SN- F162100042
Unit 2- Auditorium- Rheem, 5-ton, MN- RGECZR060ADT122AA, SN- F262001002
Unit 3- Auditorium- Rheem, 5-ton, MN- RGECZR060ADT122AA, SN- F162100014
Unit 4- Auditorium- Rheem, 5-ton, MN- RGECZR060ADT122AA, SN- F262000994
Unit 5- Room B- Rheem, 7.5-ton, MN- RGEDZR090ADB152AA, SN- F092100053
Unit 12- Fitness- Rheem, 4-ton, MN- RGECZR048ADT072AA, SN- F412101886
Unit 15- Lapidary- Rheem- 7.5-ton, MN- RGEDZR090ADB152AA, SN- F492100430

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.
2022- $42,157 was expended.
2020- Per client 6/16/2020, move remaining life from 2020 to 2022.



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00008 - Desert Hills (DH)

23000 - Mechanical Equipment

332 - HVAC

Rooftop Carrier Unit- 2009

Useful Life	15	Remaining Life	1
Quantity	1	Unit of Measure	System
Cost /Sys	$15,100		
% Included	100.00%	Total Cost/Study	$15,100
Replacement Year	2026	Future Cost	$15,478

Summary

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

Unit 6- Lobby- Carrier, 4-ton, MN- 48HJD005651, SN- 1209G10354

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025. Per client 11/13/2025, $15,478 is anticipated in 2026.



360 - HVAC

2 Rooftop Rheem Units- 2019

Useful Life	15	Remaining Life	9
Quantity	2	Unit of Measure	System
Cost /Sys	$15,000		
% Included	100.00%	Total Cost/Study	$30,000
Replacement Year	2034	Future Cost	$37,466

Summary

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

Unit 8- Ceramics Class- Rheem, 4-ton, MN- RGEA15048ACT101AA, SN- F281900105
Unit 11- Fitness- Rheem, 3-ton, MN- RGEA14036ADD061AA, SN- F321900843

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.
2019- Per client 6/14/2019, replaced in 2018 for $10,114 of which half was paid in 2018 and 2019.



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00008 - Desert Hills (DH)
23000 - Mechanical Equipment

388 - HVAC

2 Rooftop Carrier Units- 2013

Useful Life	15	Remaining Life	3
Quantity	2	Unit of Measure	System
Cost /Sys	$16,960		
% Included	100.00%	Total Cost/Study	$33,920
Replacement Year	2028	Future Cost	$36,528

Summary

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

Unit 10- Ceramics- Carrier, 5-ton, MN- 48HCDA06A2A6A0A0A0, SN- 1013C77720
Unit 13- Art Room- Carrier, 5-ton, MN- 48HCDA06A2A6A0A0A0, SN- 2213C84431

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.



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00008 - Desert Hills (DH)

23000 - Mechanical Equipment

412 - HVAC

Rooftop Rheem Units- 2024

Useful Life	15	Remaining Life	9
Quantity	1	Unit of Measure	System
Cost /Sys	$15,840		
% Included	100.00%	Total Cost/Study	$15,840
Replacement Year	2034	Future Cost	$19,782

Summary

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

Unit 7- Room A- Rheem, 7.5-ton, MN- RGEDZR0904DB2BAA, SN- F18224604
Unit 9- Locker Rooms- Rheem, 4-ton, MN- RGECZR048ADU07BAC, SN- F232300535
Unit 14- Poker Room- Rheem- 4-ton, MN- RGECZR048ADU07BAC, SN- F232300531

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.
2024- Installed, Kent Mechanical- June, 2024.



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00008 - Desert Hills (DH)

23000 - Mechanical Equipment

428 - HVAC

4 Rheem & Daikin Units- 2018

Useful Life 15 Remaining Life 8
Quantity 4 Unit of Measure System
Cost /Sys $9,500
% Included 100.00% Total Cost/Study $38,000
Summary Replacement Year 2033 Future Cost $46,299

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

Unit 16- IT Office/Molds- Rheem, 4-ton
Unit 17.2A- Yoga Rm West- Rheem Classic, 3-ton heat pump, mn RP1636AJ1NA, sn W491827578, mfg 12/2018 ground level sw corner of the building
Unit 17.2B- Yoga Rm West- Rheem, 3-ton inside
Unit 18.2B- Yoga Rm AH-east- Daikin, 3-ton

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

Rheem 3-ton, sw corner of the building.



444 - HVAC

6 Fitness Rm Daikin Air Handlers- 2023

Useful Life 15 Remaining Life 13
Quantity 6 Unit of Measure System
Cost /Sys $7,500
% Included 100.00% Total Cost/Study $45,000
Summary Replacement Year 2038 Future Cost $62,033

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

3 Units 19B- Fitness Rm AH-1, 2, 3- Daikin, 4.5-ton
3 Units 20B- Fitness Rm AH-4, 5, 3- Daikin, 4.5-ton



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00008 - Desert Hills (DH)
23000 - Mechanical Equipment

520 - HVAC

3 SW Ground Level Daikin Units- 2023

Useful Life	15	Remaining Life	13
Quantity	3	Unit of Measure	System
Cost /Sys	$15,000		
% Included	100.00%	Total Cost/Study	$45,000
Replacement Year	2038	Future Cost	$62,033

Summary

This is to replace the heat pump units located ground level at the southwest corner of the building. It is possible that system sub-components can be replaced or rebuilt to extend life.

Unit 18.2A- Yoga RM-outside-SW- Daikin, VRV, 3-ton heat pump, mn RXTQ36TBVJUA, sn E002696, mfg 3/2023
Unit 19.2A- Fitness Rm-outside-SW- Daikin, VRV, 12-ton heat pump, mn RXYQ144XAYDA, sn 2305289468, mfg 5/2023
Unit 20.2A- Fitness Rm-outside-SW- Daikin, VRV, 14-ton heat pump, mn RXYQ168XAYDA, sn 2306074862, mfg 6/2023



604 - Water Heater

2 Pool Equipment Area Water Heaters

Useful Life	12	Remaining Life	10
Quantity	2	Unit of Measure	Items
Cost /Itm	$6,500		
% Included	100.00%	Total Cost/Study	$13,000
Replacement Year	2035	Future Cost	$16,641

Summary

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

2- Rheem, 120 Gallon water heaters, dated 3-6-2023.

2023- $10,764 projected. BRG unsure if one or two units replaced. BRG listed as 50% per cycle.
2019- Per client 7/22/2019, keep these water heaters in study.



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00008 - Desert Hills (DH)

23000 - Mechanical Equipment

632 - Water Heater
Men's Restroom's Janitor's Closet

Useful Life	15	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,073		
% Included	100.00%	Total Cost/Study	$2,073
Replacement Year	2028	Future Cost	$2,232

Summary

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

Bradford White, 80 gallon, electric, MN LD80R3-3-b-100, SN KF17413162-77, mfg. 2013

2019- Per client 7/22/2019, keep this water heater in study.

24000 - Furnishings

540 - Miscellaneous
204 Assorted Tables & Chairs

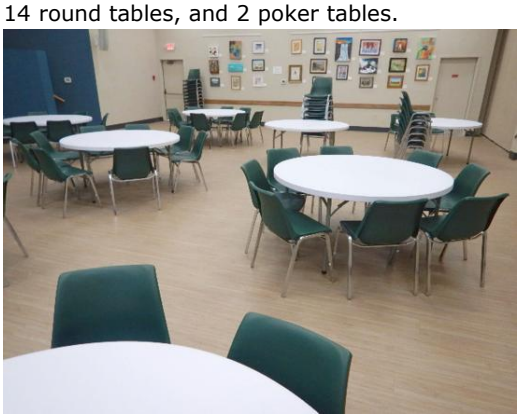
Useful Life	10	Remaining Life	0
Quantity	204	Unit of Measure	Items
Cost /Itm	$153		
% Included	100.00%	Total Cost/Study	$31,114
Replacement Year	2025	Future Cost	$31,114

Summary

This is to replace miscellaneous furnishings.

36- assorted tables
168- assorted chairs

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $31,114 was expended in 2025.
2020- $5,400 was expended to replace 10 6' tables and 60 card tables.
2019- $2,759 was expended to replace 4 poker tables per client 6/14/2019.
2017- $12,587 total was expended to replace 26 6' tables, 14 round tables, and 2 poker tables.



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00008 - Desert Hills (DH)

24500 - Audio / Visual

152 - Projector
Stage- Epson

Useful Life 10 Remaining Life 5
Quantity 1 Unit of Measure Items
Cost /Itm $8,300
% Included 100.00% Total Cost/Study $8,300
Summary Replacement Year 2030 Future Cost $9,391

This is to replace the video projector, lens, HDMI remotes, safety cable and misc items.

Epson Pro- G7400U

2020- $6,761 was expended for Epson projector & lens, HDMI remotes, safety cable & misc supplies.
2019- Per client 7/22/2019, keep A/V components in study.



174 - Projection Screen
Stage- Electric Screen

Useful Life 20 Remaining Life 14
Quantity 1 Unit of Measure Items
Cost /Itm $10,832
% Included 100.00% Total Cost/Study $10,832
Summary Replacement Year 2039 Future Cost $15,306

This is to replace the electric screen.

Targa 12" x 9'

2019- $8,608 was expended per client 6/14/2019.
2017- Per client, this screen is over 20 years old and originally cost $5,000.



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00008 - Desert Hills (DH)

24500 - Audio / Visual

308 - PA System

Sound Rack- Sound System

Useful Life	10	Remaining Life	6
Quantity	1	Unit of Measure	System
Cost /Sys	$20,817		
% Included	100.00%	Total Cost/Study	$20,817
Replacement Year	2031	Future Cost	$24,141

Summary

This is to replace the sound system.

2021- $17,380 was expended, was not replaced in 2020 as anticipated, per client.
2020- $12,033 is anticipated.
2019- Per client 6/14/2019, reduce useful life from 20 to 10 years and remaining life from 2030 to 2020.
2017- Per client, $9,400 was expended in 2010.



24600 - Safety / Access

220 - Fire Control Misc

Fire Alarm System

Useful Life	20	Remaining Life	18
Quantity	1	Unit of Measure	System
Cost /Sys	$35,000		
% Included	100.00%	Total Cost/Study	$35,000
Replacement Year	2043	Future Cost	$54,588

Summary

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

IT Office- Fire-Lite Alarms by Honeywell, MS-5UD Zone FACP

2023- $20,366 expended.
2022- $19,869 is anticipated.
2017- $4,164 was expended.



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00008 - Desert Hills (DH)

24600 - Safety / Access

25000 - Flooring

240 - Carpeting

Useful Life	10	Remaining Life	8
Quantity	327	Unit of Measure	Square Yard
Cost /SqYd	$59.31		
% Included	100.00%	Total Cost/Study	$19,394
Replacement Year	2033	Future Cost	$23,630

327 Sq. Yds. Fitness & Boxing Gym Carpet

Summary

This is to replace the carpeting.

boxing gym- 85 sy
fitness room- 242 sy

2025- All center carpet, except fitness and boxing gym rooms, replaced with vinyl during remodel, so reduced quantity from 1,054 sy to 327 sy.
2021- $7,259 total was expended, including 83.33 square yds of center vinyl tile now carpeting. Changed quantity from 300 to 384 sy, per client direction.
2020- Per client 6/16/2020, move remaining life from 2020 to 2021, fitness room.
2019- $21,672 was expended to replace 670 yards in 2019 with remaining anticipated in 2020 per client 6/14/2019. Per client 7/22/2019, increase estimate from $21,672 to $31,537.
2017- Client advises the auditorium carpet will be replaced in 2019.
2009- Carpet installed.



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00008 - Desert Hills (DH)

25000 - Flooring

244 - Rubber

927 sf Fitness Room Rubber

Useful Life 10 Remaining Life 6
Quantity 927 Unit of Measure Square Feet
Cost /SqFt $9.00
% Included 100.00% Total Cost/Study $8,343
Summary Replacement Year 2031 Future Cost $9,675

This is to replace the fitness room rubber flooring.

103 square yards

2025- Consolidated remaining carpet into a single component, and revise this component from carpet to rubber.



440 - Tile

975 sf Center Walls & Floors

Useful Life 20 Remaining Life 1
Quantity 975 Unit of Measure Square Feet
Cost /SqFt $34.55
% Included 100.00% Total Cost/Study $33,686
Summary Replacement Year 2026 Future Cost $34,528

This is to replace the wall and floor tile.

2023- BRG deferred to 2024.
2022- Per client, move remaining life from 2022 to 2023.
2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.
2019- Per client 6/14/2019, increase estimate from $12,675 to $27,675.



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00008 - Desert Hills (DH)

25000 - Flooring

630 - Vinyl

1,349 Sq. Yds. Center Vinyl

Useful Life	15	Remaining Life	13
Quantity	1,349	Unit of Measure	Square Yard
Cost /SqYd	$35.24		
% Included	100.00%	Total Cost/Study	$47,539
Replacement Year	2038	Future Cost	$65,533

Summary

This is to replace the vinyl flooring.

2025- Approximately 783 sy of prior auditorium and billiards room carpet including stage wood flooring replaced with vinyl during remodel, so increased quantity from 566 sy to 1,349 sy.
2023- Per client, defer to 2024 from 2025.
2021- Per client 6/1/2021, change quantity from 650 to 566 square yds, remove 83.33 sy of VCT and replaced with carpet, see component 50/25000/244.



27000 - Appliances

160 - Ice Machine

Tennis Courts

Useful Life	10	Remaining Life	6
Quantity	1	Unit of Measure	Items
Cost /Itm	$7,450		
% Included	100.00%	Total Cost/Study	$7,450
Replacement Year	2031	Future Cost	$8,640

Summary

This is for the ice machine with water dispenser and stand.

Scotsman

2021- $6,220 was expended for the ice machine. Added as a reserve study component per client direction.



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00008 - Desert Hills (DH)

27000 - Appliances

740 - Miscellaneous

13 Kitchen Appliances (33%)

Useful Life	5	Remaining Life	2
Quantity	13	Unit of Measure	Items
Cost /Itm	$4,889	Qty * $/Itm	$63,555
% Included	33.33%	Total Cost/Study	$21,185
Replacement Year	2027	Future Cost	$22,258

Summary

This is to repair or replace miscellaneous appliances.

1- Frigidaire freezer, MN FFFU16F2VV, SN 8A40507815, mfg. 2/2024
1- True reach-in refrigerator, MN T-23, SN 7295434, mfg. 2012
1- Scotsman ice machine, MN C0530SA-1E, SN 18041320012079, bin, MN B530S, SN 18061320014191, mfg. 2018
1- Captive-Aire Systems SS Hood, MN 4230 ND
1- Ansul fire suppression system
1- Salvajor disposer
1- Wolf double stack oven
1- Wolf 6-burner range
1- stainless dishwash table
1- stainless triple sink
1- Duke portable 5-well buffet
2- stainless tables

2025- True reach-in freezer, MN T-19F, SN 7310194, mfg. 2012 replaced with Frigidaire unit.
2019- Traulsen freezer and refrigerator units replaced with 2012 True units since 2016 reserve site visit.



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00008 - Desert Hills (DH)

27000 - Appliances

764 - Dishwasher, Commercial

Dishwasher

Useful Life 12 Remaining Life 9
Quantity 1 Unit of Measure Items
Cost /Itm $15,000
% Included 100.00% Total Cost/Study $15,000
Summary Replacement Year 2034 Future Cost $18,733

This is to replace the commercial grade dishwasher.

CMA 180, MN HTCB, SN 286305

2022- $10,000 anticipated.



28000 - Water System

150 - Backflow Valves

6" Backflow

Useful Life 12 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $12,000
% Included 100.00% Total Cost/Study $12,000
Summary Replacement Year 2026 Future Cost $12,300

This is to replace the backflow prevention valve.

2025- Per client 11/13/2025, seeking proposals.
2020- $9,934, 12 year life, and 2023 remaining life estimates per client 6/15/2020.



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00009 - Madera Vista (MV)

01000 - Paving

408 - Asphalt: Major Repairs
9,772 sf Parking Lot

Useful Life	25	Remaining Life	7
Quantity	9,772	Unit of Measure	Square Feet
Cost /SqFt	$6.75		
% Included	100.00%	Total Cost/Study	$65,961
Replacement Year	2032	Future Cost	$78,407

Summary

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

2017- Client asked to exclude the striping, crack fill, and sealing. Client directed to show a 2017 expense of $2,560 for same.



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00009 - Madera Vista (MV)

02000 - Concrete

454 - Pool Deck

4,008 sf Pool/Spa Area Concrete Repair (7.5%)

Useful Life	2	Remaining Life	2
Quantity	4,008	Unit of Measure	Square Feet
Cost /SqFt	$27.07	Qty * $/SqFt	$108,497
% Included	7.50%	Total Cost/Study	$8,137
Replacement Year	2027	Future Cost	$8,549

Summary

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

2023- Per client, extend remaining life to 2027.
2022- No work indicated, extend remaining life from 2022 to 2023.
2020- $6,204 was expended.
2019- Per client 7/22/2019, decrease useful life from 5 to 2 years.
2018- Approximately $5,000 was expended but not from reserves.



03000 - Painting: Exterior

206 - Surface Restoration

4,020 sf Exterior Surfaces

Useful Life	10	Remaining Life	3
Quantity	4,020	Unit of Measure	Square Feet
Cost /SqFt	$2.10		
% Included	100.00%	Total Cost/Study	$8,442
Replacement Year	2028	Future Cost	$9,091

Summary

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

2019- Per client 7/22/2019, painted by staff in 2018.



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00009 - Madera Vista (MV)

03000 - Painting: Exterior

04500 - Decking/Balconies

111 - Miscellaneous

Useful Life 2 Remaining Life 1 Treatment [nr:1]

80 lf New Gutters South Side (2026 Only)

Quantity 80 Unit of Measure Linear Feet

Cost /l.f. $25.00

% Included 100.00% Total Cost/Study $2,000

Summary Replacement Year 2026 Future Cost $2,050

This is for new gutters on the south side of the building to prevent flooding.

2025- Per client 11/13/2025, $2,000 is anticipated in 2026.

05000 - Roofing

616 - Pitched: Tile

Useful Life 30 Remaining Life 26

39 Squares- Pool Building Roof

Quantity 39 Unit of Measure Squares

Cost /Sqrs $1,200

% Included 100.00% Total Cost/Study $46,800

Summary Replacement Year 2051 Future Cost $88,934

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

2021- $29,200 was expended.



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00009 - Madera Vista (MV)
08000 - Rehab

248 - Restrooms

2 Men's & Women's

Useful Life	20	Remaining Life	14
Quantity	2	Unit of Measure	Room
Cost /Rm	$9,440		
% Included	100.00%	Total Cost/Study	$18,880
Replacement Year	2039	Future Cost	$26,677

Summary

This is to rehab the restrooms including items such as fixtures, partitions, benches, dispensers, lighting, shelves, ventilation, tile, design, etc.

Men's- 365 sf wall tile, 220 sf floor tile, 2 toilets, 2 sinks, 2 benches, 2 heaters, 2 fluorescent lights.

Women's- similar to men's.

2019- $15,000 was expended per client 6/14/2019.



262 - Kitchen

Pool Building Kitchen Area

Useful Life	20	Remaining Life	7
Quantity	1	Unit of Measure	Room
Cost /Rm	$23,035		
% Included	100.00%	Total Cost/Study	$23,035
Replacement Year	2032	Future Cost	$27,381

Summary

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

1- 5' x 7' roll up door, 2 recessed lights, 78 sf floor tile, 1 Whirlpool fridge (3/2017), 10 lf upper cabinets, 10 lf lower cabinets, 1 Whirlpool microwave (3/2017), 1 Whirlpool stove.



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00009 - Madera Vista (MV)

08000 - Rehab

480 - Shower

Outdoor Pool Shower

Useful Life	15	Remaining Life	12
Quantity	1	Unit of Measure	Items
Cost /Itm	$10,175		
% Included	100.00%	Total Cost/Study	$10,175
Replacement Year	2037	Future Cost	$13,684

Summary

This is to replace elements of the pool shower.

wall tile- 114 sf

2022- $8,831 is anticipated.
2018- Scope and cost pending in 2018.

12000 - Pool

154 - Resurface

156 lf Pool

Useful Life	12	Remaining Life	3
Quantity	156	Unit of Measure	Linear Feet
Cost /l.f.	$185		
% Included	100.00%	Total Cost/Study	$28,860
Replacement Year	2028	Future Cost	$31,079

Summary

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

2017- Client advises done in 2016.



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00009 - Madera Vista (MV)

12000 - Pool

654 - Deck: Re-Surface

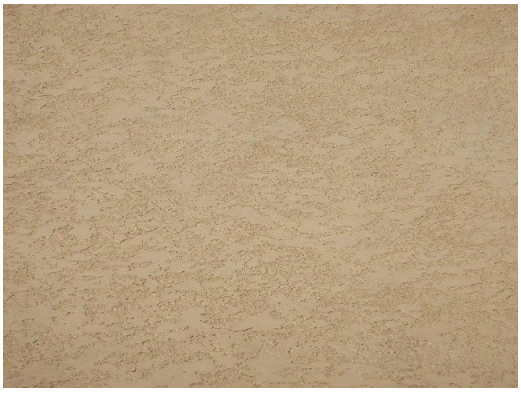
4,008 sf Pool/Spa Deck Coating

Useful Life	15	Remaining Life	12
Quantity	4,008	Unit of Measure	Square Feet
Cost /SqFt	$10.20		
% Included	100.00%	Total Cost/Study	$40,882
Replacement Year	2037	Future Cost	$54,981

Summary

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

2022- $28,165 was expended for pool/spa deck coating. Work currently in progress.
2018- $5,000 was expended for deck repairs. See concrete.



766 - Equipment: Replacement

Pool & Spa Equipment (50%)

Useful Life	5	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$38,955	Qty * $/LS	$38,955
% Included	50.00%	Total Cost/Study	$19,478
Replacement Year	2026	Future Cost	$19,964

Summary

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

1- pool filter, Pentair Triton II Commercial- 2019
1- spa filter, Pentair Triton II Commercial- 2019
2- Pentair IntelliFlo variable speed pumps- 2019
1- Dolphin pool vacuum #7- purchased 2018
1- pool heater, Pentair ETi400- 2019
1- spa heater, Pentair ETi400- 2019
1- pool Pentair chemical controller
1- spa Pentair chemical controller
1- Pentair automatic water level system- 2019
1- Clear Comfort advanced oxidation system
Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
Assorted- pipes, fittings, controls, lights, drain covers, hand rails, electrical, plumbing, etc.

2025- Per client, replacements anticipated. Per client 11/13/2025, $19,478 is anticipated in 2026.
2023- $17,926 expended.
2020- Per client 6/16/2020, add automatic water level system, approximate cost $1,564, added $782 to current cost, ($15,624 to $16,406).
2019- $25,126 total was expended for pool and spa equipment per client 6/14/2019.
2018- $5,020 was expended for chlorinator Aquasol System.

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00009 - Madera Vista (MV)

12000 - Pool

952 - Furniture: Misc

29 Pool Area Furniture

Useful Life 6 Remaining Life 2
Quantity 29 Unit of Measure Items
Cost /Itm $304
% Included 100.00% Total Cost/Study $8,809
Summary Replacement Year 2027 Future Cost $9,255

This is to replace miscellaneous pool furniture.

2- tables
6- chairs
6- end tables
15- lounges

2022- $4,865 anticipated. Move remaining life from 2025 to 2027.
2019- $7,000 was expended per client 6/14/2019.



13000 - Spa

146 - Resurface

Spa

Useful Life 8 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $5,665
% Included 100.00% Total Cost/Study $5,665
Summary Replacement Year 2026 Future Cost $5,807

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $5,807 anticipated in 2026.
2019- Per client 7/22/2019, resurfaced 9/2016. Per client 8/5/2019, increase useful life from 6 to 8 years.



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00009 - Madera Vista (MV)

13000 - Spa

17000 - Tennis Court

540 - Reseal

7,200 sf Tennis Court

Useful Life	4	Remaining Life	3
Quantity	7,200	Unit of Measure	Square Feet
Cost /SqFt	$0.820		
% Included	100.00%	Total Cost/Study	$5,904
Replacement Year	2028	Future Cost	$6,358

Summary

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

2025- Per client, recoated 7/2024.
2023- Per client, extend remaining life to 2025.
2019- $21,322 was expended to pour new post-tension court in May per client 6/14/2019. $4,700/court every 4 years per client 7/22/2019 estimate.
2018- Per client, reduce life to 2019.



560 - Fixtures

Tennis Court Bench/Canopy

Useful Life	15	Remaining Life	7
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,335		
% Included	100.00%	Total Cost/Study	$6,335
Replacement Year	2032	Future Cost	$7,530

Summary

This is to replace the tennis court bench and shade canopy.



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00009 - Madera Vista (MV)

19000 - Fencing

170 - Chain Link: 10'

360 lf Tennis Court Fence

Useful Life 30 Remaining Life 6
Quantity 360 Unit of Measure Linear Feet
Cost /l.f. $48.40
% Included 100.00% Total Cost/Study $17,424
Summary Replacement Year 2031 Future Cost $20,206

This is to replace the 10' chain link fencing.

2025- Per client, north end fence needs stabilization due to wind damage.



240 - Wrought Iron: 6'

380 lf Pool Perimeter Fence

Useful Life 30 Remaining Life 3
Quantity 380 Unit of Measure Linear Feet
Cost /l.f. $70.00
% Included 100.00% Total Cost/Study $26,600
Summary Replacement Year 2028 Future Cost $28,645

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.

2025- Similar to 2022 condition.
2022- Fence exhibits faded paint. Appears structurally sound.



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00009 - Madera Vista (MV)

20000 - Lighting

250 - Sports Field / Court

4 Tennis Court Lights

Useful Life	20	Remaining Life	14
Quantity	4	Unit of Measure	Items
Cost /Itm	$3,150		
% Included	100.00%	Total Cost/Study	$12,600
Replacement Year	2039	Future Cost	$17,803

Summary

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

2019- $10,000 was expended per client 6/14/2019.

23000 - Mechanical Equipment

252 - HVAC

Rooftop Carrier Unit #1- 2011

Useful Life	15	Remaining Life	1
Quantity	1	Unit of Measure	System
Cost /Sys	$10,575		
% Included	100.00%	Total Cost/Study	$10,575
Replacement Year	2026	Future Cost	$10,839

Summary

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

Unit 1- Building- Carrier, 3.5-ton, MN- 50VT-A42-3-TP, SN- 1011C44454

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025. Per client 11/13/2025, $10,839 is anticipated in 2026.

25000 - Flooring

434 - Tile

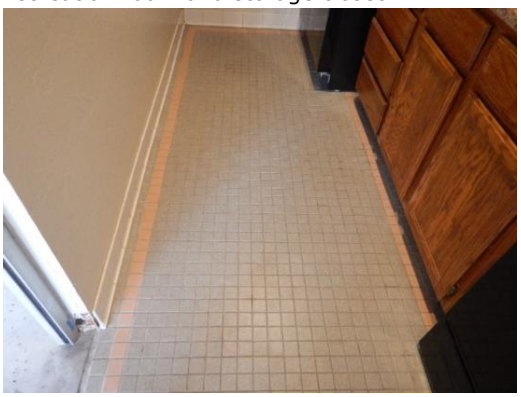
Recreation Room & Storage

Useful Life	20	Remaining Life	15
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$12,515		
% Included	100.00%	Total Cost/Study	$12,515
Replacement Year	2040	Future Cost	$18,125

Summary

This is to replace the tile flooring.

2020- $10,192 was expended to install porcelain tile in the recreation room and storage closet.



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00009 - Madera Vista (MV)

26000 - Outdoor Equipment

816 - Shade Structure
264 sf Pool Shade Canopy

Useful Life 15 Remaining Life 6
Quantity 264 Unit of Measure Square Feet
Cost /SqFt $26.45
% Included 100.00% Total Cost/Study $6,983
Summary Replacement Year 2031 Future Cost $8,098

This is to repair and replace the canvas canopy shade structure.

1- 24'x11'

2016- Structure installed.



834 - Shade Structure
336 sf Pool Equip Shade Canopy

Useful Life 15 Remaining Life 6
Quantity 336 Unit of Measure Square Feet
Cost /SqFt $26.45
% Included 100.00% Total Cost/Study $8,887
Summary Replacement Year 2031 Future Cost $10,306

This is to repair and replace the canvas canopy shade structure.

1- 12'x28'

2016- Structure installed.



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00009 - Madera Vista (MV)

28000 - Water System

174 - Backflow Valves

Backflow (50%)

Useful Life	20	Remaining Life	10
Quantity	1	Unit of Measure	Items
Cost /Itm	$5,000	Qty * $/Itm	$5,000
% Included	50.00%	Total Cost/Study	$2,500
Replacement Year	2035	Future Cost	$3,200

Summary

This is to replace the backflow prevention valve and freeze protection blanket.



00010 - Continental Vistas (CV)

01000 - Paving

404 - Asphalt: Overlay

6,726 sf Parking Lot

Useful Life	20	Remaining Life	15
Quantity	6,726	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$21,389
Replacement Year	2040	Future Cost	$30,977

Summary

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

2020- $18,100 was expended for pavement overlay.
2017- Client advises this was sealed in 2015, but sealing has been excluded.



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00010 - Continental Vistas (CV)

02000 - Concrete

448 - Pool Deck

4,748 sf Pool/Spa Area Concrete Repair (6%)

Useful Life	2	Remaining Life	2
Quantity	4,748	Unit of Measure	Square Feet
Cost /SqFt	$33.40	Qty * $/SqFt	$158,583
% Included	6.00%	Total Cost/Study	$9,515
Replacement Year	2027	Future Cost	$9,997

Summary

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

2025- Per client, will assess during 2025 but not committed for 2025.
2020- $7,747 is anticipated in 2020. Per client 8/6/2020, the 2020 work has been cancelled and now anticipated during 2023.
2019- Per client 7/22/2019, decrease useful life from 5 to 2 years.



03000 - Painting: Exterior

120 - Surface Restoration

3,600 sf Recreation Building & Walls

Useful Life	10	Remaining Life	1
Quantity	3,600	Unit of Measure	Square Feet
Cost /SqFt	$2.00		
% Included	100.00%	Total Cost/Study	$7,200
Replacement Year	2026	Future Cost	$7,380

Summary

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

2025- Per client 11/13/2025, reduce remaining life from 2027 to 2026 and anticipate $7,565.
2018- Added to study for first time. Scope and quantity estimated.



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00010 - Continental Vistas (CV)

03000 - Painting: Exterior

04000 - Structural Repairs

940 - Doors

12 Exterior & Interior Doors (25%)

Useful Life	10	Remaining Life	3
Quantity	12	Unit of Measure	Items
Cost /Itm	$2,015	Qty * $/Itm	$24,185
% Included	25.00%	Total Cost/Study	$6,046
Replacement Year	2028	Future Cost	$6,511

Summary

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

3- interior
9- exterior

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



05000 - Roofing

232 - Low Slope: BUR

2,000 sf Pool Building Roof

Useful Life	20	Remaining Life	16
Quantity	2,000	Unit of Measure	Square Feet
Cost /SqFt	$13.00		
% Included	100.00%	Total Cost/Study	$26,000
Replacement Year	2041	Future Cost	$38,597

Summary

This is to replace the coated asphalt built-up roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2021- $22,000 was expended.



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00010 - Continental Vistas (CV)

05000 - Roofing

612 - Pitched: Tile

13 Squares- Pool Building Roof

Useful Life	30	Remaining Life	26
Quantity	13	Unit of Measure	Squares
Cost /Sqrs	$1,700		
% Included	100.00%	Total Cost/Study	$22,100
Replacement Year	2051	Future Cost	$41,996

Summary

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

2021- $14,000 was expended.



966 - Coating

2,000 sf Low Slope Roof Recoating

Useful Life	5	Remaining Life	1
Quantity	2,000	Unit of Measure	Square Feet
Cost /SqFt	$3.55		
% Included	100.00%	Total Cost/Study	$7,100
Replacement Year	2026	Future Cost	$7,278

Summary

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, evaluate in 2026.
2020- $2,500 was expended for roof coating done in-house by staff.
2019- Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life.



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00010 - Continental Vistas (CV)

08000 - Rehab

242 - Locker Rooms

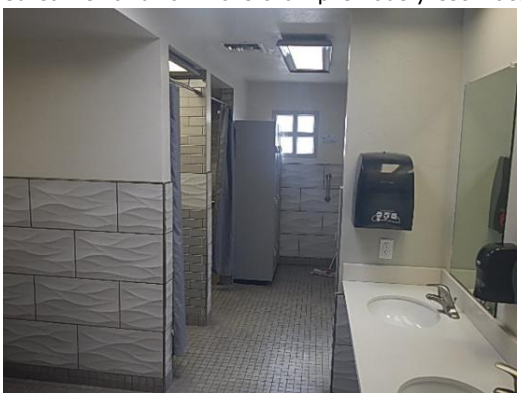
2 Men's & Women's

Useful Life	20	Remaining Life	12
Quantity	2	Unit of Measure	Room
Cost /Rm	$39,335		
% Included	100.00%	Total Cost/Study	$78,670
Replacement Year	2037	Future Cost	$105,802

Summary

This is to rehab the locker rooms including items such as showers, fixtures, partitions, lighting, ventilation, etc. Client input will further define this component.

2017- $59,500 was expended for rehab which was performed earlier and for more than previously estimated.



246 - Bathrooms

Companion Restroom

Useful Life	20	Remaining Life	12
Quantity	1	Unit of Measure	Room
Cost /Rm	$23,220		
% Included	100.00%	Total Cost/Study	$23,220
Replacement Year	2037	Future Cost	$31,228

Summary

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

2018- Per client, work was performed for unknown cost in 2017.
2017- Scope includes countertops, sink, toilets, wall & floor tile.



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00010 - Continental Vistas (CV)

12000 - Pool

146 - Resurface
180 lf Pool

Useful Life 12 Remaining Life 5
Quantity 180 Unit of Measure Linear Feet
Cost /l.f. $185
% Included 100.00% Total Cost/Study $33,300
Summary Replacement Year 2030 Future Cost $37,676

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

2018- $25,735 was expended to replaster in July.

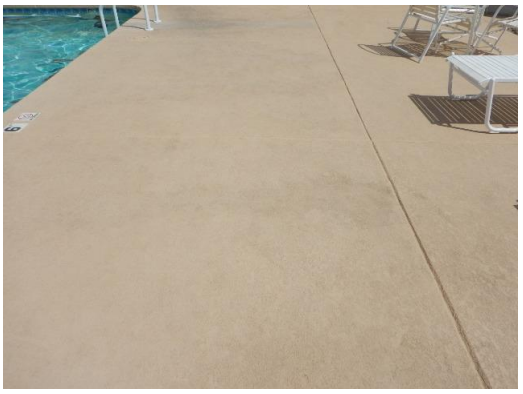


648 - Deck: Re-Surface
4,748 sf Pool/Spa Deck Coating

Useful Life 15 Remaining Life 11
Quantity 4,748 Unit of Measure Square Feet
Cost /SqFt $6.66
% Included 100.00% Total Cost/Study $31,622
Summary Replacement Year 2036 Future Cost $41,490

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

2021- $26,323 was expended.



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00010 - Continental Vistas (CV)

12000 - Pool

762 - Equipment: Replacement

Pool & Spa Equipment (50%)

Useful Life	5	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$43,900	Qty * $/LS	$43,900
% Included	50.00%	Total Cost/Study	$21,950
Replacement Year	2026	Future Cost	$22,499

Summary

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

1- pool filter #1, Pentair Triton II Commercial
1- pool filter #2, Pentair Triton II Commercial
1- spa filter, Pentair Triton II Commercial
2- pool pumps, Century 3hp & Extreme 3.45hp repl. 2025
1- Pentair IntelliFlo Variable Speed pumps- Spa repl. 2018
1- additional spa pump
1- Dolphin C5 pool vacuum
1- pool heater, Raypak Professional
1- spa heater, Raypak Professional
1- pool Aquasol chemical controller- replaced 2018
1- spa Aquasol chemical controller- replaced 2018
1- Clear Comfort advanced oxidation system
Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
Assorted- pipes, fittings, controls, lights, drain covers, hand rails, electrical, plumbing, etc.

2025- Pool pump and blower silencer replaced. Per client 11/13/2025, $21,950 is anticipated in 2026.
2022- $6,000 was expended. Move remaining life from 2022 to 2024.
2019- $14,729 total was expended pool and spa equipment per client 6/14/2019.
2018- $5,803 total was expended for #1 pump motor, spa filter pump, pool/spa Aquasol systems.



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00010 - Continental Vistas (CV)

12000 - Pool

948 - Furniture: Misc

48 Pool & Patio Area Furniture

Useful Life	6	Remaining Life	3
Quantity	48	Unit of Measure	Items
Cost /Itm	$222		
% Included	100.00%	Total Cost/Study	$10,637
Replacement Year	2028	Future Cost	$11,455

Summary

This is to replace miscellaneous pool furniture.

0- umbrellas
4- tables
7- tea tables
18- chairs
19- chaise lounges

2022- $7,538 is anticipated.
2019- $3,500 was expended to replace the slings only per client 6/14/2019.
2017- $2,463 total was expended to replace 2 tables and 8 chairs.



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00010 - Continental Vistas (CV)

13000 - Spa

142 - Resurface

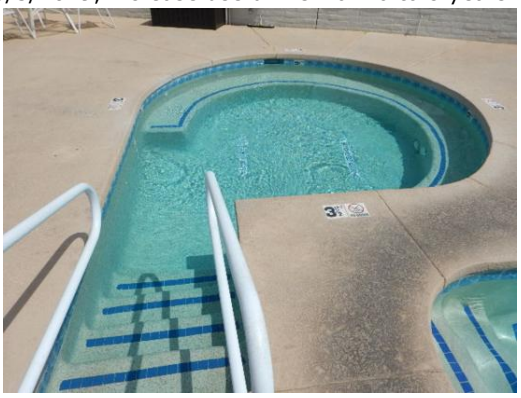
Spa

Useful Life	8	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$9,060		
% Included	100.00%	Total Cost/Study	$9,060
Replacement Year	2029	Future Cost	$10,001

Summary

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

2021- $7,561 was expended.
2019- Per client 7/22/2019, resurfaced 9/2013. Per client 8/5/2019, increase useful life from 6 to 8 years.



23000 - Mechanical Equipment

244 - HVAC

Rooftop Rheem Unit #3- 2019

Useful Life	15	Remaining Life	9
Quantity	1	Unit of Measure	System
Cost /Sys	$11,660		
% Included	100.00%	Total Cost/Study	$11,660
Replacement Year	2034	Future Cost	$14,562

Summary

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

Unit 3- Bathroom- Rheem, 2.5-ton, MN- RQPM-A030JK000AUA, SN- W361927050

2019- $7,750 was expended per client 6/14/2019.



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00010 - Continental Vistas (CV)

23000 - Mechanical Equipment

248 - HVAC

2 Rooftop Carrier Units- 2013

Useful Life	15	Remaining Life	3
Quantity	2	Unit of Measure	System
Cost /Sys	$19,080		
% Included	100.00%	Total Cost/Study	$38,160
Replacement Year	2028	Future Cost	$41,094

Summary

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

Unit 1- Building Roof- Carrier, 5-ton, MN- 48HCDA06A0A3A0A0A0, SN- 4013C82252
Unit 2- Building Roof- Carrier, 5-ton, MN- 48HCDA06A0A3A0A0A0, SN- 4013C82253

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.



800 - Water Heater

Building Water Heater

Useful Life	12	Remaining Life	0
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,084		
% Included	100.00%	Total Cost/Study	$6,084
Replacement Year	2025	Future Cost	$6,084

Summary

This is to replace the gas water heater.

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, prior Bradford White 100 gallon replaced for $6,084 in 2025.
2019- Per client 7/22/2019, keep this water heater component in study.



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00010 - Continental Vistas (CV)

25000 - Flooring

640 - Vinyl

125 Sq. Yds. Rec Room Sport Flooring

Useful Life	10	Remaining Life	2
Quantity	125	Unit of Measure	Square Yard
Cost /SqYd	$173		
% Included	100.00%	Total Cost/Study	$21,594
Replacement Year	2027	Future Cost	$22,687

Summary

This is to replace the recreation room sport flooring.

Gerflor Taraflex

2018- $16,739 was expended to install flooring in 2017 per client.



28000 - Water System

178 - Backflow Valves

Backflow (50%)

Useful Life	20	Remaining Life	10
Quantity	1	Unit of Measure	Items
Cost /Itm	$5,000	Qty * $/Itm	$5,000
% Included	50.00%	Total Cost/Study	$2,500
Replacement Year	2035	Future Cost	$3,200

Summary

This is to replace the backflow prevention valve and freeze protection blanket.



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00011 - Canoa Hills (CH)

01000 - Paving

124 - Asphalt: Sealing

67,354 sf Parking Lot

Useful Life	5	Remaining Life	4
Quantity	67,354	Unit of Measure	Square Feet
Cost /SqFt	$0.320		
% Included	100.00%	Total Cost/Study	$21,553
Replacement Year	2029	Future Cost	$23,791

Summary

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

Parking spaces
1- golf cart
13- ADA
175- vehicle

2025- Per client, sealed by Bates in 2024.
2021- $125,784 was expended for overlay.
2019- $10,999 was expended to seal and crack fill per client 6/14/2019.



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00011 - Canoa Hills (CH)

01000 - Paving

224 - Asphalt: Ongoing Repairs
67,354 sf Parking Lot (3%)

Useful Life	5	Remaining Life	4
Quantity	67,354	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$299,052
% Included	3.00%	Total Cost/Study	$8,972
Replacement Year	2029	Future Cost	$9,903

Summary

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.

2021- $125,784 was expended for overlay.
2018- $9,135 was expended.
2017- $4,400 was expended repairing asphalt near dumpster pad.



364 - Asphalt: Overlay w/ Interlayer
67,354 sf Parking Lot

Useful Life	25	Remaining Life	21
Quantity	67,354	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$214,186
Replacement Year	2046	Future Cost	$359,742

Summary

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

2021- $125,784 was expended for overlay.
2019- Sealing and crack fill completed, BRG extended remaining life to 2023.
2018- Per client, defer from 2018 to 2020.



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00011 - Canoa Hills (CH)

02000 - Concrete

424 - Pool Deck

5,950 sf Pool/Spa Area Concrete Repair (6%)

Useful Life	2	Remaining Life	1
Quantity	5,950	Unit of Measure	Square Feet
Cost /SqFt	$27.07	Qty * $/SqFt	$161,067
% Included	6.00%	Total Cost/Study	$9,664
Replacement Year	2026	Future Cost	$9,906

Summary

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $9,906 is anticipated in 2026.
2023- Completed in 2023.
2021- Per client 6/30/2021, extend remaining life from 2022 to 2024.
2020- $20,724 was expended for deck resurface. Per client 8/6/2020, reduce remaining life from 2024 to 2022.
2017- $2,073 was expended to repair deck at spa. Per client 7/22/2019, decrease useful life from 5 to 2 years.



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00011 - Canoa Hills (CH)

03000 - Painting: Exterior

130 - Stucco

10,940 sf Building Exterior

Useful Life 10 Remaining Life 5
Quantity 10,940 Unit of Measure Square Feet
Cost /SqFt $2.76
% Included 100.00% Total Cost/Study $30,194
Summary Replacement Year 2030 Future Cost $34,162

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

2020- $24,580 was expended.
2019- Per client 6/14/2019, decrease remaining life from 2021 to 2020. Per client 7/22/2019, maintain 2018 cost adjusted estimate ($22,988 in 2018).



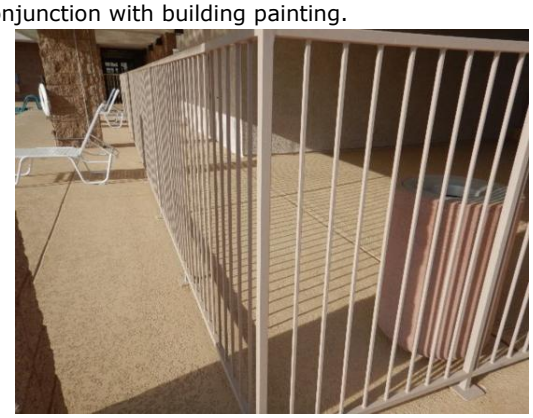
416 - Wrought Iron

160 lf Pool Perimeter Fence

Useful Life 6 Remaining Life 3
Quantity 160 Unit of Measure Linear Feet
Cost /l.f. $19.19
% Included 100.00% Total Cost/Study $3,070
Summary Replacement Year 2028 Future Cost $3,306

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

2023- Completed in 2023.
2020- $2,500 was expended.
2019- Per client 7/22/2019, anticipate 2020 painting in conjunction with building painting.



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00011 - Canoa Hills (CH)

03500 - Painting: Interior

130 - Building

22,750 sf All Interior Spaces

Useful Life	10	Remaining Life	3
Quantity	22,750	Unit of Measure	Square Feet
Cost /SqFt	$1.50		
% Included	100.00%	Total Cost/Study	$34,125
Replacement Year	2028	Future Cost	$36,749

Summary

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

2022- $12,000 is anticipated. Move remaining life from 2022 to 2023.
2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per CEO.



04000 - Structural Repairs

920 - Doors

47 Exterior & Interior Doors (25%)

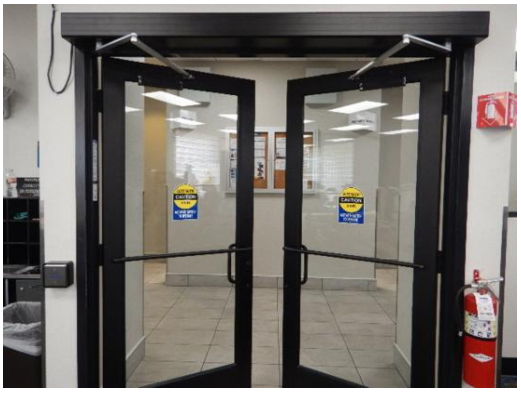
Useful Life	10	Remaining Life	9
Quantity	47	Unit of Measure	Items
Cost /Itm	$2,015	Qty * $/Itm	$94,727
% Included	25.00%	Total Cost/Study	$23,682
Replacement Year	2034	Future Cost	$29,575

Summary

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

17- exterior
30- interior

2023- Per client, extend remaining life to 2034.



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00011 - Canoa Hills (CH)

05000 - Roofing

216 - Low Slope: BUR

20,750 sf Building Roof

Useful Life	20	Remaining Life	5
Quantity	20,750	Unit of Measure	Square Feet
Cost /SqFt	$13.00		
% Included	100.00%	Total Cost/Study	$269,750
Replacement Year	2030	Future Cost	$305,197

Summary

This is to replace the low slope BUR asphalt coated roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. Recoating is provided for in another component.

Lobby/Fitness- 11,300 sf, with 160 low solar panels
Palo Verde Room- 7,200 sf, with 120 low solar panels
Mesquite Room- 2,250 sf

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Fair condition with some staining and minor cuts at the Lobby/Fitness & Palo Verde Room areas. Mesquite Room roof in poor-fair condition with a lot of staining and a water bubble on west side near skylight. Reroofing of the Lobby/Fitness & Palo Verde Room areas will require removal of solar panels.



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00011 - Canoa Hills (CH)

05000 - Roofing

950 - Coating

20,750 sf Low Slope Roof Recoating

Useful Life	5	Remaining Life	1
Quantity	20,750	Unit of Measure	Square Feet
Cost /SqFt	$1.25		
% Included	100.00%	Total Cost/Study	$25,938
Replacement Year	2026	Future Cost	$26,586

Summary

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

Lobby/Fitness- 11,300 sf, with 160 low solar panels
Palo Verde Room- 7,200 sf, with 120 low solar panels
Mesquite Room- 2,250 sf

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Client anticipates recoating in 2026. Per client 11/13/2025, Mesquite room roof done in 2025, and remainder pending consultant evaluation in 2026.
2021- $18,420 expended for repairs and coating.
2019- $22,450 expended per client 6/14/2019.



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00011 - Canoa Hills (CH)

08000 - Rehab

224 - Locker Rooms

2 Men's, Women's & Outdoor Shower

Useful Life	20	Remaining Life	18
Quantity	2	Unit of Measure	Room
Cost /Rm	$87,762		
% Included	100.00%	Total Cost/Study	$175,524
Replacement Year	2043	Future Cost	$273,758

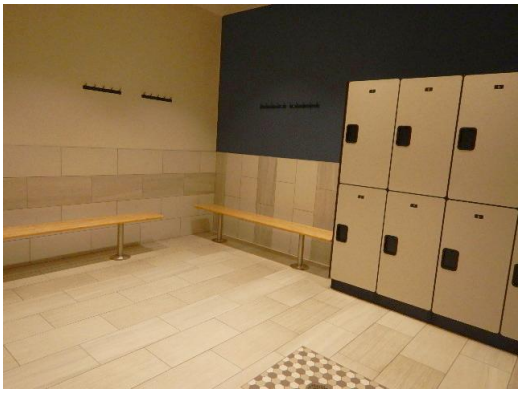
Summary

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

Men's- 3 sinks, 2 mirrors, 3 urinals, 2 stall, 32 lockers, 6 wood benches, 10 fluorescent lights, 6 recessed lights

Women's- 3 sinks, 2 mirrors, 3 stall, 32 lockers, 6 wood benches, 10 fluorescent lights, 6 recessed lights

2023- 10/17/23- Per client, all work done in 2023.
2022- $169,953 is anticipated.
2021- Per client 6/30/2021, move back from 2022 to 2021. Later moved to 2022.
2020- No work indicated, moved to 2021.
2019- Per client 6/14/2019, increase remaining life from 2019 to 2020 and estimate from $87,800 to $157,800.
2017- Estimates per client.



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00011 - Canoa Hills (CH)

08000 - Rehab

330 - Restrooms

2 Restrooms

Useful Life	20	Remaining Life	18
Quantity	2	Unit of Measure	Room
Cost /Rm	$44,329		
% Included	100.00%	Total Cost/Study	$88,658
Replacement Year	2043	Future Cost	$138,277

Summary

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

Men's- 3 sinks, 1 mirror, 3 urinals, 2 stall, 5- fluorescent lights, 2 paper towel dispensers, 2 soap dispensers

Men's- 3 sinks, 1 mirror, 3 stall, 5- fluorescent lights, 2 paper towel dispensers, 2 soap dispensers

2023- Work done in 2023 for projected $81,600.
2022- $75,544 is anticipated.
2021- Per client 6/30/2021, move back from 2022 to 2021. Later moved to 2022.
2020- No work indicated, moved to 2021.
2019- Per client 6/14/2019, increase remaining life from 2019 to 2020 and estimate from $44,150 to $70,150.
2017- Estimates per client.



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00011 - Canoa Hills (CH)

08000 - Rehab

580 - Operable Wall/Partition

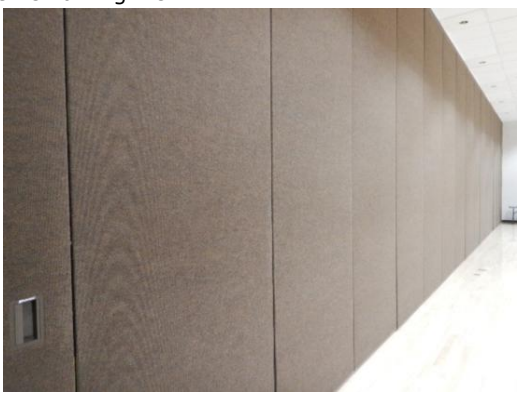
980 sf Saguaro & Palo Verde Divider

Useful Life 25 Remaining Life 14
Quantity 980 Unit of Measure Square Feet
Cost /SqFt $47.43
% Included 100.00% Total Cost/Study $46,481
Summary Replacement Year 2039 Future Cost $65,677

This is to replace the operable panel wall.

70'x14'

2017- Per client, operable wall installed in 2014 with a 2039 remaining life.



581 - Doors

2 Auditorium West Side Exterior Doors (2026 Only)

Useful Life 2 Remaining Life 1 Treatment [nr:1]
Quantity 2 Unit of Measure Items
Cost /Itm $5,000
% Included 100.00% Total Cost/Study $10,000
Summary Replacement Year 2026 Future Cost $10,250

This is to for 2 doors.

2025- Per client 11/13/2025, $10,000 is anticipated for 2 doors.

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00011 - Canoa Hills (CH)

12000 - Pool

124 - Resurface

274 lf Pool

Useful Life 12 Remaining Life 1
Quantity 274 Unit of Measure Linear Feet
Cost /l.f. $217
% Included 100.00% Total Cost/Study $59,326
Summary Replacement Year 2026 Future Cost $60,810

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

2025- Per client 11/13/2025, $60,810 is anticipated in 2026.
2023- Per client, extend remaining life to 2026.
2012- Pool resurfaced.



624 - Deck: Re-Surface

5,950 sf Pool/Spa Deck Coating

Useful Life 10 Remaining Life 8
Quantity 5,950 Unit of Measure Square Feet
Cost /SqFt $6.57
% Included 100.00% Total Cost/Study $39,092
Summary Replacement Year 2033 Future Cost $47,629

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

2023- $36,000 Projected for 2023. This is less than was planned previously so the scope needs verification.
2020- $20,276 was expended for unspecified scope of work.
2017- Client advised this was done in 2016 and should be done every five years. That may be a short life so BRG extended to 10 years pending clarification.



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00011 - Canoa Hills (CH)

12000 - Pool

746 - Equipment: Replacement

Pool & Spa Equipment (50%)

Useful Life	5	Remaining Life	2
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$67,209	Qty * $/LS	$67,209
% Included	50.00%	Total Cost/Study	$33,605
Replacement Year	2027	Future Cost	$35,306

Summary

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

1- pool filter #1, Pentair Triton II Commercial (2018)
1- pool filter #2, Pentair Triton II Commercial (2018)
1- pool filter #3, Pentair Triton II Commercial (2018)
1- spa filter, Pentair Triton II Commercial (2019)
4- Pentair IntelliFlo variable speed pumps
2- additional spa pumps
1- Dolphin Pool Vacuum #10
1- pool heater #1, Raypak 408
1- pool heater #2, Raypak 408
1- pool heater #3, Raypak 408
1- pool heater #4, Raypak 408
1- spa heater, Raypak Professional
1- pool Aquasol chemical controller
1- spa Aquasol chemical controller
1- automatic water level system ($1,408)
1- Clear Comfort advanced oxidation system
Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
Assorted- pipes, fittings, controls, lights, drain covers, hand rails, electrical, plumbing, etc.

2022- $10,000 total is anticipated. $7,728 was expended by May 2022 and $2,272 is anticipated for work currently in progress.
2021- $6,109 was expended for unspecified equipment.
2020- Per client 6/16/2020, added automatic water system to equipment list, cost $1,408, increased overall current cost.
2019- $20,282 total was expended for pool equipment per client 6/14/2019.
2018- $1,183 was expended for pool filter pump #1, misc.
2017- $875 was expended. $3,400 was expended for pool vacuum original purchase.
2016- $31,220 total was expended to replace prior Xtherm with 4 Raypak 408 heaters.



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00011 - Canoa Hills (CH)

12000 - Pool

936 - Furniture: Misc

54 Pool Area Furniture

Useful Life 6 Remaining Life 0
Quantity 54 Unit of Measure Items
Cost /Itm $270
% Included 100.00% Total Cost/Study $14,555
Summary Replacement Year 2025 Future Cost $14,555

This is to replace miscellaneous pool furniture.

5- tables
5- side tables
16- chairs
28- lounge chairs

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $14,555 was expended in 2025.
2019- $11,307 was expended per client 6/14/2019.
2017- $1,280 total was expended to replace 2 tables.



13000 - Spa

126 - Resurface

Spa

Useful Life 8 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $6,638
% Included 100.00% Total Cost/Study $6,638
Summary Replacement Year 2027 Future Cost $6,974

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

2019- Per client 7/22/2019, spa resurfaced 6/2018. Per client 8/5/2019, increase useful life from 6 to 8 years.



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00011 - Canoa Hills (CH)

13000 - Spa

14000 - Recreation

234 - Exercise: Cardio Equipment

15 Fitness Center Cardio Machines (25%)

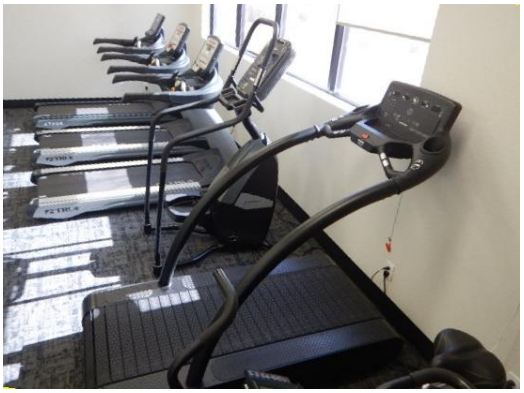
Useful Life	3	Remaining Life	1
Quantity	15	Unit of Measure	Items
Cost /Itm	$7,801	Qty * $/Itm	$117,016
% Included	25.00%	Total Cost/Study	$29,254
Replacement Year	2026	Future Cost	$29,985

Summary

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

1- Stairmaster #10
1- True upright bike #11
1- Assault Fitness fan bike #33
1- EFX elliptical #26
1- Cybex Arc trainer #25
1- Concept-2 rower #23
1- Woodway treadmill #32
2- True steppers #24, #27
3- True treadmills $28, #29, #30
3- True recumbent bikes #12, #22, #36

2025- Per client 11/13/2025, $29,985 anticipated for 2026.
2023- $28,720 projected.
2021- $8,000 was expended to replace 1 Cybex Arc Trainer, per Fitness Supervisor.
2020- $20,000 was expended to replace one Woodway treadmill, one Cybex Arc Trainer and one TechnoGym rec bike.
2019- $19,233 was expended per client 6/14/2019.
2018- $16,619 was expended, 2 recumbent bikes replaced.
2017- $25,982 was expended.



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00011 - Canoa Hills (CH)

14000 - Recreation

330 - Exercise: Strength Equipment

27 Fitness Center Strength Machines (50%)

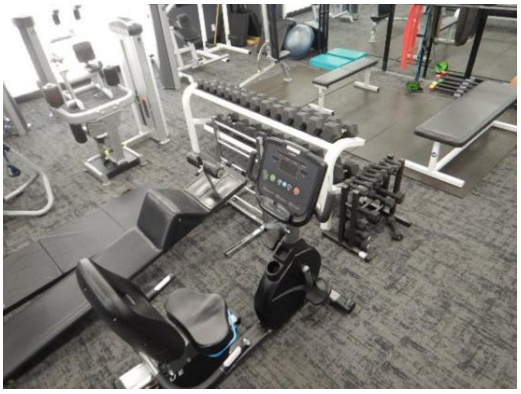
Useful Life	8	Remaining Life	6
Quantity	27	Unit of Measure	Items
Cost /Itm	$5,242	Qty * $/Itm	$141,523
% Included	50.00%	Total Cost/Study	$70,762
Replacement Year	2031	Future Cost	$82,062

Summary

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

1- Cybex arm extension #18
1- True rotary torso #34
1- Paramount lower back extension #1
1- Paramount abdominal #2
1- Paramount lat pull down #3
1- Paramount seated row #4
1- Paramount rotary chest #6
1- Paramount seated leg curl #7
1- Paramount leg extension #8
1- Paramount leg press #9
1- Paramount dip/leg lift #39
1- Paramount multi hip #?
1- Paramount chest press #15
1- Paramount pectoral fly/rear deltoid #38
1- Precor stretch trainer (2020 replaced) #21
1- Technogym hip abductor #21
1- Technogym hip adductor #20
1- Hoist Fitness shoulder press #14
1- Hoist Fitness biceps curl #17
1- Hoist Fitness chin/dip assist #19
1- Paramount rotary calf #5
1- dumbbell 2-tier rack w/ 12 pair, 10-60 lbs #37
1- Muscle classic
4- benches

2023- $48,223 projected.
2022- The Paramount leg press was out of order.
2020- $1,000 was expended to replace one Precor stretch trainer.
2019- $10,839 was expended per client 6/14/2019.
2018- $6,265 was expended to replace rotary torso machine.
2017- $10,673 was expended.



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00011 - Canoa Hills (CH)

14000 - Recreation

738 - Ping Pong Table

8 Saguaro Storage Area

Useful Life	12	Remaining Life	8
Quantity	8	Unit of Measure	Items
Cost /Itm	$1,200		
% Included	100.00%	Total Cost/Study	$9,600
Replacement Year	2033	Future Cost	$11,697

Summary

This is to replace the ping pong tables.

Donic portable table tennis tables



17000 - Tennis Court

140 - Reseal

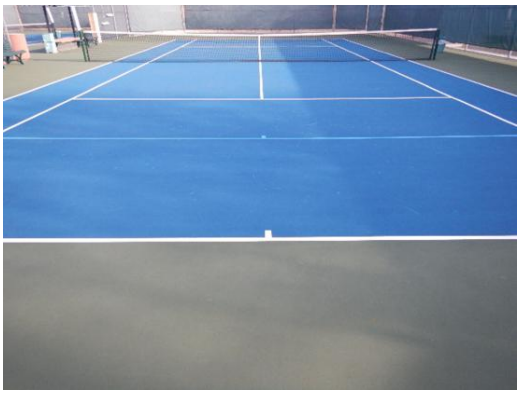
14,000 sf [2] Tennis Courts

Useful Life	4	Remaining Life	2
Quantity	14,000	Unit of Measure	Square Feet
Cost /SqFt	$0.820		
% Included	100.00%	Total Cost/Study	$11,480
Replacement Year	2027	Future Cost	$12,061

Summary

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

2025- Per client, courts recoated in late 2023.
2020- $9,200 was expended.
2019- $4,700/court every 4 years per client 7/22/2019 estimate.
2017- Client advises done in 2016.



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00011 - Canoa Hills (CH)

19000 - Fencing

160 - Chain Link: 10'

580 lf Tennis Court Fence

Useful Life 30 Remaining Life 6
Quantity 580 Unit of Measure Linear Feet
Cost /l.f. $48.37
% Included 100.00% Total Cost/Study $28,055
Summary Replacement Year 2031 Future Cost $32,535

This is to replace the 10' chain link fencing.

2017- $12,806 was expended.

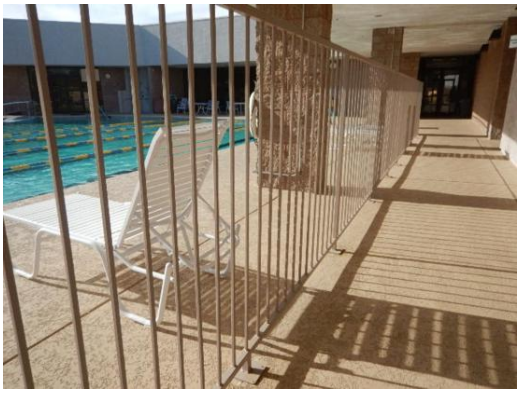


250 - Wrought Iron: 5'

160 lf Pool Perimeter Fence

Useful Life 35 Remaining Life 6
Quantity 160 Unit of Measure Linear Feet
Cost /l.f. $46.07
% Included 100.00% Total Cost/Study $7,371
Summary Replacement Year 2031 Future Cost $8,548

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.



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00011 - Canoa Hills (CH)

20000 - Lighting

220 - Pole Lights

24 Parking Lot & Walkway Lights

Useful Life	40	Remaining Life	11
Quantity	24	Unit of Measure	Items
Cost /Itm	$3,800		
% Included	100.00%	Total Cost/Study	$91,200
Replacement Year	2036	Future Cost	$119,662

Summary

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



23000 - Mechanical Equipment

220 - HVAC

Rooftop Carrier Unit- 2013

Useful Life	15	Remaining Life	3
Quantity	1	Unit of Measure	System
Cost /Sys	$16,000		
% Included	100.00%	Total Cost/Study	$16,000
Replacement Year	2028	Future Cost	$17,230

Summary

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

Unit 3- Monitor Rm- Carrier, 3-ton, MN- 48VG-A3606030TP, SN- 3913C35707

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.



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00011 - Canoa Hills (CH)

23000 - Mechanical Equipment

230 - HVAC

3 Rooftop Carrier Units- 2021

Useful Life	15	Remaining Life	11
Quantity	3	Unit of Measure	System
Cost /Sys	$16,000		
% Included	100.00%	Total Cost/Study	$48,000
Replacement Year	2036	Future Cost	$62,980

Summary

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

Unit 4- Lobby Restrooms, 5-ton, MN- 48FCDA06A2A6A0A0A0, SN- 3420C58505
Unit 5- Kitchen, 5-ton, MN- 48FCDA06A2A6A0A0A0, SN- 4702C81554
Unit 10- Mesquite Rm, 5-ton, MN- 50FCQA06A2A6A0A0A0, SN- 0621C75941

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025. Units 4 and 5 are missing hail guards and have damaged fins. Client obtaining quotes from GV C&H. Unit 10 had damaged coils replaced by GV C&H on 3/31/2025.



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00011 - Canoa Hills (CH)

23000 - Mechanical Equipment

340 - HVAC

Rooftop Rheem Unit #6- 2022

Useful Life	15	Remaining Life	12
Quantity	1	Unit of Measure	System
Cost /Sys	$16,000		
% Included	100.00%	Total Cost/Study	$16,000
Replacement Year	2037	Future Cost	$21,518

Summary

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

Unit 6, Rheem, Saguaro Rm, 5-ton, MN- RGECZR060ADT122AA, SN- F072100014

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.



364 - HVAC

2 Rooftop Rheem Units 1 & 2- 2023

Useful Life	15	Remaining Life	13
Quantity	2	Unit of Measure	System
Cost /Sys	$16,500		
% Included	100.00%	Total Cost/Study	$33,000
Replacement Year	2038	Future Cost	$45,491

Summary

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

Unit 1, Fitness, Rheem, 7.5-ton- MN- RGEDZT09ADG15BAA, SN- F012301922
Unit 2, Locker Rm, Rheem, 5-ton- MN- RGECZR06ADT072AA, SN- F12200586

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.



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00011 - Canoa Hills (CH)

23000 - Mechanical Equipment

432 - HVAC

3 Rooftop Daikin Units 7, 8, & 9- 2024

Useful Life	15	Remaining Life	14
Quantity	3	Unit of Measure	System
Cost /Sys	$16,500		
% Included	100.00%	Total Cost/Study	$49,500
Replacement Year	2039	Future Cost	$69,942

Summary

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

Unit 7- Saguaro Rm, Daikin, 5-ton- MN- DFG0604DH00001SAA, SN- 2307262962
Unit 8- Palo Verde Rm, Daikin, 7.5-ton- MN- DFG0904DH00001SAA, SN- 2403552448
Unit 9- Palo Verde Rm, Daikin, 7.5-ton- MN- DFG0904DH00001SAA, SN- 2404144617

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.
2024- Installed, Green Valley Heating and Cooling, July 2024.



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00011 - Canoa Hills (CH)

23000 - Mechanical Equipment

500 - Swamp Cooler

3 Evaporative Coolers- 2005, 2014, 2022 (33%)

Useful Life	7	Remaining Life	2
Quantity	3	Unit of Measure	Items
Cost /Itm	$5,000	Qty * $/Itm	$15,000
% Included	33.33%	Total Cost/Study	$5,000
Replacement Year	2027	Future Cost	$5,253

Summary

This is to replace the evaporative coolers.

Kitchen- Aerocool, MN- TH801C, SN- 2415721
Storage Rm- Champion, MN- 3000DD, SN- KC63787
Pool Pump Rm- Champion, MN- 3000DD, SN- HI1002067

2019- Per client 7/22/2019, exclude this component.



600 - Water Heater

3 Pool Eq Room Heaters

Useful Life	12	Remaining Life	10
Quantity	3	Unit of Measure	Items
Cost /Itm	$5,422		
% Included	100.00%	Total Cost/Study	$16,265
Replacement Year	2035	Future Cost	$20,821

Summary

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

3- Tankless water heaters.

2024- Per client, on-demand units relaced prior Bradford White D100T1993N, gas, 100 gal, water heater, SN KD18209360, mfg. 4/2013 and Bradford White M3ST200R5A, 200 gal storage tank, SN JL 17416073, mfg. 2012 in 2023
2019- Per client 7/22/2019, keep this water heater in study.



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00011 - Canoa Hills (CH)

23000 - Mechanical Equipment

24000 - Furnishings

560 - Miscellaneous

Assorted Tables & Chairs (50%)

Useful Life	10	Remaining Life	3
Quantity	1	Unit of Measure	Collection
Cost /Coll	$55,800	Qty * $/Coll	$55,800
% Included	50.00%	Total Cost/Study	$27,900
Replacement Year	2028	Future Cost	$30,045

Summary

This is to periodically replace assorted furnishings on a percentage basis.

51- assorted tables
324- assorted chairs

2019- $5,000 was expended to replace card tables per client 6/14/2019.
2017- $1,072 was expended for 2 poker tables.

620 - Miscellaneous

Lobby Furniture

Useful Life	12	Remaining Life	10
Quantity	1	Unit of Measure	Collection
Cost /Coll	$10,484		
% Included	100.00%	Total Cost/Study	$10,484
Replacement Year	2035	Future Cost	$13,420

Summary

This is to replace miscellaneous furnishings.

1- couch
1- coffee table
1- credenza
2- soft chairs
4- display tables
9- tables
36- chairs

2023- $9,649 projected.
2022- Per client, move remaining life from 2022 to 2023.
2017- $959 was expended.



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00011 - Canoa Hills (CH)

24500 - Audio / Visual

156 - Projector

Saguaro Room- EIKI

Useful Life	10	Remaining Life	9
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,800		
% Included	100.00%	Total Cost/Study	$1,800
Replacement Year	2034	Future Cost	$2,248

Summary

This is to replace the video projector.

EIKI

2025- Prior Panasonic PT-VX600 XGA replaced since last site visit.
2023- Per client, extend remaining life to 2027.
2019- Per client 7/22/2019, keep A/V components in study.



166 - Projection Screen

Saguaro Room- Electric Screen

Useful Life	20	Remaining Life	14
Quantity	1	Unit of Measure	Items
Cost /Itm	$21,100		
% Included	100.00%	Total Cost/Study	$21,100
Replacement Year	2039	Future Cost	$29,814

Summary

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

2019- $16,781 was expended per client 6/14/2019.
2017- Per client, $8,000 was expended in 1989.



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00011 - Canoa Hills (CH)

24500 - Audio / Visual

316 - PA System

Sound Rack- Sound System

Useful Life	10	Remaining Life	4
Quantity	1	Unit of Measure	System
Cost /Sys	$19,850		
% Included	100.00%	Total Cost/Study	$19,850
Replacement Year	2029	Future Cost	$21,911

Summary

This is to replace the Tech-Unique sound system.

2019- $15,767 was expended and useful life decreased from 20 to 10 years per client 6/14/2019.
2017- Per client, $6,400 was expended in 2011.



330 - Miscellaneous

Sound Rack- Total Induction Loop

Useful Life	30	Remaining Life	11
Quantity	1	Unit of Measure	System
Cost /Sys	$20,800		
% Included	100.00%	Total Cost/Study	$20,800
Replacement Year	2036	Future Cost	$27,291

Summary

This is to replace the total induction loop.

2017- Per client, $12,000 was expended in 2011.

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00011 - Canoa Hills (CH)

24500 - Audio / Visual

756 - Piano

Saguaro Room Yamaha Upright

Useful Life	25	Remaining Life	10
Quantity	1	Unit of Measure	Items
Cost /Itm	$10,500		
% Included	100.00%	Total Cost/Study	$10,500
Replacement Year	2035	Future Cost	$13,441

Summary

This is to replace the piano and dolly.

Yamaha upright
model- T121
serial #- 5857859

2024- Per client extend RL from 1 to 2035.
2017- Per client, $5,000 was expended in 2000.



812 - Stage Risers

288 sf [6] Saguaro Room Risers

Useful Life	30	Remaining Life	28
Quantity	288	Unit of Measure	Square Feet
Cost /SqFt	$16.06		
% Included	100.00%	Total Cost/Study	$4,625
Replacement Year	2053	Future Cost	$9,234

Summary

This is to replace the Stage Right risers.

2023- $4,257 projected.
2019- Per client 7/22/2019, keep A/V components in study.
2017- Per client, $12,000 was expended to purchase in 1993.



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00011 - Canoa Hills (CH)

24500 - Audio / Visual

828 - Stage Curtains

2 Saguaro Stage Curtains

Useful Life	20	Remaining Life	7
Quantity	2	Unit of Measure	Items
Cost /Itm	$8,975		
% Included	100.00%	Total Cost/Study	$17,950
Replacement Year	2032	Future Cost	$21,337

Summary

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

2017- Per client, $12,000 was expended in 2012.



24600 - Safety / Access

230 - Fire Control Misc

Fire Alarm System

Useful Life	20	Remaining Life	3
Quantity	1	Unit of Measure	System
Cost /Sys	$35,000		
% Included	100.00%	Total Cost/Study	$35,000
Replacement Year	2028	Future Cost	$37,691

Summary

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

Honeywell, S3 Series

2019- $6,150 was expended per client 6/14/2019.
2018- $6,000 will be expended to replace the alarm panel in 2019 because not done in 2017 as planned.



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00011 - Canoa Hills (CH)

25000 - Flooring

250 - Carpeting

122 Sq. Yds. Mesquite Room

Useful Life	10	Remaining Life	5
Quantity	122	Unit of Measure	Square Yard
Cost /SqYd	$50.33		
% Included	100.00%	Total Cost/Study	$6,140
Replacement Year	2030	Future Cost	$6,947

Summary

This is to replace the carpeting.

2020- $5,000 was expended to replace Mesquite Room carpet, (approximately 1,097 sf/122 sy).



254 - Carpeting

418 Sq. Yds. Lobby & Fitness Carpeting

Useful Life	10	Remaining Life	8
Quantity	418	Unit of Measure	Square Yard
Cost /SqYd	$48.67		
% Included	100.00%	Total Cost/Study	$20,344
Replacement Year	2033	Future Cost	$24,787

Summary

This is to replace the carpeting.

2023- $18,723 projected.
2020- Mesquite Room carpet was replaced, so moved that room from this component to another component and reduced this component's quantity from 540 to 418 square yards.
2019- Per client 6/14/2019, decrease remaining life from 2021 to 2020.



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00011 - Canoa Hills (CH)

25000 - Flooring

450 - Tile

6,475 sf Center Walls & Floors

Useful Life 20 Remaining Life 17
Quantity 6,475 Unit of Measure Square Feet
Cost /SqFt $16.12
% Included 100.00% Total Cost/Study $104,377
Replacement Year 2042 Future Cost $158,822

Summary

This is to replace the wall and floor tile.

2022- $90,647 is anticipated.
2021- Per client 6/30/2021, move back from 2022 to 2021. Later moved to 2022.
2021- Per client 6/1/2021, move remaining life from 2021 to 2022, per CEO.
2020- No work indicated, moved to 2021.
2019- Per client 6/14/2019, decrease remaining life from 2021 to 2020.



720 - Hardwood Floors

6,150 sf Saguaro/Palo Verde- Replace

Useful Life 40 Remaining Life 5
Quantity 6,150 Unit of Measure Square Feet
Cost /SqFt $20.33
% Included 100.00% Total Cost/Study $125,030
Replacement Year 2030 Future Cost $141,459

Summary

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



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00011 - Canoa Hills (CH)

25000 - Flooring

750 - Hardwood Floors

6,150 sf Saguaro/Palo Verde- Refinish

Useful Life	10	Remaining Life	5
Quantity	6,150	Unit of Measure	Square Feet
Cost /SqFt	$4.07		
% Included	100.00%	Total Cost/Study	$25,031
Replacement Year	2030	Future Cost	$28,320

Summary

This is to refinish the hardwood flooring.

2020- $20,336 was expended to sand floor to bare wood, apply 6 coats of Hillyard Pro200 Gym Finish.



26000 - Outdoor Equipment

302 - Bocce Ct. Resurface

4 Bocce Ball Courts

Useful Life	10	Remaining Life	1
Quantity	4	Unit of Measure	Items
Cost /Itm	$2,580		
% Included	100.00%	Total Cost/Study	$10,319
Replacement Year	2026	Future Cost	$10,577

Summary

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

4- Artificial turf on concrete courts

2025- Artificial rail and court turf in poor shape. Reduced remaining life from 2030 to 2026. Per client 11/13/2025, seeking proposals.
2020- $8,405 was expended, courts replaced in 2020.

Degraded rail and court surfaces.



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00011 - Canoa Hills (CH)

26000 - Outdoor Equipment

848 - Shade Structure

200 sf Tennis Court Shade Canopy

Useful Life 15 Remaining Life 13
Quantity 200 Unit of Measure Square Feet
Cost /SqFt $26.43
% Included 100.00% Total Cost/Study $5,286
Summary Replacement Year 2038 Future Cost $7,287

This is to replace the tennis court canvas canopy shade structure.

1- 10' x 20' 4-metal post, canvas topped structure, south of tennis courts.

2023- $1,230 projected.
2022- $1,200 was projected for 2023.



852 - Shade Structure

800 sf [4] Bocce Court Shade Canopies

Useful Life 15 Remaining Life 7
Quantity 800 Unit of Measure Square Feet
Cost /SqFt $26.43
% Included 100.00% Total Cost/Study $21,144
Summary Replacement Year 2032 Future Cost $25,134

This is to replace the bocce court canvas canopy shade structures.

4- 10' x 20' canvas canopy T-bar shade structures.

2017- $18,172 total was expended to install 4 T-bar shade structures.



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00011 - Canoa Hills (CH)

26000 - Outdoor Equipment

856 - Shade Structure

144 sf Metal Roofed Shade Structure

Useful Life	30	Remaining Life	9
Quantity	144	Unit of Measure	Square Feet
Cost /SqFt	$32.00		
% Included	100.00%	Total Cost/Study	$4,608
Replacement Year	2034	Future Cost	$5,755

Summary

This is to repair and replace the metal shade structure.

12' x 12' metal roofed structure west of pool area.



872 - Shade Structure

Pool Area Wood Gazebo Structure

Useful Life	25	Remaining Life	17
Quantity	1	Unit of Measure	Items
Cost /Itm	$11,955		
% Included	100.00%	Total Cost/Study	$11,955
Replacement Year	2042	Future Cost	$18,191

Summary

This is to repair and replace the wood gazebo structure.

16' diameter gazebo structure east of pool.

2019- The structure appears to have been refurbished since the 2016 study.



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00011 - Canoa Hills (CH)

27000 - Appliances

760 - Miscellaneous

18 Kitchen Appliances (33%)

Useful Life	5	Remaining Life	2
Quantity	18	Unit of Measure	Items
Cost /Itm	$4,775	Qty * $/Itm	$85,950
% Included	33.33%	Total Cost/Study	$28,650
Replacement Year	2027	Future Cost	$30,100

Summary

This is to repair or replace miscellaneous appliances.

1- Frigidaire single door commercial freezer, MN FCFS201LFB3, MFG 5/2008
1- Traulsen double door commercial refer, MN GRI 2-32 LUT
1- Manitowoc ice maker, MN IY0606W-261, SN 1101347634, MFG 8/2014, bin- MN B570, SN 1101349642
1- Lambertson Industries, Inc, MN NFPA ? (obscured), SN ? (obscured)
1- Ansul fire suppression system
1- Hobart disposer
1- Wolf 6-burner range
1- Haier microwave
1- SS table
1- SS sink
1- Bunn coffee
1- commercial washer and dryer
1- Alto-Sham 1000-TH-1 double cook & hold
1- Cecilware CL75-n coffee
1- SS triple sink
1- 5-pan open well steam table (stored elsewhere)
2- portable SS tables

2023- Per client, extend remaining life to 2027.



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00011 - Canoa Hills (CH)

27000 - Appliances

768 - Dishwasher, Commercial

Dishwasher

Useful Life 12 Remaining Life 9
Quantity 1 Unit of Measure Items
Cost /Itm $13,000
% Included 100.00% Total Cost/Study $13,000
Summary Replacement Year 2034 Future Cost $16,235

This is to replace the commercial grade dishwasher.

CMA-180, 180-VL, MN HTCB, SN 286306

2025- Prior Hobart unit replaced since last site visit.
2022- $10,000 anticipated.



28000 - Water System

154 - Backflow Valves

6" Backflow

Useful Life 12 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $12,000
% Included 100.00% Total Cost/Study $12,000
Summary Replacement Year 2026 Future Cost $12,300

This is to replace the backflow prevention valve.

2025- Per client 11/13/2025, seeking proposals.
2020- $9,934, 12 year life, and 2023 remaining life estimates per client 6/15/2020.



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00012 - Las Campanas (LC)

01000 - Paving

116 - Asphalt: Sealing

70,468 sf Parking Lot

Useful Life	5	Remaining Life	1
Quantity	70,468	Unit of Measure	Square Feet
Cost /SqFt	$0.320		
% Included	100.00%	Total Cost/Study	$22,550
Replacement Year	2026	Future Cost	$23,114

Summary

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

Parking spaces North-Front/East/South
8/0/0- golf cart
12/0/2- ADA
44/68/63- vehicle

2025- Surface ready for seal. Per client 11/13/2025, $23,114 is anticipated in 2026.
2021- $7,720 was expended to seal coat East and South lots only, approximately 48,452 sf.
2019- The north parking lot does not appear to have been recently sealed.



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00012 - Las Campanas (LC)

01000 - Paving

216 - Asphalt: Ongoing Repairs

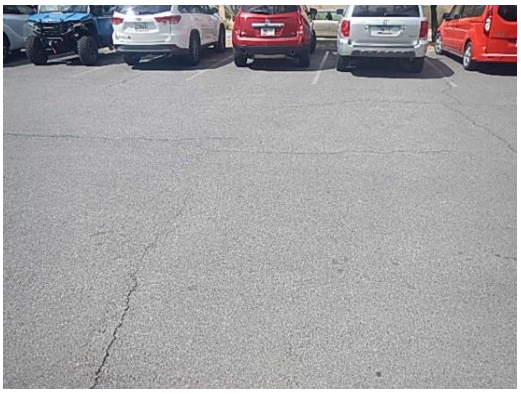
70,468 sf Parking Lot (3%)

Useful Life	5	Remaining Life	1
Quantity	70,468	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$312,878
% Included	2.50%	Total Cost/Study	$7,822
Replacement Year	2026	Future Cost	$8,017

Summary

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.

2025- Cracks observed. Per client 11/13/2025, $8,017 is anticipated in 2026.
2021- $7,720 expended to seal coat East and South lots only, approximately 48,452 sf.
2019- North parking lot exhibits moderate linear cracking.
2017- Remaining life extended due to seal work done in 2017.



320 - Asphalt: Overlay

27,246 sf North Parking Lot

Useful Life	25	Remaining Life	21
Quantity	27,246	Unit of Measure	Square Feet
Cost /SqFt	$2.42		
% Included	100.00%	Total Cost/Study	$65,935
Replacement Year	2046	Future Cost	$110,744

Summary

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

2021- $28,875 was expended.



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00012 - Las Campanas (LC)

01000 - Paving

324 - Asphalt: Overlay w/ Interlayer

44,468 sf East Parking Lot

Useful Life	25	Remaining Life	10
Quantity	44,468	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$141,408
Replacement Year	2035	Future Cost	$181,014

Summary

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



02000 - Concrete

412 - Pool Deck

4,731 sf Pool/Spa Area Concrete Repair (7.5%)

Useful Life	2	Remaining Life	0
Quantity	4,731	Unit of Measure	Square Feet
Cost /SqFt	$26.11	Qty * $/SqFt	$123,533
% Included	7.50%	Total Cost/Study	$9,265
Replacement Year	2025	Future Cost	$9,265

Summary

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $9,265 was expended for partial repair in 2025.
2023- $8,547 expended.
2022- No work indicated, extend remaining life from 2022 to 2023.
2019- $12,893 was expended per client 6/14/2019. Per client 8/5/2019, decrease useful life from 5 to 2 years.



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00012 - Las Campanas (LC)

03000 - Painting: Exterior

118 - Stucco

18,180 sf Building Exterior

Useful Life	10	Remaining Life	1
Quantity	18,180	Unit of Measure	Square Feet
Cost /SqFt	$1.61		
% Included	100.00%	Total Cost/Study	$29,270
Replacement Year	2026	Future Cost	$30,002

Summary

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $30,002 anticipated for 2026.
2019- $23,840 was expended per client 6/14/2019.



03500 - Painting: Interior

118 - Building

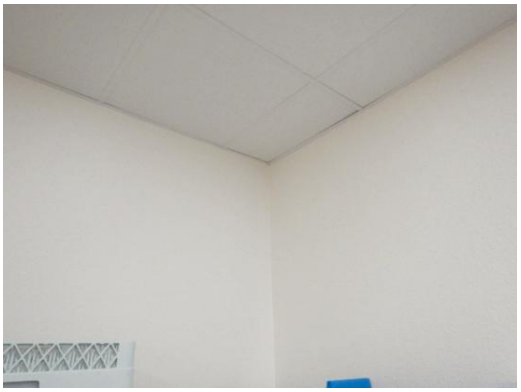
21,900 sf All Interior Spaces

Useful Life	10	Remaining Life	1
Quantity	21,900	Unit of Measure	Square Feet
Cost /SqFt	$1.50		
% Included	100.00%	Total Cost/Study	$32,850
Replacement Year	2026	Future Cost	$33,671

Summary

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

2025- Scuffs observed in Acacia room. Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $33,671 anticipated in 2026.
2022- $2,000 anticipated. $390 expended & $1,610 anticipated for upcoming work.
2019- Interior paint of the racquetball court building appears in good condition.



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00012 - Las Campanas (LC)

04000 - Structural Repairs

912 - Doors

76 Exterior & Interior Doors (25%)

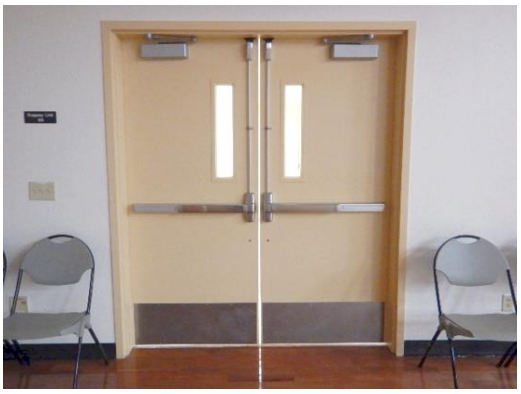
Useful Life	10	Remaining Life	9
Quantity	76	Unit of Measure	Items
Cost /Itm	$2,015	Qty * $/Itm	$153,175
% Included	25.00%	Total Cost/Study	$38,294
Replacement Year	2034	Future Cost	$47,824

Summary

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

17- exterior
59- interior

2023- Per client, extend remaining life to 2034.



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00012 - Las Campanas (LC)

05000 - Roofing

208 - Low Slope: BUR

18,170 sf Building Roofs

Useful Life 20 Remaining Life 4
Quantity 18,170 Unit of Measure Square Feet
Cost /SqFt $15.00
% Included 100.00% Total Cost/Study $272,550
Summary Replacement Year 2029 Future Cost $300,844

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

Fitness/Locker Rooms- 6,800 sf with 98 high solar panels
Ocotillo/Agave/Juniper- 7,100 sf with 92 low solar panels
Kitchen & South Patio- 2,000 sf
Racquetball Center- 2,270 sf

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List.
2019- During solar installation process, the roofing was recoated. BRG extended the remaining life of this component to 2024.



316 - Low Slope: Metal

520 sf Pool Equipment Roof

Useful Life 30 Remaining Life 10
Quantity 520 Unit of Measure Square Feet
Cost /SqFt $11.00
% Included 100.00% Total Cost/Study $5,720
Summary Replacement Year 2035 Future Cost $7,322

This is to replace the painted low slope metal roofing. Metal roofs should be regularly inspected and repaired as indicated. Metal roofs expect a long life and may require fastener tightening and painting.

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List.



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00012 - Las Campanas (LC)
05000 - Roofing

334 - Low Slope: Vinyl

7,000 sf Lobby, Cottonwood, Acacia

Useful Life	20	Remaining Life	4
Quantity	7,000	Unit of Measure	Square Feet
Cost /SqFt	$15.00		
% Included	100.00%	Total Cost/Study	$105,000
Replacement Year	2029	Future Cost	$115,900

Summary

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.

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Per client 11/13/2025, some cracks, evaluate in 2026.



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00012 - Las Campanas (LC)

05000 - Roofing

942 - Coating

25,170 sf Low Slope Roof Recoating

Useful Life	5	Remaining Life	4
Quantity	25,170	Unit of Measure	Square Feet
Cost /SqFt	$0.680		
% Included	100.00%	Total Cost/Study	$17,116
Replacement Year	2029	Future Cost	$18,892

Summary

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

Fitness/Locker Rooms- 6,800 sf with 98 high solar panels
Lobby/Cottonwood/Acacia- 7,000 sf with 80 low solar panels
Ocotillo/Agave/Juniper- 7,100 sf with 92 low solar panels
Kitchen & South Patio- 2,000 sf
Racquetball Center- 2,270 sf

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List.
2024- Fitness/Locker Rooms roof recoated.
2019- $6,672 expended to coat part of the roof prior to solar installation per client 6/14/2019.



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00012 - Las Campanas (LC)

08000 - Rehab

212 - Locker Rooms

2 Men's, Women's & Outdoor Shower

Useful Life	20	Remaining Life	1
Quantity	2	Unit of Measure	Room
Cost /Rm	$75,493		
% Included	100.00%	Total Cost/Study	$150,987
Replacement Year	2026	Future Cost	$154,761

Summary

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

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

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

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

2025- Per client 11/13/2025, reduce remaining life from 2027 to 2026.
2023- Per client, extend remaining life to 2027.
2021- Per client 6/30/2021, extend remaining life from 2022 to 2025.
2019- Wall tile appears in good condition. Increased estimate from $25,000 to $60,000 per room. Client input will further define this component.



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00012 - Las Campanas (LC)
08000 - Rehab

216 - Restrooms
2 Hallway Restrooms

Useful Life	20	Remaining Life	2
Quantity	2	Unit of Measure	Room
Cost /Rm	$19,809		
% Included	100.00%	Total Cost/Study	$39,618
Replacement Year	2027	Future Cost	$41,624

Summary

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

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

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

2017- Added per client.



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00012 - Las Campanas (LC)

08000 - Rehab

220 - Restrooms

Companion Restroom

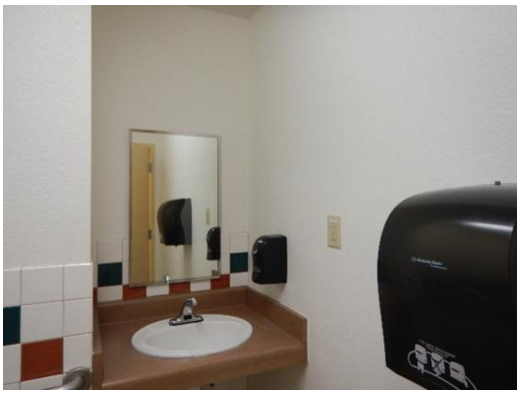
Useful Life	20	Remaining Life	15
Quantity	1	Unit of Measure	Room
Cost /Rm	$19,809		
% Included	100.00%	Total Cost/Study	$19,809
Replacement Year	2040	Future Cost	$28,689

Summary

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

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

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



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00012 - Las Campanas (LC)

08000 - Rehab

318 - Restrooms

2 Racquetball Court Restrooms

Useful Life	20	Remaining Life	14
Quantity	2	Unit of Measure	Room
Cost /Rm	$8,292		
% Included	100.00%	Total Cost/Study	$16,584
Replacement Year	2039	Future Cost	$23,433

Summary

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

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

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

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



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00012 - Las Campanas (LC)
08000 - Rehab

406 - Kitchen
Center Kitchen

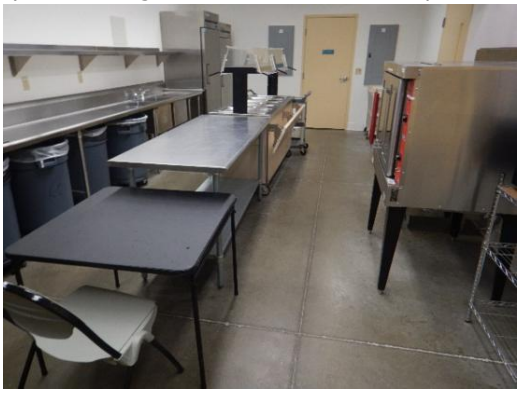
Useful Life 10 Remaining Life 7
Quantity 1 Unit of Measure Room
Cost /Rm $9,674
% Included 100.00% Total Cost/Study $9,674
Summary Replacement Year 2032 Future Cost $11,499

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

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

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

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



560 - Operable Wall/Partition
1,296 sf [2] Ocotillo/Agave & Agave/Juniper (50%)

Useful Life 13 Remaining Life 1
Quantity 1,296 Unit of Measure Square Feet
Cost /SqFt $47.43 Qty * $/SqFt $61,469
% Included 50.00% Total Cost/Study $30,735
Summary Replacement Year 2026 Future Cost $31,503

This is to repair and replace the operable panel walls.

2- 12' x 54'

2025- The Ocotillo/Agave operable wall was out of commission and awaiting repairs. Revised component scope from 100% every 25 years to 50% every 13 years. Per client 11/13/2025, replace after new floor.



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00012 - Las Campanas (LC)

08000 - Rehab

561 - Windows

Blinds- Cottonwood, Acacia, Cypress (2026 Only)

Useful Life	2	Remaining Life	1	Treatment	[nr:1]
Quantity	1			Unit of Measure	Lump Sum
Cost /LS	$1.00				
% Included	100.00%			Total Cost/Study	$1
Summary	Replacement Year	2026		Future Cost	$1

This is to replace the blinds.

2025- Per client 11/13/2025, this is a placeholder.

12000 - Pool

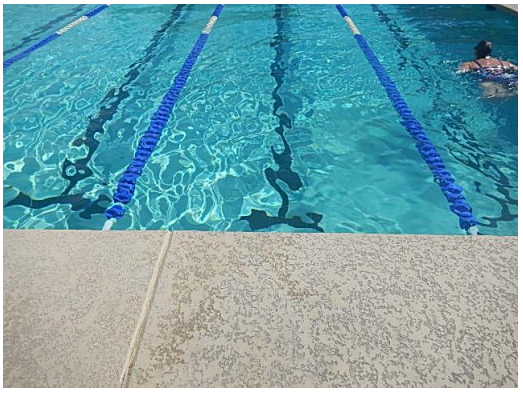
112 - Resurface

264 lf Pool

Useful Life	12	Remaining Life	10		
Quantity	264			Unit of Measure	Linear Feet
Cost /l.f.	$206				
% Included	100.00%			Total Cost/Study	$54,326
Summary	Replacement Year	2035		Future Cost	$69,542

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

2023- $50,000 projected. This is tied with the pool deck in 2000/412.
2022- Per client, move remaining life from 2022 to 2023.
2019- Per client, pool resurfaced approximately 7 years ago.



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00012 - Las Campanas (LC)

12000 - Pool

416 - ADA Chair Lift

2 Pool & Spa ADA Chairs

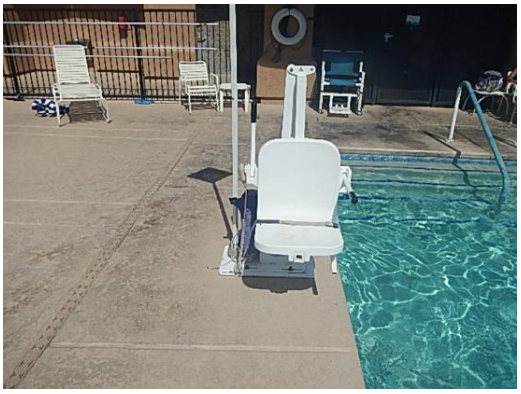
Useful Life	10	Remaining Life	6
Quantity	2	Unit of Measure	Items
Cost /Itm	$5,264		
% Included	100.00%	Total Cost/Study	$10,527
Replacement Year	2031	Future Cost	$12,208

Summary

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

Pool- Model # F-RNGR2-W, Serial # 39091, 350 LB max weight, mfg. Feb 2021
Spa- Model # F-RNGR2-W, Serial # 39092, 350 LB max weight, mfg. Feb 2021

2021- $8,789 expended.



612 - Deck: Re-Surface

4,731 sf Pool/Spa Deck Coating

Useful Life	15	Remaining Life	10
Quantity	4,731	Unit of Measure	Square Feet
Cost /SqFt	$10.16		
% Included	100.00%	Total Cost/Study	$48,067
Replacement Year	2035	Future Cost	$61,530

Summary

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

2020- $39,138 expended.
2019- Chips and discoloration were observed.



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00012 - Las Campanas (LC)

12000 - Pool

738 - Equipment: Replacement

Pool & Spa Equipment (50%)

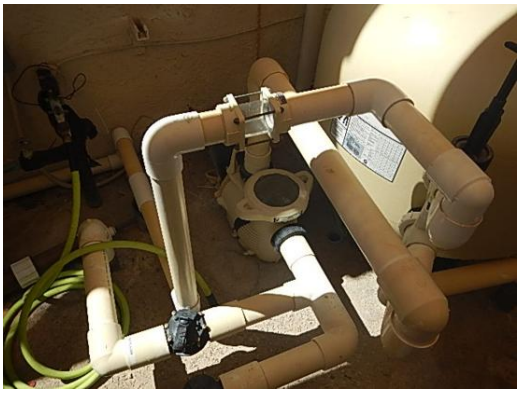
Useful Life	5	Remaining Life	2
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$57,716	Qty * $/LS	$57,716
% Included	50.00%	Total Cost/Study	$28,858
Replacement Year	2027	Future Cost	$30,319

Summary

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

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

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



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00012 - Las Campanas (LC)

12000 - Pool

928 - Furniture: Misc

Pool Area Furniture

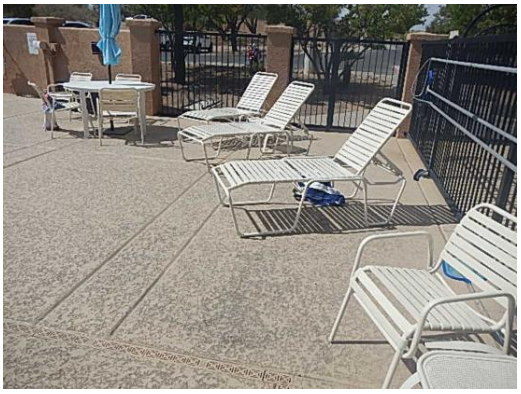
Useful Life	6	Remaining Life	0
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$10,486		
% Included	100.00%	Total Cost/Study	$10,486
Replacement Year	2025	Future Cost	$10,486

Summary

This is to replace miscellaneous pool furniture.

25- lounges
16- chairs
3- tables
2- umbrellas
9- small tea tables
8- metal high chairs
2- metal high tables

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $10,486 was expended in 2025.
2019- $8,168 was expended per client 6/14/2019.



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00012 - Las Campanas (LC)

13000 - Spa

118 - Resurface

Spa PebbleTec Resurface

Useful Life	8	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$7,739		
% Included	100.00%	Total Cost/Study	$7,739
Replacement Year	2026	Future Cost	$7,933

Summary

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $7,933 anticipated in 2026.
2018- Added to study, and $6,000 was expended for PebbleTec resurface in June 2017 per client. Per client 8/5/2019, increase useful life from 6 to 8 years.



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00012 - Las Campanas (LC)

14000 - Recreation

210 - Exercise: Cardio Equipment

21 Fitness Center Cardio Machines (25%)

Useful Life	3	Remaining Life	1
Quantity	21	Unit of Measure	Items
Cost /Itm	$7,866	Qty * $/Itm	$165,176
% Included	25.00%	Total Cost/Study	$41,294
Replacement Year	2026	Future Cost	$42,326

Summary

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

5- True recumbent bikes- #12, 13, __, __, __
2- Woodway treadmills- #10, 11
2- True treadmills- #8, 9
3- Concept-2 rowers- #6, 7, __
1- True elliptical- #3
2- Precor elliptical- #1, 4
1- Cybex elliptical- #5
1- Stairmaster- #2
1- NuStep recumbent bike- #17
1- Inspire seated elliptical- #18
2- LeMond spin bikes- #19, 20

2025- Component quantity and descriptions updated based on site visit observations. Per client 11/13/2025, $42,326 anticipated for 2026.
2023- $39,801 expended.
2021- $8,000 was expended to replace 1 Cybex Arc Trainer.
2020- $10,000 was expended to replace 1 Cybex Arc Trainer.
2018- $29,863 total was expended to replace 2 ellipticals, 1 NuStep, and 3 bikes.
2017- $2,56 was expended.



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00012 - Las Campanas (LC)
14000 - Recreation

310 - Exercise: Strength Equipment
21 Fitness Center Strength Machines (50%)

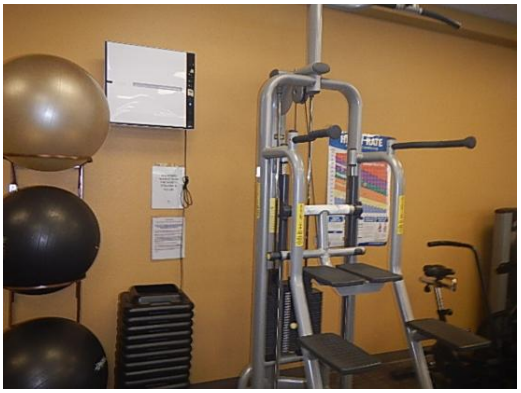
Useful Life	8	Remaining Life	6
Quantity	21	Unit of Measure	Items
Cost /Itm	$5,250	Qty * $/Itm	$110,250
% Included	50.00%	Total Cost/Study	$55,125
Replacement Year	2031	Future Cost	$63,928

Summary

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

1- MuscleD classic- #35
1- Cybex leg press- #39
1- Cybex seated leg curl- 34
1- Cybex leg extension- #30
1- Cybex fly rear deltoid- #36
1- Cybex chest press- #37
1- Cybex back extension- #28
1- Paramount lat pull down- #29
1- Technogym posterior flexibility- #__
1- Technogym anterior flexibility- #__
1- Hoist duel pulley- #__
1- Hoist shoulder press- #__
1- Hoist mid row- #27
1- Hoist seat swivel- #26
1- Hoist seated dip- #__
2- Hoist dumbbell racks
2- Hoist small benches
1- True Roman bench
1- True leg lift

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



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00012 - Las Campanas (LC)

17000 - Tennis Court

120 - Reseal

14,000 sf [2] Tennis Courts

Useful Life 4 Remaining Life 3
Quantity 14,000 Unit of Measure Square Feet
Cost /SqFt $0.820
% Included 100.00% Total Cost/Study $11,480
Summary Replacement Year 2028 Future Cost $12,363

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

2025- Per client, recoated 7/2024 and a bulge exists on east court green area.
2022- Courts appear in good condition, BRG extended remaining life to 2024.
2019- Per client 6/14/2019, post-tensioned concrete courts were installed in 2018. 4-year useful life and $4,700/court estimate per client 7/22/2019 estimate.



19000 - Fencing

140 - Chain Link: 10'

600 lf Tennis Court Fence

Useful Life 30 Remaining Life 9
Quantity 600 Unit of Measure Linear Feet
Cost /l.f. $48.37
% Included 100.00% Total Cost/Study $29,022
Summary Replacement Year 2034 Future Cost $36,245

This is to replace the 10' chain link fencing.

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

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



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00012 - Las Campanas (LC)

19000 - Fencing

210 - Wrought Iron: 5'

315 lf Pool Area Fencing

Useful Life	30	Remaining Life	2
Quantity	315	Unit of Measure	Linear Feet
Cost /l.f.	$65.00		
% Included	100.00%	Total Cost/Study	$20,475
Replacement Year	2027	Future Cost	$21,512

Summary

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

2017- $1,350 was expended.



20000 - Lighting

520 - Parking Lot

8 North Parking Lot Lights

Useful Life	40	Remaining Life	12
Quantity	8	Unit of Measure	Items
Cost /Itm	$3,387		
% Included	100.00%	Total Cost/Study	$27,097
Replacement Year	2037	Future Cost	$36,442

Summary

This is to replace the parking lot lights.



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00012 - Las Campanas (LC)

20000 - Lighting

560 - Parking Lot

13 East Parking Lot Lights

Useful Life	40	Remaining Life	25
Quantity	13	Unit of Measure	Items
Cost /Itm	$3,387		
% Included	100.00%	Total Cost/Study	$44,033
Replacement Year	2050	Future Cost	$81,634

Summary

This is to replace the parking lot lights.



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00012 - Las Campanas (LC)
23000 - Mechanical Equipment

212 - HVAC

11 Rooftop Ruud/Rheem Units- 2024

Useful Life	15	Remaining Life	14
Quantity	11	Unit of Measure	System
Cost /Sys	$17,170		
% Included	100.00%	Total Cost/Study	$188,870
Replacement Year	2039	Future Cost	$266,868

Summary

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

Unit 1- Acacia- Ruud, 4-ton, MN- RGECZR048ACU07BAC, SN- F502300129
Unit 2- Cypress- Ruud, 4-ton, MN- RGECZR048ACU07BAC, SN- F502300134
Unit 3- Entrance/Lobby- Ruud, 4-ton, MN- RGECZR048ACU07BAC, SN- F502300135
Unit 4- Cottonwood- Ruud, 6-ton, MN- RGECZT072ACU07BAC, SN- F272400974
Unit 5- Ironwood- Rheem, 5-ton, MN- RGECZR060ACU12BAC, SN- F152402158
Unit 6- Kitchen- Ruud, 5-ton, MN- RGECZR060ACU12BAC, SN- F152402163
Unit 7- Restrooms- Ruud, 3-ton, MN- RGECZR036ACU07BAA, SN- F122201015
Unit 8- Ocotillo- Ruud, 12.5-ton, MN- RGEDZT150ACG15BAA, SN- F202400002
Unit 10- Juniper- Ruud, 12.5-ton, MN- RGEDZT150ACG15BAA, SN- F4623000882
Unit 11- Fitness-west- Rheem, 6-ton, MN- RGECZT072ACU07BAA, SN- F282202536
Unit 12- Fitness-east- Ruud, 6-ton, MN- RGECZT072ACU07BAC, SN- F272400975

2024- Installed, Kent Mechanical, August, 2024.
2022- $12,750 was expended.



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00012 - Las Campanas (LC)
23000 - Mechanical Equipment

292 - HVAC
4 Rooftop Rheem Units- 2025

Useful Life 15 Remaining Life 0
Quantity 4 Unit of Measure System
Cost /Sys $8,131
% Included 100.00% Total Cost/Study $32,525
Summary Replacement Year 2025 Future Cost $32,525

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

Unit 13- Lobby- Rheem, 3-ton, MN- RGECZR036ACU07BAC, SN- F472401500
Unit 14- Locker Room- Rheem, 5-ton, MN- RGECZR060ACU12BAC, SN- F152402156
Unit 15- Rcqtbll Cts 1 & 2- Rheem, 5-ton, MN- RHPXZR060AJT000NA, SN- F412401233
Unit 16- Rcqtbll Lbby/RR's- Rheem, 4-ton, MN- RHPXZR048AJT000NA, SN- F452401266

2025- Kent Mechanical, 2/26/2025. Per client 11/13/2025, $32,525 was expended in 2025.



328 - HVAC
Rooftop American Standard Unit- 2022

Useful Life 15 Remaining Life 12
Quantity 1 Unit of Measure Squares
Cost /Sqrs $20,000
% Included 100.00% Total Cost/Study $20,000
Summary Replacement Year 2037 Future Cost $26,898

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

Unit 9- Agave- American Standard, 10-ton, MN- YSC120H3ELA26000, SN- 214313193L

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.



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00012 - Las Campanas (LC)

23000 - Mechanical Equipment

612 - Water Heater

2 Rinnai Tankless Heaters

Useful Life	12	Remaining Life	8
Quantity	2	Unit of Measure	Items
Cost /Itm	$6,674		
% Included	100.00%	Total Cost/Study	$13,348
Replacement Year	2033	Future Cost	$16,263

Summary

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

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



24000 - Furnishings

900 - Miscellaneous

Tables, Chairs, Misc

Useful Life	10	Remaining Life	2
Quantity	1	Unit of Measure	Collection
Cost /Coll	$59,140		
% Included	100.00%	Total Cost/Study	$59,140
Replacement Year	2027	Future Cost	$62,134

Summary

This is to replace miscellaneous furnishings.

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



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00012 - Las Campanas (LC)
24500 - Audio / Visual

148 - Projector

3 Ocotillo, Cottonwood, Juniper

Useful Life 10 Remaining Life 5
Quantity 3 Unit of Measure Items
Cost /Itm $1,573
% Included 100.00% Total Cost/Study $4,719
Summary Replacement Year 2030 Future Cost $5,339

This is to replace the video projectors and screens.

1- Ocotillo, Panasonic w/ automatic screen
1- Cottonwood, EIKI w/ manual screen
1- Juniper, EIKI w/ manual screen



748 - Piano

Ocotillo Room Yamaha Upright

Useful Life 25 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $13,669
% Included 100.00% Total Cost/Study $13,669
Summary Replacement Year 2029 Future Cost $15,088

This is to replace the piano and dolly.

Yamaha studio piano
model- T121
serial #- 6107706

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



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00012 - Las Campanas (LC)

24500 - Audio / Visual

804 - Stage Risers
4 Ocotillo Room- New

Useful Life 30 Remaining Life 23
Quantity 4 Unit of Measure Items
Cost /Itm $7,255
% Included 100.00% Total Cost/Study $29,018
Summary Replacement Year 2048 Future Cost $51,206

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

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

808 - Stage Risers
2 Ocotillo Room- Older

Useful Life 30 Remaining Life 14
Quantity 2 Unit of Measure Items
Cost /Itm $484
% Included 100.00% Total Cost/Study $967
Summary Replacement Year 2039 Future Cost $1,366

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

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



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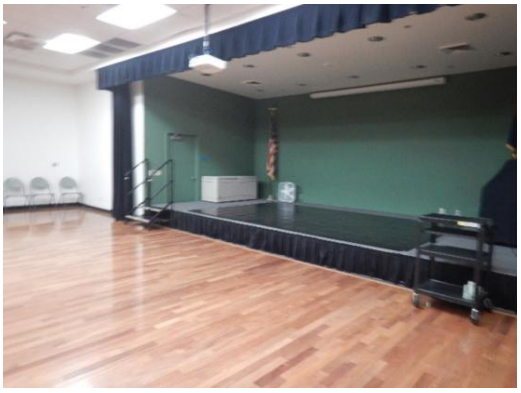
00012 - Las Campanas (LC)
24500 - Audio / Visual

832 - Stage Curtains
2 Ocotillo Room

Useful Life 20 Remaining Life 4
Quantity 2 Unit of Measure Items
Cost /Itm $4,833
% Included 100.00% Total Cost/Study $9,665
Summary Replacement Year 2029 Future Cost $10,668

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

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



900 - Miscellaneous
Ocotillo Room- Sound System & Induction Loop

Useful Life 10 Remaining Life 4
Quantity 1 Unit of Measure System
Cost /Sys $19,978
% Included 100.00% Total Cost/Study $19,978
Summary Replacement Year 2029 Future Cost $22,052

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

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



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00012 - Las Campanas (LC)

24600 - Safety / Access

210 - Fire Control Misc

Fire Alarm System

Useful Life 20 Remaining Life 5
Quantity 1 Unit of Measure System
Cost /Sys $35,000
% Included 100.00% Total Cost/Study $35,000
Summary Replacement Year 2030 Future Cost $39,599

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

Simplex 4007 control panel

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



25000 - Flooring

230 - Carpeting

430 Sq. Yds. Center Carpet

Useful Life 10 Remaining Life 1
Quantity 430 Unit of Measure Square Yard
Cost /SqYd $52.71
% Included 100.00% Total Cost/Study $22,665
Summary Replacement Year 2026 Future Cost $23,232

This is to replace the carpeting.

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, coordinate with expansion project and equipment.
2020- Per client 8/6/2020, extend remaining life from 2021 to 2025.
2017- Juniper room carpet replaced, so this component's quantity is reduced from 580 to 430 square yards, and Juniper room carpet is now provided for within another component.



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00012 - Las Campanas (LC)

25000 - Flooring

236 - Carpeting

150 Sq. Yds. Juniper Room Only

Useful Life	10	Remaining Life	1
Quantity	150	Unit of Measure	Square Yard
Cost /SqYd	$42.04		
% Included	100.00%	Total Cost/Study	$6,306
Replacement Year	2026	Future Cost	$6,464

Summary

This is to replace the carpeting.

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, not done in 2025.
2017- $4,765 was expended for 150 square yards.



430 - Tile

3,050 sf Center Walls & Floors

Useful Life	20	Remaining Life	1
Quantity	3,050	Unit of Measure	Square Feet
Cost /SqFt	$16.35		
% Included	100.00%	Total Cost/Study	$49,868
Replacement Year	2026	Future Cost	$51,114

Summary

This is to replace the wall and floor tile.

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, not done in 2025.
2020- Per client 8/6/2020, extend remaining life from 2021 to 2025.



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00012 - Las Campanas (LC)

25000 - Flooring

620 - Vinyl

540 Sq. Yds. Center

Useful Life	15	Remaining Life	12
Quantity	540	Unit of Measure	Square Yard
Cost /SqYd	$183		
% Included	100.00%	Total Cost/Study	$98,917
Replacement Year	2037	Future Cost	$133,033

Summary

This is to replace the vinyl flooring.

Cypress- 22'x50'
Acacia- 20'x31'
Cottonwood & storage rm- 27'x45' & 11'x11'
Ironwood- 39'x22'
Hallways

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



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00012 - Las Campanas (LC)

25000 - Flooring

700 - Hardwood Floors

1,600 sf [2] Racquetball Courts- Replace

Useful Life	30	Remaining Life	9
Quantity	1,600	Unit of Measure	Square Feet
Cost /SqFt	$19.00		
% Included	100.00%	Total Cost/Study	$30,400
Replacement Year	2034	Future Cost	$37,965

Summary

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

2- 20' x 40' racquetball courts

2025- Per client, in good condition and lightly sanded with finish applied 4/2024. Extended useful life from 25 to 30 and remaining life from 2029 to 2034.
2022- Well maintained appearance continues.
2019- The hardwood floors appear in well maintained condition. Good buff and finish.



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00012 - Las Campanas (LC)

25000 - Flooring

740 - Vinyl

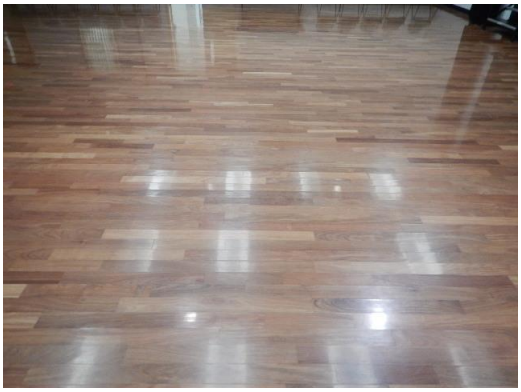
2,925 sf Agave & Ocotillo Floor

Useful Life	30	Remaining Life	1
Quantity	2,925	Unit of Measure	Square Feet
Cost /SqFt	$13.96		
% Included	100.00%	Total Cost/Study	$40,833
Replacement Year	2026	Future Cost	$41,854

Summary

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, Agave and Ocotillo not done in 2025.
2024- $38,508 planned to replace with Luxury Vinyl Plank in 2025.
2021- $34,918 was expended. The 2021 cost was much less than previously estimated due to switch from engineered hardwood to Luxury Vinyl Plank.
2020- Per client 8/6/2020, this flooring can't be refinished so move refinish funds to this component thereby increasing the replacement estimate from $48,420 to $67,788 and accelerate replacement from 2048 to 2021.
2008- Approximate new installation year.



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00012 - Las Campanas (LC)

27000 - Appliances

800 - Miscellaneous

13 Kitchen Appliances (33%)

Useful Life	5	Remaining Life	2
Quantity	13	Unit of Measure	Items
Cost /Itm	$5,275	Qty * $/Itm	$68,572
% Included	33.33%	Total Cost/Study	$22,857
Replacement Year	2027	Future Cost	$24,015

Summary

This is to repair or replace miscellaneous appliances.

1- Porcelain sink
1- SS counter w/ 5 sinks
1- Bunn coffee, CW series
1- Vulcan 6-burner 36" range
1- Vulcan VC4ED convection oven
1- Magic Chef microwave
1- SS table
1- Duke HB5HFM 5-well portable buffet
1- True TS-23 single door refrigerator, cabinet S/N- 10052528
1- True T-19F single door freezer, cabinet S/N- 5083391
1- Scotsman ice machine, MN MC0322MA-1A, SN 230211320015651, w/ B322S bin
1- Captive-Aire Systems SS Hood, MN 5242 ND-2
1- ANSUL fire suppression system
1- Hobart undercounter commercial dishwasher, MN CUL, SN 87-3024857

2025- Prior Manitowoc ice machine w/ B320 bin and Hobart, MN LXIH, SN 23-1111-741 dishwasher both appear to have been replaced.
2023- Per client, extend remaining life to 2027.
2021- $6,850 was expended to replace dishwasher and refrigerator.



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00012 - Las Campanas (LC)

28000 - Water System

130 - Backflow Valves

4" Backflow

Useful Life	12	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$9,300		
% Included	100.00%	Total Cost/Study	$9,300
Replacement Year	2027	Future Cost	$9,771

Summary

This is to replace the backflow prevention valve.

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



182 - Backflow Valves

3 Backflows (33%)

Useful Life	7	Remaining Life	4
Quantity	3	Unit of Measure	Items
Cost /Itm	$5,000	Qty * $/Itm	$15,000
% Included	33.33%	Total Cost/Study	$5,000
Replacement Year	2029	Future Cost	$5,519

Summary

This is to periodically replace the backflow prevention valves and freeze protection blankets on a percentage basis.



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00013 - Santa Rita Springs (SRS)

01000 - Paving

128 - Asphalt: Sealing

80,636 sf Parking Lots

Useful Life	5	Remaining Life	1
Quantity	80,636	Unit of Measure	Square Feet
Cost /SqFt	$0.320		
% Included	100.00%	Total Cost/Study	$25,804
Replacement Year	2026	Future Cost	$26,449

Summary

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

Parking spaces North-Front/East/South
1/0/0- golf cart
5/3/4- ADA
43/83/58- vehicle

2025- Per client, anticipate in 2025. Per client 11/13/2025, extend remaining life from 2025 to 2026.
2021- $9,980 was expended.
2017- $9,600 was expended for follow-up seal after 2016 slurry.



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00013 - Santa Rita Springs (SRS)

01000 - Paving

228 - Asphalt: Ongoing Repairs

80,636 sf Parking Lots (3%)

Useful Life	5	Remaining Life	1
Quantity	80,636	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$358,024
% Included	2.50%	Total Cost/Study	$8,951
Replacement Year	2026	Future Cost	$9,174

Summary

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.

2025- Per client, anticipate in 2025. Per client 11/13/2025, extend remaining life from 2025 to 2026.
2022- Per client, move remaining life from 2022 to 2024.
2019- $4,675 was expended for crack fill only per client 6/14/2019.
2017- Extended to synch with next seal coat.



336 - Asphalt: Overlay w/ Interlayer

58,386 sf North & East Parking Lots

Useful Life	25	Remaining Life	0
Quantity	58,386	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$185,667
Replacement Year	2025	Future Cost	$185,667

Summary

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.

2025- Per client, anticipate in 2025. Per client 11/13/2025, repaved in 2025.
2022- Per client, move remaining life from 2022 to 2024.
2021- Per client 6/1/2021, move remaining life from 2026 to 2022, per Facility Director.
2019- Per client 6/14/2019, extend remaining life from 2021 to 2026.



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00013 - Santa Rita Springs (SRS)

01000 - Paving

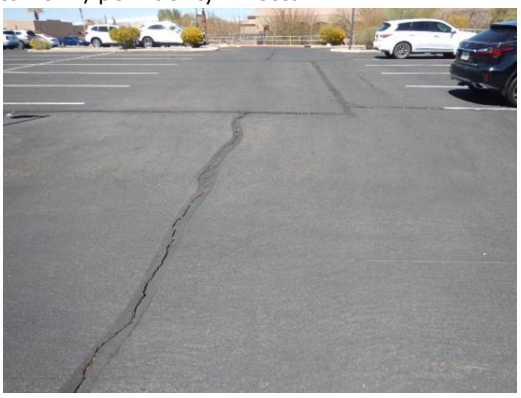
340 - Asphalt: Overlay w/ Interlayer
22,250 sf South Parking Lot

Useful Life	25	Remaining Life	0
Quantity	22,250	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$70,755
Replacement Year	2025	Future Cost	$70,755

Summary

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.

2025- Per client, anticipate in 2025. Per client 11/13/2025, repaved in 2025.
2022- Per client, move remaining life from 2022 to 2024.
2021- Per client 6/1/2021, move remaining life from 2026 to 2022, per Facility Director.



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00013 - Santa Rita Springs (SRS)

02000 - Concrete

430 - Pool Deck

5,975 sf Pool/Spa Area Concrete Repair (6%)

Useful Life	2	Remaining Life	2
Quantity	5,975	Unit of Measure	Square Feet
Cost /SqFt	$22.34	Qty * $/SqFt	$133,482
% Included	6.00%	Total Cost/Study	$8,009
Replacement Year	2027	Future Cost	$8,414

Summary

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, repaired as part of deck resurface project in 2025.
2023- $7,370 projected.
2021- Per client 6/1/2021, move remaining life from 2021 to 2023.
2019- $9,832 was expended per client 6/14/2019. Per client 7/22/2019, decrease useful life from 5 to 2 years.



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00013 - Santa Rita Springs (SRS)

03000 - Painting: Exterior

136 - Stucco

28,540 sf Building Exterior

Useful Life	10	Remaining Life	2
Quantity	28,540	Unit of Measure	Square Feet
Cost /SqFt	$1.90		
% Included	100.00%	Total Cost/Study	$54,226
Replacement Year	2027	Future Cost	$56,971

Summary

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

2019- Client reports that the exterior building surfaces were painted in 2018. The surfaces exhibit premature deterioration including wide spread efflorescence.
2016- The surface is faded and exhibits efflorescence and dark stains.



400 - Wrought Iron

1,758 lf Pool Fence, Metal Railings

Useful Life	6	Remaining Life	4
Quantity	1,758	Unit of Measure	Linear Feet
Cost /l.f.	$8.30		
% Included	100.00%	Total Cost/Study	$14,591
Replacement Year	2029	Future Cost	$16,106

Summary

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

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

2023- $13,425 projected. Remaining in 2025 per client.
2022- $2,500 was expended. Move remaining life from 2022 to 2023.



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00013 - Santa Rita Springs (SRS)

03500 - Painting: Interior

136 - Building

35,500 sf All Interior Spaces

Useful Life	10	Remaining Life	9
Quantity	35,500	Unit of Measure	Square Feet
Cost /SqFt	$1.50		
% Included	100.00%	Total Cost/Study	$53,250
Replacement Year	2034	Future Cost	$66,502

Summary

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

2024- Per client, done in-house in 2024.
2023- $15,411 expended in 2023 including $5,945 from 2022 unspent, with remaining projected for 2025. See related recurring component.
2022- $5,800 expended. BRG extended remaining life from 2022 to 2023.



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00013 - Santa Rita Springs (SRS)

04000 - Structural Repairs

600 - Metal Railings

1,410 lf Deck, Stair & Bridge Railings (50%)

Useful Life	10	Remaining Life	5
Quantity	1,410	Unit of Measure	Linear Feet
Cost /l.f.	$40.66	Qty * $/l.f.	$57,331
% Included	50.00%	Total Cost/Study	$28,665
Replacement Year	2030	Future Cost	$32,432

Summary

This is to replace the metal railings.

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

2025- Railing recently painted. Extended remaining life from 2025 to 2030.
2024- Extended remaining life from 2024 to 2025.
2022- Per client, move remaining life from 2022 to 2024.



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00013 - Santa Rita Springs (SRS)

04000 - Structural Repairs

924 - Doors

66 Exterior & Interior Doors (25%)

Useful Life	10	Remaining Life	9
Quantity	66	Unit of Measure	Items
Cost /Itm	$2,016	Qty * $/Itm	$133,023
% Included	25.00%	Total Cost/Study	$33,256
Replacement Year	2034	Future Cost	$41,532

Summary

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

31- exterior
35- interior

2023- Per client, extend remaining life to 2034.



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00013 - Santa Rita Springs (SRS)

04500 - Decking/Balconies

206 - Resurface

11,430 sf Elastomeric Deck- Resurface

Useful Life	20	Remaining Life	18
Quantity	11,430	Unit of Measure	Square Feet
Cost /SqFt	$10.50		
% Included	100.00%	Total Cost/Study	$120,015
Replacement Year	2043	Future Cost	$187,182

Summary

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

Fiesta Building west deck- 630 sf
Fiesta Building Clay Room deck- 5,000 sf
Santa Cruz Building Fitness Room deck- 5,800 sf

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Surface in good condition. Client anticipates 2043 resurfacing.
2019- Per client, conditions similar to 2016. Some repairs have been made. Per client 6/14/2019, extend remaining life from 2020 to 2033.
2016- Client indicated that deck membrane leak issues are being investigated and that repairs are needed. Some ceilings below the deck exhibited water stains.



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00013 - Santa Rita Springs (SRS)

04500 - Decking/Balconies

300 - Repairs

11,430 sf Elastomeric Deck- Seal/Repair

Useful Life 5 Remaining Life 3
Quantity 11,430 Unit of Measure Square Feet
Cost /SqFt $2.50
% Included 100.00% Total Cost/Study $28,575
Summary Replacement Year 2028 Future Cost $30,772

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

Fiesta Building west deck- 630 sf
Fiesta Building Clay Room deck- 5,000 sf
Santa Cruz Building Fitness Room deck- 5,800 sf

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Per client 11/13/2025, $5,000 is anticipated for deck coating above the stairs in 2026.
2023- $27,519 projected.
2019- Per client 6/14/2019, repairs completed in 2018 so extend remaining life from 2019 to 2023.
2018- $18,376 was expended.
2016- Client indicated that deck membrane leak issues are being investigated and that repairs are needed. Some ceilings below the deck exhibited water stains.



301 - Repairs

Deck Coating Above Stairs (2026 Only)

Useful Life 2 Remaining Life 1 Treatment [nr:1]
Quantity 1 Unit of Measure Lump Sum
Cost /LS $5,000
% Included 100.00% Total Cost/Study $5,000
Summary Replacement Year 2026 Future Cost $5,125

This is for deck coating above the stairs.

2025- Per client 11/13/2025, $5,000 is anticipated for deck coating above the stairs in 2026.

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00013 - Santa Rita Springs (SRS)

05000 - Roofing

220 - Low Slope: BUR

6,800 sf Building Roof

Useful Life	20	Remaining Life	3
Quantity	6,800	Unit of Measure	Square Feet
Cost /SqFt	$13.00		
% Included	100.00%	Total Cost/Study	$88,400
Replacement Year	2028	Future Cost	$95,197

Summary

This is to replace the coated asphalt built-up roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Overall square footages for areas (includes tile and low slope):
- Anza Building Rooftop- 9,200 sf, asphalt coated & tile
- Anza Portico Rooftop- 1,900 sf, BUR asphalt coated
- Fiesta Building Rooftop- 2,200 sf, BUR asphalt coated & tile

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List.
2024- Low slope roofs coated.



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00013 - Santa Rita Springs (SRS)

05000 - Roofing

604 - Pitched: Tile

84 Squares- Building Roof

Useful Life 30 Remaining Life 4
Quantity 84 Unit of Measure Squares
Cost /Sqrs $1,200
% Included 100.00% Total Cost/Study $100,800
Summary Replacement Year 2029 Future Cost $111,264

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

2025- Roofs in good condition.
2019- The west side of the building has had some repair/replacement work done. $38,500 expended to remove tile, repair deck, and reuse tile per client 6/14/2019. Remaining life set to 2029 due to 2019 roofing project.



954 - Coating

7,000 sf Low Slope Roof Recoating

Useful Life 5 Remaining Life 4
Quantity 7,000 Unit of Measure Square Feet
Cost /SqFt $1.25
% Included 100.00% Total Cost/Study $8,750
Summary Replacement Year 2029 Future Cost $9,658

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

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List.
2024- Coated.
2019- $20,000 was expended per client 6/14/2019.



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00013 - Santa Rita Springs (SRS)

08000 - Rehab

230 - Locker Rooms

2 Men's, Women's & Outdoor Shower

Useful Life	20	Remaining Life	1
Quantity	2	Unit of Measure	Room
Cost /Rm	$75,500		
% Included	100.00%	Total Cost/Study	$151,000
Replacement Year	2026	Future Cost	$154,775

Summary

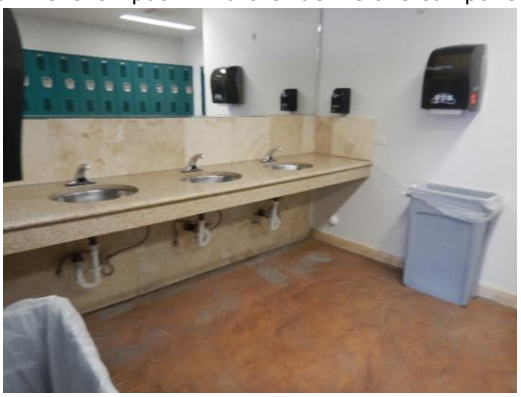
This is to rehab the outdoor shower and both locker rooms including items such as showers, fixtures, partitions, benches, lockers, dispensers, lighting, ventilation, tile, counters, design, etc.

Men's- 44 lockers, 5 benches, 3 urinals with auto-flush, 2 toilet stalls with metal partitions, 12 fluorescent lights, 2 showers, 2 mirrors, counter with 3 manual sinks, 2 paper towel dispensers, 4 soap dispensers, 2 clothing hooks, 7 stainless steel grab bars, 620 sf sealed concrete floor, 363 sf wall tile, painted walls & ceiling.

Women's- 32 lockers, 2 benches, 7 stainless steel grab bars, 2 clothing hooks, 2 paper towel dispensers, 8 soap dispensers, 3 showers, 3 stalls with vinyl, 3 showers, 4 toilet stalls with metal partitions, 692 sf wall tile, 540 sf floor, 10 fluorescent lights, 10 lf counter with 4 manual sinks.

Outdoor showers- painted concrete surfaces.

2025- Per client, extend remaining life from 2025 to 2026.
2021- Per client 6/30/2021, extend remaining life from 2022 to 2023.
2019- Increased estimate from $40,000 to $60,000 per room. Client input will further define this component.



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00013 - Santa Rita Springs (SRS)

08000 - Rehab

336 - Restrooms

5 Restrooms

Useful Life	20	Remaining Life	3
Quantity	5	Unit of Measure	Room
Cost /Rm	$12,565		
% Included	100.00%	Total Cost/Study	$62,825
Replacement Year	2028	Future Cost	$67,656

Summary

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

Men's (2nd floor Bldg. 1, west end)- auto-door, 1 toilet stall with metal partition, 1 mirror, 2 urinal, 5 lf counter with 2 manual sinks, 1 stainless steel grab bar, 7 fluorescent lights, 2 soap dispensers, 1 paper towel dispenser, 1 toilet paper dispenser, 170 sf floor tile, 371 sf wall tile.

Women's (2nd floor Bldg. 1 west end)- similar to men's at same location with: 3 toilet stalls, 3 toilet paper dispensers, & no urinal.

Men's (1st floor Bldg. 2, northwest corner)- 208 sf floor tile, 1 manual urinal, 2 toilet stalls with metal partitions, 8 lf counter with 3 manual sinks, 2 soap dispensers, 1 paper towel dispenser, to toilet paper dispensers, 3 mirrors, 2 fluorescent lights, 1 auto door, 3 stainless steel grab bars, 76 sf wall tile.

Women's (1st floor Bldg. 2, northwest corner)- similar to men's at same location with: 3 toilet stalls with metal partitions, 3 toilet paper dispensers, & no urinals.

Art room unisex restroom (inside Bldg. 1, first floor)- 1 toilet, 1 manual sink, 1 mirror, 2 stainless steel grab bars, 1 toilet paper dispenser, 1 soap dispenser, 1 paper towel dispenser, 1 small light, 56 sf floor tile, 120 sf wall tile.

2022- The men's and women's restrooms appear in very good condition. BRG extended remaining life to 2028.
2021- Per client extend to 2025.
2019- $12,775 was expended for partial rehab per client 6/14/2019. Client input will further define this component. Per client 7/22/2019, extend remaining life from 2020 to 2022.
2018- $6,018 was expended for partial work at Fiesta restroom countertops.



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00013 - Santa Rita Springs (SRS)

12000 - Pool

130 - Resurface

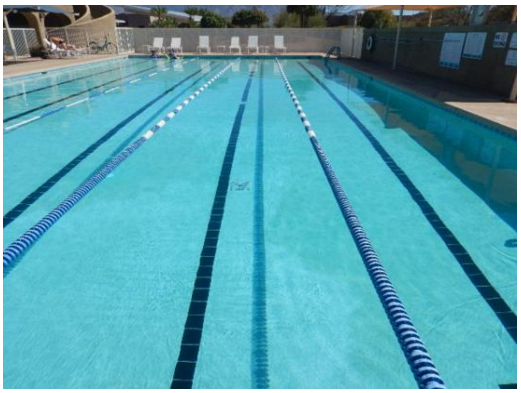
240 lf Pool

Useful Life	10	Remaining Life	0
Quantity	240	Unit of Measure	Linear Feet
Cost /l.f.	$215		
% Included	100.00%	Total Cost/Study	$51,537
Replacement Year	2025	Future Cost	$51,537

Summary

This is to resurface the pool including start-up costs. Includes 5 tile lanes with targets.

2025- Per client 11/13/2025, $51,537 was expended in 2025.
2024- Not done in 2023, planned for 2024.
2023- $46,248 projected.
2022- Splotchy appearance.
2017- Life estimates per client.



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00013 - Santa Rita Springs (SRS)

12000 - Pool

408 - ADA Chair Lift

Pool Area ADA Lift

Useful Life	10	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,335		
% Included	100.00%	Total Cost/Study	$6,335
Replacement Year	2029	Future Cost	$6,993

Summary

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

Aqua Creek Products, Ranger
Model # F-411RPL-AT1
Serial # 34345
Max Weight 350 LB
Mfg. March 2019

2019- $3,313 was expended per client 6/14/2019.
2009- Lift installed.



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00013 - Santa Rita Springs (SRS)

12000 - Pool

630 - Deck: Re-Surface

5,975 sf Pool/Spa Deck Coating

Useful Life	15	Remaining Life	0
Quantity	5,975	Unit of Measure	Square Feet
Cost /SqFt	$7.70		
% Included	100.00%	Total Cost/Study	$45,999
Replacement Year	2025	Future Cost	$45,999

Summary

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

2025- Minor stains observed. Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $45,999 was expended in 2025.
2024- Per client, this is planned for 2025.
2022- Minor stains observed near stair entry.
2021- $37,315 was expended.
2019- Similar deck conditions as in 2016. Per client 6/14/2019, extend remaining life from 2019 to 2025.
2016- The deck was stained and exhibited some chipped areas.



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00013 - Santa Rita Springs (SRS)

12000 - Pool

750 - Equipment: Replacement

Pool & Spa Equipment (50%)

Useful Life	5	Remaining Life	2
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$66,300	Qty * $/LS	$66,300
% Included	50.00%	Total Cost/Study	$33,150
Replacement Year	2027	Future Cost	$34,828

Summary

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

1- pool filter #1, Pentair Triton II Commercial, MN TR-100C, SN 0116313120009V, mfg. 2012
1- pool filter #2, Pentair Triton II Commercial, MN TR-100C, SN 0116313120008U, mfg. 2012
1- spa filter, Pentair Triton II Commercial, MN TR-100C, SN 0116008190034X, Date 01/08/2019
3- Pentair IntelliFlo pumps
2- Spa pumps
1- Dolphin C5 pool vacuum
1- pool heater #1, Raypak Professional
1- pool heater #2, Raypak Professional
1- pool heater #3, Raypak Professional, installed 2018
1- spa heater, Raypak Professional
1- pool Aquasol chemical controller- 2023
1- spa Aquasol chemical controller- 2019
1- Clear Comfort advanced oxidation system
1- Pool Clear Comfort Sanitation system ($9,000 in 2020)
4- lane ropes and reel
Pool- 2 ladders, 1 grab bar, 6 lights, 5 skimmers, 4 drain covers
Spa- 1 grab bar, 1 light, 5 drain covers, 1 skimmer
Assorted- chemical system probes, fittings, chem pumps, injectors, etc.
Assorted- pipes, fittings, controls, electrical, plumbing, etc.

2023- $18,138 projected for partial work. Remaining life for full component extended to 2026.
2020- $454 was expended. $9,000 was expended for the pool Clear Comfort Sanitation system.
2018- $9,697 total was expended for pool heater #3, spa jet pump #1, misc. Aquasols.



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00013 - Santa Rita Springs (SRS)

12000 - Pool

940 - Furniture: Misc

53 Pool Area Furniture

Useful Life	6	Remaining Life	0
Quantity	53	Unit of Measure	Items
Cost /Itm	$205		
% Included	100.00%	Total Cost/Study	$10,865
Replacement Year	2025	Future Cost	$10,865

Summary

This is to replace miscellaneous pool furniture.

4- tables
10- chairs
15- tea tables
24- lounges

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $10,865 was expended in 2025.
2019- $7,538 was expended per client 6/14/2019.



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00013 - Santa Rita Springs (SRS)

13000 - Spa

130 - Resurface

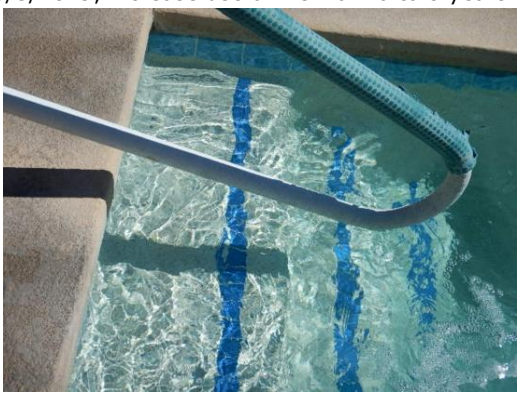
Spa

Useful Life	8	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$9,470		
% Included	100.00%	Total Cost/Study	$9,470
Replacement Year	2029	Future Cost	$10,453

Summary

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

2022- Spa appears in excellent condition.
2021- $7,905 was expended
2019- Per client 7/22/2019, resurfaced 7/2013. Per client 8/5/2019, increase useful life from 6 to 8 years.



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00013 - Santa Rita Springs (SRS)
14000 - Recreation

240 - Exercise: Cardio Equipment
14 Fitness Center Cardio Machines (25%)

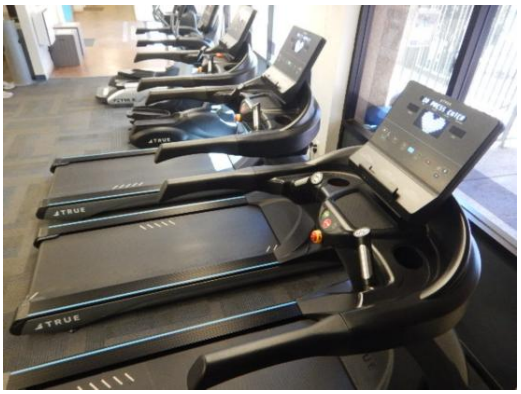
Useful Life	3	Remaining Life	2
Quantity	14	Unit of Measure	Items
Cost /Itm	$7,500	Qty * $/Itm	$105,000
% Included	25.00%	Total Cost/Study	$26,250
Replacement Year	2027	Future Cost	$27,579

Summary

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

1- True TS1000 elliptical #1
1- True CS400-19 elliptical #2
1- True EFX elliptical #36
1- Cybex arc trainer #16
1- Concept-2 rower #37
1- Stairmaster stepper #15
2- Technogym upright bike #7, #38
3- True recumbent bikes #12, #13, #14
3- True treadmills

2021- $11,200 was expended to replace 1 rower, 1 cross-trainer, 1 recumbent bike.
2020- $25,000 was expended to replace one Technogym recumbent bike & upright bike and one Cybex Arc Trainer.
2019- $17,899 was expended per client 6/14/2019.
2017- $7,140 was expended.



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00013 - Santa Rita Springs (SRS)

14000 - Recreation

340 - Exercise: Strength Equipment

23 Fitness Center Strength Machines (50%)

Useful Life	8	Remaining Life	6
Quantity	23	Unit of Measure	Items
Cost /Itm	$4,160	Qty * $/Itm	$95,680
% Included	50.00%	Total Cost/Study	$47,840
Replacement Year	2031	Future Cost	$55,480

Summary

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

1- Technogym hip abductor
1- Technogym multi hip #28
1- Technogym lat pull down
1- Technogym arm extension #25
1- Technogym lower back #23
1- Technogym leg curl #21
1- Technogym pectoral #17
1- Technogym shoulder press #19
1- Technogym posterior flexibility #6
1- Joist 2.5-55lbs 16-set dumbbell rack #32
1- static leg lift
1- Technogym hip adductor #26
1- Technogym low row #29
1- Technogym arm curl #31
1- Technogym abdominal crunch #24
1- Technogym leg extension #22
1- Technogym leg press #20
1- Technogym chest press #18
1- Technogym anterior flexibility #5
1- Precor stretch trainer #17
1- Hoist bench
2- True benches #33, #35

2023- $44,005 projected.



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00013 - Santa Rita Springs (SRS)

19000 - Fencing

220 - Wrought Iron: 5'

348 lf Pool Perimeter Fence

Useful Life	30	Remaining Life	26
Quantity	348	Unit of Measure	Linear Feet
Cost /l.f.	$38.40		
% Included	100.00%	Total Cost/Study	$13,363
Replacement Year	2051	Future Cost	$25,394

Summary

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

2021- $11,154 was expended.



20000 - Lighting

100 - Exterior: Misc. Fixtures

40 Wall & Wall Top Lantern Lights

Useful Life	30	Remaining Life	8
Quantity	40	Unit of Measure	Items
Cost /Itm	$695		
% Included	100.00%	Total Cost/Study	$27,800
Replacement Year	2033	Future Cost	$33,872

Summary

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

19- wall-top
21- building and wall



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00013 - Santa Rita Springs (SRS)

20000 - Lighting

230 - Pole Lights

10 Bridge Lights

Useful Life	30	Remaining Life	8
Quantity	10	Unit of Measure	Items
Cost /Itm	$2,000		
% Included	100.00%	Total Cost/Study	$20,000
Replacement Year	2033	Future Cost	$24,368

Summary

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



280 - Pole Lights

5 2nd Level Deck- Pole Lights

Useful Life	30	Remaining Life	8
Quantity	5	Unit of Measure	Items
Cost /Itm	$1,575		
% Included	100.00%	Total Cost/Study	$7,875
Replacement Year	2033	Future Cost	$9,595

Summary

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



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00013 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

232 - HVAC
6 Miscellaneous Units- 2013

Useful Life 15 Remaining Life 3
Quantity 6 Unit of Measure System
Cost /Sys $7,500
% Included 100.00% Total Cost/Study $45,000
Summary Replacement Year 2028 Future Cost $48,460

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

Unit 1- Pottery- Carrier, 3-ton, MN- 25HBC530A300, SN- 3913E06486
Unit 2- Clay Studio- Carrier, 2.5-ton, MN- 25HCD336A600, SN- 2113E12280
Unit 10- Coordinator's Office- Gree, 1-ton, MN- WH12AB-D3DNA2D/0
Unit 12- Santa Cruz- Carrier, 3-ton
Unit 13- Fiesta Bath Room- Carrier, 2-ton
Unit 16- Comp Mac Room- Carrier, 4-ton

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312 - HVAC
Rheem Unit #8- 2016

Useful Life 15 Remaining Life 6
Quantity 1 Unit of Measure System
Cost /Sys $9,540
% Included 100.00% Total Cost/Study $9,540
Summary Replacement Year 2031 Future Cost $11,063

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

Unit 8- Fitness- Rheem, 5-ton

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

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316 - HVAC
American Standard Unit #3- 2018

Useful Life 15 Remaining Life 8
Quantity 1 Unit of Measure System
Cost /Sys $8,150
% Included 100.00% Total Cost/Study $8,150
Summary Replacement Year 2033 Future Cost $9,930

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

Unit 3- Sculpture- American Standard, 3-ton, Model 4A6C4036A4000AA, Serial # 1836545A4F, MFR Date 9/2018.

2018- $6,150 was expended.

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00013 - Santa Rita Springs (SRS)
23000 - Mechanical Equipment

344 - HVAC
2 Units- 2019

Useful Life 15 Remaining Life 9
Quantity 2 Unit of Measure System
Cost /Sys $9,540
% Included 100.00% Total Cost/Study $19,080
Summary Replacement Year 2034 Future Cost $23,828

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

Unit 4- Hand Studio- American Standard, 3-ton, Model # 4AC4036A4000AA, Serial # 1838138F4F, MFR Date 9/2018

Unit 9- Fitness- Carrier, 5-ton

2019- $12,923 was expended per client 6/14/2019.

368 - HVAC
2 Carrier Units- 2012

Useful Life 15 Remaining Life 2
Quantity 2 Unit of Measure System
Cost /Sys $9,440
% Included 100.00% Total Cost/Study $18,880
Summary Replacement Year 2027 Future Cost $19,836

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

Unit 5- Fiesta Room- Carrier, 5-ton, Model 25HBC360A600, Serial 4212E01407
Unit 24- Art Room- Carrier, 5-ton



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00013 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

392 - HVAC
2 Units- 2018

Useful Life 15 Remaining Life 8
Quantity 2 Unit of Measure System
Cost /Sys $7,000
% Included 100.00% Total Cost/Study $14,000
Summary Replacement Year 2033 Future Cost $17,058

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

Unit 6- Clay Studio- American Standard, 3-ton, Model # 4A6H4036G1000AA, Serial # 19132LKF4F, MFR Date 3/2019.

Unit 14- Kitchen- Carrier, 2.5-ton

2019- Per client 6/14/2019, replaced in 2018 for $5,424 of which half was paid in 2018 and 2019.



416 - HVAC
Carrier Unit #7- 2016

Useful Life 15 Remaining Life 6
Quantity 1 Unit of Measure System
Cost /Sys $10,600
% Included 100.00% Total Cost/Study $10,600
Summary Replacement Year 2031 Future Cost $12,293

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

2016- Placed in service: Unit 7- Fitness- Carrier, 5-ton

436 - HVAC
Carrier Unit #11- 2014

Useful Life 15 Remaining Life 4
Quantity 1 Unit of Measure System
Cost /Sys $10,600
% Included 100.00% Total Cost/Study $10,600
Summary Replacement Year 2029 Future Cost $11,700

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

Unit 11- Locker Room- Carrier, 5-ton

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00013 - Santa Rita Springs (SRS)
23000 - Mechanical Equipment

448 - HVAC

8 Rooftop Carrier Units- 2018

Useful Life	15	Remaining Life	8
Quantity	8	Unit of Measure	System
Cost /Sys	$16,970		
% Included	100.00%	Total Cost/Study	$135,760
Replacement Year	2033	Future Cost	$165,410

Summary

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

Unit 15- Comp Pecan Room- Carrier, 3-ton
Unit 17- Comp Lobby- Carrier, 3-ton
Unit 18- Comp Ed Hall- Carrier, 5-ton
Unit 19- Comp Multi Room- Carrier, 5-ton
Unit 20- Comp General- Carrier, 4-ton
Unit 21- Comp Laptop Room- Carrier, 3-ton
Unit 22- Anza Building- Carrier, 12.5-ton
Unit 23- Anza Building- Carrier, 12.5-ton

2019- Per client 6/14/2019, replaced in 2018 for $91,428 of which half was paid in 2018 and 2019.



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00013 - Santa Rita Springs (SRS)
23000 - Mechanical Equipment

452 - HVAC

2 Rheem Units- 2022

Useful Life 15 Remaining Life 9
Quantity 2 Unit of Measure System
Cost /Sys $20,140
% Included 100.00% Total Cost/Study $40,280
Summary Replacement Year 2034 Future Cost $50,304

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

Unit 25- Photo Room- Rheem, 7-ton
Unit 26- Photo Room- Rheem, 5-ton

2022- $20,175 was expended. Move remaining life from 2022 to 2034.



524 - HVAC

Elevator Equipment Room- Wall Mount

Useful Life 15 Remaining Life 9
Quantity 1 Unit of Measure System
Cost /Sys $7,500
% Included 100.00% Total Cost/Study $7,500
Summary Replacement Year 2034 Future Cost $9,366

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

Mitsubishi, mini-split, 326986-4103



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00013 - Santa Rita Springs (SRS)

23000 - Mechanical Equipment

616 - Water Heater

Bradford White Water Heater

Useful Life 12 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $12,000
% Included 100.00% Total Cost/Study $12,000
Summary Replacement Year 2026 Future Cost $12,300

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

1- Bradford White 100 gallon gas water heater and storage tank. Installed 10/27/2014.

2025- Per client 11/13/2025, $12,300 is anticipated in 2026.
2019- Per client 7/22/2019, keep this water heater component in study.



640 - Water Heater

Rheem Water Heater

Useful Life 12 Remaining Life 11
Quantity 1 Unit of Measure Items
Cost /Itm $12,000
% Included 100.00% Total Cost/Study $12,000
Summary Replacement Year 2036 Future Cost $15,745

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

1- Rheem 100 gallon gas water heater and storage tank. Installed 2/7/2024.

2019- Per client 7/22/2019, keep this water heater component in study.



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00013 - Santa Rita Springs (SRS)

23500 - Elevator

200 - Modernize/Overhaul

Anza Building Elevator

Useful Life 25 Remaining Life 19
Quantity 1 Unit of Measure System
Cost /Sys $153,525
% Included 100.00% Total Cost/Study $153,525
Summary Replacement Year 2044 Future Cost $245,433

This is to modernize or overhaul the elevator system.

ThyssenKrupp Elevator TAC32

2025- Per client 11/13/2025, 5-year load test completed and alarm sensor repaired 10/2025.
2019- $107,095 was expended per client 6/14/2019. Per client 7/22/2019, increase estimate from $107,095 to $122,000.
2018- The actual quote is higher than the initial projection of approximately $48,000. $88,000 is the updated quote.



300 - Cab Rehab

Anza Elevator Cab

Useful Life 20 Remaining Life 14
Quantity 1 Unit of Measure Items
Cost /Itm $22,540
% Included 100.00% Total Cost/Study $22,540
Summary Replacement Year 2039 Future Cost $31,848

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

2019- $20,250 was expended per client 6/14/2019. Per client 7/22/2019, reduce estimate from $20,250 to $17,910.
2018- Accelerated the remaining life to 2019.



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00013 - Santa Rita Springs (SRS)

24000 - Furnishings

600 - Miscellaneous

Anza Room Furniture

Useful Life	10	Remaining Life	3
Quantity	1	Unit of Measure	Collection
Cost /Coll	$69,385		
% Included	100.00%	Total Cost/Study	$69,385
Replacement Year	2028	Future Cost	$74,720

Summary

This is to replace miscellaneous furnishings.

2022- $39,132 was expended for work currently in progress. Move remaining life from 2022 to 2028.
2021- $57,928 is anticipated.
2017- $2,722 was expended to replace 3 poker tables and chairs in Kino room.



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00013 - Santa Rita Springs (SRS)

24500 - Audio / Visual

324 - PA System

Anza Room- Sound System

Useful Life 10 Remaining Life 6
Quantity 1 Unit of Measure System
Cost /Sys $20,820
% Included 100.00% Total Cost/Study $20,820
Summary Replacement Year 2031 Future Cost $24,145

This is to replace the Anza room sound system.

Tech-Unique

2022- $7,360 was expended.
2021- $17,380 was expended, did not get replaced in 2020 as anticipated.
2020- $16,400 is anticipated.
2019- Per client, decrease useful life from 20 to 10 years, remaining life from 2031 to 2020 and increase estimate from $6,823 to $16,000.
2017- Per client, $5,600 was expended in 2011.



760 - Piano

Anza Room Kawai Upright

Useful Life 25 Remaining Life 13
Quantity 1 Unit of Measure Items
Cost /Itm $8,760
% Included 100.00% Total Cost/Study $8,760
Summary Replacement Year 2038 Future Cost $12,076

This is to replace the piano, bench and dolly.

Kawai upright, 506N, SN F054134

2017- Per client, $6,000 was expended in 2013.



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00013 - Santa Rita Springs (SRS)

24500 - Audio / Visual

24600 - Safety / Access

240 - Fire Control Misc

Fire Alarm System

Useful Life 20 Remaining Life 2
Quantity 1 Unit of Measure System
Cost /Sys $35,000
% Included 100.00% Total Cost/Study $35,000
Summary Replacement Year 2027 Future Cost $36,772

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

Honeywell panel

2024- Per client extend remaining life from 2025 to 2027.
2021- $9,400 was expended to replace fire sprinkler pendants only.



244 - Fire Alarm Control Panel

2 Glass Arts & Fitness Fire Panels

Useful Life 20 Remaining Life 1
Quantity 2 Unit of Measure System
Cost /Sys $17,561
% Included 100.00% Total Cost/Study $35,122
Summary Replacement Year 2026 Future Cost $36,000

This is to repair and replace the fire panel.

2025- Per client 10/10/2025, add glass arts and fitness fire panels in 2026. Per client 11/13/2025, $36,000 is anticipated in 2026.

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00013 - Santa Rita Springs (SRS)

25000 - Flooring

270 - Carpeting

400 Sq. Yds. Computer, Fitness, Office Areas

Useful Life 10 Remaining Life 2
Quantity 400 Unit of Measure Square Yard
Cost /SqYd $48.37
% Included 100.00% Total Cost/Study $19,348
Replacement Year 2027 Future Cost $20,327

Summary

This is to replace the carpeting.

2025- The Kino room is now the Computer Club room.
2022- $5,500 was expended. Move remaining life from 2022 to 2023.
2017- These areas were added by client, and need to be verified.



460 - Tile

1,825 sf Center Walls & Floors

Useful Life 20 Remaining Life 18
Quantity 1,825 Unit of Measure Square Feet
Cost /SqFt $16.35
% Included 100.00% Total Cost/Study $29,839
Replacement Year 2043 Future Cost $46,538

Summary

This is to replace the wall and floor tile.

2023- $27,470 projected.
2022- Per client, move remaining life from 2022 to 2023.
2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.

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00013 - Santa Rita Springs (SRS)

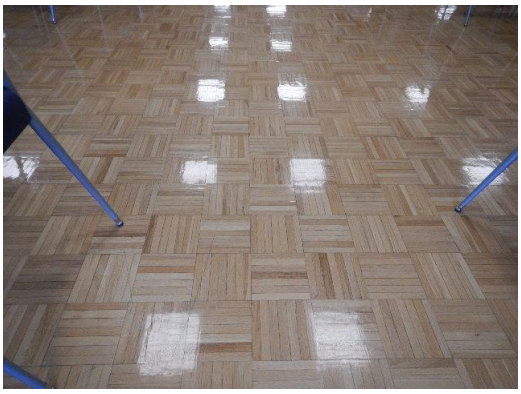
25000 - Flooring

730 - Hardwood Floors

2,150 sf Anza & Santa Cruz- Replace

Useful Life 40 Remaining Life 11
Quantity 2,150 Unit of Measure Square Feet
Cost /SqFt $15.00
% Included 100.00% Total Cost/Study $32,250
Summary Replacement Year 2036 Future Cost $42,315

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



760 - Hardwood Floors

2,150 sf Anza & Santa Cruz- Refinish

Useful Life 10 Remaining Life 2
Quantity 2,150 Unit of Measure Square Feet
Cost /SqFt $8.15
% Included 100.00% Total Cost/Study $17,523
Summary Replacement Year 2027 Future Cost $18,410

This is to refinish the hardwood flooring.



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00013 - Santa Rita Springs (SRS)
26000 - Outdoor Equipment

804 - Shade Structure
100 sf Small Shade Canopy

Useful Life 15 Remaining Life 6
Quantity 100 Unit of Measure Square Feet
Cost /SqFt $26.45
% Included 100.00% Total Cost/Study $2,645
Summary Replacement Year 2031 Future Cost $3,067

This is to repair, replace and maintain the canvas canopy shade structure.

1- metal frame and post with 10' x 10' canvas canopy southeast of pool.

2015- Canopy installed.



820 - Shade Structure
600 sf NW of Pool- Large Shade Canopy

Useful Life 15 Remaining Life 6
Quantity 600 Unit of Measure Square Feet
Cost /SqFt $26.45
% Included 100.00% Total Cost/Study $15,870
Summary Replacement Year 2031 Future Cost $18,404

This is to repair, replace and maintain the canvas canopy shade structure.

1- metal frame and post with 20' x 30' canvas canopy northwest side of pool.

2011- Canopy installed.



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00013 - Santa Rita Springs (SRS)
26000 - Outdoor Equipment

824 - Shade Structure
450 sf Pool Equip Encl Shade Canopy

Useful Life	15	Remaining Life	3
Quantity	450	Unit of Measure	Square Feet
Cost /SqFt	$26.45		
% Included	100.00%	Total Cost/Study	$11,903
Replacement Year	2028	Future Cost	$12,818

Summary

This is to repair, replace and maintain the canvas canopy shade structure.

1- metal frame and 6 posts with 10' x 45' canvas canopy over pool equipment enclosure.

2013- Canopy installed.



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00013 - Santa Rita Springs (SRS)

27000 - Appliances

780 - Miscellaneous

11 Kitchen Appliances (33%)

Useful Life	5	Remaining Life	2
Quantity	11	Unit of Measure	Items
Cost /Itm	$4,435	Qty * $/Itm	$48,785
% Included	33.33%	Total Cost/Study	$16,262
Replacement Year	2027	Future Cost	$17,085

Summary

This is to periodically repair or replace miscellaneous appliances on a percentage basis.

1- Bunn coffee brewer CW Series
1- True double door reach in refrigerator, MN T-43, SN 8138575
1- Manitowoc undercounter ice maker
1- Moyer Diebel undercounter commercial dishwasher, MN 401LTM2, SN W9186
1- Speed Queen clothes dryer & front load washer
1- True single door reach in freezer, MN T-19F-HC, SN 9276436
1- Vollrath warming station
1- GE Oven/Stove
1- GE Microwave
2- Duke Ovens, MN E102-E, SN 20JBJA0140 & 20JBJA0141

2023- Per client, extend remaining life to 2027.
2021- $2,000 was expended to replace range.
2018- $1,937 was expended to replace prior McCall Freezer.



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00013 - Santa Rita Springs (SRS)
28000 - Water System

142 - Backflow Valves
4" Backflow #1

Useful Life 12 Remaining Life 5
Quantity 1 Unit of Measure Items
Cost /Itm $9,300
% Included 100.00% Total Cost/Study $9,300
Summary Replacement Year 2030 Future Cost $10,522

This is to replace the backflow prevention valve.

2020- $8,553 was expended to replace in 2018 per client 6/15/2020.



146 - Backflow Valves
4" Backflow #2

Useful Life 12 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $9,300
% Included 100.00% Total Cost/Study $9,300
Summary Replacement Year 2032 Future Cost $11,055

This is to replace the backflow prevention valve.

2020- $6,629 anticipated for replacement in 2021 per client 6/15/2020. Per client 8/6/2020, backflow failed testing so reduce remaining life from 2021 to 2020.



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00014 - Canoa Ranch (CR)

01000 - Paving

132 - Asphalt: Sealing

71,325 sf Drives & Parking

Useful Life	5	Remaining Life	4
Quantity	71,325	Unit of Measure	Square Feet
Cost /SqFt	$0.320		
% Included	100.00%	Total Cost/Study	$22,824
Replacement Year	2029	Future Cost	$25,193

Summary

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

Parking spaces Main/W Entry & Service
0/0- golf cart
6/0- ADA
129/2- vehicle

2025- Per client, sealed by Holbrook in 9/2024, and curbs need repaint.
2018- $10,425 was expended.



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00014 - Canoa Ranch (CR)

01000 - Paving

246 - Asphalt: Ongoing Repairs

71,325 sf Drives & Parking (3%)

Useful Life	5	Remaining Life	4
Quantity	71,325	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$316,683
% Included	2.50%	Total Cost/Study	$7,917
Replacement Year	2029	Future Cost	$8,739

Summary

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.

2025- Per client, sealed 9/2024.
2019- $5,606 was expended main area and $7,074 for entry from S Turquoise Canyon to dumpster per client 6/14/2019.



254 - Asphalt: Overlay w/ Interlayer

17,412 sf Turquoise Cyn Dr to Dumpster

Useful Life	25	Remaining Life	21
Quantity	17,412	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$55,370
Replacement Year	2046	Future Cost	$92,999

Summary

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.

2025- Per client, sealed 9/2024.
2021- $49,930 was expended to replace 17,412 sf of asphalt entrance from Turquoise Cyn Dr to dumpster.



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00014 - Canoa Ranch (CR)

01000 - Paving

342 - Asphalt: Overlay w/ Interlayer
53,913 sf Drives & Parking

Useful Life	25	Remaining Life	9
Quantity	53,913	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$171,443
Replacement Year	2034	Future Cost	$214,109

Summary

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



02000 - Concrete

418 - Pool Deck
2,650 sf Pool/Spa Area Concrete Repair (5%)

Useful Life	5	Remaining Life	2
Quantity	2,650	Unit of Measure	Square Feet
Cost /SqFt	$27.07	Qty * $/SqFt	$71,736
% Included	5.00%	Total Cost/Study	$3,587
Replacement Year	2027	Future Cost	$3,768

Summary

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

2019- Delayed 5-year replacement cycle until 2026 due to recent replacement.
2018- Replacement deck is not coated, so deck recoating has been excluded.
2016- The deck coating was in very poor condition with many bubbled and chipped areas. The root cause for the surface's failure needs to be determined prior to removing and replacing the surface. It is possible that some concrete preparation may be required during the deck recoating process. Per client 4/21/2016, $36,000 total is anticipated to replace in 2016. Tinted sweat finish deck replaced prior coated deck.



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00014 - Canoa Ranch (CR)

02000 - Concrete

03000 - Painting: Exterior

142 - Stucco

14,760 sf Building Exterior

Useful Life 10 Remaining Life 3
Quantity 14,760 Unit of Measure Square Feet
Cost /SqFt $1.65
% Included 100.00% Total Cost/Study $24,354
Summary Replacement Year 2028 Future Cost $26,227

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

2018- $12,625 was expended.



406 - Wrought Iron

614 lf Metal Fencing & Railings

Useful Life 6 Remaining Life 0
Quantity 614 Unit of Measure Linear Feet
Cost /l.f. $12.25
% Included 100.00% Total Cost/Study $7,522
Summary Replacement Year 2025 Future Cost $7,522

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

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

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, fences but not railings were painted in 2025.
2021- Per client 6/1/2021, move remaining life from 2021 to 2023.



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00014 - Canoa Ranch (CR)

03500 - Painting: Interior

142 - Building

26,200 sf All Interior Spaces

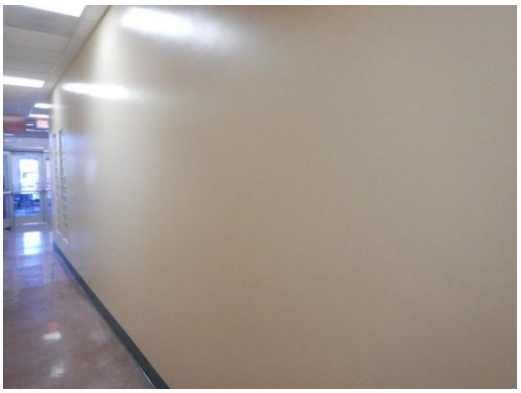
Useful Life	10	Remaining Life	8
Quantity	26,200	Unit of Measure	Square Feet
Cost /SqFt	$1.50		
% Included	100.00%	Total Cost/Study	$39,300
Replacement Year	2033	Future Cost	$47,883

Summary

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

2022- $3,000 was expended. Move remaining life from 2022 to 2024.
2021- $16,685 was expended to paint lobby, fitness, locker rooms, unisex restroom, hallways, and Amado room. This cost has been reduced per 2021 work. Per client 7/28/2021, work was cancelled, so extend remaining life from 2021 to 2022.

2023- Completed in 2023.



04000 - Structural Repairs

606 - Metal Railings

350 lf Parking & Pickleball

Useful Life	30	Remaining Life	13
Quantity	350	Unit of Measure	Linear Feet
Cost /l.f.	$33.90		
% Included	100.00%	Total Cost/Study	$11,865
Replacement Year	2038	Future Cost	$16,356

Summary

This is to replace the metal railings. Painting is provided for within another component.

north side parking lot at ditch- 300 lf
pickleball courts walkway- 50 lf



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00014 - Canoa Ranch (CR)

04000 - Structural Repairs

928 - Doors

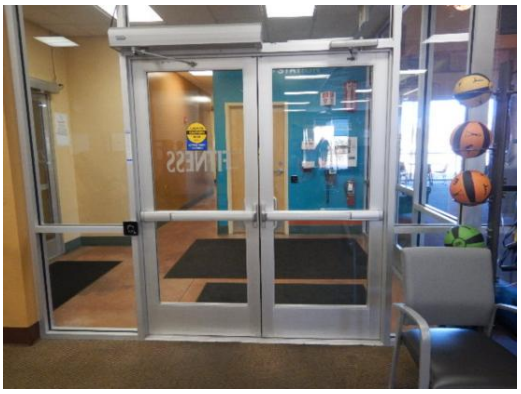
40 Exterior & Interior Doors (25%)

Useful Life	10	Remaining Life	9
Quantity	40	Unit of Measure	Items
Cost /Itm	$2,016	Qty * $/Itm	$80,620
% Included	25.00%	Total Cost/Study	$20,155
Summary			
Replacement Year	2034	Future Cost	$25,171

This is to periodically repair, replace and maintain exterior and interior doors including items such as panic exit hardware, 8 automatic door operators, door closers, frames/jambs, posts, locks/latches, etc.

17- exterior
23- interior

2023- Per client, extend remaining life to 2034.



932 - Doors

3 Pool East Patio Doors

Useful Life	20	Remaining Life	3
Quantity	3	Unit of Measure	Items
Cost /Itm	$21,655		
% Included	100.00%	Total Cost/Study	$64,965
Summary			
Replacement Year	2028	Future Cost	$69,960

This is to repair, replace and maintain the 5-panel glass doors, operators and hardware.

3- 10' x 16.5' glass doors
3- LiftMaster operators



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00014 - Canoa Ranch (CR)

04500 - Decking/Balconies

113 - Miscellaneous

New Gutters Front (2026 Only)

Useful Life 2 Remaining Life 1 Treatment [nr:1]
Quantity 1 Unit of Measure Lump Sum
Cost /LS $2,000
% Included 100.00% Total Cost/Study $2,000
Summary Replacement Year 2026 Future Cost $2,050

This is for new gutters on the front of the building to prevent flooding.

2025- Per client 11/13/2025, $2,000 is anticipated in 2026.

05000 - Roofing

200 - Low Slope: BUR

12,610 sf Building Roof

Useful Life 20 Remaining Life 3
Quantity 12,610 Unit of Measure Square Feet
Cost /SqFt $13.00
% Included 100.00% Total Cost/Study $163,930
Summary Replacement Year 2028 Future Cost $176,535

This is to replace the coated asphalt built-up roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Fitness Room- 2,450 sf, with 30 high solar panels
Amado & Locker Rooms- 4,060 sf, with 9 high solar panels
Pool & Spa- 6,100 sf, with 74 low solar panels

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Roofs appear in good condition. Pool & Spa roof will need coating eventually. Minor repair/recoat recommended for pool/spa roof for 2025.
2024- Fitness Room, Amado & Locker Room roofs coated.



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00014 - Canoa Ranch (CR)

05000 - Roofing

608 - Pitched: Tile

44 Squares- Building Roof

Useful Life	30	Remaining Life	13
Quantity	44	Unit of Measure	Squares
Cost /Sqrs	$1,500		
% Included	100.00%	Total Cost/Study	$66,000
Replacement Year	2038	Future Cost	$90,982

Summary

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

Lobby- 2,160 sf (BRG rounded to 22 squares)
East Patio- 2,150 sf (BRG rounded to 22 squares)

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Roofs in good condition with no missing or cracked tiles visible.
2008- Placed in service.



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00014 - Canoa Ranch (CR)

05000 - Roofing

958 - Coating

13,300 sf Low Slope Roof Recoating

Useful Life	5	Remaining Life	4
Quantity	13,300	Unit of Measure	Square Feet
Cost /SqFt	$1.90		
% Included	100.00%	Total Cost/Study	$25,270
Replacement Year	2029	Future Cost	$27,893

Summary

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

Fitness Room- 2,450 sf, with 30 high solar panels
Amado & Locker Rooms- 4,060 sf, with 9 high solar panels
Pool & Spa- 6,100 sf, with 74 low solar panels

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Roofs appear in good condition. Pool & Spa roof will need coating eventually. Minor repair/recoat recommended for pool/spa roof for 2025.
2024- Fitness Room, Amado & Locker Room roofs coated.
2019- $11,506 was expended to partially recoat the roof. Per client 7/22/2019, anticipate $20,094 to recoat entire roof in 2019.



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00014 - Canoa Ranch (CR)

08000 - Rehab

226 - Locker Rooms

2 Men's, Women's & Pool Area Shower

Useful Life 20 Remaining Life 3
Quantity 2 Unit of Measure Room
Cost /Rm $81,800
% Included 100.00% Total Cost/Study $163,600
Summary Replacement Year 2028 Future Cost $176,179

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

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



234 - Restrooms

Companion Restroom Remodel

Useful Life 20 Remaining Life 5
Quantity 1 Unit of Measure Room
Cost /Rm $19,835
% Included 100.00% Total Cost/Study $19,835
Summary Replacement Year 2030 Future Cost $22,441

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

2024- Per client, extend remaining life to 2030.
2018- Added to study.



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00014 - Canoa Ranch (CR)

12000 - Pool

136 - Resurface

256 lf Pool

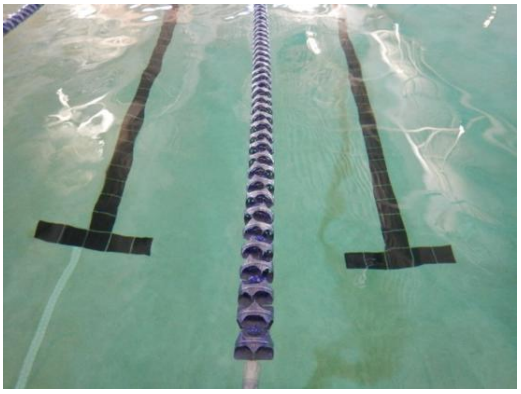
Useful Life	12	Remaining Life	3
Quantity	256	Unit of Measure	Linear Feet
Cost /l.f.	$217		
% Included	100.00%	Total Cost/Study	$55,424
Replacement Year	2028	Future Cost	$59,686

Summary

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

2025- Stains observed.
2017- Per client, pool resurfaced in 2016.

Stain along right lane tile.



412 - ADA Chair Lift

Spa ADA Chair- Repl in 2019

Useful Life	10	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$13,642		
% Included	100.00%	Total Cost/Study	$13,642
Replacement Year	2029	Future Cost	$15,059

Summary

This is to replace the spa ADA compliant chair lift.

Aqua Creek Products, Ambassador, MN F-PPXRD, SN 41910

2022- $1,259 was expended.
2021- This spa and pool lifts were broken out into two separate components as the lifts were replaced in separate years.
2019- $10,870 was expended to replace the spa**,** Spectrum Products Traveler II, MN SBC-24V-WR5, SN 1204250, MFG 10/2015, ADA chair lift.



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00014 - Canoa Ranch (CR)

12000 - Pool

434 - ADA Chair Lift

Pool ADA Chair- Repl in 2021

Useful Life	10	Remaining Life	6
Quantity	1	Unit of Measure	Items
Cost /Itm	$12,185		
% Included	100.00%	Total Cost/Study	$12,185
Replacement Year	2031	Future Cost	$14,131

Summary

This is to replace the pool ADA compliant chair lift.

Aqua Creek Products, Admiral, MN F-ADMRL, SN 41608

2021- $10,173 was expended to replace the pool**,** Spectrum Products Traveler II, MN SBC-24V-WR5, SN 1204956, MFG 10/2015**,** ADA chair lift.



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00014 - Canoa Ranch (CR)

12000 - Pool

636 - Deck: Re-Surface

2,650 sf Pool Area Decking

Useful Life	15	Remaining Life	13
Quantity	2,650	Unit of Measure	Square Feet
Cost /SqFt	$17.85		
% Included	100.00%	Total Cost/Study	$47,303
Replacement Year	2038	Future Cost	$65,207

Summary

This is to prepare and resurface the deck.

2023- $43,433 expended.
2022- Per client, move remaining life from 2022 to 2023.
2021- Per client 6/30/2021, reinclude component with 2022 remaining life.
2019- Deleted since replacement deck isn't coated.
2018- Excluded as it will not be replaced within the study time frame.
2016- Per client 4/21/2016, $36,000 total is anticipated to replace in 2016. The deck coating was in very poor condition with many bubbled and chipped areas. The root cause for the surface's failure needs to be determined prior to removing and replacing the surface. Deck replaced with colored concrete and a sweat finish.



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00014 - Canoa Ranch (CR)

12000 - Pool

754 - Equipment: Replacement

Pool & Spa Equipment (50%)

Useful Life	5	Remaining Life	2
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$52,395	Qty * $/LS	$52,395
% Included	50.00%	Total Cost/Study	$26,198
Replacement Year	2027	Future Cost	$27,524

Summary

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

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

2022- $10,000 total was expended. $5,811 was expended by May 2022 and $4,189 is anticipated for work currently in progress.
2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
2019- $2,388 was expended per client 6/14/2019.
2017- $1,531 was expended.
2015- Equipment including filters were replaced.



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00014 - Canoa Ranch (CR)

13000 - Spa

134 - Resurface
Spa

Useful Life	8	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,210		
% Included	100.00%	Total Cost/Study	$6,210
Replacement Year	2028	Future Cost	$6,687

Summary

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

2020- $5,058 was expended.
2019- Per client 7/22/2019, resurfaced 8/2012. Per client 8/5/2019, increase useful life from 6 to 8 years.



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00014 - Canoa Ranch (CR)
14000 - Recreation

250 - Exercise: Cardio Equipment

16 Fitness Center Cardio Machines (25%)

Useful Life	3	Remaining Life	2
Quantity	16	Unit of Measure	Items
Cost /Itm	$7,910	Qty * $/Itm	$126,560
% Included	25.00%	Total Cost/Study	$31,640
Replacement Year	2027	Future Cost	$33,242

Summary

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

1- Cybex Arc trainer
1- True XC 900-19 elliptical #30
1- True XC 900-19 elliptical
1- True XC 900-19 elliptical
1- Woodway treadmill #20
1- Woodway treadmill #21
1- Woodway treadmill #22
1- Woodway treadmill #23
1- True recumbent bike
1- True recumbent bike
1- True recumbent bike
1- True upright bike
1- True upright bike
1- Concept-2 rower
1- Concept-2 rower
1- NuStep cross trainer $32

2023- Per client, extend remaining life to 2027.
2021- $15,000 was expended to replace 1 upright bike and 1 treadmill.
2020- $25,000 was expended to replace 1 TechnoGym recumbent bike & upright bike and two ellipticals.
2019- $21,997 was expended per client 6/14/2019.
2018- $15,000 was expended for fitness equipment.
2017- $8,513 was expended for fitness equipment.



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00014 - Canoa Ranch (CR)

14000 - Recreation

350 - Exercise: Strength Equipment

25 Fitness Center Strength Machines, Etc (50%)

Useful Life	8	Remaining Life	6
Quantity	25	Unit of Measure	Items
Cost /Itm	$4,660	Qty * $/Itm	$116,500
% Included	50.00%	Total Cost/Study	$58,250
Replacement Year	2031	Future Cost	$67,552

Summary

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

1- Technogym anterior flexibility
1- Technogym posterior flexibility #36
1- Precor stretch trainer
1- Paramount vertical knee dip #33
1- Hampton 10-pair 5-50# dumbbell set w/ 2-teir horizontal rack
1- 4-pair dumbbell set w/ vertical rack
1- Cybex fly/rear deltoid #5
1- Cybex Prestige pull down #14
1- Hoist HD-3000 functional trainer, dual pulley
1- Hoist shoulder & chest press
1- Hoist preacher curl & triceps extension
1- Technogym rotary torso #1
1- Hoist abdominal crunch & lower back
1- Hoist leg extension & leg curl
1- Technogym chest incline
1- Hoist hip abductor & adductor, outer & inner
1- Hoist assisted chin dip
1- Hoist leg press & calf raise
1- Hoist mid row
1- Hoist biceps curl
1- Hoist seated dip
4- Hoist adjustable benches

2023- $55,754 expended.



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00014 - Canoa Ranch (CR)

17500 - Basketball / Sport Court

220 - Seal & Striping

8,650 sf [4] Pickleball Courts

Useful Life 4 Remaining Life 3
Quantity 8,650 Unit of Measure Square Feet
Cost /SqFt $0.920
% Included 100.00% Total Cost/Study $7,958
Summary Replacement Year 2028 Future Cost $8,570

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

2025- Per client, sealed in 2024.
2020- $6,450 was expended for unspecified scope of work. Per client 8/5/2020, reduce estimate from $4,500 to $1,613 per court.
2019- Resurfaced in 2013, $4,500/court every 4 years per client 7/22/2019 estimate.



224 - Seal & Striping

2,690 sf Basketball 1/2 Court

Useful Life 4 Remaining Life 2
Quantity 2,690 Unit of Measure Square Feet
Cost /SqFt $1.60
% Included 100.00% Total Cost/Study $4,304
Summary Replacement Year 2027 Future Cost $4,522

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

2023- Per client, extend remaining life to 2027.
2019- $3,400 was expended to seal basketball court only per client 6/14/2019.



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00014 - Canoa Ranch (CR)

19000 - Fencing

100 - Chain Link

788 lf Pickleball & Basketball Courts

Useful Life	30	Remaining Life	15
Quantity	788	Unit of Measure	Linear Feet
Cost /l.f.	$40.66		
% Included	100.00%	Total Cost/Study	$32,040
Replacement Year	2040	Future Cost	$46,404

Summary

This is to replace the chain link fencing.

10' chain link fence at basketball court- 200 lf
10' chain link fence at pickleball courts- 460 lf
4' chain link fence at pickleball courts- 128 lf



230 - Wrought Iron: 6'

264 lf Patio Perimeter

Useful Life	30	Remaining Life	13
Quantity	264	Unit of Measure	Linear Feet
Cost /l.f.	$48.80		
% Included	100.00%	Total Cost/Study	$12,883
Replacement Year	2038	Future Cost	$17,760

Summary

This is to replace the 6’ wrought iron fencing and gates. With aggressive paint maintenance, this component’s life may be extended. Painting is provided for within another component.

2- gates w/ panic exit hardware



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00014 - Canoa Ranch (CR)

20000 - Lighting

268 - Bollard Lights

9 Walkway Bollard Lights

Useful Life	20	Remaining Life	9
Quantity	9	Unit of Measure	Items
Cost /Itm	$1,133		
% Included	100.00%	Total Cost/Study	$10,193
Replacement Year	2034	Future Cost	$12,730

Summary

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



23000 - Mechanical Equipment

100 - HVAC

435 lf [5] Pool Area Fabric Ducts

Useful Life	18	Remaining Life	2
Quantity	435	Unit of Measure	Linear Feet
Cost /l.f.	$47.45		
% Included	100.00%	Total Cost/Study	$20,641
Replacement Year	2027	Future Cost	$21,686

Summary

This is to replace the pool area fabric ducts. Fabric ducts require regular cleaning.

2022- $26,000 was expended on HVAC work. Association input will further define this cost and where it belongs.



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00014 - Canoa Ranch (CR)

23000 - Mechanical Equipment

236 - HVAC

4 Rooftop Rheem Units- 2024

Useful Life	15	Remaining Life	14
Quantity	4	Unit of Measure	System
Cost /Sys	$22,000		
% Included	100.00%	Total Cost/Study	$88,000
Replacement Year	2039	Future Cost	$124,342

Summary

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

Unit 1- Lobby- 5-ton, MN- RGECZR060ACU072AA, SN- F462201161
Unit 2- Amado Room- 12.5-ton, MN- RGEDZT150ACG15BAA, SN- F492300687
Unit 3- Women's Locker Rm- 6-ton, MN- RGECZT072ACU12BAA, SN- F062300378
Unit 4- Men's Locker Rm- 6-ton, MN- RGECZT072ACU12BAA, SN- F062300376

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.
2024- Installed, Kent Mechanical- 2024.
2023- $86,684 expended.



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00014 - Canoa Ranch (CR)

23000 - Mechanical Equipment

456 - HVAC

Rooftop American Standard Unit- 2016

Useful Life	15	Remaining Life	6
Quantity	1	Unit of Measure	System
Cost /Sys	$20,000		
% Included	100.00%	Total Cost/Study	$20,000
Replacement Year	2031	Future Cost	$23,194

Summary

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

Unit 5- Fitness- 12.5-ton, MN- GBC150A3ELA0000M00, SN- 222150044

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.



460 - HVAC

Rooftop Gree Mini-Split- 2024

Useful Life	15	Remaining Life	14
Quantity	1	Unit of Measure	System
Cost /Sys	$7,500		
% Included	100.00%	Total Cost/Study	$7,500
Replacement Year	2039	Future Cost	$10,597

Summary

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

Unit HP1- Recp/GVR Foundation, MN- L1VV09HP115V1A0, SN- 3422GS06323

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025.
2024- Installed, Kent Mechanical.



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00014 - Canoa Ranch (CR)
23000 - Mechanical Equipment

464 - HVAC

Rooftop Daikin Mini-Split- 2026

Useful Life	15	Remaining Life	1
Quantity	1	Unit of Measure	System
Cost /Sys	$7,500		
% Included	100.00%	Total Cost/Study	$7,500
Replacement Year	2026	Future Cost	$7,688

Summary

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

Unit HP2- Workshop, MN- RXB24BXVJU, SN- K000294

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025. Installed by Kent Mechanical, March 2025. Per client 11/13/2025, $7,500 is anticipated in 2026.



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00014 - Canoa Ranch (CR)

23000 - Mechanical Equipment

508 - Swamp Cooler

5 Rooftop Evaporative Coolers- 2008

Useful Life	15	Remaining Life	1
Quantity	5	Unit of Measure	Items
Cost /Itm	$4,066		
% Included	100.00%	Total Cost/Study	$20,328
Replacement Year	2026	Future Cost	$20,836

Summary

This is to replace the swamp coolers.

Unit EC- Pool- Aerocool- Evaporative Cooler, MN- W5100, SN- 2136314
Unit EC- Pool- Aerocool- Evaporative Cooler, MN- W5100, SN- 2136051
Unit EC- Pool- Aerocool- Evaporative Cooler, MN- W5100, SN- 2121098
Unit ECH1- Pool- Trane- Evaporative Cooler, MN- G1AA25GDB, SN- F08B01599
Unit ECH1- Pool- Trane- Evaporative Cooler, MN- G1AA25GDB, SN- F08B01600

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025. Per client 11/13/2025, replacement deferment considered.



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00014 - Canoa Ranch (CR)

23000 - Mechanical Equipment

636 - Water Heater
2 Shop

Useful Life 15 Remaining Life 0
Quantity 2 Unit of Measure Items
Cost /Itm $6,950
% Included 100.00% Total Cost/Study $13,900
Summary Replacement Year 2025 Future Cost $13,900

This is to replace the water heaters including discarded unit disposal.

Heater #1
Heater #2

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, prior Bradford White, MN D100L1993N, SN HC14634088, mfg. 2011 and Bradford White, MN D100L1993N, SN EB10255184, mfg. 2008 replaced for $13,900 in 2025.
2019- Per client 7/22/2019, keep this water heater component in study.



24000 - Furnishings

550 - Miscellaneous
Tables & Chairs

Useful Life 10 Remaining Life 6
Quantity 1 Unit of Measure Collection
Cost /Coll $10,540
% Included 100.00% Total Cost/Study $10,540
Summary Replacement Year 2031 Future Cost $12,223

This is for the tables and chairs.

11- 6' tables
12- card tables
49- chairs

2021- $6,220 was expended for 49 chairs, 12 card tables and 11 6' tables. Added as a reserve study per client.

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00014 - Canoa Ranch (CR)

24500 - Audio / Visual

164 - Television
Amado Room- 70"

Useful Life	10	Remaining Life	9
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,000		
% Included	100.00%	Total Cost/Study	$1,000
Replacement Year	2034	Future Cost	$1,249

Summary

This is to replace the television.

2025- Prior EIKI LC-XB42N video projector has been removed and replaced with a TV.



24600 - Safety / Access

250 - Fire Control Misc
Fire Alarm System

Useful Life	20	Remaining Life	3
Quantity	1	Unit of Measure	System
Cost /Sys	$35,000		
% Included	100.00%	Total Cost/Study	$35,000
Replacement Year	2028	Future Cost	$37,691

Summary

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



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00014 - Canoa Ranch (CR)

25000 - Flooring

248 - Rubber

927 sf Fitness Room Rubber Tile (33%)

Useful Life	10	Remaining Life	1
Quantity	927	Unit of Measure	Square Feet
Cost /SqFt	$9.00	Qty * $/SqFt	$8,343
% Included	33.33%	Total Cost/Study	$2,781
Replacement Year	2026	Future Cost	$2,850

Summary

This is to replace the fitness room rubber flooring.

2025- Per client 10/10/2025, revise fitness room so that 1/3 is rubber tile.

280 - Carpeting

660 Sq. Yds. All Spaces

Useful Life	10	Remaining Life	1
Quantity	660	Unit of Measure	Square Yard
Cost /SqYd	$35.70		
% Included	100.00%	Total Cost/Study	$23,562
Replacement Year	2026	Future Cost	$24,151

Summary

This is to replace the carpeting.

2025- Per client 10/10/2025, decrease remaining life from 2028 to 2026, and revise fitness to 1/3 rubber tile flooring. Per client 11/13/2025, replace all flooring and increase budget.
2018- $18,364 was expended.



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00014 - Canoa Ranch (CR)

25000 - Flooring

470 - Tile

2,231 sf Center Walls & Floors

Useful Life 20 Remaining Life 16
Quantity 2,231 Unit of Measure Square Feet
Cost /SqFt $33.90
% Included 100.00% Total Cost/Study $75,631
Replacement Year 2041 Future Cost $112,274

Summary

This is to replace the wall and floor tile.

2021- $63,110 was expended.
2018- 656 sf added, so quantity increased from 1,575 to 2,231 sf.



26000 - Outdoor Equipment

350 - Furniture

60 Patio & Pickleball Areas

Useful Life 15 Remaining Life 8
Quantity 60 Unit of Measure Items
Cost /Itm $388
% Included 100.00% Total Cost/Study $23,250
Replacement Year 2033 Future Cost $28,328

Summary

This is to replace the outdoor furniture.

1- patio trash receptacle
2- pickleball aluminum 3-tier bleachers
4- pickleball benches
7- patio aluminum tables
13- patio chaise lounges
28- patio aluminum chairs



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00014 - Canoa Ranch (CR)
26000 - Outdoor Equipment

462 - Drinking Fountain
4 Drinking Fountains

Useful Life	15	Remaining Life	13
Quantity	4	Unit of Measure	Items
Cost /Itm	$3,525		
% Included	100.00%	Total Cost/Study	$14,100
Replacement Year	2038	Future Cost	$19,437

Summary

This is to periodically replace the drinking fountains on a percentage basis.

1- Hallway Hi-Lo dual wall mount
1- Fitness Elkay, wall mount bottle fill
1- Pool Elkay, wall mount
1- Pickleball Elkay, free standing, MN EFA20K 1F, SN 220611979

2023- Completed in 2023.
2019- Per client 7/22/2019, keep this component in study.



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00014 - Canoa Ranch (CR)

26000 - Outdoor Equipment

808 - Shade Structure

500 sf [3] Shade Canopies

Useful Life 15 Remaining Life 4
Quantity 500 Unit of Measure Square Feet
Cost /SqFt $26.45
% Included 100.00% Total Cost/Study $13,225
Summary Replacement Year 2029 Future Cost $14,598

This is to repair, replace and maintain the canvas canopy shade structures.

1- 10' x 10' metal frame, canvas top between building and basketball court.
2- 10' x 20' metal frame, canvas top at pickleball courts.

2025- Canopies appeared in good condition so extended remaining life from 2026 to 2029.
2011- Structures installed.



28000 - Water System

162 - Backflow Valves

8" Backflow

Useful Life 12 Remaining Life 6
Quantity 1 Unit of Measure Items
Cost /Itm $17,000
% Included 100.00% Total Cost/Study $17,000
Summary Replacement Year 2031 Future Cost $19,715

This is to replace the backflow prevention valve.

2020- $13,777 was expended to replace in 2019 per client 6/15/2020.



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00015 - Facilities (FMB)

01000 - Paving

136 - Asphalt: Sealing

29,074 sf Parking Area

Useful Life	5	Remaining Life	2
Quantity	29,074	Unit of Measure	Square Feet
Cost /SqFt	$0.320		
% Included	100.00%	Total Cost/Study	$9,304
Replacement Year	2027	Future Cost	$9,775

Summary

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

Parking spaces
0- golf cart
1- ADA
37- vehicle

2024- Per client, extend the remaining life from 2025 to 2027.
2020- $2,888 was expended to seal coat approximately 15,024 sf of lot surface, included east, west and south lot.
2019- 14,874 sf added 6/2019 which will be sealed in 2020 per client 6/14/2019. New total quantity 29,074 sf. $1,930 was expended per client 6/14/2019.
2018- Pavement rehabilitation complete.



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00015 - Facilities (FMB)

01000 - Paving

260 - Asphalt: Ongoing Repairs

29,074 sf Parking Area (3.5%)

Useful Life	5	Remaining Life	2
Quantity	29,074	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$129,089
% Included	3.50%	Total Cost/Study	$4,518
Replacement Year	2027	Future Cost	$4,747

Summary

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

2024- Per client, extend the remaining life from 2025 to 2027.
2019- 14,874 sf added 6/2019 per client 6/14/2019. New total quantity 29,074 sf.
2018- Pavement rehabilitation complete.



424 - Asphalt: Overlay w/ Interlayer

29,074 sf Parking Area

Useful Life	25	Remaining Life	19
Quantity	29,074	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$92,455
Replacement Year	2044	Future Cost	$147,804

Summary

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

2019- $22,910 was expended to add 14,874 sf in June 2019 per client 6/14/2019. New total quantity 29,074 sf. Reverted component from major repair to overlay.
2018- Pavement rehabilitation complete.



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00015 - Facilities (FMB)

03000 - Painting: Exterior

128 - Surface Restoration

5,000 sf Building Exterior

Useful Life	10	Remaining Life	3
Quantity	5,000	Unit of Measure	Square Feet
Cost /SqFt	$1.65		
% Included	100.00%	Total Cost/Study	$8,250
Replacement Year	2028	Future Cost	$8,884

Summary

This is to prepare, power wash, sand, scrape, caulk, paint stucco and wood trim with a 100% premium acrylic paint. Includes power washing and sealing of brick surfaces as needed.



412 - Wrought Iron

835 lf Perimeter Fence

Useful Life	6	Remaining Life	1
Quantity	835	Unit of Measure	Linear Feet
Cost /l.f.	$11.35		
% Included	100.00%	Total Cost/Study	$9,477
Replacement Year	2026	Future Cost	$9,714

Summary

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron. Please see fence component for more details.

4' wrought iron fencing, westerly driveway to west perimeter- 65 lf
west perimeter- 310 lf
south and east perimeters- 460 lf

2025- Per client 11/13/2025, anticipate painting front metal fence only (285 lf) in 2026.
2022- $11,800 anticipated. Rust observed.



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00015 - Facilities (FMB)

03500 - Painting: Interior

152 - Building

10,000 sf All Interior Spaces

Useful Life	10	Remaining Life	10
Quantity	10,000	Unit of Measure	Square Feet
Cost /SqFt	$1.50		
% Included	100.00%	Total Cost/Study	$15,000
Replacement Year	2035	Future Cost	$19,201

Summary

This is to prepare and paint all building interior spaces.

2024- Planned for 2025 by staff.
2022- Scuffed paint observed.



04000 - Structural Repairs

800 - Shed

Shed

Useful Life	10	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,630		
% Included	100.00%	Total Cost/Study	$6,630
Replacement Year	2030	Future Cost	$7,501

Summary

This is to repair, replace and maintain the shed.

2020- Per client 6/15/2020, $5,400 is anticipated to add a new shed.

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00015 - Facilities (FMB)

04000 - Structural Repairs

804 - Shed

3 Pre-Fab Sheds

Useful Life	10	Remaining Life	3
Quantity	3	Unit of Measure	Items
Cost /Itm	$6,500		
% Included	100.00%	Total Cost/Study	$19,500
Replacement Year	2028	Future Cost	$20,999

Summary

This is to repair, replace and maintain the freestanding pre-fab sheds.

2019- Quantity increased from 1 to 3 and useful life reduced from 15 to 10 years per site visit and per client 6/14/2019.
2018- Added to study.



960 - Doors

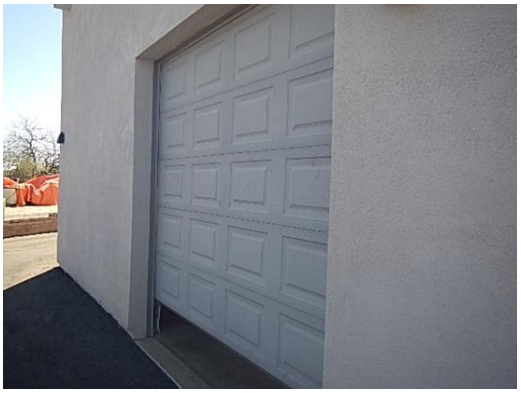
2 Shop Rollup Doors

Useful Life	30	Remaining Life	23
Quantity	2	Unit of Measure	Items
Cost /Itm	$3,000		
% Included	100.00%	Total Cost/Study	$6,000
Replacement Year	2048	Future Cost	$10,588

Summary

This is to repair, replace and maintain the rollup doors including springs, tracks, rollers, latches, etc.

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



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00015 - Facilities (FMB)

04000 - Structural Repairs

964 - Doors

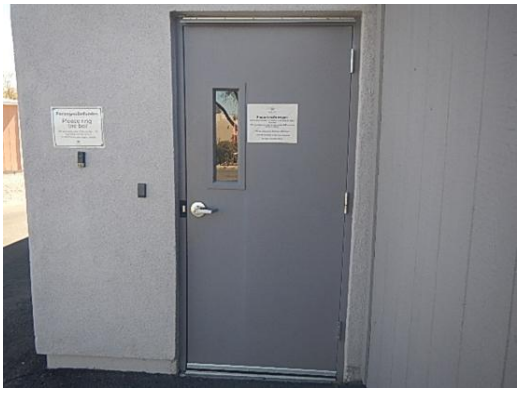
24 Exterior & Interior Doors (25%)

Useful Life	10	Remaining Life	3
Quantity	24	Unit of Measure	Items
Cost /Itm	$2,016	Qty * $/Itm	$48,372
% Included	25.00%	Total Cost/Study	$12,093
Replacement Year	2028	Future Cost	$13,023

Summary

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

7- exterior
17- interior w/ 6 equipped with panic exit hardware



05000 - Roofing

248 - Low Slope: BUR

1,680 sf Maintenance Shop Low Slope Roof

Useful Life	20	Remaining Life	13
Quantity	1,680	Unit of Measure	Square Feet
Cost /SqFt	$13.00		
% Included	100.00%	Total Cost/Study	$21,840
Replacement Year	2038	Future Cost	$30,107

Summary

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.

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List. Roof appears in good condition.
2024- Recoated.
2018- Approximate installation date.



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00015 - Facilities (FMB)

05000 - Roofing

670 - Pitched: Tile

32 Squares- Maintenance Shop Pitched Roof

Useful Life	30	Remaining Life	2
Quantity	32	Unit of Measure	Squares
Cost /Sqrs	$1,200		
% Included	100.00%	Total Cost/Study	$38,400
Replacement Year	2027	Future Cost	$40,344

Summary

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List.
2024- Repairs made.



860 - Skylights

10 Pitched & Low Slope Roof Skylights

Useful Life	20	Remaining Life	13
Quantity	10	Unit of Measure	Items
Cost /Itm	$1,010		
% Included	100.00%	Total Cost/Study	$10,100
Replacement Year	2038	Future Cost	$13,923

Summary

This is to replace the skylights.

5- pitched roof skylights
5- low slope roof skylights



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00015 - Facilities (FMB)

05000 - Roofing

982 - Coating

1,680 sf Low Slope Roof Recoating

Useful Life 5 Remaining Life 4
Quantity 1,680 Unit of Measure Square Feet
Cost /SqFt $3.50
% Included 100.00% Total Cost/Study $5,880
Replacement Year 2029 Future Cost $6,490

Summary

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

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List.
2024- Recoated.
2019- Per client 6/14/2019, MSC building given 5 year life, so all coating components were adjusted to 5 year useful life.



08000 - Rehab

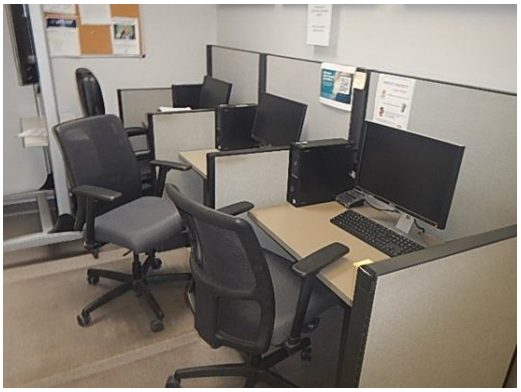
108 - General

Common Areas

Useful Life 20 Remaining Life 13
Quantity 1 Unit of Measure Lump Sum
Cost /LS $19,835
% Included 100.00% Total Cost/Study $19,835
Replacement Year 2038 Future Cost $27,343

Summary

This is for a general rehab of the interior other than the other areas listed separately. Items may include lighting, window coverings, décor, design, sign package, deep sink, Client input will further define this component. This component doesn't provide for repurposing. Paint, flooring, furnishings, and doors are provided for within other components.



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00015 - Facilities (FMB)

08000 - Rehab

278 - Restrooms

2 Restrooms

Useful Life	20	Remaining Life	13
Quantity	2	Unit of Measure	Room
Cost /Rm	$18,880		
% Included	100.00%	Total Cost/Study	$37,760
Replacement Year	2038	Future Cost	$52,053

Summary

This is to rehab and redecorate the restrooms including items such as fixtures, lighting, ventilation, design, etc. Client input will further define this component. Paint, tile and doors are provided for within other components.

2- toilets
2- sinks
2- mirrors
2- soap, paper towel, toilet paper dispenser sets
6- stainless grab bars



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00015 - Facilities (FMB)
08000 - Rehab

282 - General
Break Room

Useful Life	20	Remaining Life	13
Quantity	1	Unit of Measure	Room
Cost /Rm	$26,430		
% Included	100.00%	Total Cost/Study	$26,430
Replacement Year	2038	Future Cost	$36,434

Summary

This is to rehab and redecorate the break room including items such as cabinets, countertops, fixtures, lighting, small appliances, design, décor, etc. Client input will further define this component. This component doesn't provide for repurposing. Tile, doors, chairs, and paint are provided for within other components.

1- sink w/ disposer
1- L-shape overhead/lower cabinet, 8 lf
1- L-shape kitchen counter, 8 lf
1- vertical cabinet, 2 lf
1- L-shape lunch counter, 30 lf
1- window covering
1- Bloomfield coffee brewer, MN 8572
1- Frigidaire refrigerator, MN LFHT1713LW3, SN BA23614208, MFG 9/2012
1- Waterlogic bottle-less cooler, Quench Q0238097
2- Kenmore microwave ovens



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00015 - Facilities (FMB)

19000 - Fencing

224 - Metal

835 lf Perimeter Fencing

Useful Life	30	Remaining Life	23
Quantity	835	Unit of Measure	Linear Feet
Cost /l.f.	$42.80		
% Included	100.00%	Total Cost/Study	$35,738
Replacement Year	2048	Future Cost	$63,064

Summary

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

4' wrought iron fencing, westerly driveway to west perimeter- 65 lf
west perimeter- 310 lf
south and east perimeters- 460 lf

2018- $22,768 expended for 13 gauge metal fencing which was approximately $10,000 less than planned.
2017- Added as a placeholder. BRG has drawn a perimeter from an aerial view, but BRG is unsure of the new fence line location. Also this does not include gate motors, if any, or the install of new heavy duty slide gates.



540 - Metal

165 lf Frontage Fencing

Useful Life	30	Remaining Life	23
Quantity	165	Unit of Measure	Linear Feet
Cost /l.f.	$40.30		
% Included	100.00%	Total Cost/Study	$6,650
Replacement Year	2048	Future Cost	$11,734

Summary

This is to replace the 6' metal fencing.

between westerly and easterly driveways- 145 lf
from easterly driveway to east perimeter- 20 lf

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00015 - Facilities (FMB)
23000 - Mechanical Equipment

208 - HVAC
4 Rooftop HVAC Units- 2018

Useful Life 15 Remaining Life 8
Quantity 4 Unit of Measure System
Cost /Sys $8,480
% Included 100.00% Total Cost/Study $33,920
Summary Replacement Year 2033 Future Cost $41,328

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

1- Daikin Inverter, 0.75-ton: RXB09XVJV, 6/2018, KWDA5SLY10FR
1- Carrier, 1-ton, split system: 38MAQB12R--301--, 38MAQB12R--3, 1818V15141
1- Aerocool Trophy Series Evaporative Air Cooler: TD4801C, 2654384
1- Aerocool Trophy Series Evaporative Air Cooler: TD6801C, 2663517



224 - HVAC
2 Ground Level Bryant Units- 2017

Useful Life 15 Remaining Life 7
Quantity 2 Unit of Measure System
Cost /Sys $12,080
% Included 100.00% Total Cost/Study $24,160
Summary Replacement Year 2032 Future Cost $28,719

This is to replace the ground level HVAC systems. It is possible that system sub-components can be replaced or rebuilt to extend life.

1- Bryant Air Handler, 5-ton, (CU1, North Office): 106ANA060-A, 3517E18989
1- Bryant Air Handler, 2.5-ton, (CU2, South Office): 106ANA030-A, 2517E05957
2- Bryant Plus 80V gas furnaces, North Office 1 & South Office 2

2017- Per scope of work, the prior Mastercool units were replaced with Bryant Units.



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00015 - Facilities (FMB)

23000 - Mechanical Equipment

24000 - Furnishings

200 - Miscellaneous

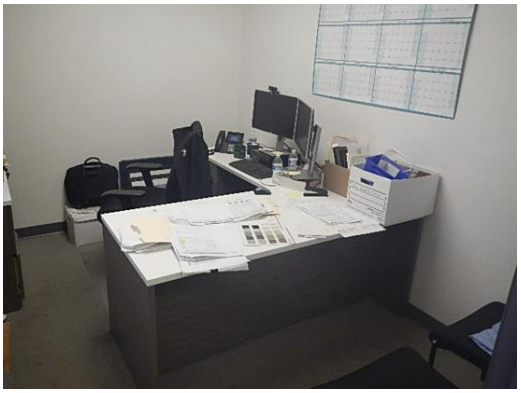
64 Chairs, Desks, Storage, Etc

Useful Life	20	Remaining Life	13
Quantity	64	Unit of Measure	Items
Cost /Itm	$965		
% Included	100.00%	Total Cost/Study	$61,760
Replacement Year	2038	Future Cost	$85,137

Summary

This is to replace miscellaneous office furnishings.

1- conference table
10- miscellaneous book cases, file cabinets, and blueprint cabinets
13- office workstations including hutches & reception counter
40- office, task, miscellaneous chairs



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00015 - Facilities (FMB)

25000 - Flooring

290 - Carpeting

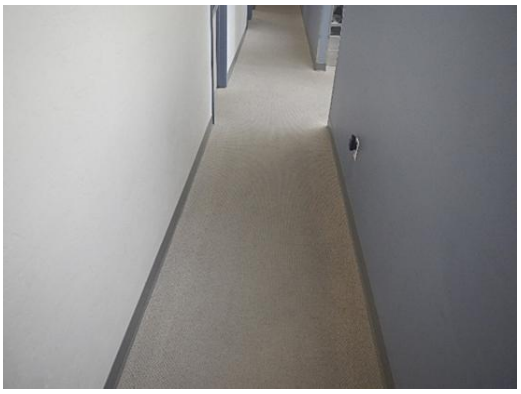
195 Sq. Yds. Offices, Hallways, Misc

Useful Life	10	Remaining Life	0
Quantity	195	Unit of Measure	Square Yard
Cost /SqYd	$41.36		
% Included	100.00%	Total Cost/Study	$8,065
Replacement Year	2025	Future Cost	$8,065

Summary

This is to replace the carpeting.

2025- Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, $8,065 was expended in 2025.
2022- Carpeting exhibits stained, poor condition.
2019- Per client 7/22/2019, original installation was base carpet and not expected to last 10 years, so reduce remaining life from 2028 to 2023.



480 - Tile

664 sf Floor & Wall Tile

Useful Life	20	Remaining Life	13
Quantity	664	Unit of Measure	Square Feet
Cost /SqFt	$30.20		
% Included	100.00%	Total Cost/Study	$20,053
Replacement Year	2038	Future Cost	$27,643

Summary

This is to replace the wall and floor tile.

Restrooms
Break room
Hall/sink area



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00015 - Facilities (FMB)
30000 - Miscellaneous

236 - Maintenance Equipment
Genie Scissor Lift

Useful Life 20 Remaining Life 15
Quantity 1 Unit of Measure Items
Cost /Itm $20,600
% Included 100.00% Total Cost/Study $20,600
Summary Replacement Year 2040 Future Cost $29,835

This is to repair and replace the electric scissor lift.

Genie Industries, GS-1530

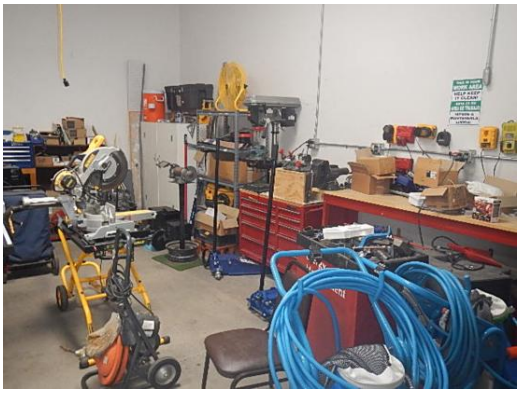
2020- $16,775 was expended per client 6/14/2020.

822 - Maintenance Equipment
11 Shop Tools, Portacoolers, Misc (50%)

Useful Life 10 Remaining Life 3
Quantity 11 Unit of Measure Items
Cost /Itm $4,360 Qty * $/Itm $47,960
% Included 50.00% Total Cost/Study $23,980
Summary Replacement Year 2028 Future Cost $25,824

This is to periodically replace miscellaneous shop equipment on a percentage basis.

1- Jet drill press, MN J-2530, SN 18043036
1- Dayton band saw, MN 400H60, LN 17122812019
1- DeWalt chop saw
1- Miller Welder, Millermatic 211 auto-set
1- Powermatic table saw, MN 66-TA
1- Ingersoll Rand, 7.5-HP, 80-Gallon, MN 2475N7.5
1- Honda Generator, MN EM6500SX
2- Portacool portable evaporative cooling units, MN PACCY120GA1
2- Roll-around tool boxes



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00016 - Pickleball Center (PC)

01000 - Paving

170 - Asphalt: Sealing

39,629 sf Parking Lot

Useful Life	5	Remaining Life	1
Quantity	39,629	Unit of Measure	Square Feet
Cost /SqFt	$0.320		
% Included	100.00%	Total Cost/Study	$12,681
Replacement Year	2026	Future Cost	$12,998

Summary

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

Parking spaces
0- golf cart
4- ADA
107- vehicle

2025- Surface ready for seal coat. Per client 11/13/2025, $12,998 is anticipated in 2026.
2022- 39,629 sf quantity confirmed.
2021- $6,885 was expended.
2020- 39,629 sf with 2021 remaining life estimates per client 6/15/2020.



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00016 - Pickleball Center (PC)

01000 - Paving

270 - Asphalt: Ongoing Repairs
39,629 sf Parking Lot (3.5%)

Useful Life	5	Remaining Life	1
Quantity	39,629	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$175,953
% Included	3.50%	Total Cost/Study	$6,158
Replacement Year	2026	Future Cost	$6,312

Summary

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.

2025- Minor cracks observed. Per client 11/13/2025, $6,312 is anticipated in 2026.
2020- 39,629 sf estimate per client 6/15/2020. This component will be merged with the ongoing seal coat component after the 2021 seal coat.



370 - Asphalt: Overlay w/ Interlayer
39,629 sf Parking Lot

Useful Life	25	Remaining Life	20
Quantity	39,629	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$126,020
Replacement Year	2045	Future Cost	$206,499

Summary

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

2020- 39,629 sf estimate per client 6/15/2020.



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00016 - Pickleball Center (PC)

03000 - Painting: Exterior

430 - Chain Link Fencing
Metal Green

Useful Life 6 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $5,000
% Included 100.00% Total Cost/Study $5,000
Summary Replacement Year 2026 Future Cost $5,125

This is to prepare and paint the metal.

2025- Per client 10/10/2025, anticipate painting green metal in 2026. Client to provide estimate.

04000 - Structural Repairs

892 - Shed
Shed

Useful Life 15 Remaining Life 10
Quantity 1 Unit of Measure Lump Sum
Cost /LS $5,760
% Included 100.00% Total Cost/Study $5,760
Summary Replacement Year 2035 Future Cost $7,373

This is to replace the freestanding pre-fab shed.

4' x 8'



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00016 - Pickleball Center (PC)

04000 - Structural Repairs

968 - Doors

5 Building Doors (50%)

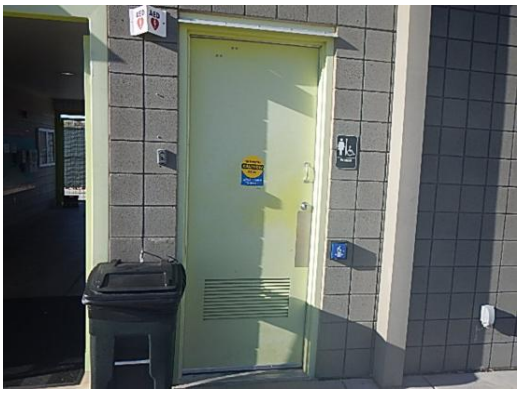
Useful Life	20	Remaining Life	15
Quantity	5	Unit of Measure	Items
Cost /Itm	$2,016	Qty * $/Itm	$10,078
% Included	50.00%	Total Cost/Study	$5,039
Replacement Year	2040	Future Cost	$7,298

Summary

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

1- double exterior door
4- single exterior doors

2020- Quantity per website drawing.



05000 - Roofing

370 - Low Slope: Single-Ply

1,140 sf Building Roof

Useful Life	10	Remaining Life	15
Quantity	1,140	Unit of Measure	Square Feet
Cost /SqFt	$13.00		
% Included	100.00%	Total Cost/Study	$14,820
Replacement Year	2040	Future Cost	$21,464

Summary

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

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

2025- 1,140 sf quantity confirmed.
2020- 1,140 sf estimate per client 6/15/2020.



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00016 - Pickleball Center (PC)

05000 - Roofing

08000 - Rehab

164 - General

Office, Storage, Breezeway

Useful Life 10 Remaining Life 5
Quantity 1 Unit of Measure Lump Sum
Cost /LS $6,140
% Included 100.00% Total Cost/Study $6,140
Summary Replacement Year 2030 Future Cost $6,947

This is for a general rehab.



284 - Restrooms

2 Restrooms

Useful Life 10 Remaining Life 5
Quantity 2 Unit of Measure Room
Cost /Rm $9,210
% Included 100.00% Total Cost/Study $18,420
Summary Replacement Year 2030 Future Cost $20,841

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

Men's- 198 sf wall tile, 2 toilet stalls with vinyl partitions, painted walls & ceiling, 2 urinals, 1 automatic door, 2 sinks, 3 can lights, stainless steel grab bars, 1 wall light, 2 mirrors, 2 toilet liner dispensers, 2 toilet paper dispensers, 2 soap dispensers, 1 paper towel dispenser.

Women's- similar to men's with: no urinals, 4 toilet stalls, and 4 toilet seat liner dispensers.

2020- 2 restrooms per client 6/15/2020.



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00016 - Pickleball Center (PC)

17500 - Basketball / Sport Court

232 - Seal & Striping

54,600 sf [24] Pickleball Courts

Useful Life 2 Remaining Life 1
Quantity 54,600 Unit of Measure Square Feet
Cost /SqFt $0.920
% Included 100.00% Total Cost/Study $50,232
Replacement Year 2026 Future Cost $51,488

Summary

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

2025- Per client, recoated 8/2023, and will assess during 2025 but not committed for 2025. Per client 11/13/2025, $51,488 anticipated for 2026.
2023- $29,450 expended for unknown scope.
2022- Per client, move remaining life from 2022 to 2023.
2020- Seal/striping every 2 years at $3,613/court based on East Center estimates per client in 2019. Per client 8/6/2020, reduce estimate from $3,613 to $1,613 per court.



260 - Miscellaneous

11,770 sf [24] Court Windscreens

Useful Life 5 Remaining Life 1
Quantity 11,770 Unit of Measure Square Feet
Cost /SqFt $1.70
% Included 100.00% Total Cost/Study $20,000
Replacement Year 2026 Future Cost $20,500

Summary

This is to replace the court windscreens.

11,770 square feet
1,300 running feet

2025- Per client 10/10/2025, anticipate 2026 replacement at $0.85/sf for 11,770 sf plus $0.80/lf for 1,300 lf. Per client 11/13/2025, $20,000 is anticipated for 2026.

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00016 - Pickleball Center (PC)

19000 - Fencing

174 - Chain Link: 4'

1,414 lf Court Fences

Useful Life 25 Remaining Life 20
Quantity 1,414 Unit of Measure Linear Feet
Cost /l.f. $22.10
% Included 100.00% Total Cost/Study $31,249
Replacement Year 2045 Future Cost $51,206

Summary

This is to replace the 4' chain link fencing.

2020- 1,414 lf per client 6/15/2020.



178 - Chain Link: 8'

1,871 lf Court Fences

Useful Life 25 Remaining Life 20
Quantity 1,871 Unit of Measure Linear Feet
Cost /l.f. $39.65
% Included 100.00% Total Cost/Study $74,185
Replacement Year 2045 Future Cost $121,561

Summary

This is to replace the 8' chain link fencing.

2020- 1,871 lf per client 6/15/2020.



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00016 - Pickleball Center (PC)

19000 - Fencing

780 - Gates

50 Court Gates

Useful Life	20	Remaining Life	15
Quantity	50	Unit of Measure	Items
Cost /Itm	$345		
% Included	100.00%	Total Cost/Study	$17,250
Replacement Year	2040	Future Cost	$24,983

Summary

This is to maintain, repair and replace the chain link gates and gate hardware.

22- 4' gates
28- 7' gates

2025- Per client, gates require periodic tightening.
2022- Onsite observation revealed 50 gates listed above.
2020- 53 gates per client 6/15/2020.



940 - To Be Determined (TBD)

Scope to be Determined

Useful Life	15	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$1.00		
% Included	100.00%	Total Cost/Study	$1
Replacement Year	2026	Future Cost	$1

Summary

This is to replace the existing fencing with to be determined at a later date material and scope.

2025- Per client 11/13/2025, $50,000 from non-reserve funds are anticipated for 2026. This is a placeholder pending future replacement requirements.

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00016 - Pickleball Center (PC)

23000 - Mechanical Equipment

470 - HVAC

3 Rooftop Mini-Split Unit

Useful Life	15	Remaining Life	10
Quantity	3	Unit of Measure	System
Cost /Sys	$5,300		
% Included	100.00%	Total Cost/Study	$15,900
Replacement Year	2035	Future Cost	$20,353

Summary

This is to replace the mini-split system. It is possible that system sub-components can be replaced or rebuilt to extend life.

Daiken

2025- Per site visit, there is 1 rooftop mini-split unit. Client provided HVAC Inventory listed 3 units.
2020- 3 unit quantity estimate per client 6/15/2020.



870 - Septic System

Septic System

Useful Life	20	Remaining Life	15
Quantity	1	Unit of Measure	System
Cost /Sys	$9,210		
% Included	100.00%	Total Cost/Study	$9,210
Replacement Year	2040	Future Cost	$13,339

Summary

This is to repair and replace the septic system.



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00016 - Pickleball Center (PC)

24000 - Furnishings

570 - Miscellaneous

Interior/Exterior Furniture

Useful Life	10	Remaining Life	5
Quantity	1	Unit of Measure	Collection
Cost /Coll	$24,555		
% Included	100.00%	Total Cost/Study	$24,555
Replacement Year	2030	Future Cost	$27,782

Summary

This is to for miscellaneous interior/exterior furnishings.

2025- Entrance gate furnishings weren't observed, so deleted that component.
2020- $10,000 with 10 year useful life estimates per client 6/15/2020.

26000 - Outdoor Equipment

160 - Artificial Turf

900 sf Artificial Turf

Useful Life	10	Remaining Life	5
Quantity	900	Unit of Measure	Square Feet
Cost /SqFt	$10.65		
% Included	100.00%	Total Cost/Study	$9,585
Replacement Year	2030	Future Cost	$10,845

Summary

This is to replace the artificial turf. Depending on the materials used, the cost can vary from $10/sf to $20/sf.

2020- $7,775 (per contract) with 10 year useful life estimates per client 6/15/2020.



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00016 - Pickleball Center (PC)

26000 - Outdoor Equipment

440 - Drinking Fountain

2 Breezeway- Drinking Fountains

Useful Life	20	Remaining Life	15
Quantity	2	Unit of Measure	Items
Cost /Itm	$2,950		
% Included	100.00%	Total Cost/Study	$5,900
Replacement Year	2040	Future Cost	$8,545

Summary

This is to replace the drinking fountains. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

1- bottle fill
1- standard

2020- 2 units per website drawing.



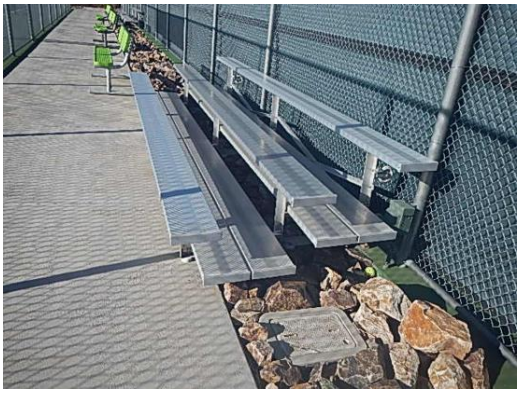
448 - Bleachers: Aluminum

6 Bleachers

Useful Life	20	Remaining Life	15
Quantity	6	Unit of Measure	Items
Cost /Itm	$3,455		
% Included	100.00%	Total Cost/Study	$20,730
Replacement Year	2040	Future Cost	$30,023

Summary

This is to replace the aluminum bleachers.



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00016 - Pickleball Center (PC)

26000 - Outdoor Equipment

884 - Shade Structure

4,182 sf [3] Shade Structures

Useful Life	7	Remaining Life	2
Quantity	4,182	Unit of Measure	Square Feet
Cost /SqFt	$3.80		
% Included	100.00%	Total Cost/Study	$15,892
Replacement Year	2027	Future Cost	$16,696

Summary

This is to replace the shade structures.

12' x 135'
14' x' 135'
28' x 24'

2020- $10,880 with 7 year useful life estimates per client 6/15/2020.



28000 - Water System

170 - Backflow Valves

2 Backflows (50%)

Useful Life	10	Remaining Life	5
Quantity	2	Unit of Measure	Items
Cost /Itm	$5,000	Qty * $/Itm	$10,000
% Included	50.00%	Total Cost/Study	$5,000
Replacement Year	2030	Future Cost	$5,657

Summary

This is to periodically replace the backflow prevention valves and freeze protection blankets on a percentage basis.

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00017 - Del Sol Clubhouse (DSC)

01000 - Paving

148 - Asphalt: Sealing

63,350 sf Parking, Driveway

Useful Life	5	Remaining Life	4
Quantity	63,350	Unit of Measure	Square Feet
Cost /SqFt	$0.320		
% Included	100.00%	Total Cost/Study	$20,272
Replacement Year	2029	Future Cost	$22,376

Summary

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

2025- Not sealed.
2024- After repaving in 2024, the sealing may still need to be done.



264 - Asphalt: Ongoing Repairs

63,350 sf Parking, Driveway (2%)

Useful Life	5	Remaining Life	4
Quantity	63,350	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$281,274
% Included	2.00%	Total Cost/Study	$5,625
Replacement Year	2029	Future Cost	$6,209

Summary

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.

2025- Parking areas are in good condition. The driveway is in poor condition.
2024- There are areas that may need attention soon, exhibiting cracking larger than crack fill compounds can usually help to repair.



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00017 - Del Sol Clubhouse (DSC)

01000 - Paving

364 - Asphalt: Overlay w/ Interlayer
63,350 sf Parking, Driveway

Useful Life 25 Remaining Life 24
Quantity 63,350 Unit of Measure Square Feet
Cost /SqFt $3.18
% Included 100.00% Total Cost/Study $201,453
Summary Replacement Year 2049 Future Cost $364,373

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.

2024- Based on the rehab by Building Excellence in 2024, the remaining life has been set to full. Per client, the work done in 2024 was estimated at $154,000.



401 - Asphalt: Major Repairs
3,400 sf Degraded Driveway (2026 Only)

Useful Life 2 Remaining Life 1 Treatment [nr:1]
Quantity 3,400 Unit of Measure Square Feet
Cost /SqFt $7.00
% Included 100.00% Total Cost/Study $23,800
Summary Replacement Year 2026 Future Cost $24,395

This is for major excavation, recompaction and installation of new hot mix asphalt to the degraded entry driveway.

2025- The first 117' of the main entry driveway off S Camino Del Sol is in poor condition. This component provides for a near term major repair. Future care is provided for within other components. Per client 11/13/2025, $24,395 is anticipated in 2026.

Poor condition.



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00017 - Del Sol Clubhouse (DSC)

01000 - Paving

800 - Striping

Parking Lot

Useful Life	5	Remaining Life	4
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$3,180		
% Included	100.00%	Total Cost/Study	$3,180
Replacement Year	2029	Future Cost	$3,510

Summary

This is to paint curbs and re-stripe asphalt to match existing plan.

Parking spaces Main/West/Lower
0/0/0- golf cart
0/0/5- ADA
92/12/0- vehicle



02000 - Concrete

210 - Curbs & Gutters

1,976 lf Asphalt Perimeter Curbing (4%)

Useful Life	5	Remaining Life	4
Quantity	1,976	Unit of Measure	Linear Feet
Cost /l.f.	$34.00	Qty * $/l.f.	$67,184
% Included	4.00%	Total Cost/Study	$2,687
Replacement Year	2029	Future Cost	$2,966

Summary

This is to replace the gutter curbing along the roadway perimeter.



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00017 - Del Sol Clubhouse (DSC)

02000 - Concrete

220 - Miscellaneous

Around Clubhouse, Grounds, Rear Parking

Useful Life	5	Remaining Life	9
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$1,910		
% Included	100.00%	Total Cost/Study	$1,910
Replacement Year	2034	Future Cost	$2,385

Summary

This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. This includes the walks at the striped parking areas, clubhouse entry and loading areas at rear, and landing apron from upper floor.

2024- This is for partial replacement only and includes a delayed start as most was new in 2024.



03000 - Painting: Exterior

140 - Mid Cycle Touch-Up

Clubhouse Exterior Elements

Useful Life	10	Remaining Life	4
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$6,360		
% Included	100.00%	Total Cost/Study	$6,360
Replacement Year	2029	Future Cost	$7,020

Summary

This is to perform touchup painting midway between full painting cycles. Mid cycle painting is typically necessary with long duration full paint cycles.

2025- Overall good condition except west end which has a fair appearance.



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00017 - Del Sol Clubhouse (DSC)

03000 - Painting: Exterior

150 - Surface Restoration
Clubhouse Exterior

Useful Life 10 Remaining Life 9
Quantity 1 Unit of Measure Lump Sum
Cost /LS $20,140
% Included 100.00% Total Cost/Study $20,140
Replacement Year 2034 Future Cost $25,152

Summary

This is to prepare, power wash, sand, scrape, caulk and paint, with an appropriate product for the surfaces impacted. This includes stucco, wood trim, metal, railings, door and window trim and soffits.



03500 - Painting: Interior

400 - Restrooms
1,020 sf [2] Upper Level Restrooms

Useful Life 10 Remaining Life 9
Quantity 1,020 Unit of Measure Square Feet
Cost /SqFt $3.18
% Included 100.00% Total Cost/Study $3,244
Replacement Year 2034 Future Cost $4,051

Summary

This is to prepare and paint the upper level restroom interiors including restroom foyer of same color.

Ceilings- 360 sf
Walls (above tile)- 380 sf
Miscellaneous areas- 280 sf



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00017 - Del Sol Clubhouse (DSC)

03500 - Painting: Interior

420 - Restrooms

500 sf [2] Lower Level Restrooms

Useful Life	10	Remaining Life	9
Quantity	500	Unit of Measure	Square Feet
Cost /SqFt	$3.18		
% Included	100.00%	Total Cost/Study	$1,590
Replacement Year	2034	Future Cost	$1,986

Summary

This is to prepare and paint the lower level inside and outside restroom interiors.

Ceilings- 200 sf
Walls (above tile)- 300 sf
Total for 2 Rooms- 500 sf

2024- These areas were under construction.



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00017 - Del Sol Clubhouse (DSC)

03500 - Painting: Interior

500 - Clubhouse

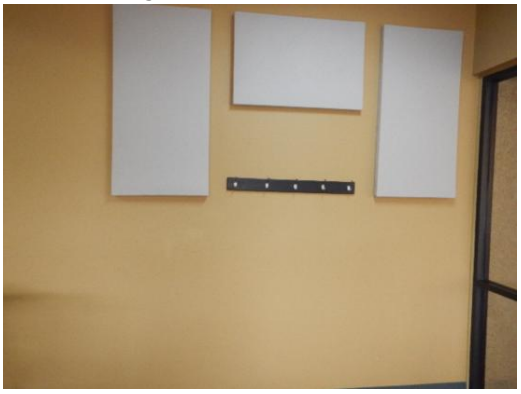
5,877 sf Upper Level Areas

Useful Life 10 Remaining Life 9
Quantity 5,877 Unit of Measure Square Feet
Cost /SqFt $2.15
% Included 100.00% Total Cost/Study $12,636
Summary Replacement Year 2034 Future Cost $15,780

This is to prepare and paint all upper level areas excluding the restrooms and restroom foyer which are provided for within another component.

Kitchen- 676 sf
Storeroom- 411 sf
Dining, side room, stairs- 2,750 sf
Miscellaneous areas- 280 sf
Card Room- 1,760 sf
Total- 5,877 sf

2024- All areas were under construction. These areas can be reviewed again in 2025.



510 - Clubhouse

2,400 sf Lower Level Areas

Useful Life 10 Remaining Life 9
Quantity 2,400 Unit of Measure Square Feet
Cost /SqFt $2.15
% Included 100.00% Total Cost/Study $5,160
Summary Replacement Year 2034 Future Cost $6,444

This is to prepare and paint all lower level areas excluding the two lower level restrooms which are provided for within another component.

2024- This area was under construction. These areas can be reviewed again in 2025.



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00017 - Del Sol Clubhouse (DSC)

03500 - Painting: Interior

04500 - Decking/Balconies

110 - Concrete

600 sf Upper Level Balcony Walking Surface

Useful Life 30 Remaining Life 1
Quantity 600 Unit of Measure Square Feet
Cost /SqFt $21.20
% Included 100.00% Total Cost/Study $12,720
Summary Replacement Year 2026 Future Cost $13,038

This is for the upper level balcony at the rear of the building outside the card room.

2025- Per client 11/13/2025, $13,038 is anticipated for repairs (repair products are being compared).
2024- This should be evaluated by proper experts. Due to spiked golf shoes and winter freezes, the walking surface has degraded to the point it will deteriorate faster and could impact the structure of this element.

Worn surface and cracks.



510 - Railing: Metal

180 lf Rear Balcony & Exterior Stairs

Useful Life 30 Remaining Life 19
Quantity 180 Unit of Measure Linear Feet
Cost /l.f. $84.80
% Included 100.00% Total Cost/Study $15,264
Summary Replacement Year 2044 Future Cost $24,402

This is to repair and replace the stair and rear balcony railings.



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00017 - Del Sol Clubhouse (DSC)

05000 - Roofing

244 - Low Slope: BUR

6,252 sf Building Low Slope

Useful Life 18 Remaining Life 17
Quantity 6,252 Unit of Measure Square Feet
Cost /SqFt $13.00
% Included 100.00% Total Cost/Study $81,276
Summary Replacement Year 2042 Future Cost $123,671

This is to replace the coated asphalt built-up roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2025- Component information & metrics adjusted per client provided GVR Roofs Inventory Master List.



620 - Pitched: Spanish Tile

12 Squares- Building Pitched

Useful Life 30 Remaining Life 24
Quantity 12 Unit of Measure Squares
Cost /Sqrs $1,200
% Included 100.00% Total Cost/Study $14,400
Summary Replacement Year 2049 Future Cost $26,046

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



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00017 - Del Sol Clubhouse (DSC)

05000 - Roofing

868 - Skylights

7 Building Skylights

Useful Life 12 Remaining Life 11
Quantity 7 Unit of Measure Items
Cost /Itm $1,700
% Included 100.00% Total Cost/Study $11,900
Replacement Year 2036 Future Cost $15,614

Summary

This is to replace the skylights.

7- various sizes



910 - Gutter Cleaning

Building Scuppers

Useful Life 20 Remaining Life 19
Quantity 1 Unit of Measure Lump Sum
Cost /LS $4,240
% Included 100.00% Total Cost/Study $4,240
Replacement Year 2044 Future Cost $6,778

Summary

This is to clean the gutters and downspouts and scuppers.



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00017 - Del Sol Clubhouse (DSC)

08000 - Rehab

180 - Restrooms

2 Upper Level Restrooms (50%)

Useful Life	15	Remaining Life	14
Quantity	2	Unit of Measure	Room
Cost /Rm	$12,720	Qty * $/Rm	$25,440
% Included	50.00%	Total Cost/Study	$12,720
Replacement Year	2039	Future Cost	$17,973

Summary

This is to rehab the upper level restrooms including items such as partitions, fixtures, lighting, etc. Client input will further define this component. Paint and floor/wall tile are provided for within other components.

2- entry doors
2- auto-flush urinals
2- counters
4- sinks
4- mirrors
4- toilets
4- partitions
10- can lights & 4 wall lights
assorted- towel, soap, trash, mirrors, grab bars, signage



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00017 - Del Sol Clubhouse (DSC)

08000 - Rehab

320 - Countertops- Kitchen

28 lf Dining Room Quartz Counter

Useful Life	20	Remaining Life	19
Quantity	28	Unit of Measure	Linear Feet
Cost /l.f.	$318		
% Included	100.00%	Total Cost/Study	$8,904
Replacement Year	2044	Future Cost	$14,234

Summary

This is to replace the upper level the dining area white quartz service countertop. Replacement costs will depend on the scope of work at replacement.

2024- New in 2024.



370 - Restrooms

2 Lower Level Restrooms (50%)

Useful Life	15	Remaining Life	14
Quantity	2	Unit of Measure	Room
Cost /Rm	$5,300	Qty * $/Rm	$10,600
% Included	50.00%	Total Cost/Study	$5,300
Replacement Year	2039	Future Cost	$7,489

Summary

This is to rehab the inside and outside lower level restrooms including items such as fixtures, lighting, etc. Client input will further define this component. Paint and floor/wall tile are provided for within other components.

2- counters
2- sinks
2- mirrors
2- toilets
2- entry doors
4- can lights
6- stainless grab bars
Assorted- towel, soap, trash, signage



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00017 - Del Sol Clubhouse (DSC)
08000 - Rehab

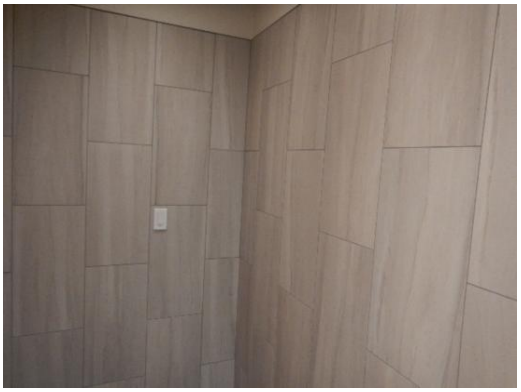
380 - Tile

364 sf [2] Upper Level Restroom Wall Tile

Useful Life	25	Remaining Life	24
Quantity	364	Unit of Measure	Square Feet
Cost /SqFt	$27.60		
% Included	100.00%	Total Cost/Study	$10,046
Replacement Year	2049	Future Cost	$18,171

Summary

This is to replace the upper level restroom large format wall tile which should be coordinated with floor tile replacement. Replacement costs will depend on the scope of work at replacement.



390 - Tile

330 sf [2] Lower Level Restroom Wall Tile

Useful Life	25	Remaining Life	24
Quantity	330	Unit of Measure	Square Feet
Cost /SqFt	$27.60		
% Included	100.00%	Total Cost/Study	$9,108
Replacement Year	2049	Future Cost	$16,474

Summary

This is to replace the inside and outside lower level restroom wall tile which should be coordinated with floor tile replacement. Replacement costs will depend on the scope of work at replacement.

inside restroom 33' x 5' AFF= 165 sf
outside restroom 33' x 5' AFF= 165 sf

2024- All new in 2024.



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00017 - Del Sol Clubhouse (DSC)

08000 - Rehab

720 - T-Bar Ceiling

256 sf Dining Area, Counter

Useful Life	30	Remaining Life	28
Quantity	256	Unit of Measure	Square Feet
Cost /SqFt	$31.80		
% Included	100.00%	Total Cost/Study	$8,141
Replacement Year	2053	Future Cost	$16,253

Summary

This is to replace the counter and dining area suspended T-Bar ceilings including the acoustic tiles. These appear food grade for food service and ease of cleaning.



900 - Doors

8 Building Doors (50%)

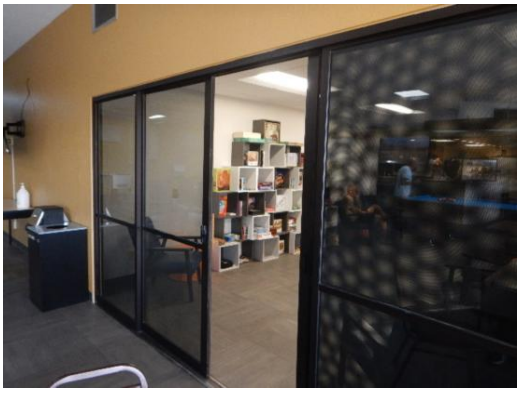
Useful Life	20	Remaining Life	19
Quantity	8	Unit of Measure	Items
Cost /Itm	$3,180	Qty * $/Itm	$25,440
% Included	50.00%	Total Cost/Study	$12,720
Replacement Year	2044	Future Cost	$20,335

Summary

This is for a general rehab of the various doors.

Includes the following:
1- 36" Exterior glass door with push bar and access system (entry)
2- Metal 36" doors for utility
2- blue indoor metal doors
3- 36" exterior commercial storefront door sets

2024- During the reserve site visit, these areas were under constriction. The inventory can be finalized in 2025. This is a partial replacement for flexibility for replacement.



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00017 - Del Sol Clubhouse (DSC)

08000 - Rehab

910 - Windows

Building Windows

Useful Life	20	Remaining Life	19
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$31,800		
% Included	100.00%	Total Cost/Study	$31,800
Replacement Year	2044	Future Cost	$50,837

Summary

This is to replace the windows on all levels.

2024- During the reserve site visit, these areas were under constriction. The inventory can be finalized in 2025.



14000 - Recreation

708 - Billiard Table

11 Pool Tables

Useful Life	20	Remaining Life	19
Quantity	11	Unit of Measure	Items
Cost /Itm	$4,500		
% Included	100.00%	Total Cost/Study	$49,500
Replacement Year	2044	Future Cost	$79,133

Summary

This is to replace the pool tables.

1- upper level game room, Olhausen
10- lower level

2025- New since 2024 site visit.



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00017 - Del Sol Clubhouse (DSC)

14000 - Recreation

746 - Arcade Games

2 Game Room- Pac-Man & Foosball

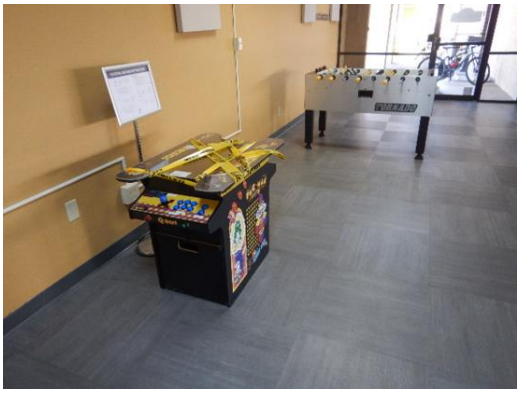
Useful Life	10	Remaining Life	10
Quantity	2	Unit of Measure	Items
Cost /Itm	$2,500		
% Included	100.00%	Total Cost/Study	$5,000
Replacement Year	2035	Future Cost	$6,400

Summary

This is to replace the arcade games.

1- Tornado T 3000 Foosball
1- Pac-Man cocktail cabinet game

2025- New since 2024 site visit.



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00017 - Del Sol Clubhouse (DSC)

20000 - Lighting

400 - Interior

50 Interior Building Lighting

Useful Life	10	Remaining Life	9
Quantity	50	Unit of Measure	Items
Cost /Itm	$212		
% Included	100.00%	Total Cost/Study	$10,600
Replacement Year	2034	Future Cost	$13,238

Summary

This is to replace all interior lighting except for the restrooms.

Kitchen
3- double LED tubes, 4'

Store Room
2- single LED tubes, 4'

Counter Area & Dining
1- spot at restroom foyer
5- LED 4' tubes
26- spot lights

Game Room
- lights

Lower Level & Store Room
1- 4' LED tube in closet
10- pool table lights

2024- Quantities are a rough count and the total count is estimated higher than the actual count as many of these areas were under construction during the 2024 site visit.

Lower level pool table light.



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00017 - Del Sol Clubhouse (DSC)

20000 - Lighting

568 - Parking Lot

7 Parking Lot Lights

Useful Life	30	Remaining Life	28
Quantity	7	Unit of Measure	Items
Cost /Itm	$3,180		
% Included	100.00%	Total Cost/Study	$22,260
Replacement Year	2053	Future Cost	$44,442

Summary

This is to replace the parking area light standards and fixtures. Standards should be painted in conjunction with other metal work.



23000 - Mechanical Equipment

534 - HVAC

Rooftop, Rheem 5-Ton

Useful Life	15	Remaining Life	14
Quantity	1	Unit of Measure	System
Cost /Sys	$19,080		
% Included	100.00%	Total Cost/Study	$19,080
Replacement Year	2039	Future Cost	$26,960

Summary

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

Rheem Model: RGEA 14060CTT101AA; Ser #: F212202440, 5-ton, May 2022 Mfg.



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00017 - Del Sol Clubhouse (DSC)

23000 - Mechanical Equipment

538 - HVAC

2 Rooftop, Rheem 7.5-Ton

Useful Life 15 Remaining Life 14
Quantity 2 Unit of Measure System
Cost /Sys $23,320
% Included 100.00% Total Cost/Study $46,640
Summary Replacement Year 2039 Future Cost $65,901

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

Rheem Model: RGEDZR090ACB152AA; Ser #: F082100056, 7.5-ton, Feb. 2021 Mfg.
Rheem Model: RGEDZR090ACB152AA; Ser #: F082100062, 7.5-ton, Feb. 2021 Mfg.



542 - HVAC

Building North Side, Carrier Gemini 6-Ton

Useful Life 15 Remaining Life 14
Quantity 1 Unit of Measure System
Cost /Sys $10,600
% Included 100.00% Total Cost/Study $10,600
Summary Replacement Year 2039 Future Cost $14,978

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

Carrier, Gemini, Split-System, 6-ton, heat pump, MN 38AUQD07A0M5A0A0A0, SN 1124C11281

2024- Installed in 2024.



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00017 - Del Sol Clubhouse (DSC)

23000 - Mechanical Equipment

546 - HVAC

Building North Side, Carrier Gemini 6-Ton

Useful Life 15 Remaining Life 14
Quantity 1 Unit of Measure System
Cost /Sys $10,600
% Included 100.00% Total Cost/Study $10,600
Summary Replacement Year 2039 Future Cost $14,978

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

Carrier, Gemini, Split-System, 6-ton, heat pump, MN 38AUQD07A0M5A0A0A0, SN 1124C11282

2024- Installed in 2024.



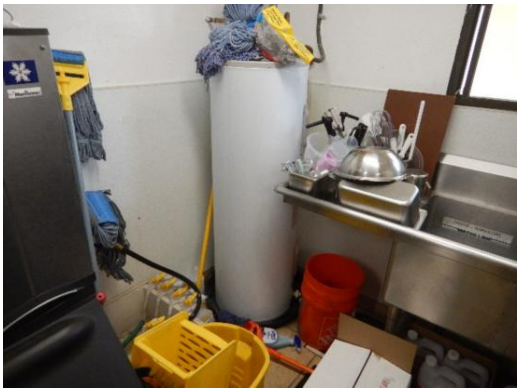
648 - Water Heater

Kitchen, GE 50 US Gallon

Useful Life 12 Remaining Life 9
Quantity 1 Unit of Measure Items
Cost /Itm $2,545
% Included 100.00% Total Cost/Study $2,545
Summary Replacement Year 2034 Future Cost $3,178

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

1- General Electric, 50 US gallon, MN G350R06AAG, SN GE 0212R05248, MFG 14Feb2012



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00017 - Del Sol Clubhouse (DSC)

24000 - Furnishings

574 - Miscellaneous

All Areas- Tables, Chairs, Etc

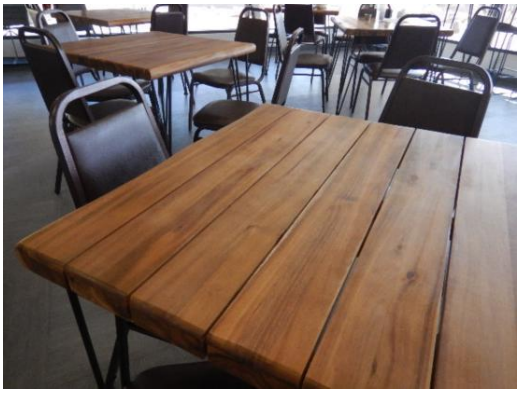
Useful Life	10	Remaining Life	10
Quantity	1	Unit of Measure	Collection
Cost /Coll	$28,000		
% Included	100.00%	Total Cost/Study	$28,000
Replacement Year	2035	Future Cost	$35,842

Summary

This is to replace miscellaneous furnishings including outdoor and indoor on both levels.

1- couch
3- end/tea tables
9- soft chairs
12- assorted stools
37- assorted tables
159- assorted chairs

2025- New since 2024 site visit.



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00017 - Del Sol Clubhouse (DSC)

24500 - Audio / Visual

104 - Television

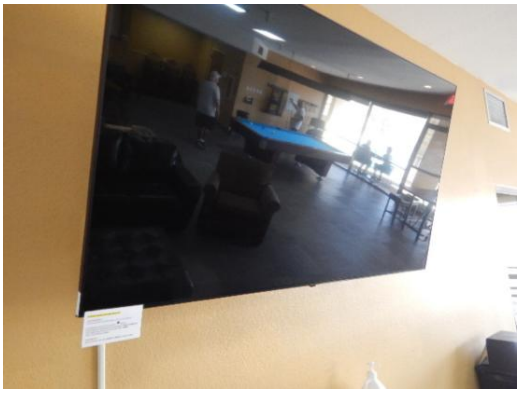
2 Dining Room & Game Room TVs

Useful Life	10	Remaining Life	9
Quantity	2	Unit of Measure	Items
Cost /Itm	$1,590		
% Included	100.00%	Total Cost/Study	$3,180
Replacement Year	2034	Future Cost	$3,971

Summary

This is to replace the dining room and game room televisions.

1- game room, LG, NanoCell, 65NAN075UQA, MFG 11/2022
1- dining room, LG 65UQ70, SN 405RMSS1N046



24600 - Safety / Access

260 - Fire Control Misc

Fire Alarm System

Useful Life	20	Remaining Life	19
Quantity	1	Unit of Measure	System
Cost /Sys	$35,000		
% Included	100.00%	Total Cost/Study	$35,000
Replacement Year	2044	Future Cost	$55,953

Summary

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

Simplex Fire Control Panel 4007



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00017 - Del Sol Clubhouse (DSC)

25000 - Flooring

420 - Vinyl

137 Sq. Yds. Dining Rm, Counter, Side Rm, Stairs

Useful Life	12	Remaining Life	11
Quantity	137	Unit of Measure	Square Yard
Cost /SqYd	$30.00		
% Included	100.00%	Total Cost/Study	$4,110
Replacement Year	2036	Future Cost	$5,393

Summary

This is to replace the vinyl flooring at the dining room, behind the counter, side room near stairs, and the stair treads.

Counter area, workspace (gray 12"x12")- 160 sf
Dining area (2'x2' vinyl squares)- 772 sf
Side room near stairs (2'x2' vinyl squares)- 294 sf
Total- 1,226 sf / 137 sy

2024- All new in 2024.



488 - Tile

432 sf Kitchen, Store Room

Useful Life	25	Remaining Life	14
Quantity	432	Unit of Measure	Square Feet
Cost /SqFt	$21.20		
% Included	100.00%	Total Cost/Study	$9,158
Replacement Year	2039	Future Cost	$12,941

Summary

This is to replace the kitchen and back of house tile floors.

Kitchen- 212 sf (old beige tile large format)
Store room- 92 sf (new gray tile, large 2'x2' format)

2024- Mix of new and old tile in these spaces. Using an average 25 year life with 15 remaining.



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00017 - Del Sol Clubhouse (DSC)
25000 - Flooring

492 - Tile

360 sf Upper Level Restrooms

Useful Life	25	Remaining Life	24
Quantity	360	Unit of Measure	Square Feet
Cost /SqFt	$25.45		
% Included	100.00%	Total Cost/Study	$9,162
Replacement Year	2049	Future Cost	$16,572

Summary

This is to replace the upper level restroom tile flooring including restroom foyer.

2024- New in 2024. Small format decorative tile.



500 - Tile

180 sf [2] Lower Level Restrooms

Useful Life	25	Remaining Life	24
Quantity	180	Unit of Measure	Square Feet
Cost /SqFt	$12.75		
% Included	100.00%	Total Cost/Study	$2,295
Replacement Year	2049	Future Cost	$4,151

Summary

This is to replace the inside and outside lower level restroom tile floors.

inside 9'x10'- 90 sf
outside 9'x10'- 90 sf

2024- Under construction during site visit. All finishes are new.



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00017 - Del Sol Clubhouse (DSC)

25000 - Flooring

520 - Carpeting

4,140 sf Lower Level Room

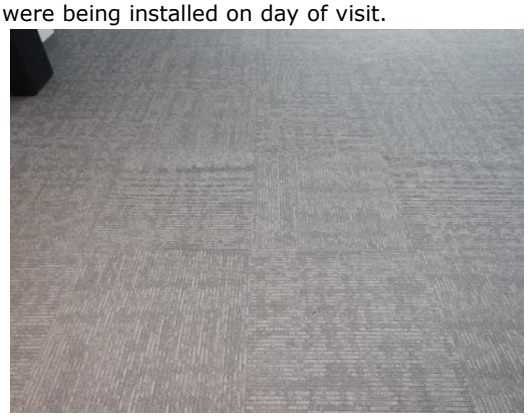
Useful Life	15	Remaining Life	14
Quantity	4,140	Unit of Measure	Square Feet
Cost /SqFt	$6.40		
% Included	100.00%	Total Cost/Study	$26,496
Replacement Year	2039	Future Cost	$37,438

Summary

This is to replace the lower level carpet. The carpet squares provide flexibility for extending the life of this component.

carpet squares- 4,140 sf
lower level HVAC closet has a concrete floor.

2024- Under construction during site visit. Carpet squares were being installed on day of visit.



560 - Tile

80 sf Lower Level Exterior Entry

Useful Life	20	Remaining Life	19
Quantity	80	Unit of Measure	Square Feet
Cost /SqFt	$21.20		
% Included	100.00%	Total Cost/Study	$1,696
Replacement Year	2044	Future Cost	$2,711

Summary

This is to replace the lower level, back entrance area near the outside restroom, outside tile flooring. As an exterior item, the life is shorter than the interior tile.

8'x10'- 80 sf

2024- Under construction during site visit. All finishes are new.



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00017 - Del Sol Clubhouse (DSC)

25000 - Flooring

660 - Vinyl

192 Sq. Yds. Game Room

Useful Life	12	Remaining Life	11
Quantity	192	Unit of Measure	Square Yard
Cost /SqYd	$30.00		
% Included	100.00%	Total Cost/Study	$5,760
Replacement Year	2036	Future Cost	$7,558

Summary

This is to replace the 26'x48' game room vinyl flooring.

2025- New 2'x2' vinyl squares.
2024- All old in this area.



27000 - Appliances

170 - Cold Beverage Dispenser

Service Area- Multiplex Soda Fountain

Useful Life	12	Remaining Life	12
Quantity	1	Unit of Measure	Items
Cost /Itm	$5,600		
% Included	100.00%	Total Cost/Study	$5,600
Replacement Year	2037	Future Cost	$7,531

Summary

This is to replace the soda fountain.

countertop 150 lb ice & 6-valve soft drink dispenser
Multiplex, Servend TJ, MN SV160, SN 650225981

2025- New since the 2024 site visit.



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00017 - Del Sol Clubhouse (DSC)

27000 - Appliances

180 - Espresso Machine
Service Area- Astoria

Useful Life 12 Remaining Life 12
Quantity 1 Unit of Measure Items
Cost /Itm $5,500
% Included 100.00% Total Cost/Study $5,500
Summary Replacement Year 2037 Future Cost $7,397

This is to replace the espresso machine.

Astoria Forma 3 group, stainless

2025- New since the 2024 site visit.



190 - Coffee Machine
Service Area- Fetco

Useful Life 12 Remaining Life 12
Quantity 1 Unit of Measure Items
Cost /Itm $2,500
% Included 100.00% Total Cost/Study $2,500
Summary Replacement Year 2037 Future Cost $3,362

This is to replace the dual coffee brewer.

Fetco, Extractor Plus, MN CBS-1242, SN 12421B23043240995, MFG 10/2024

2025- New since the 2024 site visit.



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00017 - Del Sol Clubhouse (DSC)

27000 - Appliances

200 - Refrigerator

Kitchen- Mainstreet 2-Door Reach-in Refrigerator

Useful Life 12 Remaining Life 12
Quantity 1 Unit of Measure Items
Cost /Itm $2,500
% Included 100.00% Total Cost/Study $2,500
Summary Replacement Year 2037 Future Cost $3,362

This is to replace the stainless steel 2-door reach-in refrigerator.

Mainstreet Equipment, MN 829BMR49R, SN 942627126 6598 2407

2025- New since the 2024 site visit.



208 - Refrigerator

Service Area- Avantco 2-Door Worktop

Useful Life 12 Remaining Life 12
Quantity 1 Unit of Measure Items
Cost /Itm $2,700
% Included 100.00% Total Cost/Study $2,700
Summary Replacement Year 2037 Future Cost $3,631

This is to replace the refrigerator.

Avantco, SY-246771, pn 9125020073, SN 075443258 6771

2025- New since the 2024 site visit.



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00017 - Del Sol Clubhouse (DSC)

27000 - Appliances

220 - Refrigerator Large Commercial Model

Kitchen- Arctic Air Refrigerator

Useful Life 12 Remaining Life 11
Quantity 1 Unit of Measure Items
Cost /Itm $6,360
% Included 100.00% Total Cost/Study $6,360
Summary Replacement Year 2036 Future Cost $8,345

This is to replace the large commercial refrigerator.

Arctic Air, MN R22CW8, SN WA13500890



230 - Freezer

Kitchen- Mainstreet 2-Door Reach-in Freezer

Useful Life 12 Remaining Life 12
Quantity 1 Unit of Measure Items
Cost /Itm $2,500
% Included 100.00% Total Cost/Study $2,500
Summary Replacement Year 2037 Future Cost $3,362

This is to replace the stainless steel 2-door reach-in freezer.

2025- New since the 2024 site visit.



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00017 - Del Sol Clubhouse (DSC)

27000 - Appliances

256 - Ice Machine

Kitchen- Manitowoc Ice Machine

Useful Life 10 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $8,480
% Included 100.00% Total Cost/Study $8,480
Summary Replacement Year 2027 Future Cost $8,909

This is to replace the commercial ice machine.

Manitowoc
machine: MN SY0324A , SN 110980166, MFG 10/2012
ice bin: MN B320, SN 110968608



274 - Oven

Kitchen- Kratos Convection Oven

Useful Life 12 Remaining Life 12
Quantity 1 Unit of Measure Items
Cost /Itm $3,500
% Included 100.00% Total Cost/Study $3,500
Summary Replacement Year 2037 Future Cost $4,707

This is to replace the commercial convection oven.

Kratos

2025- New since the 2024 site visit.



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00017 - Del Sol Clubhouse (DSC)

27000 - Appliances

282 - Oven

Service Area- VariKwik Countertop Oven

Useful Life	12	Remaining Life	12
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,900		
% Included	100.00%	Total Cost/Study	$4,900
Replacement Year	2037	Future Cost	$6,590

Summary

This is to replace the oven.

Cadco VariKwik stainless countertop high-speed oven

2025- New since the 2024 site visit.



620 - Stainless Steel Sink

4 Kitchen/Service Area- Tables & Sinks

Useful Life	20	Remaining Life	19
Quantity	4	Unit of Measure	Items
Cost /Itm	$2,000		
% Included	100.00%	Total Cost/Study	$8,000
Replacement Year	2044	Future Cost	$12,789

Summary

This is for the commercial grade stainless steel counter and three bay sink dishwashing station.

1- kitchen stainless 3-bay dishwash sink
1- service area small stainless sink
2- service area stainless tables



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00017 - Del Sol Clubhouse (DSC)

27000 - Appliances

940 - Drinking Fountain

2 Lower & Upper Level Drinking Fountains

Useful Life	12	Remaining Life	11
Quantity	2	Unit of Measure	Items
Cost /Itm	$3,180		
% Included	100.00%	Total Cost/Study	$6,360
Replacement Year	2036	Future Cost	$8,345

Summary

This is to replace the lower and upper level drinking fountains.

Elkay w/ bottle fill
upper level- MN EMABF8WS 1D, SN 221213498
lower level- MN EZ H2O, LZS8WSSP, SN 4310200982

2024- New in 2024.



28000 - Water System

198 - Backflow Valves

2 Backflow Valves (50%)

Useful Life	10	Remaining Life	9
Quantity	2	Unit of Measure	Items
Cost /Itm	$5,500	Qty * $/Itm	$11,000
% Included	50.00%	Total Cost/Study	$5,500
Replacement Year	2034	Future Cost	$6,869

Summary

This is to periodically replace the backflow prevention valves on a percentage basis.

1- fire water system, building northwest corner
1- building water system, building east end near HVAC units



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00017 - Del Sol Clubhouse (DSC)

29000 - Infrastructure

330 - Plumbing

Sump System

Useful Life 20 Remaining Life 9
Quantity 1 Unit of Measure Lump Sum
Cost /LS $21,200
% Included 100.00% Total Cost/Study $21,200
Summary Replacement Year 2034 Future Cost $26,476

This is to replace plumbing infrastructure. Since plumbing system life exceeds the scope of this study, this component does not provide for total system replacement.

This is for the pump station which includes a pump, high/low switch, control panel and related accessories. Not all parts of this system we accessible. Client should seek the advice of experts to determine the maintenance regimen of this system.



400 - Electric

Electrical Panel, Related Equipment

Useful Life 10 Remaining Life 6
Quantity 1 Unit of Measure Lump Sum
Cost /LS $10,600
% Included 100.00% Total Cost/Study $10,600
Summary Replacement Year 2031 Future Cost $12,293

This is to replace electric service lines as needed. Since electric system life exceeds the scope of this study, this component does not provide for total system replacement.

2024- The "Bryant" electric panel may not have been replaced with the remodel. This may need to be replaced as the conditions warrant and should be evaluated routinely.



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00800 - General

22000 - Office Equipment

100 - Miscellaneous

Facility Maintenance Shop Contex Scanner

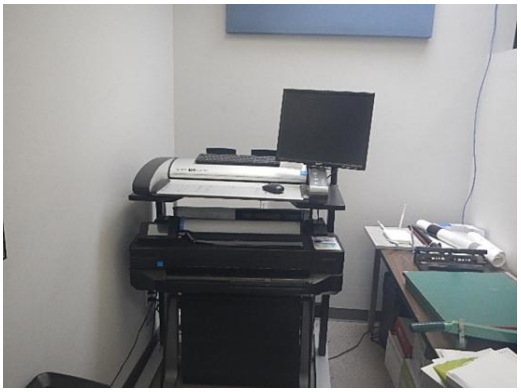
Useful Life	5	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$7,930		
% Included	100.00%	Total Cost/Study	$7,930
Replacement Year	2027	Future Cost	$8,331

Summary

This is to replace large format scanner.

IQ Quattro

2023- Per client, extend remaining life to 2027.
2020- Per client 8/12/2020, extend remaining life from 2021 to 2024.
2019- Unit was previously located in the member services building.
2016- Unit installed.



30000 - Miscellaneous

200 - Maintenance Equipment

Vermeer Chipper

Useful Life	20	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$10,165		
% Included	100.00%	Total Cost/Study	$10,165
Replacement Year	2027	Future Cost	$10,680

Summary

This is to replace chipper.

Vermeer
Model #- BC700XL
VIN/PIN- 1VRC101V9F10 00862



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00800 - General
30000 - Miscellaneous

204 - Maintenance Equipment

Vermeer Skid Loader & Attachments

Useful Life	15	Remaining Life	12
Quantity	1	Unit of Measure	Items
Cost /Itm	$65,885		
% Included	100.00%	Total Cost/Study	$65,885
Replacement Year	2037	Future Cost	$88,608

Summary

This is to replace the track mini skid and attachments. Includes purchase, factory FRT & prep, and sales tax.

Vermeer
S925TX Skid Loader, 40HP gas
Berlon HD extended lip bucket- 42" wide
Berlon bolt on cutting edge- 42" wide
Rotary broom- 42", manual angle
2250LP welded shark 4in 52 pin trencher chain
24 Boom greaseless idler w/restraint bar- trencher boom kit
Vermeer trencher attachment- STR48 boom kit

2022- $57,205.90 expended (Vermeer Southwest) per multiple invoices.

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700 - Trailer

Marcos Trailer

Useful Life	15	Remaining Life	0
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,950		
% Included	100.00%	Total Cost/Study	$6,950
Replacement Year	2025	Future Cost	$6,950

Summary

This is to replace the utility trailer.

2025- Per client, will assess during 2025 but not committed for 2025. Per client 10/10/2025, remove prior Load Trail, License- Y66945 and add Marco's trailer. Per client 11/13/2025, $6,950 was expended in 2025.
2022- No work indicated for 2021, move remaining life to 2023.
2021- $5,657 is anticipated.

prior Load Trail, License- Y66945



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00800 - General
30000 - Miscellaneous

704 - Trailer
Top Hat- 2018

Useful Life 15 Remaining Life 9
Quantity 1 Unit of Measure Items
Cost /Itm $7,865
% Included 100.00% Total Cost/Study $7,865
Replacement Year 2034 Future Cost $9,822

Summary

This is to replace the utility trailer.

Top Hat Trailer 2018
License- 84217F

2019- Per client 6/14/2019, $6,248 was expended to add a new 2018 Top Hat trailer in 2019.



710 - Trailer
Big Tex

Useful Life 15 Remaining Life 12
Quantity 1 Unit of Measure Items
Cost /Itm $28,665
% Included 100.00% Total Cost/Study $28,665
Replacement Year 2037 Future Cost $38,551

Summary

This is to replace the landscaping trailer.

Big Tex
License- K00575
30SV

2022- $24,889 was expended.



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00800 - General
30000 - Miscellaneous

808 - Maintenance Equipment
4 Floor Cleaning Machines (25%)

Useful Life 3 | Remaining Life 1
Quantity 4 | Unit of Measure Items
Cost /Itm $20,000 | Qty * $/Itm $80,000
% Included 25.00% | Total Cost/Study $20,000
Summary | Replacement Year 2026 | Future Cost $20,500

This is to replace the floor cleaning machines.

2025- Per client 11/13/2025, add floor cleaning machines such as the Karcher Chariot 2 iScrub 20 cordless units to reserves. Client to provide quantity and purchase history/plans. This component provides for one of four machine replacements every 4 years yielding a 12 year life.

820 - Vehicle
2 Hyundai Kona #2 & #3

Useful Life 10 | Remaining Life 5
Quantity 2 | Unit of Measure Items
Cost /Itm $35,000
% Included 100.00% | Total Cost/Study $70,000
Summary | Replacement Year 2030 | Future Cost $79,199

This is to replace the vehicles.

Hyundai Kona

2025- Per client 10/10/2025, two Konas need to be added to MRR. Client to provide purchase cost and year.

824 - Maintenance Truck
2011 Ford F150 Pickup- #18

Useful Life 10 | Remaining Life 6
Quantity 1 | Unit of Measure Items
Cost /Itm $40,655
% Included 100.00% | Total Cost/Study $40,655
Summary | Replacement Year 2031 | Future Cost $47,147

This is to replace the pickup truck.

2011 Ford F150
License Plate- CG84220
VIN- 1FTMF1CM5BKD49232

2021- $33,942 was expended.

832 - Vehicle
3 2013 Ford Transit Connects- #20, 21, 23

Useful Life 10 | Remaining Life 8
Quantity 3 | Unit of Measure Items
Cost /Itm $32,760
% Included 100.00% | Total Cost/Study $98,280
Summary | Replacement Year 2033 | Future Cost $119,745

This is to replace the utility vans.

2013 Ford Transit Connect XLTs and XL's
Vehicle 20- License- CH45316 / VIN- NM0LS7DN3DT133374
Vehicle 21- License- CH45315 / VIN- NM0LS7DN3DT132204
Vehicle 22- License- BLM0931 / VIN- NM0LS7CNDT150137 ***(Deleted in 2017)***
Vehicle 23- License- BLM0930 / VIN- unavailable

2023- $90,456 expended.

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00800 - General
30000 - Miscellaneous

852 - Vehicle

2 2016 Ram Promaster City Vans- #29, 30

Useful Life 10 Remaining Life 2
Quantity 2 Unit of Measure Items
Cost /Itm $39,665
% Included 100.00% Total Cost/Study $79,330
Summary Replacement Year 2027 Future Cost $83,346

This is to replace the vans.

2016 Ram Promaster City vans
License- CK49240 (#29), CK49241 (#30)
VIN- ZFBERFBT1G6B90166 (#29), ZFBERFBT1G6B92239

2016- Vans purchased.



856 - Maintenance Truck

2 2016 Ram 1500 Pickups- #31, 32

Useful Life 10 Remaining Life 2
Quantity 2 Unit of Measure Items
Cost /Itm $44,955
% Included 100.00% Total Cost/Study $89,910
Summary Replacement Year 2027 Future Cost $94,462

This is to replace the pickup trucks.

2016 Ram 1500
License- CK49249 (#31), CK49248 (#32)
VIN- unavailable (#31), 3C6JR6AG8GG382364 (#32)

2025- Per client 10/10/2025, Ram #33 will be replaced in 2026.
2016- 3 pickups purchased.



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00800 - General
30000 - Miscellaneous

858 - Maintenance Truck
2016 Ram 1500 Pickup- #33

Useful Life	10	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$44,955		
% Included	100.00%	Total Cost/Study	$44,955
Replacement Year	2026	Future Cost	$46,079

Summary

This is to replace the pickup trucks.

2016 Ram 1500
License- CK49242 (#33)
VIN 3C6JR6AG9GG334341 (#33)

2025- Per client 10/10/2025, Ram #33 will be replaced in 2026.
2016- 3 pickups purchased.

860 - Maintenance Truck
2017 Ram 1500 Pickup- #34

Useful Life	10	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$47,220		
% Included	100.00%	Total Cost/Study	$47,220
Replacement Year	2027	Future Cost	$49,611

Summary

This is to replace the pickup truck.

2017 Ram 1500
License- CK53480
VIN- 3C6JF6DGOHG598741

2017- Truck purchased.



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00800 - General
30000 - Miscellaneous

866 - Vehicle
2017 Ford Escape- #36

Useful Life 3 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $36,835
% Included 100.00% Total Cost/Study $36,835
Summary Replacement Year 2027 Future Cost $38,700

This is to replace the SUV.

2017 Ford Escape. This had been Vehicle #19 (2012 Ford Escape.)
License- CK85866
VIN- unavailable

2023- $25,075 expended.
2020- $30,000 was expended for unspecified vehicle replacement.
2019- Per client 7/22/2019, this is a high use vehicle, so reduce useful life from 10 to 3 years and increase estimate from $13,642 to $25,000.

868 - Maintenance Truck
2018 Ford F150 Supercrew- #37

Useful Life 10 Remaining Life 3
Quantity 1 Unit of Measure Items
Cost /Itm $43,880
% Included 100.00% Total Cost/Study $43,880
Summary Replacement Year 2028 Future Cost $47,254

This is to replace the pickup truck.

2018 Ford F150 Supercrew
License- CK99967
VIN- 1FTEW1CP7JKC96126

2018- Purchased for $34,018 and the association traded in vehicles 11 & 16 which have been deleted from the vehicle inventory.



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00800 - General
30000 - Miscellaneous

872 - Maintenance Truck
2018 Ford F150- #38

Useful Life	10	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$46,835		
% Included	100.00%	Total Cost/Study	$46,835
Replacement Year	2028	Future Cost	$50,436

Summary

This is to replace the pickup truck

2018 Ford F150
License- CL39559
VIN- unavailable

2018- Vehicle #35 was totaled by insurance company and replaced with a new truck #38.



874 - Maintenance Truck
Ford F250 PU- #39

Useful Life	10	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$44,940		
% Included	100.00%	Total Cost/Study	$44,940
Replacement Year	2028	Future Cost	$48,395

Summary

This is to replace the pickup truck.

2018 Ford F250, #39 replaced prior 2006 Ford F250 pickup truck.
License- CL39574
VIN- 1FTBF2A6XJEC41798



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00800 - General
30000 - Miscellaneous

876 - Vehicle

Ford Transit Connect- #40

Useful Life 10 Remaining Life 3
Quantity 1 Unit of Measure Items
Cost /Itm $40,975
% Included 100.00% Total Cost/Study $40,975
Replacement Year 2028 Future Cost $44,126

Summary

This is to replace the cargo van.

Ford Transit 150 Connect
License Plate- CL58879
VIN- 1FTYE1ZM4JKA60532

2019- Per client 6/14/2019, vehicle #24 was traded in for new vehicle #40 with $32,560 value in 2018.



878 - Vehicle

2018 Ford Transit 150 Van- #41

Useful Life 10 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $40,975
% Included 100.00% Total Cost/Study $40,975
Replacement Year 2029 Future Cost $45,229

Summary

This is to replace the van.

Ford Transit 150 van
License Plate- CL58880
VIN- 1FTYE1ZM0JKA96198

2019- $32,561 was expended per client 6/14/2019.



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00800 - General
30000 - Miscellaneous

880 - Vehicle

2019 Ford F-250 Pickup Truck- #42

Useful Life	10	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$50,340		
% Included	100.00%	Total Cost/Study	$50,340
Replacement Year	2029	Future Cost	$55,566

Summary

This is to replace the pickup truck.

Ford F-250
License- CL79162
VIN- ___7X2A65KEC55175

2019- Per client 6/14/2019, vehicles #10 and #25 were traded in for new vehicle #42 with a $40,000 value.



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00800 - General
30000 - Miscellaneous

882 - Vehicle
2018 Ford Transit 250 Van- #43

Useful Life	10	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$42,786		
% Included	100.00%	Total Cost/Study	$42,786
Replacement Year	2029	Future Cost	$47,227

Summary

This is to replace the Van.

2018 Ford Transit 250
License- B226028 (temp)
VIN- 1FTYR1CMXKKA28585

2019- Van was un-numbered and lacked Arizona license plates at the time of the site inspection, client input may further define this component. Per client 6/14/2019, vehicle #17, 2009 Ford E150, License Plate- CF84204, VIN- 1FTNE14W79DA15953, was traded in for new vehicle #43 with $34,000 value.



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00800 - General
30000 - Miscellaneous

884 - Vehicle
2018 Ford F-150 Pickup Truck- #44

Useful Life 10 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $37,460
% Included 100.00% Total Cost/Study $37,460
Summary Replacement Year 2029 Future Cost $41,349

This is to replace the pickup truck.

2018 Ford F-150
License- CL70199
VIN- 1FTMF1CB4JKE44944

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



888 - Vehicle
2020 Ford Escape- #45

Useful Life 10 Remaining Life 5
Quantity 1 Unit of Measure Items
Cost /Itm $36,855
% Included 100.00% Total Cost/Study $36,855
Summary Replacement Year 2030 Future Cost $41,698

This is to replace the vehicle.

2020 Ford Escape
License- HTA2CZA
VIN- 1FMCU0G62LUA79188

2022- Information determined and component added per onsite observations. Client input may further define this component.

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00800 - General

30000 - Miscellaneous

892 - Maintenance Truck

2021 Ford Ranger XL- #46

Useful Life	10	Remaining Life	6
Quantity	1	Unit of Measure	Items
Cost /Itm	$44,045		
% Included	100.00%	Total Cost/Study	$44,045
Replacement Year	2031	Future Cost	$51,079

Summary

This is to replace the truck.

2021 Ford Ranger XL
License- RAAOSE
VIN- 1FTER1EH7MLD61276

2022- BRG assumption based on site observations. Client input may further define this component.
2021- $36,772 is anticipated.
2019- Per client 7/22/2019, 2011 Ford Ranger will be replaced with a full-size truck, so increase estimate from $15,759 to $35,000.
2016- Pickup purchased.



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00800 - General
30000 - Miscellaneous

896 - Maintenance Truck
2021 Ford F250 Pickup- #47

Useful Life 10 Remaining Life 6
Quantity 1 Unit of Measure Items
Cost /Itm $50,390
% Included 100.00% Total Cost/Study $50,390
Replacement Year 2031 Future Cost $58,437

Summary

This is to replace the pickup truck.

2021 Ford F250
License- LVA13F
VIN- Unavailable

2022- BRG added component based on onsite observations. Client input may further define this component.



900 - Maintenance Truck
Nissan Pickup- #48

Useful Life 10 Remaining Life 9
Quantity 1 Unit of Measure Items
Cost /Itm $40,000
% Included 100.00% Total Cost/Study $40,000
Replacement Year 2034 Future Cost $49,955

Summary

This is to replace the pickup truck.

Nissan
License- D7A1VP
VIN- Unavailable

2025- BRG added component based on onsite observations. Client input may further define this component.



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00800 - General

30000 - Miscellaneous

904 - Maintenance Truck

Ford F-150 STX Pickup- #50

Useful Life 10 Remaining Life 9
Quantity 1 Unit of Measure Items
Cost /Itm $50,000
% Included 100.00% Total Cost/Study $50,000
Summary Replacement Year 2034 Future Cost $62,443

This is to replace the pickup truck.

Ford F-150 STX
License- CJA1G0
VIN- Unavailable

2025- BRG added component based on onsite observations. Client input may further define this component.



32000 - Undesignated

900 - Miscellaneous

Additional Expenses (2025 Only)

Useful Life 1 Remaining Life 0 Treatment [nr:1]
Quantity 1 Unit of Measure Lump Sum
Cost /LS $989,996
% Included 100.00% Total Cost/Study $989,996
Summary Replacement Year 2025 Future Cost $989,996

This is for additional 2025 expenses not captured in other components.

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00001 - Administrative Offices

22000 - Office Equipment

190 - Miscellaneous
Printers & Copiers

Useful Life 8 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $19,003
% Included 100.00% Total Cost/Study $19,003
Summary Replacement Year N/A Future Cost N/A

This is to replace miscellaneous office equipment.

2019- Per client 6/14/2019, printers and copiers are leased so remove component.

360 - Telephone Equipment
Telephone System

Useful Life 12 Remaining Life 9
Quantity 1 Unit of Measure System
Cost /Sys $28,792
% Included 100.00% Total Cost/Study $28,792
Summary Replacement Year N/A Future Cost N/A

This is to replace phone equipment.

2021- Excluded.

00002 - East Social Center (EC)

12000 - Pool

176 - Structural Replacement of Pool
165 lf EC Pool Re-build

Useful Life 60 Remaining Life 2
Quantity 165 Unit of Measure Linear Feet
Cost /l.f. $5,413
% Included 100.00% Total Cost/Study $893,135
Summary Replacement Year N/A Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

2021- Placed in service in 1965. This estimate is preliminary.

580 - Cover
1,360 sf Pool Cover

Useful Life 6 Remaining Life 1
Quantity 1,360 Unit of Measure Square Feet
Cost /SqFt $2.30
% Included 100.00% Total Cost/Study $3,128
Summary Replacement Year N/A Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.
2019- Per client 7/22/2019, remove components with current value less than $5,000.

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00002 - East Social Center (EC)

12000 - Pool

606 - Deck: Re-Surface

5,661 sf Pool/Spa Deck Coating

Useful Life 15 Remaining Life 15
Quantity 5,661 Unit of Measure Square Feet
Cost /SqFt $9.13
% Included 100.00% Total Cost/Study $51,685
Summary Replacement Year N/A Future Cost N/A

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

2025- Deck is uncoated. Component excluded pending further client input.
2022- $44,853 is anticipated.
2021- Per client 6/1/2021, work was not completed in 2020, now anticipated in 2022.
2020- $43,759 was expended.
2019- Chips and stains were observed. $5,022 total was expended for partial area repair and recoat per client 6/14/2019.

17000 - Tennis Court

700 - Screen

4,835 sf Tennis & Pickleball Courts

Useful Life 5 Remaining Life 1
Quantity 4,835 Unit of Measure Square Feet
Cost /SqFt $0.660
% Included 100.00% Total Cost/Study $3,191
Summary Replacement Year N/A Future Cost N/A

This is to replace the court perimeter windscreens.

tennis- 315 lf
[4] north pickleball courts- 400 lf

2019- Per client 6/14/2019, exclude this component.
2015- Screens installed.

712 - Screen

2,200 sf [4] South Pickleball Courts

Useful Life 5 Remaining Life 1
Quantity 2,200 Unit of Measure Square Feet
Cost /SqFt $0.660
% Included 100.00% Total Cost/Study $1,452
Summary Replacement Year N/A Future Cost N/A

This is to replace the court perimeter windscreens.

[4] south pickleball courts- 440 lf

2019- Screens installed. Per client 6/14/2019, exclude this component.

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00002 - East Social Center (EC)

23000 - Mechanical Equipment

608 - Water Heater

4 Water Heaters (25%)

Useful Life	4	Remaining Life	1
Quantity	4	Unit of Measure	Items
Cost /Itm	$2,269	Qty * $/Itm	$9,075
% Included	25.00%	Total Cost/Study	$2,269
Replacement Year	N/A	Future Cost	N/A

Summary

This is to periodically replace the water heaters on a percentage basis including discarded unit disposal.

1- Utility Room Bradford White 40 gallon, gas, water heater
1- Bradford White 75 gallon, gas, MN MI75S6BN, SN LD34288432
1- Bradford White 100 gallon, electric, MN D100L1993N, SN KM33587258
1- Bradford White 40 gallon, electric, MN M240S6DS-1NCWW, SN LC34165428

2019- Per client 7/22/2019, remove this component.

26000 - Outdoor Equipment

450 - Drinking Fountain

8 Drinking Fountains (25%)

Useful Life	5	Remaining Life	1
Quantity	8	Unit of Measure	Items
Cost /Itm	$2,303	Qty * $/Itm	$18,427
% Included	25.00%	Total Cost/Study	$4,607
Replacement Year	N/A	Future Cost	N/A

Summary

This is to periodically replace the drinking fountains on a percentage basis.

1- Hallway Halsey Taylor
1- Lapidary Halsey Taylor
1- Fitness room Elkay
1- Tennis court Halsey Taylor free standing
2- Pickleball area Elkay (1-water bottle fill)
2- Pool area Elkay

2019- Per client 7/22/2019, remove this component.

830 - Shade Structure

144 sf Tennis Shade Canopy

Useful Life	15	Remaining Life	2
Quantity	144	Unit of Measure	Square Feet
Cost /SqFt	$26.49		
% Included	100.00%	Total Cost/Study	$3,815
Replacement Year	N/A	Future Cost	N/A

Summary

This is to repair, replace and maintain the 12' x 12' metal frame shade structure and canvas canopy. Aggressive paint maintenance may extend this component's life.

Continental Products

2019- Per client 7/22/2019, remove components with current value less than $5,000.
2009- Structure installed.

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00003 - Abrego North (AN)

01000 - Paving

256 - Asphalt: Ongoing Repairs
6,455 sf Seal, Crack Fill, Stripe (10%)

Useful Life 5 Remaining Life 1
Quantity 6,455 Unit of Measure Square Feet
Cost /SqFt $4.44 Qty * $/SqFt $28,660
% Included 10.00% Total Cost/Study $2,866
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.

Parking spaces
3- ADA
6- golf cart
24- vehicle

2016- The sealing and striping appears in fair condition. There is cracking throughout the paved surfaces.

12000 - Pool

174 - Structural Replacement of Pool
230 lf Abrego N

Useful Life 60 Remaining Life 28
Quantity 230 Unit of Measure Linear Feet
Cost /l.f. $2,635
% Included 100.00% Total Cost/Study $606,050
Summary Replacement Year N/A Future Cost N/A

This is to completely demo the pool/spa and rebuild the structure. May include decking.

Placed in service in 1978 and structure rebuilt in 2016 for $464,000. This also included reconfiguring the area, enlarging the pool from 180 lf to 230 lf, and also increasing the pool deck. This estimate is preliminary, and was not based on a complete analysis of the project's scope.

672 - Deck: Re-Surface
4,523 sf Pool/Spa Tinted Deck

Useful Life 25 Remaining Life 16
Quantity 4,523 Unit of Measure Square Feet
Cost /SqFt $10.20
% Included 100.00% Total Cost/Study $46,135
Summary Replacement Year N/A Future Cost N/A

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

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

26000 - Outdoor Equipment

500 - Drinking Fountain
Drinking Fountain

Useful Life 20 Remaining Life 11
Quantity 1 Unit of Measure Items
Cost /Itm $3,025
% Included 100.00% Total Cost/Study $3,025
Summary Replacement Year N/A Future Cost N/A

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

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00004 - Abrego South (AS)

03500 - Painting: Interior

148 - Building

5,884 sf All Interior Spaces

Useful Life	10	Remaining Life	2
Quantity	5,884	Unit of Measure	Square Feet
Cost /SqFt	$1.50		
% Included	100.00%	Total Cost/Study	$8,826
Summary	Replacement Year	N/A	Future Cost N/A

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

12000 - Pool

190 - Structural Replacement of Pool

170 lf AS Pool & Spa Area

Useful Life	60	Remaining Life	9
Quantity	170	Unit of Measure	Linear Feet
Cost /l.f.	$4,795		
% Included	100.00%	Total Cost/Study	$815,150
Summary	Replacement Year	N/A	Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1974.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

758 - Equipment: Replacement

Pool & Spa Equipment (50%)

Useful Life	5	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$42,235	Qty * $/LS	$42,235
% Included	50.00%	Total Cost/Study	$21,118
Summary	Replacement Year	N/A	Future Cost N/A

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

1- pool filter, Pentair Triton II commercial
1- spa filter, Pentair Triton II commercial (2021)
2- Pentair IntelliFlo variable speed pumps
1- spa air blower pump
1- 3 hp Pentair pump
1- Dolphin pool vacuum
1- pool heater #1, Raypak Professional
1- pool heater #2, Raypak Professional
1- spa heater, Raypak Professional
1- pool Aquasol chemical controller
1- automatic water level system
1- spa Aquasol chemical controller
1- Clear Comfort advanced oxidation system
1- Chemical tank
Assorted- chemical system probes, fittings, 2 chem pumps, injectors, etc.
Assorted- pipes, fittings, controls, lights, drain covers, hand rails, electrical, plumbing, etc.

2025- Member indicated that the spa jets are intermittent. Per client, will assess during 2025 but not committed for 2025. Per client 11/13/2025, pool is closed.
2022- $9,000 is anticipated. Move remaining life from 2022 to 2025.
2021- Per client 6/1/2021, move remaining life from 2021 to 2022.
2020- Per client 6/16/2020, added water level system to inventory, approximate cost $1,564. Increased current cost by $782, from $16,418 to $17,200.
2019- $629 was expended per client 6/14/2019.
2018- $1,200 was expended for spa jet pump.

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00004 - Abrego South (AS)

12000 - Pool

782 - Cover

1,575 Pool Cover

Useful Life 6 Remaining Life 1
Quantity 1,575 Unit of Measure Items
Cost /Itm $2.25
% Included 100.00% Total Cost/Study $3,544
Summary Replacement Year N/A Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.

23000 - Mechanical Equipment

296 - HVAC

4 Locker Room Heaters

Useful Life 15 Remaining Life 1
Quantity 4 Unit of Measure Items
Cost /Itm $3,500
% Included 100.00% Total Cost/Study $14,000
Summary Replacement Year N/A Future Cost N/A

This is to replace the pool locker room heaters.

2025- Information adjusted per client provided HVAC Inventory- Master List- 2025. Per client 11/13/2025, cancel due to pool closure.

00005 - West Social Center (WC)

01000 - Paving

204 - Asphalt: Ongoing Repairs

43,543 sf Drives, North & South Parking (3%)

Useful Life 5 Remaining Life 2
Quantity 43,543 Unit of Measure Square Feet
Cost /SqFt $4.44 Qty * $/SqFt $193,331
% Included 2.50% Total Cost/Study $4,833
Summary Replacement Year N/A Future Cost N/A

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

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

08000 - Rehab

101 - General

Lobby Improvements Including Box Office

Useful Life 25 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $190,000
% Included 100.00% Total Cost/Study $190,000
Summary Replacement Year N/A Future Cost N/A

This is to improve the lobby and box office.

2025- Per client 11/13/2025, $190,000 is anticipated from non-reserve funds for fitness room expansion in 2026.

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00005 - West Social Center (WC)

12000 - Pool

178 - Structural Replacement of Pool

250 lf WC Pool & Spa Area

Useful Life	60	Remaining Life	11
Quantity	250	Unit of Measure	Linear Feet
Cost /l.f.	$5,989		
% Included	100.00%	Total Cost/Study	$1,497,198
Replacement Year	N/A	Future Cost	N/A

Summary

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1976.

2021- Per the client's schedule of replacing the entire pool, spa & deck areas every 40 years, this is set to 2036.

560 - Cover

4,000 sf Pool Cover

Useful Life	6	Remaining Life	1
Quantity	4,000	Unit of Measure	Square Feet
Cost /SqFt	$2.25		
% Included	100.00%	Total Cost/Study	$9,000
Replacement Year	N/A	Future Cost	N/A

Summary

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

2020- Per client 8/12/2020, delete all pool covers.
2019- Per client 6/14/2019, extend remaining life from 2019 to 2021.

17000 - Tennis Court

108 - Reseal

1,185 sf Practice Court

Useful Life	4	Remaining Life	3
Quantity	1,185	Unit of Measure	Square Feet
Cost /SqFt	$0.840		
% Included	100.00%	Total Cost/Study	$995
Replacement Year	N/A	Future Cost	N/A

Summary

This is to prepare the court, repair cracks with acrylic crack patch and restripe.

2025- Per client, needs crack repair, paint, and striping. Less than $5,000, so excluded.

23000 - Mechanical Equipment

628 - Water Heater

4 Water Heaters (50%)

Useful Life	8	Remaining Life	1
Quantity	4	Unit of Measure	Items
Cost /Itm	$2,073	Qty * $/Itm	$8,292
% Included	50.00%	Total Cost/Study	$4,146
Replacement Year	N/A	Future Cost	N/A

Summary

This is to periodically replace the water heaters on a percentage basis including discarded unit disposal.

1- kitchen, A.O. Smith 75 gallon, SN GE01-6630279-230, MFG 5/2001
1- janitor closet, Reliance 606 40 gallon, electric, MN 64020RS, SN A02102406
1- pool, Rheem 50 gallon, electric, MN XE50T06ST45U1, SN M051615538
1- shop/restroom, Vanguard 40 gallon, electric, MN 3WA68, SN VG 1208207194, MFG 12/2008

2019- Per client 7/22/2019, remove this component.

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00005 - West Social Center (WC)

26000 - Outdoor Equipment

474 - Drinking Fountain

7 Drinking Fountains (28.6%)

Useful Life	5	Remaining Life	1
Quantity	7	Unit of Measure	Items
Cost /Itm	$2,303	Qty * $/Itm	$16,124
% Included	28.57%	Total Cost/Study	$4,607
Replacement Year	N/A	Future Cost	N/A

Summary

This is to periodically replace the drinking fountains on a percentage basis.

1- shop atrium, Halsey Taylor, freestanding, chilled, MN HOF14AQ-1D, SN 101026316
1- dressing room, Symphony Plus, Ice & water dispenser, Quench Q0205281
1- lobby, chilled DF
1- pool, Halsey Taylor, chilled
1- shuffle, Halsey Taylor, chilled
2- lobby, Elkay EZH2O, MN EZWSR_1C

2019- Per client 7/22/2019, remove this component.

00006 - Casa Paloma I (CPI)

01000 - Paving

248 - Asphalt: Ongoing Repairs

7,128 sf Seal, Crack Fill, Stripe (10%)

Useful Life	5	Remaining Life	1
Quantity	7,128	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$31,648
% Included	10.00%	Total Cost/Study	$3,165
Replacement Year	N/A	Future Cost	N/A

Summary

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.

Parking spaces
0- golf cart
4- ADA
33- vehicle

12000 - Pool

196 - Structural Replacement of Pool

200 lf CPI Pool & Spa Area

Useful Life	40	Remaining Life	8
Quantity	200	Unit of Measure	Linear Feet
Cost /l.f.	$4,750		
% Included	100.00%	Total Cost/Study	$950,000
Replacement Year	N/A	Future Cost	N/A

Summary

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1973.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

786 - Cover

2,100 sf Pool Cover

Useful Life	6	Remaining Life	1
Quantity	2,100	Unit of Measure	Square Feet
Cost /SqFt	$2.25		
% Included	100.00%	Total Cost/Study	$4,725
Replacement Year	N/A	Future Cost	N/A

Summary

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

2020- Per client 8/12/2020, delete all pool covers.

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00006 - Casa Paloma I (CPI)

26000 - Outdoor Equipment

492 - Drinking Fountain

Drinking Fountain

Useful Life 20 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $2,265
% Included 100.00% Total Cost/Study $2,265
Summary Replacement Year N/A Future Cost N/A

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00007 - Casa Paloma II (CPII)

01000 - Paving

144 - Asphalt: Sealing

4,536 sf Parking Lot- Seal, Stripe

Useful Life 5 Remaining Life 2
Quantity 4,536 Unit of Measure Square Feet
Cost /SqFt $0.320
% Included 100.00% Total Cost/Study $1,452
Summary Replacement Year N/A Future Cost N/A

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.

Parking spaces
0- golf cart
3- ADA
20- vehicle

2019- Per client 6/14/2019, this component is not owned by GVR, so remove component.
2017- $1,750 was expended to seal coat.

252 - Asphalt: Ongoing Repairs

4,536 sf Parking Areas (10%)

Useful Life 5 Remaining Life 2
Quantity 4,536 Unit of Measure Square Feet
Cost /SqFt $4.44 Qty * $/SqFt $20,140
% Included 10.00% Total Cost/Study $2,014
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.

2025- Per client, crack fill needed.
2019- Per client 6/14/2019, this component is not owned by GVR, so remove component.

428 - Asphalt: Major Repairs

4,536 sf Parking Areas

Useful Life 25 Remaining Life 2
Quantity 4,536 Unit of Measure Square Feet
Cost /SqFt $6.75
% Included 100.00% Total Cost/Study $30,618
Summary Replacement Year N/A Future Cost N/A

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

2019- Per client 6/14/2019, this component is not owned by GVR, so remove component.

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00007 - Casa Paloma II (CPII)

12000 - Pool

198 - Structural Replacement of Pool
180 CPII Pool & Spa Area

Useful Life 60 Remaining Life 11
Quantity 180 Unit of Measure Lump Sum
Cost /LS $4,795
% Included 100.00% Total Cost/Study $863,100
Summary Replacement Year N/A Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1976.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope. The 40 year useful life has put this replacement in the past. This has been synced with the next resurface.

23000 - Mechanical Equipment

624 - Water Heater
Building Water Heater

Useful Life 12 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $2,265
% Included 100.00% Total Cost/Study $2,265
Summary Replacement Year N/A Future Cost N/A

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

2019- Per client 7/22/2019, remove this component.

26000 - Outdoor Equipment

496 - Drinking Fountain
Drinking Fountain

Useful Life 20 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $2,265
% Included 100.00% Total Cost/Study $2,265
Summary Replacement Year N/A Future Cost N/A

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00008 - Desert Hills (DH)

12000 - Pool

182 - Structural Replacement of Pool
260 lf DH Pool & Spa Area

Useful Life 60 Remaining Life 16
Quantity 260 Unit of Measure Linear Feet
Cost /l.f. $4,791
% Included 100.00% Total Cost/Study $1,245,668
Summary Replacement Year N/A Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1981.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

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00008 - Desert Hills (DH)

12000 - Pool

568 - Cover

3,870 sf Pool Cover

Useful Life 6 Remaining Life 1
Quantity 3,870 Unit of Measure Square Feet
Cost /SqFt $2.25
% Included 100.00% Total Cost/Study $8,708
Summary Replacement Year N/A Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.
2019- Per client 6/14/2019, extend remaining life from 2020 to 2021.

14000 - Recreation

100 - Sauna: Heaters

Sauna

Useful Life 15 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $2,322
% Included 100.00% Total Cost/Study $2,322
Summary Replacement Year N/A Future Cost N/A

This is to replace the sauna heater.

2019- Per client 7/22/2019, remove components with current value less than $5,000.
2018- Added to study.

17000 - Tennis Court

720 - Screen

8,640 sf Tennis Wind Screens

Useful Life 4 Remaining Life 1
Quantity 8,640 Unit of Measure Square Feet
Cost /SqFt $0.660
% Included 100.00% Total Cost/Study $5,702
Summary Replacement Year N/A Future Cost N/A

This is to replace the court perimeter windscreen.

2019- Per client 6/14/2019, remove this component.
2015- Screens installed.

17500 - Basketball / Sport Court

410 - Overlay

2,184 sf [7] Shuffleboard Courts-Resurfacing

Useful Life 8 Remaining Life 1
Quantity 2,184 Unit of Measure Square Feet
Cost /SqFt $3.39
% Included 100.00% Total Cost/Study $7,404
Summary Replacement Year N/A Future Cost N/A

This is to resurface the shuffleboard courts.

1- Outdoor
6- Subterranean

2020- Per client 6/16/2020, remove from the study.
2019- Per client 7/22/2019, extend remaining life from 2020 to 2022.

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00008 - Desert Hills (DH)

23000 - Mechanical Equipment

450 - HVAC

Useful Life 15 Remaining Life 1

2 Ground Level- Bard Units #1 & #2

Quantity 2 Unit of Measure System

Cost /Sys $11,000

% Included 100.00% Total Cost/Study $22,000

Summary Replacement Year N/A Future Cost N/A

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

BARD 5-ton, split, HAC601-A, SN 179H011645397-1, MFG 6/2001
BARD 5-ton, split, HAC601-A, SN 179H011645401-1, MFG 6/2001

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

24500 - Audio / Visual

752 - Piano

Useful Life 25 Remaining Life 5

Stage Yamaha Upright

Quantity 1 Unit of Measure Items

Cost /Itm $13,336

% Included 100.00% Total Cost/Study $13,336

Summary Replacement Year N/A Future Cost N/A

This is to replace the piano and dolly.

Yamaha upright
model- T121
serial #- 6058452

2025- Not observed, and per staff, no longer located at Desert Hills. Client input will further define this component.
2017- Per client, $7,500 was expended in 2005.

820 - Stage Curtains

Useful Life 20 Remaining Life 2

2 Stage Curtains

Quantity 2 Unit of Measure Items

Cost /Itm $9,308

% Included 100.00% Total Cost/Study $18,616

Summary Replacement Year N/A Future Cost N/A

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

2025- The stage was removed during remodel.
2017- Per client, $11,000 was expended to purchase from Sonora Theatre Works in 2007.

26000 - Outdoor Equipment

458 - Drinking Fountain

Useful Life 5 Remaining Life 1

3 Drinking Fountains (33%)

Quantity 3 Unit of Measure Items

Cost /Itm $2,265 Qty * $/Itm $6,795

% Included 33.33% Total Cost/Study $2,265

Summary Replacement Year N/A Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

1- Tennis Halsey Taylor
1- Stairwell
1- Hallway Halsey Taylor

2019- Per client 7/22/2019, remove this component.

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00009 - Madera Vista (MV)

01000 - Paving

244 - Asphalt: Ongoing Repairs

9,772 sf Seal, Crack Fill, Stripe (10%)

Useful Life	5	Remaining Life	1
Quantity	9,772	Unit of Measure	Square Feet
Cost /SqFt	$4.44	Qty * $/SqFt	$43,388
% Included	10.00%	Total Cost/Study	$4,339
Replacement Year	N/A	Future Cost	N/A

Summary

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.

Parking spaces
0- golf cart
2- ADA
33- vehicle

2025- Ready for seal coat.
2016- The sealing and striping of the parking lot is almost completely worn away. Little to no cracking was noted.

04000 - Structural Repairs

944 - Doors

12 Exterior & Interior Doors (25%)

Useful Life	10	Remaining Life	3
Quantity	12	Unit of Measure	Items
Cost /Itm	$2,015	Qty * $/Itm	$24,185
% Included	25.00%	Total Cost/Study	$6,046
Replacement Year	N/A	Future Cost	N/A

Summary

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

2- interior
10- exterior

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

12000 - Pool

194 - Structural Replacement of Pool

156 MV Pool & Spa Area

Useful Life	60	Remaining Life	19
Quantity	156	Unit of Measure	Lump Sum
Cost /LS	$4,795		
% Included	100.00%	Total Cost/Study	$748,020
Replacement Year	N/A	Future Cost	N/A

Summary

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1984.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

23000 - Mechanical Equipment

620 - Water Heater

Building Water Heater

Useful Life	12	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,270		
% Included	100.00%	Total Cost/Study	$2,270
Replacement Year	N/A	Future Cost	N/A

Summary

This is to replace the gas water heater.

Bradford White 40-gallon

2019- Per client 7/22/2019, remove this component.

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00009 - Madera Vista (MV)

26000 - Outdoor Equipment

312 - Shuffleboard Court
660 sf [2] Shuffleboard Courts

Useful Life 10 Remaining Life 1
Quantity 660 Unit of Measure Square Feet
Cost /SqFt $5.35
% Included 100.00% Total Cost/Study $3,531
Replacement Year N/A Future Cost N/A

Summary

This is to resurface the shuffleboard courts.

2025- Per client, last coated 14/2019, fair condition, and my be removed.
2019- Per client 7/22/2019, remove this component.

---

488 - Drinking Fountain
Drinking Fountain

Useful Life 20 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $2,265
% Included 100.00% Total Cost/Study $2,265
Replacement Year N/A Future Cost N/A

Summary

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00010 - Continental Vistas (CV)

01000 - Paving

240 - Asphalt: Ongoing Repairs
6,726 sf Seal, Crack Fill, Stripe (10%)

Useful Life 5 Remaining Life 1
Quantity 6,726 Unit of Measure Square Feet
Cost /SqFt $4.44 Qty * $/SqFt $29,863
% Included 10.00% Total Cost/Study $2,986
Replacement Year N/A Future Cost N/A

Summary

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.

Parking spaces
0- golf cart
2- ADA
20- vehicle

2025- Ready for seal coat.

12000 - Pool

192 - Structural Replacement of Pool
180 CV Pool & Spa Area

Useful Life 60 Remaining Life 14
Quantity 180 Unit of Measure Lump Sum
Cost /LS $4,795
% Included 100.00% Total Cost/Study $863,100
Replacement Year N/A Future Cost N/A

Summary

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1979.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

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00010 - Continental Vistas (CV)

12000 - Pool

790 - Cover

1,775 sf Pool Cover

Useful Life 6 Remaining Life 1
Quantity 1,775 Unit of Measure Square Feet
Cost /SqFt $2.25
% Included 100.00% Total Cost/Study $3,994
Summary Replacement Year N/A Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.

26000 - Outdoor Equipment

484 - Drinking Fountain

Drinking Fountain

Useful Life 20 Remaining Life 12
Quantity 1 Unit of Measure Items
Cost /Itm $2,265
% Included 100.00% Total Cost/Study $2,265
Summary Replacement Year N/A Future Cost N/A

This is to replace the drinking fountain. The fountain should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

2019- Per client 7/22/2019, remove this component.

00011 - Canoa Hills (CH)

12000 - Pool

184 - Structural Replacement of Pool

274 CH Pool & Spa Area

Useful Life 60 Remaining Life 25
Quantity 274 Unit of Measure Lump Sum
Cost /LS $4,791
% Included 100.00% Total Cost/Study $1,312,742
Summary Replacement Year N/A Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1990.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

572 - Cover

4,800 sf Pool Cover

Useful Life 6 Remaining Life 1
Quantity 4,800 Unit of Measure Square Feet
Cost /SqFt $2.25
% Included 100.00% Total Cost/Study $10,800
Summary Replacement Year N/A Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.
2019- Pool cover is deteriorated and approaching the end of its useful life. Per client 6/14/2019, extend remaining life from 2019 to 2021.

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00011 - Canoa Hills (CH)

14000 - Recreation

730 - Bridge Dealing Machine
Duplimate Bridge Dealing Machine

Useful Life 5 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $6,965
% Included 100.00% Total Cost/Study $6,965
Summary Replacement Year N/A Future Cost N/A

This is for the Bridge dealing machine for the card game of same name.

2021- Excluded per client.
2018- Added to study.

17000 - Tennis Court

704 - Screen
5,220 sf Tennis Court Windscreens

Useful Life 5 Remaining Life 3
Quantity 5,220 Unit of Measure Square Feet
Cost /SqFt $0.660
% Included 100.00% Total Cost/Study $3,445
Summary Replacement Year N/A Future Cost N/A

This is to replace the court perimeter windscreen.

2019- Per client 6/14/2019, remove this component.
2017- Per client, screens were installed in 2015.

26000 - Outdoor Equipment

466 - Drinking Fountain
4 Drinking Fountains (25%)

Useful Life 5 Remaining Life 1
Quantity 4 Unit of Measure Items
Cost /Itm $2,265 Qty * $/Itm $9,060
% Included 25.00% Total Cost/Study $2,265
Summary Replacement Year N/A Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

1- Tennis
1- Hallway Elkay (bottle fill)
1- Hallway Halsey Taylor
1- Pool Halsey Taylor

2019- Per client 7/22/2019, remove this component.

00012 - Las Campanas (LC)

12000 - Pool

180 - Structural Replacement of Pool
264 LC Pool & Spa Area

Useful Life 60 Remaining Life 32
Quantity 264 Unit of Measure Lump Sum
Cost /LS $4,791
% Included 100.00% Total Cost/Study $1,264,832
Summary Replacement Year N/A Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1997.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

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00012 - Las Campanas (LC)

12000 - Pool

564 - Cover

4,400 sf Pool Cover

Useful Life 6 Remaining Life 1
Quantity 4,400 Unit of Measure Square Feet
Cost /SqFt $2.25
% Included 100.00% Total Cost/Study $9,900
Summary Replacement Year N/A Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.
2019- Per client 6/14/2019, extend remaining life from 2019 to 2021.

17000 - Tennis Court

520 - Resurface

14,000 sf [2] Tennis Courts

Useful Life 21 Remaining Life 15
Quantity 14,000 Unit of Measure Square Feet
Cost /SqFt $3.69
% Included 100.00% Total Cost/Study $51,660
Summary Replacement Year N/A Future Cost N/A

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

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

716 - Screen

5,400 sf Tennis Court Fence Screen

Useful Life 5 Remaining Life 1
Quantity 5,400 Unit of Measure Square Feet
Cost /SqFt $0.660
% Included 100.00% Total Cost/Study $3,564
Summary Replacement Year N/A Future Cost N/A

This is to replace the court perimeter windscreen.

2019- Per client 6/14/2019, exclude this component.

26000 - Outdoor Equipment

306 - Bocce Ct. Resurface

900 sf Bocce Court

Useful Life 10 Remaining Life 1
Quantity 900 Unit of Measure Square Feet
Cost /SqFt $5.76
% Included 100.00% Total Cost/Study $5,184
Summary Replacement Year N/A Future Cost N/A

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

60' x 15' area with ~150 lf perimeter

2025- Per client, court is little used, in disrepair, and border wood need replacement. Per client 11/13/2025, court removed from service.
2022- Component added to reserve study by BRG. Client input may further define this component.

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00012 - Las Campanas (LC)

26000 - Outdoor Equipment

454 - Drinking Fountain

4 Drinking Fountains (25%)

Useful Life	5	Remaining Life	1
Quantity	4	Unit of Measure	Items
Cost /Itm	$2,265	Qty * $/Itm	$9,060
% Included	25.00%	Total Cost/Study	$2,265
Replacement Year	N/A	Future Cost	N/A

Summary

This is to periodically replace the drinking fountains on a percentage basis.

1- Racquetball Elkay
1- Pool Halsey Taylor
2- Hallway Elkay

2019- Per client 7/22/2019, remove this component.

00013 - Santa Rita Springs (SRS)

08000 - Rehab

412 - Kitchen

Art Kitchenette

Useful Life	20	Remaining Life	1
Quantity	1	Unit of Measure	Room
Cost /Rm	$5,220		
% Included	100.00%	Total Cost/Study	$5,220
Replacement Year	N/A	Future Cost	N/A

Summary

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.

2024- Excluded per client in 2024.
2021- Per client 6/30/2021, the Fiesta kitchenette was removed, so reduced quantity from 2 to 1 room. 2021- Per client extend to 2025.
2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.

472 - Cabinets

2 Art & Clay Counters & Cabinets

Useful Life	20	Remaining Life	1
Quantity	2	Unit of Measure	Room
Cost /Rm	$11,690		
% Included	100.00%	Total Cost/Study	$23,380
Replacement Year	N/A	Future Cost	N/A

Summary

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

2025- Per client 11/13/2025, $30,000 is anticipated from non-reserve funds for clay studio counters and sinks in 2026.
2024- Excluded per client in 2024.
2019- Per client 6/14/2019, extend remaining life from 2019 to 2023.
2016- The countertops are very worn.

473 - General

Fitness Room Expansion

Useful Life	20	Remaining Life	1
Quantity	1	Unit of Measure	Room
Cost /Rm	$40,000		
% Included	100.00%	Total Cost/Study	$40,000
Replacement Year	N/A	Future Cost	N/A

Summary

This is to expand the fitness room

2025- Per client 11/13/2025, $40,000 is anticipated from non-reserve funds for fitness room expansion in 2026.

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00013 - Santa Rita Springs (SRS)

12000 - Pool

186 - Structural Replacement of Pool
240 lf SR Pool & Spa Area

Useful Life 60 Remaining Life 31
Quantity 240 Unit of Measure Linear Feet
Cost /l.f. $4,790
% Included 100.00% Total Cost/Study $1,149,600
Summary Replacement Year N/A Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 1996.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

576 - Cover
3,600 sf Pool Cover

Useful Life 6 Remaining Life 2
Quantity 3,600 Unit of Measure Square Feet
Cost /SqFt $2.25
% Included 100.00% Total Cost/Study $8,100
Summary Replacement Year N/A Future Cost N/A

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

2020- Per client 8/12/2020, delete all pool covers.
2019- Per client 6/14/2019, extend remaining life from 2019 to 2021.

20000 - Lighting

540 - Parking Lot
10 Parking Lot Lights

Useful Life 30 Remaining Life 9
Quantity 10 Unit of Measure Items
Cost /Itm $2,770
% Included 100.00% Total Cost/Study $27,700
Summary Replacement Year N/A Future Cost N/A

This is to replace the parking lot lights.

3- North parking lot
7- East parking lot

2019- Per client 7/22/2019, remove this component because lights are owned by Tucson Electric Power.

24500 - Audio / Visual

160 - Projector
3 Projectors (33%)

Useful Life 4 Remaining Life 1
Quantity 3 Unit of Measure Items
Cost /Itm $1,575 Qty * $/Itm $4,725
% Included 33.33% Total Cost/Study $1,575
Summary Replacement Year N/A Future Cost N/A

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

1- Ansel Adams Sanyo PROxrtraX
1- Kino Room Epson
1- Anza Room Optoma

2025- All projectors appeared to have been replaced with large screen televisions. No projectors were observed.
2022- No work indicated, move remaining life from 2022 to 2023.

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00013 - Santa Rita Springs (SRS)

24500 - Audio / Visual

170 - Projection Screen
Anza Room

Useful Life 20 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $10,825
% Included 100.00% Total Cost/Study $10,825
Summary Replacement Year N/A Future Cost N/A

This is to replace the projection screen.

2025- All projectors appeared to have been replaced with large screen televisions. No projectors were observed.

336 - Miscellaneous
Fiesta Room- Total Induction Loop

Useful Life 20 Remaining Life 1
Quantity 1 Unit of Measure System
Cost /Sys $9,195
% Included 100.00% Total Cost/Study $9,195
Summary Replacement Year N/A Future Cost N/A

This is to replace the total induction loop.

2020- Per client 6/16/2020, remove from study. Clay Studio to be expanded into this room.
2017- Per client, $5,300 was expended in 2006.

25000 - Flooring

260 - Carpeting
1,400 Sq. Yds. Anza, Fiesta, Office

Useful Life 10 Remaining Life 1
Quantity 1,400 Unit of Measure Square Yard
Cost /SqYd $48.37
% Included 100.00% Total Cost/Study $67,718
Summary Replacement Year N/A Future Cost N/A

This is to replace the carpeting.

2025- The prior Kino Room is now the Computer Club room
2022- Per client, remove from study.
2020- Per client 8/6/2020, extend remaining life from 2021 to 2022.

26000 - Outdoor Equipment

470 - Drinking Fountain
3 Drinking Fountains (33%)

Useful Life 5 Remaining Life 3
Quantity 3 Unit of Measure Items
Cost /Itm $2,265 Qty * $/Itm $6,795
% Included 33.33% Total Cost/Study $2,265
Summary Replacement Year N/A Future Cost N/A

This is to periodically replace the drinking fountains on a percentage basis.

1- Fitness
1- Upper walkway Halsey Taylor
1- Pool

2019- Per client 7/22/2019, remove this component.

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00014 - Canoa Ranch (CR)

12000 - Pool

188 - Structural Replacement of Pool
256 lf CR Pool & Spa Area

Useful Life 60 Remaining Life 43
Quantity 256 Unit of Measure Linear Feet
Cost /l.f. $4,795
% Included 100.00% Total Cost/Study $1,227,520
Summary Replacement Year N/A Future Cost N/A

This is to completely demo the pool and re-build the structure. May include decking.

Placed in service in 2008.

2021- This estimate is preliminary, and was not based on a complete analysis of the project's scope.

17000 - Tennis Court

708 - Screen
4,140 sf Pickleball Court Windscreens

Useful Life 5 Remaining Life 1
Quantity 4,140 Unit of Measure Square Feet
Cost /SqFt $0.660
% Included 100.00% Total Cost/Study $2,732
Summary Replacement Year N/A Future Cost N/A

This is to replace the court perimeter windscreen.

2019- Per client 6/14/2019, remove this component.
2013- Windscreens installed.

27000 - Appliances

248 - Ice Machine
Pickleball Courts

Useful Life 10 Remaining Life 6
Quantity 1 Unit of Measure Items
Cost /Itm $7,450
% Included 100.00% Total Cost/Study $7,450
Summary Replacement Year N/A Future Cost N/A

This is for the ice machine with water dispenser and stand.

2025- No ice machine observed, but a pickleball drinking fountain has been replaced at an unknown date in prior years. The drinking fountain is provided for within another component.
2021- $6,220 was expended for the ice machine. Added as a reserve study component per client direction.

998 - Miscellaneous
2 Amado Rm Microwave, Refrigerator

Useful Life 15 Remaining Life 1
Quantity 2 Unit of Measure Items
Cost /Itm $1,010
% Included 100.00% Total Cost/Study $2,020
Summary Replacement Year N/A Future Cost N/A

This is to repair or replace miscellaneous appliances.

Kenmore microwave, MN 721.800397000, SN 907TAD1906, mfg. 2009
Kenmore refrigerator, MN 253.68179800, SN 4A91407853, mfg. 2009

2019- Per client 7/22/2019, remove this component.

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00015 - Facilities (FMB)

05000 - Roofing

700 - Gutters / Downspouts
145 lf Gutters & Downspouts

Useful Life 30 Remaining Life 2
Quantity 145 Unit of Measure Linear Feet
Cost /l.f. $14.00
% Included 100.00% Total Cost/Study $2,030
Summary Replacement Year N/A Future Cost N/A

This is to replace the gutters and downspouts in conjunction with reroof cycle.

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

24500 - Audio / Visual

128 - Television
Conference Room

Useful Life 10 Remaining Life 3
Quantity 1 Unit of Measure Items
Cost /Itm $1,900
% Included 100.00% Total Cost/Study $1,900
Summary Replacement Year N/A Future Cost N/A

This is to replace the television and stand.

1- Insignia, E50141NKAPBMNNX, SN MRBJ9YA016256, MFG 9/2018

2019- Per client 7/22/2019, remove this component.

27000 - Appliances

278 - Ice Machine
Hallway Manitowoc

Useful Life 10 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $2,520
% Included 100.00% Total Cost/Study $2,520
Summary Replacement Year N/A Future Cost N/A

This is to replace the commercial icemaker.

Manitowoc undercounter, MN QM30A, SN 310282225

2019- Per client 7/22/2019, remove this component.

00016 - Pickleball Center (PC)

02000 - Concrete

100 - Repair
Walks

Useful Life 5 Remaining Life 10
Quantity 1 Unit of Measure Lump Sum
Cost /LS $2,455
% Included 100.00% Total Cost/Study $2,455
Summary Replacement Year N/A Future Cost N/A

This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. This is for partial replacement only.

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

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00016 - Pickleball Center (PC)

20000 - Lighting

270 - Miscellaneous
Placeholder Pending Additional Data

Useful Life 30 Remaining Life 25
Quantity 1 Unit of Measure Items
Cost /Itm $1.20
% Included 100.00% Total Cost/Study $1
Summary Replacement Year N/A Future Cost N/A

This is to replace the lighting.

2020- Per website plans, court lighting doesn't appear to be part of initial design. Client input will further define this and other lighting data such as parking lot, walkways, building, etc.

21000 - Signage

900 - Miscellaneous
Monument & Other

Useful Life 12 Remaining Life 7
Quantity 1 Unit of Measure Lump Sum
Cost /LS $3,070
% Included 100.00% Total Cost/Study $3,070
Summary Replacement Year N/A Future Cost N/A

This is to replace miscellaneous signage.

2020- Component to be further defined by client or site visit. Excluded due to total cost less than $5,000 minimum.

27000 - Appliances

252 - Ice Machine
Building Breezeway

Useful Life 10 Remaining Life 5
Quantity 1 Unit of Measure Items
Cost /Itm $2,520
% Included 100.00% Total Cost/Study $2,520
Summary Replacement Year N/A Future Cost N/A

This is to replace the commercial ice machine.

2020- Unit per website. Excluded due to total cost less than $5,000 minimum.

00800 - General

22000 - Office Equipment

110 - Miscellaneous
Facility Maintenance Shop HP Plotter

Useful Life 5 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $3,965
% Included 100.00% Total Cost/Study $3,965
Summary Replacement Year N/A Future Cost N/A

This is to replace plotter.

HP DesignJet T520 ePrinter

2019- Unit was previously located in the member services building. Per client 7/22/2019, remove components with current value less than $5,000.
2016- Plotter installed.

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00800 - General

30000 - Miscellaneous

840 - Maintenance Truck

2005 Chevy Silverado 2500 HD- #25

Useful Life	10	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$47,430		
% Included	100.00%	Total Cost/Study	$47,430
Replacement Year	N/A	Future Cost	N/A

Summary

This is to replace the utility bed pickup truck.

License- CJ76550
VIN- 1GBHC24U75E270361

2019- Vehicle #25 2005 Chevy Silverado 2500 HD not seen during site inspection. Per client 6/14/2019, vehicles #10 and #25 were traded in for new vehicle #42.

844 - Vehicle

2016 Ford Fiesta- #26

Useful Life	10	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$23,720		
% Included	100.00%	Total Cost/Study	$23,720
Replacement Year	N/A	Future Cost	N/A

Summary

This is to replace the compact vehicle.

2016 Ford Fiesta
License- BRW9820
VIN- 3FA0P4TJ6GX1336

2025- Per client 10/10/2025, remove this vehicle from the inventory.

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00001 - Administrative Offices							
01000 - Paving							
100 - Asphalt: Sealing	$8,884	5	1	27,762	$.32/SqFt		Parking Lots- Seal, Stripe
200 - Asphalt: Ongoing Repairs	$6,903	5	1	27,762	$4.44/SqFt	(5.6%)	Parking Lots
300 - Asphalt: Overlay w/ Interlayer	$47,589	25	20	14,965	$3.18/SqFt		South Parking & Maintenance
330 - Asphalt: Overlay w/ Interlayer	$20,347	25	20	12,797	$3.18/SqFt	(50%)	North Parking Lot
03000 - Painting: Exterior							
100 - Stucco	$14,627	10	3	9,085	$1.61/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
100 - Building	$24,251	10	2	16,167	$1.50/SqFt		All Interior Spaces
04000 - Structural Repairs							
900 - Doors	$20,658	10	9	41	$2,015/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
252 - Low Slope: BUR	$91,650	20	18	7,050	$13.00/SqFt		Building Roof- Replace
930 - Coating	$8,813	5	4	7,050	$1.25/SqFt		Low Slope Roof Recoating
08000 - Rehab							
300 - Restrooms	$56,663	20	16	3	$18,888/Rm		Men's, Women's, Unisex Restrooms
400 - Kitchen	$10,600	20	2	1	$10,600/Rm		Kitchen
22000 - Office Equipment							
200 - Computers, Misc.	$14,812	1	1	5	$14,812/Itm	(20%)	IT Servers
240 - Computers, Misc.	$21,997	1	1	1	$21,997/LS		Office Computer Work Stations
270 - Network Equipment	$7,127	1	1	1	$7,127/LS		Routers & Switches
23000 - Mechanical Equipment							
280 - HVAC	$15,900	15	7	1	$15,900/Sys		Rooftop Rheem Unit #5- 2017
314 - HVAC	$13,780	15	8	1	$13,780/Sys		Rooftop Rheem Unit #6- 2018
348 - HVAC	$12,084	15	3	3	$4,028/Sys		IT Room Trane & Gree Units- 2013
372 - HVAC	$4,028	15	6	1	$4,028/Sys		Victor's Office- Gree Unit- 2016

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00001 - Administrative Offices							
23000 - Mechanical Equipment							
376 - HVAC	$8,480	15	8	1	$8,480/Sys		Marvair Unit- 2018
396 - HVAC	$8,056	15	10	2	$4,028/Sys		Mtg Rm/Southwest Office- Gree Units- 2020
528 - HVAC	$54,000	15	0	3	$18,000/Sys		Rooftop Rheem Units- 2025
25000 - Flooring							
200 - Carpeting	$17,655	10	2	365	$48.37/SqYd		Hallways, Lobby, Offices
400 - Tile	$9,903	20	1	430	$23.03/SqFt		Floors
28000 - Water System							
134 - Backflow Valves	$9,300	12	8	1	$9,300/Itm		4" Backflow
00002 - East Social Center (EC)							
01000 - Paving							
112 - Asphalt: Sealing	$28,052	5	4	87,662	$.32/SqFt		Parking Lot & N Driveway
212 - Asphalt: Ongoing Repairs	$7,784	5	4	87,662	$4.44/SqFt	(2%)	Parking Lot & N Driveway
312 - Asphalt: Overlay w/ Interlayer	$88,722	25	6	27,900	$3.18/SqFt		South Parking Lot
316 - Asphalt: Overlay w/ Interlayer	$180,503	25	14	56,762	$3.18/SqFt		West & North Parking Lots & N Driveway
02000 - Concrete							
406 - Pool Deck	$6,227	2	2	5,661	$26.71/SqFt	(4%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
112 - Stucco	$22,387	10	3	13,905	$1.61/SqFt		Building Exterior
03500 - Painting: Interior							
112 - Building	$26,025	10	6	17,350	$1.50/SqFt		All Interior Spaces
04000 - Structural Repairs							
204 - Siding	$27,810	10	3	13,905	$20.00/SqFt	(10%)	Stucco Repair
896 - Shed	$5,758	20	12	1	$5,758/Itm		Pool Equipment Area Shed
908 - Doors	$29,224	10	9	58	$2,015/Itm	(25%)	Exterior/Interior Doors & Access Gates
05000 - Roofing							
312 - Low Slope: Vinyl	$222,300	20	6	17,100	$13.00/SqFt		Main Building East Wing
356 - Low Slope: Vinyl	$58,500	20	6	4,500	$13.00/SqFt		Main Building North Wing
938 - Coating	$14,688	5	1	21,600	$.68/SqFt		Low Slope Roof Recoating
08000 - Rehab							
204 - General	$17,275	20	7	1	$17,275/Rm		Fine Arts Room
206 - Locker Rooms	$138,433	20	7	2	$69,217/Rm		Men's, Women's & Outdoor Shower

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00002 - East Social Center (EC)							
08000 - Rehab							
214 - Restrooms	$10,365	20	4	1	$10,365/Rm		Pool Patio Companion Restroom
250 - Kitchen	$28,792	20	7	1	$28,792/Rm		Kitchen
312 - Restrooms	$37,775	20	3	2	$18,888/Rm		Lobby Hallway Restrooms
12000 - Pool							
106 - Resurface	$34,162	12	9	220	$155/l.f.		Pool
400 - ADA Chair Lift	$10,135	10	8	2	$5,067/Itm		Pool & Spa ADA Chairs
734 - Equipment: Replacement	$23,919	5	2	1	$47,839/LS	(50%)	Pool & Spa Equipment
924 - Furniture: Misc	$19,735	6	3	88	$224/Itm		Pool Area Furniture
13000 - Spa							
114 - Resurface	$6,383	8	5	1	$6,383/Itm		Spa
14000 - Recreation							
200 - Exercise: Cardio Equipment	$29,623	3	1	16	$7,406/Itm	(25%)	Fitness Room Cardio Machines
300 - Exercise: Strength Equipment	$46,774	8	6	20	$4,677/Itm	(50%)	Fitness Room Strength Machines, Etc
720 - Billiard Table	$21,767	25	21	2	$10,883/Itm		Billiards Room
17000 - Tennis Court							
110 - Reseal	$6,336	4	2	14,400	$.44/SqFt		[2] Tennis Courts
510 - Resurface	$53,136	20	6	14,400	$3.69/SqFt		[2] Tennis Courts
17500 - Basketball / Sport Court							
210 - Seal & Striping	$22,022	2	1	18,200	$1.21/SqFt		[8] Pickleball Courts
19000 - Fencing							
104 - Chain Link: 4'	$6,842	25	19	270	$25.34/l.f.		Pickleball Court Divider Fences
110 - Chain Link: 6'	$16,242	30	20	600	$27.07/l.f.		North Pickleball Court Fencing- 2015
114 - Chain Link: 6'	$16,242	30	23	600	$27.07/l.f.		South Pickleball Court Fencing- 2018
130 - Chain Link: 10'	$26,120	30	6	540	$48.37/l.f.		Tennis Court Fence
200 - Wrought Iron: 5'	$19,119	35	6	415	$46.07/l.f.		Pool Perimeter Fence
20000 - Lighting							
510 - Parking Lot	$26,600	30	28	7	$3,800/Itm		Parking Lot Lights
604 - Sports Field / Court	$31,326	10	4	8	$3,916/Itm		Pickleball Court Lights
23000 - Mechanical Equipment							
276 - HVAC	$7,500	15	3	1	$7,500/Sys		Rooftop Carrier Unit #1- 2013
288 - HVAC	$96,000	15	8	6	$16,000/Sys		Rooftop Units- 2018

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00002 - East Social Center (EC)							
23000 - Mechanical Equipment							
326 - HVAC	$23,265	15	14	1	$23,265/Sys		Rooftop Ruud Unit #3- 2024
356 - HVAC	$11,660	15	10	1	$11,660/Sys		Rooftop Rheem Unit #4- 2020
384 - HVAC	$20,000	15	11	1	$20,000/Sys		Rooftop Rheem Unit #8- 2021
408 - HVAC	$79,200	15	1	5	$15,840/Sys		Rooftop Carrier Units- 2011
24000 - Furnishings							
520 - Miscellaneous	$36,807	10	0	1	$36,807/Coll		Tables & Chairs
24500 - Audio / Visual							
168 - Projector	$7,600	10	9	2	$3,800/Itm		Lounge & Main Room Projectors & Screens
300 - PA System	$11,978	10	6	1	$11,978/Sys		Sound Rack- Sound System
744 - Piano	$11,517	25	5	1	$11,517/Itm		East Auditorium Yamaha Upright
24600 - Safety / Access							
100 - Fire Control Misc	$35,000	20	2	1	$35,000/Sys		Alarm & Sprinkler System
108 - Fire Alarm Control Panel	$35,122	20	1	1	$35,122/Sys		Fire Panel
25000 - Flooring							
220 - Carpeting	$28,722	10	6	850	$33.79/SqYd		East Center Carpet
420 - Tile	$58,044	20	1	4,200	$13.82/SqFt		East Center Walls & Floors
610 - Tile	$11,794	15	11	1,440	$8.19/SqFt		Art Room, Lobby, Kitchen
26000 - Outdoor Equipment							
444 - Bleachers: Aluminum	$13,820	20	12	4	$3,455/Itm		Pickleball Bleachers
888 - Shade Structure	$4,500	7	5	300	$15.00/SqFt		[3] Pool Shade Structures
27000 - Appliances							
448 - Washer & Dryer	$5,000	10	2	1	$5,000/Set		Craft Janitor Closet- Washer/Dryer
720 - Miscellaneous	$8,292	5	3	9	$2,764/Itm	(33%)	Kitchen Appliances
28000 - Water System							
138 - Backflow Valves	$9,300	12	2	1	$9,300/Itm		4" Backflow
00003 - Abrego North (AN)							
01000 - Paving							
420 - Asphalt: Major Repairs	$95,209	25	23	14,105	$6.75/SqFt		Parking Area
02000 - Concrete							
472 - Pool Deck	$7,110	5	3	4,523	$26.20/SqFt	(6%)	Pool/Spa Area Concrete Repair

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00003 - Abrego North (AN)							
03000 - Painting: Exterior							
218 - Surface Restoration	$9,722	10	1	5,892	$1.65/SqFt		Exterior Surfaces
04000 - Structural Repairs							
820 - Shed	$12,035	10	5	1	$12,035/Itm		Shed
956 - Doors	$10,078	20	7	10	$2,016/Itm	(50%)	Exterior & Interior Doors
05000 - Roofing							
352 - Low Slope: BUR	$26,000	20	3	2,000	$13.00/SqFt		Pool Building Roof
978 - Coating	$2,940	5	4	2,100	$1.40/SqFt		Low Slope Roof Recoating
08000 - Rehab							
238 - Restrooms	$19,835	20	2	1	$19,835/Rm		Companion Restroom Remodel
266 - Locker Rooms	$88,090	20	2	2	$44,045/Rm		Men's & Women's
270 - General	$11,329	20	12	795	$14.25/SqFt		Recreation Room Tile- 2017
12000 - Pool							
172 - Resurface	$42,550	12	3	230	$185/l.f.		Pool
426 - ADA Chair Lift	$15,000	10	2	2	$7,500/Itm		Pool & Spa
778 - Equipment: Replacement	$24,000	5	1	1	$48,000/LS	(50%)	Pool & Spa Equipment
964 - Furniture: Misc	$8,325	6	0	37	$225/Itm		Pool Area Furniture
13000 - Spa							
158 - Resurface	$6,640	8	1	1	$6,640/Itm		Spa
19000 - Fencing							
560 - Vinyl	$6,133	20	12	152	$40.35/l.f.		Perimeter Fencing
23000 - Mechanical Equipment							
200 - HVAC	$28,620	15	10	3	$9,540/Sys		HVAC Rheem Units- 2020
26000 - Outdoor Equipment							
864 - Shade Structure	$11,970	30	18	380	$31.50/SqFt		Pool Equip Shade Structure
868 - Shade Structure	$9,998	15	7	378	$26.45/SqFt		[3] Pool Shade Canopies
28000 - Water System							
186 - Backflow Valves	$2,500	20	10	1	$5,000/Itm	(50%)	Backflow
00004 - Abrego South (AS)							
01000 - Paving							
232 - Asphalt: Ongoing Repairs	$8,333	5	2	18,768	$4.44/SqFt	(10%)	2019 Replacement Area
236 - Asphalt: Ongoing Repairs	$6,660	5	2	15,000	$4.44/SqFt	(10%)	2020 Addition Area

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00004 - Abrego South (AS)							
01000 - Paving							
348 - Asphalt: Overlay w/ Interlayer	$59,682	25	19	18,768	$3.18/SqFt		2019 Replacement Area
352 - Asphalt: Overlay w/ Interlayer	$47,700	25	20	15,000	$3.18/SqFt		2020 Addition Area
02000 - Concrete							
442 - Pool Deck	$7,532	2	1	5,565	$27.07/SqFt	(5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
200 - Surface Restoration	$11,865	10	10	7,191	$1.65/SqFt		Exterior Surfaces
201 - Surface Restoration	$54,325	1	0	1	$54,325/LS	[nr:1]	Exterior Surfaces Paint & Repair (2025 Only)
04000 - Structural Repairs							
936 - Doors	$8,062	10	9	16	$2,015/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
224 - Low Slope: BUR	$38,740	20	8	2,980	$13.00/SqFt		Pool Building Roofs
228 - Low Slope: BUR	$45,500	20	3	3,500	$13.00/SqFt		Shuffleboard Ramadas
962 - Coating	$8,100	5	4	6,480	$1.25/SqFt		Low Slope Roof Recoating
08000 - Rehab							
236 - Locker Rooms	$88,090	20	2	2	$44,045/Rm		Men's & Women's
342 - Restrooms	$37,760	20	2	2	$18,880/Rm		Restrooms
12000 - Pool							
140 - Resurface	$31,450	12	2	170	$185/l.f.		Pool
422 - ADA Chair Lift	$4,860	10	4	1	$4,860/Itm		Pool ADA Lift
642 - Deck: Re-Surface	$56,763	10	6	5,565	$10.20/SqFt		Pool/Spa Deck Coating
944 - Furniture: Misc	$12,004	6	0	45	$267/Itm		Pool Area Furniture
13000 - Spa							
138 - Resurface	$4,635	8	5	1	$4,635/Itm		Spa
418 - ADA Chair Lift	$5,740	10	2	1	$5,740/Itm		Spa ADA Lift
19000 - Fencing							
900 - Miscellaneous	$8,746	20	6	258	$33.90/l.f.		Pool Perimeter Wall/Fence
20000 - Lighting							
240 - Pole Lights	$14,400	25	5	8	$1,800/Itm		Shuffleboard Lights
23000 - Mechanical Equipment							
240 - HVAC	$15,250	15	0	2	$7,625/Sys		Rooftop Rheem Units- 2025

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00004 - Abrego South (AS)							
26000 - Outdoor Equipment							
480 - Drinking Fountain	$7,560	20	2	2	$3,780/Itm		Drinking Fountain
812 - Shade Structure	$14,918	15	7	564	$26.45/Itm		[3] Volleyball Shade Canopies
880 - Shade Structure	$6,983	15	4	264	$26.45/SqFt		Pool Shade Canopy
900 - Shuffleboard Court	$19,094	8	7	3,744	$5.10/SqFt		[12] Shuffleboard Courts
910 - Miscellaneous	$37,800	10	7	3,500	$10.80/SqFt		[2] Volleyball Court Sand
28000 - Water System							
166 - Backflow Valves	$5,000	10	5	2	$5,000/Itm	(50%)	Backflows
00005 - West Social Center (WC)							
01000 - Paving							
104 - Asphalt: Sealing	$13,934	5	0	43,543	$.32/SqFt		Drives, North & South Parking
108 - Asphalt: Sealing	$24,103	5	0	75,321	$.32/SqFt		West Parking Lot
208 - Asphalt: Ongoing Repairs	$8,361	5	5	75,321	$4.44/SqFt	(3%)	West Parking Lot
304 - Asphalt: Overlay w/ Interlayer	$138,467	25	5	43,543	$3.18/SqFt		Drives, North & South Parking
308 - Asphalt: Overlay w/ Interlayer	$239,521	25	5	75,321	$3.18/SqFt		West Parking Lot
02000 - Concrete							
400 - Pool Deck	$8,629	5	6	5,313	$27.07/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
106 - Stucco	$85,427	10	5	53,060	$1.61/SqFt		Building Exterior & Wall Surfaces
03500 - Painting: Interior							
106 - Building	$36,000	10	1	24,000	$1.50/SqFt		All Interior Spaces
04000 - Structural Repairs							
904 - Doors	$36,278	10	9	72	$2,015/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
204 - Low Slope: BUR	$72,800	20	10	5,600	$13.00/SqFt		Pool House & Metal Arts Buildings
300 - Low Slope: Metal	$9,300	30	22	3	$3,100/Sqrs		Pool Eq Enclosure Shade Structure
308 - Low Slope: Vinyl	$410,280	20	4	31,560	$13.00/SqFt		Main Building Flat Roofs
600 - Pitched: Tile	$28,050	30	21	22	$1,275/Sqrs		Tennis Ramada Roof
934 - Coating	$42,606	5	1	31,560	$1.35/SqFt		Main Building Roof Recoat- 2025
936 - Coating	$7,560	5	4	5,600	$1.35/SqFt		Pool House & Metal Arts Buildings
08000 - Rehab							
100 - General	$7,486	20	2	1	$7,486/Bldg		Tennis Ramada

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00005 - West Social Center (WC)							
08000 - Rehab							
200 - Locker Rooms	$116,159	20	1	2	$58,080/Rm		Pool Men's, Women's & Outdoor Shower
306 - Restrooms	$82,691	20	2	4	$20,673/Rm		Shops & Auditorium Restrooms
460 - Cabinets	$11,517	20	2	2	$5,758/Rm		Woodshop & Lapidary
550 - Operable Wall/Partition	$22,003	25	21	320	$68.76/SqFt		Auditorium/Room 1
920 - General	$55,000	20	1	1	$55,000/LS		House Lights
12000 - Pool							
100 - Resurface	$54,130	12	1	250	$217/l.f.		Pool
600 - Deck: Re-Surface	$53,874	15	1	5,313	$10.14/SqFt		Pool/Spa Deck Coating
728 - Equipment: Replacement	$3,801	10	4	1	$3,801/Pair		Pool Digital Clocks
730 - Equipment: Replacement	$67,827	5	0	1	$135,654/LS	(50%)	Pool & Spa Equipment
920 - Furniture: Misc	$15,000	6	1	1	$15,000/LS		Pool Area Furniture
13000 - Spa							
110 - Resurface	$8,000	8	1	1	$8,000/Itm		Spa
14000 - Recreation							
700 - Billiard Table	$35,242	25	18	4	$8,810/Itm		Billiards Room Tables
17000 - Tennis Court							
100 - Reseal	$36,288	4	3	43,200	$.84/SqFt		[6] Tennis Courts
500 - Resurface	$159,408	21	9	43,200	$3.69/SqFt		[6] Tennis Courts
600 - Lighting	$99,045	30	27	20	$4,952/Itm		Court Lights
724 - Screen	$5,732	5	2	8,685	$.66/SqFt		Tennis Court Fence Screens
17500 - Basketball / Sport Court							
200 - Seal & Striping	$21,154	8	2	3,744	$5.65/SqFt		[12] Shuffleboard Courts
19000 - Fencing							
120 - Chain Link: 10'	$82,713	30	7	1,710	$48.37/l.f.		Tennis Court Fence
20000 - Lighting							
200 - Pole Lights	$34,032	30	11	15	$2,269/Itm		Walkway Lights
500 - Parking Lot	$84,937	60	24	25	$3,397/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
204 - HVAC	$80,618	15	14	2	$40,309/Sys		Rooftop Rheem Units- 2024
284 - HVAC	$36,040	15	3	2	$18,020/Sys		Rooftop Carrier Units- 2013
320 - HVAC	$30,740	15	8	1	$30,740/Sys		Rooftop Carrier Unit #4- 2018

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00005 - West Social Center (WC)							
23000 - Mechanical Equipment							
324 - HVAC	$19,080	15	9	1	$19,080/Sys		Rooftop Rheem Unit #10- 2019
352 - HVAC	$46,643	15	14	3	$15,548/Sys		Rooftop Rheem Units- 2024
380 - HVAC	$22,496	15	0	1	$22,496/Sys		Rooftop Ruud Unit #7- 2025
404 - HVAC	$74,200	15	13	4	$18,550/Sys		Rooftop Rheem Units- 2023
420 - HVAC	$7,420	15	12	1	$7,420/Sys		Tennis Ramada Rheem Unit #15- 2022
440 - HVAC	$21,200	15	2	5	$4,240/Sys		Gree HVAC Units- 2012
900 - Miscellaneous	$23,264	15	7	1	$23,264/Itm		Woodshop Dust Collector
901 - Miscellaneous	$11,000	2	1	1	$11,000/Itm	[nr:1]	Woodshop Dust Collector Compressor (2026 Only)
24000 - Furnishings							
500 - Chairs	$98,181	10	4	550	$179/Itm		Auditorium Padded Chairs
504 - Chairs	$38,366	10	0	500	$76.73/Itm		Auditorium Unpadded Chairs
508 - Tables	$68,173	10	0	175	$390/Itm		Auditorium Tables
24500 - Audio / Visual							
100 - Speakers	$31,441	15	8	1	$31,441/Sys		Auditorium
108 - Lighting Console	$4,376	10	3	1	$4,376/Sys		Auditorium Control Room
116 - Miscellaneous	$20,155	30	14	1	$20,155/Sys		Auditorium Total Induction Loop
220 - PA System	$67,719	10	2	1	$67,719/Sys		Auditorium Bldg
224 - Projector	$13,360	10	3	3	$13,360/Itm	(33%)	Auditorium Projectors
400 - Stage Lights	$12,020	20	17	1	$12,020/LS		Stage Lighting
600 - Stage Curtains	$11,517	15	2	1	$11,517/LS		Stage Curtains
740 - Piano	$51,826	30	8	1	$51,826/Itm		Auditorium Petrof Grand
764 - Piano	$11,517	30	8	1	$11,517/Itm		Auditorium Yamaha Upright
800 - Stage Risers	$22,688	30	22	1	$22,688/LS		Auditorium Stage
24600 - Safety / Access							
200 - Fire Control Misc	$35,000	20	1	1	$35,000/Sys		Fire Alarm System
25000 - Flooring							
210 - Carpeting	$21,670	10	6	448	$48.37/SqYd		West Center Carpet
214 - Carpeting	$5,120	10	3	117	$43.76/SqYd		West Center Billiards Room
410 - Tile	$27,959	20	2	1,618	$17.28/SqFt		West Center Walls & Floors
414 - Tile	$11,785	20	12	682	$17.28/SqFt		Green Room Dressing & Restrooms
600 - Miscellaneous	$96,745	15	12	1,100	$87.95/SqYd		West Center Engineered Wood

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00005 - West Social Center (WC)							
26000 - Outdoor Equipment							
400 - Bleachers	$15,322	25	18	6	$2,554/Itm		Courtyard & Tennis
800 - Shade Structure	$13,192	15	8	498	$26.49/SqFt		[2] Green Rm & Woodshop Shade Canopies
840 - Shade Structure	$18,013	15	8	680	$26.49/SqFt		Pool Deck Shade Canopy
844 - Shade Structure	$51,788	15	7	1,955	$26.49/SqFt		[3] Tennis Court Spectator Shade Canopies
846 - Shade Structure	$2,303	15	7	4	$2,303/Itm	(25%)	Tennis Court Player Shade Covers
876 - Shade Structure	$7,184	30	23	231	$31.10/SqFt		Shop Metal Shade Structure- 2018
27000 - Appliances							
324 - Dishwasher, Commercial	$11,517	12	9	1	$11,517/Itm		Commercial Dishwasher- 2022
700 - Miscellaneous	$40,309	5	2	30	$4,031/Itm	(33%)	Kitchen Appliances
702 - Stove	$8,292	20	13	2	$4,146/Itm		Vulcan 10-Burner & 6-Burner
28000 - Water System							
158 - Backflow Valves	$9,300	12	8	1	$9,300/Itm		4" Backflow
30000 - Miscellaneous							
240 - Maintenance Equipment	$13,590	20	1	1	$13,590/Itm		Portable Lift
244 - Maintenance Equipment	$13,590	20	2	1	$13,590/Itm		Portable Lift
00006 - Casa Paloma I (CPI)							
01000 - Paving							
412 - Asphalt: Major Repairs	$48,114	25	2	7,128	$6.75/SqFt		Parking Areas
02000 - Concrete							
460 - Pool Deck	$13,722	2	1	6,128	$27.07/SqFt	(8%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
212 - Surface Restoration	$12,326	10	2	7,470	$1.65/SqFt		Exterior Surfaces
04000 - Structural Repairs							
948 - Doors	$10,078	15	7	10	$2,016/Itm	(50%)	Exterior & Interior Doors
05000 - Roofing							
236 - Low Slope: BUR	$76,700	20	5	5,900	$13.00/SqFt		Pool Building & Shade Structure Roofs
970 - Coating	$17,690	5	1	6,100	$2.90/SqFt		Low Slope Roof Recoating
08000 - Rehab							
254 - Locker Rooms	$128,910	20	15	2	$64,455/Rm		Men's, Women's & Outdoor Shower
256 - Restrooms	$6,140	20	15	1	$6,140/Rm		Unisex Restroom
418 - Kitchen	$8,810	20	6	1	$8,810/Rm		Center Kitchen

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00006 - Casa Paloma I (CPI)							
12000 - Pool							
160 - Resurface	$37,000	12	1	200	$185/l.f.		Pool
420 - ADA Chair Lift	$6,335	10	2	1	$6,335/Itm		Aqua Creek Pool Chair
660 - Deck: Re-Surface	$64,038	15	12	6,128	$10.45/SqFt		Pool/Spa Deck Coating
770 - Equipment: Replacement	$23,938	5	3	1	$47,875/LS	(50%)	Pool & Spa Equipment
956 - Furniture: Misc	$11,140	6	2	50	$223/Itm		Pool Area Furniture
13000 - Spa							
150 - Resurface	$6,850	8	3	1	$6,850/Itm		Spa
23000 - Mechanical Equipment							
256 - HVAC	$23,320	15	1	2	$11,660/Sys		Rooftop Carrier Units- 2011
516 - HVAC	$8,150	15	0	1	$8,150/Sys		In-Ceiling Rheem Unit- 2025
25000 - Flooring							
424 - Tile	$13,500	20	15	1	$13,500/LS		Rec Rm, Unisex RR, Kitchen, Storage
26000 - Outdoor Equipment							
310 - Benches	$24,930	15	5	18	$1,385/Itm		Common Area Benches
316 - Shuffleboard Court	$10,593	8	2	1,980	$5.35/SqFt		[6] Shuffleboard Courts
826 - Shade Structure	$9,765	30	20	310	$31.50/SqFt		Pool Equip Shade Structure
28000 - Water System							
194 - Backflow Valves	$5,000	20	10	1	$5,000/Itm		Backflow
00007 - Casa Paloma II (CPII)							
02000 - Concrete							
466 - Pool Deck	$15,047	2	0	4,933	$50.84/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
224 - Stucco	$12,000	10	1	1	$12,000/LS		Exterior Stucco Repair & Paint
04000 - Structural Repairs							
952 - Doors	$7,054	10	9	14	$2,016/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
240 - Low Slope: BUR	$67,600	20	16	5,200	$13.00/SqFt		Pool Building Roofs
974 - Coating	$9,152	5	1	5,200	$1.76/SqFt		Low Slope Roof Recoating
08000 - Rehab							
258 - Restrooms	$11,520	15	1	1	$11,520/Rm		Unisex Restroom

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00007 - Casa Paloma II (CPII)							
08000 - Rehab							
260 - Locker Rooms	$88,090	20	1	2	$44,045/Rm		Men's & Women's Locker Rooms & Outdoor Shower
424 - Kitchen	$8,810	20	2	1	$8,810/Rm		Center Kitchen
12000 - Pool							
166 - Resurface	$33,300	12	3	180	$185/l.f.		Pool
666 - Deck: Re-Surface	$53,523	15	1	4,933	$10.85/SqFt		Pool/Spa Deck Coating
774 - Equipment: Replacement	$24,000	5	1	1	$48,000/LS	(50%)	Pool & Spa Equipment
960 - Furniture: Misc	$8,144	6	0	31	$263/Itm		Pool Area Furniture
13000 - Spa							
154 - Resurface	$6,255	8	2	1	$6,255/Itm		Spa
20000 - Lighting							
260 - Pole Lights	$12,600	30	28	8	$1,575/Itm		Shuffleboard Lights
23000 - Mechanical Equipment							
260 - HVAC	$8,760	15	0	1	$8,760/Sys		Rooftop Rheem Unit #3- 2025
272 - HVAC	$23,320	15	1	2	$11,660/Sys		Rooftop Carrier Units- 2011
25000 - Flooring							
204 - Carpeting	$4,494	10	5	1,284	$3.50/SqFt		Recreation Room
404 - Tile	$4,524	20	15	281	$16.10/SqFt		Kitchenette & Storage Closet
26000 - Outdoor Equipment							
304 - Shuffleboard Court	$10,148	8	0	1,980	$5.13/SqFt		[6] Courts Resurface & Recoat
860 - Shade Structure	$7,776	15	6	294	$26.45/SqFt		Pool Equip Shade Canopy
28000 - Water System							
190 - Backflow Valves	$5,000	20	10	1	$5,000/Itm		Backflow
00008 - Desert Hills (DH)							
01000 - Paving							
120 - Asphalt: Sealing	$33,285	5	4	104,016	$.32/SqFt		Drives & Parking
220 - Asphalt: Ongoing Repairs	$11,546	5	4	104,016	$4.44/SqFt	(3%)	Drives & Parking
328 - Asphalt: Overlay w/ Interlayer	$226,689	25	4	71,286	$3.18/SqFt		Upper Parking Area & Drive
332 - Asphalt: Overlay w/ Interlayer	$104,081	25	21	32,730	$3.18/SqFt		Lower Parking Area
02000 - Concrete							
414 - Pool Deck	$12,143	5	1	5,981	$27.07/SqFt	(7.5%)	Pool/Spa Area Concrete Repair

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00008 - Desert Hills (DH)							
03000 - Painting: Exterior							
124 - Stucco	$59,065	10	2	30,135	$1.96/SqFt		Building Exterior
03500 - Painting: Interior							
124 - Building	$20,213	5	2	26,950	$1.50/SqFt	(50%)	All Interior Spaces
04000 - Structural Repairs							
916 - Doors	$27,209	10	9	54	$2,015/Itm	(25%)	Exterior & Interior Doors
04500 - Decking/Balconies							
200 - Resurface	$32,449	18	1	1,778	$18.25/SqFt		Second Floor Deck
05000 - Roofing							
100 - Low Slope: Foam	$70,200	20	18	5,850	$12.00/SqFt		Ceramics/Lapidary
212 - Low Slope: BUR	$105,000	20	19	7,000	$15.00/SqFt		Auditorium Roof
320 - Low Slope: Metal	$5,170	30	20	470	$11.00/SqFt		Pool Equipment Roof
374 - Low Slope: Pergola	$3,750	25	15	375	$10.00/SqFt		Tennis Ramada Roof
946 - Coating	$16,350	5	2	13,080	$1.25/SqFt		Low Slope Roof Recoating
08000 - Rehab							
218 - Locker Rooms	$145,600	28	0	2	$72,800/Rm		Men's & Women's
222 - Restrooms	$19,832	20	18	1	$19,832/Rm		Companion Restroom
324 - Restrooms	$63,600	20	0	2	$31,800/Rm		Auditorium Lobby Restrooms
325 - Doors	$10,000	2	1	2	$5,000/Itm	[nr:1]	Locker Room Doors (2026 Only)
466 - Cabinets	$34,692	20	2	40	$867/l.f.		Countertops & Cabinets
570 - Operable Wall/Partition	$41,742	21	9	770	$54.21/SqFt		[4] Room Dividers
12000 - Pool							
118 - Resurface	$56,295	12	13	260	$217/l.f.		Pool
404 - ADA Chair Lift	$15,478	10	2	2	$7,739/Itm		Pool & Spa Chair Lifts
618 - Deck: Re-Surface	$59,810	25	17	5,981	$10.00/SqFt		Pool/Spa Deck Coating
742 - Equipment: Replacement	$32,268	5	2	1	$64,536/LS	(50%)	Pool & Spa Equipment
932 - Furniture: Misc	$14,124	6	4	47	$301/Itm		Pool Area Furniture
13000 - Spa							
122 - Resurface	$11,517	8	5	1	$11,517/Itm		Spa
14000 - Recreation							
140 - Sauna: Wood Kit	$7,628	25	22	1	$7,628/Rm		Sauna
220 - Exercise: Cardio Equipment	$30,579	3	1	18	$6,795/Itm	(25%)	Fitness Center Cardio Machines

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00008 - Desert Hills (DH)							
14000 - Recreation							
228 - Exercise: Stationary Bike	$19,800	6	4	11	$1,800/Itm		Fitness Center Aerobics Room Spin Bikes
262 - Exercise: Miscellaneous Equip.	$6,380	10	5	11	$580/Itm		Boxing Gym Equipment
320 - Exercise: Strength Equipment	$29,959	8	2	11	$5,447/Itm	(50%)	Fitness Center Strength Machines
354 - Exercise: Strength Equipment	$84,429	8	7	31	$5,447/Itm	(50%)	Fitness Center Strength Machines
17000 - Tennis Court							
130 - Reseal	$23,616	4	2	28,800	$.82/SqFt		[4] Tennis Courts
19000 - Fencing							
150 - Chain Link: 10'	$46,435	30	6	960	$48.37/l.f.		Tennis Court Fence
20000 - Lighting							
210 - Pole Lights	$9,249	20	3	7	$1,321/Itm		Walkway Lights
218 - Landscape	$12,584	20	9	25	$503/Itm		Walkway Lights
264 - Bollard Lights	$24,916	20	9	22	$1,133/Itm		Walkway Bollard Lights
530 - Parking Lot	$33,540	40	11	11	$3,049/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
216 - HVAC	$112,000	15	12	7	$16,000/Sys		Rooftop Rheem Units- 2022
332 - HVAC	$15,100	15	1	1	$15,100/Sys		Rooftop Carrier Unit- 2009
360 - HVAC	$30,000	15	9	2	$15,000/Sys		Rooftop Rheem Units- 2019
388 - HVAC	$33,920	15	3	2	$16,960/Sys		Rooftop Carrier Units- 2013
412 - HVAC	$15,840	15	9	1	$15,840/Sys		Rooftop Rheem Units- 2024
428 - HVAC	$38,000	15	8	4	$9,500/Sys		Rheem & Daikin Units- 2018
444 - HVAC	$45,000	15	13	6	$7,500/Sys		Fitness Rm Daikin Air Handlers- 2023
520 - HVAC	$45,000	15	13	3	$15,000/Sys		SW Ground Level Daikin Units- 2023
604 - Water Heater	$13,000	12	10	2	$6,500/Itm		Pool Equipment Area Water Heaters
632 - Water Heater	$2,073	15	3	1	$2,073/Itm		Men's Restroom's Janitor's Closet
24000 - Furnishings							
540 - Miscellaneous	$31,114	10	0	204	$153/Itm		Assorted Tables & Chairs
24500 - Audio / Visual							
152 - Projector	$8,300	10	5	1	$8,300/Itm		Stage- Epson
174 - Projection Screen	$10,832	20	14	1	$10,832/Itm		Stage- Electric Screen
308 - PA System	$20,817	10	6	1	$20,817/Sys		Sound Rack- Sound System
24600 - Safety / Access							
220 - Fire Control Misc	$35,000	20	18	1	$35,000/Sys		Fire Alarm System

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00008 - Desert Hills (DH)							
24600 - Safety / Access							
25000 - Flooring							
240 - Carpeting	$19,394	10	8	327	$59.31/SqYd		Fitness & Boxing Gym Carpet
244 - Rubber	$8,343	10	6	927	$9.00/SqFt		Fitness Room Rubber
440 - Tile	$33,686	20	1	975	$34.55/SqFt		Center Walls & Floors
630 - Vinyl	$47,539	15	13	1,349	$35.24/SqYd		Center Vinyl
27000 - Appliances							
160 - Ice Machine	$7,450	10	6	1	$7,450/Itm		Tennis Courts
740 - Miscellaneous	$21,185	5	2	13	$4,889/Itm	(33%)	Kitchen Appliances
764 - Dishwasher, Commercial	$15,000	12	9	1	$15,000/Itm		Dishwasher
28000 - Water System							
150 - Backflow Valves	$12,000	12	1	1	$12,000/Itm		6" Backflow
00009 - Madera Vista (MV)							
01000 - Paving							
408 - Asphalt: Major Repairs	$65,961	25	7	9,772	$6.75/SqFt		Parking Lot
02000 - Concrete							
454 - Pool Deck	$8,137	2	2	4,008	$27.07/SqFt	(7.5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
206 - Surface Restoration	$8,442	10	3	4,020	$2.10/SqFt		Exterior Surfaces
04500 - Decking/Balconies							
111 - Miscellaneous	$2,000	2	1	80	$25.00/l.f.	[nr:1]	New Gutters South Side (2026 Only)
05000 - Roofing							
616 - Pitched: Tile	$46,800	30	26	39	$1,200/Sqrs		Pool Building Roof
08000 - Rehab							
248 - Restrooms	$18,880	20	14	2	$9,440/Rm		Men's & Women's
262 - Kitchen	$23,035	20	7	1	$23,035/Rm		Pool Building Kitchen Area
480 - Shower	$10,175	15	12	1	$10,175/Itm		Outdoor Pool Shower
12000 - Pool							
154 - Resurface	$28,860	12	3	156	$185/l.f.		Pool
654 - Deck: Re-Surface	$40,882	15	12	4,008	$10.20/SqFt		Pool/Spa Deck Coating
766 - Equipment: Replacement	$19,478	5	1	1	$38,955/LS	(50%)	Pool & Spa Equipment
952 - Furniture: Misc	$8,809	6	2	29	$304/Itm		Pool Area Furniture

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00009 - Madera Vista (MV)							
13000 - Spa							
146 - Resurface	$5,665	8	1	1	$5,665/Itm		Spa
17000 - Tennis Court							
540 - Reseal	$5,904	4	3	7,200	$.82/SqFt		Tennis Court
560 - Fixtures	$6,335	15	7	1	$6,335/Itm		Tennis Court Bench/Canopy
19000 - Fencing							
170 - Chain Link: 10'	$17,424	30	6	360	$48.40/l.f.		Tennis Court Fence
240 - Wrought Iron: 6'	$26,600	30	3	380	$70.00/l.f.		Pool Perimeter Fence
20000 - Lighting							
250 - Sports Field / Court	$12,600	20	14	4	$3,150/Itm		Tennis Court Lights
23000 - Mechanical Equipment							
252 - HVAC	$10,575	15	1	1	$10,575/Sys		Rooftop Carrier Unit #1- 2011
25000 - Flooring							
434 - Tile	$12,515	20	15	1	$12,515/LS		Recreation Room & Storage
26000 - Outdoor Equipment							
816 - Shade Structure	$6,983	15	6	264	$26.45/SqFt		Pool Shade Canopy
834 - Shade Structure	$8,887	15	6	336	$26.45/SqFt		Pool Equip Shade Canopy
28000 - Water System							
174 - Backflow Valves	$2,500	20	10	1	$5,000/Itm	(50%)	Backflow
00010 - Continental Vistas (CV)							
01000 - Paving							
404 - Asphalt: Overlay	$21,389	20	15	6,726	$3.18/SqFt		Parking Lot
02000 - Concrete							
448 - Pool Deck	$9,515	2	2	4,748	$33.40/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
120 - Surface Restoration	$7,200	10	1	3,600	$2.00/SqFt		Recreation Building & Walls
04000 - Structural Repairs							
940 - Doors	$6,046	10	3	12	$2,015/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
232 - Low Slope: BUR	$26,000	20	16	2,000	$13.00/SqFt		Pool Building Roof
612 - Pitched: Tile	$22,100	30	26	13	$1,700/Sqrs		Pool Building Roof
966 - Coating	$7,100	5	1	2,000	$3.55/SqFt		Low Slope Roof Recoating

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Continental Vistas (CV)							
08000 - Rehab							
242 - Locker Rooms	$78,670	20	12	2	$39,335/Rm		Men's & Women's
246 - Bathrooms	$23,220	20	12	1	$23,220/Rm		Companion Restroom
12000 - Pool							
146 - Resurface	$33,300	12	5	180	$185/l.f.		Pool
648 - Deck: Re-Surface	$31,622	15	11	4,748	$6.66/SqFt		Pool/Spa Deck Coating
762 - Equipment: Replacement	$21,950	5	1	1	$43,900/LS	(50%)	Pool & Spa Equipment
948 - Furniture: Misc	$10,637	6	3	48	$222/Itm		Pool & Patio Area Furniture
13000 - Spa							
142 - Resurface	$9,060	8	4	1	$9,060/Itm		Spa
23000 - Mechanical Equipment							
244 - HVAC	$11,660	15	9	1	$11,660/Sys		Rooftop Rheem Unit #3- 2019
248 - HVAC	$38,160	15	3	2	$19,080/Sys		Rooftop Carrier Units- 2013
800 - Water Heater	$6,084	12	0	1	$6,084/Itm		Building Water Heater
25000 - Flooring							
640 - Vinyl	$21,594	10	2	125	$173/SqYd		Rec Room Sport Flooring
28000 - Water System							
178 - Backflow Valves	$2,500	20	10	1	$5,000/Itm	(50%)	Backflow
00011 - Canoa Hills (CH)							
01000 - Paving							
124 - Asphalt: Sealing	$21,553	5	4	67,354	$.32/SqFt		Parking Lot
224 - Asphalt: Ongoing Repairs	$8,972	5	4	67,354	$4.44/SqFt	(3%)	Parking Lot
364 - Asphalt: Overlay w/ Interlayer	$214,186	25	21	67,354	$3.18/SqFt		Parking Lot
02000 - Concrete							
424 - Pool Deck	$9,664	2	1	5,950	$27.07/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
130 - Stucco	$30,194	10	5	10,940	$2.76/SqFt		Building Exterior
416 - Wrought Iron	$3,070	6	3	160	$19.19/l.f.		Pool Perimeter Fence
03500 - Painting: Interior							
130 - Building	$34,125	10	3	22,750	$1.50/SqFt		All Interior Spaces
04000 - Structural Repairs							
920 - Doors	$23,682	10	9	47	$2,015/Itm	(25%)	Exterior & Interior Doors

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00011 - Canoa Hills (CH)							
05000 - Roofing							
216 - Low Slope: BUR	$269,750	20	5	20,750	$13.00/SqFt		Building Roof
950 - Coating	$25,938	5	1	20,750	$1.25/SqFt		Low Slope Roof Recoating
08000 - Rehab							
224 - Locker Rooms	$175,524	20	18	2	$87,762/Rm		Men's, Women's & Outdoor Shower
330 - Restrooms	$88,658	20	18	2	$44,329/Rm		Restrooms
580 - Operable Wall/Partition	$46,481	25	14	980	$47.43/SqFt		Saguaro & Palo Verde Divider
581 - Doors	$10,000	2	1	2	$5,000/Itm	[nr:1]	Auditorium West Side Exterior Doors (2026 Only)
12000 - Pool							
124 - Resurface	$59,326	12	1	274	$217/l.f.		Pool
624 - Deck: Re-Surface	$39,092	10	8	5,950	$6.57/SqFt		Pool/Spa Deck Coating
746 - Equipment: Replacement	$33,605	5	2	1	$67,209/LS	(50%)	Pool & Spa Equipment
936 - Furniture: Misc	$14,555	6	0	54	$270/Itm		Pool Area Furniture
13000 - Spa							
126 - Resurface	$6,638	8	2	1	$6,638/Itm		Spa
14000 - Recreation							
234 - Exercise: Cardio Equipment	$29,254	3	1	15	$7,801/Itm	(25%)	Fitness Center Cardio Machines
330 - Exercise: Strength Equipment	$70,762	8	6	27	$5,242/Itm	(50%)	Fitness Center Strength Machines
738 - Ping Pong Table	$9,600	12	8	8	$1,200/Itm		Saguaro Storage Area
17000 - Tennis Court							
140 - Reseal	$11,480	4	2	14,000	$.82/SqFt		[2] Tennis Courts
19000 - Fencing							
160 - Chain Link: 10'	$28,055	30	6	580	$48.37/l.f.		Tennis Court Fence
250 - Wrought Iron: 5'	$7,371	35	6	160	$46.07/l.f.		Pool Perimeter Fence
20000 - Lighting							
220 - Pole Lights	$91,200	40	11	24	$3,800/Itm		Parking Lot & Walkway Lights
23000 - Mechanical Equipment							
220 - HVAC	$16,000	15	3	1	$16,000/Sys		Rooftop Carrier Unit- 2013
230 - HVAC	$48,000	15	11	3	$16,000/Sys		Rooftop Carrier Units- 2021
340 - HVAC	$16,000	15	12	1	$16,000/Sys		Rooftop Rheem Unit #6- 2022
364 - HVAC	$33,000	15	13	2	$16,500/Sys		Rooftop Rheem Units 1 & 2- 2023
432 - HVAC	$49,500	15	14	3	$16,500/Sys		Rooftop Daikin Units 7, 8, & 9- 2024

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00011 - Canoa Hills (CH)							
23000 - Mechanical Equipment							
500 - Swamp Cooler	$5,000	7	2	3	$5,000/Itm	(33%)	Evaporative Coolers- 2005, 2014, 2022
600 - Water Heater	$16,265	12	10	3	$5,422/Itm		Pool Eq Room Heaters
24000 - Furnishings							
560 - Miscellaneous	$27,900	10	3	1	$55,800/Coll	(50%)	Assorted Tables & Chairs
620 - Miscellaneous	$10,484	12	10	1	$10,484/Coll		Lobby Furniture
24500 - Audio / Visual							
156 - Projector	$1,800	10	9	1	$1,800/Itm		Saguaro Room- EIKI
166 - Projection Screen	$21,100	20	14	1	$21,100/Itm		Saguaro Room- Electric Screen
316 - PA System	$19,850	10	4	1	$19,850/Sys		Sound Rack- Sound System
330 - Miscellaneous	$20,800	30	11	1	$20,800/Sys		Sound Rack- Total Induction Loop
756 - Piano	$10,500	25	10	1	$10,500/Itm		Saguaro Room Yamaha Upright
812 - Stage Risers	$4,625	30	28	288	$16.06/SqFt		[6] Saguaro Room Risers
828 - Stage Curtains	$17,950	20	7	2	$8,975/Itm		Saguaro Stage Curtains
24600 - Safety / Access							
230 - Fire Control Misc	$35,000	20	3	1	$35,000/Sys		Fire Alarm System
25000 - Flooring							
250 - Carpeting	$6,140	10	5	122	$50.33/SqYd		Mesquite Room
254 - Carpeting	$20,344	10	8	418	$48.67/SqYd		Lobby & Fitness Carpeting
450 - Tile	$104,377	20	17	6,475	$16.12/SqFt		Center Walls & Floors
720 - Hardwood Floors	$125,030	40	5	6,150	$20.33/SqFt		Saguaro/Palo Verde- Replace
750 - Hardwood Floors	$25,031	10	5	6,150	$4.07/SqFt		Saguaro/Palo Verde- Refinish
26000 - Outdoor Equipment							
302 - Bocce Ct. Resurface	$10,319	10	1	4	$2,580/Itm		Bocce Ball Courts
848 - Shade Structure	$5,286	15	13	200	$26.43/SqFt		Tennis Court Shade Canopy
852 - Shade Structure	$21,144	15	7	800	$26.43/SqFt		[4] Bocce Court Shade Canopies
856 - Shade Structure	$4,608	30	9	144	$32.00/SqFt		Metal Roofed Shade Structure
872 - Shade Structure	$11,955	25	17	1	$11,955/Itm		Pool Area Wood Gazebo Structure
27000 - Appliances							
760 - Miscellaneous	$28,650	5	2	18	$4,775/Itm	(33%)	Kitchen Appliances
768 - Dishwasher, Commercial	$13,000	12	9	1	$13,000/Itm		Dishwasher
28000 - Water System							
154 - Backflow Valves	$12,000	12	1	1	$12,000/Itm		6" Backflow

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00011 - Canoa Hills (CH)							
28000 - Water System							
00012 - Las Campanas (LC)							
01000 - Paving							
116 - Asphalt: Sealing	$22,550	5	1	70,468	$.32/SqFt		Parking Lot
216 - Asphalt: Ongoing Repairs	$7,822	5	1	70,468	$4.44/SqFt	(3%)	Parking Lot
320 - Asphalt: Overlay	$65,935	25	21	27,246	$2.42/SqFt		North Parking Lot
324 - Asphalt: Overlay w/ Interlayer	$141,408	25	10	44,468	$3.18/SqFt		East Parking Lot
02000 - Concrete							
412 - Pool Deck	$9,265	2	0	4,731	$26.11/SqFt	(7.5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
118 - Stucco	$29,270	10	1	18,180	$1.61/SqFt		Building Exterior
03500 - Painting: Interior							
118 - Building	$32,850	10	1	21,900	$1.50/SqFt		All Interior Spaces
04000 - Structural Repairs							
912 - Doors	$38,294	10	9	76	$2,015/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
208 - Low Slope: BUR	$272,550	20	4	18,170	$15.00/SqFt		Building Roofs
316 - Low Slope: Metal	$5,720	30	10	520	$11.00/SqFt		Pool Equipment Roof
334 - Low Slope: Vinyl	$105,000	20	4	7,000	$15.00/SqFt		Lobby, Cottonwood, Acacia
942 - Coating	$17,116	5	4	25,170	$.68/SqFt		Low Slope Roof Recoating
08000 - Rehab							
212 - Locker Rooms	$150,987	20	1	2	$75,493/Rm		Men's, Women's & Outdoor Shower
216 - Restrooms	$39,618	20	2	2	$19,809/Rm		Hallway Restrooms
220 - Restrooms	$19,809	20	15	1	$19,809/Rm		Companion Restroom
318 - Restrooms	$16,584	20	14	2	$8,292/Rm		Racquetball Court Restrooms
406 - Kitchen	$9,674	10	7	1	$9,674/Rm		Center Kitchen
560 - Operable Wall/Partition	$30,735	13	1	1,296	$47.43/SqFt	(50%)	[2] Ocotillo/Agave & Agave/Juniper
561 - Windows	$1	2	1	1	$1.00/LS	[nr:1]	Blinds- Cottonwood, Acacia, Cypress (2026 Only)
12000 - Pool							
112 - Resurface	$54,326	12	10	264	$206/l.f.		Pool
416 - ADA Chair Lift	$10,527	10	6	2	$5,264/Itm		Pool & Spa ADA Chairs
612 - Deck: Re-Surface	$48,067	15	10	4,731	$10.16/SqFt		Pool/Spa Deck Coating

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00012 - Las Campanas (LC)							
12000 - Pool							
738 - Equipment: Replacement	$28,858	5	2	1	$57,716/LS	(50%)	Pool & Spa Equipment
928 - Furniture: Misc	$10,486	6	0	1	$10,486/LS		Pool Area Furniture
13000 - Spa							
118 - Resurface	$7,739	8	1	1	$7,739/Itm		Spa PebbleTec Resurface
14000 - Recreation							
210 - Exercise: Cardio Equipment	$41,294	3	1	21	$7,866/Itm	(25%)	Fitness Center Cardio Machines
310 - Exercise: Strength Equipment	$55,125	8	6	21	$5,250/Itm	(50%)	Fitness Center Strength Machines
17000 - Tennis Court							
120 - Reseal	$11,480	4	3	14,000	$.82/SqFt		[2] Tennis Courts
19000 - Fencing							
140 - Chain Link: 10'	$29,022	30	9	600	$48.37/l.f.		Tennis Court Fence
210 - Wrought Iron: 5'	$20,475	30	2	315	$65.00/l.f.		Pool Area Fencing
20000 - Lighting							
520 - Parking Lot	$27,097	40	12	8	$3,387/Itm		North Parking Lot Lights
560 - Parking Lot	$44,033	40	25	13	$3,387/Itm		East Parking Lot Lights
23000 - Mechanical Equipment							
212 - HVAC	$188,870	15	14	11	$17,170/Sys		Rooftop Ruud/Rheem Units- 2024
292 - HVAC	$32,525	15	0	4	$8,131/Sys		Rooftop Rheem Units- 2025
328 - HVAC	$20,000	15	12	1	$20,000/Sqrs		Rooftop American Standard Unit- 2022
612 - Water Heater	$13,348	12	8	2	$6,674/Itm		Rinnai Tankless Heaters
24000 - Furnishings							
900 - Miscellaneous	$59,140	10	2	1	$59,140/Coll		Tables, Chairs, Misc
24500 - Audio / Visual							
148 - Projector	$4,719	10	5	3	$1,573/Itm		Ocotillo, Cottonwood, Juniper
748 - Piano	$13,669	25	4	1	$13,669/Itm		Ocotillo Room Yamaha Upright
804 - Stage Risers	$29,018	30	23	4	$7,255/Itm		Ocotillo Room- New
808 - Stage Risers	$967	30	14	2	$484/Itm		Ocotillo Room- Older
832 - Stage Curtains	$9,665	20	4	2	$4,833/Itm		Ocotillo Room
900 - Miscellaneous	$19,978	10	4	1	$19,978/Sys		Ocotillo Room- Sound System & Induction Loop
24600 - Safety / Access							
210 - Fire Control Misc	$35,000	20	5	1	$35,000/Sys		Fire Alarm System

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00012 - Las Campanas (LC)							
25000 - Flooring							
230 - Carpeting	$22,665	10	1	430	$52.71/SqYd		Center Carpet
236 - Carpeting	$6,306	10	1	150	$42.04/SqYd		Juniper Room Only
430 - Tile	$49,868	20	1	3,050	$16.35/SqFt		Center Walls & Floors
620 - Vinyl	$98,917	15	12	540	$183/SqYd		Center
700 - Hardwood Floors	$30,400	30	9	1,600	$19.00/SqFt		[2] Racquetball Courts- Replace
740 - Vinyl	$40,833	30	1	2,925	$13.96/SqFt		Agave & Ocotillo Floor
27000 - Appliances							
800 - Miscellaneous	$22,857	5	2	13	$5,275/Itm	(33%)	Kitchen Appliances
28000 - Water System							
130 - Backflow Valves	$9,300	12	2	1	$9,300/Itm		4" Backflow
182 - Backflow Valves	$5,000	7	4	3	$5,000/Itm	(33%)	Backflows
00013 - Santa Rita Springs (SRS)							
01000 - Paving							
128 - Asphalt: Sealing	$25,804	5	1	80,636	$.32/SqFt		Parking Lots
228 - Asphalt: Ongoing Repairs	$8,951	5	1	80,636	$4.44/SqFt	(3%)	Parking Lots
336 - Asphalt: Overlay w/ Interlayer	$185,667	25	0	58,386	$3.18/SqFt		North & East Parking Lots
340 - Asphalt: Overlay w/ Interlayer	$70,755	25	0	22,250	$3.18/SqFt		South Parking Lot
02000 - Concrete							
430 - Pool Deck	$8,009	2	2	5,975	$22.34/SqFt	(6%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
136 - Stucco	$54,226	10	2	28,540	$1.90/SqFt		Building Exterior
400 - Wrought Iron	$14,591	6	4	1,758	$8.30/l.f.		Pool Fence, Metal Railings
03500 - Painting: Interior							
136 - Building	$53,250	10	9	35,500	$1.50/SqFt		All Interior Spaces
04000 - Structural Repairs							
600 - Metal Railings	$28,665	10	5	1,410	$40.66/l.f.	(50%)	Deck, Stair & Bridge Railings
924 - Doors	$33,256	10	9	66	$2,016/Itm	(25%)	Exterior & Interior Doors
04500 - Decking/Balconies							
206 - Resurface	$120,015	20	18	11,430	$10.50/SqFt		Elastomeric Deck- Resurface
300 - Repairs	$28,575	5	3	11,430	$2.50/SqFt		Elastomeric Deck- Seal/Repair
301 - Repairs	$5,000	2	1	1	$5,000/LS	[nr:1]	Deck Coating Above Stairs (2026 Only)

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00013 - Santa Rita Springs (SRS)							
05000 - Roofing							
220 - Low Slope: BUR	$88,400	20	3	6,800	$13.00/SqFt		Building Roof
604 - Pitched: Tile	$100,800	30	4	84	$1,200/Sqrs		Building Roof
954 - Coating	$8,750	5	4	7,000	$1.25/SqFt		Low Slope Roof Recoating
08000 - Rehab							
230 - Locker Rooms	$151,000	20	1	2	$75,500/Rm		Men's, Women's & Outdoor Shower
336 - Restrooms	$62,825	20	3	5	$12,565/Rm		Restrooms
12000 - Pool							
130 - Resurface	$51,537	10	0	240	$215/l.f.		Pool
408 - ADA Chair Lift	$6,335	10	4	1	$6,335/Itm		Pool Area ADA Lift
630 - Deck: Re-Surface	$45,999	15	0	5,975	$7.70/SqFt		Pool/Spa Deck Coating
750 - Equipment: Replacement	$33,150	5	2	1	$66,300/LS	(50%)	Pool & Spa Equipment
940 - Furniture: Misc	$10,865	6	0	53	$205/Itm		Pool Area Furniture
13000 - Spa							
130 - Resurface	$9,470	8	4	1	$9,470/Itm		Spa
14000 - Recreation							
240 - Exercise: Cardio Equipment	$26,250	3	2	14	$7,500/Itm	(25%)	Fitness Center Cardio Machines
340 - Exercise: Strength Equipment	$47,840	8	6	23	$4,160/Itm	(50%)	Fitness Center Strength Machines
19000 - Fencing							
220 - Wrought Iron: 5'	$13,363	30	26	348	$38.40/l.f.		Pool Perimeter Fence
20000 - Lighting							
100 - Exterior: Misc. Fixtures	$27,800	30	8	40	$695/Itm		Wall & Wall Top Lantern Lights
230 - Pole Lights	$20,000	30	8	10	$2,000/Itm		Bridge Lights
280 - Pole Lights	$7,875	30	8	5	$1,575/Itm		2nd Level Deck- Pole Lights
23000 - Mechanical Equipment							
232 - HVAC	$45,000	15	3	6	$7,500/Sys		Miscellaneous Units- 2013
312 - HVAC	$9,540	15	6	1	$9,540/Sys		Rheem Unit #8- 2016
316 - HVAC	$8,150	15	8	1	$8,150/Sys		American Standard Unit #3- 2018
344 - HVAC	$19,080	15	9	2	$9,540/Sys		Units- 2019
368 - HVAC	$18,880	15	2	2	$9,440/Sys		Carrier Units- 2012
392 - HVAC	$14,000	15	8	2	$7,000/Sys		Units- 2018
416 - HVAC	$10,600	15	6	1	$10,600/Sys		Carrier Unit #7- 2016
436 - HVAC	$10,600	15	4	1	$10,600/Sys		Carrier Unit #11- 2014

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00013 - Santa Rita Springs (SRS)							
23000 - Mechanical Equipment							
448 - HVAC	$135,760	15	8	8	$16,970/Sys		Rooftop Carrier Units- 2018
452 - HVAC	$40,280	15	9	2	$20,140/Sys		Rheem Units- 2022
524 - HVAC	$7,500	15	9	1	$7,500/Sys		Elevator Equipment Room- Wall Mount
616 - Water Heater	$12,000	12	1	1	$12,000/Itm		Bradford White Water Heater
640 - Water Heater	$12,000	12	11	1	$12,000/Itm		Rheem Water Heater
23500 - Elevator							
200 - Modernize/Overhaul	$153,525	25	19	1	$153,525/Sys		Anza Building Elevator
300 - Cab Rehab	$22,540	20	14	1	$22,540/Itm		Anza Elevator Cab
24000 - Furnishings							
600 - Miscellaneous	$69,385	10	3	1	$69,385/Coll		Anza Room Furniture
24500 - Audio / Visual							
324 - PA System	$20,820	10	6	1	$20,820/Sys		Anza Room- Sound System
760 - Piano	$8,760	25	13	1	$8,760/Itm		Anza Room Kawai Upright
24600 - Safety / Access							
240 - Fire Control Misc	$35,000	20	2	1	$35,000/Sys		Fire Alarm System
244 - Fire Alarm Control Panel	$35,122	20	1	2	$17,561/Sys		Glass Arts & Fitness Fire Panels
25000 - Flooring							
270 - Carpeting	$19,348	10	2	400	$48.37/SqYd		Computer, Fitness, Office Areas
460 - Tile	$29,839	20	18	1,825	$16.35/SqFt		Center Walls & Floors
730 - Hardwood Floors	$32,250	40	11	2,150	$15.00/SqFt		Anza & Santa Cruz- Replace
760 - Hardwood Floors	$17,523	10	2	2,150	$8.15/SqFt		Anza & Santa Cruz- Refinish
26000 - Outdoor Equipment							
804 - Shade Structure	$2,645	15	6	100	$26.45/SqFt		Small Shade Canopy
820 - Shade Structure	$15,870	15	6	600	$26.45/SqFt		NW of Pool- Large Shade Canopy
824 - Shade Structure	$11,903	15	3	450	$26.45/SqFt		Pool Equip Encl Shade Canopy
27000 - Appliances							
780 - Miscellaneous	$16,262	5	2	11	$4,435/Itm	(33%)	Kitchen Appliances
28000 - Water System							
142 - Backflow Valves	$9,300	12	5	1	$9,300/Itm		4" Backflow #1
146 - Backflow Valves	$9,300	12	7	1	$9,300/Itm		4" Backflow #2

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00014 - Canoa Ranch (CR)							
01000 - Paving							
132 - Asphalt: Sealing	$22,824	5	4	71,325	$.32/SqFt		Drives & Parking
246 - Asphalt: Ongoing Repairs	$7,917	5	4	71,325	$4.44/SqFt	(3%)	Drives & Parking
254 - Asphalt: Overlay w/ Interlayer	$55,370	25	21	17,412	$3.18/SqFt		Turquoise Cyn Dr to Dumpster
342 - Asphalt: Overlay w/ Interlayer	$171,443	25	9	53,913	$3.18/SqFt		Drives & Parking
02000 - Concrete							
418 - Pool Deck	$3,587	5	2	2,650	$27.07/SqFt	(5%)	Pool/Spa Area Concrete Repair
03000 - Painting: Exterior							
142 - Stucco	$24,354	10	3	14,760	$1.65/SqFt		Building Exterior
406 - Wrought Iron	$7,522	6	0	614	$12.25/l.f.		Metal Fencing & Railings
03500 - Painting: Interior							
142 - Building	$39,300	10	8	26,200	$1.50/SqFt		All Interior Spaces
04000 - Structural Repairs							
606 - Metal Railings	$11,865	30	13	350	$33.90/l.f.		Parking & Pickleball
928 - Doors	$20,155	10	9	40	$2,016/Itm	(25%)	Exterior & Interior Doors
932 - Doors	$64,965	20	3	3	$21,655/Itm		Pool East Patio Doors
04500 - Decking/Balconies							
113 - Miscellaneous	$2,000	2	1	1	$2,000/LS	[nr:1]	New Gutters Front (2026 Only)
05000 - Roofing							
200 - Low Slope: BUR	$163,930	20	3	12,610	$13.00/SqFt		Building Roof
608 - Pitched: Tile	$66,000	30	13	44	$1,500/Sqrs		Building Roof
958 - Coating	$25,270	5	4	13,300	$1.90/SqFt		Low Slope Roof Recoating
08000 - Rehab							
226 - Locker Rooms	$163,600	20	3	2	$81,800/Rm		Men's, Women's & Pool Area Shower
234 - Restrooms	$19,835	20	5	1	$19,835/Rm		Companion Restroom Remodel
12000 - Pool							
136 - Resurface	$55,424	12	3	256	$217/l.f.		Pool
412 - ADA Chair Lift	$13,642	10	4	1	$13,642/Itm		Spa ADA Chair- Repl in 2019
434 - ADA Chair Lift	$12,185	10	6	1	$12,185/Itm		Pool ADA Chair- Repl in 2021
636 - Deck: Re-Surface	$47,303	15	13	2,650	$17.85/SqFt		Pool Area Decking
754 - Equipment: Replacement	$26,198	5	2	1	$52,395/LS	(50%)	Pool & Spa Equipment

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00014 - Canoa Ranch (CR)							
13000 - Spa							
134 - Resurface	$6,210	8	3	1	$6,210/Itm		Spa
14000 - Recreation							
250 - Exercise: Cardio Equipment	$31,640	3	2	16	$7,910/Itm	(25%)	Fitness Center Cardio Machines
350 - Exercise: Strength Equipment	$58,250	8	6	25	$4,660/Itm	(50%)	Fitness Center Strength Machines, Etc
17500 - Basketball / Sport Court							
220 - Seal & Striping	$7,958	4	3	8,650	$.92/SqFt		[4] Pickleball Courts
224 - Seal & Striping	$4,304	4	2	2,690	$1.60/SqFt		Basketball 1/2 Court
19000 - Fencing							
100 - Chain Link	$32,040	30	15	788	$40.66/l.f.		Pickleball & Basketball Courts
230 - Wrought Iron: 6'	$12,883	30	13	264	$48.80/l.f.		Patio Perimeter
20000 - Lighting							
268 - Bollard Lights	$10,193	20	9	9	$1,133/Itm		Walkway Bollard Lights
23000 - Mechanical Equipment							
100 - HVAC	$20,641	18	2	435	$47.45/l.f.		[5] Pool Area Fabric Ducts
236 - HVAC	$88,000	15	14	4	$22,000/Sys		Rooftop Rheem Units- 2024
456 - HVAC	$20,000	15	6	1	$20,000/Sys		Rooftop American Standard Unit- 2016
460 - HVAC	$7,500	15	14	1	$7,500/Sys		Rooftop Gree Mini-Split- 2024
464 - HVAC	$7,500	15	1	1	$7,500/Sys		Rooftop Daikin Mini-Split- 2026
508 - Swamp Cooler	$20,328	15	1	5	$4,066/Itm		Rooftop Evaporative Coolers- 2008
636 - Water Heater	$13,900	15	0	2	$6,950/Itm		Shop
24000 - Furnishings							
550 - Miscellaneous	$10,540	10	6	1	$10,540/Coll		Tables & Chairs
24500 - Audio / Visual							
164 - Television	$1,000	10	9	1	$1,000/Itm		Amado Room- 70"
24600 - Safety / Access							
250 - Fire Control Misc	$35,000	20	3	1	$35,000/Sys		Fire Alarm System
25000 - Flooring							
248 - Rubber	$2,781	10	1	927	$9.00/SqFt	(33%)	Fitness Room Rubber Tile
280 - Carpeting	$23,562	10	1	660	$35.70/SqYd		All Spaces
470 - Tile	$75,631	20	16	2,231	$33.90/SqFt		Center Walls & Floors

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00014 - Canoa Ranch (CR)							
26000 - Outdoor Equipment							
350 - Furniture	$23,250	15	8	60	$388/Itm		Patio & Pickleball Areas
462 - Drinking Fountain	$14,100	15	13	4	$3,525/Itm		Drinking Fountains
808 - Shade Structure	$13,225	15	4	500	$26.45/SqFt		[3] Shade Canopies
28000 - Water System							
162 - Backflow Valves	$17,000	12	6	1	$17,000/Itm		8" Backflow
00015 - Facilities (FMB)							
01000 - Paving							
136 - Asphalt: Sealing	$9,304	5	2	29,074	$.32/SqFt		Parking Area
260 - Asphalt: Ongoing Repairs	$4,518	5	2	29,074	$4.44/SqFt	(3.5%)	Parking Area
424 - Asphalt: Overlay w/ Interlayer	$92,455	25	19	29,074	$3.18/SqFt		Parking Area
03000 - Painting: Exterior							
128 - Surface Restoration	$8,250	10	3	5,000	$1.65/SqFt		Building Exterior
412 - Wrought Iron	$9,477	6	1	835	$11.35/l.f.		Perimeter Fence
03500 - Painting: Interior							
152 - Building	$15,000	10	10	10,000	$1.50/SqFt		All Interior Spaces
04000 - Structural Repairs							
800 - Shed	$6,630	10	5	1	$6,630/Itm		Shed
804 - Shed	$19,500	10	3	3	$6,500/Itm		Pre-Fab Sheds
960 - Doors	$6,000	30	23	2	$3,000/Itm		Shop Rollup Doors
964 - Doors	$12,093	10	3	24	$2,016/Itm	(25%)	Exterior & Interior Doors
05000 - Roofing							
248 - Low Slope: BUR	$21,840	20	13	1,680	$13.00/SqFt		Maintenance Shop Low Slope Roof
670 - Pitched: Tile	$38,400	30	2	32	$1,200/Sqrs		Maintenance Shop Pitched Roof
860 - Skylights	$10,100	20	13	10	$1,010/Itm		Pitched & Low Slope Roof Skylights
982 - Coating	$5,880	5	4	1,680	$3.50/SqFt		Low Slope Roof Recoating
08000 - Rehab							
108 - General	$19,835	20	13	1	$19,835/LS		Common Areas
278 - Restrooms	$37,760	20	13	2	$18,880/Rm		Restrooms
282 - General	$26,430	20	13	1	$26,430/Rm		Break Room
19000 - Fencing							
224 - Metal	$35,738	30	23	835	$42.80/l.f.		Perimeter Fencing

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00015 - Facilities (FMB)							
19000 - Fencing							
540 - Metal	$6,650	30	23	165	$40.30/l.f.		Frontage Fencing
23000 - Mechanical Equipment							
208 - HVAC	$33,920	15	8	4	$8,480/Sys		Rooftop HVAC Units- 2018
224 - HVAC	$24,160	15	7	2	$12,080/Sys		Ground Level Bryant Units- 2017
24000 - Furnishings							
200 - Miscellaneous	$61,760	20	13	64	$965/Itm		Chairs, Desks, Storage, Etc
25000 - Flooring							
290 - Carpeting	$8,065	10	0	195	$41.36/SqYd		Offices, Hallways, Misc
480 - Tile	$20,053	20	13	664	$30.20/SqFt		Floor & Wall Tile
30000 - Miscellaneous							
236 - Maintenance Equipment	$20,600	20	15	1	$20,600/Itm		Genie Scissor Lift
822 - Maintenance Equipment	$23,980	10	3	11	$4,360/Itm	(50%)	Shop Tools, Portacoolers, Misc
00016 - Pickleball Center (PC)							
01000 - Paving							
170 - Asphalt: Sealing	$12,681	5	1	39,629	$.32/SqFt		Parking Lot
270 - Asphalt: Ongoing Repairs	$6,158	5	1	39,629	$4.44/SqFt	(3.5%)	Parking Lot
370 - Asphalt: Overlay w/ Interlayer	$126,020	25	20	39,629	$3.18/SqFt		Parking Lot
03000 - Painting: Exterior							
430 - Chain Link Fencing	$5,000	6	1	1	$5,000/LS		Metal Green
04000 - Structural Repairs							
892 - Shed	$5,760	15	10	1	$5,760/LS		Shed
968 - Doors	$5,039	20	15	5	$2,016/Itm	(50%)	Building Doors
05000 - Roofing							
370 - Low Slope: Single-Ply	$14,820	10	15	1,140	$13.00/SqFt		Building Roof
08000 - Rehab							
164 - General	$6,140	10	5	1	$6,140/LS		Office, Storage, Breezeway
284 - Restrooms	$18,420	10	5	2	$9,210/Rm		Restrooms
17500 - Basketball / Sport Court							
232 - Seal & Striping	$50,232	2	1	54,600	$.92/SqFt		[24] Pickleball Courts
260 - Miscellaneous	$20,000	5	1	11,770	$1.70/SqFt		[24] Court Windscreens

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00016 - Pickleball Center (PC)							
19000 - Fencing							
174 - Chain Link: 4'	$31,249	25	20	1,414	$22.10/l.f.		Court Fences
178 - Chain Link: 8'	$74,185	25	20	1,871	$39.65/l.f.		Court Fences
780 - Gates	$17,250	20	15	50	$345/Itm		Court Gates
940 - To Be Determined (TBD)	$1	15	1	1	$1.00/LS		Scope to be Determined
23000 - Mechanical Equipment							
470 - HVAC	$15,900	15	10	3	$5,300/Sys		Rooftop Mini-Split Unit
870 - Septic System	$9,210	20	15	1	$9,210/Sys		Septic System
24000 - Furnishings							
570 - Miscellaneous	$24,555	10	5	1	$24,555/Coll		Interior/Exterior Furniture
26000 - Outdoor Equipment							
160 - Artificial Turf	$9,585	10	5	900	$10.65/SqFt		Artificial Turf
440 - Drinking Fountain	$5,900	20	15	2	$2,950/Itm		Breezeway- Drinking Fountains
448 - Bleachers: Aluminum	$20,730	20	15	6	$3,455/Itm		Bleachers
884 - Shade Structure	$15,892	7	2	4,182	$3.80/SqFt		[3] Shade Structures
28000 - Water System							
170 - Backflow Valves	$5,000	10	5	2	$5,000/Itm	(50%)	Backflows
00017 - Del Sol Clubhouse (DSC)							
01000 - Paving							
148 - Asphalt: Sealing	$20,272	5	4	63,350	$.32/SqFt		Parking, Driveway
264 - Asphalt: Ongoing Repairs	$5,625	5	4	63,350	$4.44/SqFt	(2%)	Parking, Driveway
364 - Asphalt: Overlay w/ Interlayer	$201,453	25	24	63,350	$3.18/SqFt		Parking, Driveway
401 - Asphalt: Major Repairs	$23,800	2	1	3,400	$7.00/SqFt	[nr:1]	Degraded Driveway (2026 Only)
800 - Striping	$3,180	5	4	1	$3,180/LS		Parking Lot
02000 - Concrete							
210 - Curbs & Gutters	$2,687	5	4	1,976	$34.00/l.f.	(4%)	Asphalt Perimeter Curbing
220 - Miscellaneous	$1,910	5	9	1	$1,910/LS		Around Clubhouse, Grounds, Rear Parking
03000 - Painting: Exterior							
140 - Mid Cycle Touch-Up	$6,360	10	4	1	$6,360/LS		Clubhouse Exterior Elements
150 - Surface Restoration	$20,140	10	9	1	$20,140/LS		Clubhouse Exterior
03500 - Painting: Interior							
400 - Restrooms	$3,244	10	9	1,020	$3.18/SqFt		[2] Upper Level Restrooms

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00017 - Del Sol Clubhouse (DSC)							
03500 - Painting: Interior							
420 - Restrooms	$1,590	10	9	500	$3.18/SqFt		[2] Lower Level Restrooms
500 - Clubhouse	$12,636	10	9	5,877	$2.15/SqFt		Upper Level Areas
510 - Clubhouse	$5,160	10	9	2,400	$2.15/SqFt		Lower Level Areas
04500 - Decking/Balconies							
110 - Concrete	$12,720	30	1	600	$21.20/SqFt		Upper Level Balcony Walking Surface
510 - Railing: Metal	$15,264	30	19	180	$84.80/l.f.		Rear Balcony & Exterior Stairs
05000 - Roofing							
244 - Low Slope: BUR	$81,276	18	17	6,252	$13.00/SqFt		Building Low Slope
620 - Pitched: Spanish Tile	$14,400	30	24	12	$1,200/Sqrs		Building Pitched
868 - Skylights	$11,900	12	11	7	$1,700/Itm		Building Skylights
910 - Gutter Cleaning	$4,240	20	19	1	$4,240/LS		Building Scuppers
08000 - Rehab							
180 - Restrooms	$12,720	15	14	2	$12,720/Rm	(50%)	Upper Level Restrooms
320 - Countertops- Kitchen	$8,904	20	19	28	$318/l.f.		Dining Room Quartz Counter
370 - Restrooms	$5,300	15	14	2	$5,300/Rm	(50%)	Lower Level Restrooms
380 - Tile	$10,046	25	24	364	$27.60/SqFt		[2] Upper Level Restroom Wall Tile
390 - Tile	$9,108	25	24	330	$27.60/SqFt		[2] Lower Level Restroom Wall Tile
720 - T-Bar Ceiling	$8,141	30	28	256	$31.80/SqFt		Dining Area, Counter
900 - Doors	$12,720	20	19	8	$3,180/Itm	(50%)	Building Doors
910 - Windows	$31,800	20	19	1	$31,800/LS		Building Windows
14000 - Recreation							
708 - Billiard Table	$49,500	20	19	11	$4,500/Itm		Pool Tables
746 - Arcade Games	$5,000	10	10	2	$2,500/Itm		Game Room- Pac-Man & Foosball
20000 - Lighting							
400 - Interior	$10,600	10	9	50	$212/Itm		Interior Building Lighting
568 - Parking Lot	$22,260	30	28	7	$3,180/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
534 - HVAC	$19,080	15	14	1	$19,080/Sys		Rooftop, Rheem 5-Ton
538 - HVAC	$46,640	15	14	2	$23,320/Sys		Rooftop, Rheem 7.5-Ton
542 - HVAC	$10,600	15	14	1	$10,600/Sys		Building North Side, Carrier Gemini 6-Ton
546 - HVAC	$10,600	15	14	1	$10,600/Sys		Building North Side, Carrier Gemini 6-Ton
648 - Water Heater	$2,545	12	9	1	$2,545/Itm		Kitchen, GE 50 US Gallon

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00017 - Del Sol Clubhouse (DSC)							
24000 - Furnishings							
574 - Miscellaneous	$28,000	10	10	1	$28,000/Coll		All Areas- Tables, Chairs, Etc
24500 - Audio / Visual							
104 - Television	$3,180	10	9	2	$1,590/Itm		Dining Room & Game Room TVs
24600 - Safety / Access							
260 - Fire Control Misc	$35,000	20	19	1	$35,000/Sys		Fire Alarm System
25000 - Flooring							
420 - Vinyl	$4,110	12	11	137	$30.00/SqYd		Dining Rm, Counter, Side Rm, Stairs
488 - Tile	$9,158	25	14	432	$21.20/SqFt		Kitchen, Store Room
492 - Tile	$9,162	25	24	360	$25.45/SqFt		Upper Level Restrooms
500 - Tile	$2,295	25	24	180	$12.75/SqFt		[2] Lower Level Restrooms
520 - Carpeting	$26,496	15	14	4,140	$6.40/SqFt		Lower Level Room
560 - Tile	$1,696	20	19	80	$21.20/SqFt		Lower Level Exterior Entry
660 - Vinyl	$5,760	12	11	192	$30.00/SqYd		Game Room
27000 - Appliances							
170 - Cold Beverage Dispenser	$5,600	12	12	1	$5,600/Itm		Service Area- Multiplex Soda Fountain
180 - Espresso Machine	$5,500	12	12	1	$5,500/Itm		Service Area- Astoria
190 - Coffee Machine	$2,500	12	12	1	$2,500/Itm		Service Area- Fetco
200 - Refrigerator	$2,500	12	12	1	$2,500/Itm		Kitchen- Mainstreet 2-Door Reach-in Refrigerator
208 - Refrigerator	$2,700	12	12	1	$2,700/Itm		Service Area- Avantco 2-Door Worktop
220 - Refrigerator Large Commercial Model	$6,360	12	11	1	$6,360/Itm		Kitchen- Arctic Air Refrigerator
230 - Freezer	$2,500	12	12	1	$2,500/Itm		Kitchen- Mainstreet 2-Door Reach-in Freezer
256 - Ice Machine	$8,480	10	2	1	$8,480/Itm		Kitchen- Manitowoc Ice Machine
274 - Oven	$3,500	12	12	1	$3,500/Itm		Kitchen- Kratos Convection Oven
282 - Oven	$4,900	12	12	1	$4,900/Itm		Service Area- VariKwik Countertop Oven
620 - Stainless Steel Sink	$8,000	20	19	4	$2,000/Itm		Kitchen/Service Area- Tables & Sinks
940 - Drinking Fountain	$6,360	12	11	2	$3,180/Itm		Lower & Upper Level Drinking Fountains
28000 - Water System							
198 - Backflow Valves	$5,500	10	9	2	$5,500/Itm	(50%)	Backflow Valves
29000 - Infrastructure							
330 - Plumbing	$21,200	20	9	1	$21,200/LS		Sump System
400 - Electric	$10,600	10	6	1	$10,600/LS		Electrical Panel, Related Equipment

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00800 - General							
22000 - Office Equipment							
100 - Miscellaneous	$7,930	5	2	1	$7,930/Itm		Facility Maintenance Shop Contex Scanner
30000 - Miscellaneous							
200 - Maintenance Equipment	$10,165	20	2	1	$10,165/Itm		Vermeer Chipper
204 - Maintenance Equipment	$65,885	15	12	1	$65,885/Itm		Vermeer Skid Loader & Attachments
700 - Trailer	$6,950	15	0	1	$6,950/Itm		Marcos Trailer
704 - Trailer	$7,865	15	9	1	$7,865/Itm		Top Hat- 2018
710 - Trailer	$28,665	15	12	1	$28,665/Itm		Big Tex
808 - Maintenance Equipment	$20,000	3	1	4	$20,000/Itm	(25%)	Floor Cleaning Machines
820 - Vehicle	$70,000	10	5	2	$35,000/Itm		Hyundai Kona #2 & #3
824 - Maintenance Truck	$40,655	10	6	1	$40,655/Itm		2011 Ford F150 Pickup- #18
832 - Vehicle	$98,280	10	8	3	$32,760/Itm		2013 Ford Transit Connects- #20, 21, 23
852 - Vehicle	$79,330	10	2	2	$39,665/Itm		2016 Ram Promaster City Vans- #29, 30
856 - Maintenance Truck	$89,910	10	2	2	$44,955/Itm		2016 Ram 1500 Pickups- #31, 32
858 - Maintenance Truck	$44,955	10	1	1	$44,955/Itm		2016 Ram 1500 Pickup- #33
860 - Maintenance Truck	$47,220	10	2	1	$47,220/Itm		2017 Ram 1500 Pickup- #34
866 - Vehicle	$36,835	3	2	1	$36,835/Itm		2017 Ford Escape- #36
868 - Maintenance Truck	$43,880	10	3	1	$43,880/Itm		2018 Ford F150 Supercrew- #37
872 - Maintenance Truck	$46,835	10	3	1	$46,835/Itm		2018 Ford F150- #38
874 - Maintenance Truck	$44,940	10	3	1	$44,940/Itm		Ford F250 PU- #39
876 - Vehicle	$40,975	10	3	1	$40,975/Itm		Ford Transit Connect- #40
878 - Vehicle	$40,975	10	4	1	$40,975/Itm		2018 Ford Transit 150 Van- #41
880 - Vehicle	$50,340	10	4	1	$50,340/Itm		2019 Ford F-250 Pickup Truck- #42
882 - Vehicle	$42,786	10	4	1	$42,786/Itm		2018 Ford Transit 250 Van- #43
884 - Vehicle	$37,460	10	4	1	$37,460/Itm		2018 Ford F-150 Pickup Truck- #44
888 - Vehicle	$36,855	10	5	1	$36,855/Itm		2020 Ford Escape- #45
892 - Maintenance Truck	$44,045	10	6	1	$44,045/Itm		2021 Ford Ranger XL- #46
896 - Maintenance Truck	$50,390	10	6	1	$50,390/Itm		2021 Ford F250 Pickup- #47
900 - Maintenance Truck	$40,000	10	9	1	$40,000/Itm		Nissan Pickup- #48
904 - Maintenance Truck	$50,000	10	9	1	$50,000/Itm		Ford F-150 STX Pickup- #50
32000 - Undesignated							
900 - Miscellaneous	$989,996	1	0	1	$989,996/LS	[nr:1]	Additional Expenses (2025 Only)

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00001 - Administrative Offices							
22000 - Office Equipment							
190 - Miscellaneous	$19,003	8	1	1	$19,003/LS		Printers & Copiers
360 - Telephone Equipment	$28,792	12	9	1	$28,792/Sys		Telephone System
00002 - East Social Center (EC)							
12000 - Pool							
176 - Structural Replacement of Pool	$893,135	60	2	165	$5,413/l.f.		EC Pool Re-build
580 - Cover	$3,128	6	1	1,360	$2.30/SqFt		Pool Cover
606 - Deck: Re-Surface	$51,685	15	15	5,661	$9.13/SqFt		Pool/Spa Deck Coating
17000 - Tennis Court							
700 - Screen	$3,191	5	1	4,835	$.66/SqFt		Tennis & Pickleball Courts
712 - Screen	$1,452	5	1	2,200	$.66/SqFt		[4] South Pickleball Courts
23000 - Mechanical Equipment							
608 - Water Heater	$2,269	4	1	4	$2,269/Itm	(25%)	Water Heaters
26000 - Outdoor Equipment							
450 - Drinking Fountain	$4,607	5	1	8	$2,303/Itm	(25%)	Drinking Fountains
830 - Shade Structure	$3,815	15	2	144	$26.49/SqFt		Tennis Shade Canopy
00003 - Abrego North (AN)							
01000 - Paving							
256 - Asphalt: Ongoing Repairs	$2,866	5	1	6,455	$4.44/SqFt	(10%)	Seal, Crack Fill, Stripe
12000 - Pool							
174 - Structural Replacement of Pool	$606,050	60	28	230	$2,635/l.f.		Abrego N
672 - Deck: Re-Surface	$46,135	25	16	4,523	$10.20/SqFt		Pool/Spa Tinted Deck
26000 - Outdoor Equipment							
500 - Drinking Fountain	$3,025	20	11	1	$3,025/Itm		Drinking Fountain
00004 - Abrego South (AS)							
03500 - Painting: Interior							
148 - Building	$8,826	10	2	5,884	$1.50/SqFt		All Interior Spaces
12000 - Pool							
190 - Structural Replacement of Pool	$815,150	60	9	170	$4,795/l.f.		AS Pool & Spa Area
758 - Equipment: Replacement	$21,118	5	1	1	$42,235/LS	(50%)	Pool & Spa Equipment
782 - Cover	$3,544	6	1	1,575	$2.25/Itm		Pool Cover

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00004 - Abrego South (AS)							
23000 - Mechanical Equipment							
296 - HVAC	$14,000	15	1	4	$3,500/Itm		Locker Room Heaters
00005 - West Social Center (WC)							
01000 - Paving							
204 - Asphalt: Ongoing Repairs	$4,833	5	2	43,543	$4.44/SqFt	(3%)	Drives, North & South Parking
08000 - Rehab							
101 - General	$190,000	25	1	1	$190,000/LS		Lobby Improvements Including Box Office
12000 - Pool							
178 - Structural Replacement of Pool	$1,497,198	60	11	250	$5,989/l.f.		WC Pool & Spa Area
560 - Cover	$9,000	6	1	4,000	$2.25/SqFt		Pool Cover
17000 - Tennis Court							
108 - Reseal	$995	4	3	1,185	$.84/SqFt		Practice Court
23000 - Mechanical Equipment							
628 - Water Heater	$4,146	8	1	4	$2,073/Itm	(50%)	Water Heaters
26000 - Outdoor Equipment							
474 - Drinking Fountain	$4,607	5	1	7	$2,303/Itm	(28.6%)	Drinking Fountains
00006 - Casa Paloma I (CPI)							
01000 - Paving							
248 - Asphalt: Ongoing Repairs	$3,165	5	1	7,128	$4.44/SqFt	(10%)	Seal, Crack Fill, Stripe
12000 - Pool							
196 - Structural Replacement of Pool	$950,000	40	8	200	$4,750/l.f.		CPI Pool & Spa Area
786 - Cover	$4,725	6	1	2,100	$2.25/SqFt		Pool Cover
26000 - Outdoor Equipment							
492 - Drinking Fountain	$2,265	20	1	1	$2,265/Itm		Drinking Fountain
00007 - Casa Paloma II (CPII)							
01000 - Paving							
144 - Asphalt: Sealing	$1,452	5	2	4,536	$.32/SqFt		Parking Lot- Seal, Stripe
252 - Asphalt: Ongoing Repairs	$2,014	5	2	4,536	$4.44/SqFt	(10%)	Parking Areas
428 - Asphalt: Major Repairs	$30,618	25	2	4,536	$6.75/SqFt		Parking Areas
12000 - Pool							
198 - Structural Replacement of Pool	$863,100	60	11	180	$4,795/LS		CPII Pool & Spa Area

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00007 - Casa Paloma II (CPII)							
23000 - Mechanical Equipment							
624 - Water Heater	$2,265	12	1	1	$2,265/Itm		Building Water Heater
26000 - Outdoor Equipment							
496 - Drinking Fountain	$2,265	20	1	1	$2,265/Itm		Drinking Fountain
00008 - Desert Hills (DH)							
12000 - Pool							
182 - Structural Replacement of Pool	$1,245,668	60	16	260	$4,791/l.f.		DH Pool & Spa Area
568 - Cover	$8,708	6	1	3,870	$2.25/SqFt		Pool Cover
14000 - Recreation							
100 - Sauna: Heaters	$2,322	15	2	1	$2,322/Itm		Sauna
17000 - Tennis Court							
720 - Screen	$5,702	4	1	8,640	$.66/SqFt		Tennis Wind Screens
17500 - Basketball / Sport Court							
410 - Overlay	$7,404	8	1	2,184	$3.39/SqFt		[7] Shuffleboard Courts- Resurfacing
23000 - Mechanical Equipment							
450 - HVAC	$22,000	15	1	2	$11,000/Sys		Ground Level- Bard Units #1 & #2
24500 - Audio / Visual							
752 - Piano	$13,336	25	5	1	$13,336/Itm		Stage Yamaha Upright
820 - Stage Curtains	$18,616	20	2	2	$9,308/Itm		Stage Curtains
26000 - Outdoor Equipment							
458 - Drinking Fountain	$2,265	5	1	3	$2,265/Itm	(33%)	Drinking Fountains
00009 - Madera Vista (MV)							
01000 - Paving							
244 - Asphalt: Ongoing Repairs	$4,339	5	1	9,772	$4.44/SqFt	(10%)	Seal, Crack Fill, Stripe
04000 - Structural Repairs							
944 - Doors	$6,046	10	3	12	$2,015/Itm	(25%)	Exterior & Interior Doors
12000 - Pool							
194 - Structural Replacement of Pool	$748,020	60	19	156	$4,795/LS		MV Pool & Spa Area
23000 - Mechanical Equipment							
620 - Water Heater	$2,270	12	1	1	$2,270/Itm		Building Water Heater
26000 - Outdoor Equipment							
312 - Shuffleboard Court	$3,531	10	1	660	$5.35/SqFt		[2] Shuffleboard Courts

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00009 - Madera Vista (MV)							
26000 - Outdoor Equipment							
488 - Drinking Fountain	$2,265	20	1	1	$2,265/Itm		Drinking Fountain
00010 - Continental Vistas (CV)							
01000 - Paving							
240 - Asphalt: Ongoing Repairs	$2,986	5	1	6,726	$4.44/SqFt	(10%)	Seal, Crack Fill, Stripe
12000 - Pool							
192 - Structural Replacement of Pool	$863,100	60	14	180	$4,795/LS		CV Pool & Spa Area
790 - Cover	$3,994	6	1	1,775	$2.25/SqFt		Pool Cover
26000 - Outdoor Equipment							
484 - Drinking Fountain	$2,265	20	12	1	$2,265/Itm		Drinking Fountain
00011 - Canoa Hills (CH)							
12000 - Pool							
184 - Structural Replacement of Pool	$1,312,742	60	25	274	$4,791/LS		CH Pool & Spa Area
572 - Cover	$10,800	6	1	4,800	$2.25/SqFt		Pool Cover
14000 - Recreation							
730 - Bridge Dealing Machine	$6,965	5	2	1	$6,965/Itm		Duplimate Bridge Dealing Machine
17000 - Tennis Court							
704 - Screen	$3,445	5	3	5,220	$.66/SqFt		Tennis Court Windscreens
26000 - Outdoor Equipment							
466 - Drinking Fountain	$2,265	5	1	4	$2,265/Itm	(25%)	Drinking Fountains
00012 - Las Campanas (LC)							
12000 - Pool							
180 - Structural Replacement of Pool	$1,264,832	60	32	264	$4,791/LS		LC Pool & Spa Area
564 - Cover	$9,900	6	1	4,400	$2.25/SqFt		Pool Cover
17000 - Tennis Court							
520 - Resurface	$51,660	21	15	14,000	$3.69/SqFt		[2] Tennis Courts
716 - Screen	$3,564	5	1	5,400	$.66/SqFt		Tennis Court Fence Screen
26000 - Outdoor Equipment							
306 - Bocce Ct. Resurface	$5,184	10	1	900	$5.76/SqFt		Bocce Court
454 - Drinking Fountain	$2,265	5	1	4	$2,265/Itm	(25%)	Drinking Fountains

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00013 - Santa Rita Springs (SRS)							
08000 - Rehab							
412 - Kitchen	$5,220	20	1	1	$5,220/Rm		Art Kitchenette
472 - Cabinets	$23,380	20	1	2	$11,690/Rm		Art & Clay Counters & Cabinets
473 - General	$40,000	20	1	1	$40,000/Rm		Fitness Room Expansion
12000 - Pool							
186 - Structural Replacement of Pool	$1,149,600	60	31	240	$4,790/l.f.		SR Pool & Spa Area
576 - Cover	$8,100	6	2	3,600	$2.25/SqFt		Pool Cover
20000 - Lighting							
540 - Parking Lot	$27,700	30	9	10	$2,770/Itm		Parking Lot Lights
24500 - Audio / Visual							
160 - Projector	$1,575	4	1	3	$1,575/Itm	(33%)	Projectors
170 - Projection Screen	$10,825	20	1	1	$10,825/Itm		Anza Room
336 - Miscellaneous	$9,195	20	1	1	$9,195/Sys		Fiesta Room- Total Induction Loop
25000 - Flooring							
260 - Carpeting	$67,718	10	1	1,400	$48.37/SqYd		Anza, Fiesta, Office
26000 - Outdoor Equipment							
470 - Drinking Fountain	$2,265	5	3	3	$2,265/Itm	(33%)	Drinking Fountains
00014 - Canoa Ranch (CR)							
12000 - Pool							
188 - Structural Replacement of Pool	$1,227,520	60	43	256	$4,795/l.f.		CR Pool & Spa Area
17000 - Tennis Court							
708 - Screen	$2,732	5	1	4,140	$.66/SqFt		Pickleball Court Windscreens
27000 - Appliances							
248 - Ice Machine	$7,450	10	6	1	$7,450/Itm		Pickleball Courts
998 - Miscellaneous	$2,020	15	1	2	$1,010/Itm		Amado Rm Microwave, Refrigerator
00015 - Facilities (FMB)							
05000 - Roofing							
700 - Gutters / Downspouts	$2,030	30	2	145	$14.00/l.f.		Gutters & Downspouts
24500 - Audio / Visual							
128 - Television	$1,900	10	3	1	$1,900/Itm		Conference Room
27000 - Appliances							
278 - Ice Machine	$2,520	10	2	1	$2,520/Itm		Hallway Manitowoc

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00016 - Pickleball Center (PC)							
02000 - Concrete							
100 - Repair	$2,455	5	10	1	$2,455/LS		Walks
20000 - Lighting							
270 - Miscellaneous	$1	30	25	1	$1.20/Itm		Placeholder Pending Additional Data
21000 - Signage							
900 - Miscellaneous	$3,070	12	7	1	$3,070/LS		Monument & Other
27000 - Appliances							
252 - Ice Machine	$2,520	10	5	1	$2,520/Itm		Building Breezeway
00800 - General							
22000 - Office Equipment							
110 - Miscellaneous	$3,965	5	1	1	$3,965/Itm		Facility Maintenance Shop HP Plotter
30000 - Miscellaneous							
840 - Maintenance Truck	$47,430	10	1	1	$47,430/Itm		2005 Chevy Silverado 2500 HD- #25
844 - Vehicle	$23,720	10	2	1	$23,720/Itm		2016 Ford Fiesta- #26

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00001 - Administrative Offices			
23000 - Mechanical Equipment			
528 - HVAC 3 Rooftop Rheem Units- 2025	15	54,000	
Total Administrative Offices:		54,000	54,000
00002 - East Social Center (EC)			
24000 - Furnishings			
520 - Miscellaneous Tables & Chairs	10	36,807	
Total East Social Center (EC):		36,807	36,807
00003 - Abrego North (AN)			
12000 - Pool			
964 - Furniture: Misc 37 Pool Area Furniture	6	8,325	
Total Abrego North (AN):		8,325	8,325
00004 - Abrego South (AS)			
03000 - Painting: Exterior			
201 - Surface Restoration Exterior Surfaces Paint & Repair (2025 Only)[nr:1]	1	54,325	
12000 - Pool			
944 - Furniture: Misc 45 Pool Area Furniture	6	12,004	
23000 - Mechanical Equipment			
240 - HVAC 2 Rooftop Rheem Units- 2025	15	15,250	
Total Abrego South (AS):		81,579	81,579
00005 - West Social Center (WC)			
01000 - Paving			
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	5	13,934	
108 - Asphalt: Sealing 75,321 sf West Parking Lot	5	24,103	
Total 01000 - Paving:		38,037	38,037
12000 - Pool			
730 - Equipment: Replacement Pool & Spa Equipment (50%)	5	67,827	
23000 - Mechanical Equipment			
380 - HVAC Rooftop Ruud Unit #7- 2025	15	22,496	
24000 - Furnishings			
504 - Chairs 500 Auditorium Unpadded Chairs	10	38,366	
508 - Tables 175 Auditorium Tables	10	68,173	

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00005 - West Social Center (WC)			
24000 - Furnishings			
Total 24000 - Furnishings:		106,539	106,539
Total West Social Center (WC):		234,899	234,899
00006 - Casa Paloma I (CPI)			
23000 - Mechanical Equipment			
516 - HVAC In-Ceiling Rheem Unit- 2025	15	8,150	
Total Casa Paloma I (CPI):		8,150	8,150
00007 - Casa Paloma II (CPII)			
02000 - Concrete			
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	2	15,047	
12000 - Pool			
960 - Furniture: Misc 31 Pool Area Furniture	6	8,144	
23000 - Mechanical Equipment			
260 - HVAC Rooftop Rheem Unit #3- 2025	15	8,760	
26000 - Outdoor Equipment			
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	8	10,148	
Total Casa Paloma II (CPII):		42,099	42,099
00008 - Desert Hills (DH)			
08000 - Rehab			
218 - Locker Rooms 2 Men's & Women's	28	145,600	
324 - Restrooms 2 Auditorium Lobby Restrooms	20	63,600	
Total 08000 - Rehab:		209,200	209,200
24000 - Furnishings			
540 - Miscellaneous 204 Assorted Tables & Chairs	10	31,114	
Total Desert Hills (DH):		240,314	240,314
00010 - Continental Vistas (CV)			
23000 - Mechanical Equipment			
800 - Water Heater Building Water Heater	12	6,084	
Total Continental Vistas (CV):		6,084	6,084
00011 - Canoa Hills (CH)			
12000 - Pool			
936 - Furniture: Misc 54 Pool Area Furniture	6	14,555	
Total Canoa Hills (CH):		14,555	14,555
00012 - Las Campanas (LC)			
02000 - Concrete			
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	2	9,265	

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00012 - Las Campanas (LC)			
12000 - Pool			
928 - Furniture: Misc Pool Area Furniture	6	10,486	
23000 - Mechanical Equipment			
292 - HVAC 4 Rooftop Rheem Units- 2025	15	32,525	
Total Las Campanas (LC):		52,276	52,276
00013 - Santa Rita Springs (SRS)			
01000 - Paving			
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	25	185,667	
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	25	70,755	
Total 01000 - Paving:		256,422	256,422
12000 - Pool			
130 - Resurface 240 lf Pool	10	51,537	
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	15	45,999	
940 - Furniture: Misc 53 Pool Area Furniture	6	10,865	
Total 12000 - Pool:		108,401	108,401
Total Santa Rita Springs (SRS):		364,823	364,823
00014 - Canoa Ranch (CR)			
03000 - Painting: Exterior			
406 - Wrought Iron 614 lf Metal Fencing & Railings	6	7,522	
23000 - Mechanical Equipment			
636 - Water Heater 2 Shop	15	13,900	
Total Canoa Ranch (CR):		21,422	21,422
00015 - Facilities (FMB)			
25000 - Flooring			
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	10	8,065	
Total Facilities (FMB):		8,065	8,065
00800 - General			
30000 - Miscellaneous			
700 - Trailer Marcos Trailer	15	6,950	
32000 - Undesignated			
900 - Miscellaneous Additional Expenses (2025 Only)[nr:1]	1	989,996	
Total General:		996,946	996,946
Total 2025:		2,170,344	
2026			

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
00001 - Administrative Offices			
01000 - Paving			
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	5	8,884	9,106
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	5	6,903	7,075
Total 01000 - Paving:		15,787	16,181
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	14,812	15,183
240 - Computers, Misc. Office Computer Work Stations	1	21,997	22,547
270 - Network Equipment Routers & Switches	1	7,127	7,306
Total 22000 - Office Equipment:		43,936	45,036
25000 - Flooring			
400 - Tile 430 sf Floors	20	9,903	10,150
Total Administrative Offices:		69,626	71,367
00002 - East Social Center (EC)			
05000 - Roofing			
938 - Coating 21,600 sf Low Slope Roof Recoating	5	14,688	15,055
14000 - Recreation			
200 - Exercise: Cardio Equipment 16 Fitness Room Cardio Machines (25%)	3	29,623	30,364
17500 - Basketball / Sport Court			
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	2	22,022	22,573
23000 - Mechanical Equipment			
408 - HVAC 5 Rooftop Carrier Units- 2011	15	79,200	81,180
24600 - Safety / Access			
108 - Fire Alarm Control Panel Fire Panel	20	35,122	36,000
25000 - Flooring			
420 - Tile 4,200 sf East Center Walls & Floors	20	58,044	59,495
Total East Social Center (EC):		238,699	244,667
00003 - Abrego North (AN)			
03000 - Painting: Exterior			
218 - Surface Restoration 5,892 sf Exterior Surfaces	10	9,722	9,965
12000 - Pool			
778 - Equipment: Replacement Pool & Spa Equipment (50%)	5	24,000	24,600
13000 - Spa			
158 - Resurface Spa	8	6,640	6,806
Total Abrego North (AN):		40,362	41,371

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
00004 - Abrego South (AS)			
02000 - Concrete			
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	2	7,532	7,721
Total Abrego South (AS):		7,532	7,721
00005 - West Social Center (WC)			
03500 - Painting: Interior			
106 - Building 24,000 sf All Interior Spaces	10	36,000	36,900
05000 - Roofing			
934 - Coating 31,560 sf Main Building Roof Recoat- 2025	5	42,606	43,671
08000 - Rehab			
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	20	116,159	119,063
920 - General House Lights	20	55,000	56,375
Total 08000 - Rehab:		171,159	175,438
12000 - Pool			
100 - Resurface 250 lf Pool	12	54,130	55,483
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	15	53,874	55,221
920 - Furniture: Misc Pool Area Furniture	6	15,000	15,375
Total 12000 - Pool:		123,004	126,079
13000 - Spa			
110 - Resurface Spa	8	8,000	8,200
23000 - Mechanical Equipment			
901 - Miscellaneous Woodshop Dust Collector Compressor (2026 Only)[nr:1]	2	11,000	11,275
24600 - Safety / Access			
200 - Fire Control Misc Fire Alarm System	20	35,000	35,875
30000 - Miscellaneous			
240 - Maintenance Equipment Portable Lift	20	13,590	13,930
Total West Social Center (WC):		440,359	451,368
00006 - Casa Paloma I (CPI)			
02000 - Concrete			
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	2	13,722	14,065
05000 - Roofing			
970 - Coating 6,100 sf Low Slope Roof Recoating	5	17,690	18,132
12000 - Pool			
160 - Resurface 200 lf Pool	12	37,000	37,925

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
00006 - Casa Paloma I (CPI)			
23000 - Mechanical Equipment			
256 - HVAC 2 Rooftop Carrier Units- 2011	15	23,320	23,903
Total Casa Paloma I (CPI):		91,732	94,025
00007 - Casa Paloma II (CPII)			
03000 - Painting: Exterior			
224 - Stucco Exterior Stucco Repair & Paint	10	12,000	12,300
05000 - Roofing			
974 - Coating 5,200 sf Low Slope Roof Recoating	5	9,152	9,381
08000 - Rehab			
258 - Restrooms Unisex Restroom	15	11,520	11,808
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	20	88,090	90,292
Total 08000 - Rehab:		99,610	102,100
12000 - Pool			
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	15	53,523	54,861
774 - Equipment: Replacement Pool & Spa Equipment (50%)	5	24,000	24,600
Total 12000 - Pool:		77,523	79,461
23000 - Mechanical Equipment			
272 - HVAC 2 Rooftop Carrier Units- 2011	15	23,320	23,903
Total Casa Paloma II (CPII):		221,605	227,145
00008 - Desert Hills (DH)			
02000 - Concrete			
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	5	12,143	12,446
04500 - Decking/Balconies			
200 - Resurface 1,778 sf Second Floor Deck	18	32,448	33,260
08000 - Rehab			
325 - Doors 2 Locker Room Doors (2026 Only)[nr:1]	2	10,000	10,250
14000 - Recreation			
220 - Exercise: Cardio Equipment 18 Fitness Center Cardio Machines (25%)	3	30,579	31,343
23000 - Mechanical Equipment			
332 - HVAC Rooftop Carrier Unit- 2009	15	15,100	15,478
25000 - Flooring			
440 - Tile 975 sf Center Walls & Floors	20	33,686	34,528
28000 - Water System			
150 - Backflow Valves 6" Backflow	12	12,000	12,300

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
00008 - Desert Hills (DH)			
Total Desert Hills (DH):		145,956	149,605
00009 - Madera Vista (MV)			
04500 - Decking/Balconies			
111 - Miscellaneous 80 lf New Gutters South Side (2026 Only)[nr:1]	2	2,000	2,050
12000 - Pool			
766 - Equipment: Replacement Pool & Spa Equipment (50%)	5	19,478	19,964
13000 - Spa			
146 - Resurface Spa	8	5,665	5,807
23000 - Mechanical Equipment			
252 - HVAC Rooftop Carrier Unit #1- 2011	15	10,575	10,839
Total Madera Vista (MV):		37,718	38,660
00010 - Continental Vistas (CV)			
03000 - Painting: Exterior			
120 - Surface Restoration 3,600 sf Recreation Building & Walls	10	7,200	7,380
05000 - Roofing			
966 - Coating 2,000 sf Low Slope Roof Recoating	5	7,100	7,278
12000 - Pool			
762 - Equipment: Replacement Pool & Spa Equipment (50%)	5	21,950	22,499
Total Continental Vistas (CV):		36,250	37,157
00011 - Canoa Hills (CH)			
02000 - Concrete			
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	2	9,664	9,906
05000 - Roofing			
950 - Coating 20,750 sf Low Slope Roof Recoating	5	25,938	26,586
08000 - Rehab			
581 - Doors 2 Auditorium West Side Exterior Doors (2026 Only)[nr:1]	2	10,000	10,250
12000 - Pool			
124 - Resurface 274 lf Pool	12	59,326	60,810
14000 - Recreation			
234 - Exercise: Cardio Equipment 15 Fitness Center Cardio Machines (25%)	3	29,254	29,985
26000 - Outdoor Equipment			
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	10	10,319	10,577
28000 - Water System			
154 - Backflow Valves 6" Backflow	12	12,000	12,300
Total Canoa Hills (CH):		156,501	160,414

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
00012 - Las Campanas (LC)			
01000 - Paving			
116 - Asphalt: Sealing 70,468 sf Parking Lot	5	22,550	23,114
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	5	7,822	8,017
Total 01000 - Paving:		30,372	31,131
03000 - Painting: Exterior			
118 - Stucco 18,180 sf Building Exterior	10	29,270	30,002
03500 - Painting: Interior			
118 - Building 21,900 sf All Interior Spaces	10	32,850	33,671
08000 - Rehab			
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	150,987	154,761
560 - Operable Wall/Partition 1,296 sf [2] Ocotillo/Agave & Agave/Juniper (50%)	13	30,735	31,503
561 - Windows Blinds- Cottonwood, Acacia, Cypress (2026 Only)[nr:1]	2	1	
Total 08000 - Rehab:		181,723	186,265
13000 - Spa			
118 - Resurface Spa PebbleTec Resurface	8	7,739	7,933
14000 - Recreation			
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	3	41,294	42,326
25000 - Flooring			
230 - Carpeting 430 Sq. Yds. Center Carpet	10	22,665	23,232
236 - Carpeting 150 Sq. Yds. Juniper Room Only	10	6,306	6,464
430 - Tile 3,050 sf Center Walls & Floors	20	49,868	51,114
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	30	40,833	41,854
Total 25000 - Flooring:		119,672	122,664
Total Las Campanas (LC):		442,920	453,992
00013 - Santa Rita Springs (SRS)			
01000 - Paving			
128 - Asphalt: Sealing 80,636 sf Parking Lots	5	25,804	26,449
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	5	8,951	9,174
Total 01000 - Paving:		34,755	35,623
04500 - Decking/Balconies			
301 - Repairs Deck Coating Above Stairs (2026 Only)[nr:1]	2	5,000	5,125

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
00013 - Santa Rita Springs (SRS)			
08000 - Rehab			
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	20	151,000	154,775
23000 - Mechanical Equipment			
616 - Water Heater Bradford White Water Heater	12	12,000	12,300
24600 - Safety / Access			
244 - Fire Alarm Control Panel 2 Glass Arts & Fitness Fire Panels	20	35,122	36,000
Total Santa Rita Springs (SRS):		237,877	243,823
00014 - Canoa Ranch (CR)			
04500 - Decking/Balconies			
113 - Miscellaneous New Gutters Front (2026 Only)[nr:1]	2	2,000	2,050
23000 - Mechanical Equipment			
464 - HVAC Rooftop Daikin Mini-Split- 2026	15	7,500	7,688
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	15	20,328	20,836
Total 23000 - Mechanical Equipment:		27,828	28,524
25000 - Flooring			
248 - Rubber 927 sf Fitness Room Rubber Tile (33%)	10	2,781	2,850
280 - Carpeting 660 Sq. Yds. All Spaces	10	23,562	24,151
Total 25000 - Flooring:		26,343	27,001
Total Canoa Ranch (CR):		56,171	57,575
00015 - Facilities (FMB)			
03000 - Painting: Exterior			
412 - Wrought Iron 835 lf Perimeter Fence	6	9,477	9,714
Total Facilities (FMB):		9,477	9,714
00016 - Pickleball Center (PC)			
01000 - Paving			
170 - Asphalt: Sealing 39,629 sf Parking Lot	5	12,681	12,998
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)	5	6,158	6,312
Total 01000 - Paving:		18,839	19,310
03000 - Painting: Exterior			
430 - Chain Link Fencing Metal Green	6	5,000	5,125
17500 - Basketball / Sport Court			
232 - Seal & Striping 54,600 sf [24] Pickleball Courts	2	50,232	51,488
260 - Miscellaneous 11,770 sf [24] Court Windscreens	5	20,000	20,500
Total 17500 - Basketball / Sport Court:		70,232	71,988

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
00016 - Pickleball Center (PC)			
19000 - Fencing			
940 - To Be Determined (TBD) Scope to be Determined	15	1	
Total Pickleball Center (PC):		94,072	96,424
00017 - Del Sol Clubhouse (DSC)			
01000 - Paving			
401 - Asphalt: Major Repairs 3,400 sf Degraded Driveway (2026 Only)[nr:1]	2	23,800	24,395
04500 - Decking/Balconies			
110 - Concrete 600 sf Upper Level Balcony Walking Surface	30	12,720	13,038
Total Del Sol Clubhouse (DSC):		36,520	37,433
00800 - General			
30000 - Miscellaneous			
808 - Maintenance Equipment 4 Floor Cleaning Machines (25%)	3	20,000	20,500
858 - Maintenance Truck 2016 Ram 1500 Pickup- #33	10	44,955	46,079
Total 30000 - Miscellaneous:		64,955	66,579
Total General:		64,955	66,579
Total 2026:		2,428,332	2,489,040
2027			
00001 - Administrative Offices			
03500 - Painting: Interior			
100 - Building 16,167 sf All Interior Spaces	10	24,250	25,478
08000 - Rehab			
400 - Kitchen Kitchen	20	10,600	11,137
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	14,812	15,562
240 - Computers, Misc. Office Computer Work Stations	1	21,997	23,111
270 - Network Equipment Routers & Switches	1	7,127	7,488
Total 22000 - Office Equipment:		43,936	46,161
25000 - Flooring			
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	10	17,655	18,549
Total Administrative Offices:		96,441	101,325
00002 - East Social Center (EC)			
02000 - Concrete			
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	2	6,227	6,543

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2027			
00002 - East Social Center (EC)			
12000 - Pool			
734 - Equipment: Replacement Pool & Spa Equipment (50%)	5	23,919	25,130
17000 - Tennis Court			
110 - Reseal 14,400 sf [2] Tennis Courts	4	6,336	6,657
24600 - Safety / Access			
100 - Fire Control Misc Alarm & Sprinkler System	20	35,000	36,772
27000 - Appliances			
448 - Washer & Dryer Craft Janitor Closet- Washer/Dryer	10	5,000	5,253
28000 - Water System			
138 - Backflow Valves 4" Backflow	12	9,300	9,771
Total East Social Center (EC):		85,782	90,126
00003 - Abrego North (AN)			
08000 - Rehab			
238 - Restrooms Companion Restroom Remodel	20	19,835	20,839
266 - Locker Rooms 2 Men's & Women's	20	88,090	92,550
Total 08000 - Rehab:		107,925	113,389
12000 - Pool			
426 - ADA Chair Lift 2 Pool & Spa	10	15,000	15,759
Total Abrego North (AN):		122,925	129,148
00004 - Abrego South (AS)			
01000 - Paving			
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)	5	8,333	8,755
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	5	6,660	6,997
Total 01000 - Paving:		14,993	15,752
08000 - Rehab			
236 - Locker Rooms 2 Men's & Women's	20	88,090	92,550
342 - Restrooms 2 Restrooms	20	37,760	39,672
Total 08000 - Rehab:		125,850	132,222
12000 - Pool			
140 - Resurface 170 lf Pool	12	31,450	33,042
13000 - Spa			
418 - ADA Chair Lift Spa ADA Lift	10	5,740	6,031
26000 - Outdoor Equipment			
480 - Drinking Fountain 2 Drinking Fountain	20	7,560	7,943

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2027			
00004 - Abrego South (AS)			
Total Abrego South (AS):		185,593	194,990
00005 - West Social Center (WC)			
08000 - Rehab			
100 - General Tennis Ramada	20	7,486	7,865
306 - Restrooms 4 Shops & Auditorium Restrooms	20	82,691	86,878
460 - Cabinets 2 Woodshop & Lapidary	20	11,517	12,100
Total 08000 - Rehab:		101,694	106,843
17000 - Tennis Court			
724 - Screen 8,685 sf Tennis Court Fence Screens	5	5,732	6,022
17500 - Basketball / Sport Court			
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	8	21,154	22,225
23000 - Mechanical Equipment			
440 - HVAC 5 Gree HVAC Units- 2012	15	21,200	22,273
24500 - Audio / Visual			
220 - PA System Auditorium Bldg	10	67,719	71,148
600 - Stage Curtains Stage Curtains	15	11,517	12,100
Total 24500 - Audio / Visual:		79,236	83,248
25000 - Flooring			
410 - Tile 1,618 sf West Center Walls & Floors	20	27,959	29,374
27000 - Appliances			
700 - Miscellaneous 30 Kitchen Appliances (33%)	5	40,309	42,350
30000 - Miscellaneous			
244 - Maintenance Equipment Portable Lift	20	13,590	14,278
Total West Social Center (WC):		310,874	326,613
00006 - Casa Paloma I (CPI)			
01000 - Paving			
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	25	48,114	50,550
03000 - Painting: Exterior			
212 - Surface Restoration 7,470 sf Exterior Surfaces	10	12,326	12,949
12000 - Pool			
420 - ADA Chair Lift Aqua Creek Pool Chair	10	6,335	6,656
956 - Furniture: Misc 50 Pool Area Furniture	6	11,140	11,704
Total 12000 - Pool:		17,475	18,360

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2027			
00006 - Casa Paloma I (CPI)			
26000 - Outdoor Equipment			
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	8	10,593	11,129
Total Casa Paloma I (CPI):		88,508	92,988
00007 - Casa Paloma II (CPII)			
02000 - Concrete			
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	2	15,047	15,809
08000 - Rehab			
424 - Kitchen Center Kitchen	20	8,810	9,256
13000 - Spa			
154 - Resurface Spa	8	6,255	6,572
Total Casa Paloma II (CPII):		30,112	31,637
00008 - Desert Hills (DH)			
03000 - Painting: Exterior			
124 - Stucco 30,135 sf Building Exterior	10	59,065	62,055
03500 - Painting: Interior			
124 - Building 26,950 sf All Interior Spaces (50%)	5	20,212	21,236
05000 - Roofing			
946 - Coating 13,080 sf Low Slope Roof Recoating	5	16,350	17,178
08000 - Rehab			
466 - Cabinets 40 lf Countertops & Cabinets	20	34,692	36,448
12000 - Pool			
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	10	15,478	16,262
742 - Equipment: Replacement Pool & Spa Equipment (50%)	5	32,268	33,902
Total 12000 - Pool:		47,746	50,164
14000 - Recreation			
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	8	29,959	31,475
17000 - Tennis Court			
130 - Reseal 28,800 sf [4] Tennis Courts	4	23,616	24,812
27000 - Appliances			
740 - Miscellaneous 13 Kitchen Appliances (33%)	5	21,185	22,258
Total Desert Hills (DH):		252,825	265,626
00009 - Madera Vista (MV)			
02000 - Concrete			
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	2	8,137	8,549

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2027			
00009 - Madera Vista (MV)			
12000 - Pool			
952 - Furniture: Misc 29 Pool Area Furniture	6	8,809	9,255
Total Madera Vista (MV):		16,946	17,804
00010 - Continental Vistas (CV)			
02000 - Concrete			
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	2	9,515	9,997
25000 - Flooring			
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	10	21,594	22,687
Total Continental Vistas (CV):		31,109	32,684
00011 - Canoa Hills (CH)			
12000 - Pool			
746 - Equipment: Replacement Pool & Spa Equipment (50%)	5	33,605	35,306
13000 - Spa			
126 - Resurface Spa	8	6,638	6,974
17000 - Tennis Court			
140 - Reseal 14,000 sf [2] Tennis Courts	4	11,480	12,061
23000 - Mechanical Equipment			
500 - Swamp Cooler 3 Evaporative Coolers- 2005, 2014, 2022 (33%)	7	5,000	5,253
27000 - Appliances			
760 - Miscellaneous 18 Kitchen Appliances (33%)	5	28,650	30,100
Total Canoa Hills (CH):		85,373	89,694
00012 - Las Campanas (LC)			
02000 - Concrete			
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	2	9,265	9,734
08000 - Rehab			
216 - Restrooms 2 Hallway Restrooms	20	39,618	41,624
12000 - Pool			
738 - Equipment: Replacement Pool & Spa Equipment (50%)	5	28,858	30,319
19000 - Fencing			
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	30	20,475	21,512
24000 - Furnishings			
900 - Miscellaneous Tables, Chairs, Misc	10	59,140	62,134
27000 - Appliances			
800 - Miscellaneous 13 Kitchen Appliances (33%)	5	22,857	24,015

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2027			
00012 - Las Campanas (LC)			
28000 - Water System			
130 - Backflow Valves 4" Backflow	12	9,300	9,771
Total Las Campanas (LC):		189,513	199,109
00013 - Santa Rita Springs (SRS)			
02000 - Concrete			
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	2	8,009	8,414
03000 - Painting: Exterior			
136 - Stucco 28,540 sf Building Exterior	10	54,226	56,971
12000 - Pool			
750 - Equipment: Replacement Pool & Spa Equipment (50%)	5	33,150	34,828
14000 - Recreation			
240 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	3	26,250	27,579
23000 - Mechanical Equipment			
368 - HVAC 2 Carrier Units- 2012	15	18,880	19,836
24600 - Safety / Access			
240 - Fire Control Misc Fire Alarm System	20	35,000	36,772
25000 - Flooring			
270 - Carpeting 400 Sq. Yds. Computer, Fitness, Office Areas	10	19,348	20,327
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	10	17,522	18,410
Total 25000 - Flooring:		36,870	38,737
27000 - Appliances			
780 - Miscellaneous 11 Kitchen Appliances (33%)	5	16,262	17,085
Total Santa Rita Springs (SRS):		228,647	240,222
00014 - Canoa Ranch (CR)			
02000 - Concrete			
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	5	3,587	3,768
12000 - Pool			
754 - Equipment: Replacement Pool & Spa Equipment (50%)	5	26,198	27,524
14000 - Recreation			
250 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	3	31,640	33,242
17500 - Basketball / Sport Court			
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	4	4,304	4,522
23000 - Mechanical Equipment			
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	18	20,641	21,686

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2027			
00014 - Canoa Ranch (CR)			
Total Canoa Ranch (CR):		86,370	90,742
00015 - Facilities (FMB)			
01000 - Paving			
136 - Asphalt: Sealing 29,074 sf Parking Area	5	9,304	9,775
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)	5	4,518	4,747
Total 01000 - Paving:		13,822	14,522
05000 - Roofing			
670 - Pitched: Tile 32 Squares- Maintenance Shop Pitched Roof	30	38,400	40,344
Total Facilities (FMB):		52,222	54,866
00016 - Pickleball Center (PC)			
26000 - Outdoor Equipment			
884 - Shade Structure 4,182 sf [3] Shade Structures	7	15,892	16,696
Total Pickleball Center (PC):		15,892	16,696
00017 - Del Sol Clubhouse (DSC)			
27000 - Appliances			
256 - Ice Machine Kitchen- Manitowoc Ice Machine	10	8,480	8,909
Total Del Sol Clubhouse (DSC):		8,480	8,909
00800 - General			
22000 - Office Equipment			
100 - Miscellaneous Facility Maintenance Shop Contex Scanner	5	7,930	8,331
30000 - Miscellaneous			
200 - Maintenance Equipment Vermeer Chipper	20	10,165	10,680
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	10	79,330	83,346
856 - Maintenance Truck 2 2016 Ram 1500 Pickups- #31, 32	10	89,910	94,462
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	10	47,220	49,611
866 - Vehicle 2017 Ford Escape- #36	3	36,835	38,700
Total 30000 - Miscellaneous:		263,460	276,799
Total General:		271,390	285,130
Total 2027:		2,159,002	2,268,309
2028			
00001 - Administrative Offices			
03000 - Painting: Exterior			
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	10	14,627	15,752

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2028			
00001 - Administrative Offices			
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	14,812	15,951
240 - Computers, Misc. Office Computer Work Stations	1	21,997	23,689
270 - Network Equipment Routers & Switches	1	7,127	7,675
Total 22000 - Office Equipment:		43,936	47,315
23000 - Mechanical Equipment			
348 - HVAC 3 IT Room Trane & Gree Units- 2013	15	12,084	13,013
Total Administrative Offices:		70,647	76,080
00002 - East Social Center (EC)			
03000 - Painting: Exterior			
112 - Stucco 13,905 sf Building Exterior	10	22,387	24,108
04000 - Structural Repairs			
204 - Siding 13,905 sf Stucco Repair (10%)	10	27,810	29,948
08000 - Rehab			
312 - Restrooms 2 Lobby Hallway Restrooms	20	37,775	40,680
12000 - Pool			
924 - Furniture: Misc 88 Pool Area Furniture	6	19,735	21,252
17500 - Basketball / Sport Court			
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	2	22,022	23,715
23000 - Mechanical Equipment			
276 - HVAC Rooftop Carrier Unit #1- 2013	15	7,500	8,077
27000 - Appliances			
720 - Miscellaneous 9 Kitchen Appliances (33%)	5	8,292	8,930
Total East Social Center (EC):		145,521	156,710
00003 - Abrego North (AN)			
02000 - Concrete			
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	5	7,110	7,657
05000 - Roofing			
352 - Low Slope: BUR 2,000 sf Pool Building Roof	20	26,000	27,999
12000 - Pool			
172 - Resurface 230 lf Pool	12	42,550	45,822
Total Abrego North (AN):		75,660	81,478

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2028			
00004 - Abrego South (AS)			
02000 - Concrete			
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	2	7,532	8,111
05000 - Roofing			
228 - Low Slope: BUR 3,500 sf Shuffleboard Ramadas	20	45,500	48,999
Total Abrego South (AS):		53,032	57,110
00005 - West Social Center (WC)			
17000 - Tennis Court			
100 - Reseal 43,200 sf [6] Tennis Courts	4	36,288	39,078
23000 - Mechanical Equipment			
284 - HVAC 2 Rooftop Carrier Units- 2013	15	36,040	38,811
24500 - Audio / Visual			
108 - Lighting Console Auditorium Control Room	10	4,376	4,713
224 - Projector 3 Auditorium Projectors (33%)	10	13,360	14,387
Total 24500 - Audio / Visual:		17,736	19,100
25000 - Flooring			
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	10	5,120	5,514
Total West Social Center (WC):		95,184	102,503
00006 - Casa Paloma I (CPI)			
02000 - Concrete			
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	2	13,722	14,777
12000 - Pool			
770 - Equipment: Replacement Pool & Spa Equipment (50%)	5	23,938	25,778
13000 - Spa			
150 - Resurface Spa	8	6,850	7,377
Total Casa Paloma I (CPI):		44,510	47,932
00007 - Casa Paloma II (CPII)			
12000 - Pool			
166 - Resurface 180 lf Pool	12	33,300	35,860
Total Casa Paloma II (CPII):		33,300	35,860
00008 - Desert Hills (DH)			
20000 - Lighting			
210 - Pole Lights 7 Walkway Lights	20	9,249	9,960
23000 - Mechanical Equipment			
388 - HVAC 2 Rooftop Carrier Units- 2013	15	33,920	36,528
632 - Water Heater Men's Restroom's Janitor's Closet	15	2,073	2,232

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2028			
00008 - Desert Hills (DH)			
23000 - Mechanical Equipment			
Total 23000 - Mechanical Equipment:		35,993	38,760
Total Desert Hills (DH):		45,242	48,720
00009 - Madera Vista (MV)			
03000 - Painting: Exterior			
206 - Surface Restoration 4,020 sf Exterior Surfaces	10	8,442	9,091
12000 - Pool			
154 - Resurface 156 lf Pool	12	28,860	31,079
17000 - Tennis Court			
540 - Reseal 7,200 sf Tennis Court	4	5,904	6,358
19000 - Fencing			
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	30	26,600	28,645
Total Madera Vista (MV):		69,806	75,173
00010 - Continental Vistas (CV)			
04000 - Structural Repairs			
940 - Doors 12 Exterior & Interior Doors (25%)	10	6,046	6,511
12000 - Pool			
948 - Furniture: Misc 48 Pool & Patio Area Furniture	6	10,637	11,455
23000 - Mechanical Equipment			
248 - HVAC 2 Rooftop Carrier Units- 2013	15	38,160	41,094
Total Continental Vistas (CV):		54,843	59,060
00011 - Canoa Hills (CH)			
02000 - Concrete			
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	2	9,664	10,407
03000 - Painting: Exterior			
416 - Wrought Iron 160 lf Pool Perimeter Fence	6	3,070	3,306
03500 - Painting: Interior			
130 - Building 22,750 sf All Interior Spaces	10	34,125	36,749
23000 - Mechanical Equipment			
220 - HVAC Rooftop Carrier Unit- 2013	15	16,000	17,230
24000 - Furnishings			
560 - Miscellaneous Assorted Tables & Chairs (50%)	10	27,900	30,045
24600 - Safety / Access			
230 - Fire Control Misc Fire Alarm System	20	35,000	37,691
Total Canoa Hills (CH):		125,759	135,428

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2028			
00012 - Las Campanas (LC)			
17000 - Tennis Court			
120 - Reseal 14,000 sf [2] Tennis Courts	4	11,480	12,363
Total Las Campanas (LC):		11,480	12,363
00013 - Santa Rita Springs (SRS)			
04500 - Decking/Balconies			
300 - Repairs 11,430 sf Elastomeric Deck- Seal/Repair	5	28,575	30,772
05000 - Roofing			
220 - Low Slope: BUR 6,800 sf Building Roof	20	88,400	95,197
08000 - Rehab			
336 - Restrooms 5 Restrooms	20	62,825	67,656
23000 - Mechanical Equipment			
232 - HVAC 6 Miscellaneous Units- 2013	15	45,000	48,460
24000 - Furnishings			
600 - Miscellaneous Anza Room Furniture	10	69,385	74,720
26000 - Outdoor Equipment			
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	15	11,902	12,818
Total Santa Rita Springs (SRS):		306,087	329,623
00014 - Canoa Ranch (CR)			
03000 - Painting: Exterior			
142 - Stucco 14,760 sf Building Exterior	10	24,354	26,227
04000 - Structural Repairs			
932 - Doors 3 Pool East Patio Doors	20	64,965	69,960
05000 - Roofing			
200 - Low Slope: BUR 12,610 sf Building Roof	20	163,930	176,535
08000 - Rehab			
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	20	163,600	176,179
12000 - Pool			
136 - Resurface 256 lf Pool	12	55,424	59,686
13000 - Spa			
134 - Resurface Spa	8	6,210	6,687
17500 - Basketball / Sport Court			
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	4	7,958	8,570
24600 - Safety / Access			
250 - Fire Control Misc Fire Alarm System	20	35,000	37,691
Total Canoa Ranch (CR):		521,441	561,535

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2028			
00015 - Facilities (FMB)			
03000 - Painting: Exterior			
128 - Surface Restoration 5,000 sf Building Exterior	10	8,250	8,884
04000 - Structural Repairs			
804 - Shed 3 Pre-Fab Sheds	10	19,500	20,999
964 - Doors 24 Exterior & Interior Doors (25%)	10	12,093	13,023
Total 04000 - Structural Repairs:		31,593	34,022
30000 - Miscellaneous			
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	10	23,980	25,824
Total Facilities (FMB):		63,823	68,730
00016 - Pickleball Center (PC)			
17500 - Basketball / Sport Court			
232 - Seal & Striping 54,600 sf [24] Pickleball Courts	2	50,232	54,094
Total Pickleball Center (PC):		50,232	54,094
00800 - General			
30000 - Miscellaneous			
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	10	43,880	47,254
872 - Maintenance Truck 2018 Ford F150- #38	10	46,835	50,436
874 - Maintenance Truck Ford F250 PU- #39	10	44,940	48,395
876 - Vehicle Ford Transit Connect- #40	10	40,975	44,126
Total 30000 - Miscellaneous:		176,630	190,211
Total General:		176,630	190,211
Total 2028:		1,943,197	2,092,610
2029			
00001 - Administrative Offices			
05000 - Roofing			
930 - Coating 7,050 sf Low Slope Roof Recoating	5	8,812	9,727
22000 - Office Equipment			
200 - Computers, Misc. 5 IT Servers (20%)	1	14,812	16,350
240 - Computers, Misc. Office Computer Work Stations	1	21,997	24,281
270 - Network Equipment Routers & Switches	1	7,127	7,867
Total 22000 - Office Equipment:		43,936	48,498
Total Administrative Offices:		52,748	58,225

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2029			
00002 - East Social Center (EC)			
01000 - Paving			
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	5	28,052	30,964
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	5	7,784	8,593
Total 01000 - Paving:		35,836	39,557
02000 - Concrete			
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	2	6,227	6,874
08000 - Rehab			
214 - Restrooms Pool Patio Companion Restroom	20	10,365	11,441
14000 - Recreation			
200 - Exercise: Cardio Equipment 16 Fitness Room Cardio Machines (25%)	3	29,623	32,699
20000 - Lighting			
604 - Sports Field / Court 8 Pickleball Court Lights	10	31,326	34,578
Total East Social Center (EC):		113,377	125,149
00003 - Abrego North (AN)			
05000 - Roofing			
978 - Coating 2,100 sf Low Slope Roof Recoating	5	2,940	3,245
Total Abrego North (AN):		2,940	3,245
00004 - Abrego South (AS)			
05000 - Roofing			
962 - Coating 6,480 sf Low Slope Roof Recoating	5	8,100	8,941
12000 - Pool			
422 - ADA Chair Lift Pool ADA Lift	10	4,860	5,365
26000 - Outdoor Equipment			
880 - Shade Structure 264 sf Pool Shade Canopy	15	6,983	7,708
Total Abrego South (AS):		19,943	22,014
00005 - West Social Center (WC)			
05000 - Roofing			
308 - Low Slope: Vinyl 31,560 sf Main Building Flat Roofs	20	410,280	452,872
936 - Coating 5,600 sf Pool House & Metal Arts Buildings	5	7,560	8,345
Total 05000 - Roofing:		417,840	461,217
12000 - Pool			
728 - Equipment: Replacement Pool Digital Clocks	10	3,801	4,195
24000 - Furnishings			
500 - Chairs 550 Auditorium Padded Chairs	10	98,180	108,373

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2029			
00005 - West Social Center (WC)			
Total West Social Center (WC):		519,821	573,785
00007 - Casa Paloma II (CPII)			
02000 - Concrete			
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	2	15,047	16,609
Total Casa Paloma II (CPII):		15,047	16,609
00008 - Desert Hills (DH)			
01000 - Paving			
120 - Asphalt: Sealing 104,016 sf Drives & Parking	5	33,285	36,741
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	5	11,546	12,744
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive	25	226,689	250,223
Total 01000 - Paving:		271,520	299,708
12000 - Pool			
932 - Furniture: Misc 47 Pool Area Furniture	6	14,124	15,591
14000 - Recreation			
220 - Exercise: Cardio Equipment 18 Fitness Center Cardio Machines (25%)	3	30,579	33,753
228 - Exercise: Stationary Bike 11 Fitness Center Aerobics Room Spin Bikes	6	19,800	21,855
Total 14000 - Recreation:		50,379	55,608
Total Desert Hills (DH):		336,023	370,907
00009 - Madera Vista (MV)			
02000 - Concrete			
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	2	8,137	8,982
Total Madera Vista (MV):		8,137	8,982
00010 - Continental Vistas (CV)			
02000 - Concrete			
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	2	9,515	10,503
13000 - Spa			
142 - Resurface Spa	8	9,060	10,001
Total Continental Vistas (CV):		18,575	20,504
00011 - Canoa Hills (CH)			
01000 - Paving			
124 - Asphalt: Sealing 67,354 sf Parking Lot	5	21,553	23,791
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (3%)	5	8,972	9,903
Total 01000 - Paving:		30,525	33,694

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2029			
00011 - Canoa Hills (CH)			
14000 - Recreation			
234 - Exercise: Cardio Equipment 15 Fitness Center Cardio Machines (25%)	3	29,254	32,291
24500 - Audio / Visual			
316 - PA System Sound Rack- Sound System	10	19,850	21,911
Total Canoa Hills (CH):		79,629	87,896
00012 - Las Campanas (LC)			
02000 - Concrete			
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	2	9,265	10,227
05000 - Roofing			
208 - Low Slope: BUR 18,170 sf Building Roofs	20	272,550	300,844
334 - Low Slope: Vinyl 7,000 sf Lobby, Cottonwood, Acacia	20	105,000	115,900
942 - Coating 25,170 sf Low Slope Roof Recoating	5	17,116	18,892
Total 05000 - Roofing:		394,666	435,636
14000 - Recreation			
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	3	41,294	45,581
24500 - Audio / Visual			
748 - Piano Ocotillo Room Yamaha Upright	25	13,669	15,088
832 - Stage Curtains 2 Ocotillo Room	20	9,665	10,668
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	10	19,978	22,052
Total 24500 - Audio / Visual:		43,312	47,808
28000 - Water System			
182 - Backflow Valves 3 Backflows (33%)	7	5,000	5,519
Total Las Campanas (LC):		493,537	544,771
00013 - Santa Rita Springs (SRS)			
02000 - Concrete			
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	2	8,009	8,840
03000 - Painting: Exterior			
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	6	14,591	16,106
05000 - Roofing			
604 - Pitched: Tile 84 Squares- Building Roof	30	100,800	111,264
954 - Coating 7,000 sf Low Slope Roof Recoating	5	8,750	9,658
Total 05000 - Roofing:		109,550	120,922

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2029			
00013 - Santa Rita Springs (SRS)			
12000 - Pool			
408 - ADA Chair Lift Pool Area ADA Lift	10	6,335	6,993
13000 - Spa			
130 - Resurface Spa	8	9,470	10,453
23000 - Mechanical Equipment			
436 - HVAC Carrier Unit #11- 2014	15	10,600	11,700
Total Santa Rita Springs (SRS):		158,555	175,014
00014 - Canoa Ranch (CR)			
01000 - Paving			
132 - Asphalt: Sealing 71,325 sf Drives & Parking	5	22,824	25,193
246 - Asphalt: Ongoing Repairs 71,325 sf Drives & Parking (3%)	5	7,917	8,739
Total 01000 - Paving:		30,741	33,932
05000 - Roofing			
958 - Coating 13,300 sf Low Slope Roof Recoating	5	25,270	27,893
12000 - Pool			
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	10	13,642	15,059
26000 - Outdoor Equipment			
808 - Shade Structure 500 sf [3] Shade Canopies	15	13,225	14,598
Total Canoa Ranch (CR):		82,878	91,482
00015 - Facilities (FMB)			
05000 - Roofing			
982 - Coating 1,680 sf Low Slope Roof Recoating	5	5,880	6,490
Total Facilities (FMB):		5,880	6,490
00017 - Del Sol Clubhouse (DSC)			
01000 - Paving			
148 - Asphalt: Sealing 63,350 sf Parking, Driveway	5	20,272	22,376
264 - Asphalt: Ongoing Repairs 63,350 sf Parking, Driveway (2%)	5	5,625	6,209
800 - Striping Parking Lot	5	3,180	3,510
Total 01000 - Paving:		29,077	32,095
02000 - Concrete			
210 - Curbs & Gutters 1,976 lf Asphalt Perimeter Curbing (4%)	5	2,687	2,966
03000 - Painting: Exterior			
140 - Mid Cycle Touch-Up Clubhouse Exterior Elements	10	6,360	7,020
Total Del Sol Clubhouse (DSC):		38,124	42,081

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Reserve Component	*Life Useful*	*Current Replacement Cost*	*Forecast Inflated Cost @ 2.50%*
2029			
00800 - General			
30000 - Miscellaneous			
808 - Maintenance Equipment 4 Floor Cleaning Machines (25%)	3	20,000	22,076
878 - Vehicle 2018 Ford Transit 150 Van- #41	10	40,975	45,229
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	10	50,340	55,566
882 - Vehicle 2018 Ford Transit 250 Van- #43	10	42,786	47,227
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	10	37,460	41,349
Total 30000 - Miscellaneous:		191,561	211,447
Total General:		191,561	211,447
Total 2029:		2,136,775	2,358,601

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

This Reserve Study is an Update w/ Site Visit Review. 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. Please note, in order to complete these study tasks, one or more visits were conducted by BRG to Green Valley Recreation Inc.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2025 and is the Project's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2024. You will notice in *Section III, Reserve Fund Balance Forecast*, a Beginning Reserve Balance of $7,586,789 is being used which ties to the last completed audit or review of the Project's financial statements. BRG then re-builds the first year of the study, in this case 2025, and estimates an ending reserve fund balance. Again, see *Section III* and the 2025 ending reserve balance estimate of $7,387,735.

"Re-building" the first year of the study as mentioned above simply means using the 2025 adopted budget for the 2025 reserve contribution. Finally, the 2025 reserve expenses both actual and projected are estimated.

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

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

FFB = Year Cost X Year Effective Age / Useful Life

% Funded = Year Estimated Ending Reserve Balance / Year FFB

Please see *Section V - Reserve Fund Balance Forecast*.

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00001 - Administrative Offices						
01000 - Paving						
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	8,884	5	1	7,107	9,106	1,251
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	6,903	5	1	5,522	7,075	972
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	47,589	25	20	9,518	11,707	2,143
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	20,347	25	20	4,069	5,005	916
03000 - Painting: Exterior						
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	14,627	10	3	10,239	11,994	1,082
03500 - Painting: Interior						
100 - Building 16,167 sf All Interior Spaces	24,251	10	2	19,400	22,371	1,750
04000 - Structural Repairs						
900 - Doors 41 Exterior & Interior Doors (25%)	20,658	10	9	2,066	4,235	1,772
05000 - Roofing						
252 - Low Slope: BUR 7,050 sf Building Roof- Replace	91,650	20	18	9,165	14,091	4,909
930 - Coating 7,050 sf Low Slope Roof Recoating	8,813	5	4	1,763	3,613	1,336
08000 - Rehab						
300 - Restrooms 3 Men's, Women's, Unisex Restrooms	56,663	20	16	11,333	14,520	2,889
400 - Kitchen Kitchen	10,600	20	2	9,540	10,322	382
22000 - Office Equipment						
200 - Computers, Misc. 5 IT Servers (20%)	14,812	1	1	7,406	15,183	5,215
240 - Computers, Misc. Office Computer Work Stations	21,997	1	1	10,999	22,547	7,744
270 - Network Equipment Routers & Switches	7,127	1	1	3,564	7,306	2,509
23000 - Mechanical Equipment						
280 - HVAC Rooftop Rheem Unit #5- 2017	15,900	15	7	8,480	9,779	866
314 - HVAC Rooftop Rheem Unit #6- 2018	13,780	15	8	6,431	7,533	769
348 - HVAC 3 IT Room Trane & Gree Units- 2013	12,084	15	3	9,667	10,735	596
372 - HVAC Victor's Office- Gree Unit- 2016	4,028	15	6	2,417	2,752	214
376 - HVAC Marvair Unit- 2018	8,480	15	8	3,957	4,636	473
396 - HVAC 2 Mtg Rm/Southwest Office- Gree Units- 2020	8,056	15	10	2,685	3,303	472
528 - HVAC 3 Rooftop Rheem Units- 2025	54,000	15	0	54,000	3,690	2,473
25000 - Flooring						
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices	17,655	10	2	14,124	16,287	1,274

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00001 - Administrative Offices						
25000 - Flooring						
400 - Tile 430 sf Floors	9,903	20	1	9,408	10,150	349
28000 - Water System						
134 - Backflow Valves 4" Backflow	9,300	12	8	3,100	3,972	649
Sub-total Administrative Offices	508,107			225,959	231,911	43,005
00002 - East Social Center (EC)						
01000 - Paving						
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway	28,052	5	4	5,610	11,501	4,254
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	7,784	5	4	1,557	3,192	1,180
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot	88,722	25	6	67,429	72,752	2,827
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	180,503	25	14	79,421	88,808	7,008
02000 - Concrete						
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	6,227	2	2	2,076	3,192	1,498
03000 - Painting: Exterior						
112 - Stucco 13,905 sf Building Exterior	22,387	10	3	15,671	18,357	1,656
03500 - Painting: Interior						
112 - Building 17,350 sf All Interior Spaces	26,025	10	6	10,410	13,338	2,073
04000 - Structural Repairs						
204 - Siding 13,905 sf Stucco Repair (10%)	27,810	10	3	19,467	22,804	2,057
896 - Shed Pool Equipment Area Shed	5,758	20	12	2,303	2,656	266
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)	29,224	10	9	2,922	5,991	2,507
05000 - Roofing						
312 - Low Slope: Vinyl 17,100 sf Main Building East Wing	222,300	20	6	155,610	170,893	8,854
356 - Low Slope: Vinyl 4,500 sf Main Building North Wing	58,500	20	6	40,950	44,972	2,330
938 - Coating 21,600 sf Low Slope Roof Recoating	14,688	5	1	11,750	15,055	2,068
08000 - Rehab						
204 - General Fine Arts Room	17,275	20	7	11,229	12,395	705
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower	138,433	20	7	89,982	99,326	5,652
214 - Restrooms Pool Patio Companion Restroom	10,365	20	4	8,292	9,031	393
250 - Kitchen Kitchen	28,792	20	7	18,715	20,658	1,175
312 - Restrooms 2 Lobby Hallway Restrooms	37,775	20	3	32,109	34,848	1,397
12000 - Pool						
106 - Resurface 220 lf Pool	34,162	12	9	8,540	11,672	2,442
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs	10,135	10	8	2,027	3,116	848
734 - Equipment: Replacement Pool & Spa Equipment (50%)	23,919	5	2	14,352	19,614	3,452
924 - Furniture: Misc 88 Pool Area Furniture	19,735	6	3	9,867	13,486	2,433

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00002 - East Social Center (EC)						
13000 - Spa						
114 - Resurface Spa	6,383	8	5	2,394	3,271	620
14000 - Recreation						
200 - Exercise: Cardio Equipment 16 Fitness Room Cardio Machines (25%)	29,623	3	1	19,749	30,364	6,952
300 - Exercise: Strength Equipment 20 Fitness Room Strength Machines, Etc (50%)	46,774	8	6	11,694	17,979	4,658
720 - Billiard Table 2 Billiards Room	21,767	25	21	3,483	4,462	1,005
17000 - Tennis Court						
110 - Reseal 14,400 sf [2] Tennis Courts	6,336	4	2	3,168	4,871	1,143
510 - Resurface 14,400 sf [2] Tennis Courts	53,136	20	6	37,195	40,848	2,116
17500 - Basketball / Sport Court						
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	22,022	2	1	11,011	22,573	7,753
19000 - Fencing						
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences	6,842	25	19	1,642	1,964	301
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	16,242	30	20	5,414	6,104	609
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	16,242	30	23	3,790	4,439	656
130 - Chain Link: 10' 540 lf Tennis Court Fence	26,120	30	6	20,896	22,311	694
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	19,119	35	6	15,842	16,797	435
20000 - Lighting						
510 - Parking Lot 7 Parking Lot Lights	26,600	30	28	1,773	2,727	1,216
604 - Sports Field / Court 8 Pickleball Court Lights	31,326	10	4	18,796	22,476	2,375
23000 - Mechanical Equipment						
276 - HVAC Rooftop Carrier Unit #1- 2013	7,500	15	3	6,000	6,663	370
288 - HVAC 6 Rooftop Units- 2018	96,000	15	8	44,800	52,480	5,356
326 - HVAC Rooftop Ruud Unit #3- 2024	23,265	15	14	1,551	3,180	1,505
356 - HVAC Rooftop Rheem Unit #4- 2020	11,660	15	10	3,887	4,781	684
384 - HVAC Rooftop Rheem Unit #8- 2021	20,000	15	11	5,333	6,833	1,202
408 - HVAC 5 Rooftop Carrier Units- 2011	79,200	15	1	73,920	81,180	3,718
24000 - Furnishings						
520 - Miscellaneous Tables & Chairs	36,807	10	0	36,807	3,773	2,528
24500 - Audio / Visual						
168 - Projector 2 Lounge & Main Room Projectors & Screens	7,600	10	9	760	1,558	652
300 - PA System Sound Rack- Sound System	11,978	10	6	4,791	6,138	954
744 - Piano East Auditorium Yamaha Upright	11,517	25	5	9,214	9,916	358
24600 - Safety / Access						
100 - Fire Control Misc Alarm & Sprinkler System	35,000	20	2	31,500	34,081	1,263
108 - Fire Alarm Control Panel Fire Panel	35,122	20	1	33,366	36,000	1,236

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00002 - East Social Center (EC)						
25000 - Flooring						
220 - Carpeting 850 Sq. Yds. East Center Carpet	28,722	10	6	11,489	14,720	2,288
420 - Tile 4,200 sf East Center Walls & Floors	58,044	20	1	55,142	59,495	2,043
610 - Tile 1,440 sf Art Room, Lobby, Kitchen	11,794	15	11	3,145	4,029	709
26000 - Outdoor Equipment						
444 - Bleachers: Aluminum 4 Pickleball Bleachers	13,820	20	12	5,528	6,375	638
888 - Shade Structure 300 sf [3] Pool Shade Structures	4,500	7	5	1,286	1,977	500
27000 - Appliances						
448 - Washer & Dryer Craft Janitor Closet- Washer/Dryer	5,000	10	2	4,000	4,613	361
720 - Miscellaneous 9 Kitchen Appliances (33%)	8,292	5	3	3,317	5,100	1,227
28000 - Water System						
138 - Backflow Valves 4" Backflow	9,300	12	2	7,750	8,738	559
Sub-total East Social Center (EC)	1,882,226			1,110,720	1,250,471	115,762
00003 - Abrego North (AN)						
01000 - Paving						
420 - Asphalt: Major Repairs 14,105 sf Parking Area	95,209	25	23	7,617	11,711	4,616
02000 - Concrete						
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	7,110	5	3	2,844	4,373	1,052
03000 - Painting: Exterior						
218 - Surface Restoration 5,892 sf Exterior Surfaces	9,722	10	1	8,750	9,965	684
04000 - Structural Repairs						
820 - Shed Shed	12,035	10	5	6,018	7,402	935
956 - Doors 10 Exterior & Interior Doors (50%)	10,078	20	7	6,550	7,231	411
05000 - Roofing						
352 - Low Slope: BUR 2,000 sf Pool Building Roof	26,000	20	3	22,100	23,985	962
978 - Coating 2,100 sf Low Slope Roof Recoating	2,940	5	4	588	1,205	446
08000 - Rehab						
238 - Restrooms Companion Restroom Remodel	19,835	20	2	17,852	19,314	716
266 - Locker Rooms 2 Men's & Women's	88,090	20	2	79,281	85,778	3,179
270 - General 795 sf Recreation Room Tile- 2017	11,329	20	12	4,532	5,225	523
12000 - Pool						
172 - Resurface 230 lf Pool	42,550	12	3	31,913	36,345	2,623
426 - ADA Chair Lift 2 Pool & Spa	15,000	10	2	12,000	13,838	1,083
778 - Equipment: Replacement Pool & Spa Equipment (50%)	24,000	5	1	19,200	24,600	3,380
964 - Furniture: Misc 37 Pool Area Furniture	8,325	6	0	8,325	1,422	953
13000 - Spa						
158 - Resurface Spa	6,640	8	1	5,810	6,806	584

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00003 - Abrego North (AN)						
19000 - Fencing						
560 - Vinyl 152 lf Perimeter Fencing	6,133	20	12	2,453	2,829	283
23000 - Mechanical Equipment						
200 - HVAC 3 HVAC Rheem Units- 2020	28,620	15	10	9,540	11,734	1,678
26000 - Outdoor Equipment						
864 - Shade Structure 380 sf Pool Equip Shade Structure	11,970	30	18	4,788	5,317	427
868 - Shade Structure 378 sf [3] Pool Shade Canopies	9,998	15	7	5,332	6,149	544
28000 - Water System						
186 - Backflow Valves Backflow (50%)	2,500	20	10	1,250	1,409	110
Sub-total Abrego North (AN)	438,083			256,741	286,637	25,190
00004 - Abrego South (AS)						
01000 - Paving						
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)	8,333	5	2	5,000	6,833	1,203
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	6,660	5	2	3,996	5,461	961
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	59,682	25	19	14,324	17,129	2,622
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	47,700	25	20	9,540	11,734	2,148
02000 - Concrete						
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	7,532	2	1	3,766	7,721	2,652
03000 - Painting: Exterior						
200 - Surface Restoration 7,191 sf Exterior Surfaces	11,865	10	10	1,079	1,216	948
201 - Surface Restoration Exterior Surfaces Paint & Repair (2025 Only)[nr:1]	54,325	1	0	54,325	0	0
04000 - Structural Repairs						
936 - Doors 16 Exterior & Interior Doors (25%)	8,062	10	9	806	1,653	692
05000 - Roofing						
224 - Low Slope: BUR 2,980 sf Pool Building Roofs	38,740	20	8	23,244	25,811	1,621
228 - Low Slope: BUR 3,500 sf Shuffleboard Ramadas	45,500	20	3	38,675	41,974	1,683
962 - Coating 6,480 sf Low Slope Roof Recoating	8,100	5	4	1,620	3,321	1,228
08000 - Rehab						
236 - Locker Rooms 2 Men's & Women's	88,090	20	2	79,281	85,778	3,179
342 - Restrooms 2 Restrooms	37,760	20	2	33,984	36,769	1,363
12000 - Pool						
140 - Resurface 170 lf Pool	31,450	12	2	26,208	29,550	1,891
422 - ADA Chair Lift Pool ADA Lift	4,860	10	4	2,916	3,487	368
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating	56,763	10	6	22,705	29,091	4,522
944 - Furniture: Misc 45 Pool Area Furniture	12,004	6	0	12,004	2,051	1,374
13000 - Spa						
138 - Resurface Spa	4,635	8	5	1,738	2,375	450

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00004 - Abrego South (AS)						
13000 - Spa						
418 - ADA Chair Lift Spa ADA Lift	5,740	10	2	4,592	5,295	414
19000 - Fencing						
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence	8,746	20	6	6,122	6,724	348
20000 - Lighting						
240 - Pole Lights 8 Shuffleboard Lights	14,400	25	5	11,520	12,398	448
23000 - Mechanical Equipment						
240 - HVAC 2 Rooftop Rheem Units- 2025	15,250	15	0	15,250	1,042	698
26000 - Outdoor Equipment						
480 - Drinking Fountain 2 Drinking Fountain	7,560	20	2	6,804	7,362	273
812 - Shade Structure 564 [3] Volleyball Shade Canopies	14,918	15	7	7,956	9,174	812
880 - Shade Structure 264 sf Pool Shade Canopy	6,983	15	4	5,121	5,726	353
900 - Shuffleboard Court 3,744 sf [12] Shuffleboard Courts	19,094	8	7	2,387	4,893	1,949
910 - Miscellaneous 3,500 sf [2] Volleyball Court Sand	37,800	10	7	11,340	15,498	3,086
28000 - Water System						
166 - Backflow Valves 2 Backflows (50%)	5,000	10	5	2,500	3,075	389
Sub-total Abrego South (AS)	667,553			408,803	383,140	37,675
00005 - West Social Center (WC)						
01000 - Paving						
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking	13,934	5	0	13,934	2,856	1,914
108 - Asphalt: Sealing 75,321 sf West Parking Lot	24,103	5	0	24,103	4,941	3,311
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)	8,361	5	5	1,393	1,714	1,083
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking	138,467	25	5	110,773	119,220	4,305
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot	239,521	25	5	191,617	206,227	7,446
02000 - Concrete						
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)	8,629	5	6	1,233	1,474	982
03000 - Painting: Exterior						
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces	85,427	10	5	42,713	52,537	6,639
03500 - Painting: Interior						
106 - Building 24,000 sf All Interior Spaces	36,000	10	1	32,400	36,900	2,535
04000 - Structural Repairs						
904 - Doors 72 Exterior & Interior Doors (25%)	36,278	10	9	3,628	7,437	3,112
05000 - Roofing						
204 - Low Slope: BUR 5,600 sf Pool House & Metal Arts Buildings	72,800	20	10	36,400	41,041	3,201
300 - Low Slope: Metal 3 Squares- Pool Eq Enclosure Shade Structure	9,300	30	22	2,480	2,860	367
308 - Low Slope: Vinyl 31,560 sf Main Building Flat Roofs	410,280	20	4	328,224	357,456	15,554
600 - Pitched: Tile 22 Squares- Tennis Ramada Roof	28,050	30	21	8,415	9,584	1,079

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00005 - West Social Center (WC)						
05000 - Roofing						
934 - Coating 31,560 sf Main Building Roof Recoat- 2025	42,606	5	1	34,085	43,671	6,000
936 - Coating 5,600 sf Pool House & Metal Arts Buildings	7,560	5	4	1,512	3,100	1,146
08000 - Rehab						
100 - General Tennis Ramada	7,486	20	2	6,737	7,289	270
200 - Locker Rooms 2 Pool Men's, Women's & Outdoor Shower	116,159	20	1	110,351	119,063	4,089
306 - Restrooms 4 Shops & Auditorium Restrooms	82,691	20	2	74,422	80,521	2,984
460 - Cabinets 2 Woodshop & Lapidary	11,517	20	2	10,365	11,215	416
550 - Operable Wall/Partition 320 sf Auditorium/Room 1	22,003	25	21	3,521	4,511	1,015
920 - General House Lights	55,000	20	1	52,250	56,375	1,936
12000 - Pool						
100 - Resurface 250 lf Pool	54,130	12	1	49,619	55,483	3,176
600 - Deck: Re-Surface 5,313 sf Pool/Spa Deck Coating	53,874	15	1	50,282	55,221	2,529
728 - Equipment: Replacement Pool Digital Clocks	3,801	10	4	2,280	2,727	288
730 - Equipment: Replacement Pool & Spa Equipment (50%)	67,827	5	0	67,827	13,905	9,318
920 - Furniture: Misc Pool Area Furniture	15,000	6	1	12,500	15,375	1,760
13000 - Spa						
110 - Resurface Spa	8,000	8	1	7,000	8,200	704
14000 - Recreation						
700 - Billiard Table 4 Billiards Room Tables	35,242	25	18	9,868	11,559	1,510
17000 - Tennis Court						
100 - Reseal 43,200 sf [6] Tennis Courts	36,288	4	3	9,072	18,598	6,711
500 - Resurface 43,200 sf [6] Tennis Courts	159,408	21	9	91,090	101,148	6,512
600 - Lighting 20 Court Lights	99,045	30	27	9,905	13,536	4,417
724 - Screen 8,685 sf Tennis Court Fence Screens	5,732	5	2	3,439	4,700	827
17500 - Basketball / Sport Court						
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	21,154	8	2	15,865	18,972	1,908
19000 - Fencing						
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	82,713	30	7	63,413	67,824	2,251
20000 - Lighting						
200 - Pole Lights 15 Walkway Lights	34,032	30	11	21,554	23,256	1,022
500 - Parking Lot 25 Parking Lot Lights	84,937	60	24	50,962	53,687	1,759
23000 - Mechanical Equipment						
204 - HVAC 2 Rooftop Rheem Units- 2024	80,618	15	14	5,375	11,018	5,216
284 - HVAC 2 Rooftop Carrier Units- 2013	36,040	15	3	28,832	32,016	1,777
320 - HVAC Rooftop Carrier Unit #4- 2018	30,740	15	8	14,345	16,805	1,715

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00005 - West Social Center (WC)						
23000 - Mechanical Equipment						
324 - HVAC Rooftop Rheem Unit #10- 2019	19,080	15	9	7,632	9,127	1,091
352 - HVAC 3 Rooftop Rheem Units- 2024	46,643	15	14	3,110	6,375	3,018
380 - HVAC Rooftop Ruud Unit #7- 2025	22,496	15	0	22,496	1,537	1,030
404 - HVAC 4 Rooftop Rheem Units- 2023	74,200	15	13	9,893	15,211	4,684
420 - HVAC Tennis Ramada Rheem Unit #15- 2022	7,420	15	12	1,484	2,028	457
440 - HVAC 5 Gree HVAC Units- 2012	21,200	15	2	18,373	20,281	1,020
900 - Miscellaneous Woodshop Dust Collector	23,264	15	7	12,408	14,307	1,266
901 - Miscellaneous Woodshop Dust Collector Compressor (2026 Only)[nr:1]	11,000	2	1	5,500	11,275	3,872
24000 - Furnishings						
500 - Chairs 550 Auditorium Padded Chairs	98,181	10	4	58,908	70,445	7,444
504 - Chairs 500 Auditorium Unpadded Chairs	38,366	10	0	38,366	3,933	2,635
508 - Tables 175 Auditorium Tables	68,173	10	0	68,173	6,988	4,683
24500 - Audio / Visual						
100 - Speakers Auditorium	31,441	15	8	14,673	17,188	1,754
108 - Lighting Console Auditorium Control Room	4,376	10	3	3,063	3,589	324
116 - Miscellaneous Auditorium Total Induction Loop	20,155	30	14	10,749	11,706	652
220 - PA System Auditorium Bldg	67,719	10	2	54,175	62,471	4,887
224 - Projector 3 Auditorium Projectors (33%)	13,360	10	3	9,352	10,955	988
400 - Stage Lights Stage Lighting	12,020	20	17	1,803	2,464	628
600 - Stage Curtains Stage Curtains	11,517	15	2	9,981	11,018	554
740 - Piano Auditorium Petrof Grand	51,826	30	8	38,006	40,727	1,446
764 - Piano Auditorium Yamaha Upright	11,517	30	8	8,446	9,050	321
800 - Stage Risers Auditorium Stage	22,688	30	22	6,050	6,977	894
24600 - Safety / Access						
200 - Fire Control Misc Fire Alarm System	35,000	20	1	33,250	35,875	1,232
25000 - Flooring						
210 - Carpeting 448 Sq. Yds. West Center Carpet	21,670	10	6	8,668	11,106	1,726
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	5,120	10	3	3,584	4,198	379
410 - Tile 1,618 sf West Center Walls & Floors	27,959	20	2	25,163	27,225	1,009
414 - Tile 682 sf Green Room Dressing & Restrooms	11,785	20	12	4,714	5,436	544
600 - Miscellaneous 1,100 Sq. Yds. West Center Engineered Wood	96,745	15	12	19,349	26,444	5,958

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00005 - West Social Center (WC)						
26000 - Outdoor Equipment						
400 - Bleachers 6 Courtyard & Tennis	15,322	25	18	4,290	5,026	657
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	13,192	15	8	6,156	7,212	736
840 - Shade Structure 680 sf Pool Deck Shade Canopy	18,013	15	8	8,406	9,847	1,005
844 - Shade Structure 1,955 sf [3] Tennis Court Spectator Shade Canopies	51,788	15	7	27,620	31,850	2,819
846 - Shade Structure 4 Tennis Court Player Shade Covers (25%)	2,303	15	7	1,228	1,417	125
876 - Shade Structure 231 sf Shop Metal Shade Structure- 2018	7,184	30	23	1,676	1,964	290
27000 - Appliances						
324 - Dishwasher, Commercial Commercial Dishwasher- 2022	11,517	12	9	2,879	3,935	823
700 - Miscellaneous 30 Kitchen Appliances (33%)	40,309	5	2	24,185	33,053	5,818
702 - Stove 2 Vulcan 10-Burner & 6-Burner	8,292	20	13	2,902	3,400	393
28000 - Water System						
158 - Backflow Valves 4" Backflow	9,300	12	8	3,100	3,972	649
30000 - Miscellaneous						
240 - Maintenance Equipment Portable Lift	13,590	20	1	12,910	13,930	478
244 - Maintenance Equipment Portable Lift	13,590	20	2	12,231	13,233	490
Sub-total West Social Center (WC)	3,444,074			2,208,740	2,270,793	191,571
00006 - Casa Paloma I (CPI)						
01000 - Paving						
412 - Asphalt: Major Repairs 7,128 sf Parking Areas	48,114	25	2	44,265	47,344	1,389
02000 - Concrete						
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	13,722	2	1	6,861	14,065	4,831
03000 - Painting: Exterior						
212 - Surface Restoration 7,470 sf Exterior Surfaces	12,326	10	2	9,860	11,370	890
04000 - Structural Repairs						
948 - Doors 10 Exterior & Interior Doors (50%)	10,078	15	7	5,375	6,198	549
05000 - Roofing						
236 - Low Slope: BUR 5,900 sf Pool Building & Shade Structure Roofs	76,700	20	5	57,525	62,894	2,980
970 - Coating 6,100 sf Low Slope Roof Recoating	17,690	5	1	14,152	18,132	2,491
08000 - Rehab						
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower	128,910	20	15	32,228	39,640	6,412
256 - Restrooms Unisex Restroom	6,140	20	15	1,535	1,888	305
418 - Kitchen Center Kitchen	8,810	20	6	6,167	6,773	351
12000 - Pool						
160 - Resurface 200 lf Pool	37,000	12	1	33,917	37,925	2,171
420 - ADA Chair Lift Aqua Creek Pool Chair	6,335	10	2	5,068	5,844	457
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating	64,038	15	12	12,808	17,504	3,944

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00006 - Casa Paloma I (CPI)						
12000 - Pool						
770 - Equipment: Replacement Pool & Spa Equipment (50%)	23,938	5	3	9,575	14,722	3,541
956 - Furniture: Misc 50 Pool Area Furniture	11,140	6	2	7,427	9,515	1,340
13000 - Spa						
150 - Resurface Spa	6,850	8	3	4,281	5,266	633
23000 - Mechanical Equipment						
256 - HVAC 2 Rooftop Carrier Units- 2011	23,320	15	1	21,765	23,903	1,095
516 - HVAC In-Ceiling Rheem Unit- 2025	8,150	15	0	8,150	557	373
25000 - Flooring						
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage	13,500	20	15	3,375	4,151	672
26000 - Outdoor Equipment						
310 - Benches 18 Common Area Benches	24,930	15	5	16,620	18,739	1,292
316 - Shuffleboard Court 1,980 sf [6] Shuffleboard Courts	10,593	8	2	7,945	9,501	956
826 - Shade Structure 310 sf Pool Equip Shade Structure	9,765	30	20	3,255	3,670	366
28000 - Water System						
194 - Backflow Valves Backflow	5,000	20	10	2,500	2,819	220
Sub-total Casa Paloma I (CPI)	567,047			314,653	362,419	37,258
00007 - Casa Paloma II (CPII)						
02000 - Concrete						
466 - Pool Deck 4,933 sf Pool/Spa Area Concrete Repair (6%)	15,047	2	0	15,047	7,712	5,168
03000 - Painting: Exterior						
224 - Stucco Exterior Stucco Repair & Paint	12,000	10	1	10,800	12,300	845
04000 - Structural Repairs						
952 - Doors 14 Exterior & Interior Doors (25%)	7,054	10	9	705	1,446	605
05000 - Roofing						
240 - Low Slope: BUR 5,200 sf Pool Building Roofs	67,600	20	16	13,520	17,323	3,447
974 - Coating 5,200 sf Low Slope Roof Recoating	9,152	5	1	7,322	9,381	1,289
08000 - Rehab						
258 - Restrooms Unisex Restroom	11,520	15	1	10,752	11,808	541
260 - Locker Rooms 2 Men's & Women's Locker Rooms & Outdoor Shower	88,090	20	1	83,686	90,292	3,101
424 - Kitchen Center Kitchen	8,810	20	2	7,929	8,579	318
12000 - Pool						
166 - Resurface 180 lf Pool	33,300	12	3	24,975	28,444	2,053
666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating	53,523	15	1	49,955	54,861	2,512
774 - Equipment: Replacement Pool & Spa Equipment (50%)	24,000	5	1	19,200	24,600	3,380
960 - Furniture: Misc 31 Pool Area Furniture	8,144	6	0	8,144	1,391	932

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00007 - Casa Paloma II (CPII)						
13000 - Spa						
154 - Resurface Spa	6,255	8	2	4,691	5,610	564
20000 - Lighting						
260 - Pole Lights 8 Shuffleboard Lights	12,600	30	28	840	1,292	576
23000 - Mechanical Equipment						
260 - HVAC Rooftop Rheem Unit #3- 2025	8,760	15	0	8,760	599	401
272 - HVAC 2 Rooftop Carrier Units- 2011	23,320	15	1	21,765	23,903	1,095
25000 - Flooring						
204 - Carpeting 1,284 sf Recreation Room	4,494	10	5	2,247	2,764	349
404 - Tile 281 sf Kitchenette & Storage Closet	4,524	20	15	1,131	1,391	225
26000 - Outdoor Equipment						
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat	10,148	8	0	10,148	1,300	871
860 - Shade Structure 294 sf Pool Equip Shade Canopy	7,776	15	6	4,666	5,314	413
28000 - Water System						
190 - Backflow Valves Backflow	5,000	20	10	2,500	2,819	220
Sub-total Casa Paloma II (CPII)	421,118			308,783	313,127	28,905
00008 - Desert Hills (DH)						
01000 - Paving						
120 - Asphalt: Sealing 104,016 sf Drives & Parking	33,285	5	4	6,657	13,647	5,048
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)	11,546	5	4	2,309	4,734	1,751
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive	226,689	25	4	190,419	204,474	6,875
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area	104,081	25	21	16,653	21,337	4,803
02000 - Concrete						
414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	12,143	5	1	9,714	12,447	1,710
03000 - Painting: Exterior						
124 - Stucco 30,135 sf Building Exterior	59,065	10	2	47,252	54,487	4,263
03500 - Painting: Interior						
124 - Building 26,950 sf All Interior Spaces (50%)	20,213	5	2	12,128	16,574	2,917
04000 - Structural Repairs						
916 - Doors 54 Exterior & Interior Doors (25%)	27,209	10	9	2,721	5,578	2,334
04500 - Decking/Balconies						
200 - Resurface 1,778 sf Second Floor Deck	32,449	18	1	30,646	33,260	1,269
05000 - Roofing						
100 - Low Slope: Foam 5,850 sf Ceramics/Lapidary	70,200	20	18	7,020	10,793	3,760
212 - Low Slope: BUR 7,000 sf Auditorium Roof	105,000	20	19	5,250	10,763	5,765
320 - Low Slope: Metal 470 sf Pool Equipment Roof	5,170	30	20	1,723	1,943	194
374 - Low Slope: Pergola 375 sf Tennis Ramada Roof	3,750	25	15	1,500	1,691	149
946 - Coating 13,080 sf Low Slope Roof Recoating	16,350	5	2	9,810	13,407	2,360

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00008 - Desert Hills (DH)						
08000 - Rehab						
218 - Locker Rooms 2 Men's & Women's	145,600	28	0	145,600	5,330	3,572
222 - Restrooms Companion Restroom	19,832	20	18	1,983	3,049	1,062
324 - Restrooms 2 Auditorium Lobby Restrooms	63,600	20	0	63,600	3,260	2,184
325 - Doors 2 Locker Room Doors (2026 Only)[nr:1]	10,000	2	1	5,000	10,250	3,520
466 - Cabinets 40 lf Countertops & Cabinets	34,692	20	2	31,223	33,781	1,252
570 - Operable Wall/Partition 770 sf [4] Room Dividers	41,742	21	9	23,852	26,486	1,705
12000 - Pool						
118 - Resurface 260 lf Pool	56,295	12	13	4,021	4,439	3,808
404 - ADA Chair Lift 2 Pool & Spa Chair Lifts	15,478	10	2	12,383	14,279	1,117
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating	59,810	25	17	19,139	22,070	2,501
742 - Equipment: Replacement Pool & Spa Equipment (50%)	32,268	5	2	19,361	26,460	4,657
932 - Furniture: Misc 47 Pool Area Furniture	14,124	6	4	4,708	7,239	1,785
13000 - Spa						
122 - Resurface Spa	11,517	8	5	4,319	5,902	1,119
14000 - Recreation						
140 - Sauna: Wood Kit Sauna	7,628	25	22	915	1,251	361
220 - Exercise: Cardio Equipment 18 Fitness Center Cardio Machines (25%)	30,579	3	1	20,386	31,343	7,177
228 - Exercise: Stationary Bike 11 Fitness Center Aerobics Room Spin Bikes	19,800	6	4	6,600	10,148	2,502
262 - Exercise: Miscellaneous Equip. 11 Boxing Gym Equipment	6,380	10	5	3,190	3,924	496
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)	29,959	8	2	22,469	26,869	2,703
354 - Exercise: Strength Equipment 31 Fitness Center Strength Machines (50%)	84,429	8	7	10,554	21,635	8,617
17000 - Tennis Court						
130 - Reseal 28,800 sf [4] Tennis Courts	23,616	4	2	11,808	18,155	4,261
19000 - Fencing						
150 - Chain Link: 10' 960 lf Tennis Court Fence	46,435	30	6	37,148	39,663	1,233
20000 - Lighting						
210 - Pole Lights 7 Walkway Lights	9,249	20	3	7,862	8,532	342
218 - Landscape 25 Walkway Lights	12,584	20	9	6,921	7,739	540
264 - Bollard Lights 22 Walkway Bollard Lights	24,916	20	9	13,704	15,324	1,069
530 - Parking Lot 11 Parking Lot Lights	33,540	40	11	24,316	25,784	756
23000 - Mechanical Equipment						
216 - HVAC 7 Rooftop Rheem Units- 2022	112,000	15	12	22,400	30,613	6,898
332 - HVAC Rooftop Carrier Unit- 2009	15,100	15	1	14,093	15,478	709
360 - HVAC 2 Rooftop Rheem Units- 2019	30,000	15	9	12,000	14,350	1,716

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00008 - Desert Hills (DH)						
23000 - Mechanical Equipment						
388 - HVAC 2 Rooftop Carrier Units- 2013	33,920	15	3	27,136	30,132	1,673
412 - HVAC Rooftop Rheem Units- 2024	15,840	15	9	6,336	7,577	906
428 - HVAC 4 Rheem & Daikin Units- 2018	38,000	15	8	17,733	20,773	2,120
444 - HVAC 6 Fitness Rm Daikin Air Handlers- 2023	45,000	15	13	6,000	9,225	2,841
520 - HVAC 3 SW Ground Level Daikin Units- 2023	45,000	15	13	6,000	9,225	2,841
604 - Water Heater 2 Pool Equipment Area Water Heaters	13,000	12	10	2,167	3,331	953
632 - Water Heater Men's Restroom's Janitor's Closet	2,073	15	3	1,658	1,842	102
24000 - Furnishings						
540 - Miscellaneous 204 Assorted Tables & Chairs	31,114	10	0	31,114	3,189	2,137
24500 - Audio / Visual						
152 - Projector Stage- Epson	8,300	10	5	4,150	5,105	645
174 - Projection Screen Stage- Electric Screen	10,832	20	14	3,250	3,886	526
308 - PA System Sound Rack- Sound System	20,817	10	6	8,327	10,669	1,658
24600 - Safety / Access						
220 - Fire Control Misc Fire Alarm System	35,000	20	18	3,500	5,381	1,875
25000 - Flooring						
240 - Carpeting 327 Sq. Yds. Fitness & Boxing Gym Carpet	19,394	10	8	3,879	5,964	1,623
244 - Rubber 927 sf Fitness Room Rubber	8,343	10	6	3,337	4,276	665
440 - Tile 975 sf Center Walls & Floors	33,686	20	1	32,002	34,528	1,186
630 - Vinyl 1,349 Sq. Yds. Center Vinyl	47,539	15	13	6,339	9,745	3,001
27000 - Appliances						
160 - Ice Machine Tennis Courts	7,450	10	6	2,980	3,818	593
740 - Miscellaneous 13 Kitchen Appliances (33%)	21,185	5	2	12,711	17,372	3,058
764 - Dishwasher, Commercial Dishwasher	15,000	12	9	3,750	5,125	1,072
28000 - Water System						
150 - Backflow Valves 6" Backflow	12,000	12	1	11,000	12,300	704
Sub-total Desert Hills (DH)	2,181,817			1,086,727	1,041,949	141,038
00009 - Madera Vista (MV)						
01000 - Paving						
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	65,961	25	7	47,492	51,384	2,154
02000 - Concrete						
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	8,137	2	2	2,712	4,170	1,958
03000 - Painting: Exterior						
206 - Surface Restoration 4,020 sf Exterior Surfaces	8,442	10	3	5,909	6,922	624
04500 - Decking/Balconies						
111 - Miscellaneous 80 lf New Gutters South Side (2026 Only)[nr:1]	2,000	2	1	1,000	2,050	704

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00009 - Madera Vista (MV)						
05000 - Roofing						
616 - Pitched: Tile 39 Squares- Pool Building Roof	46,800	30	26	6,240	7,995	2,036
08000 - Rehab						
248 - Restrooms 2 Men's & Women's	18,880	20	14	5,664	6,773	916
262 - Kitchen Pool Building Kitchen Area	23,035	20	7	14,973	16,528	940
480 - Shower Outdoor Pool Shower	10,175	15	12	2,035	2,781	627
12000 - Pool						
154 - Resurface 156 lf Pool	28,860	12	3	21,645	24,651	1,779
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	40,882	15	12	8,176	11,174	2,518
766 - Equipment: Replacement Pool & Spa Equipment (50%)	19,478	5	1	15,582	19,964	2,743
952 - Furniture: Misc 29 Pool Area Furniture	8,809	6	2	5,873	7,524	1,060
13000 - Spa						
146 - Resurface Spa	5,665	8	1	4,957	5,807	499
17000 - Tennis Court						
540 - Reseal 7,200 sf Tennis Court	5,904	4	3	1,476	3,026	1,092
560 - Fixtures Tennis Court Bench/Canopy	6,335	15	7	3,379	3,896	345
19000 - Fencing						
170 - Chain Link: 10' 360 lf Tennis Court Fence	17,424	30	6	13,939	14,883	463
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	26,600	30	3	23,940	25,447	656
20000 - Lighting						
250 - Sports Field / Court 4 Tennis Court Lights	12,600	20	14	3,780	4,520	611
23000 - Mechanical Equipment						
252 - HVAC Rooftop Carrier Unit #1- 2011	10,575	15	1	9,870	10,839	496
25000 - Flooring						
434 - Tile Recreation Room & Storage	12,515	20	15	3,129	3,848	623
26000 - Outdoor Equipment						
816 - Shade Structure 264 sf Pool Shade Canopy	6,983	15	6	4,190	4,772	371
834 - Shade Structure 336 sf Pool Equip Shade Canopy	8,887	15	6	5,332	6,073	472
28000 - Water System						
174 - Backflow Valves Backflow (50%)	2,500	20	10	1,250	1,409	110
Sub-total Madera Vista (MV)	397,446			212,543	246,438	23,796
00010 - Continental Vistas (CV)						
01000 - Paving						
404 - Asphalt: Overlay 6,726 sf Parking Lot	21,389	20	15	5,347	6,577	1,064
02000 - Concrete						
448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	9,515	2	2	3,172	4,876	2,289
03000 - Painting: Exterior						
120 - Surface Restoration 3,600 sf Recreation Building & Walls	7,200	10	1	6,480	7,380	507

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00010 - Continental Vistas (CV)						
04000 - Structural Repairs						
940 - Doors 12 Exterior & Interior Doors (25%)	6,046	10	3	4,232	4,958	447
05000 - Roofing						
232 - Low Slope: BUR 2,000 sf Pool Building Roof	26,000	20	16	5,200	6,663	1,326
612 - Pitched: Tile 13 Squares- Pool Building Roof	22,100	30	26	2,947	3,775	962
966 - Coating 2,000 sf Low Slope Roof Recoating	7,100	5	1	5,680	7,278	1,000
08000 - Rehab						
242 - Locker Rooms 2 Men's & Women's	78,670	20	12	31,468	36,287	3,634
246 - Bathrooms Companion Restroom	23,220	20	12	9,288	10,710	1,073
12000 - Pool						
146 - Resurface 180 lf Pool	33,300	12	5	19,425	22,755	2,157
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	31,622	15	11	8,432	10,804	1,900
762 - Equipment: Replacement Pool & Spa Equipment (50%)	21,950	5	1	17,560	22,499	3,091
948 - Furniture: Misc 48 Pool & Patio Area Furniture	10,637	6	3	5,318	7,268	1,311
13000 - Spa						
142 - Resurface Spa	9,060	8	4	4,530	5,804	859
23000 - Mechanical Equipment						
244 - HVAC Rooftop Rheem Unit #3- 2019	11,660	15	9	4,664	5,577	667
248 - HVAC 2 Rooftop Carrier Units- 2013	38,160	15	3	30,528	33,899	1,882
800 - Water Heater Building Water Heater	6,084	12	0	6,084	520	348
25000 - Flooring						
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	21,594	10	2	17,275	19,920	1,558
28000 - Water System						
178 - Backflow Valves Backflow (50%)	2,500	20	10	1,250	1,409	110
Sub-total Continental Vistas (CV)	387,806			188,881	218,959	26,184
00011 - Canoa Hills (CH)						
01000 - Paving						
124 - Asphalt: Sealing 67,354 sf Parking Lot	21,553	5	4	4,311	8,837	3,268
224 - Asphalt: Ongoing Repairs 67,354 sf Parking Lot (3%)	8,972	5	4	1,794	3,678	1,360
364 - Asphalt: Overlay w/ Interlayer 67,354 sf Parking Lot	214,186	25	21	34,270	43,908	9,884
02000 - Concrete						
424 - Pool Deck 5,950 sf Pool/Spa Area Concrete Repair (6%)	9,664	2	1	4,832	9,906	3,402
03000 - Painting: Exterior						
130 - Stucco 10,940 sf Building Exterior	30,194	10	5	15,097	18,570	2,347
416 - Wrought Iron 160 lf Pool Perimeter Fence	3,070	6	3	1,535	2,098	379
03500 - Painting: Interior						
130 - Building 22,750 sf All Interior Spaces	34,125	10	3	23,888	27,983	2,524

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00011 - Canoa Hills (CH)						
04000 - Structural Repairs						
920 - Doors 47 Exterior & Interior Doors (25%)	23,682	10	9	2,368	4,855	2,032
05000 - Roofing						
216 - Low Slope: BUR 20,750 sf Building Roof	269,750	20	5	202,313	221,195	10,482
950 - Coating 20,750 sf Low Slope Roof Recoating	25,938	5	1	20,750	26,586	3,652
08000 - Rehab						
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	175,524	20	18	17,552	26,987	9,402
330 - Restrooms 2 Restrooms	88,658	20	18	8,866	13,631	4,749
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	46,481	25	14	20,452	22,869	1,805
581 - Doors 2 Auditorium West Side Exterior Doors (2026 Only)[nr:1]	10,000	2	1	5,000	10,250	3,520
12000 - Pool						
124 - Resurface 274 lf Pool	59,326	12	1	54,383	60,810	3,481
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	39,092	10	8	7,818	12,021	3,272
746 - Equipment: Replacement Pool & Spa Equipment (50%)	33,605	5	2	20,163	27,556	4,850
936 - Furniture: Misc 54 Pool Area Furniture	14,555	6	0	14,555	2,486	1,666
13000 - Spa						
126 - Resurface Spa	6,638	8	2	4,979	5,953	599
14000 - Recreation						
234 - Exercise: Cardio Equipment 15 Fitness Center Cardio Machines (25%)	29,254	3	1	19,503	29,985	6,866
330 - Exercise: Strength Equipment 27 Fitness Center Strength Machines (50%)	70,762	8	6	17,690	27,199	7,046
738 - Ping Pong Table 8 Saguaro Storage Area	9,600	12	8	3,200	4,100	670
17000 - Tennis Court						
140 - Reseal 14,000 sf [2] Tennis Courts	11,480	4	2	5,740	8,825	2,071
19000 - Fencing						
160 - Chain Link: 10' 580 lf Tennis Court Fence	28,055	30	6	22,444	23,963	745
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	7,371	35	6	6,108	6,476	168
20000 - Lighting						
220 - Pole Lights 24 Parking Lot & Walkway Lights	91,200	40	11	66,120	70,110	2,055
23000 - Mechanical Equipment						
220 - HVAC Rooftop Carrier Unit- 2013	16,000	15	3	12,800	14,213	789
230 - HVAC 3 Rooftop Carrier Units- 2021	48,000	15	11	12,800	16,400	2,884
340 - HVAC Rooftop Rheem Unit #6- 2022	16,000	15	12	3,200	4,373	985
364 - HVAC 2 Rooftop Rheem Units 1 & 2- 2023	33,000	15	13	4,400	6,765	2,083
432 - HVAC 3 Rooftop Daikin Units 7, 8, & 9- 2024	49,500	15	14	3,300	6,765	3,203
500 - Swamp Cooler 3 Evaporative Coolers- 2005, 2014, 2022 (33%)	5,000	7	2	3,571	4,393	515

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00011 - Canoa Hills (CH)						
23000 - Mechanical Equipment						
600 - Water Heater 3 Pool Eq Room Heaters	16,265	12	10	2,711	4,168	1,192
24000 - Furnishings						
560 - Miscellaneous Assorted Tables & Chairs (50%)	27,900	10	3	19,530	22,878	2,064
620 - Miscellaneous Lobby Furniture	10,484	12	10	1,747	2,686	768
24500 - Audio / Visual						
156 - Projector Saguaro Room- EIKI	1,800	10	9	180	369	154
166 - Projection Screen Saguaro Room- Electric Screen	21,100	20	14	6,330	7,570	1,024
316 - PA System Sound Rack- Sound System	19,850	10	4	11,910	14,242	1,505
330 - Miscellaneous Sound Rack- Total Induction Loop	20,800	30	11	13,173	14,213	625
756 - Piano Saguaro Room Yamaha Upright	10,500	25	10	6,300	6,888	369
812 - Stage Risers 288 sf [6] Saguaro Room Risers	4,625	30	28	308	474	211
828 - Stage Curtains 2 Saguaro Stage Curtains	17,950	20	7	11,668	12,879	733
24600 - Safety / Access						
230 - Fire Control Misc Fire Alarm System	35,000	20	3	29,750	32,288	1,295
25000 - Flooring						
250 - Carpeting 122 Sq. Yds. Mesquite Room	6,140	10	5	3,070	3,776	477
254 - Carpeting 418 Sq. Yds. Lobby & Fitness Carpeting	20,344	10	8	4,069	6,256	1,703
450 - Tile 6,475 sf Center Walls & Floors	104,377	20	17	15,657	21,397	5,455
720 - Hardwood Floors 6,150 sf Saguaro/Palo Verde- Replace	125,030	40	5	109,401	115,340	2,429
750 - Hardwood Floors 6,150 sf Saguaro/Palo Verde- Refinish	25,031	10	5	12,515	15,394	1,945
26000 - Outdoor Equipment						
302 - Bocce Ct. Resurface 4 Bocce Ball Courts	10,319	10	1	9,287	10,577	727
848 - Shade Structure 200 sf Tennis Court Shade Canopy	5,286	15	13	705	1,084	334
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies	21,144	15	7	11,277	13,004	1,151
856 - Shade Structure 144 sf Metal Roofed Shade Structure	4,608	30	9	3,226	3,464	132
872 - Shade Structure Pool Area Wood Gazebo Structure	11,955	25	17	3,826	4,411	500
27000 - Appliances						
760 - Miscellaneous 18 Kitchen Appliances (33%)	28,650	5	2	17,190	23,493	4,135
768 - Dishwasher, Commercial Dishwasher	13,000	12	9	3,250	4,442	929
28000 - Water System						
154 - Backflow Valves 6" Backflow	12,000	12	1	11,000	12,300	704
Sub-total Canoa Hills (CH)	2,104,391			953,879	1,127,338	133,318
00012 - Las Campanas (LC)						
01000 - Paving						
116 - Asphalt: Sealing 70,468 sf Parking Lot	22,550	5	1	18,040	23,114	3,175

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00012 - Las Campanas (LC)						
01000 - Paving						
216 - Asphalt: Ongoing Repairs 70,468 sf Parking Lot (3%)	7,822	5	1	6,258	8,017	1,101
320 - Asphalt: Overlay 27,246 sf North Parking Lot	65,935	25	21	10,550	13,517	3,043
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	141,408	25	10	84,845	92,764	4,974
02000 - Concrete						
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	9,265	2	0	9,265	4,748	3,182
03000 - Painting: Exterior						
118 - Stucco 18,180 sf Building Exterior	29,270	10	1	26,343	30,002	2,061
03500 - Painting: Interior						
118 - Building 21,900 sf All Interior Spaces	32,850	10	1	29,565	33,671	2,313
04000 - Structural Repairs						
912 - Doors 76 Exterior & Interior Doors (25%)	38,294	10	9	3,829	7,850	3,285
05000 - Roofing						
208 - Low Slope: BUR 18,170 sf Building Roofs	272,550	20	4	218,040	237,459	10,333
316 - Low Slope: Metal 520 sf Pool Equipment Roof	5,720	30	10	3,813	4,104	168
334 - Low Slope: Vinyl 7,000 sf Lobby, Cottonwood, Acacia	105,000	20	4	84,000	91,481	3,981
942 - Coating 25,170 sf Low Slope Roof Recoating	17,116	5	4	3,423	7,017	2,595
08000 - Rehab						
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	150,987	20	1	143,437	154,761	5,315
216 - Restrooms 2 Hallway Restrooms	39,618	20	2	35,656	38,578	1,430
220 - Restrooms Companion Restroom	19,809	20	15	4,952	6,091	985
318 - Restrooms 2 Racquetball Court Restrooms	16,584	20	14	4,975	5,950	805
406 - Kitchen Center Kitchen	9,674	10	7	2,902	3,966	790
560 - Operable Wall/Partition 1,296 sf [2] Ocotillo/Agave & Agave/Juniper (50%)	30,735	13	1	28,370	31,503	1,665
561 - Windows Blinds- Cottonwood, Acacia, Cypress (2026 Only)[nr:1]	1	2	1	1	1	0
12000 - Pool						
112 - Resurface 264 lf Pool	54,326	12	10	9,054	13,921	3,981
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	10,527	10	6	4,211	5,395	839
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	48,067	15	10	16,022	19,707	2,818
738 - Equipment: Replacement Pool & Spa Equipment (50%)	28,858	5	2	17,315	23,663	4,165
928 - Furniture: Misc Pool Area Furniture	10,486	6	0	10,486	1,791	1,200
13000 - Spa						
118 - Resurface Spa PebbleTec Resurface	7,739	8	1	6,772	7,933	681
14000 - Recreation						
210 - Exercise: Cardio Equipment 21 Fitness Center Cardio Machines (25%)	41,294	3	1	27,529	42,326	9,691

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00012 - Las Campanas (LC)						
14000 - Recreation						
310 - Exercise: Strength Equipment 21 Fitness Center Strength Machines (50%)	55,125	8	6	13,781	21,189	5,489
17000 - Tennis Court						
120 - Reseal 14,000 sf [2] Tennis Courts	11,480	4	3	2,870	5,884	2,123
19000 - Fencing						
140 - Chain Link: 10' 600 lf Tennis Court Fence	29,022	30	9	20,315	21,815	830
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	20,475	30	2	19,110	20,287	493
20000 - Lighting						
520 - Parking Lot 8 North Parking Lot Lights	27,097	40	12	18,968	20,136	626
560 - Parking Lot 13 East Parking Lot Lights	44,033	40	25	16,512	18,053	1,402
23000 - Mechanical Equipment						
212 - HVAC 11 Rooftop Ruud/Rheem Units- 2024	188,870	15	14	12,591	25,812	12,221
292 - HVAC 4 Rooftop Rheem Units- 2025	32,525	15	0	32,525	2,223	1,489
328 - HVAC Rooftop American Standard Unit- 2022	20,000	15	12	4,000	5,467	1,232
612 - Water Heater 2 Rinnai Tankless Heaters	13,348	12	8	4,449	5,701	931
24000 - Furnishings						
900 - Miscellaneous Tables, Chairs, Misc	59,140	10	2	47,312	54,556	4,268
24500 - Audio / Visual						
148 - Projector 3 Ocotillo, Cottonwood, Juniper	4,719	10	5	2,360	2,902	367
748 - Piano Ocotillo Room Yamaha Upright	13,669	25	4	11,482	12,329	415
804 - Stage Risers 4 Ocotillo Room- New	29,018	30	23	6,771	7,932	1,172
808 - Stage Risers 2 Ocotillo Room- Older	967	30	14	516	562	31
832 - Stage Curtains 2 Ocotillo Room	9,665	20	4	7,732	8,421	366
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	19,978	10	4	11,987	14,334	1,515
24600 - Safety / Access						
210 - Fire Control Misc Fire Alarm System	35,000	20	5	26,250	28,700	1,360
25000 - Flooring						
230 - Carpeting 430 Sq. Yds. Center Carpet	22,665	10	1	20,399	23,232	1,596
236 - Carpeting 150 Sq. Yds. Juniper Room Only	6,306	10	1	5,675	6,464	444
430 - Tile 3,050 sf Center Walls & Floors	49,868	20	1	47,374	51,114	1,756
620 - Vinyl 540 Sq. Yds. Center	98,917	15	12	19,783	27,037	6,092
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace	30,400	30	9	21,280	22,851	869
740 - Vinyl 2,925 sf Agave & Ocotillo Floor	40,833	30	1	39,472	41,854	958
27000 - Appliances						
800 - Miscellaneous 13 Kitchen Appliances (33%)	22,857	5	2	13,714	18,743	3,299

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00012 - Las Campanas (LC)						
28000 - Water System						
130 - Backflow Valves 4" Backflow	9,300	12	2	7,750	8,738	559
182 - Backflow Valves 3 Backflows (33%)	5,000	7	4	2,143	2,929	542
Sub-total Las Campanas (LC)	2,116,761			1,246,776	1,388,597	127,021
00013 - Santa Rita Springs (SRS)						
01000 - Paving						
128 - Asphalt: Sealing 80,636 sf Parking Lots	25,804	5	1	20,643	26,449	3,634
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	8,951	5	1	7,160	9,174	1,260
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots	185,667	25	0	185,667	7,612	5,101
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot	70,755	25	0	70,755	2,901	1,944
02000 - Concrete						
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	8,009	2	2	2,670	4,105	1,927
03000 - Painting: Exterior						
136 - Stucco 28,540 sf Building Exterior	54,226	10	2	43,381	50,023	3,913
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	14,591	6	4	4,864	7,478	1,844
03500 - Painting: Interior						
136 - Building 35,500 sf All Interior Spaces	53,250	10	9	5,325	10,916	4,568
04000 - Structural Repairs						
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	28,665	10	5	14,333	17,629	2,228
924 - Doors 66 Exterior & Interior Doors (25%)	33,256	10	9	3,326	6,817	2,853
04500 - Decking/Balconies						
206 - Resurface 11,430 sf Elastomeric Deck- Resurface	120,015	20	18	12,002	18,452	6,429
300 - Repairs 11,430 sf Elastomeric Deck- Seal/Repair	28,575	5	3	11,430	17,574	4,228
301 - Repairs Deck Coating Above Stairs (2026 Only)[nr:1]	5,000	2	1	2,500	5,125	1,760
05000 - Roofing						
220 - Low Slope: BUR 6,800 sf Building Roof	88,400	20	3	75,140	81,549	3,270
604 - Pitched: Tile 84 Squares- Building Roof	100,800	30	4	87,360	92,988	2,548
954 - Coating 7,000 sf Low Slope Roof Recoating	8,750	5	4	1,750	3,588	1,327
08000 - Rehab						
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	151,000	20	1	143,450	154,775	5,316
336 - Restrooms 5 Restrooms	62,825	20	3	53,401	57,956	2,324
12000 - Pool						
130 - Resurface 240 lf Pool	51,537	10	0	51,537	5,283	3,540
408 - ADA Chair Lift Pool Area ADA Lift	6,335	10	4	3,801	4,545	480
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	45,999	15	0	45,999	3,143	2,106
750 - Equipment: Replacement Pool & Spa Equipment (50%)	33,150	5	2	19,890	27,183	4,785
940 - Furniture: Misc	10,865	6	0	10,865	1,856	1,244

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00013 - Santa Rita Springs (SRS)						
12000 - Pool						
53 Pool Area Furniture						
13000 - Spa						
130 - Resurface Spa	9,470	8	4	4,735	6,067	898
14000 - Recreation						
240 - Exercise: Cardio Equipment 14 Fitness Center Cardio Machines (25%)	26,250	3	2	8,750	17,938	6,315
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)	47,840	8	6	11,960	18,389	4,764
19000 - Fencing						
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence	13,363	30	26	1,782	2,283	581
20000 - Lighting						
100 - Exterior: Misc. Fixtures 40 Wall & Wall Top Lantern Lights	27,800	30	8	20,387	21,846	776
230 - Pole Lights 10 Bridge Lights	20,000	30	8	14,667	15,717	558
280 - Pole Lights 5 2nd Level Deck- Pole Lights	7,875	30	8	5,775	6,188	220
23000 - Mechanical Equipment						
232 - HVAC 6 Miscellaneous Units- 2013	45,000	15	3	36,000	39,975	2,219
312 - HVAC Rheem Unit #8- 2016	9,540	15	6	5,724	6,519	507
316 - HVAC American Standard Unit #3- 2018	8,150	15	8	3,803	4,455	455
344 - HVAC 2 Units- 2019	19,080	15	9	7,632	9,127	1,091
368 - HVAC 2 Carrier Units- 2012	18,880	15	2	16,363	18,062	908
392 - HVAC 2 Units- 2018	14,000	15	8	6,533	7,653	781
416 - HVAC Carrier Unit #7- 2016	10,600	15	6	6,360	7,243	563
436 - HVAC Carrier Unit #11- 2014	10,600	15	4	7,773	8,692	536
448 - HVAC 8 Rooftop Carrier Units- 2018	135,760	15	8	63,355	74,215	7,575
452 - HVAC 2 Rheem Units- 2022	40,280	15	9	16,112	19,267	2,304
524 - HVAC Elevator Equipment Room- Wall Mount	7,500	15	9	3,000	3,588	429
616 - Water Heater Bradford White Water Heater	12,000	12	1	11,000	12,300	704
640 - Water Heater Rheem Water Heater	12,000	12	11	1,000	2,050	901
23500 - Elevator						
200 - Modernize/Overhaul Anza Building Elevator	153,525	25	19	36,846	44,062	6,744
300 - Cab Rehab Anza Elevator Cab	22,540	20	14	6,762	8,086	1,094
24000 - Furnishings						
600 - Miscellaneous Anza Room Furniture	69,385	10	3	48,570	56,896	5,133
24500 - Audio / Visual						
324 - PA System Anza Room- Sound System	20,820	10	6	8,328	10,670	1,659
760 - Piano Anza Room Kawai Upright	8,760	25	13	4,205	4,669	332

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00013 - Santa Rita Springs (SRS)						
24600 - Safety / Access						
240 - Fire Control Misc Fire Alarm System	35,000	20	2	31,500	34,081	1,263
244 - Fire Alarm Control Panel 2 Glass Arts & Fitness Fire Panels	35,122	20	1	33,366	36,000	1,236
25000 - Flooring						
270 - Carpeting 400 Sq. Yds. Computer, Fitness, Office Areas	19,348	10	2	15,478	17,849	1,396
460 - Tile 1,825 sf Center Walls & Floors	29,839	20	18	2,984	4,588	1,598
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	32,250	40	11	23,381	24,792	727
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	17,523	10	2	14,018	16,165	1,265
26000 - Outdoor Equipment						
804 - Shade Structure 100 sf Small Shade Canopy	2,645	15	6	1,587	1,807	140
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	15,870	15	6	9,522	10,845	843
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	11,903	15	3	9,522	10,573	587
27000 - Appliances						
780 - Miscellaneous 11 Kitchen Appliances (33%)	16,262	5	2	9,757	13,335	2,347
28000 - Water System						
142 - Backflow Valves 4" Backflow #1	9,300	12	5	5,425	6,355	602
146 - Backflow Valves 4" Backflow #2	9,300	12	7	3,875	4,766	633
Sub-total Santa Rita Springs (SRS)	2,201,804			1,395,084	1,224,234	129,310
00014 - Canoa Ranch (CR)						
01000 - Paving						
132 - Asphalt: Sealing 71,325 sf Drives & Parking	22,824	5	4	4,565	9,358	3,461
246 - Asphalt: Ongoing Repairs 71,325 sf Drives & Parking (3%)	7,917	5	4	1,583	3,246	1,201
254 - Asphalt: Overlay w/ Interlayer 17,412 sf Turquoise Cyn Dr to Dumpster	55,370	25	21	8,859	11,351	2,555
342 - Asphalt: Overlay w/ Interlayer 53,913 sf Drives & Parking	171,443	25	9	109,724	119,496	5,883
02000 - Concrete						
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)	3,587	5	2	2,152	2,941	518
03000 - Painting: Exterior						
142 - Stucco 14,760 sf Building Exterior	24,354	10	3	17,048	19,970	1,802
406 - Wrought Iron 614 lf Metal Fencing & Railings	7,522	6	0	7,522	1,285	861
03500 - Painting: Interior						
142 - Building 26,200 sf All Interior Spaces	39,300	10	8	7,860	12,085	3,289
04000 - Structural Repairs						
606 - Metal Railings 350 lf Parking & Pickleball	11,865	30	13	6,724	7,297	375
928 - Doors 40 Exterior & Interior Doors (25%)	20,155	10	9	2,016	4,132	1,729
932 - Doors 3 Pool East Patio Doors	64,965	20	3	55,220	59,930	2,403
04500 - Decking/Balconies						
113 - Miscellaneous New Gutters Front (2026 Only)[nr:1]	2,000	2	1	1,000	2,050	704

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00014 - Canoa Ranch (CR)						
05000 - Roofing						
200 - Low Slope: BUR 12,610 sf Building Roof	163,930	20	3	139,341	151,225	6,063
608 - Pitched: Tile 44 Squares- Building Roof	66,000	30	13	37,400	40,590	2,083
958 - Coating 13,300 sf Low Slope Roof Recoating	25,270	5	4	5,054	10,361	3,832
08000 - Rehab						
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower	163,600	20	3	139,060	150,921	6,051
234 - Restrooms Companion Restroom Remodel	19,835	20	5	14,876	16,265	771
12000 - Pool						
136 - Resurface 256 lf Pool	55,424	12	3	41,568	47,341	3,417
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019	13,642	10	4	8,185	9,788	1,034
434 - ADA Chair Lift Pool ADA Chair- Repl in 2021	12,185	10	6	4,874	6,245	971
636 - Deck: Re-Surface 2,650 sf Pool Area Decking	47,303	15	13	6,307	9,697	2,986
754 - Equipment: Replacement Pool & Spa Equipment (50%)	26,198	5	2	15,719	21,482	3,781
13000 - Spa						
134 - Resurface Spa	6,210	8	3	3,881	4,774	574
14000 - Recreation						
250 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	31,640	3	2	10,547	21,621	7,611
350 - Exercise: Strength Equipment 25 Fitness Center Strength Machines, Etc (50%)	58,250	8	6	14,563	22,390	5,800
17500 - Basketball / Sport Court						
220 - Seal & Striping 8,650 sf [4] Pickleball Courts	7,958	4	3	1,990	4,078	1,472
224 - Seal & Striping 2,690 sf Basketball 1/2 Court	4,304	4	2	2,152	3,309	777
19000 - Fencing						
100 - Chain Link 788 lf Pickleball & Basketball Courts	32,040	30	15	16,020	17,515	1,063
230 - Wrought Iron: 6' 264 lf Patio Perimeter	12,883	30	13	7,300	7,923	407
20000 - Lighting						
268 - Bollard Lights 9 Walkway Bollard Lights	10,193	20	9	5,606	6,269	437
23000 - Mechanical Equipment						
100 - HVAC 435 lf [5] Pool Area Fabric Ducts	20,641	18	2	18,347	19,981	828
236 - HVAC 4 Rooftop Rheem Units- 2024	88,000	15	14	5,867	12,027	5,694
456 - HVAC Rooftop American Standard Unit- 2016	20,000	15	6	12,000	13,667	1,062
460 - HVAC Rooftop Gree Mini-Split- 2024	7,500	15	14	500	1,025	485
464 - HVAC Rooftop Daikin Mini-Split- 2026	7,500	15	1	7,000	7,688	352
508 - Swamp Cooler 5 Rooftop Evaporative Coolers- 2008	20,328	15	1	18,972	20,836	954
636 - Water Heater 2 Shop	13,900	15	0	13,900	950	637
24000 - Furnishings						
550 - Miscellaneous Tables & Chairs	10,540	10	6	4,216	5,402	840

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00014 - Canoa Ranch (CR)						
24500 - Audio / Visual						
164 - Television Amado Room- 70"	1,000	10	9	100	205	86
24600 - Safety / Access						
250 - Fire Control Misc Fire Alarm System	35,000	20	3	29,750	32,288	1,295
25000 - Flooring						
248 - Rubber 927 sf Fitness Room Rubber Tile (33%)	2,781	10	1	2,503	2,850	196
280 - Carpeting 660 Sq. Yds. All Spaces	23,562	10	1	21,206	24,151	1,659
470 - Tile 2,231 sf Center Walls & Floors	75,631	20	16	15,126	19,380	3,856
26000 - Outdoor Equipment						
350 - Furniture 60 Patio & Pickleball Areas	23,250	15	8	10,850	12,710	1,297
462 - Drinking Fountain 4 Drinking Fountains	14,100	15	13	1,880	2,891	890
808 - Shade Structure 500 sf [3] Shade Canopies	13,225	15	4	9,698	10,845	668
28000 - Water System						
162 - Backflow Valves 8" Backflow	17,000	12	6	8,500	10,165	1,129
Sub-total Canoa Ranch (CR)	1,582,124			879,130	1,001,994	95,837
00015 - Facilities (FMB)						
01000 - Paving						
136 - Asphalt: Sealing 29,074 sf Parking Area	9,304	5	2	5,582	7,629	1,343
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)	4,518	5	2	2,711	3,705	652
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	92,455	25	19	22,189	26,535	4,061
03000 - Painting: Exterior						
128 - Surface Restoration 5,000 sf Building Exterior	8,250	10	3	5,775	6,765	610
412 - Wrought Iron 835 lf Perimeter Fence	9,477	6	1	7,898	9,714	1,112
03500 - Painting: Interior						
152 - Building 10,000 sf All Interior Spaces	15,000	10	10	1,364	1,538	1,199
04000 - Structural Repairs						
800 - Shed Shed	6,630	10	5	3,315	4,077	515
804 - Shed 3 Pre-Fab Sheds	19,500	10	3	13,650	15,990	1,442
960 - Doors 2 Shop Rollup Doors	6,000	30	23	1,400	1,640	242
964 - Doors 24 Exterior & Interior Doors (25%)	12,093	10	3	8,465	9,916	895
05000 - Roofing						
248 - Low Slope: BUR 1,680 sf Maintenance Shop Low Slope Roof	21,840	20	13	7,644	8,954	1,034
670 - Pitched: Tile 32 Squares- Maintenance Shop Pitched Roof	38,400	30	2	35,840	38,048	924
860 - Skylights 10 Pitched & Low Slope Roof Skylights	10,100	20	13	3,535	4,141	478
982 - Coating 1,680 sf Low Slope Roof Recoating	5,880	5	4	1,176	2,411	892
08000 - Rehab						
108 - General Common Areas	19,835	20	13	6,942	8,132	939

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00015 - Facilities (FMB)						
08000 - Rehab						
278 - Restrooms 2 Restrooms	37,760	20	13	13,216	15,482	1,788
282 - General Break Room	26,430	20	13	9,251	10,836	1,251
19000 - Fencing						
224 - Metal 835 lf Perimeter Fencing	35,738	30	23	8,339	9,768	1,444
540 - Metal 165 lf Frontage Fencing	6,650	30	23	1,552	1,818	269
23000 - Mechanical Equipment						
208 - HVAC 4 Rooftop HVAC Units- 2018	33,920	15	8	15,829	18,543	1,893
224 - HVAC 2 Ground Level Bryant Units- 2017	24,160	15	7	12,885	14,858	1,315
24000 - Furnishings						
200 - Miscellaneous 64 Chairs, Desks, Storage, Etc	61,760	20	13	21,616	25,322	2,924
25000 - Flooring						
290 - Carpeting 195 Sq. Yds. Offices, Hallways, Misc	8,065	10	0	8,065	827	554
480 - Tile 664 sf Floor & Wall Tile	20,053	20	13	7,018	8,222	949
30000 - Miscellaneous						
236 - Maintenance Equipment Genie Scissor Lift	20,600	20	15	5,150	6,335	1,025
822 - Maintenance Equipment 11 Shop Tools, Portacoolers, Misc (50%)	23,980	10	3	16,786	19,664	1,774
Sub-total Facilities (FMB)	578,398			247,193	280,869	31,525
00016 - Pickleball Center (PC)						
01000 - Paving						
170 - Asphalt: Sealing 39,629 sf Parking Lot	12,681	5	1	10,145	12,998	1,786
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)	6,158	5	1	4,927	6,312	867
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot	126,020	25	20	25,204	31,001	5,674
03000 - Painting: Exterior						
430 - Chain Link Fencing Metal Green	5,000	6	1	4,167	5,125	587
04000 - Structural Repairs						
892 - Shed Shed	5,760	15	10	1,920	2,362	338
968 - Doors 5 Building Doors (50%)	5,039	20	15	1,260	1,549	251
05000 - Roofing						
370 - Low Slope: Single-Ply 1,140 sf Building Roof	14,820	10	15	926	1,013	921
08000 - Rehab						
164 - General Office, Storage, Breezeway	6,140	10	5	3,070	3,776	477
284 - Restrooms 2 Restrooms	18,420	10	5	9,210	11,328	1,432
17500 - Basketball / Sport Court						
232 - Seal & Striping 54,600 sf [24] Pickleball Courts	50,232	2	1	25,116	51,488	17,684
260 - Miscellaneous 11,770 sf [24] Court Windscreens	20,000	5	1	16,000	20,500	2,816
19000 - Fencing						
174 - Chain Link: 4' 1,414 lf Court Fences	31,249	25	20	6,250	7,687	1,407

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00016 - Pickleball Center (PC)						
19000 - Fencing						
178 - Chain Link: 8' 1,871 lf Court Fences	74,185	25	20	14,837	18,250	3,340
780 - Gates 50 Court Gates	17,250	20	15	4,313	5,304	858
940 - To Be Determined (TBD) Scope to be Determined	1	15	1	1	1	0
23000 - Mechanical Equipment						
470 - HVAC 3 Rooftop Mini-Split Unit	15,900	15	10	5,300	6,519	932
870 - Septic System Septic System	9,210	20	15	2,303	2,832	458
24000 - Furnishings						
570 - Miscellaneous Interior/Exterior Furniture	24,555	10	5	12,278	15,101	1,908
26000 - Outdoor Equipment						
160 - Artificial Turf 900 sf Artificial Turf	9,585	10	5	4,793	5,895	745
440 - Drinking Fountain 2 Breezeway- Drinking Fountains	5,900	20	15	1,475	1,814	293
448 - Bleachers: Aluminum 6 Bleachers	20,730	20	15	5,183	6,374	1,031
884 - Shade Structure 4,182 sf [3] Shade Structures	15,892	7	2	11,351	13,962	1,638
28000 - Water System						
170 - Backflow Valves 2 Backflows (50%)	5,000	10	5	2,500	3,075	389
Sub-total Pickleball Center (PC)	499,728			172,526	234,268	45,832
00017 - Del Sol Clubhouse (DSC)						
01000 - Paving						
148 - Asphalt: Sealing 63,350 sf Parking, Driveway	20,272	5	4	4,054	8,312	3,074
264 - Asphalt: Ongoing Repairs 63,350 sf Parking, Driveway (2%)	5,625	5	4	1,125	2,306	853
364 - Asphalt: Overlay w/ Interlayer 63,350 sf Parking, Driveway	201,453	25	24	8,058	16,519	10,012
401 - Asphalt: Major Repairs 3,400 sf Degraded Driveway (2026 Only)[nr:1]	23,800	2	1	11,900	24,395	8,379
800 - Striping Parking Lot	3,180	5	4	636	1,304	482
02000 - Concrete						
210 - Curbs & Gutters 1,976 lf Asphalt Perimeter Curbing (4%)	2,687	5	4	537	1,102	408
220 - Miscellaneous Around Clubhouse, Grounds, Rear Parking	1,910	5	9	191	218	164
03000 - Painting: Exterior						
140 - Mid Cycle Touch-Up Clubhouse Exterior Elements	6,360	10	4	3,816	4,563	482
150 - Surface Restoration Clubhouse Exterior	20,140	10	9	2,014	4,129	1,728
03500 - Painting: Interior						
400 - Restrooms 1,020 sf [2] Upper Level Restrooms	3,244	10	9	324	665	278
420 - Restrooms 500 sf [2] Lower Level Restrooms	1,590	10	9	159	326	136
500 - Clubhouse 5,877 sf Upper Level Areas	12,636	10	9	1,264	2,590	1,084
510 - Clubhouse 2,400 sf Lower Level Areas	5,160	10	9	516	1,058	443

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00017 - Del Sol Clubhouse (DSC)						
04500 - Decking/Balconies						
110 - Concrete 600 sf Upper Level Balcony Walking Surface	12,720	30	1	12,296	13,038	299
510 - Railing: Metal 180 lf Rear Balcony & Exterior Stairs	15,264	30	19	5,597	6,258	559
05000 - Roofing						
244 - Low Slope: BUR 6,252 sf Building Low Slope	81,276	18	17	4,515	9,256	4,720
620 - Pitched: Spanish Tile 12 Squares- Building Pitched	14,400	30	24	2,880	3,444	596
868 - Skylights 7 Building Skylights	11,900	12	11	992	2,033	894
910 - Gutter Cleaning Building Scuppers	4,240	20	19	212	435	233
08000 - Rehab						
180 - Restrooms 2 Upper Level Restrooms (50%)	12,720	15	14	848	1,738	823
320 - Countertops- Kitchen 28 lf Dining Room Quartz Counter	8,904	20	19	445	913	489
370 - Restrooms 2 Lower Level Restrooms (50%)	5,300	15	14	353	724	343
380 - Tile 364 sf [2] Upper Level Restroom Wall Tile	10,046	25	24	402	824	499
390 - Tile 330 sf [2] Lower Level Restroom Wall Tile	9,108	25	24	364	747	453
720 - T-Bar Ceiling 256 sf Dining Area, Counter	8,141	30	28	543	834	372
900 - Doors 8 Building Doors (50%)	12,720	20	19	636	1,304	698
910 - Windows Building Windows	31,800	20	19	1,590	3,260	1,746
14000 - Recreation						
708 - Billiard Table 11 Pool Tables	49,500	20	19	2,475	5,074	2,718
746 - Arcade Games 2 Game Room- Pac-Man & Foosball	5,000	10	10	455	513	400
20000 - Lighting						
400 - Interior 50 Interior Building Lighting	10,600	10	9	1,060	2,173	909
568 - Parking Lot 7 Parking Lot Lights	22,260	30	28	1,484	2,282	1,018
23000 - Mechanical Equipment						
534 - HVAC Rooftop, Rheem 5-Ton	19,080	15	14	1,272	2,608	1,235
538 - HVAC 2 Rooftop, Rheem 7.5-Ton	46,640	15	14	3,109	6,374	3,018
542 - HVAC Building North Side, Carrier Gemini 6-Ton	10,600	15	14	707	1,449	686
546 - HVAC Building North Side, Carrier Gemini 6-Ton	10,600	15	14	707	1,449	686
648 - Water Heater Kitchen, GE 50 US Gallon	2,545	12	9	636	870	182
24000 - Furnishings						
574 - Miscellaneous All Areas- Tables, Chairs, Etc	28,000	10	10	2,545	2,870	2,238
24500 - Audio / Visual						
104 - Television 2 Dining Room & Game Room TVs	3,180	10	9	318	652	273
24600 - Safety / Access						
260 - Fire Control Misc Fire Alarm System	35,000	20	19	1,750	3,588	1,922

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00017 - Del Sol Clubhouse (DSC)						
25000 - Flooring						
420 - Vinyl 137 Sq. Yds. Dining Rm, Counter, Side Rm, Stairs	4,110	12	11	343	702	309
488 - Tile 432 sf Kitchen, Store Room	9,158	25	14	4,030	4,506	356
492 - Tile 360 sf Upper Level Restrooms	9,162	25	24	366	751	455
500 - Tile 180 sf [2] Lower Level Restrooms	2,295	25	24	92	188	114
520 - Carpeting 4,140 sf Lower Level Room	26,496	15	14	1,766	3,621	1,714
560 - Tile 80 sf Lower Level Exterior Entry	1,696	20	19	85	174	93
660 - Vinyl 192 Sq. Yds. Game Room	5,760	12	11	480	984	433
27000 - Appliances						
170 - Cold Beverage Dispenser Service Area- Multiplex Soda Fountain	5,600	12	12	431	478	398
180 - Espresso Machine Service Area- Astoria	5,500	12	12	423	470	391
190 - Coffee Machine Service Area- Fetco	2,500	12	12	192	214	178
200 - Refrigerator Kitchen- Mainstreet 2-Door Reach-in Refrigerator	2,500	12	12	192	214	178
208 - Refrigerator Service Area- Avantco 2-Door Worktop	2,700	12	12	208	231	192
220 - Refrigerator Large Commercial Model Kitchen- Arctic Air Refrigerator	6,360	12	11	530	1,087	478
230 - Freezer Kitchen- Mainstreet 2-Door Reach-in Freezer	2,500	12	12	192	214	178
256 - Ice Machine Kitchen- Manitowoc Ice Machine	8,480	10	2	6,784	7,823	612
274 - Oven Kitchen- Kratos Convection Oven	3,500	12	12	269	299	249
282 - Oven Service Area- VariKwik Countertop Oven	4,900	12	12	377	419	348
620 - Stainless Steel Sink 4 Kitchen/Service Area- Tables & Sinks	8,000	20	19	400	820	439
940 - Drinking Fountain 2 Lower & Upper Level Drinking Fountains	6,360	12	11	530	1,087	478
28000 - Water System						
198 - Backflow Valves 2 Backflow Valves (50%)	5,500	10	9	550	1,128	472
29000 - Infrastructure						
330 - Plumbing Sump System	21,200	20	9	11,660	13,038	909
400 - Electric Electrical Panel, Related Equipment	10,600	10	6	4,240	5,433	844
Sub-total Del Sol Clubhouse (DSC)	944,479			116,926	186,070	65,345
00800 - General						
22000 - Office Equipment						
100 - Miscellaneous Facility Maintenance Shop Contex Scanner	7,930	5	2	4,758	6,503	1,145
30000 - Miscellaneous						
200 - Maintenance Equipment Vermeer Chipper	10,165	20	2	9,149	9,898	367
204 - Maintenance Equipment Vermeer Skid Loader & Attachments	65,885	15	12	13,177	18,009	4,058
700 - Trailer Marcos Trailer	6,950	15	0	6,950	475	318
704 - Trailer	7,865	15	9	3,146	3,762	450

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00800 - General						
30000 - Miscellaneous						
Top Hat- 2018						
710 - Trailer Big Tex	28,665	15	12	5,733	7,835	1,765
808 - Maintenance Equipment 4 Floor Cleaning Machines (25%)	20,000	3	1	13,333	20,500	4,694
820 - Vehicle 2 Hyundai Kona #2 & #3	70,000	10	5	35,000	43,050	5,440
824 - Maintenance Truck 2011 Ford F150 Pickup- #18	40,655	10	6	16,262	20,836	3,239
832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	98,280	10	8	19,656	30,221	8,225
852 - Vehicle 2 2016 Ram Promaster City Vans- #29, 30	79,330	10	2	63,464	73,182	5,725
856 - Maintenance Truck 2 2016 Ram 1500 Pickups- #31, 32	89,910	10	2	71,928	82,942	6,489
858 - Maintenance Truck 2016 Ram 1500 Pickup- #33	44,955	10	1	40,460	46,079	3,165
860 - Maintenance Truck 2017 Ram 1500 Pickup- #34	47,220	10	2	37,776	43,560	3,408
866 - Vehicle 2017 Ford Escape- #36	36,835	3	2	12,278	25,171	8,861
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37	43,880	10	3	30,716	35,982	3,246
872 - Maintenance Truck 2018 Ford F150- #38	46,835	10	3	32,785	38,405	3,465
874 - Maintenance Truck Ford F250 PU- #39	44,940	10	3	31,458	36,851	3,324
876 - Vehicle Ford Transit Connect- #40	40,975	10	3	28,683	33,600	3,031
878 - Vehicle 2018 Ford Transit 150 Van- #41	40,975	10	4	24,585	29,400	3,107
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	50,340	10	4	30,204	36,119	3,817
882 - Vehicle 2018 Ford Transit 250 Van- #43	42,786	10	4	25,671	30,699	3,244
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	37,460	10	4	22,476	26,878	2,840
888 - Vehicle 2020 Ford Escape- #45	36,855	10	5	18,428	22,666	2,864
892 - Maintenance Truck 2021 Ford Ranger XL- #46	44,045	10	6	17,618	22,573	3,509
896 - Maintenance Truck 2021 Ford F250 Pickup- #47	50,390	10	6	20,156	25,825	4,014
900 - Maintenance Truck Nissan Pickup- #48	40,000	10	9	4,000	8,200	3,431
904 - Maintenance Truck Ford F-150 STX Pickup- #50	50,000	10	9	5,000	10,250	4,289
32000 - Undesignated						
900 - Miscellaneous Additional Expenses (2025 Only)[nr:1]	989,996	1	0	989,996	0	0
Sub-total General	2,214,121			1,634,844 [A]	789,467 [B]	101,530
Totals	**23,137,083**			**12,968,909** [EndBal] [A]	**12,838,681** [EndBal] [B]	**1,400,102**
Percent Funded				**56.96%**	**50.39%**	

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Terms & Definitions CAI

Adequate Reserves: A replacement reserve fund and stable and equitable multiyear funding plan that together provide for the reliable and timely execution of the association's major repair and replacement projects as defined herein without reliance on additional supplemental funding.

Capital Improvements: Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

Cash Flow Method (also known as pooling)**:** A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

To determine the selected funding plan, different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Common Area: The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

Community Association: A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

Components: The individually listed projects within the physical analysis which are determined for inclusion using the process described within the component inventory. These components form the building blocks for the reserve study. **Components are selected to be included in the reserve study based on the following three-part test:**

1. The association has the obligation to maintain or replace the existing element.
2. The need and schedule for this project can be reasonably anticipated.
3. The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

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Component Inventory: The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

The Reserve Specialist, in coordination with the client, will determine the methodology for including these components in the study. Typical evaluation techniques for consideration include:

- Inclusion of long-life components with funding in the study.
- Addition of long-life components with funding at the time when they fall within the 30-year period from the date of study preparation.
- Identification of long-life components in the component inventory even when they are not yet being funded in the 30-year funding plan.

Component Method (also known as Straight Line)**:** A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

Condition Assessment: The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Effective Age: The difference between useful life and estimated remaining useful life. Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

Financial Analysis: The portion of a reserve study in which the current status of the reserves (measured as cash or percent funded) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Fully Funded: 100 percent funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

Fully Funded Balance (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

FFB = Current Cost X Effective Age / Useful Life

Example: For a component with a $10,000 current replacement cost, a 10-year useful life, and effective age of 4 years, the fully funded balance would be $4,000.

Fund Status: The status of the reserve fund reported in terms of cash or percent funded.

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Funding Goals:
The three funding goals listed below range from the most aggressive to most conservative:

Baseline Funding
Establishing a reserve funding goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the funding goal with the greatest risk of being prepared to fund future repair and replacement of major components, **and it is not recommended** as a long-term solution/plan. Baseline funding may lead to project delays, the need for a special assessment, and/or a line of credit for the community to fund needed repairs and replacement of major components.

Threshold Funding
Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than "fully funded" with respective higher risk or less risk of cash problems. In determining the threshold, many variables should be considered, including things such as investment risk tolerance, community age, building type, components that are not readily inspected, and components with a remaining useful life of more than 30 years.

Full Funding
Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. Fully funded is when the actual or projected reserve balance is equal to the fully funded balance.

It should be noted that, in certain jurisdictions, there may be statutory funding requirements that would dictate the funding requirements. In all cases, these standards are considered the minimum to be referenced.

Funding Plan: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Funding Principles: A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

Initial Year: The first fiscal year in the financial analysis or funding plan.

Life Estimates: The task of estimating useful life and remaining useful life of the reserve components.

Life Cycle Cost: The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

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Maintenance: Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of "replacement" but may pass the defining test of a reserve component and be appropriate for reserve funding. Maintenance types are categorized below:

> **Preventive Maintenance:** Planned maintenance carried out proactively at predetermined intervals, aimed at reducing the performance degradation of the component such that it can attain, at minimum, its estimated useful life.
>
> **Deferred Maintenance:** Maintenance which is not performed and leads to premature deterioration to the common areas due to lack of preventive maintenance.
>
> *This results in a reduction in the remaining useful life of the reserve components and the potential of inadequate funding. Typically, deferred maintenance creates a need for corrective maintenance.*
>
> **Corrective Maintenance:** Maintenance performed following the detection of a problem, with
> the goal of remediating the condition such that the intended function and life of the component or system is restored, preserved, or enhanced.
>
> *Many corrective maintenance projects could be prevented with a proactive, preventive maintenance program. Note that when the scope is minor, these projects may fall below the threshold of cost significance and thus are handled through the operational budget. In other cases, the cost and timing should be included within the reserve study.*

Percent Funded: The ratio, at a particular point in time clearly identified as either the beginning or end of the association's fiscal year, of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage.

While percent funded is an indicator of an association's reserve fund size, it should be viewed in the context of how it is changing due to the association's reserve funding plan, in light of the association's risk tolerance and is not by itself a measure of "adequacy."

Periodic Structural Inspection: Structural system inspections aimed at identifying issues when they become evident.

Additional information and recommendations are included within the Condominium Safety Public Policy Report. www.condosafety.com

Physical Evaluation: The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the reserve study.

Preventive Maintenance Schedule: A summary of the preventive maintenance tasks included within a maintenance manual which should be performed such that the useful lives of the components are attained or exceeded. This schedule should include both the timing and the estimated cost of the task(s).

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Remaining Useful Life (RUL): Also referred to as "remaining life" (RL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

Replacement Cost: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance: Actual or projected funds, clearly identified as existing either at the beginning or end of the association's fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Also known as beginning balance, reserves, reserve accounts, or cash reserves. This balance is based on information provided and not audited.

Reserve Study: A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Reserve Study Provider: An individual who prepares reserve studies. In many instances, the reserve study provider will possess a specialized designation such as the Reserve Specialist® (RS) designation administered by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards. In some instances, qualifications in excess of the RS designation will be required if supplemental subject matter expertise is required.

Reserve Study Provider Firm: A company that prepares reserve studies as one of its primary business activities.

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

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

Site Visit: A visual assessment of the accessible areas of the components included within the reserve study.

The site visit includes tasks such as, but not limited to, on-site visual observations, a review of the association's design and governing documents, review of association precedents, and discussion with appropriate representative(s) of the association.

Special Assessment: A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

Special assessments, when used to make up for unplanned reserve fund shortfalls, may be an indicator of deferred maintenance, improper reserve project planning, and unforeseen catastrophes and accidents, as well as other surprises.

Structural System: The structural components within a building that, by contiguous interconnection, form a path by which external and internal forces, applied to the building, are delivered to the ground. This is generally a combination of structural beams, columns, and bracing and is not included within the reserve study, although it is reviewed as part of the recommended periodic structural inspections.

It is important to recognize that individual structural components which are not a part of the structural system, such as decks, balconies, and podium deck components may be included for reserve funding if they otherwise satisfy the three-part test.

Useful Life (UL): The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed presuming proactive, planned, preventive maintenance.

Best practice is that a component's Useful Life should reflect the actual preventive maintenance being performed (or not performed).

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Valuation Estimates: The task of estimating the current repair or replacement costs for the reserve components.

The above terms and definitions are from the Community Associations Institute (CAI) national reserve study standards (2023 version).

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Terms & Definitions BRG

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

NR-1 Limited Recurrence (1 Time): NR (Nonrecurring) signifies that a component recurs for only a limited number of life cycles and not continuously. NR-1 signifies that component replacement occurs only once, NR-2 signifies that replacement occurs only twice, and so on. NR is most often used to signify a replacement in a single specific year only or to display a cost that may be unique at one replacement cycle only. One-time only components may accompany an ongoing component where the one-time component provides a unique cost or schedule that differs from the related ongoing component.

SE-2 Spread Evenly (2 Years): SE (Spread Even) signifies that component replacement is divided evenly over two or more consecutive years instead of undivided replacement in a single year. SE-2 signifies that half of the component will be replaced in two consecutive years, SE-3 signifies thirds replacement in three consecutive years, and so on. For example, an 8-year remaining life component set with SE-4 will have a quarter replaced in year 8, quarter in year 9, quarter in year 10, and quarter in year 11 with each year's replacement adjusted for inflation accordingly. Spread replacements continue through all future replacement cycles.

NSE-2 Spread Non-Evenly (2 Years): NSE (Not Spread Even) spreads the total replacement over several consecutive years like spread evenly, but unlike spread evenly, NSE spreads are unequal. For example, a 6-year remaining life component set with NSE-3 could have a quarter replaced in year 6, half in year 7, and quarter in year 8 with each year's replacement adjusted for inflation accordingly. Spread replacements continue through all future replacement cycles.

Percent to Include (%): Percent to include signifies what portion of a component is replaced and/or what portion reserves pays at each replacement cycle. A partial replacement example could involve a wood fence partially replaced at 50% every eight years instead of fully replaced at 100% every sixteen years. A partial cost example could involve a 50/50 good neighbor fence cost share where only 50% of the total replacement cost is paid from reserves. These two examples could overlap yielding 25% each replacement cycle. Various other examples exist that might involve small percentages or, occasionally, higher than 100%.

Remaining Life Greater than Useful Life (Delayed Start): Remaining life greater than useful life signifies that a component's replacement cycle start is delayed. In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed by setting the remaining life greater than the useful life. An example could involve metal fence paint where the initial factory paint may last 9 years but subsequent in-field repaint only lasts 6 years. In this example, the initial metal fence paint cycle would be delayed 3 years by setting a 9 year remaining life and 6 year useful life.

Zero Remaining Life: Zero remaining life signifies component replacement in the study's preparation year irrespective of whether the replacement was before or after the study's preparation. All replacements are reflected in their replacement year, and the year in which the study is prepared is no different than any other year.

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Clarity from Complexity

Browning
RESERVE GROUP



RESERVE STUDY

Member Distribution Materials

Green Valley Recreation Inc

Update w/ Site Visit Review
Third Draft
Published - February 05, 2026
Prepared for the 2026 Fiscal Year

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Browning Reserve Group, A Division Of Reserve Advisors, Llc
www.BrowningRG.com

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February 05, 2026

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, a division of Reserve Advisors, LLC conducted a Update w/ 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/ Site Visit Review is for the January 1, 2026 - December 31, 2026 fiscal year.

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

Funding Assessment

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

Local statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Project's reserves are inadequately funded.

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Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
01000 - Paving	**3,078,442**	**2-25**	**0-24**	**1,541,228**	**1,470,906**	**162,272**
02000 - Concrete	**123,185**	**2-5**	**0-9**	**67,072**	**83,048**	**31,739**
03000 - Painting: Exterior	**509,839**	**1-10**	**0-10**	**352,536**	**346,252**	**35,864**
03500 - Painting: Interior	**303,642**	**5-10**	**1-10**	**144,602**	**180,014**	**25,110**
04000 - Structural Repairs	**476,194**	**10-30**	**3-23**	**174,619**	**221,633**	**34,275**
04500 - Decking/Balconies	**218,023**	**2-30**	**1-19**	**76,470**	**97,807**	**15,951**
05000 - Roofing	**2,913,518**	**5-30**	**1-26**	**1,790,573**	**2,012,547**	**141,569**
08000 - Rehab	**2,754,246**	**2-30**	**0-28**	**1,800,579**	**1,781,554**	**120,016**
12000 - Pool	**1,713,943**	**5-25**	**0-17**	**1,048,009**	**1,030,828**	**143,815**
13000 - Spa	**100,802**	**8-10**	**1-5**	**64,678**	**79,063**	**9,199**
14000 - Recreation	**736,696**	**3-25**	**1-22**	**239,359**	**370,256**	**93,350**
17000 - Tennis Court	**418,761**	**4-30**	**2-27**	**179,142**	**223,487**	**31,619**
17500 - Basketball / Sport Court	**125,670**	**2-8**	**1-3**	**72,134**	**120,920**	**32,409**
19000 - Fencing	**580,898**	**15-35**	**1-26**	**322,969**	**352,077**	**19,533**
20000 - Lighting	**557,843**	**10-60**	**3-28**	**312,607**	**340,510**	**18,714**
22000 - Office Equipment	**51,867**	**1-5**	**1-2**	**26,726**	**51,538**	**16,612**
23000 - Mechanical Equipment	**2,382,908**	**2-20**	**0-15**	**1,004,814**	**1,033,742**	**140,250**
23500 - Elevator	**176,065**	**20-25**	**14-19**	**43,608**	**52,148**	**7,837**
24000 - Furnishings	**564,404**	**10-20**	**0-13**	**391,182**	**274,038**	**39,571**
24500 - Audio / Visual	**526,066**	**10-30**	**2-28**	**290,457**	**332,729**	**28,080**
24600 - Safety / Access	**350,244**	**20-20**	**1-19**	**253,982**	**278,281**	**13,977**
25000 - Flooring	**1,272,624**	**10-40**	**0-24**	**643,135**	**730,143**	**65,579**
26000 - Outdoor Equipment	**499,940**	**7-30**	**0-23**	**246,255**	**279,407**	**29,933**
27000 - Appliances	**256,715**	**5-20**	**2-19**	**111,165**	**149,780**	**28,173**
28000 - Water System	**134,800**	**7-20**	**1-10**	**77,943**	**91,378**	**8,748**
29000 - Infrastructure	**31,800**	**10-20**	**6-9**	**15,900**	**18,471**	**1,754**
30000 - Miscellaneous	**1,287,955**	**3-20**	**0-15**	**687,168**	**836,125**	**104,153**
32000 - Undesignated	**989,996**	**1-1**	**0-0**	**989,996**	**0**	**0**
Totals	**$23,137,083**			**$12,968,909**	**$12,838,681**	**$1,400,102**
Estimated Ending Balance				**$7,387,735**	**$6,469,879**	**$100.82**
Percent Funded				**57.0%**	**50.4%**	Household/yr @ 13,887

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	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	7,586,789	7,387,735	6,469,879	5,861,924	5,526,004	5,021,720	4,969,587	4,811,666	5,196,401	6,004,355
Inflated Expenditures @ 2.5%	2,170,343	2,489,039	2,268,302	2,092,613	2,358,605	2,007,585	2,218,780	1,786,923	1,441,920	2,100,761
Reserve Contribution	1,300,102	1,400,102	1,508,102	1,616,102	1,724,102	1,832,102	1,940,102	2,048,102	2,111,593	2,177,052
Household/yr @ 13,887	*93.62*	*100.82*	*108.60*	*116.38*	*124.15*	*131.93*	*139.71*	*147.48*	*152.06*	*156.77*
Percentage Increase		*7.7%*	*7.7%*	*7.2%*	*6.7%*	*6.3%*	*5.9%*	*5.6%*	*3.1%*	*3.1%*
Special Assessments / Other	486,316[1]	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	184,871	171,082	152,244	140,592	130,219	123,349	120,756	123,556	138,281	151,063
Ending Balance	7,387,735	6,469,879	5,861,924	5,526,004	5,021,720	4,969,587	4,811,666	5,196,401	6,004,355	6,231,708

1) *Earned interest adjustment from projected to actual.*

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	6,231,708	6,990,798	7,813,457	7,722,025	7,926,907	7,500,183	8,050,720	8,601,709	9,980,981	10,755,547
Inflated Expenditures @ 2.5%	1,648,691	1,674,232	2,669,088	2,448,137	3,153,258	2,256,144	2,350,346	1,629,462	2,346,917	2,850,902
Reserve Contribution	2,244,541	2,314,122	2,385,860	2,459,822	2,536,076	2,614,694	2,695,750	2,779,318	2,865,477	2,954,307
Household/yr @ 13,887	*161.63*	*166.64*	*171.81*	*177.13*	*182.62*	*188.28*	*194.12*	*200.14*	*206.34*	*212.74*
Percentage Increase	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	163,241	182,769	191,796	193,197	190,458	191,986	205,586	229,416	256,007	270,181
Ending Balance	6,990,798	7,813,457	7,722,025	7,926,907	7,500,183	8,050,720	8,601,709	9,980,981	10,755,547	11,129,134

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Beginning Balance	11,129,134	12,549,386	12,142,660	11,347,185	10,662,441	10,486,296	10,688,976	11,459,428	11,961,699	13,807,727
Inflated Expenditures @ 2.5%	1,917,966	3,851,880	4,323,137	4,294,500	3,878,752	3,606,941	3,161,176	3,558,475	2,360,629	3,993,893
Reserve Contribution	3,045,891	3,140,314	3,237,664	3,338,032	3,441,511	3,548,198	3,658,192	3,771,596	3,888,515	4,009,059
Household/yr @ 13,887	*219.33*	*226.13*	*233.14*	*240.37*	*247.82*	*255.51*	*263.43*	*271.59*	*280.01*	*288.69*
Percentage Increase	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*	*3.1%*
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	292,327	304,840	289,998	271,724	261,096	261,423	273,437	289,150	318,141	345,383
Ending Balance	12,549,386	12,142,660	11,347,185	10,662,441	10,486,296	10,688,976	11,459,428	11,961,699	13,807,727	14,168,276

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