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4733 E. Firestone Drive
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Tel : (480) 361-5340 / (800) 393-7903
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Update "With-Site-Visit" Reserve Study



Vistoso Community Master Association Oro Valley, AZ

Report #: 8973-8
For Period Beginning: January 1, 2021
Expires: December 31, 2021

Date Prepared: October 8, 2020



Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

- 1) A List of What you're Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

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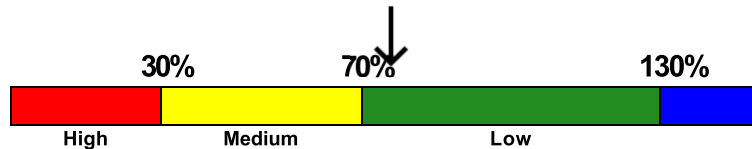
3- Minute Executive Summary

Association: Vistoso Community Master Association **Assoc. #: 8973-8**
Location: Oro Valley, AZ **# of Units: 4,965**
Report Period: January 1, 2021 through December 31, 2021

Findings/Recommendations as-of: January 1, 2021

Projected Starting Reserve Balance	\$2,628,487
Current Fully Funded Reserve Balance	\$3,419,769
Average Reserve Deficit (Surplus) Per Unit	\$159
Percent Funded	76.9 %
Current Monthly Reserve Contribution	\$33,167
Recommended 2021 Monthly Reserve Contribution	\$37,500
Recommended 2021 Special Assessments for Reserves	\$0

Reserves % Funded: 76.9%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.00 %
 Annual Inflation Rate 3.00 %

This is an Update "With-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2017 Fiscal Year. We performed the site inspection on 5/7/2020.

The Reserve expense threshold for this analysis is \$2,500. That means any Reserve related expenses under the threshold are not funded in the Reserve Study and need to be paid from the Operating Budget.

Your Reserve Fund is 76.9 % Funded. This means the Reserve Fund status is Strong, and special assessment risk is currently Low.

The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.

Based on this starting point and anticipated future expenses, we recommend budgeting Monthly Reserve contributions of \$37,500. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).

Executive Summary

8973-8

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
COMMON AREA				
100	Monuments - Replace	25	5	\$63,100
102	Monuments - Refinish	5	0	\$3,700
108	Monument Lights - Replace	15	4	\$9,500
110	Monuments (Parcels) - Replace	20	14	\$84,400
120	Street Lights - Replace	25	10	\$295,000
122	Street Lights - Repaint	8	0	\$65,400
134	Play Equipment - Repair	3	0	\$5,400
140	Walls (Block/Stucco) - Repair	5	0	\$15,200
150	Asphalt - Seal/Repair (A)	4	1	\$8,000
152	Asphalt - Seal/Repair (B)	4	0	\$6,000
156	Concrete - Repair	3	0	\$4,500
161	Irrigation System - Replace (A)	20	19	\$142,000
161	Irrigation System - Replace (B)	20	4	\$110,000
163	Irrig Controllers - Replace	5	0	\$13,000
171	Landscape Granite - Replenish (Ph1)	10	6	\$113,000
172	Landscape Granite - Replenish (Ph2)	10	7	\$66,400
173	Landscape Granite - Replenish (Ph3)	10	9	\$50,500
174	Landscape Granite - Replenish (Ph4)	10	9	\$44,000
330	Median Landscape - Renovate	20	14	\$725,000
332	Median Granite - Replenish	20	4	\$102,700
NEIGHBORHOOD 2				
200	Asphalt - Resurface	24	1	\$3,400
205	Drinking Fountain - Replace	15	11	\$5,600
210	Metal Fence - Replace	30	7	\$4,300
220	Walls & Fence - Repaint	6	0	\$42,300
232	Landscape Granite - Replenish (A)	10	6	\$10,400
234	Landscape Granite - Replenish (B)	10	7	\$12,700
N2: BIG WASH PARK				
260	Asphalt - Resurface	24	3	\$14,600
270	Park Furniture - Replace	20	1	\$5,700
274	Drinking Fountain - Replace	15	11	\$5,600
280	Play Equipment - Replace	18	13	\$40,000
284	Playground Turf - Replace	12	7	\$7,200
286	Shade Sails - Replace	12	2	\$13,000
290	Metal Fence - Replace	30	7	\$11,500
294	Landscape Granite - Replenish	10	0	\$2,800
NEIGHBORHOOD 3				
310	Park Furniture - Replace	20	4	\$12,000
320	Irrigation System - Replace	20	0	\$194,000
322	Landscape Granite - Replenish (A)	10	0	\$207,000
322	Landscape Granite - Replenish (B)	10	10	\$105,300
340	Median Landscape - Renovate	20	14	\$258,500
342	Median Granite - Replenish	20	4	\$37,000
NEIGHBORHOOD 5				
500	Park Furniture - Replace	20	0	\$16,800

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
510	Metal Fence - Replace	25	2	\$2,800
517	Culvert Rails - Repaint	6	4	\$10,300
520	Walls & Fence - Repaint	6	0	\$14,100
530	Landscape Granite - Replenish (A)	10	2	\$12,800
531	Landscape Granite - Replenish (B)	10	9	\$30,000
540	Median Landscape - Renovate	20	18	\$85,200
542	Median Granite - Replenish	20	8	\$10,000
NEIGHBORHOOD 5 PARK				
656	Tile Roof - Refurbish	25	25	\$3,500
658	Drinking Fountain - Replace	15	14	\$5,600
660	Park Furniture - Replace	20	19	\$13,800
670	Play Equipment - Replace	18	17	\$90,000
674	Playground Wood - Replenish	5	4	\$6,100
678	Shade Screens - Replace	12	11	\$12,000
690	Ramada Roof - Replace	25	24	\$8,800
698	Landscape Granite - Replenish	10	9	\$24,000
NEIGHBORHOOD 7				
700	Park Furniture - Replace	20	0	\$12,600
710	Metal Fence - Replace	25	2	\$15,600
720	Walls & Fence - Repaint	6	4	\$53,200
726	Solar Lighting - Replace	15	11	\$7,500
730	Landscape Granite - Replenish	10	2	\$87,800
N7: WILDLIFE RIDGE PARK				
740	Asphalt - Resurface	24	4	\$26,000
746	Pole Lights - Replace	30	6	\$22,500
748	Metal Fence - Replace	30	9	\$13,100
750	Metal Surfaces - Repaint	6	0	\$6,700
756	Tile Roofs - Refurbish	25	20	\$8,400
758	Drinking Fountain - Replace	15	11	\$5,600
760	Park Furniture - Replace (A)	20	0	\$34,600
760	Park Furniture - Replace (B)	20	10	\$6,600
770	Play Equipment - Replace	18	7	\$70,000
774	Playground Turf - Replace	12	1	\$3,000
776	Shade Sails - Replace	12	1	\$9,700
779	Basketball Court - Replace	30	10	\$20,000
784	Baseball Backstop - Replace	18	12	\$13,200
794	Landscape Granite - Replenish	10	2	\$46,700
NEIGHBORHOOD 10, PHASE 1				
1000	Metal Fence - Replace	25	8	\$49,000
1020	Walls & Fence - Repaint (A)	6	5	\$29,700
1020	Walls & Fence - Repaint (B)	6	0	\$32,100
1030	Landscape Granite - Replenish (A)	10	7	\$18,800
1030	Landscape Granite - Replenish (B)	10	9	\$100,000
1030	Landscape Granite - Replenish (C)	10	1	\$76,000
1032	Irrigation System - Replace	20	1	\$135,000
NEIGHBORHOOD 10, PHASE 2				
1040	Park Furniture - Replace	20	6	\$64,300
1043	Drinking Fountains - Replace	18	4	\$10,800
1046	Play Equip - Replace (Somerset)	18	3	\$45,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1048	Play Equip - Replace (Monticello)	18	3	\$82,000
1050	Play Equip - Replace (Torreno)	18	5	\$50,000
1053	Playground Wood - Replenish	8	0	\$4,500
1054	Shade Screens - Replace	12	10	\$10,000
1056	Shade Sails - Replace	12	1	\$11,000
1060	Basketball Backboards - Replace	20	6	\$4,600
1062	Ramada Roofs - Replace	25	10	\$21,600
1064	Ramada Trim - Repaint	6	0	\$4,800
1070	Metal Fence - Replace (Somerset)	30	15	\$5,000
1072	Metal Fence - Replace (Torreno)	20	7	\$3,800
1074	Walls & Fence - Repaint (A)	6	5	\$34,600
1074	Walls & Fence - Repaint (B)	6	0	\$24,300
1078	Landscape Granite - Replenish (A)	10	9	\$87,500
1078	Landscape Granite - Replenish (B)	10	7	\$180,500
NEIGHBORHOOD 10, PHASE 3				
1082	Walls & Fence - Repaint	6	5	\$7,900
1083	Fence & Rails - Repaint	6	1	\$2,800
1084	Metal Fence - Replace (A)	25	19	\$12,200
1084	Metal Fence - Replace (B)	25	20	\$23,800
1084	Metal Fence - Replace (C)	30	29	\$27,000
1086	Park Furniture - Replace	20	19	\$5,100
1088	Mailboxes - Replace (A)	20	15	\$12,700
1088	Mailboxes - Replace (B)	20	19	\$3,600
1090	Asphalt - Resurface	24	19	\$5,800
1092	Landscape Granite - Replenish (A)	10	5	\$75,600
1092	Landscape Granite - Replenish (B)	10	6	\$19,300
1094	Median Landscape - Renovate	20	15	\$195,000
1095	Median Granite - Replenish	20	5	\$27,600
N10: HOHOKAM PARK				
1100	Asphalt - Resurface	24	3	\$90,000
1106	Pole Lights - Replace	30	11	\$40,500
1108	Dog Park Fence - Replace	20	3	\$12,800
1109	Dog Park Surface - Replenish	10	4	\$3,100
1110	Dog Park Benches - Replace	20	13	\$7,200
1112	Dog Park Fountain - Replace	18	11	\$3,000
1114	Metal Surfaces - Repaint	6	1	\$7,000
1118	Tile Roofs - Refurbish	25	20	\$11,400
1119	Drinking Fountain - Replace	15	11	\$5,600
1120	Park Furniture - Replace (A)	20	3	\$56,400
1120	Park Furniture - Replace (B)	20	18	\$4,300
1130	Play Equipment - Replace (A)	18	1	\$85,000
1130	Play Equipment - Replace (B)	18	15	\$58,000
1134	Playground Turf - Replace	12	1	\$10,200
1138	Shade Sails - Replace	12	1	\$22,800
1140	Basketball Court - Replace	30	12	\$40,000
1151	Tennis Courts - Resurface	8	0	\$12,000
1152	Tennis Fence - Replace	30	11	\$25,300
1154	Tennis Fence - Repaint	8	0	\$5,300
1156	Tennis Windscreen - Replace	8	0	\$3,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1158 Tennis Lights - Replace	30	11	\$24,800
1160 Landscape Granite - Replenish	10	2	\$50,000
N10: SUNSET PARK			
1200 Asphalt - Resurface	24	1	\$22,800
1206 Park Furniture - Replace (A)	20	0	\$6,800
1206 Park Furniture - Replace (B)	20	17	\$5,100
1210 Drinking Fountain - Replace	15	11	\$5,600
1214 Play Equipment - Replace	18	13	\$60,000
1216 Playground Wood - Replenish	5	1	\$4,000
1218 Shade Sails - Replace	12	1	\$10,600
1220 Basketball Court - Refurbish	12	0	\$15,800
1221 Basketball Court - Resurface	12	6	\$5,000
1230 Landscape Granite - Replenish	10	2	\$50,700
N10: WOODSHADE TRAIL			
1240 Asphalt - Resurface	24	6	\$9,300
1244 Park Furniture - Replace	20	1	\$14,300
1250 Landscape Granite - Replenish	10	2	\$26,200
N11: VISTOSO HIGHLANDS			
1300 Artificial Turf - Replace	12	6	\$17,500
1306 Tile Roof - Replace	25	3	\$2,500
1310 Landscape - Renovate	20	15	\$486,000
1311 Landscape Granite - Replenish	20	5	\$95,800
1320 Walls & Rails - Repaint	6	0	\$15,000
152 Total Funded Components			

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.



How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During the site visit on 5/7/2020, I met with Community Manager Colleen Holland to review changes and projects completed in the community. I toured the community over a couple of days to visually inspect all of the parks and various other common areas. Neighborhood 5 Park and Vistoso Crossing (Parcel 10-T) are new additions to the report this year.

Please see the Component Details Appendix at the end of this report for a detailed look at each component.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all of these expenses will take place as anticipated. This Reserve Study needs to be updated annually, because we expect the timing of expenses to shift and the size of the expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The chart below summarizes the projected future expenses at your association as defined by the Reserve Component List. A summary of these components is shown in the Component Details Table, while a summary of the expenses themselves is shown in the 30-yr Expense Summary Table.

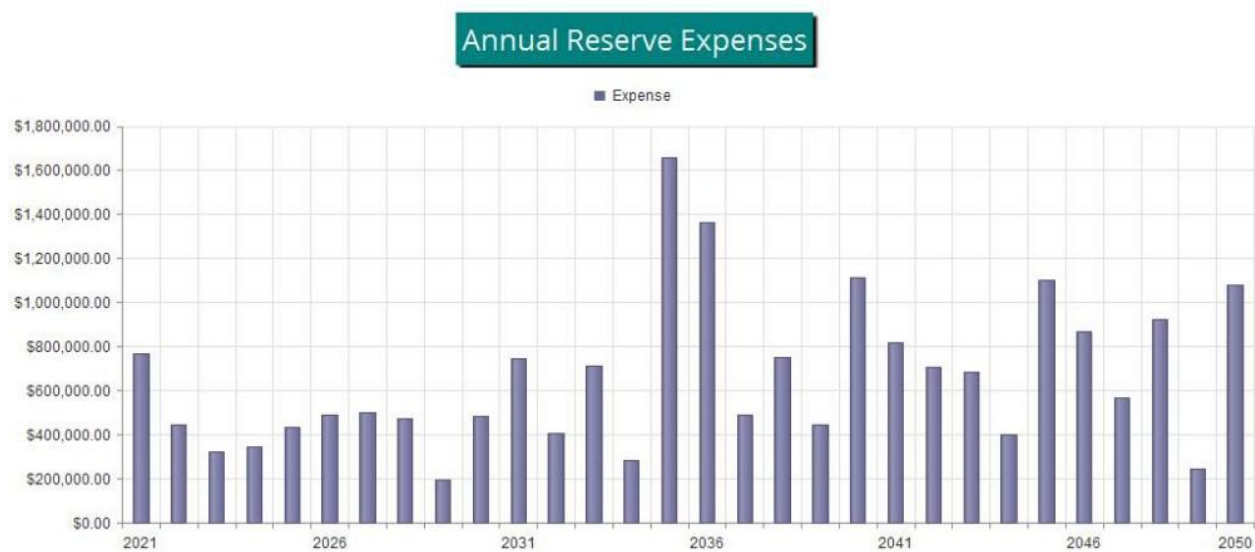


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$2,628,487 as-of the start of your fiscal year on 1/1/2021. This is based on your actual balance of \$2,528,367 on 8/31/2020 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/1/2021, your Fully Funded Balance is computed to be \$3,419,769. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 76.9 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$37,500 this Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

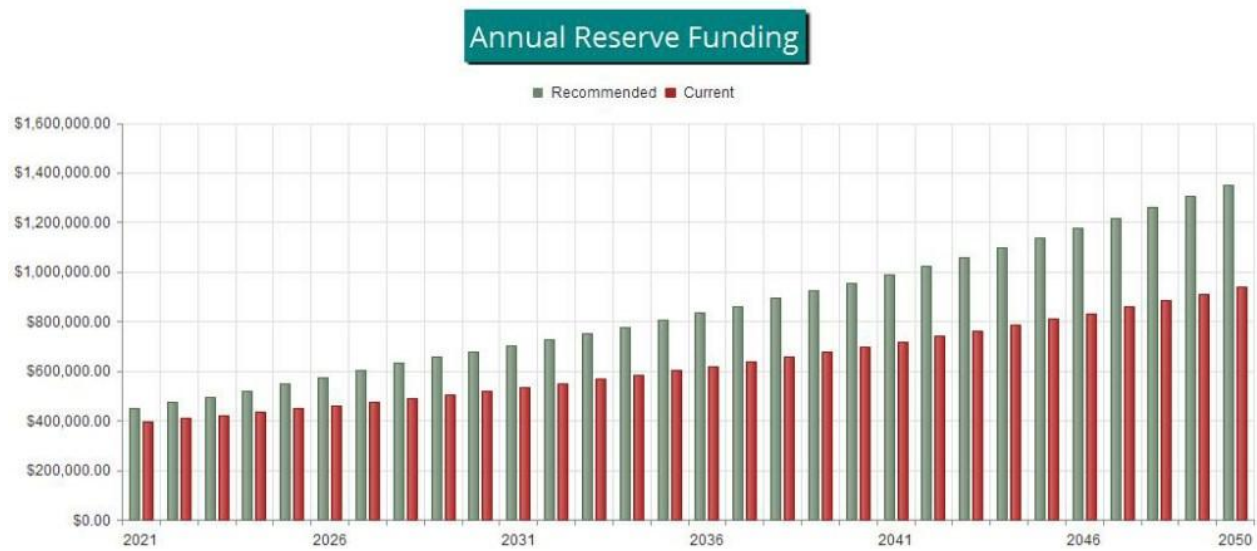


Figure 2

The following chart shows your Reserve balance under our recommended Funding Plan and your currently budgeted contribution rate, compared to the always-changing Fully Funded Balance target.

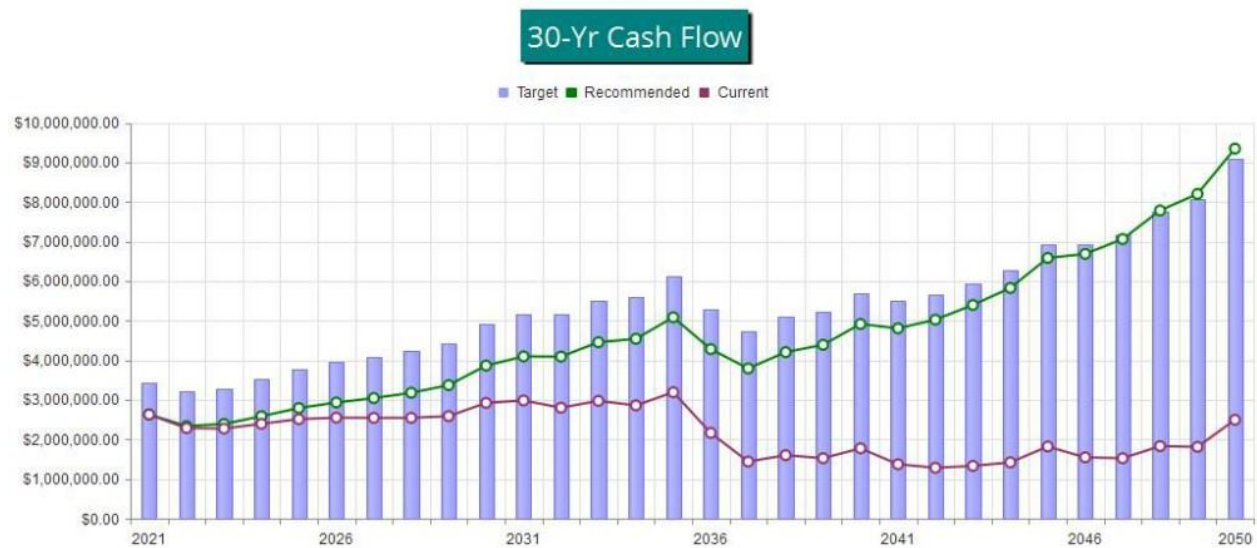


Figure 3

This chart shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-year Funding Plan.



Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

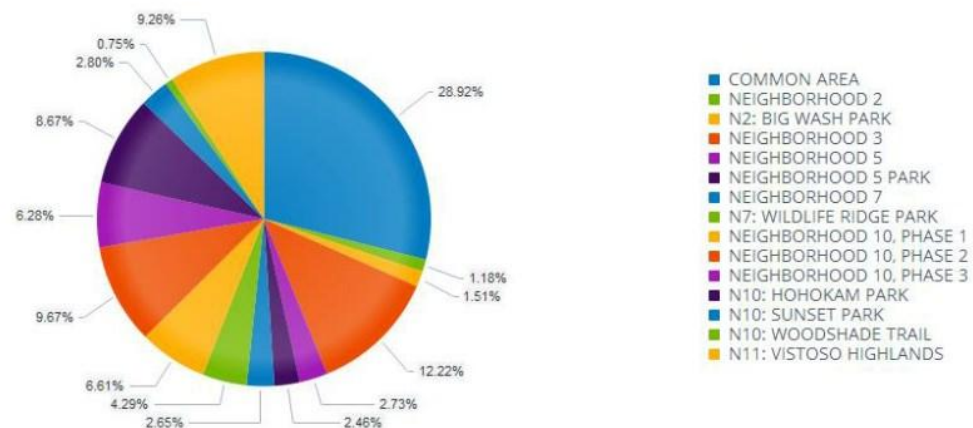
Budget Summary

8973-8
WSV

	Useful Life		2021 Rem. Useful Life		Estimated Replacement Cost in 2021	2021 Expenditures	01/01/2021 Current Fund Balance	01/01/2021 Fully Funded Balance	Remaining Bal. to be Funded	2021 Contributions
	Min	Max	Min	Max						
COMMON AREA	3	25	0	19	\$1,926,800	\$113,200	\$491,523	\$848,297	\$1,435,277	\$119,595
NEIGHBORHOOD 2	6	30	0	11	\$78,700	\$42,300	\$56,825	\$58,318	\$21,875	\$9,828
N2: BIG WASH PARK	10	30	0	13	\$100,400	\$2,800	\$43,640	\$56,244	\$56,760	\$5,725
NEIGHBORHOOD 3	10	20	0	14	\$813,800	\$401,000	\$440,200	\$517,750	\$373,600	\$55,237
NEIGHBORHOOD 5	6	25	0	18	\$182,000	\$30,900	\$56,149	\$64,669	\$125,851	\$13,792
NEIGHBORHOOD 5 PARK	5	25	4	25	\$163,800	\$0	\$3,620	\$11,035	\$160,180	\$10,963
NEIGHBORHOOD 7	6	25	0	11	\$176,700	\$12,600	\$114,925	\$116,925	\$61,775	\$19,033
N7: WILDLIFE RIDGE PARK	6	30	0	20	\$286,100	\$41,300	\$185,216	\$206,123	\$100,884	\$16,848
NEIGHBORHOOD 10, PHASE 1	6	25	0	9	\$440,600	\$32,100	\$282,660	\$282,660	\$157,940	\$37,760
NEIGHBORHOOD 10, PHASE 2	6	30	0	15	\$644,300	\$33,600	\$328,021	\$330,521	\$316,279	\$53,788
NEIGHBORHOOD 10, PHASE 3	6	30	1	29	\$418,400	\$0	\$69,870	\$132,026	\$348,530	\$25,561
N10: HOHOKAM PARK	6	30	0	20	\$577,700	\$20,300	\$316,091	\$415,028	\$261,609	\$32,220
N10: SUNSET PARK	5	24	0	17	\$186,400	\$22,600	\$100,427	\$119,352	\$85,973	\$13,478
N10: WOODSHADE TRAIL	10	24	1	6	\$49,800	\$0	\$41,520	\$41,520	\$8,280	\$3,652
N11: VISTOSO HIGHLANDS	6	25	0	15	\$616,800	\$15,000	\$97,800	\$219,300	\$519,000	\$32,520
					\$6,662,300	\$767,700	\$2,628,487	\$3,419,769	\$4,033,813	\$450,000

Percent Funded: 76.9%

Budget Summary



Reserve Component List Detail

8973-8
WSV

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
COMMON AREA					
100	Monuments - Replace	(5) Monuments	25	5	\$63,100
102	Monuments - Refinish	(5) Monuments	5	0	\$3,700
108	Monument Lights - Replace	Numerous Lights	15	4	\$9,500
110	Monuments (Parcels) - Replace	(40) Monuments	20	14	\$84,400
120	Street Lights - Replace	(255) Light Fixtures	25	10	\$295,000
122	Street Lights - Repaint	(255) Light Fixtures	8	0	\$65,400
134	Play Equipment - Repair	(9) Parks	3	0	\$5,400
140	Walls (Block/Stucco) - Repair	Approx 401,200 Sq Ft	5	0	\$15,200
150	Asphalt - Seal/Repair (A)	Approx 38,650 Sq Ft	4	1	\$8,000
152	Asphalt - Seal/Repair (B)	Approx 17,800 Sq Ft	4	0	\$6,000
156	Concrete - Repair	Numerous Sq Ft	3	0	\$4,500
161	Irrigation System - Replace (A)	Lines, Valves, Heads	20	19	\$142,000
161	Irrigation System - Replace (B)	Lines, Valves, Heads	20	4	\$110,000
163	Irrig Controllers - Replace	Approx (43) Controllers	5	0	\$13,000
171	Landscape Granite - Replenish (Ph1)	Numerous Sq Ft	10	6	\$113,000
172	Landscape Granite - Replenish (Ph2)	Numerous Sq Ft	10	7	\$66,400
173	Landscape Granite - Replenish (Ph3)	Approx 110,600 Sq Ft	10	9	\$50,500
174	Landscape Granite - Replenish (Ph4)	Numerous Sq Ft	10	9	\$44,000
330	Median Landscape - Renovate	Approx (28) Medians	20	14	\$725,000
332	Median Granite - Replenish	Approx (28) Medians	20	4	\$102,700
NEIGHBORHOOD 2					
200	Asphalt - Resurface	Approx 840 Sq Ft	24	1	\$3,400
205	Drinking Fountain - Replace	(1) Fountain	15	11	\$5,600
210	Metal Fence - Replace	Approx 65 LF	30	7	\$4,300
220	Walls & Fence - Repaint	Stucco & Metal	6	0	\$42,300
232	Landscape Granite - Replenish (A)	Approx 13,600 Sq Ft	10	6	\$10,400
234	Landscape Granite - Replenish (B)	Numerous Sq Ft	10	7	\$12,700
N2: BIG WASH PARK					
260	Asphalt - Resurface	Approx 4,860 Sq Ft	24	3	\$14,600
270	Park Furniture - Replace	(4) Pieces	20	1	\$5,700
274	Drinking Fountain - Replace	(1) Fountain	15	11	\$5,600
280	Play Equipment - Replace	(1) Play Structure	18	13	\$40,000
284	Playground Turf - Replace	Approx 250 Sq Ft	12	7	\$7,200
286	Shade Sails - Replace	(3) Sails: 1,070 Sq Ft	12	2	\$13,000
290	Metal Fence - Replace	Approx 280 LF	30	7	\$11,500
294	Landscape Granite - Replenish	Numerous Sq Ft	10	0	\$2,800
NEIGHBORHOOD 3					
310	Park Furniture - Replace	(4) Benches, (6) Trash	20	4	\$12,000
320	Irrigation System - Replace	Lines, Valves, Heads	20	0	\$194,000
322	Landscape Granite - Replenish (A)	Approx 191,000 Sq Ft	10	0	\$207,000
322	Landscape Granite - Replenish (B)	Approx 191,000 Sq Ft	10	10	\$105,300
340	Median Landscape - Renovate	(10) Medians	20	14	\$258,500
342	Median Granite - Replenish	Approx 364 Tons	20	4	\$37,000
NEIGHBORHOOD 5					

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
500	Park Furniture - Replace	(12) Pieces	20	0	\$16,800
510	Metal Fence - Replace	Approx 33 LF	25	2	\$2,800
517	Culvert Rails - Repaint	Approx 1,470 LF	6	4	\$10,300
520	Walls & Fence - Repaint	Stucco & Metal	6	0	\$14,100
530	Landscape Granite - Replenish (A)	Approx 28,000 Sq Ft	10	2	\$12,800
531	Landscape Granite - Replenish (B)	Approx 65,200 Sq Ft	10	9	\$30,000
540	Median Landscape - Renovate	Approx 21,300 Sq Ft	20	18	\$85,200
542	Median Granite - Replenish	Approx 21,300 Sq Ft	20	8	\$10,000
NEIGHBORHOOD 5 PARK					
656	Tile Roof - Refurbish	Approx 700 Sq Ft	25	25	\$3,500
658	Drinking Fountain - Replace	(1) MDF Fountain	15	14	\$5,600
660	Park Furniture - Replace	(10) Pieces	20	19	\$13,800
670	Play Equipment - Replace	(6) Pieces	18	17	\$90,000
674	Playground Wood - Replenish	Approx 5,100 Sq Ft	5	4	\$6,100
678	Shade Screens - Replace	(2) Screens: 2,550 Sq Ft	12	11	\$12,000
690	Ramada Roof - Replace	(1) Ramada: 430 Sq Ft	25	24	\$8,800
698	Landscape Granite - Replenish	Numerous Sq Ft	10	9	\$24,000
NEIGHBORHOOD 7					
700	Park Furniture - Replace	(9) Pieces	20	0	\$12,600
710	Metal Fence - Replace	Approx 344 LF	25	2	\$15,600
720	Walls & Fence - Repaint	Stucco & Metal	6	4	\$53,200
726	Solar Lighting - Replace	(2) Lighting Systems	15	11	\$7,500
730	Landscape Granite - Replenish	Numerous Sq Ft	10	2	\$87,800
N7: WILDLIFE RIDGE PARK					
740	Asphalt - Resurface	Approx 8,650 Sq Ft	24	4	\$26,000
746	Pole Lights - Replace	(12) Lights, (8) Poles	30	6	\$22,500
748	Metal Fence - Replace	Approx 290 LF	30	9	\$13,100
750	Metal Surfaces - Repaint	Fence, Lights, Posts	6	0	\$6,700
756	Tile Roofs - Refurbish	Approx 1,680 Sq Ft	25	20	\$8,400
758	Drinking Fountain - Replace	(1) Fountain	15	11	\$5,600
760	Park Furniture - Replace (A)	(26) Pieces	20	0	\$34,600
760	Park Furniture - Replace (B)	(4) Pieces	20	10	\$6,600
770	Play Equipment - Replace	(2) Pieces	18	7	\$70,000
774	Playground Turf - Replace	Approx 100 Sq Ft	12	1	\$3,000
776	Shade Sails - Replace	(3) Sails: 800 Sq Ft	12	1	\$9,700
779	Basketball Court - Replace	(1) Half Court	30	10	\$20,000
784	Baseball Backstop - Replace	(1) Backstop, 40 LF	18	12	\$13,200
794	Landscape Granite - Replenish	Approx 65,410 Sq Ft	10	2	\$46,700
NEIGHBORHOOD 10, PHASE 1					
1000	Metal Fence - Replace	Approx 1,080 LF	25	8	\$49,000
1020	Walls & Fence - Repaint (A)	Stucco & Metal	6	5	\$29,700
1020	Walls & Fence - Repaint (B)	Stucco & Metal	6	0	\$32,100
1030	Landscape Granite - Replenish (A)	Approx 49,800 Sq Ft	10	7	\$18,800
1030	Landscape Granite - Replenish (B)	Approx 219,480 Sq Ft	10	9	\$100,000
1030	Landscape Granite - Replenish (C)	Approx 164,320 Sq Ft	10	1	\$76,000
1032	Irrigation System - Replace	Lines, Valves, Heads	20	1	\$135,000
NEIGHBORHOOD 10, PHASE 2					
1040	Park Furniture - Replace	(50) Pieces	20	6	\$64,300

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1043	Drinking Fountains - Replace	(2) Fountains	18	4	\$10,800
1046	Play Equip - Replace (Somerset)	(1) Piece	18	3	\$45,000
1048	Play Equip - Replace (Monticello)	(3) Pieces	18	3	\$82,000
1050	Play Equip - Replace (Torreno)	(3) Pieces	18	5	\$50,000
1053	Playground Wood - Replenish	Approx 1,900 Sq Ft	8	0	\$4,500
1054	Shade Screens - Replace	(2) Screens: 2,130 Sq Ft	12	10	\$10,000
1056	Shade Sails - Replace	(3) Sails: 900 Sq Ft	12	1	\$11,000
1060	Basketball Backboards - Replace	(4) Metal Backboards	20	6	\$4,600
1062	Ramada Roofs - Replace	(3) Ramadas: 1,050 Sq Ft	25	10	\$21,600
1064	Ramada Trim - Repaint	(3) Ramadas: 800 Sq Ft	6	0	\$4,800
1070	Metal Fence - Replace (Somerset)	Approx 147 LF	30	15	\$5,000
1072	Metal Fence - Replace (Torreno)	Approx 74 LF	20	7	\$3,800
1074	Walls & Fence - Repaint (A)	Stucco & Metal	6	5	\$34,600
1074	Walls & Fence - Repaint (B)	Stucco & Metal	6	0	\$24,300
1078	Landscape Granite - Replenish (A)	Approx 192,850 Sq Ft	10	9	\$87,500
1078	Landscape Granite - Replenish (B)	Approx 392,500 Sq Ft	10	7	\$180,500
NEIGHBORHOOD 10, PHASE 3					
1082	Walls & Fence - Repaint	Stucco & Metal	6	5	\$7,900
1083	Fence & Rails - Repaint	Approx 445 LF	6	1	\$2,800
1084	Metal Fence - Replace (A)	Approx 270 LF	25	19	\$12,200
1084	Metal Fence - Replace (B)	Approx 528 LF	25	20	\$23,800
1084	Metal Fence - Replace (C)	Approx 600 LF	30	29	\$27,000
1086	Park Furniture - Replace	(4) Pieces	20	19	\$5,100
1088	Mailboxes - Replace (A)	(7) Clusters	20	15	\$12,700
1088	Mailboxes - Replace (B)	(2) Clusters	20	19	\$3,600
1090	Asphalt - Resurface	Approx 1,450 Sq Ft	24	19	\$5,800
1092	Landscape Granite - Replenish (A)	Approx 164,400 Sq Ft	10	5	\$75,600
1092	Landscape Granite - Replenish (B)	Approx 41,800 Sq Ft	10	6	\$19,300
1094	Median Landscape - Renovate	(6) Medians	20	15	\$195,000
1095	Median Granite - Replenish	(6) Medians	20	5	\$27,600
N10: HOHOKAM PARK					
1100	Asphalt - Resurface	Approx 30,000 Sq Ft	24	3	\$90,000
1106	Pole Lights - Replace	(19) Lights, (17) Poles	30	11	\$40,500
1108	Dog Park Fence - Replace	Approx 310 LF	20	3	\$12,800
1109	Dog Park Surface - Replenish	Approx 5,200 Sq Ft	10	4	\$3,100
1110	Dog Park Benches - Replace	(4) 6' Benches	20	13	\$7,200
1112	Dog Park Fountain - Replace	(1) MDF Fountain	18	11	\$3,000
1114	Metal Surfaces - Repaint	Fence, Lights, Posts	6	1	\$7,000
1118	Tile Roofs - Refurbish	Approx 3,400 Sq Ft	25	20	\$11,400
1119	Drinking Fountain - Replace	(1) Fountain	15	11	\$5,600
1120	Park Furniture - Replace (A)	(39) Pieces	20	3	\$56,400
1120	Park Furniture - Replace (B)	(4) Benches	20	18	\$4,300
1130	Play Equipment - Replace (A)	(7) Pieces	18	1	\$85,000
1130	Play Equipment - Replace (B)	(13) Pieces	18	15	\$58,000
1134	Playground Turf - Replace	Approx 350 Sq Ft	12	1	\$10,200
1138	Shade Sails - Replace	(6) Sails: 1,880 Sq Ft	12	1	\$22,800
1140	Basketball Court - Replace	(1) Full Court	30	12	\$40,000
1151	Tennis Courts - Resurface	(2) Courts	8	0	\$12,000
1152	Tennis Fence - Replace	Approx 570 LF	30	11	\$25,300

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1154	Tennis Fence - Repaint	Approx 570 LF	8	0	\$5,300
1156	Tennis Windscreen - Replace	Approx 1,440 Sq Ft	8	0	\$3,000
1158	Tennis Lights - Replace	(12) Lights, (9) Poles	30	11	\$24,800
1160	Landscape Granite - Replenish	Approx 86,450 Sq Ft	10	2	\$50,000
N10: SUNSET PARK					
1200	Asphalt - Resurface	Approx 7,600 Sq Ft	24	1	\$22,800
1206	Park Furniture - Replace (A)	(7) Pieces	20	0	\$6,800
1206	Park Furniture - Replace (B)	(3) Picnic Tables	20	17	\$5,100
1210	Drinking Fountain - Replace	(1) Fountain	15	11	\$5,600
1214	Play Equipment - Replace	(4) Pieces	18	13	\$60,000
1216	Playground Wood - Replenish	Approx 4,420 Sq Ft	5	1	\$4,000
1218	Shade Sails - Replace	(3) Sails: 870 Sq Ft	12	1	\$10,600
1220	Basketball Court - Refurbish	(1) Full Court	12	0	\$15,800
1221	Basketball Court - Resurface	(1) Full Court	12	6	\$5,000
1230	Landscape Granite - Replenish	Approx 89,726 Sq Ft	10	2	\$50,700
N10: WOODSHADE TRAIL					
1240	Asphalt - Resurface	Approx 3,100 Sq Ft	24	6	\$9,300
1244	Park Furniture - Replace	(10) Pieces	20	1	\$14,300
1250	Landscape Granite - Replenish	Approx 45,888 Sq Ft	10	2	\$26,200
N11: VISTOSO HIGHLANDS					
1300	Artificial Turf - Replace	Approx 1,940 Sq Ft	12	6	\$17,500
1306	Tile Roof - Replace	Approx 130 Sq Ft	25	3	\$2,500
1310	Landscape - Renovate	Approx 171,000 Sq Ft	20	15	\$486,000
1311	Landscape Granite - Replenish	Approx 171,000 Sq Ft	20	5	\$95,800
1320	Walls & Rails - Repaint	Stucco & Metal	6	0	\$15,000
152	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
COMMON AREA								
100	Monuments - Replace	\$63,100	X	20	/	25	=	\$50,480
102	Monuments - Refinish	\$3,700	X	5	/	5	=	\$3,700
108	Monument Lights - Replace	\$9,500	X	11	/	15	=	\$6,967
110	Monuments (Parcels) - Replace	\$84,400	X	6	/	20	=	\$25,320
120	Street Lights - Replace	\$295,000	X	15	/	25	=	\$177,000
122	Street Lights - Repaint	\$65,400	X	8	/	8	=	\$65,400
134	Play Equipment - Repair	\$5,400	X	3	/	3	=	\$5,400
140	Walls (Block/Stucco) - Repair	\$15,200	X	5	/	5	=	\$15,200
150	Asphalt - Seal/Repair (A)	\$8,000	X	3	/	4	=	\$6,000
152	Asphalt - Seal/Repair (B)	\$6,000	X	4	/	4	=	\$6,000
156	Concrete - Repair	\$4,500	X	3	/	3	=	\$4,500
161	Irrigation System - Replace (A)	\$142,000	X	1	/	20	=	\$7,100
161	Irrigation System - Replace (B)	\$110,000	X	16	/	20	=	\$88,000
163	Irrig Controllers - Replace	\$13,000	X	5	/	5	=	\$13,000
171	Landscape Granite - Replenish (Ph1)	\$113,000	X	4	/	10	=	\$45,200
172	Landscape Granite - Replenish (Ph2)	\$66,400	X	3	/	10	=	\$19,920
173	Landscape Granite - Replenish (Ph3)	\$50,500	X	1	/	10	=	\$5,050
174	Landscape Granite - Replenish (Ph4)	\$44,000	X	1	/	10	=	\$4,400
330	Median Landscape - Renovate	\$725,000	X	6	/	20	=	\$217,500
332	Median Granite - Replenish	\$102,700	X	16	/	20	=	\$82,160
NEIGHBORHOOD 2								
200	Asphalt - Resurface	\$3,400	X	23	/	24	=	\$3,258
205	Drinking Fountain - Replace	\$5,600	X	4	/	15	=	\$1,493
210	Metal Fence - Replace	\$4,300	X	23	/	30	=	\$3,297
220	Walls & Fence - Repaint	\$42,300	X	6	/	6	=	\$42,300
232	Landscape Granite - Replenish (A)	\$10,400	X	4	/	10	=	\$4,160
234	Landscape Granite - Replenish (B)	\$12,700	X	3	/	10	=	\$3,810
N2: BIG WASH PARK								
260	Asphalt - Resurface	\$14,600	X	21	/	24	=	\$12,775
270	Park Furniture - Replace	\$5,700	X	19	/	20	=	\$5,415
274	Drinking Fountain - Replace	\$5,600	X	4	/	15	=	\$1,493
280	Play Equipment - Replace	\$40,000	X	5	/	18	=	\$11,111
284	Playground Turf - Replace	\$7,200	X	5	/	12	=	\$3,000
286	Shade Sails - Replace	\$13,000	X	10	/	12	=	\$10,833
290	Metal Fence - Replace	\$11,500	X	23	/	30	=	\$8,817
294	Landscape Granite - Replenish	\$2,800	X	10	/	10	=	\$2,800
NEIGHBORHOOD 3								
310	Park Furniture - Replace	\$12,000	X	16	/	20	=	\$9,600
320	Irrigation System - Replace	\$194,000	X	20	/	20	=	\$194,000
322	Landscape Granite - Replenish (A)	\$207,000	X	10	/	10	=	\$207,000
322	Landscape Granite - Replenish (B)	\$105,300	X	0	/	10	=	\$0
340	Median Landscape - Renovate	\$258,500	X	6	/	20	=	\$77,550
342	Median Granite - Replenish	\$37,000	X	16	/	20	=	\$29,600
NEIGHBORHOOD 5								

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
500	Park Furniture - Replace	\$16,800	X	20	/	20	=	\$16,800
510	Metal Fence - Replace	\$2,800	X	23	/	25	=	\$2,576
517	Culvert Rails - Repaint	\$10,300	X	2	/	6	=	\$3,433
520	Walls & Fence - Repaint	\$14,100	X	6	/	6	=	\$14,100
530	Landscape Granite - Replenish (A)	\$12,800	X	8	/	10	=	\$10,240
531	Landscape Granite - Replenish (B)	\$30,000	X	1	/	10	=	\$3,000
540	Median Landscape - Renovate	\$85,200	X	2	/	20	=	\$8,520
542	Median Granite - Replenish	\$10,000	X	12	/	20	=	\$6,000
NEIGHBORHOOD 5 PARK								
656	Tile Roof - Refurbish	\$3,500	X	0	/	25	=	\$0
658	Drinking Fountain - Replace	\$5,600	X	1	/	15	=	\$373
660	Park Furniture - Replace	\$13,800	X	1	/	20	=	\$690
670	Play Equipment - Replace	\$90,000	X	1	/	18	=	\$5,000
674	Playground Wood - Replenish	\$6,100	X	1	/	5	=	\$1,220
678	Shade Screens - Replace	\$12,000	X	1	/	12	=	\$1,000
690	Ramada Roof - Replace	\$8,800	X	1	/	25	=	\$352
698	Landscape Granite - Replenish	\$24,000	X	1	/	10	=	\$2,400
NEIGHBORHOOD 7								
700	Park Furniture - Replace	\$12,600	X	20	/	20	=	\$12,600
710	Metal Fence - Replace	\$15,600	X	23	/	25	=	\$14,352
720	Walls & Fence - Repaint	\$53,200	X	2	/	6	=	\$17,733
726	Solar Lighting - Replace	\$7,500	X	4	/	15	=	\$2,000
730	Landscape Granite - Replenish	\$87,800	X	8	/	10	=	\$70,240
N7: WILDLIFE RIDGE PARK								
740	Asphalt - Resurface	\$26,000	X	20	/	24	=	\$21,667
746	Pole Lights - Replace	\$22,500	X	24	/	30	=	\$18,000
748	Metal Fence - Replace	\$13,100	X	21	/	30	=	\$9,170
750	Metal Surfaces - Repaint	\$6,700	X	6	/	6	=	\$6,700
756	Tile Roofs - Refurbish	\$8,400	X	5	/	25	=	\$1,680
758	Drinking Fountain - Replace	\$5,600	X	4	/	15	=	\$1,493
760	Park Furniture - Replace (A)	\$34,600	X	20	/	20	=	\$34,600
760	Park Furniture - Replace (B)	\$6,600	X	10	/	20	=	\$3,300
770	Play Equipment - Replace	\$70,000	X	11	/	18	=	\$42,778
774	Playground Turf - Replace	\$3,000	X	11	/	12	=	\$2,750
776	Shade Sails - Replace	\$9,700	X	11	/	12	=	\$8,892
779	Basketball Court - Replace	\$20,000	X	20	/	30	=	\$13,333
784	Baseball Backstop - Replace	\$13,200	X	6	/	18	=	\$4,400
794	Landscape Granite - Replenish	\$46,700	X	8	/	10	=	\$37,360
NEIGHBORHOOD 10, PHASE 1								
1000	Metal Fence - Replace	\$49,000	X	17	/	25	=	\$33,320
1020	Walls & Fence - Repaint (A)	\$29,700	X	1	/	6	=	\$4,950
1020	Walls & Fence - Repaint (B)	\$32,100	X	6	/	6	=	\$32,100
1030	Landscape Granite - Replenish (A)	\$18,800	X	3	/	10	=	\$5,640
1030	Landscape Granite - Replenish (B)	\$100,000	X	1	/	10	=	\$10,000
1030	Landscape Granite - Replenish (C)	\$76,000	X	9	/	10	=	\$68,400
1032	Irrigation System - Replace	\$135,000	X	19	/	20	=	\$128,250
NEIGHBORHOOD 10, PHASE 2								
1040	Park Furniture - Replace	\$64,300	X	14	/	20	=	\$45,010

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1043	Drinking Fountains - Replace	\$10,800	X	14	/	18	=	\$8,400
1046	Play Equip - Replace (Somerset)	\$45,000	X	15	/	18	=	\$37,500
1048	Play Equip - Replace (Monticello)	\$82,000	X	15	/	18	=	\$68,333
1050	Play Equip - Replace (Torreno)	\$50,000	X	13	/	18	=	\$36,111
1053	Playground Wood - Replenish	\$4,500	X	8	/	8	=	\$4,500
1054	Shade Screens - Replace	\$10,000	X	2	/	12	=	\$1,667
1056	Shade Sails - Replace	\$11,000	X	11	/	12	=	\$10,083
1060	Basketball Backboards - Replace	\$4,600	X	14	/	20	=	\$3,220
1062	Ramada Roofs - Replace	\$21,600	X	15	/	25	=	\$12,960
1064	Ramada Trim - Repaint	\$4,800	X	6	/	6	=	\$4,800
1070	Metal Fence - Replace (Somerset)	\$5,000	X	15	/	30	=	\$2,500
1072	Metal Fence - Replace (Torreno)	\$3,800	X	13	/	20	=	\$2,470
1074	Walls & Fence - Repaint (A)	\$34,600	X	1	/	6	=	\$5,767
1074	Walls & Fence - Repaint (B)	\$24,300	X	6	/	6	=	\$24,300
1078	Landscape Granite - Replenish (A)	\$87,500	X	1	/	10	=	\$8,750
1078	Landscape Granite - Replenish (B)	\$180,500	X	3	/	10	=	\$54,150
NEIGHBORHOOD 10, PHASE 3								
1082	Walls & Fence - Repaint	\$7,900	X	1	/	6	=	\$1,317
1083	Fence & Rails - Repaint	\$2,800	X	5	/	6	=	\$2,333
1084	Metal Fence - Replace (A)	\$12,200	X	6	/	25	=	\$2,928
1084	Metal Fence - Replace (B)	\$23,800	X	5	/	25	=	\$4,760
1084	Metal Fence - Replace (C)	\$27,000	X	1	/	30	=	\$900
1086	Park Furniture - Replace	\$5,100	X	1	/	20	=	\$255
1088	Mailboxes - Replace (A)	\$12,700	X	5	/	20	=	\$3,175
1088	Mailboxes - Replace (B)	\$3,600	X	1	/	20	=	\$180
1090	Asphalt - Resurface	\$5,800	X	5	/	24	=	\$1,208
1092	Landscape Granite - Replenish (A)	\$75,600	X	5	/	10	=	\$37,800
1092	Landscape Granite - Replenish (B)	\$19,300	X	4	/	10	=	\$7,720
1094	Median Landscape - Renovate	\$195,000	X	5	/	20	=	\$48,750
1095	Median Granite - Replenish	\$27,600	X	15	/	20	=	\$20,700
N10: HOHOKAM PARK								
1100	Asphalt - Resurface	\$90,000	X	21	/	24	=	\$78,750
1106	Pole Lights - Replace	\$40,500	X	19	/	30	=	\$25,650
1108	Dog Park Fence - Replace	\$12,800	X	17	/	20	=	\$10,880
1109	Dog Park Surface - Replenish	\$3,100	X	6	/	10	=	\$1,860
1110	Dog Park Benches - Replace	\$7,200	X	7	/	20	=	\$2,520
1112	Dog Park Fountain - Replace	\$3,000	X	7	/	18	=	\$1,167
1114	Metal Surfaces - Repaint	\$7,000	X	5	/	6	=	\$5,833
1118	Tile Roofs - Refurbish	\$11,400	X	5	/	25	=	\$2,280
1119	Drinking Fountain - Replace	\$5,600	X	4	/	15	=	\$1,493
1120	Park Furniture - Replace (A)	\$56,400	X	17	/	20	=	\$47,940
1120	Park Furniture - Replace (B)	\$4,300	X	2	/	20	=	\$430
1130	Play Equipment - Replace (A)	\$85,000	X	17	/	18	=	\$80,278
1130	Play Equipment - Replace (B)	\$58,000	X	3	/	18	=	\$9,667
1134	Playground Turf - Replace	\$10,200	X	11	/	12	=	\$9,350
1138	Shade Sails - Replace	\$22,800	X	11	/	12	=	\$20,900
1140	Basketball Court - Replace	\$40,000	X	18	/	30	=	\$24,000
1151	Tennis Courts - Resurface	\$12,000	X	8	/	8	=	\$12,000
1152	Tennis Fence - Replace	\$25,300	X	19	/	30	=	\$16,023

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1154	Tennis Fence - Repaint	\$5,300	X	8	/	8	=	\$5,300
1156	Tennis Windscreen - Replace	\$3,000	X	8	/	8	=	\$3,000
1158	Tennis Lights - Replace	\$24,800	X	19	/	30	=	\$15,707
1160	Landscape Granite - Replenish	\$50,000	X	8	/	10	=	\$40,000
N10: SUNSET PARK								
1200	Asphalt - Resurface	\$22,800	X	23	/	24	=	\$21,850
1206	Park Furniture - Replace (A)	\$6,800	X	20	/	20	=	\$6,800
1206	Park Furniture - Replace (B)	\$5,100	X	3	/	20	=	\$765
1210	Drinking Fountain - Replace	\$5,600	X	4	/	15	=	\$1,493
1214	Play Equipment - Replace	\$60,000	X	5	/	18	=	\$16,667
1216	Playground Wood - Replenish	\$4,000	X	4	/	5	=	\$3,200
1218	Shade Sails - Replace	\$10,600	X	11	/	12	=	\$9,717
1220	Basketball Court - Refurbish	\$15,800	X	12	/	12	=	\$15,800
1221	Basketball Court - Resurface	\$5,000	X	6	/	12	=	\$2,500
1230	Landscape Granite - Replenish	\$50,700	X	8	/	10	=	\$40,560
N10: WOODSHADE TRAIL								
1240	Asphalt - Resurface	\$9,300	X	18	/	24	=	\$6,975
1244	Park Furniture - Replace	\$14,300	X	19	/	20	=	\$13,585
1250	Landscape Granite - Replenish	\$26,200	X	8	/	10	=	\$20,960
N11: VISTOSO HIGHLANDS								
1300	Artificial Turf - Replace	\$17,500	X	6	/	12	=	\$8,750
1306	Tile Roof - Replace	\$2,500	X	22	/	25	=	\$2,200
1310	Landscape - Renovate	\$486,000	X	5	/	20	=	\$121,500
1311	Landscape Granite - Replenish	\$95,800	X	15	/	20	=	\$71,850
1320	Walls & Rails - Repaint	\$15,000	X	6	/	6	=	\$15,000
								\$3,419,769

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
COMMON AREA					
100	Monuments - Replace	25	\$63,100	\$2,524	0.55 %
102	Monuments - Refinish	5	\$3,700	\$740	0.16 %
108	Monument Lights - Replace	15	\$9,500	\$633	0.14 %
110	Monuments (Parcels) - Replace	20	\$84,400	\$4,220	0.92 %
120	Street Lights - Replace	25	\$295,000	\$11,800	2.57 %
122	Street Lights - Repaint	8	\$65,400	\$8,175	1.78 %
134	Play Equipment - Repair	3	\$5,400	\$1,800	0.39 %
140	Walls (Block/Stucco) - Repair	5	\$15,200	\$3,040	0.66 %
150	Asphalt - Seal/Repair (A)	4	\$8,000	\$2,000	0.44 %
152	Asphalt - Seal/Repair (B)	4	\$6,000	\$1,500	0.33 %
156	Concrete - Repair	3	\$4,500	\$1,500	0.33 %
161	Irrigation System - Replace (A)	20	\$142,000	\$7,100	1.55 %
161	Irrigation System - Replace (B)	20	\$110,000	\$5,500	1.20 %
163	Irrig Controllers - Replace	5	\$13,000	\$2,600	0.57 %
171	Landscape Granite - Replenish (Ph1)	10	\$113,000	\$11,300	2.46 %
172	Landscape Granite - Replenish (Ph2)	10	\$66,400	\$6,640	1.45 %
173	Landscape Granite - Replenish (Ph3)	10	\$50,500	\$5,050	1.10 %
174	Landscape Granite - Replenish (Ph4)	10	\$44,000	\$4,400	0.96 %
330	Median Landscape - Renovate	20	\$725,000	\$36,250	7.90 %
332	Median Granite - Replenish	20	\$102,700	\$5,135	1.12 %
NEIGHBORHOOD 2					
200	Asphalt - Resurface	24	\$3,400	\$142	0.03 %
205	Drinking Fountain - Replace	15	\$5,600	\$373	0.08 %
210	Metal Fence - Replace	30	\$4,300	\$143	0.03 %
220	Walls & Fence - Repaint	6	\$42,300	\$7,050	1.54 %
232	Landscape Granite - Replenish (A)	10	\$10,400	\$1,040	0.23 %
234	Landscape Granite - Replenish (B)	10	\$12,700	\$1,270	0.28 %
N2: BIG WASH PARK					
260	Asphalt - Resurface	24	\$14,600	\$608	0.13 %
270	Park Furniture - Replace	20	\$5,700	\$285	0.06 %
274	Drinking Fountain - Replace	15	\$5,600	\$373	0.08 %
280	Play Equipment - Replace	18	\$40,000	\$2,222	0.48 %
284	Playground Turf - Replace	12	\$7,200	\$600	0.13 %
286	Shade Sails - Replace	12	\$13,000	\$1,083	0.24 %
290	Metal Fence - Replace	30	\$11,500	\$383	0.08 %
294	Landscape Granite - Replenish	10	\$2,800	\$280	0.06 %
NEIGHBORHOOD 3					
310	Park Furniture - Replace	20	\$12,000	\$600	0.13 %
320	Irrigation System - Replace	20	\$194,000	\$9,700	2.11 %
322	Landscape Granite - Replenish (A)	10	\$207,000	\$20,700	4.51 %
322	Landscape Granite - Replenish (B)	10	\$105,300	\$10,530	2.30 %
340	Median Landscape - Renovate	20	\$258,500	\$12,925	2.82 %
342	Median Granite - Replenish	20	\$37,000	\$1,850	0.40 %
NEIGHBORHOOD 5					
500	Park Furniture - Replace	20	\$16,800	\$840	0.18 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
510 Metal Fence - Replace	25	\$2,800	\$112	0.02 %
517 Culvert Rails - Repaint	6	\$10,300	\$1,717	0.37 %
520 Walls & Fence - Repaint	6	\$14,100	\$2,350	0.51 %
530 Landscape Granite - Replenish (A)	10	\$12,800	\$1,280	0.28 %
531 Landscape Granite - Replenish (B)	10	\$30,000	\$3,000	0.65 %
540 Median Landscape - Renovate	20	\$85,200	\$4,260	0.93 %
542 Median Granite - Replenish	20	\$10,000	\$500	0.11 %
NEIGHBORHOOD 5 PARK				
656 Tile Roof - Refurbish	25	\$3,500	\$140	0.03 %
658 Drinking Fountain - Replace	15	\$5,600	\$373	0.08 %
660 Park Furniture - Replace	20	\$13,800	\$690	0.15 %
670 Play Equipment - Replace	18	\$90,000	\$5,000	1.09 %
674 Playground Wood - Replenish	5	\$6,100	\$1,220	0.27 %
678 Shade Screens - Replace	12	\$12,000	\$1,000	0.22 %
690 Ramada Roof - Replace	25	\$8,800	\$352	0.08 %
698 Landscape Granite - Replenish	10	\$24,000	\$2,400	0.52 %
NEIGHBORHOOD 7				
700 Park Furniture - Replace	20	\$12,600	\$630	0.14 %
710 Metal Fence - Replace	25	\$15,600	\$624	0.14 %
720 Walls & Fence - Repaint	6	\$53,200	\$8,867	1.93 %
726 Solar Lighting - Replace	15	\$7,500	\$500	0.11 %
730 Landscape Granite - Replenish	10	\$87,800	\$8,780	1.91 %
N7: WILDLIFE RIDGE PARK				
740 Asphalt - Resurface	24	\$26,000	\$1,083	0.24 %
746 Pole Lights - Replace	30	\$22,500	\$750	0.16 %
748 Metal Fence - Replace	30	\$13,100	\$437	0.10 %
750 Metal Surfaces - Repaint	6	\$6,700	\$1,117	0.24 %
756 Tile Roofs - Refurbish	25	\$8,400	\$336	0.07 %
758 Drinking Fountain - Replace	15	\$5,600	\$373	0.08 %
760 Park Furniture - Replace (A)	20	\$34,600	\$1,730	0.38 %
760 Park Furniture - Replace (B)	20	\$6,600	\$330	0.07 %
770 Play Equipment - Replace	18	\$70,000	\$3,889	0.85 %
774 Playground Turf - Replace	12	\$3,000	\$250	0.05 %
776 Shade Sails - Replace	12	\$9,700	\$808	0.18 %
779 Basketball Court - Replace	30	\$20,000	\$667	0.15 %
784 Baseball Backstop - Replace	18	\$13,200	\$733	0.16 %
794 Landscape Granite - Replenish	10	\$46,700	\$4,670	1.02 %
NEIGHBORHOOD 10, PHASE 1				
1000 Metal Fence - Replace	25	\$49,000	\$1,960	0.43 %
1020 Walls & Fence - Repaint (A)	6	\$29,700	\$4,950	1.08 %
1020 Walls & Fence - Repaint (B)	6	\$32,100	\$5,350	1.17 %
1030 Landscape Granite - Replenish (A)	10	\$18,800	\$1,880	0.41 %
1030 Landscape Granite - Replenish (B)	10	\$100,000	\$10,000	2.18 %
1030 Landscape Granite - Replenish (C)	10	\$76,000	\$7,600	1.66 %
1032 Irrigation System - Replace	20	\$135,000	\$6,750	1.47 %
NEIGHBORHOOD 10, PHASE 2				
1040 Park Furniture - Replace	20	\$64,300	\$3,215	0.70 %
1043 Drinking Fountains - Replace	18	\$10,800	\$600	0.13 %
1046 Play Equip - Replace (Somerset)	18	\$45,000	\$2,500	0.55 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1048	Play Equip - Replace (Monticello)	18	\$82,000	\$4,556	0.99 %
1050	Play Equip - Replace (Torreno)	18	\$50,000	\$2,778	0.61 %
1053	Playground Wood - Replenish	8	\$4,500	\$563	0.12 %
1054	Shade Screens - Replace	12	\$10,000	\$833	0.18 %
1056	Shade Sails - Replace	12	\$11,000	\$917	0.20 %
1060	Basketball Backboards - Replace	20	\$4,600	\$230	0.05 %
1062	Ramada Roofs - Replace	25	\$21,600	\$864	0.19 %
1064	Ramada Trim - Repaint	6	\$4,800	\$800	0.17 %
1070	Metal Fence - Replace (Somerset)	30	\$5,000	\$167	0.04 %
1072	Metal Fence - Replace (Torreno)	20	\$3,800	\$190	0.04 %
1074	Walls & Fence - Repaint (A)	6	\$34,600	\$5,767	1.26 %
1074	Walls & Fence - Repaint (B)	6	\$24,300	\$4,050	0.88 %
1078	Landscape Granite - Replenish (A)	10	\$87,500	\$8,750	1.91 %
1078	Landscape Granite - Replenish (B)	10	\$180,500	\$18,050	3.94 %
NEIGHBORHOOD 10, PHASE 3					
1082	Walls & Fence - Repaint	6	\$7,900	\$1,317	0.29 %
1083	Fence & Rails - Repaint	6	\$2,800	\$467	0.10 %
1084	Metal Fence - Replace (A)	25	\$12,200	\$488	0.11 %
1084	Metal Fence - Replace (B)	25	\$23,800	\$952	0.21 %
1084	Metal Fence - Replace (C)	30	\$27,000	\$900	0.20 %
1086	Park Furniture - Replace	20	\$5,100	\$255	0.06 %
1088	Mailboxes - Replace (A)	20	\$12,700	\$635	0.14 %
1088	Mailboxes - Replace (B)	20	\$3,600	\$180	0.04 %
1090	Asphalt - Resurface	24	\$5,800	\$242	0.05 %
1092	Landscape Granite - Replenish (A)	10	\$75,600	\$7,560	1.65 %
1092	Landscape Granite - Replenish (B)	10	\$19,300	\$1,930	0.42 %
1094	Median Landscape - Renovate	20	\$195,000	\$9,750	2.13 %
1095	Median Granite - Replenish	20	\$27,600	\$1,380	0.30 %
N10: HOHOKAM PARK					
1100	Asphalt - Resurface	24	\$90,000	\$3,750	0.82 %
1106	Pole Lights - Replace	30	\$40,500	\$1,350	0.29 %
1108	Dog Park Fence - Replace	20	\$12,800	\$640	0.14 %
1109	Dog Park Surface - Replenish	10	\$3,100	\$310	0.07 %
1110	Dog Park Benches - Replace	20	\$7,200	\$360	0.08 %
1112	Dog Park Fountain - Replace	18	\$3,000	\$167	0.04 %
1114	Metal Surfaces - Repaint	6	\$7,000	\$1,167	0.25 %
1118	Tile Roofs - Refurbish	25	\$11,400	\$456	0.10 %
1119	Drinking Fountain - Replace	15	\$5,600	\$373	0.08 %
1120	Park Furniture - Replace (A)	20	\$56,400	\$2,820	0.61 %
1120	Park Furniture - Replace (B)	20	\$4,300	\$215	0.05 %
1130	Play Equipment - Replace (A)	18	\$85,000	\$4,722	1.03 %
1130	Play Equipment - Replace (B)	18	\$58,000	\$3,222	0.70 %
1134	Playground Turf - Replace	12	\$10,200	\$850	0.19 %
1138	Shade Sails - Replace	12	\$22,800	\$1,900	0.41 %
1140	Basketball Court - Replace	30	\$40,000	\$1,333	0.29 %
1151	Tennis Courts - Resurface	8	\$12,000	\$1,500	0.33 %
1152	Tennis Fence - Replace	30	\$25,300	\$843	0.18 %
1154	Tennis Fence - Repaint	8	\$5,300	\$663	0.14 %
1156	Tennis Windscreen - Replace	8	\$3,000	\$375	0.08 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1158	Tennis Lights - Replace	30	\$24,800	\$827	0.18 %
1160	Landscape Granite - Replenish	10	\$50,000	\$5,000	1.09 %
N10: SUNSET PARK					
1200	Asphalt - Resurface	24	\$22,800	\$950	0.21 %
1206	Park Furniture - Replace (A)	20	\$6,800	\$340	0.07 %
1206	Park Furniture - Replace (B)	20	\$5,100	\$255	0.06 %
1210	Drinking Fountain - Replace	15	\$5,600	\$373	0.08 %
1214	Play Equipment - Replace	18	\$60,000	\$3,333	0.73 %
1216	Playground Wood - Replenish	5	\$4,000	\$800	0.17 %
1218	Shade Sails - Replace	12	\$10,600	\$883	0.19 %
1220	Basketball Court - Refurbish	12	\$15,800	\$1,317	0.29 %
1221	Basketball Court - Resurface	12	\$5,000	\$417	0.09 %
1230	Landscape Granite - Replenish	10	\$50,700	\$5,070	1.11 %
N10: WOODSHADE TRAIL					
1240	Asphalt - Resurface	24	\$9,300	\$388	0.08 %
1244	Park Furniture - Replace	20	\$14,300	\$715	0.16 %
1250	Landscape Granite - Replenish	10	\$26,200	\$2,620	0.57 %
N11: VISTOSO HIGHLANDS					
1300	Artificial Turf - Replace	12	\$17,500	\$1,458	0.32 %
1306	Tile Roof - Replace	25	\$2,500	\$100	0.02 %
1310	Landscape - Renovate	20	\$486,000	\$24,300	5.30 %
1311	Landscape Granite - Replenish	20	\$95,800	\$4,790	1.04 %
1320	Walls & Rails - Repaint	6	\$15,000	\$2,500	0.55 %
152	Total Funded Components			\$458,699	100.00 %

30-Year Reserve Plan Summary

8973-8
WSV

Fiscal Year Start: 2021	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
						In Annual	Reserve			
						Contribs.	Contribs.			
2021	\$2,628,487	\$3,419,769	76.9 %	■	Low	13.06 %	\$450,000	\$0	\$24,810	\$767,700
2022	\$2,335,597	\$3,204,092	72.9 %	■	Low	5.00 %	\$472,500	\$0	\$23,605	\$444,239
2023	\$2,387,464	\$3,285,361	72.7 %	■	Low	5.00 %	\$496,125	\$0	\$24,848	\$324,211
2024	\$2,584,225	\$3,528,598	73.2 %	■	Low	5.00 %	\$520,931	\$0	\$26,859	\$342,242
2025	\$2,789,773	\$3,774,919	73.9 %	■	Low	5.00 %	\$546,978	\$0	\$28,587	\$435,234
2026	\$2,930,104	\$3,947,637	74.2 %	■	Low	5.00 %	\$574,327	\$0	\$29,850	\$491,764
2027	\$3,042,517	\$4,082,543	74.5 %	■	Low	5.00 %	\$603,043	\$0	\$31,080	\$500,427
2028	\$3,176,213	\$4,228,263	75.1 %	■	Low	5.00 %	\$633,195	\$0	\$32,710	\$473,501
2029	\$3,368,617	\$4,422,249	76.2 %	■	Low	3.50 %	\$655,357	\$0	\$36,145	\$196,603
2030	\$3,863,517	\$4,923,906	78.5 %	■	Low	3.50 %	\$678,295	\$0	\$39,775	\$486,811
2031	\$4,094,775	\$5,158,842	79.4 %	■	Low	3.50 %	\$702,035	\$0	\$40,904	\$748,158
2032	\$4,089,556	\$5,149,298	79.4 %	■	Low	3.50 %	\$726,606	\$0	\$42,694	\$405,996
2033	\$4,452,860	\$5,510,084	80.8 %	■	Low	3.50 %	\$752,037	\$0	\$44,941	\$710,599
2034	\$4,539,239	\$5,586,686	81.3 %	■	Low	3.50 %	\$778,359	\$0	\$48,092	\$282,399
2035	\$5,083,291	\$6,125,929	83.0 %	■	Low	3.50 %	\$805,601	\$0	\$46,788	\$1,657,345
2036	\$4,278,336	\$5,285,030	81.0 %	■	Low	3.50 %	\$833,797	\$0	\$40,328	\$1,361,819
2037	\$3,790,642	\$4,743,768	79.9 %	■	Low	3.50 %	\$862,980	\$0	\$39,946	\$491,682
2038	\$4,201,885	\$5,103,595	82.3 %	■	Low	3.50 %	\$893,184	\$0	\$42,932	\$749,897
2039	\$4,388,104	\$5,229,973	83.9 %	■	Low	3.50 %	\$924,446	\$0	\$46,493	\$444,676
2040	\$4,914,367	\$5,696,891	86.3 %	■	Low	3.50 %	\$956,801	\$0	\$48,573	\$1,115,405
2041	\$4,804,336	\$5,510,006	87.2 %	■	Low	3.50 %	\$990,289	\$0	\$49,116	\$820,697
2042	\$5,023,045	\$5,644,797	89.0 %	■	Low	3.50 %	\$1,024,950	\$0	\$52,060	\$706,726
2043	\$5,393,328	\$5,925,465	91.0 %	■	Low	3.50 %	\$1,060,823	\$0	\$56,059	\$686,923
2044	\$5,823,287	\$6,260,128	93.0 %	■	Low	3.50 %	\$1,097,952	\$0	\$61,999	\$401,427
2045	\$6,581,811	\$6,924,824	95.0 %	■	Low	3.50 %	\$1,136,380	\$0	\$66,306	\$1,099,538
2046	\$6,684,958	\$6,917,117	96.6 %	■	Low	3.50 %	\$1,176,153	\$0	\$68,693	\$870,383
2047	\$7,059,420	\$7,172,722	98.4 %	■	Low	3.50 %	\$1,217,319	\$0	\$74,172	\$569,556
2048	\$7,781,355	\$7,774,184	100.1 %	■	Low	3.50 %	\$1,259,925	\$0	\$79,868	\$922,057
2049	\$8,199,091	\$8,059,802	101.7 %	■	Low	3.50 %	\$1,304,022	\$0	\$87,677	\$247,096
2050	\$9,343,694	\$9,079,261	102.9 %	■	Low	3.50 %	\$1,349,663	\$0	\$95,226	\$1,079,071

30-Year Income/Expense Detail

8973-8
WSV

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$2,628,487	\$2,335,597	\$2,387,464	\$2,584,225	\$2,789,773
Annual Reserve Contribution	\$450,000	\$472,500	\$496,125	\$520,931	\$546,978
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$24,810	\$23,605	\$24,848	\$26,859	\$28,587
Total Income	\$3,103,297	\$2,831,703	\$2,908,436	\$3,132,015	\$3,365,338
# Component					
COMMON AREA					
100 Monuments - Replace	\$0	\$0	\$0	\$0	\$0
102 Monuments - Refinish	\$3,700	\$0	\$0	\$0	\$0
108 Monument Lights - Replace	\$0	\$0	\$0	\$0	\$10,692
110 Monuments (Parcels) - Replace	\$0	\$0	\$0	\$0	\$0
120 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
122 Street Lights - Repaint	\$65,400	\$0	\$0	\$0	\$0
134 Play Equipment - Repair	\$5,400	\$0	\$0	\$5,901	\$0
140 Walls (Block/Stucco) - Repair	\$15,200	\$0	\$0	\$0	\$0
150 Asphalt - Seal/Repair (A)	\$0	\$8,240	\$0	\$0	\$0
152 Asphalt - Seal/Repair (B)	\$6,000	\$0	\$0	\$0	\$6,753
156 Concrete - Repair	\$4,500	\$0	\$0	\$4,917	\$0
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$0	\$123,806
163 Irrig Controllers - Replace	\$13,000	\$0	\$0	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$0	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$0	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$0	\$0
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$0	\$0
330 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
332 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$115,590
NEIGHBORHOOD 2					
200 Asphalt - Resurface	\$0	\$3,502	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Walls & Fence - Repaint	\$42,300	\$0	\$0	\$0	\$0
232 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
N2: BIG WASH PARK					
260 Asphalt - Resurface	\$0	\$0	\$0	\$15,954	\$0
270 Park Furniture - Replace	\$0	\$5,871	\$0	\$0	\$0
274 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
280 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
284 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
286 Shade Sails - Replace	\$0	\$0	\$13,792	\$0	\$0
290 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
294 Landscape Granite - Replenish	\$2,800	\$0	\$0	\$0	\$0
NEIGHBORHOOD 3					
310 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$13,506
320 Irrigation System - Replace	\$194,000	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (A)	\$207,000	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
340 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
342 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$41,644
NEIGHBORHOOD 5					
500 Park Furniture - Replace	\$16,800	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$2,971	\$0	\$0
517 Culvert Rails - Repaint	\$0	\$0	\$0	\$0	\$11,593
520 Walls & Fence - Repaint	\$14,100	\$0	\$0	\$0	\$0
530 Landscape Granite - Replenish (A)	\$0	\$0	\$13,580	\$0	\$0
531 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
540 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
542 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 5 PARK					
656 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
658 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2021	2022	2023	2024	2025
660	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
670	Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
674	Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$6,866
678	Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
690	Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
698	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 7						
700	Park Furniture - Replace	\$12,600	\$0	\$0	\$0	\$0
710	Metal Fence - Replace	\$0	\$0	\$16,550	\$0	\$0
720	Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$59,877
726	Solar Lighting - Replace	\$0	\$0	\$0	\$0	\$0
730	Landscape Granite - Replenish	\$0	\$0	\$93,147	\$0	\$0
N7: WILDLIFE RIDGE PARK						
740	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$29,263
746	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
748	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
750	Metal Surfaces - Repaint	\$6,700	\$0	\$0	\$0	\$0
756	Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
758	Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
760	Park Furniture - Replace (A)	\$34,600	\$0	\$0	\$0	\$0
760	Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
770	Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
774	Playground Turf - Replace	\$0	\$3,090	\$0	\$0	\$0
776	Shade Sails - Replace	\$0	\$9,991	\$0	\$0	\$0
779	Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
784	Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
794	Landscape Granite - Replenish	\$0	\$0	\$49,544	\$0	\$0
NEIGHBORHOOD 10, PHASE 1						
1000	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020	Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$0	\$0
1020	Walls & Fence - Repaint (B)	\$32,100	\$0	\$0	\$0	\$0
1030	Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1030	Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1030	Landscape Granite - Replenish (C)	\$0	\$78,280	\$0	\$0	\$0
1032	Irrigation System - Replace	\$0	\$139,050	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 2						
1040	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1043	Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$12,155
1046	Play Equip - Replace (Somerset)	\$0	\$0	\$0	\$49,173	\$0
1048	Play Equip - Replace (Monticello)	\$0	\$0	\$0	\$89,604	\$0
1050	Play Equip - Replace (Torreno)	\$0	\$0	\$0	\$0	\$0
1053	Playground Wood - Replenish	\$4,500	\$0	\$0	\$0	\$0
1054	Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1056	Shade Sails - Replace	\$0	\$11,330	\$0	\$0	\$0
1060	Basketball Backboards - Replace	\$0	\$0	\$0	\$0	\$0
1062	Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1064	Ramada Trim - Repaint	\$4,800	\$0	\$0	\$0	\$0
1070	Metal Fence - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1072	Metal Fence - Replace (Torreno)	\$0	\$0	\$0	\$0	\$0
1074	Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$0	\$0
1074	Walls & Fence - Repaint (B)	\$24,300	\$0	\$0	\$0	\$0
1078	Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1078	Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 3						
1082	Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$0
1083	Fence & Rails - Repaint	\$0	\$2,884	\$0	\$0	\$0
1084	Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
1084	Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
1084	Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
1086	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1088	Mailboxes - Replace (A)	\$0	\$0	\$0	\$0	\$0
1088	Mailboxes - Replace (B)	\$0	\$0	\$0	\$0	\$0
1090	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1092	Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1092	Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1094	Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1095	Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: HOHOKAM PARK						

Fiscal Year	2021	2022	2023	2024	2025
1100 Asphalt - Resurface	\$0	\$0	\$0	\$98,345	\$0
1106 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
1108 Dog Park Fence - Replace	\$0	\$0	\$0	\$13,987	\$0
1109 Dog Park Surface - Replenish	\$0	\$0	\$0	\$0	\$3,489
1110 Dog Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
1112 Dog Park Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1114 Metal Surfaces - Repaint	\$0	\$7,210	\$0	\$0	\$0
1118 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1119 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1120 Park Furniture - Replace (A)	\$0	\$0	\$0	\$61,630	\$0
1120 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (A)	\$0	\$87,550	\$0	\$0	\$0
1130 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1134 Playground Turf - Replace	\$0	\$10,506	\$0	\$0	\$0
1138 Shade Sails - Replace	\$0	\$23,484	\$0	\$0	\$0
1140 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
1151 Tennis Courts - Resurface	\$12,000	\$0	\$0	\$0	\$0
1152 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tennis Fence - Repaint	\$5,300	\$0	\$0	\$0	\$0
1156 Tennis Windscreen - Replace	\$3,000	\$0	\$0	\$0	\$0
1158 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$0	\$0	\$53,045	\$0	\$0
N10: SUNSET PARK					
1200 Asphalt - Resurface	\$0	\$23,484	\$0	\$0	\$0
1206 Park Furniture - Replace (A)	\$6,800	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1210 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1214 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1216 Playground Wood - Replenish	\$0	\$4,120	\$0	\$0	\$0
1218 Shade Sails - Replace	\$0	\$10,918	\$0	\$0	\$0
1220 Basketball Court - Refurbish	\$15,800	\$0	\$0	\$0	\$0
1221 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$0	\$53,788	\$0	\$0
N10: WOODSHADE TRAIL					
1240 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1244 Park Furniture - Replace	\$0	\$14,729	\$0	\$0	\$0
1250 Landscape Granite - Replenish	\$0	\$0	\$27,796	\$0	\$0
N11: VISTOSO HIGHLANDS					
1300 Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
1306 Tile Roof - Replace	\$0	\$0	\$0	\$2,732	\$0
1310 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1311 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
1320 Walls & Rails - Repaint	\$15,000	\$0	\$0	\$0	\$0
Total Expenses	\$767,700	\$444,239	\$324,211	\$342,242	\$435,234
Ending Reserve Balance	\$2,335,597	\$2,387,464	\$2,584,225	\$2,789,773	\$2,930,104

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$2,930,104	\$3,042,517	\$3,176,213	\$3,368,617	\$3,863,517
Annual Reserve Contribution	\$574,327	\$603,043	\$633,195	\$655,357	\$678,295
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$29,850	\$31,080	\$32,710	\$36,145	\$39,775
Total Income	\$3,534,281	\$3,676,640	\$3,842,119	\$4,060,120	\$4,581,586
# Component					
COMMON AREA					
100 Monuments - Replace	\$73,150	\$0	\$0	\$0	\$0
102 Monuments - Refinish	\$4,289	\$0	\$0	\$0	\$0
108 Monument Lights - Replace	\$0	\$0	\$0	\$0	\$0
110 Monuments (Parcels) - Replace	\$0	\$0	\$0	\$0	\$0
120 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
122 Street Lights - Repaint	\$0	\$0	\$0	\$82,847	\$0
134 Play Equipment - Repair	\$0	\$6,448	\$0	\$0	\$7,046
140 Walls (Block/Stucco) - Repair	\$17,621	\$0	\$0	\$0	\$0
150 Asphalt - Seal/Repair (A)	\$9,274	\$0	\$0	\$0	\$10,438
152 Asphalt - Seal/Repair (B)	\$0	\$0	\$0	\$7,601	\$0
156 Concrete - Repair	\$0	\$5,373	\$0	\$0	\$5,871
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$15,071	\$0	\$0	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$134,928	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$81,664	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$0	\$65,891
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$0	\$57,410
330 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
332 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 2					
200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
210 Metal Fence - Replace	\$0	\$0	\$5,288	\$0	\$0
220 Walls & Fence - Repaint	\$0	\$50,508	\$0	\$0	\$0
232 Landscape Granite - Replenish (A)	\$0	\$12,418	\$0	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$0	\$15,619	\$0	\$0
N2: BIG WASH PARK					
260 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
270 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
274 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
280 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
284 Playground Turf - Replace	\$0	\$0	\$8,855	\$0	\$0
286 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
290 Metal Fence - Replace	\$0	\$0	\$14,144	\$0	\$0
294 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 3					
310 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
320 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
340 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
342 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 5					
500 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
517 Culvert Rails - Repaint	\$0	\$0	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$16,836	\$0	\$0	\$0
530 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
531 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$39,143
540 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
542 Median Granite - Replenish	\$0	\$0	\$0	\$12,668	\$0
NEIGHBORHOOD 5 PARK					
656 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
658 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
660 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
670 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
674 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$7,959
678 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
690 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2026	2027	2028	2029	2030
698	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$31,315
NEIGHBORHOOD 7						
700	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
710	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
720	Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$0
726	Solar Lighting - Replace	\$0	\$0	\$0	\$0	\$0
730	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N7: WILDLIFE RIDGE PARK						
740	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
746	Pole Lights - Replace	\$0	\$26,866	\$0	\$0	\$0
748	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$17,093
750	Metal Surfaces - Repaint	\$0	\$8,000	\$0	\$0	\$0
756	Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
758	Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
760	Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
760	Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
770	Play Equipment - Replace	\$0	\$0	\$86,091	\$0	\$0
774	Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
776	Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
779	Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
784	Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
794	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 1						
1000	Metal Fence - Replace	\$0	\$0	\$0	\$62,072	\$0
1020	Walls & Fence - Repaint (A)	\$34,430	\$0	\$0	\$0	\$0
1020	Walls & Fence - Repaint (B)	\$0	\$38,329	\$0	\$0	\$0
1030	Landscape Granite - Replenish (A)	\$0	\$0	\$23,122	\$0	\$0
1030	Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$130,477
1030	Landscape Granite - Replenish (C)	\$0	\$0	\$0	\$0	\$0
1032	Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 2						
1040	Park Furniture - Replace	\$0	\$76,778	\$0	\$0	\$0
1043	Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1046	Play Equip - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1048	Play Equip - Replace (Monticello)	\$0	\$0	\$0	\$0	\$0
1050	Play Equip - Replace (Torreno)	\$57,964	\$0	\$0	\$0	\$0
1053	Playground Wood - Replenish	\$0	\$0	\$0	\$5,700	\$0
1054	Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1056	Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1060	Basketball Backboards - Replace	\$0	\$5,493	\$0	\$0	\$0
1062	Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1064	Ramada Trim - Repaint	\$0	\$5,731	\$0	\$0	\$0
1070	Metal Fence - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1072	Metal Fence - Replace (Torreno)	\$0	\$0	\$4,674	\$0	\$0
1074	Walls & Fence - Repaint (A)	\$40,111	\$0	\$0	\$0	\$0
1074	Walls & Fence - Repaint (B)	\$0	\$29,015	\$0	\$0	\$0
1078	Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$114,168
1078	Landscape Granite - Replenish (B)	\$0	\$0	\$221,992	\$0	\$0
NEIGHBORHOOD 10, PHASE 3						
1082	Walls & Fence - Repaint	\$9,158	\$0	\$0	\$0	\$0
1083	Fence & Rails - Repaint	\$0	\$0	\$3,444	\$0	\$0
1084	Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
1084	Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
1084	Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
1086	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1088	Mailboxes - Replace (A)	\$0	\$0	\$0	\$0	\$0
1088	Mailboxes - Replace (B)	\$0	\$0	\$0	\$0	\$0
1090	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1092	Landscape Granite - Replenish (A)	\$87,641	\$0	\$0	\$0	\$0
1092	Landscape Granite - Replenish (B)	\$0	\$23,045	\$0	\$0	\$0
1094	Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1095	Median Granite - Replenish	\$31,996	\$0	\$0	\$0	\$0
N10: HOHOKAM PARK						
1100	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1106	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
1108	Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$0
1109	Dog Park Surface - Replenish	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
1110 Dog Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
1112 Dog Park Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1114 Metal Surfaces - Repaint	\$0	\$0	\$8,609	\$0	\$0
1118 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1119 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1120 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
1120 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1134 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
1138 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1140 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
1151 Tennis Courts - Resurface	\$0	\$0	\$0	\$15,201	\$0
1152 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tennis Fence - Repaint	\$0	\$0	\$0	\$6,714	\$0
1156 Tennis Windscreen - Replace	\$0	\$0	\$0	\$3,800	\$0
1158 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: SUNSET PARK					
1200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1210 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1214 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1216 Playground Wood - Replenish	\$0	\$4,776	\$0	\$0	\$0
1218 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1220 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$0
1221 Basketball Court - Resurface	\$0	\$5,970	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: WOODSHADE TRAIL					
1240 Asphalt - Resurface	\$0	\$11,105	\$0	\$0	\$0
1244 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1250 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N11: VISTOSO HIGHLANDS					
1300 Artificial Turf - Replace	\$0	\$20,896	\$0	\$0	\$0
1306 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1311 Landscape Granite - Replenish	\$111,058	\$0	\$0	\$0	\$0
1320 Walls & Rails - Repaint	\$0	\$17,911	\$0	\$0	\$0
Total Expenses	\$491,764	\$500,427	\$473,501	\$196,603	\$486,811
Ending Reserve Balance	\$3,042,517	\$3,176,213	\$3,368,617	\$3,863,517	\$4,094,775

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$4,094,775	\$4,089,556	\$4,452,860	\$4,539,239	\$5,083,291
Annual Reserve Contribution	\$702,035	\$726,606	\$752,037	\$778,359	\$805,601
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$40,904	\$42,694	\$44,941	\$48,092	\$46,788
Total Income	\$4,837,714	\$4,858,856	\$5,249,839	\$5,365,690	\$5,935,681
# Component					
COMMON AREA					
100 Monuments - Replace	\$0	\$0	\$0	\$0	\$0
102 Monuments - Refinish	\$4,972	\$0	\$0	\$0	\$0
108 Monument Lights - Replace	\$0	\$0	\$0	\$0	\$0
110 Monuments (Parcels) - Replace	\$0	\$0	\$0	\$0	\$127,663
120 Street Lights - Replace	\$396,455	\$0	\$0	\$0	\$0
122 Street Lights - Repaint	\$0	\$0	\$0	\$0	\$0
134 Play Equipment - Repair	\$0	\$0	\$7,699	\$0	\$0
140 Walls (Block/Stucco) - Repair	\$20,428	\$0	\$0	\$0	\$0
150 Asphalt - Seal/Repair (A)	\$0	\$0	\$0	\$11,748	\$0
152 Asphalt - Seal/Repair (B)	\$0	\$0	\$8,555	\$0	\$0
156 Concrete - Repair	\$0	\$0	\$6,416	\$0	\$0
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$17,471	\$0	\$0	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$0	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$0	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$0	\$0
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$0	\$0
330 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$1,096,628
332 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 2					
200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$0	\$7,752	\$0	\$0	\$0
210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Walls & Fence - Repaint	\$0	\$0	\$60,310	\$0	\$0
232 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
N2: BIG WASH PARK					
260 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
270 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
274 Drinking Fountain - Replace	\$0	\$7,752	\$0	\$0	\$0
280 Play Equipment - Replace	\$0	\$0	\$0	\$58,741	\$0
284 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
286 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$19,664
290 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
294 Landscape Granite - Replenish	\$3,763	\$0	\$0	\$0	\$0
NEIGHBORHOOD 3					
310 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
320 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (B)	\$141,514	\$0	\$0	\$0	\$0
340 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$391,004
342 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 5					
500 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
517 Culvert Rails - Repaint	\$13,842	\$0	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$0	\$20,103	\$0	\$0
530 Landscape Granite - Replenish (A)	\$0	\$0	\$18,250	\$0	\$0
531 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
540 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
542 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 5 PARK					
656 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
658 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$8,471
660 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
670 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
674 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$9,227
678 Shade Screens - Replace	\$0	\$16,611	\$0	\$0	\$0
690 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2031	2032	2033	2034	2035
698	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 7						
700	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
710	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
720	Walls & Fence - Repaint	\$71,496	\$0	\$0	\$0	\$0
726	Solar Lighting - Replace	\$0	\$10,382	\$0	\$0	\$0
730	Landscape Granite - Replenish	\$0	\$0	\$125,182	\$0	\$0
N7: WILDLIFE RIDGE PARK						
740	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
746	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
748	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
750	Metal Surfaces - Repaint	\$0	\$0	\$9,553	\$0	\$0
756	Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
758	Drinking Fountain - Replace	\$0	\$7,752	\$0	\$0	\$0
760	Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
760	Park Furniture - Replace (B)	\$8,870	\$0	\$0	\$0	\$0
770	Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
774	Playground Turf - Replace	\$0	\$0	\$0	\$4,406	\$0
776	Shade Sails - Replace	\$0	\$0	\$0	\$14,245	\$0
779	Basketball Court - Replace	\$26,878	\$0	\$0	\$0	\$0
784	Baseball Backstop - Replace	\$0	\$0	\$18,820	\$0	\$0
794	Landscape Granite - Replenish	\$0	\$0	\$66,583	\$0	\$0
NEIGHBORHOOD 10, PHASE 1						
1000	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020	Walls & Fence - Repaint (A)	\$0	\$41,112	\$0	\$0	\$0
1020	Walls & Fence - Repaint (B)	\$0	\$0	\$45,767	\$0	\$0
1030	Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1030	Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1030	Landscape Granite - Replenish (C)	\$0	\$105,202	\$0	\$0	\$0
1032	Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 2						
1040	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1043	Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1046	Play Equip - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1048	Play Equip - Replace (Monticello)	\$0	\$0	\$0	\$0	\$0
1050	Play Equip - Replace (Torreno)	\$0	\$0	\$0	\$0	\$0
1053	Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$0
1054	Shade Screens - Replace	\$13,439	\$0	\$0	\$0	\$0
1056	Shade Sails - Replace	\$0	\$0	\$0	\$16,154	\$0
1060	Basketball Backboards - Replace	\$0	\$0	\$0	\$0	\$0
1062	Ramada Roofs - Replace	\$29,029	\$0	\$0	\$0	\$0
1064	Ramada Trim - Repaint	\$0	\$0	\$6,844	\$0	\$0
1070	Metal Fence - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1072	Metal Fence - Replace (Torreno)	\$0	\$0	\$0	\$0	\$0
1074	Walls & Fence - Repaint (A)	\$0	\$47,894	\$0	\$0	\$0
1074	Walls & Fence - Repaint (B)	\$0	\$0	\$34,646	\$0	\$0
1078	Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1078	Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 3						
1082	Walls & Fence - Repaint	\$0	\$10,935	\$0	\$0	\$0
1083	Fence & Rails - Repaint	\$0	\$0	\$0	\$4,112	\$0
1084	Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
1084	Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
1084	Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
1086	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1088	Mailboxes - Replace (A)	\$0	\$0	\$0	\$0	\$0
1088	Mailboxes - Replace (B)	\$0	\$0	\$0	\$0	\$0
1090	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1092	Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1092	Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1094	Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1095	Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: HOHOKAM PARK						
1100	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1106	Pole Lights - Replace	\$0	\$56,061	\$0	\$0	\$0
1108	Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$0
1109	Dog Park Surface - Replenish	\$0	\$0	\$0	\$0	\$4,689

Fiscal Year	2031	2032	2033	2034	2035
1110 Dog Park Benches - Replace	\$0	\$0	\$0	\$10,573	\$0
1112 Dog Park Fountain - Replace	\$0	\$4,153	\$0	\$0	\$0
1114 Metal Surfaces - Repaint	\$0	\$0	\$0	\$10,280	\$0
1118 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1119 Drinking Fountain - Replace	\$0	\$7,752	\$0	\$0	\$0
1120 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
1120 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1134 Playground Turf - Replace	\$0	\$0	\$0	\$14,979	\$0
1138 Shade Sails - Replace	\$0	\$0	\$0	\$33,483	\$0
1140 Basketball Court - Replace	\$0	\$0	\$57,030	\$0	\$0
1151 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1152 Tennis Fence - Replace	\$0	\$35,021	\$0	\$0	\$0
1154 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$0
1156 Tennis Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
1158 Tennis Lights - Replace	\$0	\$34,329	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$0	\$0	\$71,288	\$0	\$0
N10: SUNSET PARK					
1200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1210 Drinking Fountain - Replace	\$0	\$7,752	\$0	\$0	\$0
1214 Play Equipment - Replace	\$0	\$0	\$0	\$88,112	\$0
1216 Playground Wood - Replenish	\$0	\$5,537	\$0	\$0	\$0
1218 Shade Sails - Replace	\$0	\$0	\$0	\$15,566	\$0
1220 Basketball Court - Refurbish	\$0	\$0	\$22,527	\$0	\$0
1221 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$0	\$72,286	\$0	\$0
N10: WOODSHADE TRAIL					
1240 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1244 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1250 Landscape Granite - Replenish	\$0	\$0	\$37,355	\$0	\$0
N11: VISTOSO HIGHLANDS					
1300 Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
1306 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1311 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
1320 Walls & Rails - Repaint	\$0	\$0	\$21,386	\$0	\$0
Total Expenses	\$748,158	\$405,996	\$710,599	\$282,399	\$1,657,345
Ending Reserve Balance	\$4,089,556	\$4,452,860	\$4,539,239	\$5,083,291	\$4,278,336

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$4,278,336	\$3,790,642	\$4,201,885	\$4,388,104	\$4,914,367
Annual Reserve Contribution	\$833,797	\$862,980	\$893,184	\$924,446	\$956,801
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$40,328	\$39,946	\$42,932	\$46,493	\$48,573
Total Income	\$5,152,461	\$4,693,567	\$5,138,001	\$5,359,043	\$5,919,741
# Component					
COMMON AREA					
100 Monuments - Replace	\$0	\$0	\$0	\$0	\$0
102 Monuments - Refinish	\$5,764	\$0	\$0	\$0	\$0
108 Monument Lights - Replace	\$0	\$0	\$0	\$0	\$16,658
110 Monuments (Parcels) - Replace	\$0	\$0	\$0	\$0	\$0
120 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
122 Street Lights - Repaint	\$0	\$104,948	\$0	\$0	\$0
134 Play Equipment - Repair	\$8,413	\$0	\$0	\$9,193	\$0
140 Walls (Block/Stucco) - Repair	\$23,681	\$0	\$0	\$0	\$0
150 Asphalt - Seal/Repair (A)	\$0	\$0	\$13,223	\$0	\$0
152 Asphalt - Seal/Repair (B)	\$0	\$9,628	\$0	\$0	\$0
156 Concrete - Repair	\$7,011	\$0	\$0	\$7,661	\$0
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$248,998
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$20,254	\$0	\$0	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$181,332	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$109,749	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$0	\$88,552
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$0	\$77,154
330 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
332 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 2					
200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Walls & Fence - Repaint	\$0	\$0	\$0	\$72,013	\$0
232 Landscape Granite - Replenish (A)	\$0	\$16,689	\$0	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$0	\$20,991	\$0	\$0
N2: BIG WASH PARK					
260 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
270 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
274 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
280 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
284 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$12,625
286 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
290 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
294 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 3					
310 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
320 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
340 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
342 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 5					
500 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
517 Culvert Rails - Repaint	\$0	\$16,528	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$0	\$0	\$24,004	\$0
530 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
531 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$52,605
540 Median Landscape - Renovate	\$0	\$0	\$0	\$145,047	\$0
542 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 5 PARK					
656 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
658 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
660 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$24,198
670 Play Equipment - Replace	\$0	\$0	\$148,756	\$0	\$0
674 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$10,696
678 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
690 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2036	2037	2038	2039	2040
698	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$42,084
NEIGHBORHOOD 7						
700	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
710	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
720	Walls & Fence - Repaint	\$0	\$85,370	\$0	\$0	\$0
726	Solar Lighting - Replace	\$0	\$0	\$0	\$0	\$0
730	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N7: WILDLIFE RIDGE PARK						
740	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
746	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
748	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
750	Metal Surfaces - Repaint	\$0	\$0	\$0	\$11,406	\$0
756	Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
758	Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
760	Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
760	Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
770	Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
774	Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
776	Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
779	Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
784	Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
794	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 1						
1000	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020	Walls & Fence - Repaint (A)	\$0	\$0	\$49,090	\$0	\$0
1020	Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$54,648	\$0
1030	Landscape Granite - Replenish (A)	\$0	\$0	\$31,074	\$0	\$0
1030	Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$175,351
1030	Landscape Granite - Replenish (C)	\$0	\$0	\$0	\$0	\$0
1032	Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 2						
1040	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1043	Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1046	Play Equip - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1048	Play Equip - Replace (Monticello)	\$0	\$0	\$0	\$0	\$0
1050	Play Equip - Replace (Torreno)	\$0	\$0	\$0	\$0	\$0
1053	Playground Wood - Replenish	\$0	\$7,221	\$0	\$0	\$0
1054	Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1056	Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1060	Basketball Backboards - Replace	\$0	\$0	\$0	\$0	\$0
1062	Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1064	Ramada Trim - Repaint	\$0	\$0	\$0	\$8,172	\$0
1070	Metal Fence - Replace (Somerset)	\$7,790	\$0	\$0	\$0	\$0
1072	Metal Fence - Replace (Torreno)	\$0	\$0	\$0	\$0	\$0
1074	Walls & Fence - Repaint (A)	\$0	\$0	\$57,189	\$0	\$0
1074	Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$41,369	\$0
1078	Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$153,432
1078	Landscape Granite - Replenish (B)	\$0	\$0	\$298,339	\$0	\$0
NEIGHBORHOOD 10, PHASE 3						
1082	Walls & Fence - Repaint	\$0	\$0	\$13,057	\$0	\$0
1083	Fence & Rails - Repaint	\$0	\$0	\$0	\$0	\$4,910
1084	Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$21,393
1084	Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
1084	Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
1086	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$8,943
1088	Mailboxes - Replace (A)	\$19,786	\$0	\$0	\$0	\$0
1088	Mailboxes - Replace (B)	\$0	\$0	\$0	\$0	\$6,313
1090	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$10,170
1092	Landscape Granite - Replenish (A)	\$117,782	\$0	\$0	\$0	\$0
1092	Landscape Granite - Replenish (B)	\$0	\$30,971	\$0	\$0	\$0
1094	Median Landscape - Renovate	\$303,804	\$0	\$0	\$0	\$0
1095	Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: HOHOKAM PARK						
1100	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1106	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
1108	Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$0
1109	Dog Park Surface - Replenish	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
1110 Dog Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
1112 Dog Park Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1114 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$12,275
1118 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1119 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1120 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
1120 Park Furniture - Replace (B)	\$0	\$0	\$0	\$7,320	\$0
1130 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$149,048
1130 Play Equipment - Replace (B)	\$90,362	\$0	\$0	\$0	\$0
1134 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
1138 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1140 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
1151 Tennis Courts - Resurface	\$0	\$19,256	\$0	\$0	\$0
1152 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tennis Fence - Repaint	\$0	\$8,505	\$0	\$0	\$0
1156 Tennis Windscreen - Replace	\$0	\$4,814	\$0	\$0	\$0
1158 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: SUNSET PARK					
1200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (B)	\$0	\$0	\$8,430	\$0	\$0
1210 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1214 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1216 Playground Wood - Replenish	\$0	\$6,419	\$0	\$0	\$0
1218 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1220 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$0
1221 Basketball Court - Resurface	\$0	\$0	\$0	\$8,512	\$0
1230 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: WOODSHADE TRAIL					
1240 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1244 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1250 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N11: VISTOSO HIGHLANDS					
1300 Artificial Turf - Replace	\$0	\$0	\$0	\$29,793	\$0
1306 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Landscape - Renovate	\$757,172	\$0	\$0	\$0	\$0
1311 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
1320 Walls & Rails - Repaint	\$0	\$0	\$0	\$25,536	\$0
Total Expenses	\$1,361,819	\$491,682	\$749,897	\$444,676	\$1,115,405
Ending Reserve Balance	\$3,790,642	\$4,201,885	\$4,388,104	\$4,914,367	\$4,804,336

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$4,804,336	\$5,023,045	\$5,393,328	\$5,823,287	\$6,581,811
Annual Reserve Contribution	\$990,289	\$1,024,950	\$1,060,823	\$1,097,952	\$1,136,380
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$49,116	\$52,060	\$56,059	\$61,999	\$66,306
Total Income	\$5,843,742	\$6,100,054	\$6,510,210	\$6,983,238	\$7,784,496
# Component					
COMMON AREA					
100 Monuments - Replace	\$0	\$0	\$0	\$0	\$0
102 Monuments - Refinish	\$6,683	\$0	\$0	\$0	\$0
108 Monument Lights - Replace	\$0	\$0	\$0	\$0	\$0
110 Monuments (Parcels) - Replace	\$0	\$0	\$0	\$0	\$0
120 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
122 Street Lights - Repaint	\$0	\$0	\$0	\$0	\$132,945
134 Play Equipment - Repair	\$0	\$10,046	\$0	\$0	\$10,977
140 Walls (Block/Stucco) - Repair	\$27,453	\$0	\$0	\$0	\$0
150 Asphalt - Seal/Repair (A)	\$0	\$14,882	\$0	\$0	\$0
152 Asphalt - Seal/Repair (B)	\$10,837	\$0	\$0	\$0	\$12,197
156 Concrete - Repair	\$0	\$8,371	\$0	\$0	\$9,148
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$0	\$223,607
163 Irrig Controllers - Replace	\$23,479	\$0	\$0	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$0	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$0	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$0	\$0
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$0	\$0
330 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
332 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$208,768
NEIGHBORHOOD 2					
200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$85,987
232 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
N2: BIG WASH PARK					
260 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
270 Park Furniture - Replace	\$0	\$10,604	\$0	\$0	\$0
274 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
280 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
284 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
286 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
290 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
294 Landscape Granite - Replenish	\$5,057	\$0	\$0	\$0	\$0
NEIGHBORHOOD 3					
310 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$24,394
320 Irrigation System - Replace	\$350,386	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (B)	\$190,184	\$0	\$0	\$0	\$0
340 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
342 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$75,213
NEIGHBORHOOD 5					
500 Park Furniture - Replace	\$30,343	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
517 Culvert Rails - Repaint	\$0	\$0	\$19,736	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$28,662
530 Landscape Granite - Replenish (A)	\$0	\$0	\$24,526	\$0	\$0
531 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
540 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
542 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 5 PARK					
656 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
658 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
660 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
670 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
674 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$12,400
678 Shade Screens - Replace	\$0	\$0	\$0	\$23,683	\$0
690 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$17,889

Fiscal Year		2041	2042	2043	2044	2045
698	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 7						
700	Park Furniture - Replace	\$22,757	\$0	\$0	\$0	\$0
710	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
720	Walls & Fence - Repaint	\$0	\$0	\$101,937	\$0	\$0
726	Solar Lighting - Replace	\$0	\$0	\$0	\$0	\$0
730	Landscape Granite - Replenish	\$0	\$0	\$168,234	\$0	\$0
N7: WILDLIFE RIDGE PARK						
740	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
746	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
748	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
750	Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$13,620
756	Tile Roofs - Refurbish	\$15,171	\$0	\$0	\$0	\$0
758	Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
760	Park Furniture - Replace (A)	\$62,491	\$0	\$0	\$0	\$0
760	Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
770	Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
774	Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
776	Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
779	Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
784	Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
794	Landscape Granite - Replenish	\$0	\$0	\$89,482	\$0	\$0
NEIGHBORHOOD 10, PHASE 1						
1000	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020	Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$58,616	\$0
1020	Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$0	\$65,253
1030	Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1030	Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1030	Landscape Granite - Replenish (C)	\$0	\$141,382	\$0	\$0	\$0
1032	Irrigation System - Replace	\$0	\$251,140	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 2						
1040	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1043	Drinking Fountains - Replace	\$0	\$0	\$20,694	\$0	\$0
1046	Play Equip - Replace (Somerset)	\$0	\$83,713	\$0	\$0	\$0
1048	Play Equip - Replace (Monticello)	\$0	\$152,544	\$0	\$0	\$0
1050	Play Equip - Replace (Torreno)	\$0	\$0	\$0	\$98,679	\$0
1053	Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$9,148
1054	Shade Screens - Replace	\$0	\$0	\$19,161	\$0	\$0
1056	Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1060	Basketball Backboards - Replace	\$0	\$0	\$0	\$0	\$0
1062	Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1064	Ramada Trim - Repaint	\$0	\$0	\$0	\$0	\$9,757
1070	Metal Fence - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1072	Metal Fence - Replace (Torreno)	\$0	\$0	\$0	\$0	\$0
1074	Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$68,286	\$0
1074	Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$0	\$49,397
1078	Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1078	Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 3						
1082	Walls & Fence - Repaint	\$0	\$0	\$0	\$15,591	\$0
1083	Fence & Rails - Repaint	\$0	\$0	\$0	\$0	\$0
1084	Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
1084	Metal Fence - Replace (B)	\$42,985	\$0	\$0	\$0	\$0
1084	Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
1086	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1088	Mailboxes - Replace (A)	\$0	\$0	\$0	\$0	\$0
1088	Mailboxes - Replace (B)	\$0	\$0	\$0	\$0	\$0
1090	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1092	Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1092	Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1094	Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1095	Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: HOHOKAM PARK						
1100	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1106	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
1108	Dog Park Fence - Replace	\$0	\$0	\$0	\$25,262	\$0
1109	Dog Park Surface - Replenish	\$0	\$0	\$0	\$0	\$6,302

Fiscal Year	2041	2042	2043	2044	2045
1110 Dog Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
1112 Dog Park Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1114 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1118 Tile Roofs - Refurbish	\$20,590	\$0	\$0	\$0	\$0
1119 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1120 Park Furniture - Replace (A)	\$0	\$0	\$0	\$111,310	\$0
1120 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1134 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
1138 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1140 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
1151 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$24,394
1152 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$10,774
1156 Tennis Windscreen - Replace	\$0	\$0	\$0	\$0	\$6,098
1158 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$0	\$0	\$95,805	\$0	\$0
N10: SUNSET PARK					
1200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (A)	\$12,282	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1210 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1214 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1216 Playground Wood - Replenish	\$0	\$7,441	\$0	\$0	\$0
1218 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1220 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$32,118
1221 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$0	\$97,146	\$0	\$0
N10: WOODSHADE TRAIL					
1240 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1244 Park Furniture - Replace	\$0	\$26,602	\$0	\$0	\$0
1250 Landscape Granite - Replenish	\$0	\$0	\$50,202	\$0	\$0
N11: VISTOSO HIGHLANDS					
1300 Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
1306 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1311 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
1320 Walls & Rails - Repaint	\$0	\$0	\$0	\$0	\$30,492
Total Expenses	\$820,697	\$706,726	\$686,923	\$401,427	\$1,099,538
Ending Reserve Balance	\$5,023,045	\$5,393,328	\$5,823,287	\$6,581,811	\$6,684,958

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$6,684,958	\$7,059,420	\$7,781,355	\$8,199,091	\$9,343,694
Annual Reserve Contribution	\$1,176,153	\$1,217,319	\$1,259,925	\$1,304,022	\$1,349,663
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$68,693	\$74,172	\$79,868	\$87,677	\$95,226
Total Income	\$7,929,804	\$8,350,911	\$9,121,148	\$9,590,790	\$10,788,582
# Component					
COMMON AREA					
100 Monuments - Replace	\$0	\$0	\$0	\$0	\$0
102 Monuments - Refinish	\$7,747	\$0	\$0	\$0	\$0
108 Monument Lights - Replace	\$0	\$0	\$0	\$0	\$0
110 Monuments (Parcels) - Replace	\$0	\$0	\$0	\$0	\$0
120 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
122 Street Lights - Repaint	\$0	\$0	\$0	\$0	\$0
134 Play Equipment - Repair	\$0	\$0	\$11,995	\$0	\$0
140 Walls (Block/Stucco) - Repair	\$31,825	\$0	\$0	\$0	\$0
150 Asphalt - Seal/Repair (A)	\$16,750	\$0	\$0	\$0	\$18,853
152 Asphalt - Seal/Repair (B)	\$0	\$0	\$0	\$13,728	\$0
156 Concrete - Repair	\$0	\$0	\$9,996	\$0	\$0
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$27,219	\$0	\$0	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$243,695	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$147,494	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$0	\$119,007
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$0	\$103,689
330 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
332 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 2					
200 Asphalt - Resurface	\$7,119	\$0	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$0	\$12,077	\$0	\$0	\$0
210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$0
232 Landscape Granite - Replenish (A)	\$0	\$22,429	\$0	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$0	\$28,210	\$0	\$0
N2: BIG WASH PARK					
260 Asphalt - Resurface	\$0	\$0	\$32,431	\$0	\$0
270 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
274 Drinking Fountain - Replace	\$0	\$12,077	\$0	\$0	\$0
280 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
284 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
286 Shade Sails - Replace	\$0	\$28,036	\$0	\$0	\$0
290 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
294 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 3					
310 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
320 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
340 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
342 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 5					
500 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$6,220	\$0	\$0
517 Culvert Rails - Repaint	\$0	\$0	\$0	\$23,566	\$0
520 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$0
530 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
531 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$70,697
540 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
542 Median Granite - Replenish	\$0	\$0	\$0	\$22,879	\$0
NEIGHBORHOOD 5 PARK					
656 Tile Roof - Refurbish	\$7,328	\$0	\$0	\$0	\$0
658 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$13,197
660 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
670 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
674 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$14,375
678 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
690 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2046	2047	2048	2049	2050
698	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$56,558
NEIGHBORHOOD 7						
700	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
710	Metal Fence - Replace	\$0	\$0	\$34,652	\$0	\$0
720	Walls & Fence - Repaint	\$0	\$0	\$0	\$121,718	\$0
726	Solar Lighting - Replace	\$0	\$16,174	\$0	\$0	\$0
730	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N7: WILDLIFE RIDGE PARK						
740	Asphalt - Resurface	\$0	\$0	\$0	\$59,486	\$0
746	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
748	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
750	Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
756	Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
758	Drinking Fountain - Replace	\$0	\$12,077	\$0	\$0	\$0
760	Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
760	Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
770	Play Equipment - Replace	\$146,564	\$0	\$0	\$0	\$0
774	Playground Turf - Replace	\$6,281	\$0	\$0	\$0	\$0
776	Shade Sails - Replace	\$20,310	\$0	\$0	\$0	\$0
779	Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
784	Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
794	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 1						
1000	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020	Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$0	\$69,990
1020	Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$0	\$0
1030	Landscape Granite - Replenish (A)	\$0	\$0	\$41,760	\$0	\$0
1030	Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$235,657
1030	Landscape Granite - Replenish (C)	\$0	\$0	\$0	\$0	\$0
1032	Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 2						
1040	Park Furniture - Replace	\$0	\$138,669	\$0	\$0	\$0
1043	Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1046	Play Equip - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1048	Play Equip - Replace (Monticello)	\$0	\$0	\$0	\$0	\$0
1050	Play Equip - Replace (Torreno)	\$0	\$0	\$0	\$0	\$0
1053	Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$0
1054	Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1056	Shade Sails - Replace	\$23,032	\$0	\$0	\$0	\$0
1060	Basketball Backboards - Replace	\$0	\$9,920	\$0	\$0	\$0
1062	Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1064	Ramada Trim - Repaint	\$0	\$0	\$0	\$0	\$0
1070	Metal Fence - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1072	Metal Fence - Replace (Torreno)	\$0	\$0	\$8,441	\$0	\$0
1074	Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$0	\$81,537
1074	Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$0	\$0
1078	Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$206,199
1078	Landscape Granite - Replenish (B)	\$0	\$0	\$400,943	\$0	\$0
NEIGHBORHOOD 10, PHASE 3						
1082	Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$18,617
1083	Fence & Rails - Repaint	\$5,863	\$0	\$0	\$0	\$0
1084	Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
1084	Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
1084	Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$63,627
1086	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1088	Mailboxes - Replace (A)	\$0	\$0	\$0	\$0	\$0
1088	Mailboxes - Replace (B)	\$0	\$0	\$0	\$0	\$0
1090	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1092	Landscape Granite - Replenish (A)	\$158,290	\$0	\$0	\$0	\$0
1092	Landscape Granite - Replenish (B)	\$0	\$41,622	\$0	\$0	\$0
1094	Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1095	Median Granite - Replenish	\$57,788	\$0	\$0	\$0	\$0
N10: HOHOKAM PARK						
1100	Asphalt - Resurface	\$0	\$0	\$199,916	\$0	\$0
1106	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
1108	Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$0
1109	Dog Park Surface - Replenish	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
1110 Dog Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
1112 Dog Park Fountain - Replace	\$0	\$0	\$0	\$0	\$7,070
1114 Metal Surfaces - Repaint	\$14,656	\$0	\$0	\$0	\$0
1118 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1119 Drinking Fountain - Replace	\$0	\$12,077	\$0	\$0	\$0
1120 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
1120 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1134 Playground Turf - Replace	\$21,357	\$0	\$0	\$0	\$0
1138 Shade Sails - Replace	\$47,738	\$0	\$0	\$0	\$0
1140 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
1151 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1152 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$0
1156 Tennis Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
1158 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: SUNSET PARK					
1200 Asphalt - Resurface	\$47,738	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1210 Drinking Fountain - Replace	\$0	\$12,077	\$0	\$0	\$0
1214 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1216 Playground Wood - Replenish	\$0	\$8,626	\$0	\$0	\$0
1218 Shade Sails - Replace	\$22,194	\$0	\$0	\$0	\$0
1220 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$0
1221 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: WOODSHADE TRAIL					
1240 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1244 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1250 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N11: VISTOSO HIGHLANDS					
1300 Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
1306 Tile Roof - Replace	\$0	\$0	\$0	\$5,720	\$0
1310 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1311 Landscape Granite - Replenish	\$200,584	\$0	\$0	\$0	\$0
1320 Walls & Rails - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$870,383	\$569,556	\$922,057	\$247,096	\$1,079,071
Ending Reserve Balance	\$7,059,420	\$7,781,355	\$8,199,091	\$9,343,694	\$9,709,511

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. DJ Vlaming, R.S., company president, is a credentialed Reserve Specialist (#61). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from the physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding:

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all of your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

COMMON AREA

Comp #: 100 Monuments - Replace

Quantity: (5) Monuments

Location: Community entrances on Rancho Vistoso Blvd at Oracle Rd and Tangerine Rd, plus (1) at the Bell Tower on Vistoso Highlands Dr

Funded?: Yes.

History: Installed around 1999.

Comments: These monuments consist of metal lettering attached to walls covered with stone veneer. The (4) primary monuments read "Rancho Vistoso", and the (1) bell tower monument reads "Vistoso Highlands". Letters are still attached, but some of the mounting points are broken or loose at the bell tower. No visible damage or deterioration noted. This component funds future replacement of the letter to update or modernize the monuments. There are (67) letters and (5) logos.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 63,100

Worst Case: \$ 63,100

Cost Source: ARI Cost Database

Comp #: 102 Monuments - Refinish

Quantity: (5) Monuments

Location: Community entrances on Rancho Vistoso Blvd at Oracle Rd and Tangerine Rd, plus (1) at the Bell Tower on Vistoso Highlands Dr

Funded?: Yes.

History: Timing of the last refinish is unknown. Previously refurbished the (4) primary monument letters in 2005 for ~\$1,900.

Comments: There are (67) monument letters and (5) logos with a patina finish. Refinishing has been done in the past and should be expected periodically to maintain the appearance. Timing of the last refinish is unknown. Surfaces still appear to be in fair condition, but they do look older. It should be time to refinish again, unless the HOA is considering replacement instead.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 3,700

Worst Case: \$ 3,700

Cost Source: Client Cost History

Comp #: 108 Monument Lights - Replace**Quantity: Numerous Lights**

Location: Community entrances on Rancho Vistoso Blvd at Oracle Rd and Tangerine Rd, plus (1) at the Bell Tower on Vistoso Highlands Dr

Funded?: Yes.

History: Replaced 7/2010 for \$7,337.

Comments: This component funds to periodically replace the landscape lighting at the main community monuments.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 9,500

Worst Case: \$ 9,500

Cost Source: Client Cost History

Comp #: 110 Monuments (Parcels) - Replace**Quantity: (40) Monuments**

Location: Parcel entrances & parks throughout the community (excludes gated parcels)

Funded?: Yes.

History: (1) new addition in 2020 (Vistoso Crossing). Replaced (17) in 2015 for \$28,838, (5) in 2012 for \$11,931, and timing of the other (18) is unknown.

Comments: Parcel and park monuments were replaced and updated between 2012 and 2016. Style is consistent throughout the community and looks nice. Some signs with high sun exposure already look faded. Despite a slight age difference, we recommend the HOA plan complete replacement in the future to update all signs at the same time.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: \$ 84,400

Worst Case: \$ 84,400

Cost Source: Client Cost History

Comp #: 120 Street Lights - Replace**Quantity: (255) Light Fixtures**

Location: Bordering Rancho Vistoso Blvd and other arterial streets throughout community

Funded?: Yes.

History: Replaced (242) fixtures 12/2013 for \$229,691 by Sovereign Electric (520-790-0800). Another (13) fixtures were installed in 2016 at the intersection of Rancho Vistoso Blvd & Vistoso Highlands.

Comments: VCA owns these street lights. The fixtures were replaced with 480-volt induction cobra heads. In addition, the light fixtures were painted and 93 glare shields were installed. New street lights were in 2016 at the Vistoso Highlands intersection.

The age difference between these lights is minimal, so plan to replace all of them together in the future. Issues have been reported with parts already obsolete, so that could result in replacing prematurely. Remaining life has been accelerated somewhat in light of this problem. Repair or replace individually as an Operating expense if needed. There is no expectancy for widespread replacement of the light poles under normal circumstances, so this component only funds replacement of the fixture heads.

Useful Life:
25 yearsRemaining Life:
10 years

Best Case: \$ 295,000

Worst Case: \$ 295,000

Cost Source: Client Cost History

Comp #: 122 Street Lights - Repaint**Quantity: (255) Light Fixtures**

Location: Bordering Rancho Vistoso Blvd and other arterial streets throughout community

Funded?: Yes.

History: Painted in late 2008 for \$48,700 by Abeyta Painting. Previously painted during 2001 for ~\$14,000 and in 1995.

Comments: Surfaces vary in condition. Some still look fine, but others are faded with oxidized paint. Repainting should be planned in the near future.

Useful Life:
8 yearsRemaining Life:
0 years

Best Case: \$ 65,400

Worst Case: \$ 65,400

Cost Source: Client Cost History

Comp #: 126 Street Signs - Replace

Quantity: Numerous Signs & Posts

Location: Bordering streets throughout the community
Funded?: No. Metal street signs and wood posts are maintained by The Town of Oro Valley, so no Reserve funding has been allocated.
History:
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 128 Mailboxes - Replace

Quantity: Numerous Mailboxes

Location: Bordering streets throughout the community
Funded?: No. There are both individual boxes and cluster boxes in the community. They are the responsibility of individual owners and the Post Office, so no Reserve funding has been allocated.
History:
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 130 Pet Stations - Replace

Quantity: Numerous Stations

Location: Parks and common areas throughout the community

Funded?: No. There is no expectancy for widespread replacement at one time. Individual stations are relatively inexpensive to replace, so we recommend replacing as an Operating expense when needed.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 134 Play Equipment - Repair

Quantity: (9) Parks

Location: Parks throughout the community

Funded?: Yes.

History: Replaced a slide at Hohokam 7/2014 for \$4,251.

Comments: There will be ongoing expenses to replace damaged pieces of the playground structures and other park assets. These are relatively expense repair projects, so this component funds an allowance for periodic repair where needed throughout the community.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$ 5,400

Worst Case: \$ 5,400

Cost Source: ARI Cost Allowance

Comp #: 140 Walls (Block/Stucco) - Repair

Quantity: Approx 401,200 Sq Ft

Location: Perimeter walls throughout the community

Funded?: Yes.

History: HOA spent \$11,616 on wall repairs between 2010 and 2013.

Comments: Walls are designed to last the life of the development under normal circumstances. There is no expectancy for widespread replacement. Some sections have reportedly been repaired and replaced however. This component funds an allowance for ongoing repairs and partial replacement as needed.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 15,200

Worst Case: \$ 15,200

Cost Source: Client Cost History

Comp #: 144 View Fence - Repair/Repaint

Quantity: Numerous LF

Location: Rear perimeter of parcels throughout community

Funded?: No. Maintaining and painting view fences is the responsibility of each individual owner, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 148 Culvert Rails - Replace**Quantity: Approx 4,965 LF**

Location: Bordering streets throughout the community

Funded?: No. These are iron rails with little or no irrigation exposure. There is no expectancy to replace them under normal circumstances. Treat repairs or partial replacement as a maintenance expense if needed. Painting is included with the walls in each neighborhood section of the report.

History: Installation timing varies by parcel.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 150 Asphalt - Seal/Repair (A)**Quantity: Approx 38,650 Sq Ft**

Location: Parking lots at Wildlife Ridge Park & Hohokam Park

Funded?: Yes.

History: Sealed 9/2018 for \$7,573. Previously sealed in 2012 for \$4,885.

Comments: Seal is not too old. Asphalt looks dark and well coated. Surfaces are still rough and cracked. Seal coat asphalt surfaces more frequently in the future to prevent premature cracking and deterioration.

Useful Life:

4 years

Remaining Life:

1 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: Client Cost History

Comp #: 152 Asphalt - Seal/Repair (B)**Quantity: Approx 17,800 Sq Ft**

Location: Parking lots/areas at Big Wash Park, Sunset Park, Woodshade Trail, Vista Marabella Parcel & path at Eagles Summit Parcel

Funded?: Yes.

History: Partially sealed in 2015 for \$4,410.

Comments: Sealer on these surfaces is old and mostly worn off. Path at Eagles Summit has never been sealed. Seal coat asphalt surfaces more frequently in the future to prevent premature cracking and deterioration.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: Client Cost History

Comp #: 156 Concrete - Repair**Quantity: Numerous Sq Ft**

Location: Parks and walkways throughout development

Funded?: Yes.

History: HOA spent ~\$20,000 for repair work in 2015-16.

Comments: Sidewalks throughout the community are VCA's responsibility to maintain, except in front of homes. There is no expectancy to completely replace. This component funds an allowance for periodic repairs and partial replacements as needed. We expect that more frequent repairs will eliminate the need to spend as much money at one time in future years.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$ 4,500

Worst Case: \$ 4,500

Cost Source: ARI Cost Allowance

Comp #: 160 Irrigation System - Replace

Quantity: Lines, Valves, Heads

Location: Common areas throughout community

Funded?: No. There is no expectancy to completely replace all of the irrigation systems at this time. Repairs and partial replacements should be included in the annual landscape maintenance budget. Funding for replacement of the system can be added to this study at the client's request and with the landscaper's assistance to estimate timing, scope of work, and cost.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 161 Irrigation System - Replace (A)

Quantity: Lines, Valves, Heads

Location: Common areas bordering both sides of Moore Rd - between wash on the west side of Mystic View Pl to Rancho Vistoso Blvd

Funded?: Yes.

History: Replaced in 2020 for ~\$138,000. Previously installed during the late 1990's.

Comments: Per the proposal, this project included replacement/installation of 6,600 LF of Schedule 40 PVC mainline, 14,000 LF of 3/4" Class 200 Drip lateral pipe, 3,200 Rainbird single port emitters with tubing, 28 Rainbird valve decoders, and 7,500 LF of controller wire. These items are underground and not accessible to inspect.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 142,000

Worst Case: \$ 142,000

Cost Source: Client Cost History

Comp #: 161 Irrigation System - Replace (B)**Quantity: Lines, Valves, Heads**

Location: Common areas bordering north side of Moore Rd - between wash on the west side of Mystic View PI to west side of the Torreno parcel

Funded?: Yes.

History: Installed at various times between 2002 & 2007, plus some sections are newer.

Comments: Irrigation at the older section of Moore Rd is in the process of being replaced. It is reasonable to assume replacement along the rest of Moore Rd will be needed eventually. These items are underground and not accessible to inspect, evaluate or quantify.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 110,000

Worst Case: \$ 110,000

Cost Source: Client Cost History & ARI Cost Allowance

Comp #: 163 Irrig Controllers - Replace**Quantity: Approx (43) Controllers**

Location: Common areas throughout community

Funded?: Yes.

History:

Comments: Irrigation controllers vary in age, condition, and type. They range in size from 2 to 36 stations, but most are 12 station. There is no expectancy to replace all controllers at the same time, and individual controllers are relatively inexpensive to replace. This component funds an allowance to replace a portion of the controllers periodically.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 13,000

Worst Case: \$ 13,000

Cost Source: ARI Cost Allowance

Comp #: 164 Backflow Valves - Replace

Quantity: Numerous Valves

Location: Big Wash Park - corner of Vistoso Village Dr & Big View Dr - adjacent to the parking lot
Funded?: No. Backflow valves typically last a long time. They can often be repaired and rebuilt rather than replaced. Recommend repairing or replacing as needed with Operating funds.
History:
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 168 Tree Trimming

Quantity: Numerous Trees

Location: Common areas throughout the community
Funded?: No. Trees are trimmed as needed with Operating funds. No Reserve funding required.
History:
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 171 Landscape Granite - Replenish (Ph1)**Quantity: Numerous Sq Ft**

Location: Parkways bordering both sides of Rancho Vistoso Blvd: this section is between Arrowsmith Dr & Vistoso Highlands Dr
Funded?: Yes.

History: Replenished in 2017 for \$100,652.

Comments: Only the landscape area between the curb and sidewalk is improved with granite coverage. Parkway granite replenishing has been phased over multiple years. Surfaces have been replenished since our 2016 inspection and look good. This component accounts for the work completed in 2017 as well as future replenishing.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 113,000

Worst Case: \$ 113,000

Cost Source: Client Cost History

Comp #: 172 Landscape Granite - Replenish (Ph2)**Quantity: Numerous Sq Ft**

Location: Parkways bordering both sides of Rancho Vistoso Blvd: this section is between Tangerine Rd & Arrowsmith Dr
Funded?: Yes.

History: Replenished in 2018 (cost is unknown).

Comments: Surfaces are generally full and look well covered.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 66,400

Worst Case: \$ 66,400

Cost Source: ARI Cost Allowance

Comp #: 173 Landscape Granite - Replenish (Ph3)**Quantity: Approx 110,600 Sq Ft**

Location: Parkways bordering both sides of Rancho Vistoso Blvd: this section is between Vistoso Highlands Dr & Welton Dr (Sun City)

Funded?: Yes.

History: Replenished in 2020 for \$47,558.

Comments: Quantity listed is based on the AAA quote from 2019, but the work was reportedly completed in 2020. Scope of work involved spreading 738 tons of rock. Surfaces look full and are in good condition.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 50,500

Worst Case: \$ 50,500

Cost Source: Client Cost History

Comp #: 174 Landscape Granite - Replenish (Ph4)**Quantity: Numerous Sq Ft**

Location: Parkways bordering both sides of Rancho Vistoso Blvd: this section is between the Vistoso Vistas parcel & Oracle Rd

Funded?: Yes.

History: Replenished in 2020 (cost is unknown).

Comments: This section of the parkway has been replenished and looks good. Actual date and cost are unknown.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 44,000

Worst Case: \$ 44,000

Cost Source: ARI Cost Allowance

Comp #: 330 Median Landscape - Renovate**Quantity: Approx (28) Medians**

Location: Medians in the center of Rancho Vistoso Blvd (22-medians) & Moore Rd (6-medians)

Funded?: Yes.

History: Renovated during 2011 thru 2016. Partial amount spent on this project was \$323,206.

Comments: Medians were completely renovated with new plants, granite, rip rap, and irrigation. Ages vary, but landscaping still looks good. Reported actual costs may not reflect all of the medians, so the cost may be adjusted in the future. This component funds for similar renovations in the future.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: \$ 725,000

Worst Case: \$ 725,000

Cost Source: Client Cost History & ARI Cost Allowance

Comp #: 332 Median Granite - Replenish**Quantity: Approx (28) Medians**

Location: Medians in the center of Rancho Vistoso Blvd (22-medians) & Moore Rd (6-medians)

Funded?: Yes.

History: Replenished during 2011 thru 2016 as part of the renovation projects.

Comments: Median granite will need replenishing sooner than scheduled under the renovation project. This component funds to top dress or replenish the granite once between renovation projects.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 102,700

Worst Case: \$ 102,700

Cost Source: ARI Cost Database

NEIGHBORHOOD 2

Comp #: 200 Asphalt - Resurface**Quantity: Approx 840 Sq Ft**

Location: Vista Marabella parcel - next to Lot #55 on Big Wash Overlook Place

Funded?: Yes.

History: Installed during 2003.

Comments: This is just a small parking pad that does not appear to receive much use. HOA is reportedly responsible to maintain it. Surface has not been maintained. It is rough and eroded. Long term replacement/repaving should be anticipated.

Useful Life:
24 yearsRemaining Life:
1 years

Best Case: \$ 3,400

Worst Case: \$ 3,400

Cost Source: ARI Cost Database

Comp #: 202 Asphalt - Seal/Repair**Quantity: Approx 840 Sq Ft**

Location: Vista Marabella parcel - next to Lot #55 on Big Wash Overlook Place

Funded?: No. Cost is below the Reserve expense threshold. Funding is included with other asphalt surfaces under the Common Area section of this report.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 205 Drinking Fountain - Replace

Quantity: (1) Fountain

Location: Vista Marabella parcel - next to Lot #55 on Big Wash Overlook Place

Funded?: Yes.

History: Replaced 10/2017 for \$5,105. Previously installed in 2003.

Comments: This is a decorative metal drinking fountain. Attractive and appears to be in good working condition.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 5,600

Worst Case: \$ 5,600

Cost Source: Client Cost History

Comp #: 210 Metal Fence - Replace

Quantity: Approx 65 LF

Location: Vistoso Vistas - spillways at Steppe Ct. and Mortar Pestle Dr. (between Lots 251 & 252, 256 & 257, 266 & 267)

Funded?: Yes.

History: Installed around 1998.

Comments: Lower portions of the spillway fences are exposed to water periodically. They are still securely mounted and in good condition. No significant rusting or damage noted. Expect to replace these fences eventually.

Useful Life:
30 years

Remaining Life:
7 years



Best Case: \$ 4,300

Worst Case: \$ 4,300

Cost Source: ARI Cost Database

Comp #: 220 Walls & Fence - Repaint**Quantity: Stucco & Metal**

Location: Perimeter of Vistoso Vistas & front perimeter of the Vista Marabella parcels, plus fence & shade structure at Big Wash Park

Funded?: Yes.

History: Painted 2/2014 as part of a larger project for \$55,827. Previous painting that we know about occurred during 2004 & 2005.

Comments: This component funds to paint ~66,000 sq ft of common stucco walls, 65 LF of metal fence mounted at spillways, 280 LF of metal fence at Big Wash Park, 348 LF of culvert rails, and 266 sq ft of shade structure posts at the park. Stucco surfaces exhibit some fading, but are generally in fair condition. Some cracks noted on the monument walls. Metal surfaces vary in condition. Fences are older. Culvert rails look older and have chipped spots. Touch-up paint as a maintenance expense as needed.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 42,300

Worst Case: \$ 42,300

Cost Source: ARI Cost Database

Comp #: 223 ADOT Walls - Repaint**Quantity: Approx 61,200 Sq Ft**

Location: Bordering Oracle Rd along the Vista Marabella parcels

Funded?: No. These large block walls were installed by ADOT as a sound barrier. Walls are painted on both sides. ADOT is responsible to maintain the paint surfaces, so no Reserve funding has been allocated.

History: Installed during 2014.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 230 Landscape - Improvement

Quantity: Numerous Sq Ft

Location: Entrances to Vista Marbella parcels (off of Oracle at Scenic Overlook PI & Big Wash Overlook PI) plus Big Wash Park
Funded?: No. Entrances to the Vista Marbella parcels were never improved, so VCA improved these areas with plants, irrigation, and new landscape granite. Future maintenance of these areas should be included in the Operating budget. Granite replenishing is funded as a separate component.
History: Improved in 2017 for ~\$25,400.
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 232 Landscape Granite - Replenish (A)

Quantity: Approx 13,600 Sq Ft

Location: Entrances to Vista Marbella parcels (off of Oracle at Scenic Overlook PI & Big Wash Overlook PI)
Funded?: Yes.
History: Installed in 2017 for \$9,200.
Comments: This component funds an allowance to replenish landscape granite at the Vista Marbella parcel entrances.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 10,400

Worst Case: \$ 10,400

Cost Source: Past Proposal from AAA Landscape

Comp #: 234 Landscape Granite - Replenish (B)

Quantity: Numerous Sq Ft

Location: Bordering the both sides of Vistoso Village Drive, plus around both monument walls

Funded?: Yes.

History: Replenished in 2018 for \$11,592. Previously replenished in 2005, and then original from 1998.

Comments: Vistoso Village Drive appears to be the only significant location of common area landscape granite in Neighborhood 2. HOA is reportedly only responsible for the section of granite between the curb and sidewalk; rest of the granite surfaces are considered responsibility of the homeowner lot that backs this area. However, it looks like the HOA replenished all of the surfaces in 2018. Granite coverage is full and looks good. This section of granite has high visibility and should be top dressed periodically to maintain the appearance.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 12,700

Worst Case: \$ 12,700

Cost Source: Client Cost History

N2: BIG WASH PARK

Comp #: 260 Asphalt - Resurface**Quantity: Approx 4,860 Sq Ft**

Location: Big Wash Park - corner of Vistoso Village Dr & Big View Dr

Funded?: Yes.

History: Installed during 1998.

Comments: Still generally smooth and in fair condition overall. Surface is not too rough, but there are some larger cracks. Minor erosion down the center of the parking lot due to water runoff. Life span is based on periodically sealing the asphalt.

Useful Life:
24 yearsRemaining Life:
3 years

Best Case: \$ 14,600

Worst Case: \$ 14,600

Cost Source: ARI Cost Database

Comp #: 261 Asphalt - Seal/Repair**Quantity: Approx 4,860 Sq Ft**

Location: Big Wash Park - corner of Vistoso Village Dr & Big View Dr

Funded?: No. Cost is below the Reserve expense threshold. Funding is included with other asphalt surfaces under the Common Area section of this report.

History: Sealed 4/2015 for ~\$1,600. Previously sealed in late 2008 for \$2,034.

Comments: Seal is worn off and in poor condition.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 270 Park Furniture - Replace**Quantity: (4) Pieces**

Location: Big Wash Park - corner of Vistoso Village Dr & Big View Dr (table is mounted at the end of small nature trail outside of the park fence)

Funded?: Yes.

History: Installed during 1998.

Comments: Quantity includes (2) 6' benches, (1) picnic table, and (1) trash can. Furniture is old but still functional and intact.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 5,700

Worst Case: \$ 5,700

Cost Source: ARI Cost Database

Comp #: 274 Drinking Fountain - Replace**Quantity: (1) Fountain**

Location: Big Wash Park - corner of Vistoso Village Dr & Big View Dr

Funded?: Yes.

History: Replaced 10/2017 for \$5,105. Previously installed in 1998.

Comments: This is a decorative metal drinking fountain. Attractive and appears to be in good working condition.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 5,600

Worst Case: \$ 5,600

Cost Source: Client Cost History

Comp #: 280 Play Equipment - Replace**Quantity: (1) Play Structure**

Location: Big Wash Park - corner of Vistoso Village Dr & Big View Dr

Funded?: Yes.

History: Replaced 12/2015 for ~\$32,808. Previously original from 1998.

Comments: Cost of the 2015 replacement included demo of the old structure, installation of a Playworld Challengers #350-1401 structure, and 42 tons of new sand. Still in good condition. No signs of damage or vandalism.

Useful Life:

18 years

Remaining Life:

13 years



Best Case: \$ 40,000

Worst Case: \$ 40,000

Cost Source: Client Cost History

Comp #: 283 Playground Sand - Replenish**Quantity: Approx 3,320 Sq Ft**

Location: Big Wash Park - corner of Vistoso Village Dr & Big View Dr

Funded?: No. There is no expectancy to completely replace the sand separate from the play equipment. Cost to replenish is below the Reserve expense threshold. Recommend replenishing as needed with Operating funds.

History: Replaced 12/2015 for \$2,611.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 284 Playground Turf - Replace**Quantity: Approx 250 Sq Ft**

Location: Big Wash Park - corner of Vistoso Village Dr & Big View Dr

Funded?: Yes.

History: Installed 12/2015 for \$6,127.

Comments: Rubberized turf was installed as part of the play structure replacement project. Surface is still in good condition. It feels soft, and there are no holes. A couple of surface cracks were noted though.

Useful Life:

12 years

Remaining Life:

7 years



Best Case: \$ 7,200

Worst Case: \$ 7,200

Cost Source: Client Cost History

Comp #: 286 Shade Sails - Replace**Quantity: (3) Sails: 1,070 Sq Ft**

Location: Big Wash Park - corner of Vistoso Village Dr & Big View Dr

Funded?: Yes.

History: Installed 7/2010 for \$16,488.

Comments: Shade structure was added over the tot lot in 2010. It was described as a 30'x30'x12' structure. Fabric is still in good condition. No signs of holes or tears. There is no expectancy to completely replace the structure. This component funds to periodically replace the shade sails. Painting the structure posts is included with the walls & fences under the Neighborhood 2 section of this report.

Useful Life:

12 years

Remaining Life:

2 years



Best Case: \$ 13,000

Worst Case: \$ 13,000

Cost Source: ARI Cost Database

Comp #: 290 Metal Fence - Replace**Quantity: Approx 280 LF**

Location: Big Wash Park - corner of Vistoso Village Dr & Big View Dr

Funded?: Yes.

History: Installed during 1998.

Comments: Fence is still holding up fine and looks good overall. Support posts feel secure and solid. Periodic painting is included with the walls & fences under the Neighborhood 2 section of this report.

Useful Life:
30 yearsRemaining Life:
7 years

Best Case: \$ 11,500

Worst Case: \$ 11,500

Cost Source: ARI Cost Database

Comp #: 294 Landscape Granite - Replenish**Quantity: Numerous Sq Ft**

Location: Big Wash Park - corner of Vistoso Village Dr & Big View Dr

Funded?: Yes.

History: Replenished in 2007. Originally installed during 1998.

Comments: Granite coverage is low and looks generally depleted. It was going to be replenished in 2017, but that project did not happen. Periodic replenishing should be planned to restore the appearance.

Useful Life:
10 yearsRemaining Life:
0 years

Best Case: \$ 2,800

Worst Case: \$ 2,800

Cost Source: Past Proposal from AAA Landscape

NEIGHBORHOOD 3

Comp #: 300 Monuments - Refurbish

Quantity: (4) Monuments

Location: Innovation Park Drive at Rancho Vistoso Blvd. & Tangerine Rd

Funded?: No. VCA is reportedly not responsible to maintain these monument signs, so no Reserve funding has been allocated.

History: Installed during 2005 and 2006.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 310 Park Furniture - Replace

Quantity: (4) Benches, (6) Trash

Location: Common areas bordering Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd)

Funded?: Yes.

History: Installed during 2005.

Comments: Furniture is manufactured by Wassau Tile. Benches have concrete frames with recycled plastic seats and backs. Trash cans are concrete with flat, metal tops. Bench slats look weathered but intact. Overall fair condition, but getting old.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database

Comp #: 317 Culvert Rails - Repaint

Quantity: (5) Rails, 94 LF

Location: Common areas bordering Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd)

Funded?: No. Cost to repaint these rails is too small for Reserve designation. Treat painting as a maintenance expense or combine with other painting projects.

History:

Comments: Paint surfaces are old, rusty, and generally in poor condition.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 320 Irrigation System - Replace

Quantity: Lines, Valves, Heads

Location: Common areas bordering Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd) - excludes medians

Funded?: Yes.

History: Installed between 2002 and 2004.

Comments: It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system. System is reportedly in disrepair and needs replacing. AAA Landscape provided an estimate to replace the irrigation along both sides of Innovation Park Drive for ~\$194,000. This project is anticipated in the near future.

Useful Life:

20 years

Remaining Life:

0 years



Best Case: \$ 194,000

Worst Case: \$ 194,000

Cost Source: Proposal from AAA Landscape

Comp #: 322 Landscape Granite - Replenish (A)**Quantity: Approx 191,000 Sq Ft**

Location: Common areas bordering Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd)

Funded?: Yes.

History: Installed between 2002 and 2004.

Comments: Granite coverage in planter areas along the sides of the road is aged and depleted. AAA Landscape provide a quote to replace this granite in conjunction with irrigation replacement for ~\$207,000. This cost is much higher than expected for just a top dress. Due to the depleted nature of this granite coverage, more rock is needed to restore the 2" layer than needed for the typical 1" top dress. This component is scheduled as a one-time expense.

Useful Life:
10 yearsRemaining Life:
0 years

Best Case: \$ 207,000

Worst Case: \$ 207,000

Cost Source: ARI Cost Database

Comp #: 322 Landscape Granite - Replenish (B)**Quantity: Approx 191,000 Sq Ft**

Location: Common areas bordering Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd)

Funded?: Yes.

History: Installed between 2002 and 2004.

Comments: This component funds to periodically top dress with a new 1" layer of rock. We calculate ~1,100 tons is needed to accomplish the top dress. This is the component that will fund future replenishing work after the 2021 project.

Useful Life:
10 yearsRemaining Life:
10 years

Best Case: \$ 105,300

Worst Case: \$ 105,300

Cost Source: ARI Cost Database

Comp #: 340 Median Landscape - Renovate**Quantity: (10) Medians**

Location: Medians in the center of Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd)

Funded?: Yes.

History: Renovated during 2014 & 2015 for \$219,934. Previously original from 2002 - 2004.

Comments: Medians were completely renovated with new plants, 364 tons of granite, 330 tons of rip rap, (10) 2-station irrigation controllers, and new irrigation lines. Landscaping still looks newer and clean. Overall attractive and in good condition. This component funds for similar renovations in the future.

Useful Life:
20 yearsRemaining Life:
14 years

Best Case: \$ 258,500

Worst Case: \$ 258,500

Cost Source: Client Cost History

Comp #: 342 Median Granite - Replenish**Quantity: Approx 364 Tons**

Location: Medians in the center of Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd)

Funded?: Yes.

History: Replenished in 2014-15 as part of the renovation project.

Comments: Median granite will need replenishing sooner than scheduled under the renovation project. This component funds to top dress or replenish the granite once between renovation projects.

Useful Life:
20 yearsRemaining Life:
4 years

Best Case: \$ 37,000

Worst Case: \$ 37,000

Cost Source: ARI Cost Database

NEIGHBORHOOD 5

Comp #: 500 Park Furniture - Replace**Quantity: (12) Pieces**

Location: Lost Coyote Trail (formerly the W.A.P.A. Trail) behind Horizons (5T) & Vistoso Heights (5C) parcels

Funded?: Yes.

History: Installed during 2000.

Comments: Furniture includes (4) concrete benches, (4) concrete trash cans, (3) concrete picnic tables, and (1) metal picnic table. Still intact and functional but looks old. Metal table looks pretty worn and beat up. decent shape overall. The metal picnic table looks aged and weathered, but it is still functional. These are long life pieces under normal circumstances.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 16,800

Worst Case: \$ 16,800

Cost Source: ARI Cost Database

Comp #: 510 Metal Fence - Replace**Quantity: Approx 33 LF**

Location: Vistoso Heights (Parcel 5C): common tracts between Eddington Pl, Silvercreek Pl, and Bentwater Dr.

Funded?: Yes.

History: Installed around 1998.

Comments: Metal fences are still securely mounted. They look very old and rusty. Still in fair condition. Long life expectancy under normal circumstances, but future replacement should be anticipated. These fences do not appear to serve a purpose, so HOA should consider removing them rather than funding replacement.

Useful Life:
25 years

Remaining Life:
2 years



Best Case: \$ 2,800

Worst Case: \$ 2,800

Cost Source: ARI Cost Database

Comp #: 517 Culvert Rails - Repaint

Quantity: Approx 1,470 LF

Location: Common areas bordering Moore Rd & Neighborhood 5 Park - Visoto Trails section of the community

Funded?: Yes.

History: Installed during 2018-2019.

Comments: This component accounts for culvert rails along Moore Rd (east of RVB) outside of any parcels. It also includes rails at the park; those rails were not completely installed and will have to be measured again after the park is finished. There is no expectancy to replace these rails, but periodic painting to maintain the appearance and inhibit rusting should be planned. Although not too old, surfaces already look faded.

Useful Life:
6 years

Remaining Life:
4 years



Best Case: \$ 10,300

Worst Case: \$ 10,300

Cost Source: ARI Cost Database

Comp #: 517 Culvert Rails - Repaint

Quantity: Numerous LF

Location: Bordering the wash along east perimeter of Alterra & Neighborhood 5 Park

Funded?: No. This is an extended section of rail that mounted between a City path and the wash. We believe this rail is City responsibility, not HOA, so no Reserve funding has been allocated.

History: Installed during 2018-2019.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 520 Walls & Fence - Repaint**Quantity: Stucco & Metal**

Location: Perimeter areas of Horizons & Vistoso Heights

Funded?: Yes.

History: Painted 2/2014 as part of a larger project for \$55,827. Previous painting that we know about occurred during 2004 & 2005.

Comments: This component funds to paint ~21,800 sq ft of common stucco walls, 33 LF of metal fence in the Vistoso Heights parcel, and 217 LF of culvert rails. A lot of the stucco surfaces are covered by trees. Exposed wall sections look faded and aged. Some peeling was noted. Metal surfaces look old and are in poor shape. They were not painted with the wall project in 2014. Fences in Vistoso Heights look like they have never been painted. Touch-up paint as a maintenance expense as needed.

Useful Life:
6 yearsRemaining Life:
0 years

Best Case: \$ 14,100

Worst Case: \$ 14,100

Cost Source: ARI Cost Database

Comp #: 522 Walls & Fence - Repaint**Quantity: Stucco & Metal**

Location: Perimeter areas of Vistoso Hills, Sunterra, Hohokam Mesa, Viewpointe I & II, Alterra, Ridgeview & Monterey
Funded?: No. VCA is not responsible to paint, repair or maintain the walls and fences at these sub-association parcels, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 530 Landscape Granite - Replenish (A)**Quantity: Approx 28,000 Sq Ft**

Location: Common area tracts at the Horizons (5T) & Vistoso Heights (5C) parcels

Funded?: Yes.

History: Replenished Horizon in 2012 for \$2,795 & Vistoso Heights in 2013 for \$6,310.

Comments: Common tracts at the Horizons and Vistoso Heights parcels appear to have a thick layer of granite. Coverage is still in good condition. This component funds to periodically top dress with a new 1" layer of rock.

Useful Life:
10 yearsRemaining Life:
2 years

Best Case: \$ 12,800

Worst Case: \$ 12,800

Cost Source: Client Cost History

Comp #: 531 Landscape Granite - Replenish (B)**Quantity: Approx 65,200 Sq Ft**

Location: Common areas bordering Moore Rd - Visoto Trails section of the community

Funded?: Yes.

History: Installed during 2018 - 2020.

Comments: This section of the community is newer. Granite coverage is in good condition where installed. Satellite imaging for this section of the community is limited at this point, so quantities will have to be re-estimated in the future when more data can be compiled. This component funds to periodically top dress with a new 1" layer of rock.

Useful Life:
10 yearsRemaining Life:
9 years

Best Case: \$ 30,000

Worst Case: \$ 30,000

Cost Source: ARI Cost Database

Comp #: 540 Median Landscape - Renovate**Quantity: Approx 21,300 Sq Ft**

Location: Medians in the center of Moore Rd - east side of Rancho Vistoso Blvd

Funded?: Yes.

History: Installed during 2018 - 2020.

Comments: Medians are near new with granite, rip rap, irrigation, and plants. Attractive and in good condition. This component funds to renovate medians in the future as has been done at other areas of the community. Surface area is estimated at 21,300 sq ft.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 85,200

Worst Case: \$ 85,200

Cost Source: Client Cost History

Comp #: 542 Median Granite - Replenish**Quantity: Approx 21,300 Sq Ft**

Location: Medians in the center of Moore Rd - east side of Rancho Vistoso Blvd

Funded?: Yes.

History: Installed during 2018 - 2020.

Comments: Median granite will need replenishing sooner than scheduled under the renovation project. This component funds to top dress or replenish the granite once between renovation projects.

Useful Life:
20 years

Remaining Life:
8 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database

Comp #: 550 Honeybee Parks

Quantity: (2) Parks

Location: Park area off of Rancho Vistoso Blvd (between the Monterey & Vistoso Heights parcels) plus Archaeological Park between Viewpointe I & II

Funded?: No. These parks were turned over to the Town of Oro Valley. No Reserve funding required for the parking lots, ramadas, furniture, etc.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

NEIGHBORHOOD 5 PARK

Comp #: 652 Bldg Exterior - Repaint**Quantity: Unknown Sq Ft**

Location: Neighborhood 5 Park - off of Moore Rd, east of Rancho Vistoso Blvd

Funded?: No. Cost is below the Reserve expense threshold. Recommend painting as needed with Operating funds.

History: Install planned in 2021.

Comments: Restroom building will be installed at some point in the near future. Based on actual costs incurred to paint the restroom buildings at Wildlife Ridge Park and Hohokam Park, this cost will be too small for Reserve funding.

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 654 Restroom Fixtures - Replace**Quantity: Sinks & Toilets**

Location: Neighborhood 5 Park - off of Moore Rd, east of Rancho Vistoso Blvd

Funded?: No. Restroom fixtures are long life components under normal circumstances. Recommend repairing or replacing individually as needed with Operating funds.

History: Install planned in 2021.

Comments:

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 656 Tile Roof - Refurbish**Quantity: Approx 700 Sq Ft**

Location: Neighborhood 5 Park - off of Moore Rd, east of Rancho Vistoso Blvd: Rooftop of the Restroom Bldg

Funded?: Yes.

History: Install planned in 2021.

Comments: Restroom building is expected to have a tile roof. Quantity is based on the building at Wildlife Ridge Park. Actual building will have to be quantified during the next site inspection based Reserve Study. This component funds for replacement of the underlayment.

Useful Life:
25 years

Remaining Life:
25 years

No Photo Available

Best Case: \$ 3,500

Worst Case: \$ 3,500

Cost Source: Client Cost History & ARI Cost Database

Comp #: 658 Drinking Fountain - Replace**Quantity: (1) MDF Fountain**

Location: Neighborhood 5 Park - off of Moore Rd, east of Rancho Vistoso Blvd

Funded?: Yes.

History: Installed in 2020.

Comments: This is a pedestal drinking fountain with (2) dispensers and (1) pet dispenser. It is new and in good condition.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 5,600

Worst Case: \$ 5,600

Cost Source: Client Cost History

Comp #: 660 Park Furniture - Replace**Quantity: (10) Pieces**

Location: Neighborhood 5 Park - off of Moore Rd, east of Rancho Vistoso Blvd

Funded?: Yes.

History: Installed in 2020.

Comments: Quantity includes (6) 6' benches, (2) picnic tables, (1) trash can and (1) BBQ grill. Count will likely increase as the park is built out, so quantity will be adjusted in a future update to this report. This furniture is new and in good condition.

Useful Life:
20 yearsRemaining Life:
19 years

Best Case: \$ 13,800

Worst Case: \$ 13,800

Cost Source: ARI Cost Allowance

Comp #: 670 Play Equipment - Replace**Quantity: (6) Pieces**

Location: Neighborhood 5 Park - off of Moore Rd, east of Rancho Vistoso Blvd

Funded?: Yes.

History: Installed in 2020.

Comments: Equipment includes (2) play structures, (1) single bay, arched swing set, (1) double bay arched swing set, (1) spin cup, and (1) climbing boulder. Still near new and in good condition.

Useful Life:
18 yearsRemaining Life:
17 years

Best Case: \$ 90,000

Worst Case: \$ 90,000

Cost Source: Internet Research

Comp #: 674 Playground Wood - Replenish**Quantity: Approx 5,100 Sq Ft**

Location: Neighborhood 5 Park - off of Moore Rd, east of Rancho Vistoso Blvd

Funded?: Yes.

History: Installed in 2020.

Comments: Both playground sections at this park have wood chip surfacing. There is no expectancy to completely replace the wood surfacing, but periodic replenishing will be needed to maintain proper depths.

Useful Life:
5 yearsRemaining Life:
4 years

Best Case: \$ 6,100

Worst Case: \$ 6,100

Cost Source: ARI Cost Database

Comp #: 678 Shade Screens - Replace**Quantity: (2) Screens: 2,550 Sq Ft**

Location: Neighborhood 5 Park - off of Moore Rd, east of Rancho Vistoso Blvd

Funded?: Yes.

History: Installed in 2020.

Comments: Shade screens are new and in good condition. There is no expectancy to completely replace the structures. This component funds to periodically replace the shade screens only.

Useful Life:
12 yearsRemaining Life:
11 years

Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: Client Cost History

Comp #: 690 Ramada Roof - Replace**Quantity: (1) Ramada: 430 Sq Ft**

Location: Neighborhood 5 Park - off of Moore Rd, east of Rancho Vistoso Blvd

Funded?: Yes.

History: Installed in 2020.

Comments: Ramada has a prefabricated metal roof. Long life expectancy under normal circumstances. Replacement should be planned eventually due to either vandalism or to update the appearance.

Useful Life:
25 yearsRemaining Life:
24 years

Best Case: \$ 8,800

Worst Case: \$ 8,800

Cost Source: ARI Cost Database

Comp #: 692 Metal Surfaces - Repaint**Quantity: Approx 740 Sq Ft**

Location: Neighborhood 5 Park - off of Moore Rd, east of Rancho Vistoso Blvd

Funded?: No. Quantity accounts for ramada posts & beams, plus shade structure posts. Cost is below the Reserve expense threshold. Recommend painting as needed with Operating funds or combining with other paint projects.

History: Installed in 2020.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 698 Landscape Granite - Replenish

Quantity: Numerous Sq Ft

Location: Neighborhood 5 Park - off of Moore Rd, east of Rancho Vistoso Blvd
Funded?: Yes.
History: Installed in 2020.
Comments: Park area granite was not completely installed yet. Satellite imaging for this section of the community is limited at this point, so quantities will have to be re-estimated in the future when more data can be compiled. This component funds to periodically top dress with a new 1" layer of rock.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 24,000

Worst Case: \$ 24,000

Cost Source: ARI Cost Database



NEIGHBORHOOD 7

Comp #: 700 Park Furniture - Replace**Quantity: (9) Pieces**

Location: Lost Coyote Trail (formerly the W.A.P.A. Trail) behind Mesquite Crest (7G) and Reflections (7H)

Funded?: Yes.

History: Installed during 1997.

Comments: Furniture includes (3) concrete benches, (3) concrete trash cans, and (3) metal picnic tables. Tables look old, faded, and weathered. They are still functional though. Concrete pieces are also intact and functional, but they just look aged. These are long life pieces under normal circumstances. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 12,600

Worst Case: \$ 12,600

Cost Source: ARI Cost Database

Comp #: 710 Metal Fence - Replace**Quantity: Approx 344 LF**

Location: Overlook (7F): perimeter of retention basin between lots 34 & 73 on Kylene Canyon Dr.

Funded?: Yes.

History: Installed around 1998.

Comments: Fair condition, but it looks very old. Fence is a little flimsy, although posts still seem securely mounted. This fence has never been painted and exhibits surface rust. Replacement should be anticipated eventually.

Useful Life:
25 years

Remaining Life:
2 years



Best Case: \$ 15,600

Worst Case: \$ 15,600

Cost Source: ARI Cost Database

Comp #: 720 Walls & Fence - Repaint**Quantity: Stucco & Metal**

Location: Perimeter walls of Las Colinas, Sonoran Vistas, Reflections, The Overlook, Mesquite Crest

Funded?: Yes.

History: Repainted in 2018 & 2019 for \$48,468. Previously repainted 11/2011 for \$32,744, and then during 2005 & 2006.

Comments: This component funds to paint ~103,140 sq ft of common stucco walls, 344 LF of metal fence, and 665 LF of culvert rails. Wall paint still looks new and is in good condition. Culvert rail surfaces also look good. Metal fence at the retention basin has never been painted; surfaces are old, rusting, oxidized, and generally in poor condition. Recommend painting all Neighborhood 7 walls, fences, and rails together.

Useful Life:
6 years

Remaining Life:
4 years



Best Case: \$ 53,200

Worst Case: \$ 53,200

Cost Source: Client Cost History & ARI Cost Database

Comp #: 726 Solar Lighting - Replace**Quantity: (2) Lighting Systems**

Location: Sonoran Vista monuments at the intersection of Rancho Vistoso Blvd & Brookdale Pl

Funded?: Yes.

History: Installed 2/2017 for \$6,700.

Comments: Electric monument lighting at this location was replaced with solar lighting. Each system includes a post, 30 watt solar panel, vented enclosure with sealed deep cycle battery, solar controller, direct burial wiring, and (2) light fixtures.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 7,500

Worst Case: \$ 7,500

Cost Source: Client Cost History

Comp #: 730 Landscape Granite - Replenish

Quantity: Numerous Sq Ft

Location: Common area tracts bordering streets throughout Neighborhood 7
Funded?: Yes.

History: Replenished in 2011-12 for \$70,857.

Comments: Granite coverage throughout this Neighborhood still has good coverage overall, but it is getting older. Some low spots were noted. This component funds to periodically top dress the existing granite.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 87,800

Worst Case: \$ 87,800

Cost Source: Client Cost History



N7: WILDLIFE RIDGE PARK

Comp #: 740 Asphalt - Resurface**Quantity: Approx 8,650 Sq Ft**

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Installed during 1997.

Comments: Parking lot asphalt is in fair condition. Some larger cracks visible. Most of the surface is still relatively smooth and not eroded. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
24 yearsRemaining Life:
4 years

Best Case: \$ 26,000

Worst Case: \$ 26,000

Cost Source: ARI Cost Database

Comp #: 741 Asphalt - Seal/Repair**Quantity: Approx 8,650 Sq Ft**

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: No. Cost is below the Reserve expense threshold. Funding is included with other asphalt surfaces under the Common Area section of this report.

History: Sealed 9/2018 for \$1,893. Previously sealed in 2012 for \$1,464, and in 2006 for \$4,760 (cost included Hohokam Park).

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 746 Pole Lights - Replace

Quantity: (12) Lights, (8) Poles

Location: Wildlife Ridge Park - off of Woodburne Ave - (2) at the Parking Lot, (1) at Playground, (1) bordering walkway, (4) at Basketball & (4) at Volleyball

Funded?: Yes.

History: Installed during 1997.

Comments: These pole lights are mounted on top of elevated concrete pads. They are not directly exposed to irrigation. Anticipate future replacement or renovation of these lights.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 22,500

Worst Case: \$ 22,500

Cost Source: ARI Cost Database

Comp #: 748 Metal Fence - Replace

Quantity: Approx 290 LF

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Installed during 2000.

Comments: This fence is still solidly mounted and in good condition. It does not have any irrigation exposure, so that will help it achieve a long life span.

Useful Life:
30 years

Remaining Life:
9 years



Best Case: \$ 13,100

Worst Case: \$ 13,100

Cost Source: ARI Cost Database

Comp #: 750 Metal Surfaces - Repaint

Quantity: Fence, Lights, Posts

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Painted in 2015 for \$5,778.

Comments: This component accounts for painting 290 LF of metal fence, (8) light poles, bollards, (2) basketball posts, (2) volleyball posts, (1) bike rack, and (6) metal posts for the shade sails. Fence surfaces still look fine, but the other surfaces do not look like they have been painted since 2015. Repaint periodically to maintain the appearance and prevent rusting.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 6,700

Worst Case: \$ 6,700

Cost Source: Client Cost History

Comp #: 752 Bldg Exteriors - Repaint

Quantity: Approx 4,500 Sq Ft

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: No. Cost is below the Reserve expense threshold. Recommend painting as needed with Operating funds.

History: Repainted in 2018 for \$1,195. Previously painted in 2005.

Comments: The quantity for this component accounts for the restroom building (interior & exterior surfaces) plus the ramada.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 754 Restroom Fixtures - Replace

Quantity: Sinks & Toilets

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: No. Restroom fixtures are long life components under normal circumstances. Recommend repairing or replacing individually as needed with Operating funds.

History: Installed during 1997.

Comments: Restroom fixtures include (2) sinks, (2) toilets, and (1) urinal.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 756 Tile Roofs - Refurbish

Quantity: Approx 1,680 Sq Ft

Location: Rooftop of the ramada and restroom building

Funded?: Yes.

History: Refurbished 7/2016 for \$4,955. Previously original from 1997.

Comments: Tile roofs on the restroom building and ramada were recently refurbished with new underlayment. Project occurred much sooner than normally anticipated. Roofs are expected to be in good condition. This component funds for replacement of the underlayment again in the future.

Useful Life:

25 years

Remaining Life:

20 years



Best Case: \$ 8,400

Worst Case: \$ 8,400

Cost Source: Client Cost History & ARI Cost Database

Comp #: 758 Drinking Fountain - Replace

Quantity: (1) Fountain

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Installed 10/2017 for \$5,105.

Comments: This is a decorative metal drinking fountain. Attractive and appears to be in good working condition.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 5,600

Worst Case: \$ 5,600

Cost Source: Client Cost History

Comp #: 760 Park Furniture - Replace (A)

Quantity: (26) Pieces

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Installed during 1997.

Comments: Quantity includes (7) benches, (11) picnic tables, (3) trash cans, and (5) BBQ grills. Furniture is still original. Benches, tables, and other items look old and weathered. Recommend planning to replace in the near future.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 34,600

Worst Case: \$ 34,600

Cost Source: ARI Cost Database

Comp #: 760 Park Furniture - Replace (B)**Quantity: (4) Pieces**

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Replaced in 2011. Previously original from 1997.

Comments: Quantity includes (1) bench and (3) picnic tables. These items are newer than the others and still in good shape. There are (2) tables at the main ramada, (1) table near volleyball, and (1) bench at basketball.

Useful Life:

20 years

Remaining Life:

10 years



Best Case: \$ 6,600

Worst Case: \$ 6,600

Cost Source: ARI Cost Database

Comp #: 770 Play Equipment - Replace**Quantity: (2) Pieces**

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Replaced 7/2010 for \$45,481. Previously original from 1997.

Comments: Equipment is manufactured by Playworld and includes (1) play structure and (1) double bay swing set. Play structure is fairly large with 4-slides plus multiple climbers and attachments. Still in good condition. No signs of damage or vandalism observed.

Useful Life:

18 years

Remaining Life:

7 years



Best Case: \$ 70,000

Worst Case: \$ 70,000

Cost Source: Client Cost History

Comp #: 773 Playground Sand - Replenish

Quantity: Approx 4,000 Sq Ft

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: No. There is no expectancy to completely replace the sand separate from the play equipment. Cost to replenish is below the Reserve expense threshold. Recommend replenishing as needed with Operating funds.

History:

Comments: Sand looks full and is in good condition.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 774 Playground Turf - Replace

Quantity: Approx 100 Sq Ft

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Replaced 7/2010 for \$1,575. Previously original from 1997.

Comments: The original turf was removed and replaced with a smaller quantity as part of the 2010 play structure replacement project. There is a patched spot next to the sidewalk, plus a gap has developed along the sidewalk. Otherwise, turf still appears to be in fair condition but getting older.

Useful Life:

12 years

Remaining Life:

1 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: Client Cost History (2015 at Big Wash Park)

Comp #: 776 Shade Sails - Replace**Quantity: (3) Sails: 800 Sq Ft**

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Installed 7/2010 for \$16,651.

Comments: Shade structure was added over the tot lot in 2010. It is described as a 26'x30'x12' structure. It has (3) sails mounted to (6) metal posts. Fabric still looks fine. No signs of holes or tears. There is no expectancy to completely replace the structure. This component funds to periodically replace the shade sails. Painting the structure posts is included with the other park assets.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 9,700

Worst Case: \$ 9,700

Cost Source: ARI Cost Database

Comp #: 779 Basketball Court - Replace**Quantity: (1) Half Court**

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Installed during 1997.

Comments: This is a concrete based court with no coating. This type of court is normally expected to last the life of the community. However, concrete surface has cracks and pitting. It is still fine for now, but it will likely continue to deteriorate, so replacement should be expected at some point.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 20,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database

Comp #: 780 Basketball Equip - Replace

Quantity: (2) Metal Backboards

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: No. The backboards are good quality metal pieces. Replacement cost is below the Reserve expense threshold.

Recommend replacing as needed with Operating funds.

History: Installed during 1997.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 782 Volleyball Court - Replenish

Quantity: (1) Court, 17 Tons

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: No. There are no significant replacement issues to address with the volleyball court. Sand will need to be replenished periodically. Cost is below the Reserve expense threshold. Recommend replenishing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 784 Baseball Backstop - Replace

Quantity: (1) Backstop, 40 LF

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Replaced 9/2015 for \$11,248. Previously original from 1997.

Comments: Backstop looks intact and in good shape overall. Fence is bent along the bottom. Treat repairs as a maintenance issue when needed.

Useful Life:
18 years

Remaining Life:
12 years



Best Case: \$ 13,200

Worst Case: \$ 13,200

Cost Source: Client Cost History

Comp #: 785 Baseball Field - Refurbish

Quantity: (1) Field

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: No. There are no Reserve issues to address with the baseball field itself. Treat any repairs as a maintenance issue.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 794 Landscape Granite - Replenish

Quantity: Approx 65,410 Sq Ft

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Replenished 5/2013 for ~\$38,500.

Comments: Conditions vary. Some spots have good, full coverage while other spots look bare/low. There is no expectancy to completely replace the granite, but periodic replenishing should be planned to restore the appearance. Per the previous Reserve Study, the 2013 replenish project included:

*44,898 sq ft of 1/2" screened Wildcat Red at 1" depth (375 tons)

*11,767 sq ft of 3/4" screened Wildcat Red at 1" depth (59 tons)

*8,746 sq ft of 1/4" minus Wildcat Red at 1" depth (43 tons)

Useful Life:

10 years

Remaining Life:

2 years



Best Case: \$ 46,700

Worst Case: \$ 46,700

Cost Source: Client Cost History

NEIGHBORHOOD 10, PHASE 1

Comp #: 1000 Metal Fence - Replace

Quantity: Approx 1,080 LF

Location: Common areas in Sunset Ridge, Stone Terrace, St. Andrews Ph1, St. Andrews Ph2 & La Terraza (see separate components for specific location details)

Funded?: Yes.

History: Installation timing varies. Replacement schedule is based on 2004 as an average age.

Comments: Fences vary between 2' metal mounted on top of a block wall base and 6' direct burial fence. They do not appear to have sprinkler exposure. Still in good to fair condition.

Useful Life:
25 years

Remaining Life:
8 years



Best Case: \$ 49,000

Worst Case: \$ 49,000

Cost Source: ARI Cost Database

Comp #: 1002 Metal Fence - Replace (10-G)

Quantity: Approx 62 LF

Location: Stone Terrace (10G): bordering Booming Drive inside the parcel

Funded?: No. This is a 2' metal fence mounted on top of a block wall base. Replacement is included with the other fences under component #1000.

History: Installed during 2004.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1003 Metal Fence - Replace (10-KL)

Quantity: Approx 20 LF

Location: Sunset Ridge (10KL): spillway between lots 202/203 on Woodburne

Funded?: No. Replacement is included with the other fences under component #1000.

History: Installed around 1996.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1004 Metal Fence - Replace (10-OP)

Quantity: Approx 130 LF

Location: St. Andrews Ph1 (10OP): bordering Hidden Springs Dr. & spillway between lots 76-77

Funded?: No. Replacement is included with the other fences under component #1000.

History: Installed during 2001.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1005 Metal Fence - Replace (10-Q)

Quantity: Approx 48 LF

Location: St. Andrews Ph 2 (10Q): spillway fences between lots 34-35, 123-124, 140-141 & 154-155

Funded?: No. Replacement is included with the other fences under component #1000.

History: Installed during 2002.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1006 Metal Fence - Replace (10-Q)

Quantity: Approx 280 LF

Location: St. Andrews Ph2 (10Q): perimeter of retention basin off of Desert Fairway Drive (east of Desert Olive Dr)

Funded?: No. Replacement is included with the other fences under component #1000.

History: Installed during 2005.

Comments: Fence is difficult to access and inspect.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1007 Metal Fence - Replace (10-R)

Quantity: Approx 540 LF

Location: La Terraza (10R): perimeter of retention basins on Moore Rd. and on Thornbush cul-de-sac

Funded?: No. Replacement is included with the other fences under component #1000.

History: Installed during 2002.

Comments: La Terraza has two retention basins with metal fencing along the west side of the parcel.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1010 Metal Rail - Replace

Quantity: Approx 1,300 LF

Location: Bordering east perimeter of St. Andrews #2 (Parcel 10Q)

Funded?: No. This is an iron culvert rail mounted in the wash. It is surrounded by vegetation, so there is low visibility and access. There is no expectancy to replace it in the foreseeable future. It has never been painted and is not expected to be painted. Treat repairs or partial replacement as a maintenance expense if needed.

History: Installed during 2002.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1020 Walls & Fence - Repaint (A)**Quantity: Stucco & Metal**

Location: Perimeter areas of St. Andrews Ph1 & Ph2, Stone Terrace, Bella Vista & Maravilla

Funded?: Yes.

History: Repainted in 2020 (cost is unknown). Previously painted walls only in 2012 for \$40,779 and in 2006 for ~\$43,000.

Comments: This component funds to paint ~36,250 sq ft of common stucco walls, 607 LF of metal fence, and 842 LF of culvert rails. Stucco walls look older; they exhibit discoloration and fading. Metal fence surfaces vary in condition, but they are generally older and rusty. These parcels are scheduled for painting before the end of 2020. Recommend painting all common walls and fences together.

Useful Life:
6 years

Remaining Life:
5 years



Best Case: \$ 29,700

Worst Case: \$ 29,700

Cost Source: Client Cost History & ARI Cost Database

Comp #: 1020 Walls & Fence - Repaint (B)**Quantity: Stucco & Metal**

Location: Perimeter areas of Sunset Ridge, Sunset Ridge Estates & La Terraza

Funded?: Yes.

History: Repainted walls only in 2012 for \$40,779 and in 2006 for ~\$43,000 (costs included the other parcels in this area).

Comments: This component funds to paint ~49,330 sq ft of common stucco walls, 560 LF of metal fence, and 164 LF of culvert rails. Stucco walls look older; they exhibit discoloration and fading. Metal fence surfaces vary in condition, but they are generally older and rusty. Recommend painting all common walls and fences together.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 32,100

Worst Case: \$ 32,100

Cost Source: Client Cost History & ARI Cost Database

Comp #: 1023 Walls & Fence - Repaint**Quantity: Numerous LF**

Location: Perimeter of Vistoso Village (Parcel 10N)

Funded?: No. Vistoso Village is a sub-association responsible for maintaining and painting its perimeter walls and view fence, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1030 Landscape Granite - Replenish (A)**Quantity: Approx 49,800 Sq Ft**

Location: North side of Moore Rd from Oak Creek Dr to Yellow Orchid Dr

Funded?: Yes.

History: Replenished in 2018 for \$17,155. Previously installed during the early to mid 2000's thru 2006.

Comments: Common areas and tracts with granite coverage all look aged and somewhat depleted. There is no expectancy to completely replace the granite, but periodic replenishing should be planned to restore the appearance.

Useful Life:
10 yearsRemaining Life:
7 years

No Photo Available

Best Case: \$ 18,800

Worst Case: \$ 18,800

Cost Source: Client Cost History

Comp #: 1030 Landscape Granite - Replenish (B)**Quantity: Approx 219,480 Sq Ft**

Location: Common areas bordering Moore Rd from Eagle Summit Dr to Rancho Vistoso Blvd, plus inside the Sun Ridge Estates parcel & entry section at Maravilla

Funded?: Yes.

History: Replenished in 2019 & 2020 for \$94,145. Previously installed during the early to mid 2000's thru 2006.

Comments: Quantity listed is based on the AAA quotes from 2019. Most of this work was completed in 2020. Scope of work involved spreading 1,454 tons of rock. Conditions varied at the time of inspection. Area where irrigation was being replaced did not look good, but we assume it was replenished after completion of the irrigation work. Other sections further west on Moore Rd were in good condition.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 100,000

Worst Case: \$ 100,000

Cost Source: Client Cost History

Comp #: 1030 Landscape Granite - Replenish (C)**Quantity: Approx 164,320 Sq Ft**

Location: Common areas inside & bordering the perimeters of Bella Vista, St Andrews Ph1 & Ph2, La Terraza & Stone Terrace - excludes locations on Moore Rd

Funded?: Yes.

History: Installed during the early to mid 2000's thru 2006.

Comments: Common areas and tracts with granite coverage are older. Some spots look bare and thin. There is no expectancy to completely replace the granite, but periodic replenishing should be planned to restore the appearance. Recommend delaying this project to coincide with planned irrigation replacement on Desert Fairways Dr in 2022.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 76,000

Worst Case: \$ 76,000

Cost Source: ARI Cost Database

Comp #: 1032 Irrigation System - Replace

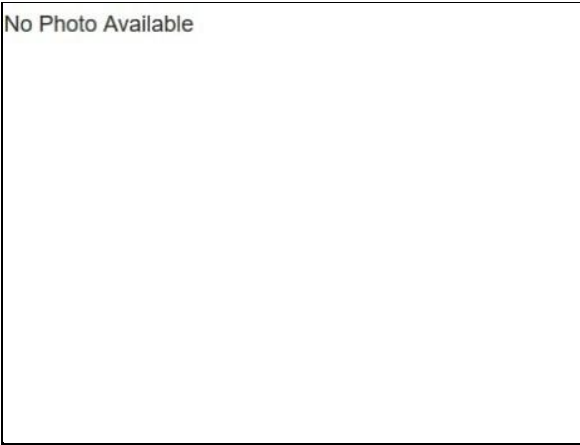
Quantity: Lines, Valves, Heads

Location: Common areas bordering Desert Fairways Dr (between La Canada Dr & Hidden Springs Dr)

Funded?: Yes.

History: Installed during the late 1990's to early 2000's.

Comments: It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system. System is reportedly in disrepair and needs replacing. AAA Landscape provided an estimate to replace the irrigation along both sides of Desert Fairways Drive for ~\$135,000. This project is anticipated in the near future.

<div>Useful Life: 20 years</div>	<div>No Photo Available</div> 	
<div>Remaining Life: 1 years</div>		
<div>Best Case: \$ 135,000</div>		<div>Worst Case: \$ 135,000</div>
<div>Cost Source: Proposal from AAA Landscape</div>		

NEIGHBORHOOD 10, PHASE 2

Comp #: 1040 Park Furniture - Replace

Quantity: (50) Pieces

Location: Neighborhood 10 (west side of the community): parks and common areas in Somerset Canyon, Cortona, Monticello, Stone Field & Torreno

Funded?: Yes.

History: Installed during 2006 thru 2008.

Comments: Pieces include (21) benches, (8) picnic tables, (18) trash cans, and (3) BBQ grills. Furniture is still intact and in fair condition. Some of the furniture has irrigation exposure, so it looks stained and weathered. There are no signs of physical problems.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 64,300

Worst Case: \$ 64,300

Cost Source: ARI Cost Database

Comp #: 1043 Drinking Fountains - Replace

Quantity: (2) Fountains

Location: Parks in Somerset Canyon & Torreno (east parcel off of Topanga Dr)

Funded?: Yes.

History: Installed during 2006 and 2008.

Comments: Park at Somerset Canyon is a Haws brand (model 3500) metal drinking fountain with two dispensers. It looks weathered and aged but still intact. It did appear to be leaking at the base during the inspection. Park in the Torreno parcel has a concrete drinking fountain that still appears to be in good shape.

Useful Life:
18 years

Remaining Life:
4 years



Best Case: \$ 10,800

Worst Case: \$ 10,800

Cost Source: Internet Research

Comp #: 1046 Play Equip - Replace (Somerset)**Quantity: (1) Piece**

Location: Park in the Somerset Canyon parcel - bordering Faldo Drive

Funded?: Yes.

History: Installed during 2006.

Comments: This is a smaller structure by Playworld Systems. It has two landings, two slides, a curved horizontal ladder and a couple of play panels. It still appears to be in good shape overall.

Useful Life:

18 years

Remaining Life:

3 years



Best Case: \$ 45,000

Worst Case: \$ 45,000

Cost Source: ARI Cost Database

Comp #: 1048 Play Equip - Replace (Monticello)**Quantity: (3) Pieces**

Location: Park in the Monticello parcel - west side of the parcel on Barlassina Drive

Funded?: Yes.

History: Installed during 2006.

Comments: This park has a large PlayWorld play structure, a rock climbing wall, and a swing set. Still appears to be in good condition. No signs of damage or abuse noted.

Useful Life:

18 years

Remaining Life:

3 years



Best Case: \$ 82,000

Worst Case: \$ 82,000

Cost Source: ARI Cost Database

Comp #: 1050 Play Equip - Replace (Torreno)

Quantity: (3) Pieces

Location: Park in the Torreno parcel - west parcel bordering Bloomington Loop

Funded?: Yes.

History: Installed during 2008.

Comments: This park has a play structure with 2 large slides and a double wavy slide. There is also a climbing wall and another metal climber. Equipment is still in good condition.

Useful Life:
18 years

Remaining Life:
5 years



Best Case: \$ 50,000

Worst Case: \$ 50,000

Cost Source: ARI Cost Database

Comp #: 1052 Playground Sand - Replenish

Quantity: Approx 6,200 Sq Ft

Location: Parks in the Monticello & Torreno parcels

Funded?: No. There is no expectancy to completely replace the sand separate from the play equipment. Cost to replenish is below the Reserve expense threshold. Recommend replenishing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1053 Playground Wood - Replenish**Quantity: Approx 1,900 Sq Ft**

Location: Park in the Somerset Canyon parcel - bordering Faldo Drive

Funded?: Yes.

History: Age is unknown.

Comments: This playground has wood fiber surfacing. It looks low around the perimeter but is built up around the structure. It appears to need replenishing soon. This component funds to periodically replenish wood surfacing in the future.

Useful Life:

8 years

Remaining Life:

0 years



Best Case: \$ 4,500

Worst Case: \$ 4,500

Cost Source: ARI Cost Database

Comp #: 1054 Shade Screens - Replace**Quantity: (2) Screens: 2,130 Sq Ft**

Location: Parks in the Somerset Canyon & Monticello parcels

Funded?: Yes.

History: Replaced 1/2019 for \$9,035. Previously installed in 2006.

Comments: Shade screens have both been replaced and are in good condition. There is no expectancy to completely replace the structures. This component funds to periodically replace the shade screens. Painting the structure posts is included with the walls & fences.

Useful Life:

12 years

Remaining Life:

10 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: Client Cost History

Comp #: 1056 Shade Sails - Replace**Quantity: (3) Sails: 900 Sq Ft**

Location: Park in the Torreno parcel - west parcel bordering Bloomington Loop

Funded?: Yes.

History: Installed 7/2010 for \$19,317.

Comments: Shade structure was added over the tot lot in 2010. It is described as a 35'x35'x12' structure. It has (3) sails mounted to (5) metal posts. No visible holes or signs of damage, but the colors are looking faded. There is no expectancy to completely replace the structure. This component funds to periodically replace the shade sails.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 11,000

Worst Case: \$ 11,000

Cost Source: ARI Cost Database

Comp #: 1059 Basketball Courts - Resurface**Quantity: (3) Courts**

Location: Parks in Somerset Canyon, Monticello & Torreno (east parcel off of Topanga Dr)

Funded?: No. These are concrete based courts with no coating. The concrete is expected to last the life of the development under normal circumstances. Re-stripe and repair the courts as needed with Operating funds.

History:

Comments: There are (2) half courts and (1) full court.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1060 Basketball Backboards - Replace**Quantity: (4) Metal Backboards**

Location: Parks in Somerset Canyon, Monticello & Torreno (east parcel off of Topanga Dr)

Funded?: Yes.

History: Installed during 2006 and 2008.

Comments: They are good quality, metal backboards and rims. Manufactured by PW Athletics. No signs of damage or abuse. Still appear to be in good shape.

Useful Life:
20 yearsRemaining Life:
6 years

Best Case: \$ 4,600

Worst Case: \$ 4,600

Cost Source: ARI Cost Database

Comp #: 1062 Ramada Roofs - Replace**Quantity: (3) Ramadas: 1,050 Sq Ft**

Location: Parks in the Somerset Canyon, Monticello & Cortona parcels

Funded?: Yes.

History: Installed during 2006.

Comments: Ramadas have prefabricated metal roofs. Long life expectancy under normal circumstances. Replacement should be planned eventually due to either vandalism or to update the appearance. There are some visible dents and cracks.

Useful Life:
25 yearsRemaining Life:
10 years

Best Case: \$ 21,600

Worst Case: \$ 21,600

Cost Source: ARI Cost Database

Comp #: 1064 Ramada Trim - Repaint**Quantity: (3) Ramadas: 800 Sq Ft**

Location: Parks in the Somerset Canyon, Monticello & Cortona parcels

Funded?: Yes.

History: Painted 11/2012 for \$3,813. Previously original from 2006.

Comments: This component budgets to repaint metal posts and beams on the ramadas. Paint is old and peeling.

Useful Life:
6 yearsRemaining Life:
0 years

Best Case: \$ 4,800

Worst Case: \$ 4,800

Cost Source: Client Cost History

Comp #: 1070 Metal Fence - Replace (Somerset)**Quantity: Approx 147 LF**

Location: Somerset Canyon: behind lots 58 - 60, adjacent to the Woosnam Way cul-de-sac

Funded?: Yes.

History: Installed during 2006.

Comments: These sections of view fence borders visible common areas, so we believe VCA is responsible for them. Fences are mounted high off the ground and not exposed to sprinklers, so a long life span is anticipated.

Useful Life:
30 yearsRemaining Life:
15 years

Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Comp #: 1072 Metal Fence - Replace (Torreno)**Quantity: Approx 74 LF**

Location: Park in the Torreno parcel - west parcel bordering Bloomington Loop

Funded?: Yes.

History: Installed during 2008.

Comments: This is a 3.5' high section of metal fence mounted between the park and the street. It is mounted in the grass and exposed to sprinklers regularly. Still securely mounted, but there is rusting, especially along the bottom rail. Periodic painting is included with the walls & fences component but likely needs painting more frequently due to the sprinkler exposure.

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 3,800

Worst Case: \$ 3,800

Cost Source: ARI Cost Database

Comp #: 1074 Walls & Fence - Repaint (A)**Quantity: Stucco & Metal**

Location: Perimeter areas of Somerset Canyon, Stone Field, Monticello & Cortona

Funded?: Yes.

History: Repainted 9/2020 for \$33,207. Previously painted 10/2014 thru 2/2015 for \$41,066, and then original from 2006 thru 2008.

Comments: This component funds to paint ~51,800 sq ft of common stucco walls, 147 LF of metal fence, 575 LF of culvert rails, and 224 sq ft of metal shade structure posts at the parks. Surfaces vary in condition but are generally still in fair shape. West facing walls exhibit more fading. Some of the rails were not painted with the others and look older. Painting is planned again before the end of 2020. Recommend painting all common walls and fences together.

Useful Life:
6 years

Remaining Life:
5 years



Best Case: \$ 34,600

Worst Case: \$ 34,600

Cost Source: Client Cost History & ARI Cost Database

Comp #: 1074 Walls & Fence - Repaint (B)**Quantity: Stucco & Metal**

Location: Perimeter areas of Torreno

Funded?: Yes.

History: Painted 10/2014 thru 2/2015 for \$41,066 (cost included other parcels), and then original from 2006 thru 2008.

Comments: This component funds to paint ~35,800 sq ft of common stucco walls, 74 LF of metal fence, 424 LF of culvert rails, and 300 sq ft of metal shade structure posts at the park. Surfaces still appear to be uniform and in fair condition overall. West facing walls at the east parcel look more faded and discolored. Recommend painting all common walls and fences together.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 24,300

Worst Case: \$ 24,300

Cost Source: Client Cost History & ARI Cost Database

Comp #: 1078 Landscape Granite - Replenish (A)**Quantity: Approx 192,850 Sq Ft**

Location: Common areas bordering La Canada Dr (from Moore Rd to Center Pointe) & section of Moore Rd bordering Torreno West

Funded?: Yes.

History: Replenished in 2019 & 2020 for \$82,427. Previously installed during the early to mid 2000's thru 2008.

Comments: Most of this work was completed in 2020, but the section on Moore Rd was completed in 2019. Quantity is based on proposals from AAA Landscape, and project involved spreading 1,266 tons of rock. Coverage looks full and is in good condition. There is no expectancy to completely replace the granite, but periodic replenishing should be planned to restore the appearance.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 87,500

Worst Case: \$ 87,500

Cost Source: Client Cost History

Comp #: 1078 Landscape Granite - Replenish (B)

Quantity: Approx 392,500 Sq Ft

Location: Somerset Canyon, Field Stone, Monticello, Cortona, Torreno & Siena (11-AC): common areas bordering Desert Fairway Dr plus tracts throughout the parcels

Funded?: Yes.

History: Age is unknown - possibly replenished in 2018. Previously installed during the early to mid 2000's thru 2008.

Comments: Common tracts within parcels (excluding La Canada & Moore Rd) are in good shape. They have been replenished, but timing and cost are unknown. There is no expectancy to completely replace the granite, but periodic replenishing should be planned to restore the appearance.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 180,500

Worst Case: \$ 180,500

Cost Source: ARI Cost Database

NEIGHBORHOOD 10, PHASE 3

Comp #: 1080 Block Walls - Repaint

Quantity: Approx 25,600 Sq Ft

Location: Perimeter areas of Discovery & Eagles Summit

Funded?: No. These parcels have unpainted, colored block perimeter theme walls. These walls will not need future painting (unless the board decides to paint them), so no Reserve funding has been allocated.

History: Installed during 2015 & 2016.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1081 Block Walls - Repaint

Quantity: Numerous Sq Ft

Location: Perimeter areas of the Center Pointe parcels

Funded?: No. VCA is not responsible to repair or maintain these walls, so no Reserve funding has been allocated.

History: Installed during 2015 & 2016.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1082 Walls & Fence - Repaint**Quantity: Stucco & Metal**

Location: Perimeter areas of Vistoso Crossing (corner of Moore Rd & La Canada)

Funded?: Yes.

History: Installed & painted in 2019-20.

Comments: This component funds to paint ~7,030 sq ft of stucco walls, 150 LF of metal fence, 450 LF of view fence, and 120 LF of culvert rails. Paint surfaces are new and in good condition. Recommend painting all common walls and metal surfaces together in the future.

Useful Life:
6 years

Remaining Life:
5 years



Best Case: \$ 7,900

Worst Case: \$ 7,900

Cost Source: Client Cost History & ARI Cost Database

Comp #: 1083 Fence & Rails - Repaint**Quantity: Approx 445 LF**

Location: Perimeter areas of Discovery & Eagles Summit

Funded?: Yes.

History: Installed during 2015 & 2016.

Comments: This component funds to paint 271 LF of metal fence, 174 LF of culvert rails, and ~250 sq ft of stucco walls (only located at monuments for Eagles Summit). Paint surfaces look older. Fence needs painting soon. Rails exhibit some fading but are not a priority to repaint yet. Recommend painting all common surfaces together in the future.

Useful Life:
6 years

Remaining Life:
1 years



Best Case: \$ 2,800

Worst Case: \$ 2,800

Cost Source: ARI Cost Database

Comp #: 1084 Metal Fence - Replace (A)**Quantity: Approx 270 LF**

Location: Discovery (10N North): perimeter of retention basin at south end of the parcel

Funded?: Yes.

History: Installed during 2015.

Comments: This is 4' high metal fence mounted around the retention basin. Fence still looks good, although some rust is developing.

Useful Life:
25 yearsRemaining Life:
19 years

Best Case: \$ 12,200

Worst Case: \$ 12,200

Cost Source: ARI Cost Database

Comp #: 1084 Metal Fence - Replace (B)**Quantity: Approx 528 LF**

Location: Eagles Summit: perimeter of retention basin on Morgan Ranch Rd.

Funded?: Yes.

History: Installed during 10/2016.

Comments: This is 4' high metal fence mounted around the retention basin. It has a rust finish and will not need to be painted.

Useful Life:
25 yearsRemaining Life:
20 years

Best Case: \$ 23,800

Worst Case: \$ 23,800

Cost Source: ARI Cost Database

Comp #: 1084 Metal Fence - Replace (C)**Quantity: Approx 600 LF**

Location: Vistoso Crossing (corner of Moore Rd & La Canada)

Funded?: Yes.

History: Installed in 2019-20.

Comments: There is 150 LF of 4' high metal fence mounted around the retention basin at the corner of Moore Rd and La Canada. There is another 450 LF of 4' view fence behind the east perimeter homes. Fence is newer and in good condition.

Useful Life:
30 years

Remaining Life:
29 years



Best Case: \$ 27,000

Worst Case: \$ 27,000

Cost Source: ARI Cost Database

Comp #: 1086 Park Furniture - Replace**Quantity: (4) Pieces**

Location: Vistoso Crossing (corner of Moore Rd & La Canada) - island in center of the parcel

Funded?: Yes.

History: Installed in 2020.

Comments: Pieces include (2) benches, (1) picnic table, and (1) BBQ grill. Furniture is new and in good condition.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 5,100

Worst Case: \$ 5,100

Cost Source: ARI Cost Database

Comp #: 1088 Mailboxes - Replace (A)**Quantity: (7) Clusters**

Location: Bordering streets in Discovery (2 clusters) & Eagles Summit (5 clusters)

Funded?: Yes.

History: Installed during 2015 & 2016.

Comments: Clusters include (5) 16-box and (2) 12-box. Due to the recent installation timing, these mailboxes are expected to be VCA's responsibility. They are still in good condition. Replacement should be anticipated eventually.

Useful Life:
20 yearsRemaining Life:
15 years

Best Case: \$ 12,700

Worst Case: \$ 12,700

Cost Source: Internet Research

Comp #: 1088 Mailboxes - Replace (B)**Quantity: (2) Clusters**

Location: Vistoso Crossing (corner of Moore Rd & La Canada) - mounted at center of the parcel

Funded?: Yes.

History: Installed in 2020.

Comments: Clusters include (1) 16-box and (1) 8-box. They look new and are in good condition. Replacement should be anticipated eventually.

Useful Life:
20 yearsRemaining Life:
19 years

Best Case: \$ 3,600

Worst Case: \$ 3,600

Cost Source: Internet Research

Comp #: 1090 Asphalt - Resurface**Quantity: Approx 1,450 Sq Ft**

Location: Eagles Summit: path at north end of the parcel leading into Hohokam Park

Funded?: Yes.

History: Installed during 2016.

Comments: This asphalt path is still smooth and in good condition. No cracks yet. It still has not been sealed though. VCA is reportedly responsible to maintain this path. Long term replacement/repaving should be anticipated.

Useful Life:

24 years

Remaining Life:

19 years



Best Case: \$ 5,800

Worst Case: \$ 5,800

Cost Source: ARI Cost Database

Comp #: 1091 Asphalt - Seal/Repair**Quantity: Approx 1,400 Sq Ft**

Location: Eagles Summit: path at north end of the parcel leading into Hohokam Park

Funded?: No. Cost is below the Reserve expense threshold. Funding is included with other asphalt surfaces under the Common Area section of this report.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1092 Landscape Granite - Replenish (A)**Quantity: Approx 164,400 Sq Ft**

Location: Common areas throughout the Discovery & Eagles Summit parcels, plus back of curb landscaping on Pebble Creek in the Center Pointe subdivision

Funded?: Yes.

History: Installed during 2015 & 2016.

Comments: Rough estimate of granite coverage is 164,400 sq ft. This includes the space between curb and sidewalk in the Center Pointe section of the community (VCA is not responsible for landscaping beyond the sidewalk). Granite coverage is still in good shape. There is no expectancy to completely replace the granite, but periodic replenishing should be planned to restore the appearance.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 75,600

Worst Case: \$ 75,600

Cost Source: Client Cost History

Comp #: 1092 Landscape Granite - Replenish (B)**Quantity: Approx 41,800 Sq Ft**

Location: Vistoso Crossing (corner of Moore Rd & La Canada)

Funded?: Yes.

History: Installed in 2020.

Comments: Surface area accounts for common tracts and around perimeter areas of this parcel. Coverage is full, but it has a high percentage of small rock content, so it will not last as long as other areas of the community. Remaining life has been decreased to reflect this condition. There is no expectancy to completely replace the granite, but periodic replenishing should be planned to restore the appearance.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 19,300

Worst Case: \$ 19,300

Cost Source: Client Cost History

Comp #: 1094 Median Landscape - Renovate**Quantity: (6) Medians**

Location: Medians in the center of La Canada & Pebble Creek in the Center Pointe section of the community

Funded?: Yes.

History: Installed during 2016.

Comments: VCA is responsible to maintain the medians at the Center Pointe section of the community. Landscaping still looks good. This component funds for renovations similar to the work done on Innovation Park Drive in Neighborhood 3, which included new rock, rip rap, plants, and irrigation.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 195,000

Worst Case: \$ 195,000

Cost Source: Client Cost History

Comp #: 1095 Median Granite - Replenish**Quantity: (6) Medians**

Location: Medians in the center of La Canada & Pebble Creek in the Center Pointe section of the community

Funded?: Yes.

History: Installed during 2016.

Comments: Median granite will need replenishing sooner than scheduled under the renovation project. This component funds to top dress or replenish the granite once between renovation projects. Rock coverage looks low, but there were no bare spots.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 27,600

Worst Case: \$ 27,600

Cost Source: ARI Cost Database

N10: HOHOKAM PARK

Comp #: 1100 Asphalt - Resurface**Quantity: Approx 30,000 Sq Ft**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: Yes.

History: Installed during 2002.

Comments: Surface is rough with a lot of exposed aggregate. There is moderate surface cracking too. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
24 yearsRemaining Life:
3 years

Best Case: \$ 90,000

Worst Case: \$ 90,000

Cost Source: ARI Cost Database

Comp #: 1102 Asphalt - Seal/Repair**Quantity: Approx 30,000 Sq Ft**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: No. Funding is included with other asphalt surfaces under the Common Area section of this report.

History: Sealed 9/2018 for \$5,680. Previously sealed in 2012 for \$4,885 (cost included Wildlife Ridge Park) and in 2006.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1106 Pole Lights - Replace**Quantity: (19) Lights, (17) Poles**

Location: Hohokam Park - off of Desert Fairway Dr: (3) at the Parking Lot, (6) at Playgrounds, (4) at Basketball & (4) bordering the Nature Trail

Funded?: Yes.

History: Installed during 2002.

Comments: These pole lights are mounted on top of elevated concrete pads. They are not directly exposed to irrigation. Anticipate future replacement or renovation of the lights and poles.

Useful Life:
30 years

Remaining Life:
11 years



Best Case: \$ 40,500

Worst Case: \$ 40,500

Cost Source: ARI Cost Database

Comp #: 1108 Dog Park Fence - Replace**Quantity: Approx 310 LF**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: Yes.

History: Installed during 2002.

Comments: Fence still appears to be in fair condition. Turf surfacing inside the dog park was removed, so fence is no longer hit by sprinklers. Fence securely mounted, and there is no severe rusting.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 12,800

Worst Case: \$ 12,800

Cost Source: ARI Cost Database

Comp #: 1109 Dog Park Surface - Replenish**Quantity: Approx 5,200 Sq Ft**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: Yes.

History: Installed 5/2015 for \$9,996.

Comments: Dog park originally had grass surfacing. The 2015 project involved removing the grass and installing pea gravel in its place. There is no expectancy to completely replace the gravel, but replenishing it should be anticipated eventually.

Useful Life:
10 yearsRemaining Life:
4 years

Best Case: \$ 3,100

Worst Case: \$ 3,100

Cost Source: ARI Cost Database

Comp #: 1110 Dog Park Benches - Replace**Quantity: (4) 6' Benches**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: Yes.

History: (2) of the benches were installed in 2014-15 for \$3,174.

Comments: Dog park has (6) benches total. The (4) metal benches are funded under this component. The (2) newer benches with recycled plastic slats are funded with other benches at Hohokam Park.

Useful Life:
20 yearsRemaining Life:
13 years

Best Case: \$ 7,200

Worst Case: \$ 7,200

Cost Source: Client Cost History

Comp #: 1112 Dog Park Fountain - Replace**Quantity: (1) MDF Fountain**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: Yes.

History: Installed during 2014 for \$2,321.

Comments: This MDF pet fountain was a new addition in 2014. Still appears to be in good condition.

Useful Life:

18 years

Remaining Life:

11 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: Client Cost History

Comp #: 1114 Metal Surfaces - Repaint**Quantity: Fence, Lights, Posts**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: Yes.

History: Painted in 2015.

Comments: This component accounts for painting 310 LF of metal fence, (17) light poles, (2) basketball posts, and (10) metal posts for the shade sails. Fence surfaces look older and faded, but not bad. Pole lights are still in fair condition. Shade poles look good. Repaint periodically to maintain the appearance and prevent rusting.

Useful Life:

6 years

Remaining Life:

1 years



Best Case: \$ 7,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Database

Comp #: 1115 Bldg Exteriors - Repaint

Quantity: Approx 10,970 Sq Ft

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: No. Cost is below the Reserve expense threshold. Recommend painting as needed with Operating funds.

History: Repainted in 2018 for \$895. Previously painted in 2005.

Comments: The quantity for this component accounts for the restroom building (interior & exterior surfaces) plus the ramadas.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1116 Restroom Fixtures - Replace

Quantity: Sinks & Toilets

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: No. Restroom fixtures are long life components under normal circumstances. Recommend repairing or replacing individually as needed with Operating funds.

History: Installed during 2002.

Comments: Restroom fixtures include (2) sinks, (2) toilets, and (1) urinal.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1118 Tile Roofs - Refurbish**Quantity: Approx 3,400 Sq Ft**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP): rooftop of the ramadas and restroom building

Funded?: Yes.

History: Refurbished 7/2016 for \$9,970. Previously original from 2002.

Comments: Tile roofs on the restroom building and ramadas were refurbished with new underlayment. Project occurred much sooner than normally anticipated. Roofs are expected to be in good condition. This component funds for replacement of the underlayment again in the future.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 11,400

Worst Case: \$ 11,400

Cost Source: Client Cost History

Comp #: 1119 Drinking Fountain - Replace**Quantity: (1) Fountain**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP): adjacent to the restroom building

Funded?: Yes.

History: Replaced 10/2017 for \$5,105. Previously installed in 2002.

Comments: Surface is faded and looks old. It is still functional though. Expected to be nearing time for replacement.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 5,600

Worst Case: \$ 5,600

Cost Source: Client Cost History

Comp #: 1120 Park Furniture - Replace (A)**Quantity: (39) Pieces**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: Yes.

History: Installed during 2002.

Comments: Quantity includes (14) benches, (16) picnic tables, (4) concrete trash cans, (3) metal trash cans, and (2) BBQ grills. Overall fair conditions observed. Surface coatings are still intact but faded. Frames still appear to be holding up.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 56,400

Worst Case: \$ 56,400

Cost Source: ARI Cost Database

Comp #: 1120 Park Furniture - Replace (B)**Quantity: (4) Benches**

Location: Hohokam Park - off of Desert Fairway Dr: (2) in the Dog Park & (2) at the Tennis Courts

Funded?: Yes.

History: Purchased in 2019 (cost is unknown).

Comments: These benches have metal frames with recycled plastic slats. There are (3) 4' benches and (1) 6' bench. They still look newer and are in good condition.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 4,300

Worst Case: \$ 4,300

Cost Source: Internet Research

Comp #: 1130 Play Equipment - Replace (A)**Quantity: (7) Pieces**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: Yes.

History: Installed during 2002. Some repairs and parts replacements occurred during 2014 & 2015.

Comments: Equipment includes (2) play structures, (1) glide slide, (1) Ground Zero U-Bounce, (1) extreme climber, (1) balance beam, and (1) bench with rotating seats. Still functional but looking aged and weathered. Visible wear and tear too.

Useful Life:
18 yearsRemaining Life:
1 years

Best Case: \$ 85,000

Worst Case: \$ 85,000

Cost Source: ARI Cost Database

Comp #: 1130 Play Equipment - Replace (B)**Quantity: (13) Pieces**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP) - playground next to restroom bldg & the tennis courts, plus (2) spring riders in main playground

Funded?: Yes.

History: Installed 1/2018 for \$53,609.

Comments: Equipment includes (1) horizontal ladder, (1) 1/2 circle arched climber, (1) large spinner, (3) in-ground spinners, (2) spring riders, (1) triple bay arched swing-set (4-swings + Jenn Swing), (1) swing-set (2-posts, 2-swings), (1) arched tire swing, extreme climber, and (2) fitness stations with signs. There is also 624 LF of plastic playground border. This equipment still looks newer and is in good condition.

Useful Life:
18 yearsRemaining Life:
15 years

Best Case: \$ 58,000

Worst Case: \$ 58,000

Cost Source: Client Cost History

Comp #: 1133 Playground Sand - Replenish**Quantity: Approx 7,300 Sq Ft**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP) - playgrounds closest to the parking lot & tennis courts

Funded?: No. There is no expectancy to completely replace the sand separate from the play equipment. Cost to replenish is below the Reserve expense threshold. Recommend replenishing as needed with Operating funds.

History:

Comments: Sand still looks full and in good shape.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1134 Playground Turf - Replace**Quantity: Approx 350 Sq Ft**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP) - playground closest to the parking lot

Funded?: Yes.

History: Installed during 2002.

Comments: This surface is used to help absorb the impact of a child's fall. It also provides handicap children with access to the play structures. Repairs were made along the turf edges. Some surface raveling but no cracks or holes. It has held up well and lasting longer than anticipated. At this point, we recommend delaying replacement until the play equipment is replaced.

Useful Life:

12 years

Remaining Life:

1 years



Best Case: \$ 10,200

Worst Case: \$ 10,200

Cost Source: Client Cost History (2015 at Big Wash Park)

Comp #: 1136 Playground Wood - Replenish**Quantity: Approx 1,520 Sq Ft**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP) - playground next to restroom bldg
Funded?: No. Cost is below the Reserve expense threshold. Recommend replenishing as needed with Operating funds.
History: Installed in 2018.
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1138 Shade Sails - Replace**Quantity: (6) Sails: 1,880 Sq Ft**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)
Funded?: Yes.
History: Installed 7/2010 for \$32,466.

Comments: Shade structures were added over the tot lots in 2010. They are described as a 25'x25'x12' structures. Each one has (3) sails mounted to (5) metal posts. Fabrics still look fine. There is no expectancy to completely replace the structures. This component funds to periodically replace the shade sails. Painting the structure posts is included with the other park assets.

Useful Life:
12 yearsRemaining Life:
1 years

Best Case: \$ 22,800

Worst Case: \$ 22,800

Cost Source: ARI Cost Database

Comp #: 1140 Basketball Court - Replace**Quantity: (1) Full Court**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: Yes. This is a concrete based court with no coating. The concrete is expected to last the life of the development under normal circumstances. Re-stripe and repair the court as needed with Operating funds.

History: Installed during 2002.

Comments: This is a concrete based court with no coating. This type of court is normally expected to last the life of the community. However, concrete surface exhibits wear and lots of hairline cracks. It is still fine for now, but it will likely continue to deteriorate, so replacement should be expected at some point.

Useful Life:
30 yearsRemaining Life:
12 years

Best Case: \$ 40,000

Worst Case: \$ 40,000

Cost Source: ARI Cost Database

Comp #: 1141 Basketball Equip - Replace**Quantity: (2) Metal Backboards**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: No. The backboards are good quality metal pieces. Replacement cost is below the Reserve expense threshold.

Recommend replacing as needed with Operating funds.

History: Installed during 2002.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1150 Tennis Courts - Replace

Quantity: (2) Courts

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: No. The post-tension concrete tennis courts are consider a permanent installation with no expectation to replace under normal circumstances, so no Reserve funding has been allocated for future replacement.

History: Replaced with post-tension concrete 6/2013 for \$107,900. Previously installed as asphalt based courts during 2002.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1151 Tennis Courts - Resurface

Quantity: (2) Courts

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: Yes.

History: Surface applied in 2013 as part of court replacement.

Comments: Surfaces look older and faded, but still in fair condition. Some hairline cracks have developed. This component funds to periodically resurface the court coating.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database

Comp #: 1152 Tennis Fence - Replace**Quantity: Approx 570 LF**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: Yes.

History: Installed during 2002.

Comments: This is vinyl coated chain link fence. Original fence was retained when the courts were replaced. Still in good to fair condition. No signs of damage, but fence feels somewhat loose.

Useful Life:
30 yearsRemaining Life:
11 years

Best Case: \$ 25,300

Worst Case: \$ 25,300

Cost Source: ARI Cost Database

Comp #: 1154 Tennis Fence - Repaint**Quantity: Approx 570 LF**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: Yes.

History: Painted in 2015.

Comments: Paint surfaces on the tennis fence and lights already looks older. Surfaces are faded, and there is peeling paint.

Useful Life:
8 yearsRemaining Life:
0 years

Best Case: \$ 5,300

Worst Case: \$ 5,300

Cost Source: ARI Cost Database

Comp #: 1156 Tennis Windscreen - Replace**Quantity: Approx 1,440 Sq Ft**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: Yes.

History: Replaced in 2014. Previously installed during 2006 for \$2,000.

Comments: Screens look generally faded, but the material is not deteriorated. No holes or tears observed, but windscreen should be nearing time for replacement. Treat repairs or small replacements as a maintenance expense. This component funds complete replacement of the screens.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: Client Cost History

Comp #: 1158 Tennis Lights - Replace**Quantity: (12) Lights, (9) Poles**

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP): (6) single head fixtures & (3) double head fixtures

Funded?: Yes.

History: Installed during 2002.

Comments: Lights still appear to be in good condition. Overtime, light posts have been known to rust and rot below the court surface. Future replacement should be anticipated to update and modernize this lighting.

Useful Life:
30 years

Remaining Life:
11 years



Best Case: \$ 24,800

Worst Case: \$ 24,800

Cost Source: ARI Cost Database

Comp #: 1160 Landscape Granite - Replenish

Quantity: Approx 86,450 Sq Ft

Location: Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)

Funded?: Yes.

History: Replenished 5/2013 for \$40,956.

Comments: Conditions vary. Some spots have good, full coverage while other spots look low. There is no expectancy to completely replace the granite, but periodic replenishing should be planned to restore the appearance. Per the previous Reserve Study, the 2013 replenish project included:

*68,011 sq ft of 1/2" screened Wildcat Red at 1" depth (340 tons)

*7,544 sq ft of 4" - 6" rip rap (167 tons)

*10,898 sq ft of 1/4" minus Wildcat Red at 1" depth (55 tons)

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 50,000

Worst Case: \$ 50,000

Cost Source: Client Cost History

N10: SUNSET PARK

Comp #: 1200 Asphalt - Resurface**Quantity: Approx 7,600 Sq Ft**

Location: Sunset Park - between Klinger Canyon Dr and Eagleview Dr: (3) parking lots

Funded?: Yes.

History: Installed during 1996.

Comments: Surfaces are rough with a lot of exposed aggregate. Moderate cracking observed too. Life span is based on periodically sealing the asphalt.

Useful Life:
24 yearsRemaining Life:
1 years

Best Case: \$ 22,800

Worst Case: \$ 22,800

Cost Source: ARI Cost Database

Comp #: 1201 Asphalt - Seal/Repair**Quantity: Approx 7,600 Sq Ft**

Location: Sunset Park - between Klinger Canyon Dr and Eagleview Dr: (3) parking lots

Funded?: No. Cost is below the Reserve expense threshold. Funding is included with other asphalt surfaces under the Common Area section of this report.

History: Sealed 4/2015 for \$1,695. Previously sealed & repaired in late 2008 for \$2,484.

Comments: Surfaces look worn and are in poor condition.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1206 Park Furniture - Replace (A)**Quantity: (7) Pieces**

Location: Sunset Park - between Klinger Canyon Dr and Eagleview Dr

Funded?: Yes.

History: Installed during 1996.

Comments: Quantity includes (2) 6' benches, (3) trash cans and (2) BBQ grills. Furniture is old but still functional. It should be nearing time for replacement.

Useful Life:

20 years

Remaining Life:

0 years



Best Case: \$ 6,800

Worst Case: \$ 6,800

Cost Source: ARI Cost Database

Comp #: 1206 Park Furniture - Replace (B)**Quantity: (3) Picnic Tables**

Location: Sunset Park - between Klinger Canyon Dr and Eagleview Dr

Funded?: Yes.

History: Replaced in 2018 (cost is unknown). Previously Installed in 1996.

Comments: These are 6' picnic tables with portable frames. Still in good condition.

Useful Life:

20 years

Remaining Life:

17 years



Best Case: \$ 5,100

Worst Case: \$ 5,100

Cost Source: ARI Cost Database

Comp #: 1210 Drinking Fountain - Replace**Quantity: (1) Fountain**

Location: Sunset Park - between Klinger Canyon Dr and Eagleview Dr: adjacent to the playground

Funded?: Yes.

History: Replaced 10/2017 for \$5,105. Previously installed in 1996.

Comments: This is a decorative metal drinking fountain. Attractive and appears to be in good working condition.

Useful Life:
15 yearsRemaining Life:
11 years

Best Case: \$ 5,600

Worst Case: \$ 5,600

Cost Source: Client Cost History

Comp #: 1214 Play Equipment - Replace**Quantity: (4) Pieces**

Location: Sunset Park - between Klinger Canyon Dr and Eagleview Dr

Funded?: Yes.

History: Replaced 11/2015 for \$49,308. Previously original from 1996.

Comments: Cost of the 2015 replacement included demo of the old structure, installation of a Playworld Challengers #350-1401 structure plus (1) Spin Cup, (1) Spinami, and (1) Cruise Line. Equipment still appears to be in good condition.

Useful Life:
18 yearsRemaining Life:
13 years

Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: Client Cost History

Comp #: 1216 Playground Wood - Replenish**Quantity: Approx 4,420 Sq Ft**

Location: Sunset Park - between Klinger Canyon Dr and Eagleview Dr

Funded?: Yes.

History: Installed wood fiber in place of sand 11/2015 for \$9,591.

Comments: Cost of the 2015 work reflects the purchase and install of 200 cubic yards of engineered wood fiber surfacing. Per the contract, 200 cubic yards will cover the surface area at 12" deep. There is no expectancy to completely replace the wood surfacing, but periodic replenishing will be needed to maintain proper depths.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

Comp #: 1218 Shade Sails - Replace**Quantity: (3) Sails: 870 Sq Ft**

Location: Sunset Park - between Klinger Canyon Dr and Eagleview Dr

Funded?: Yes.

History: Installed 7/2010 for \$16,488.

Comments: Shade structure was added over the tot lot in 2010. It was described as a 30'x30'x12' structure. It has (3) sails mounted to (5) metal posts. One sail has multiple holes, but the other two still look fine. Recommend patching the holes as a maintenance expense. There is no expectancy to completely replace the structure. This component funds to periodically replace the shade sails. Painting the structure posts is included with the other park assets.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 10,600

Worst Case: \$ 10,600

Cost Source: ARI Cost Database

Comp #: 1220 Basketball Court - Refurbish**Quantity: (1) Full Court**

Location: Sunset Park - between Klinger Canyon Dr and Eagleview Dr

Funded?: Yes.

History: Refurbished in late 2008 for \$11,499. Previously original from 1996.

Comments: This is a concrete basketball court with sport coating. The refurbish project in 2008 reportedly including removing most of the court coating, pressure washing, acid etching, filling cracks, applying a primer coat followed by (3) coats of a finish surface. This is an extensive project that should not be needed every time the court is resurfaced. Court looks old with a lot of chipped spots and cracks, so refurbishing should be planned again soon.

Useful Life:
12 yearsRemaining Life:
0 years

Best Case: \$ 15,800

Worst Case: \$ 15,800

Cost Source: Client Cost History

Comp #: 1221 Basketball Court - Resurface**Quantity: (1) Full Court**

Location: Sunset Park - between Klinger Canyon Dr and Eagleview Dr

Funded?: Yes.

History: Age is unknown.

Comments: Timing of the last resurface project is unknown. Surface appears to be old and in poor shape. There are a number of cracks and a couple of chipped spots. This component is scheduled to offset the court refurbish allocation, so that work is scheduled on this court every 6-years.

Useful Life:
12 yearsRemaining Life:
6 years

Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Comp #: 1222 Basketball Equip - Replace

Quantity: (2) Metal Backboards

Location: Sunset Park - between Klinger Canyon Dr and Eagleview Dr

Funded?: No. The backboards are good quality metal pieces. Replacement cost is below the Reserve expense threshold.

Recommend replacing as needed with Operating funds.

History: Installed during 1996.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1224 Volleyball Court - Replenish

Quantity: (1) Court, 29 Tons

Location: Sunset Park - between Klinger Canyon Dr and Eagleview Dr

Funded?: No. There are no significant replacement issues to address with the volleyball court. Sand will need to be replenished periodically. Cost is below the Reserve expense threshold. Recommend replenishing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1230 Landscape Granite - Replenish

Quantity: Approx 89.726 Sq Ft

Location: Sunset Park - between Klinger Canyon Dr and Eagleview Dr

Funded?: Yes.

History: Replenished 5/2013 for \$41,131. Previously replenished in 2007 and original from 1996.

Comments: Conditions vary. Some spots have good, full coverage while other spots look low. There is no expectancy to completely replace the granite, but periodic replenishing should be planned to restore the appearance. Per the previous Reserve Study, the 2013 replenish project included:

*75,049 sq ft of 1/2" screened Wildcat Red at 1" depth (375 tons)

*4,600 sq ft of 4" - 6" rip rap (58 tons)

*10,077 sq ft of 1/4" minus Wildcat Red at 1" depth (50 tons)

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 50,700

Worst Case: \$ 50,700

Cost Source: Client Cost History

N10: WOODSHADE TRAIL

Comp #: 1240 Asphalt - Resurface**Quantity: Approx 3,100 Sq Ft**

Location: Woodshade Trail - walkway/trail area extending from Sunset Park to Rancho Vistoso Blvd

Funded?: Yes.

History: Installed during 2000-01.

Comments: This small parking lot is located right off of Rancho Vistoso Blvd. Surface is rough with exposed aggregate plus some cracking. Life span is based on periodically sealing the asphalt.

Useful Life:
24 yearsRemaining Life:
6 years

Best Case: \$ 9,300

Worst Case: \$ 9,300

Cost Source: ARI Cost Database

Comp #: 1241 Asphalt - Seal/Repair**Quantity: Approx 3,100 Sq Ft**

Location: Woodshade Trail - walkway/trail area extending from Sunset Park to Rancho Vistoso Blvd

Funded?: No. Cost is below the Reserve expense threshold. Funding is included with other asphalt surfaces under the Common Area section of this report.

History: Sealed 4/2015 for ~\$1,115.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1244 Park Furniture - Replace**Quantity: (10) Pieces**

Location: Woodshade Trail - walkway/trail area extending from Sunset Park to Rancho Vistoso Blvd

Funded?: Yes.

History: Installed during 2001 thru 2003.

Comments: Quantity includes (3) 6' benches, (4) picnic tables, and (3) trash cans. These tables have a single pedestal with attached benches. They look old, and at least one has a bent top. Replacement should be anticipated in the near future.

Useful Life:
20 yearsRemaining Life:
1 years

Best Case: \$ 14,300

Worst Case: \$ 14,300

Cost Source: ARI Cost Database

Comp #: 1250 Landscape Granite - Replenish**Quantity: Approx 45,888 Sq Ft**

Location: Woodshade Trail - walkway/trail area extending from Sunset Park to Rancho Vistoso Blvd

Funded?: Yes.

History: Replenished 5/2013 for \$21,501.

Comments: The 2013 replenish project only included ground cover up to the drainage basin; it did not include surfaces on the other side of the basin that border Vistoso Village. There is no expectancy to completely replace the granite, but periodic replenishing should be planned to restore the appearance. Per the previous Reserve Study, the 2013 replenish project included:

*42,535 sq ft of 1/2" screened Wildcat Red at 1" depth (212 tons)

*2,653 sq ft of 4" - 6" rip rap (102 tons)

*700 sq ft of 1/4" minus Wildcat Red at 1" depth (4 tons)

Useful Life:
10 yearsRemaining Life:
2 years

Best Case: \$ 26,200

Worst Case: \$ 26,200

Cost Source: Client Cost History

N11: VISTOSO HIGHLANDS

Comp #: 1300 Artificial Turf - Replace**Quantity: Approx 1,940 Sq Ft**

Location: Bell Tower at the corner of Rancho Vistoso Blvd & Vistoso Highlands Dr

Funded?: Yes.

History: Installed during 2015.

Comments: Artificial turf was installed as part of a landscape project around this intersection. Turf still looks nice and appears to be in good condition.

Useful Life:
12 yearsRemaining Life:
6 years

Best Case: \$ 17,500

Worst Case: \$ 17,500

Cost Source: ARI Cost Database

Comp #: 1306 Tile Roof - Replace**Quantity: Approx 130 Sq Ft**

Location: Bell Tower at the corner of Rancho Vistoso Blvd & Vistoso Highlands Dr

Funded?: Yes.

History: Installed around 1999.

Comments: There is a small section of clay tile roof on the Bell Tower. There is concrete between the tiles, so the entire roof will have to be replaced when the underlayment wears out. There appears to be a good amount of missing or broken tiles. This roof should be nearing time for replacement.

Useful Life:
25 yearsRemaining Life:
3 years

Best Case: \$ 2,500

Worst Case: \$ 2,500

Cost Source: ARI Cost Database

Comp #: 1310 Landscape - Renovate**Quantity: Approx 171,000 Sq Ft**

Location: Landscape tracts & medians on Vistoso Highlands Drive

Funded?: Yes.

History: Renovated in 2016 for \$420,832. Previously original from the early 2000's.

Comments: The 2016 renovation project involved replacing all of the irrigation and plants plus added 1" screened Wildcat Red granite to cover 155,000 sq ft and 4" to 8" Coronado Brown rip rap to cover 16,000 sq ft. Landscaping still looks attractive and is in good condition. This component funds for similar renovations in the future.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 486,000

Worst Case: \$ 486,000

Cost Source: Client Cost History

Comp #: 1311 Landscape Granite - Replenish**Quantity: Approx 171,000 Sq Ft**

Location: Landscape tracts & medians on Vistoso Highlands Drive

Funded?: Yes.

History: Replenished in 2016 as part of the renovation project.

Comments: Granite coverage is new and in good condition. The granite will need replenishing sooner than scheduled under the landscape renovation project. This component funds to top dress or replenish the granite once between renovation projects.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 95,800

Worst Case: \$ 95,800

Cost Source: ARI Cost Database

Comp #: 1320 Walls & Rails - Repaint**Quantity: Stucco & Metal**

Location: Bell Tower, Vistoso Highlands & Stone Village

Funded?: Yes.

History: Painted walls in 2013.

Comments: This component funds to paint ~13,530 sq ft of common stucco walls, ~1,400 sq ft of stucco at the Bell Tower, 136 LF of culvert rails, and 744 sq ft of decorative, tubular metal rails. Stucco surfaces look older, but are in fair condition. Metal surfaces were not repainted in 2013. They look old, chipped, and rusty. Recommend painting all common stucco and metal surfaces together.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database

Comp #: 1322 Stucco Walls - Repaint**Quantity: Approx 3,600 Sq Ft**

Location: Front perimeter of Fairfield at Vistoso (11AF)

Funded?: No. Fairfield is responsible for maintaining and painting its perimeter walls, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source: