

Serving Arizona & New Mexico
4733 E. Firestone Drive
Chandler, AZ 85249



ASSOCIATION
RESERVES™

Planning For The Inevitable™

Tel : (480) 361-5340 / (800) 393-7903
Fax : (480) 634-4616
www.reservestudy.com

Regional Offices

Arizona
California
Colorado
Florida
Hawaii
Nevada
North Carolina
Texas
Washington



Vistoso Community Association
Oro Valley, AZ



Report #: 8973-9
Beginning: January 1, 2022
Expires: December 31, 2022

RESERVE STUDY
Update "No-Site-Visit"

December 21, 2021

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



Est. 1986

**ASSOCIATION
RESERVES™**

Planning For The Inevitable™

www.reservestudy.com

Table of Contents

Executive Summary	5
Executive Summary (Component List)	6
Introduction, Objectives, and Methodology	11
Which Physical Assets are Funded by Reserves?	12
How do we establish Useful Life and Remaining Useful Life estimates?	12
How do we establish Current Repair/Replacement Cost Estimates?	12
How much Reserves are enough?	13
How much should we contribute?	14
What is our Recommended Funding Goal?	14
Projected Expenses	15
Annual Reserve Expenses Graph	15
Reserve Fund Status & Recommended Funding Plan	16
Annual Reserve Funding Graph	16
30-Yr Cash Flow Graph	17
Percent Funded Graph	17
Table Descriptions	18
Budget Summary	19
Reserve Component List Detail	20
Fully Funded Balance	24
Component Significance	28
30-Year Reserve Plan Summary	32
30-Year Income/Expense Detail	33
Accuracy, Limitations, and Disclosures	51
Terms and Definitions	52
Component Details	53
COMMON AREA	54
NEIGHBORHOOD 2	60
N2: BIG WASH PARK	62
NEIGHBORHOOD 3	64
NEIGHBORHOOD 5	66
NEIGHBORHOOD 5 PARK	68
NEIGHBORHOOD 7	70
N7: WILDLIFE RIDGE PARK	71
NEIGHBORHOOD 10, PHASE 1	75
NEIGHBORHOOD 10, PHASE 2	78
NEIGHBORHOOD 10, PHASE 3	81
N10: HOHOKAM PARK	84
N10: SUNSET PARK	89
N10: WOODSHADE TRAIL	92

N11: VISTOSO HIGHLANDS	93
SIENA NEIGHBORHOOD	94

**Vistoso Community Association**

Oro Valley, AZ

Level of Service: **Update "No-Site-Visit"**Report #: **8973-9**

of Units: 4,965

January 1, 2022 through December 31, 2022**Findings & Recommendations****as of January 1, 2022**

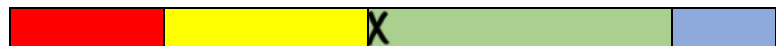
Projected Starting Reserve Balance	\$3,074,146
Current Fully Funded Reserve Balance	\$4,221,096
Average Reserve Deficit (Surplus) Per Unit	\$231
Percent Funded	72.8 %
Current Monthly Reserve Contribution	\$37,500
Recommended 2022 Monthly Reserve Contribution	\$54,000

Reserve Fund Strength: 72.8%**Weak****Fair****Strong**

< 30%

< 70%

> 130%

**Risk of Special Assessment:****High****Medium****Low****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **1.00 %**Annual Inflation Rate **3.00 %**

This is an Update "No-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2021 Fiscal Year. No site inspection was performed as part of this Reserve Study.

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.

Significant changes implemented into the report this year involved adding drainage mitigation as a Reserve component and combining the Siena parcel assets into VCA.

Your Reserve Fund is 72.8 % Funded. This means the Reserve Fund status is Strong, and the HOA's risk of special assessments & deferred maintenance 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 \$54,000. Nominal annual increases are scheduled to help offset inflation. Going forward, the contribution rate should be increased as illustrated on the 30-yr Summary Table.

This Reserve Study does not account for every potential expense the HOA may face. Projects deemed unpredictable with regard to timing and cost are typically not included. It is beyond the scope of this Reserve Study to inspect or assess structural conditions of buildings, walls, electrical systems, utilities, plumbing systems, irrigation, drainage, etc. We recommend scheduling periodic inspections by qualified engineers or other industry professionals to assess any potential issues or concerns.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
COMMON AREA				
100	Monuments - Replace	25	4	\$65,600
102	Monuments - Refinish	5	0	\$3,850
108	Monument Lights - Replace	15	3	\$9,880
110	Monuments (Parcels) - Replace	20	13	\$88,000
120	Street Lights - Replace	25	9	\$307,000
122	Street Lights - Repaint	8	0	\$68,000
134	Play Equipment - Repair	3	2	\$15,000
140	Walls (Block/Stucco) - Repair	5	4	\$15,000
150	Asphalt - Seal/Repair (A)	4	0	\$8,320
152	Asphalt - Seal/Repair (B)	4	0	\$6,240
156	Concrete - Repair	3	2	\$4,700
161	Irrigation System - Replace (A)	20	18	\$148,000
161	Irrigation System - Replace (B)	20	3	\$114,000
163	Irrig Controllers - Replace	5	4	\$13,500
171	Landscape Granite - Replenish (Ph1)	10	5	\$118,000
172	Landscape Granite - Replenish (Ph2)	10	6	\$69,100
173	Landscape Granite - Replenish (Ph3)	10	8	\$52,500
174	Landscape Granite - Replenish (Ph4)	10	8	\$45,800
180	Median Landscape - Renovate	20	13	\$754,000
182	Median Granite - Replenish	20	3	\$107,000
190	Drainage - Mitigate/Repair (A)	50	0	\$200,000
190	Drainage - Mitigate/Repair (B)	1	1	\$50,000
NEIGHBORHOOD 2				
200	Asphalt - Resurface	24	0	\$3,600
205	Drinking Fountain - Replace	15	10	\$5,820
210	Metal Fence - Replace	30	6	\$4,470
220	Walls & Fence - Repaint	6	5	\$44,000
232	Landscape Granite - Replenish (A)	10	5	\$10,800
234	Landscape Granite - Replenish (B)	10	6	\$13,200
N2: BIG WASH PARK				
260	Asphalt - Resurface	24	2	\$15,200
270	Park Furniture - Replace	20	0	\$5,930
274	Drinking Fountain - Replace	15	10	\$5,820
280	Play Equipment - Replace	18	12	\$41,600
284	Playground Turf - Replace	12	6	\$7,490
286	Shade Sails - Replace	12	1	\$13,500
290	Metal Fence - Replace	30	6	\$12,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
294	Landscape Granite - Replenish	10	9	\$3,700
NEIGHBORHOOD 3				
310	Park Furniture - Replace	20	3	\$12,500
320	Irrigation System - Replace	20	0	\$202,000
322	Landscape Granite - Replenish (A)	10	0	\$215,000
322	Landscape Granite - Replenish (B)	10	10	\$110,000
340	Median Landscape - Renovate	20	13	\$269,000
342	Median Granite - Replenish	20	3	\$38,500
NEIGHBORHOOD 5				
500	Park Furniture - Replace	20	0	\$17,500
510	Metal Fence - Replace	25	1	\$2,910
517	Culvert Rails - Repaint	6	3	\$10,700
520	Walls & Fence - Repaint	6	5	\$12,800
530	Landscape Granite - Replenish (A)	10	1	\$13,300
531	Landscape Granite - Replenish (B)	10	8	\$31,200
540	Median Landscape - Renovate	20	17	\$88,600
542	Median Granite - Replenish	20	7	\$10,400
NEIGHBORHOOD 5 PARK				
656	Tile Roof - Refurbish	25	24	\$4,200
658	Drinking Fountain - Replace	15	13	\$5,820
660	Park Furniture - Replace	20	18	\$14,400
670	Play Equipment - Replace	18	16	\$93,600
674	Playground Wood - Replenish	5	3	\$6,340
678	Shade Screens - Replace	12	10	\$12,500
690	Ramada Roof - Replace	25	23	\$9,200
698	Landscape Granite - Replenish	10	8	\$25,000
NEIGHBORHOOD 7				
700	Park Furniture - Replace	20	0	\$13,100
710	Metal Fence - Replace	25	1	\$16,200
720	Walls & Fence - Repaint	6	3	\$55,300
726	Solar Lighting - Replace	15	10	\$7,800
730	Landscape Granite - Replenish	10	1	\$91,300
N7: WILDLIFE RIDGE PARK				
740	Asphalt - Resurface	24	3	\$27,000
746	Pole Lights - Replace	30	5	\$23,400
748	Metal Fence - Replace	30	8	\$13,600
750	Metal Surfaces - Repaint	6	5	\$6,400
756	Tile Roofs - Refurbish	25	19	\$10,100
758	Drinking Fountain - Replace	15	10	\$5,820
760	Park Furniture - Replace (A)	20	0	\$36,000
760	Park Furniture - Replace (B)	20	9	\$6,860
770	Play Equipment - Replace (A)	18	6	\$70,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
770	Play Equipment - Replace (B)	12	11	\$9,400
774	Playground Turf - Replace	12	0	\$3,120
776	Shade Sails - Replace	12	0	\$10,100
779	Basketball Court - Replace	30	9	\$20,800
784	Baseball Backstop - Replace	18	11	\$13,700
794	Landscape Granite - Replenish	10	1	\$48,600
NEIGHBORHOOD 10, PHASE 1				
1000	Metal Fence - Replace	25	7	\$51,000
1020	Walls & Fence - Repaint (A)	6	4	\$58,100
1020	Walls & Fence - Repaint (B)	6	5	\$31,000
1030	Landscape Granite - Replenish (A)	10	6	\$19,600
1030	Landscape Granite - Replenish (B)	10	8	\$104,000
1030	Landscape Granite - Replenish (C)	10	0	\$79,000
1032	Irrigation System - Replace	20	0	\$140,000
NEIGHBORHOOD 10, PHASE 2				
1040	Park Furniture - Replace	20	5	\$66,900
1043	Drinking Fountains - Replace	18	3	\$11,200
1046	Play Equip - Replace (Somerset)	18	2	\$50,000
1048	Play Equip - Replace (Monticello)	18	3	\$85,300
1050	Play Equip - Replace (Torreno)	18	4	\$54,000
1053	Playground Wood - Replenish	8	7	\$3,200
1054	Shade Screens - Replace	12	9	\$10,700
1056	Shade Sails - Replace	12	0	\$11,500
1060	Basketball Backboards - Replace	20	5	\$4,780
1062	Ramada Roofs - Replace	25	9	\$22,500
1064	Ramada Trim - Repaint	6	5	\$3,600
1070	Metal Fence - Replace (Somerset)	30	14	\$5,200
1072	Metal Fence - Replace (Torreno)	20	6	\$3,950
1074	Walls & Fence - Repaint (A)	6	4	\$31,400
1074	Walls & Fence - Repaint (B)	6	5	\$27,000
1078	Landscape Granite - Replenish (A)	10	8	\$91,000
1078	Landscape Granite - Replenish (B)	10	6	\$188,000
NEIGHBORHOOD 10, PHASE 3				
1082	Walls & Fence - Repaint	6	4	\$8,220
1083	Fence & Rails - Repaint	6	0	\$2,910
1084	Metal Fence - Replace (A)	25	18	\$12,700
1084	Metal Fence - Replace (B)	25	19	\$24,800
1084	Metal Fence - Replace (C)	30	28	\$28,100
1086	Park Furniture - Replace	20	18	\$5,300
1088	Mailboxes - Replace (A)	20	14	\$23,500
1088	Mailboxes - Replace (B)	20	18	\$5,500
1090	Asphalt - Resurface	24	18	\$6,030

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1092	Landscape Granite - Replenish (A)	10	4	\$78,600
1092	Landscape Granite - Replenish (B)	10	5	\$20,100
1094	Median Landscape - Renovate	20	14	\$203,000
1095	Median Granite - Replenish	20	4	\$28,700
N10: HOHOKAM PARK				
1100	Asphalt - Resurface	24	2	\$93,600
1106	Pole Lights - Replace	30	10	\$42,100
1108	Dog Park Fence - Replace	20	2	\$13,300
1109	Dog Park Surface - Replenish	10	3	\$3,220
1110	Dog Park Benches - Replace	20	12	\$7,490
1112	Dog Park Fountain - Replace	18	10	\$3,120
1114	Metal Surfaces - Repaint	6	0	\$7,280
1118	Tile Roofs - Refurbish	25	19	\$12,000
1119	Drinking Fountain - Replace	15	10	\$5,820
1120	Park Furniture - Replace (A)	20	2	\$58,700
1120	Park Furniture - Replace (B)	20	17	\$4,470
1130	Play Equipment - Replace (A)	18	4	\$90,000
1130	Play Equipment - Replace (B)	18	14	\$64,000
1134	Playground Turf - Replace	12	0	\$10,600
1138	Shade Sails - Replace	12	0	\$23,700
1140	Basketball Court - Replace	30	11	\$41,600
1151	Tennis Courts - Resurface	8	0	\$12,500
1152	Tennis Fence - Replace	30	10	\$26,300
1154	Tennis Fence - Repaint	8	0	\$5,510
1156	Tennis Windscreen - Replace	8	0	\$3,120
1158	Tennis Lights - Replace	30	10	\$25,800
1160	Landscape Granite - Replenish	10	1	\$52,000
N10: SUNSET PARK				
1200	Asphalt - Resurface	24	0	\$24,000
1206	Park Furniture - Replace (A)	20	0	\$7,100
1206	Park Furniture - Replace (B)	20	16	\$5,300
1210	Drinking Fountain - Replace	15	10	\$5,820
1214	Play Equipment - Replace	18	12	\$62,400
1216	Playground Wood - Replenish	6	5	\$5,000
1218	Shade Sails - Replace	12	0	\$11,000
1220	Basketball Court - Refurbish	12	0	\$16,400
1221	Basketball Court - Resurface	12	6	\$5,200
1230	Landscape Granite - Replenish	10	1	\$52,700
N10: WOODSHADE TRAIL				
1240	Asphalt - Resurface	24	5	\$9,800
1244	Park Furniture - Replace	20	0	\$15,000
1250	Landscape Granite - Replenish	10	1	\$27,200

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
N11: VISTOSO HIGHLANDS				
1300	Artificial Turf - Replace	12	5	\$18,200
1306	Tile Roof - Replace	25	2	\$2,800
1310	Landscape - Renovate	20	14	\$505,000
1311	Landscape Granite - Replenish	20	4	\$99,600
1320	Walls & Rails - Repaint	6	0	\$15,600
SIENA NEIGHBORHOOD				
2000	Monument - Refurbish	20	13	\$2,600
2004	Entry System - Replace	15	0	\$5,820
2006	Gate Operators - Replace	15	0	\$18,400
2010	Vehicle Gates - Replace	30	14	\$26,000
2014	Walls & Gates - Repaint	5	1	\$2,700
2016	Landscape Lights - Replace	10	4	\$9,400
2018	Landscape Granite - Replenish	10	5	\$23,000
2020	Asphalt - Repave	30	14	\$325,000
2021	Asphalt - Seal/Repair	4	3	\$18,800
164 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 No-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 updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

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



RESERVE COMPONENT "FOUR-PART TEST"

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.

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.

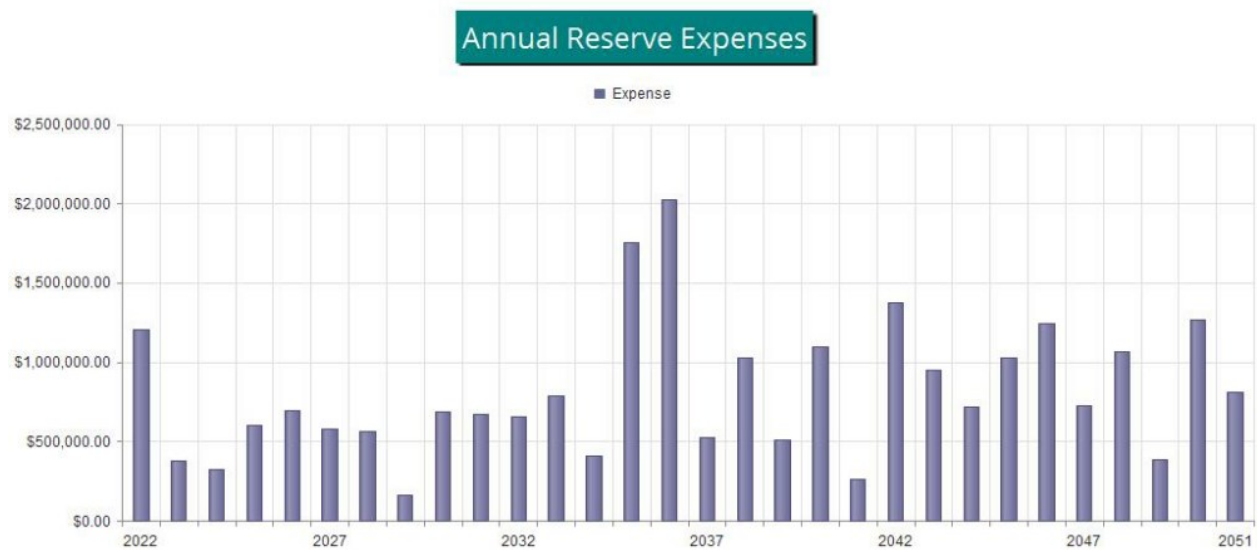


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$3,074,146 as-of the start of your fiscal year on 1/1/2022. This is based on your actual balance of \$3,147,755 on 11/30/2021 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/1/2022, your Fully Funded Balance is computed to be \$4,221,096. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 72.8 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$54,000 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.

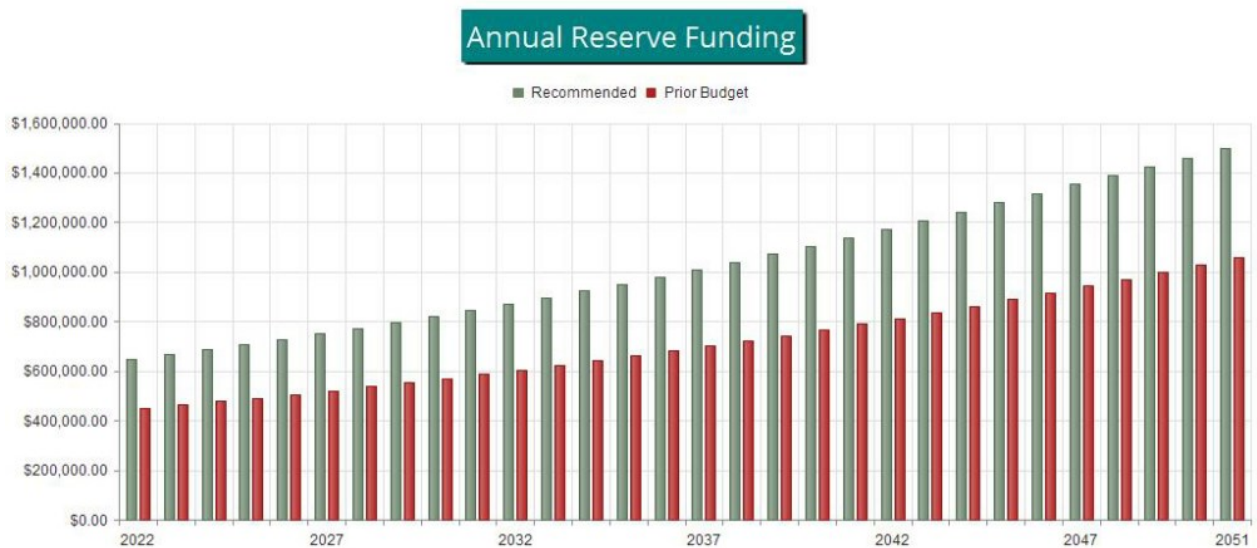


Figure 2

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.

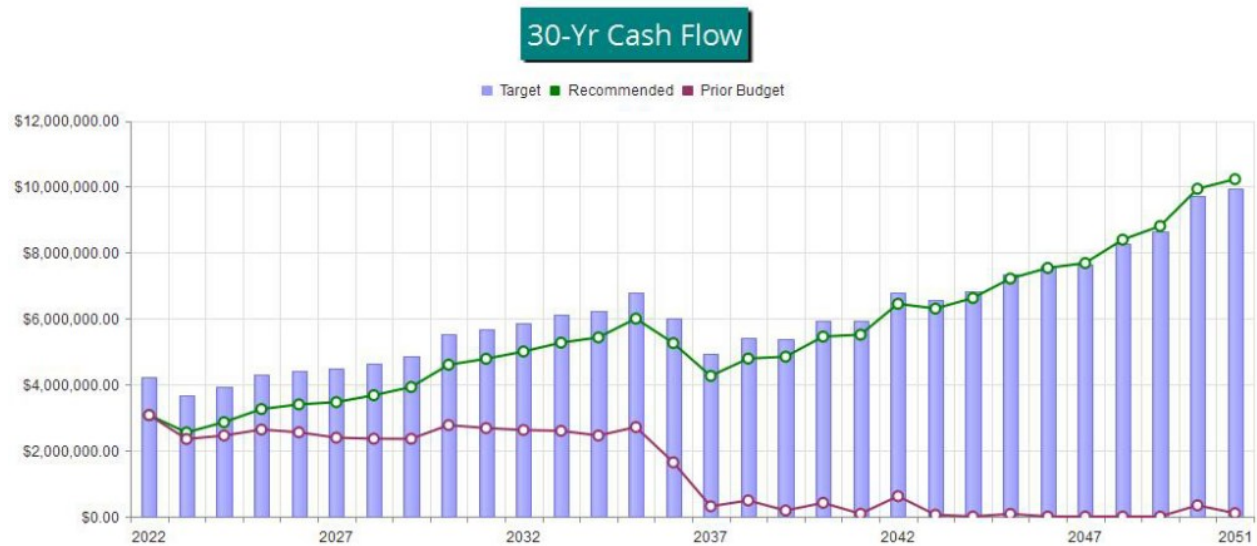


Figure 3

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.

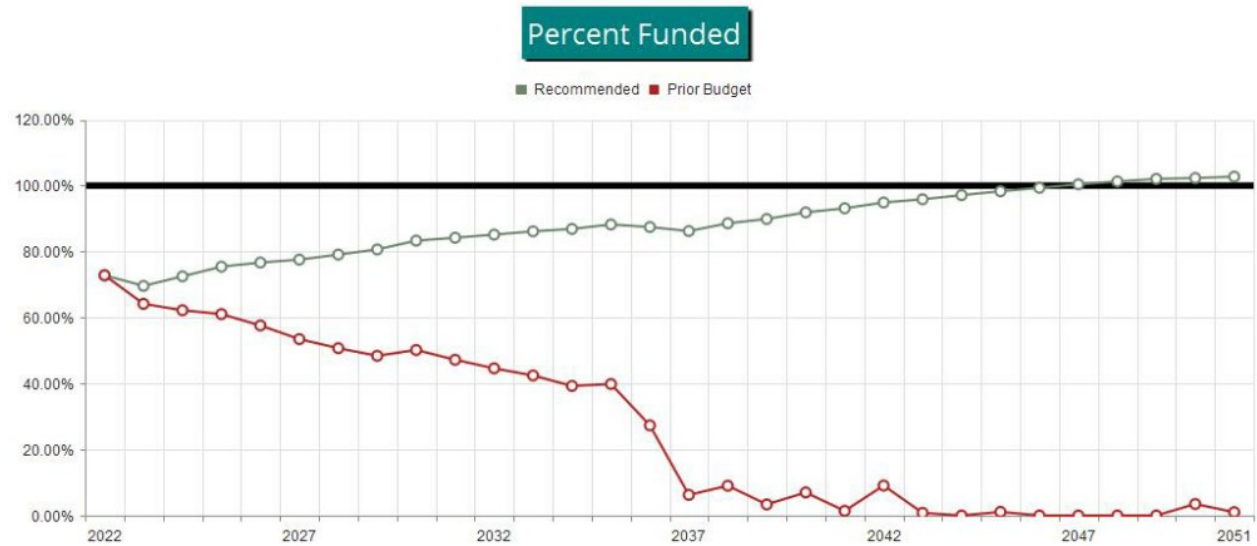


Figure 4



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

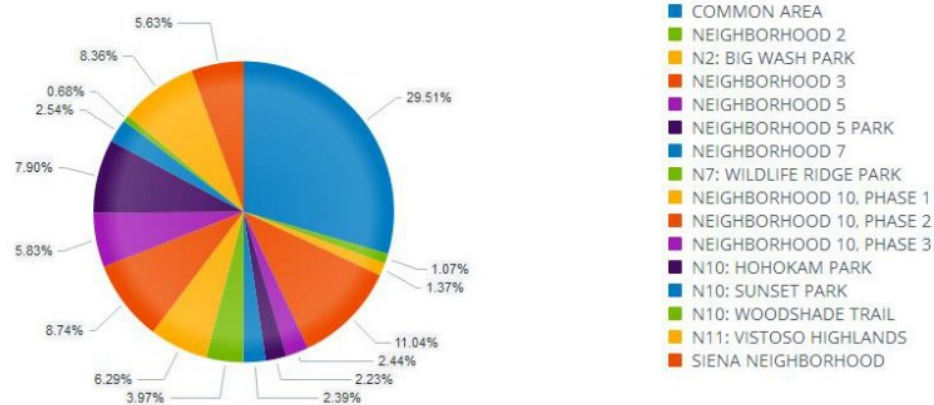
Report # 8973-9
No-Site-Visit

	Useful Life		2022 Rem. Useful Life		Estimated Replacement Cost in 2022	2022 Expenditures	01/01/2022 Current Fund Balance	01/01/2022 Fully Funded Balance	Remaining Bal. to be Funded	2022 Contributions
	Min	Max	Min	Max						
COMMON AREA	1	50	0	18	\$2,263,490	\$286,410	\$744,634	\$1,161,815	\$1,518,856	\$212,364
NEIGHBORHOOD 2	6	30	0	10	\$81,890	\$3,600	\$25,189	\$27,129	\$56,701	\$12,038
N2: BIG WASH PARK	10	30	0	12	\$105,240	\$5,930	\$45,953	\$61,760	\$59,287	\$7,102
NEIGHBORHOOD 3	10	20	0	13	\$847,000	\$417,000	\$460,350	\$554,500	\$386,650	\$67,696
NEIGHBORHOOD 5	6	25	0	17	\$187,410	\$17,500	\$52,747	\$66,037	\$134,663	\$16,529
NEIGHBORHOOD 5 PARK	5	25	3	24	\$171,060	\$0	\$7,536	\$23,139	\$163,524	\$13,463
NEIGHBORHOOD 7	6	25	0	10	\$183,700	\$13,100	\$138,472	\$141,072	\$45,228	\$23,300
N7: WILDLIFE RIDGE PARK	6	30	0	19	\$304,900	\$49,220	\$197,565	\$222,600	\$107,335	\$21,312
NEIGHBORHOOD 10, PHASE 1	6	25	0	8	\$482,700	\$219,000	\$308,893	\$308,893	\$173,807	\$51,003
NEIGHBORHOOD 10, PHASE 2	6	30	0	14	\$670,230	\$11,500	\$361,328	\$364,101	\$308,902	\$65,244
NEIGHBORHOOD 10, PHASE 3	6	30	0	28	\$447,460	\$2,910	\$85,820	\$167,739	\$361,640	\$32,015
N10: HOHOKAM PARK	6	30	0	19	\$606,230	\$62,710	\$332,364	\$445,606	\$273,866	\$39,805
N10: SUNSET PARK	6	24	0	16	\$194,920	\$58,500	\$109,363	\$133,163	\$85,557	\$16,514
N10: WOODSHADE TRAIL	10	24	0	5	\$52,000	\$15,000	\$47,238	\$47,238	\$4,762	\$4,480
N11: VISTOSO HIGHLANDS	6	25	0	14	\$641,200	\$15,600	\$108,473	\$259,973	\$532,727	\$39,807
SIENA NEIGHBORHOOD	4	30	0	14	\$431,720	\$24,220	\$48,220	\$236,330	\$383,500	\$25,328
					\$7,671,150	\$1,202,200	\$3,074,146	\$4,221,096	\$4,597,004	\$648,000

Percent Funded: 72.8%

Budget Summary

Percentage of Total Estimated Replacement Costs





#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
COMMON AREA					
100	Monuments - Replace	(5) Monuments	25	4	\$65,600
102	Monuments - Refinish	(5) Monuments	5	0	\$3,850
108	Monument Lights - Replace	Numerous Lights	15	3	\$9,880
110	Monuments (Parcels) - Replace	(40) Monuments	20	13	\$88,000
120	Street Lights - Replace	(255) Light Fixtures	25	9	\$307,000
122	Street Lights - Repaint	(255) Light Fixtures	8	0	\$68,000
134	Play Equipment - Repair	(9) Parks	3	2	\$15,000
140	Walls (Block/Stucco) - Repair	Approx 401,200 Sq Ft	5	4	\$15,000
150	Asphalt - Seal/Repair (A)	Approx 38,650 Sq Ft	4	0	\$8,320
152	Asphalt - Seal/Repair (B)	Approx 17,800 Sq Ft	4	0	\$6,240
156	Concrete - Repair	Numerous Sq Ft	3	2	\$4,700
161	Irrigation System - Replace (A)	Lines, Valves, Heads	20	18	\$148,000
161	Irrigation System - Replace (B)	Lines, Valves, Heads	20	3	\$114,000
163	Irrig Controllers - Replace	Approx (43) Controllers	5	4	\$13,500
171	Landscape Granite - Replenish (Ph1)	Numerous Sq Ft	10	5	\$118,000
172	Landscape Granite - Replenish (Ph2)	Numerous Sq Ft	10	6	\$69,100
173	Landscape Granite - Replenish (Ph3)	Approx 110,600 Sq Ft	10	8	\$52,500
174	Landscape Granite - Replenish (Ph4)	Numerous Sq Ft	10	8	\$45,800
180	Median Landscape - Renovate	Approx (28) Medians	20	13	\$754,000
182	Median Granite - Replenish	Approx (28) Medians	20	3	\$107,000
190	Drainage - Mitigate/Repair (A)	Numerous Sq Ft	50	0	\$200,000
190	Drainage - Mitigate/Repair (B)	Numerous Sq Ft	1	1	\$50,000
NEIGHBORHOOD 2					
200	Asphalt - Resurface	Approx 840 Sq Ft	24	0	\$3,600
205	Drinking Fountain - Replace	(1) Fountain	15	10	\$5,820
210	Metal Fence - Replace	Approx 65 LF	30	6	\$4,470
220	Walls & Fence - Repaint	Stucco & Metal	6	5	\$44,000
232	Landscape Granite - Replenish (A)	Approx 13,600 Sq Ft	10	5	\$10,800
234	Landscape Granite - Replenish (B)	Numerous Sq Ft	10	6	\$13,200
N2: BIG WASH PARK					
260	Asphalt - Resurface	Approx 4,860 Sq Ft	24	2	\$15,200
270	Park Furniture - Replace	(4) Pieces	20	0	\$5,930
274	Drinking Fountain - Replace	(1) Fountain	15	10	\$5,820
280	Play Equipment - Replace	(1) Play Structure	18	12	\$41,600
284	Playground Turf - Replace	Approx 250 Sq Ft	12	6	\$7,490
286	Shade Sails - Replace	(3) Sails: 1,070 Sq Ft	12	1	\$13,500
290	Metal Fence - Replace	Approx 280 LF	30	6	\$12,000
294	Landscape Granite - Replenish	Numerous Sq Ft	10	9	\$3,700
NEIGHBORHOOD 3					
310	Park Furniture - Replace	(4) Benches, (6) Trash	20	3	\$12,500
320	Irrigation System - Replace	Lines, Valves, Heads	20	0	\$202,000
322	Landscape Granite - Replenish (A)	Approx 191,000 Sq Ft	10	0	\$215,000
322	Landscape Granite - Replenish (B)	Approx 191,000 Sq Ft	10	10	\$110,000
340	Median Landscape - Renovate	(10) Medians	20	13	\$269,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
342	Median Granite - Replenish	Approx 364 Tons	20	3	\$38,500
NEIGHBORHOOD 5					
500	Park Furniture - Replace	(12) Pieces	20	0	\$17,500
510	Metal Fence - Replace	Approx 33 LF	25	1	\$2,910
517	Culvert Rails - Repaint	Approx 1,470 LF	6	3	\$10,700
520	Walls & Fence - Repaint	Stucco & Metal	6	5	\$12,800
530	Landscape Granite - Replenish (A)	Approx 28,000 Sq Ft	10	1	\$13,300
531	Landscape Granite - Replenish (B)	Approx 65,200 Sq Ft	10	8	\$31,200
540	Median Landscape - Renovate	Approx 21,300 Sq Ft	20	17	\$88,600
542	Median Granite - Replenish	Approx 21,300 Sq Ft	20	7	\$10,400
NEIGHBORHOOD 5 PARK					
656	Tile Roof - Refurbish	Approx 700 Sq Ft	25	24	\$4,200
658	Drinking Fountain - Replace	(1) MDF Fountain	15	13	\$5,820
660	Park Furniture - Replace	(10) Pieces	20	18	\$14,400
670	Play Equipment - Replace	(6) Pieces	18	16	\$93,600
674	Playground Wood - Replenish	Approx 5,100 Sq Ft	5	3	\$6,340
678	Shade Screens - Replace	(2) Screens: 2,550 Sq Ft	12	10	\$12,500
690	Ramada Roof - Replace	(1) Ramada: 430 Sq Ft	25	23	\$9,200
698	Landscape Granite - Replenish	Numerous Sq Ft	10	8	\$25,000
NEIGHBORHOOD 7					
700	Park Furniture - Replace	(9) Pieces	20	0	\$13,100
710	Metal Fence - Replace	Approx 344 LF	25	1	\$16,200
720	Walls & Fence - Repaint	Stucco & Metal	6	3	\$55,300
726	Solar Lighting - Replace	(2) Lighting Systems	15	10	\$7,800
730	Landscape Granite - Replenish	Numerous Sq Ft	10	1	\$91,300
N7: WILDLIFE RIDGE PARK					
740	Asphalt - Resurface	Approx 8,650 Sq Ft	24	3	\$27,000
746	Pole Lights - Replace	(12) Lights, (8) Poles	30	5	\$23,400
748	Metal Fence - Replace	Approx 290 LF	30	8	\$13,600
750	Metal Surfaces - Repaint	Fence, Lights, Posts	6	5	\$6,400
756	Tile Roofs - Refurbish	Approx 1,680 Sq Ft	25	19	\$10,100
758	Drinking Fountain - Replace	(1) Fountain	15	10	\$5,820
760	Park Furniture - Replace (A)	(26) Pieces	20	0	\$36,000
760	Park Furniture - Replace (B)	(4) Pieces	20	9	\$6,860
770	Play Equipment - Replace (A)	(1) Play Structure	18	6	\$70,000
770	Play Equipment - Replace (B)	(1) Swing Set	12	11	\$9,400
774	Playground Turf - Replace	Approx 100 Sq Ft	12	0	\$3,120
776	Shade Sails - Replace	(3) Sails: 800 Sq Ft	12	0	\$10,100
779	Basketball Court - Replace	(1) Half Court	30	9	\$20,800
784	Baseball Backstop - Replace	(1) Backstop, 40 LF	18	11	\$13,700
794	Landscape Granite - Replenish	Approx 65,410 Sq Ft	10	1	\$48,600
NEIGHBORHOOD 10, PHASE 1					
1000	Metal Fence - Replace	Approx 1,080 LF	25	7	\$51,000
1020	Walls & Fence - Repaint (A)	Stucco & Metal	6	4	\$58,100
1020	Walls & Fence - Repaint (B)	Stucco & Metal	6	5	\$31,000
1030	Landscape Granite - Replenish (A)	Approx 49,800 Sq Ft	10	6	\$19,600
1030	Landscape Granite - Replenish (B)	Approx 219,480 Sq Ft	10	8	\$104,000
1030	Landscape Granite - Replenish (C)	Approx 164,320 Sq Ft	10	0	\$79,000
1032	Irrigation System - Replace	Lines, Valves, Heads	20	0	\$140,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
NEIGHBORHOOD 10, PHASE 2					
1040	Park Furniture - Replace	(50) Pieces	20	5	\$66,900
1043	Drinking Fountains - Replace	(2) Fountains	18	3	\$11,200
1046	Play Equip - Replace (Somerset)	(1) Piece	18	2	\$50,000
1048	Play Equip - Replace (Monticello)	(3) Pieces	18	3	\$85,300
1050	Play Equip - Replace (Torreno)	(3) Pieces	18	4	\$54,000
1053	Playground Wood - Replenish	Approx 1,900 Sq Ft	8	7	\$3,200
1054	Shade Screens - Replace	(2) Screens: 2,130 Sq Ft	12	9	\$10,700
1056	Shade Sails - Replace	(3) Sails: 900 Sq Ft	12	0	\$11,500
1060	Basketball Backboards - Replace	(4) Metal Backboards	20	5	\$4,780
1062	Ramada Roofs - Replace	(3) Ramadas: 1,050 Sq Ft	25	9	\$22,500
1064	Ramada Trim - Repaint	(3) Ramadas: 2,900 Sq Ft	6	5	\$3,600
1070	Metal Fence - Replace (Somerset)	Approx 147 LF	30	14	\$5,200
1072	Metal Fence - Replace (Torreno)	Approx 74 LF	20	6	\$3,950
1074	Walls & Fence - Repaint (A)	Stucco & Metal	6	4	\$31,400
1074	Walls & Fence - Repaint (B)	Stucco & Metal	6	5	\$27,000
1078	Landscape Granite - Replenish (A)	Approx 192,850 Sq Ft	10	8	\$91,000
1078	Landscape Granite - Replenish (B)	Approx 392,500 Sq Ft	10	6	\$188,000
NEIGHBORHOOD 10, PHASE 3					
1082	Walls & Fence - Repaint	Stucco & Metal	6	4	\$8,220
1083	Fence & Rails - Repaint	Approx 445 LF	6	0	\$2,910
1084	Metal Fence - Replace (A)	Approx 270 LF	25	18	\$12,700
1084	Metal Fence - Replace (B)	Approx 528 LF	25	19	\$24,800
1084	Metal Fence - Replace (C)	Approx 600 LF	30	28	\$28,100
1086	Park Furniture - Replace	(4) Pieces	20	18	\$5,300
1088	Mailboxes - Replace (A)	(7) Clusters	20	14	\$23,500
1088	Mailboxes - Replace (B)	(2) Clusters	20	18	\$5,500
1090	Asphalt - Resurface	Approx 1,450 Sq Ft	24	18	\$6,030
1092	Landscape Granite - Replenish (A)	Approx 164,400 Sq Ft	10	4	\$78,600
1092	Landscape Granite - Replenish (B)	Approx 41,800 Sq Ft	10	5	\$20,100
1094	Median Landscape - Renovate	(6) Medians	20	14	\$203,000
1095	Median Granite - Replenish	(6) Medians	20	4	\$28,700
N10: HOHOKAM PARK					
1100	Asphalt - Resurface	Approx 30,000 Sq Ft	24	2	\$93,600
1106	Pole Lights - Replace	(19) Lights, (17) Poles	30	10	\$42,100
1108	Dog Park Fence - Replace	Approx 310 LF	20	2	\$13,300
1109	Dog Park Surface - Replenish	Approx 5,200 Sq Ft	10	3	\$3,220
1110	Dog Park Benches - Replace	(4) 6' Benches	20	12	\$7,490
1112	Dog Park Fountain - Replace	(1) MDF Fountain	18	10	\$3,120
1114	Metal Surfaces - Repaint	Fence, Lights, Posts	6	0	\$7,280
1118	Tile Roofs - Refurbish	Approx 3,400 Sq Ft	25	19	\$12,000
1119	Drinking Fountain - Replace	(1) Fountain	15	10	\$5,820
1120	Park Furniture - Replace (A)	(39) Pieces	20	2	\$58,700
1120	Park Furniture - Replace (B)	(4) Benches	20	17	\$4,470
1130	Play Equipment - Replace (A)	(7) Pieces	18	4	\$90,000
1130	Play Equipment - Replace (B)	(13) Pieces	18	14	\$64,000
1134	Playground Turf - Replace	Approx 350 Sq Ft	12	0	\$10,600
1138	Shade Sails - Replace	(6) Sails: 1,880 Sq Ft	12	0	\$23,700
1140	Basketball Court - Replace	(1) Full Court	30	11	\$41,600

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1151	Tennis Courts - Resurface	(2) Courts	8	0	\$12,500
1152	Tennis Fence - Replace	Approx 570 LF	30	10	\$26,300
1154	Tennis Fence - Repaint	Approx 570 LF	8	0	\$5,510
1156	Tennis Windscreen - Replace	Approx 1,440 Sq Ft	8	0	\$3,120
1158	Tennis Lights - Replace	(12) Lights, (9) Poles	30	10	\$25,800
1160	Landscape Granite - Replenish	Approx 86,450 Sq Ft	10	1	\$52,000
N10: SUNSET PARK					
1200	Asphalt - Resurface	Approx 7,600 Sq Ft	24	0	\$24,000
1206	Park Furniture - Replace (A)	(7) Pieces	20	0	\$7,100
1206	Park Furniture - Replace (B)	(3) Picnic Tables	20	16	\$5,300
1210	Drinking Fountain - Replace	(1) Fountain	15	10	\$5,820
1214	Play Equipment - Replace	(4) Pieces	18	12	\$62,400
1216	Playground Wood - Replenish	Approx 4,420 Sq Ft	6	5	\$5,000
1218	Shade Sails - Replace	(3) Sails: 870 Sq Ft	12	0	\$11,000
1220	Basketball Court - Refurbish	(1) Full Court	12	0	\$16,400
1221	Basketball Court - Resurface	(1) Full Court	12	6	\$5,200
1230	Landscape Granite - Replenish	Approx 89.726 Sq Ft	10	1	\$52,700
N10: WOODSHADE TRAIL					
1240	Asphalt - Resurface	Approx 3,100 Sq Ft	24	5	\$9,800
1244	Park Furniture - Replace	(10) Pieces	20	0	\$15,000
1250	Landscape Granite - Replenish	Approx 45,888 Sq Ft	10	1	\$27,200
N11: VISTOSO HIGHLANDS					
1300	Artificial Turf - Replace	Approx 1,940 Sq Ft	12	5	\$18,200
1306	Tile Roof - Replace	Approx 130 Sq Ft	25	2	\$2,800
1310	Landscape - Renovate	Approx 171,000 Sq Ft	20	14	\$505,000
1311	Landscape Granite - Replenish	Approx 171,000 Sq Ft	20	4	\$99,600
1320	Walls & Rails - Repaint	Stucco & Metal	6	0	\$15,600
SIENA NEIGHBORHOOD					
2000	Monument - Refurbish	(1) Monument	20	13	\$2,600
2004	Entry System - Replace	(1) DoorKing System	15	0	\$5,820
2006	Gate Operators - Replace	(4) Apollo Operators	15	0	\$18,400
2010	Vehicle Gates - Replace	(4) Vehicle, (2) Ped.	30	14	\$26,000
2014	Walls & Gates - Repaint	Stucco & Metal	5	1	\$2,700
2016	Landscape Lights - Replace	(27) Light Fixtures	10	4	\$9,400
2018	Landscape Granite - Replenish	Approx 39,300 Sq Ft	10	5	\$23,000
2020	Asphalt - Repave	Approx 125,000 Sq Ft	30	14	\$325,000
2021	Asphalt - Seal/Repair	Approx 125,000 Sq Ft	4	3	\$18,800
164	Total Funded Components				



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
COMMON AREA								
100	Monuments - Replace	\$65,600	X	21	/	25	=	\$55,104
102	Monuments - Refinish	\$3,850	X	5	/	5	=	\$3,850
108	Monument Lights - Replace	\$9,880	X	12	/	15	=	\$7,904
110	Monuments (Parcels) - Replace	\$88,000	X	7	/	20	=	\$30,800
120	Street Lights - Replace	\$307,000	X	16	/	25	=	\$196,480
122	Street Lights - Repaint	\$68,000	X	8	/	8	=	\$68,000
134	Play Equipment - Repair	\$15,000	X	1	/	3	=	\$5,000
140	Walls (Block/Stucco) - Repair	\$15,000	X	1	/	5	=	\$3,000
150	Asphalt - Seal/Repair (A)	\$8,320	X	4	/	4	=	\$8,320
152	Asphalt - Seal/Repair (B)	\$6,240	X	4	/	4	=	\$6,240
156	Concrete - Repair	\$4,700	X	1	/	3	=	\$1,567
161	Irrigation System - Replace (A)	\$148,000	X	2	/	20	=	\$14,800
161	Irrigation System - Replace (B)	\$114,000	X	17	/	20	=	\$96,900
163	Irrig Controllers - Replace	\$13,500	X	1	/	5	=	\$2,700
171	Landscape Granite - Replenish (Ph1)	\$118,000	X	5	/	10	=	\$59,000
172	Landscape Granite - Replenish (Ph2)	\$69,100	X	4	/	10	=	\$27,640
173	Landscape Granite - Replenish (Ph3)	\$52,500	X	2	/	10	=	\$10,500
174	Landscape Granite - Replenish (Ph4)	\$45,800	X	2	/	10	=	\$9,160
180	Median Landscape - Renovate	\$754,000	X	7	/	20	=	\$263,900
182	Median Granite - Replenish	\$107,000	X	17	/	20	=	\$90,950
190	Drainage - Mitigate/Repair (A)	\$200,000	X	50	/	50	=	\$200,000
190	Drainage - Mitigate/Repair (B)	\$50,000	X	0	/	1	=	\$0
NEIGHBORHOOD 2								
200	Asphalt - Resurface	\$3,600	X	24	/	24	=	\$3,600
205	Drinking Fountain - Replace	\$5,820	X	5	/	15	=	\$1,940
210	Metal Fence - Replace	\$4,470	X	24	/	30	=	\$3,576
220	Walls & Fence - Repaint	\$44,000	X	1	/	6	=	\$7,333
232	Landscape Granite - Replenish (A)	\$10,800	X	5	/	10	=	\$5,400
234	Landscape Granite - Replenish (B)	\$13,200	X	4	/	10	=	\$5,280
N2: BIG WASH PARK								
260	Asphalt - Resurface	\$15,200	X	22	/	24	=	\$13,933
270	Park Furniture - Replace	\$5,930	X	20	/	20	=	\$5,930
274	Drinking Fountain - Replace	\$5,820	X	5	/	15	=	\$1,940
280	Play Equipment - Replace	\$41,600	X	6	/	18	=	\$13,867
284	Playground Turf - Replace	\$7,490	X	6	/	12	=	\$3,745
286	Shade Sails - Replace	\$13,500	X	11	/	12	=	\$12,375
290	Metal Fence - Replace	\$12,000	X	24	/	30	=	\$9,600
294	Landscape Granite - Replenish	\$3,700	X	1	/	10	=	\$370
NEIGHBORHOOD 3								
310	Park Furniture - Replace	\$12,500	X	17	/	20	=	\$10,625
320	Irrigation System - Replace	\$202,000	X	20	/	20	=	\$202,000
322	Landscape Granite - Replenish (A)	\$215,000	X	10	/	10	=	\$215,000
322	Landscape Granite - Replenish (B)	\$110,000	X	0	/	10	=	\$0
340	Median Landscape - Renovate	\$269,000	X	7	/	20	=	\$94,150

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
342	Median Granite - Replenish	\$38,500	X	17	/	20	=	\$32,725
NEIGHBORHOOD 5								
500	Park Furniture - Replace	\$17,500	X	20	/	20	=	\$17,500
510	Metal Fence - Replace	\$2,910	X	24	/	25	=	\$2,794
517	Culvert Rails - Repaint	\$10,700	X	3	/	6	=	\$5,350
520	Walls & Fence - Repaint	\$12,800	X	1	/	6	=	\$2,133
530	Landscape Granite - Replenish (A)	\$13,300	X	9	/	10	=	\$11,970
531	Landscape Granite - Replenish (B)	\$31,200	X	2	/	10	=	\$6,240
540	Median Landscape - Renovate	\$88,600	X	3	/	20	=	\$13,290
542	Median Granite - Replenish	\$10,400	X	13	/	20	=	\$6,760
NEIGHBORHOOD 5 PARK								
656	Tile Roof - Refurbish	\$4,200	X	1	/	25	=	\$168
658	Drinking Fountain - Replace	\$5,820	X	2	/	15	=	\$776
660	Park Furniture - Replace	\$14,400	X	2	/	20	=	\$1,440
670	Play Equipment - Replace	\$93,600	X	2	/	18	=	\$10,400
674	Playground Wood - Replenish	\$6,340	X	2	/	5	=	\$2,536
678	Shade Screens - Replace	\$12,500	X	2	/	12	=	\$2,083
690	Ramada Roof - Replace	\$9,200	X	2	/	25	=	\$736
698	Landscape Granite - Replenish	\$25,000	X	2	/	10	=	\$5,000
NEIGHBORHOOD 7								
700	Park Furniture - Replace	\$13,100	X	20	/	20	=	\$13,100
710	Metal Fence - Replace	\$16,200	X	24	/	25	=	\$15,552
720	Walls & Fence - Repaint	\$55,300	X	3	/	6	=	\$27,650
726	Solar Lighting - Replace	\$7,800	X	5	/	15	=	\$2,600
730	Landscape Granite - Replenish	\$91,300	X	9	/	10	=	\$82,170
N7: WILDLIFE RIDGE PARK								
740	Asphalt - Resurface	\$27,000	X	21	/	24	=	\$23,625
746	Pole Lights - Replace	\$23,400	X	25	/	30	=	\$19,500
748	Metal Fence - Replace	\$13,600	X	22	/	30	=	\$9,973
750	Metal Surfaces - Repaint	\$6,400	X	1	/	6	=	\$1,067
756	Tile Roofs - Refurbish	\$10,100	X	6	/	25	=	\$2,424
758	Drinking Fountain - Replace	\$5,820	X	5	/	15	=	\$1,940
760	Park Furniture - Replace (A)	\$36,000	X	20	/	20	=	\$36,000
760	Park Furniture - Replace (B)	\$6,860	X	11	/	20	=	\$3,773
770	Play Equipment - Replace (A)	\$70,000	X	12	/	18	=	\$46,667
770	Play Equipment - Replace (B)	\$9,400	X	1	/	12	=	\$783
774	Playground Turf - Replace	\$3,120	X	12	/	12	=	\$3,120
776	Shade Sails - Replace	\$10,100	X	12	/	12	=	\$10,100
779	Basketball Court - Replace	\$20,800	X	21	/	30	=	\$14,560
784	Baseball Backstop - Replace	\$13,700	X	7	/	18	=	\$5,328
794	Landscape Granite - Replenish	\$48,600	X	9	/	10	=	\$43,740
NEIGHBORHOOD 10, PHASE 1								
1000	Metal Fence - Replace	\$51,000	X	18	/	25	=	\$36,720
1020	Walls & Fence - Repaint (A)	\$58,100	X	2	/	6	=	\$19,367
1020	Walls & Fence - Repaint (B)	\$31,000	X	1	/	6	=	\$5,167
1030	Landscape Granite - Replenish (A)	\$19,600	X	4	/	10	=	\$7,840
1030	Landscape Granite - Replenish (B)	\$104,000	X	2	/	10	=	\$20,800
1030	Landscape Granite - Replenish (C)	\$79,000	X	10	/	10	=	\$79,000
1032	Irrigation System - Replace	\$140,000	X	20	/	20	=	\$140,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
NEIGHBORHOOD 10, PHASE 2								
1040	Park Furniture - Replace	\$66,900	X	15	/	20	=	\$50,175
1043	Drinking Fountains - Replace	\$11,200	X	15	/	18	=	\$9,333
1046	Play Equip - Replace (Somerset)	\$50,000	X	16	/	18	=	\$44,444
1048	Play Equip - Replace (Monticello)	\$85,300	X	15	/	18	=	\$71,083
1050	Play Equip - Replace (Torreno)	\$54,000	X	14	/	18	=	\$42,000
1053	Playground Wood - Replenish	\$3,200	X	1	/	8	=	\$400
1054	Shade Screens - Replace	\$10,700	X	3	/	12	=	\$2,675
1056	Shade Sails - Replace	\$11,500	X	12	/	12	=	\$11,500
1060	Basketball Backboards - Replace	\$4,780	X	15	/	20	=	\$3,585
1062	Ramada Roofs - Replace	\$22,500	X	16	/	25	=	\$14,400
1064	Ramada Trim - Repaint	\$3,600	X	1	/	6	=	\$600
1070	Metal Fence - Replace (Somerset)	\$5,200	X	16	/	30	=	\$2,773
1072	Metal Fence - Replace (Torreno)	\$3,950	X	14	/	20	=	\$2,765
1074	Walls & Fence - Repaint (A)	\$31,400	X	2	/	6	=	\$10,467
1074	Walls & Fence - Repaint (B)	\$27,000	X	1	/	6	=	\$4,500
1078	Landscape Granite - Replenish (A)	\$91,000	X	2	/	10	=	\$18,200
1078	Landscape Granite - Replenish (B)	\$188,000	X	4	/	10	=	\$75,200
NEIGHBORHOOD 10, PHASE 3								
1082	Walls & Fence - Repaint	\$8,220	X	2	/	6	=	\$2,740
1083	Fence & Rails - Repaint	\$2,910	X	6	/	6	=	\$2,910
1084	Metal Fence - Replace (A)	\$12,700	X	7	/	25	=	\$3,556
1084	Metal Fence - Replace (B)	\$24,800	X	6	/	25	=	\$5,952
1084	Metal Fence - Replace (C)	\$28,100	X	2	/	30	=	\$1,873
1086	Park Furniture - Replace	\$5,300	X	2	/	20	=	\$530
1088	Mailboxes - Replace (A)	\$23,500	X	6	/	20	=	\$7,050
1088	Mailboxes - Replace (B)	\$5,500	X	2	/	20	=	\$550
1090	Asphalt - Resurface	\$6,030	X	6	/	24	=	\$1,508
1092	Landscape Granite - Replenish (A)	\$78,600	X	6	/	10	=	\$47,160
1092	Landscape Granite - Replenish (B)	\$20,100	X	5	/	10	=	\$10,050
1094	Median Landscape - Renovate	\$203,000	X	6	/	20	=	\$60,900
1095	Median Granite - Replenish	\$28,700	X	16	/	20	=	\$22,960
N10: HOHOKAM PARK								
1100	Asphalt - Resurface	\$93,600	X	22	/	24	=	\$85,800
1106	Pole Lights - Replace	\$42,100	X	20	/	30	=	\$28,067
1108	Dog Park Fence - Replace	\$13,300	X	18	/	20	=	\$11,970
1109	Dog Park Surface - Replenish	\$3,220	X	7	/	10	=	\$2,254
1110	Dog Park Benches - Replace	\$7,490	X	8	/	20	=	\$2,996
1112	Dog Park Fountain - Replace	\$3,120	X	8	/	18	=	\$1,387
1114	Metal Surfaces - Repaint	\$7,280	X	6	/	6	=	\$7,280
1118	Tile Roofs - Refurbish	\$12,000	X	6	/	25	=	\$2,880
1119	Drinking Fountain - Replace	\$5,820	X	5	/	15	=	\$1,940
1120	Park Furniture - Replace (A)	\$58,700	X	18	/	20	=	\$52,830
1120	Park Furniture - Replace (B)	\$4,470	X	3	/	20	=	\$671
1130	Play Equipment - Replace (A)	\$90,000	X	14	/	18	=	\$70,000
1130	Play Equipment - Replace (B)	\$64,000	X	4	/	18	=	\$14,222
1134	Playground Turf - Replace	\$10,600	X	12	/	12	=	\$10,600
1138	Shade Sails - Replace	\$23,700	X	12	/	12	=	\$23,700
1140	Basketball Court - Replace	\$41,600	X	19	/	30	=	\$26,347

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1151	Tennis Courts - Resurface	\$12,500	X	8	/	8	=	\$12,500
1152	Tennis Fence - Replace	\$26,300	X	20	/	30	=	\$17,533
1154	Tennis Fence - Repaint	\$5,510	X	8	/	8	=	\$5,510
1156	Tennis Windscreen - Replace	\$3,120	X	8	/	8	=	\$3,120
1158	Tennis Lights - Replace	\$25,800	X	20	/	30	=	\$17,200
1160	Landscape Granite - Replenish	\$52,000	X	9	/	10	=	\$46,800
N10: SUNSET PARK								
1200	Asphalt - Resurface	\$24,000	X	24	/	24	=	\$24,000
1206	Park Furniture - Replace (A)	\$7,100	X	20	/	20	=	\$7,100
1206	Park Furniture - Replace (B)	\$5,300	X	4	/	20	=	\$1,060
1210	Drinking Fountain - Replace	\$5,820	X	5	/	15	=	\$1,940
1214	Play Equipment - Replace	\$62,400	X	6	/	18	=	\$20,800
1216	Playground Wood - Replenish	\$5,000	X	1	/	6	=	\$833
1218	Shade Sails - Replace	\$11,000	X	12	/	12	=	\$11,000
1220	Basketball Court - Refurbish	\$16,400	X	12	/	12	=	\$16,400
1221	Basketball Court - Resurface	\$5,200	X	6	/	12	=	\$2,600
1230	Landscape Granite - Replenish	\$52,700	X	9	/	10	=	\$47,430
N10: WOODSHADE TRAIL								
1240	Asphalt - Resurface	\$9,800	X	19	/	24	=	\$7,758
1244	Park Furniture - Replace	\$15,000	X	20	/	20	=	\$15,000
1250	Landscape Granite - Replenish	\$27,200	X	9	/	10	=	\$24,480
N11: VISTOSO HIGHLANDS								
1300	Artificial Turf - Replace	\$18,200	X	7	/	12	=	\$10,617
1306	Tile Roof - Replace	\$2,800	X	23	/	25	=	\$2,576
1310	Landscape - Renovate	\$505,000	X	6	/	20	=	\$151,500
1311	Landscape Granite - Replenish	\$99,600	X	16	/	20	=	\$79,680
1320	Walls & Rails - Repaint	\$15,600	X	6	/	6	=	\$15,600
SIENA NEIGHBORHOOD								
2000	Monument - Refurbish	\$2,600	X	7	/	20	=	\$910
2004	Entry System - Replace	\$5,820	X	15	/	15	=	\$5,820
2006	Gate Operators - Replace	\$18,400	X	15	/	15	=	\$18,400
2010	Vehicle Gates - Replace	\$26,000	X	16	/	30	=	\$13,867
2014	Walls & Gates - Repaint	\$2,700	X	4	/	5	=	\$2,160
2016	Landscape Lights - Replace	\$9,400	X	6	/	10	=	\$5,640
2018	Landscape Granite - Replenish	\$23,000	X	5	/	10	=	\$11,500
2020	Asphalt - Repave	\$325,000	X	16	/	30	=	\$173,333
2021	Asphalt - Seal/Repair	\$18,800	X	1	/	4	=	\$4,700
								\$4,221,096



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
COMMON AREA				
100 Monuments - Replace	25	\$65,600	\$2,624	0.47 %
102 Monuments - Refinish	5	\$3,850	\$770	0.14 %
108 Monument Lights - Replace	15	\$9,880	\$659	0.12 %
110 Monuments (Parcels) - Replace	20	\$88,000	\$4,400	0.78 %
120 Street Lights - Replace	25	\$307,000	\$12,280	2.19 %
122 Street Lights - Repaint	8	\$68,000	\$8,500	1.52 %
134 Play Equipment - Repair	3	\$15,000	\$5,000	0.89 %
140 Walls (Block/Stucco) - Repair	5	\$15,000	\$3,000	0.53 %
150 Asphalt - Seal/Repair (A)	4	\$8,320	\$2,080	0.37 %
152 Asphalt - Seal/Repair (B)	4	\$6,240	\$1,560	0.28 %
156 Concrete - Repair	3	\$4,700	\$1,567	0.28 %
161 Irrigation System - Replace (A)	20	\$148,000	\$7,400	1.32 %
161 Irrigation System - Replace (B)	20	\$114,000	\$5,700	1.02 %
163 Irrig Controllers - Replace	5	\$13,500	\$2,700	0.48 %
171 Landscape Granite - Replenish (Ph1)	10	\$118,000	\$11,800	2.10 %
172 Landscape Granite - Replenish (Ph2)	10	\$69,100	\$6,910	1.23 %
173 Landscape Granite - Replenish (Ph3)	10	\$52,500	\$5,250	0.94 %
174 Landscape Granite - Replenish (Ph4)	10	\$45,800	\$4,580	0.82 %
180 Median Landscape - Renovate	20	\$754,000	\$37,700	6.72 %
182 Median Granite - Replenish	20	\$107,000	\$5,350	0.95 %
190 Drainage - Mitigate/Repair (A)	50	\$200,000	\$4,000	0.71 %
190 Drainage - Mitigate/Repair (B)	1	\$50,000	\$50,000	8.91 %
NEIGHBORHOOD 2				
200 Asphalt - Resurface	24	\$3,600	\$150	0.03 %
205 Drinking Fountain - Replace	15	\$5,820	\$388	0.07 %
210 Metal Fence - Replace	30	\$4,470	\$149	0.03 %
220 Walls & Fence - Repaint	6	\$44,000	\$7,333	1.31 %
232 Landscape Granite - Replenish (A)	10	\$10,800	\$1,080	0.19 %
234 Landscape Granite - Replenish (B)	10	\$13,200	\$1,320	0.24 %
N2: BIG WASH PARK				
260 Asphalt - Resurface	24	\$15,200	\$633	0.11 %
270 Park Furniture - Replace	20	\$5,930	\$297	0.05 %
274 Drinking Fountain - Replace	15	\$5,820	\$388	0.07 %
280 Play Equipment - Replace	18	\$41,600	\$2,311	0.41 %
284 Playground Turf - Replace	12	\$7,490	\$624	0.11 %
286 Shade Sails - Replace	12	\$13,500	\$1,125	0.20 %
290 Metal Fence - Replace	30	\$12,000	\$400	0.07 %
294 Landscape Granite - Replenish	10	\$3,700	\$370	0.07 %
NEIGHBORHOOD 3				
310 Park Furniture - Replace	20	\$12,500	\$625	0.11 %
320 Irrigation System - Replace	20	\$202,000	\$10,100	1.80 %
322 Landscape Granite - Replenish (A)	10	\$215,000	\$21,500	3.83 %
322 Landscape Granite - Replenish (B)	10	\$110,000	\$11,000	1.96 %
340 Median Landscape - Renovate	20	\$269,000	\$13,450	2.40 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
342 Median Granite - Replenish	20	\$38,500	\$1,925	0.34 %
NEIGHBORHOOD 5				
500 Park Furniture - Replace	20	\$17,500	\$875	0.16 %
510 Metal Fence - Replace	25	\$2,910	\$116	0.02 %
517 Culvert Rails - Repaint	6	\$10,700	\$1,783	0.32 %
520 Walls & Fence - Repaint	6	\$12,800	\$2,133	0.38 %
530 Landscape Granite - Replenish (A)	10	\$13,300	\$1,330	0.24 %
531 Landscape Granite - Replenish (B)	10	\$31,200	\$3,120	0.56 %
540 Median Landscape - Renovate	20	\$88,600	\$4,430	0.79 %
542 Median Granite - Replenish	20	\$10,400	\$520	0.09 %
NEIGHBORHOOD 5 PARK				
656 Tile Roof - Refurbish	25	\$4,200	\$168	0.03 %
658 Drinking Fountain - Replace	15	\$5,820	\$388	0.07 %
660 Park Furniture - Replace	20	\$14,400	\$720	0.13 %
670 Play Equipment - Replace	18	\$93,600	\$5,200	0.93 %
674 Playground Wood - Replenish	5	\$6,340	\$1,268	0.23 %
678 Shade Screens - Replace	12	\$12,500	\$1,042	0.19 %
690 Ramada Roof - Replace	25	\$9,200	\$368	0.07 %
698 Landscape Granite - Replenish	10	\$25,000	\$2,500	0.45 %
NEIGHBORHOOD 7				
700 Park Furniture - Replace	20	\$13,100	\$655	0.12 %
710 Metal Fence - Replace	25	\$16,200	\$648	0.12 %
720 Walls & Fence - Repaint	6	\$55,300	\$9,217	1.64 %
726 Solar Lighting - Replace	15	\$7,800	\$520	0.09 %
730 Landscape Granite - Replenish	10	\$91,300	\$9,130	1.63 %
N7: WILDLIFE RIDGE PARK				
740 Asphalt - Resurface	24	\$27,000	\$1,125	0.20 %
746 Pole Lights - Replace	30	\$23,400	\$780	0.14 %
748 Metal Fence - Replace	30	\$13,600	\$453	0.08 %
750 Metal Surfaces - Repaint	6	\$6,400	\$1,067	0.19 %
756 Tile Roofs - Refurbish	25	\$10,100	\$404	0.07 %
758 Drinking Fountain - Replace	15	\$5,820	\$388	0.07 %
760 Park Furniture - Replace (A)	20	\$36,000	\$1,800	0.32 %
760 Park Furniture - Replace (B)	20	\$6,860	\$343	0.06 %
770 Play Equipment - Replace (A)	18	\$70,000	\$3,889	0.69 %
770 Play Equipment - Replace (B)	12	\$9,400	\$783	0.14 %
774 Playground Turf - Replace	12	\$3,120	\$260	0.05 %
776 Shade Sails - Replace	12	\$10,100	\$842	0.15 %
779 Basketball Court - Replace	30	\$20,800	\$693	0.12 %
784 Baseball Backstop - Replace	18	\$13,700	\$761	0.14 %
794 Landscape Granite - Replenish	10	\$48,600	\$4,860	0.87 %
NEIGHBORHOOD 10, PHASE 1				
1000 Metal Fence - Replace	25	\$51,000	\$2,040	0.36 %
1020 Walls & Fence - Repaint (A)	6	\$58,100	\$9,683	1.73 %
1020 Walls & Fence - Repaint (B)	6	\$31,000	\$5,167	0.92 %
1030 Landscape Granite - Replenish (A)	10	\$19,600	\$1,960	0.35 %
1030 Landscape Granite - Replenish (B)	10	\$104,000	\$10,400	1.85 %
1030 Landscape Granite - Replenish (C)	10	\$79,000	\$7,900	1.41 %
1032 Irrigation System - Replace	20	\$140,000	\$7,000	1.25 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
NEIGHBORHOOD 10, PHASE 2				
1040 Park Furniture - Replace	20	\$66,900	\$3,345	0.60 %
1043 Drinking Fountains - Replace	18	\$11,200	\$622	0.11 %
1046 Play Equip - Replace (Somerset)	18	\$50,000	\$2,778	0.50 %
1048 Play Equip - Replace (Monticello)	18	\$85,300	\$4,739	0.84 %
1050 Play Equip - Replace (Torreno)	18	\$54,000	\$3,000	0.53 %
1053 Playground Wood - Replenish	8	\$3,200	\$400	0.07 %
1054 Shade Screens - Replace	12	\$10,700	\$892	0.16 %
1056 Shade Sails - Replace	12	\$11,500	\$958	0.17 %
1060 Basketball Backboards - Replace	20	\$4,780	\$239	0.04 %
1062 Ramada Roofs - Replace	25	\$22,500	\$900	0.16 %
1064 Ramada Trim - Repaint	6	\$3,600	\$600	0.11 %
1070 Metal Fence - Replace (Somerset)	30	\$5,200	\$173	0.03 %
1072 Metal Fence - Replace (Torreno)	20	\$3,950	\$198	0.04 %
1074 Walls & Fence - Repaint (A)	6	\$31,400	\$5,233	0.93 %
1074 Walls & Fence - Repaint (B)	6	\$27,000	\$4,500	0.80 %
1078 Landscape Granite - Replenish (A)	10	\$91,000	\$9,100	1.62 %
1078 Landscape Granite - Replenish (B)	10	\$188,000	\$18,800	3.35 %
NEIGHBORHOOD 10, PHASE 3				
1082 Walls & Fence - Repaint	6	\$8,220	\$1,370	0.24 %
1083 Fence & Rails - Repaint	6	\$2,910	\$485	0.09 %
1084 Metal Fence - Replace (A)	25	\$12,700	\$508	0.09 %
1084 Metal Fence - Replace (B)	25	\$24,800	\$992	0.18 %
1084 Metal Fence - Replace (C)	30	\$28,100	\$937	0.17 %
1086 Park Furniture - Replace	20	\$5,300	\$265	0.05 %
1088 Mailboxes - Replace (A)	20	\$23,500	\$1,175	0.21 %
1088 Mailboxes - Replace (B)	20	\$5,500	\$275	0.05 %
1090 Asphalt - Resurface	24	\$6,030	\$251	0.04 %
1092 Landscape Granite - Replenish (A)	10	\$78,600	\$7,860	1.40 %
1092 Landscape Granite - Replenish (B)	10	\$20,100	\$2,010	0.36 %
1094 Median Landscape - Renovate	20	\$203,000	\$10,150	1.81 %
1095 Median Granite - Replenish	20	\$28,700	\$1,435	0.26 %
N10: HOHOKAM PARK				
1100 Asphalt - Resurface	24	\$93,600	\$3,900	0.70 %
1106 Pole Lights - Replace	30	\$42,100	\$1,403	0.25 %
1108 Dog Park Fence - Replace	20	\$13,300	\$665	0.12 %
1109 Dog Park Surface - Replenish	10	\$3,220	\$322	0.06 %
1110 Dog Park Benches - Replace	20	\$7,490	\$375	0.07 %
1112 Dog Park Fountain - Replace	18	\$3,120	\$173	0.03 %
1114 Metal Surfaces - Repaint	6	\$7,280	\$1,213	0.22 %
1118 Tile Roofs - Refurbish	25	\$12,000	\$480	0.09 %
1119 Drinking Fountain - Replace	15	\$5,820	\$388	0.07 %
1120 Park Furniture - Replace (A)	20	\$58,700	\$2,935	0.52 %
1120 Park Furniture - Replace (B)	20	\$4,470	\$224	0.04 %
1130 Play Equipment - Replace (A)	18	\$90,000	\$5,000	0.89 %
1130 Play Equipment - Replace (B)	18	\$64,000	\$3,556	0.63 %
1134 Playground Turf - Replace	12	\$10,600	\$883	0.16 %
1138 Shade Sails - Replace	12	\$23,700	\$1,975	0.35 %
1140 Basketball Court - Replace	30	\$41,600	\$1,387	0.25 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1151	Tennis Courts - Resurface	8	\$12,500	\$1,563	0.28 %
1152	Tennis Fence - Replace	30	\$26,300	\$877	0.16 %
1154	Tennis Fence - Repaint	8	\$5,510	\$689	0.12 %
1156	Tennis Windscreen - Replace	8	\$3,120	\$390	0.07 %
1158	Tennis Lights - Replace	30	\$25,800	\$860	0.15 %
1160	Landscape Granite - Replenish	10	\$52,000	\$5,200	0.93 %
N10: SUNSET PARK					
1200	Asphalt - Resurface	24	\$24,000	\$1,000	0.18 %
1206	Park Furniture - Replace (A)	20	\$7,100	\$355	0.06 %
1206	Park Furniture - Replace (B)	20	\$5,300	\$265	0.05 %
1210	Drinking Fountain - Replace	15	\$5,820	\$388	0.07 %
1214	Play Equipment - Replace	18	\$62,400	\$3,467	0.62 %
1216	Playground Wood - Replenish	6	\$5,000	\$833	0.15 %
1218	Shade Sails - Replace	12	\$11,000	\$917	0.16 %
1220	Basketball Court - Refurbish	12	\$16,400	\$1,367	0.24 %
1221	Basketball Court - Resurface	12	\$5,200	\$433	0.08 %
1230	Landscape Granite - Replenish	10	\$52,700	\$5,270	0.94 %
N10: WOODSHADE TRAIL					
1240	Asphalt - Resurface	24	\$9,800	\$408	0.07 %
1244	Park Furniture - Replace	20	\$15,000	\$750	0.13 %
1250	Landscape Granite - Replenish	10	\$27,200	\$2,720	0.48 %
N11: VISTOSO HIGHLANDS					
1300	Artificial Turf - Replace	12	\$18,200	\$1,517	0.27 %
1306	Tile Roof - Replace	25	\$2,800	\$112	0.02 %
1310	Landscape - Renovate	20	\$505,000	\$25,250	4.50 %
1311	Landscape Granite - Replenish	20	\$99,600	\$4,980	0.89 %
1320	Walls & Rails - Repaint	6	\$15,600	\$2,600	0.46 %
SIENA NEIGHBORHOOD					
2000	Monument - Refurbish	20	\$2,600	\$130	0.02 %
2004	Entry System - Replace	15	\$5,820	\$388	0.07 %
2006	Gate Operators - Replace	15	\$18,400	\$1,227	0.22 %
2010	Vehicle Gates - Replace	30	\$26,000	\$867	0.15 %
2014	Walls & Gates - Repaint	5	\$2,700	\$540	0.10 %
2016	Landscape Lights - Replace	10	\$9,400	\$940	0.17 %
2018	Landscape Granite - Replenish	10	\$23,000	\$2,300	0.41 %
2020	Asphalt - Repave	30	\$325,000	\$10,833	1.93 %
2021	Asphalt - Seal/Repair	4	\$18,800	\$4,700	0.84 %
164	Total Funded Components			\$560,930	100.00 %



30-Year Reserve Plan Summary

Report # 8973-9
No-Site-Visit

Fiscal Year Start: 2022

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
					Reserve Contribs.	Reserve Contribs.			
2022	\$3,074,146	\$4,221,096	72.8 %	Low	44.00 %	\$648,000	\$0	\$28,099	\$1,202,200
2023	\$2,548,045	\$3,660,956	69.6 %	Medium	3.00 %	\$667,440	\$0	\$27,034	\$381,522
2024	\$2,860,996	\$3,945,854	72.5 %	Low	3.00 %	\$687,463	\$0	\$30,578	\$321,771
2025	\$3,257,267	\$4,317,885	75.4 %	Low	3.00 %	\$708,087	\$0	\$33,262	\$600,716
2026	\$3,397,900	\$4,431,316	76.7 %	Low	3.00 %	\$729,330	\$0	\$34,312	\$694,079
2027	\$3,467,463	\$4,470,065	77.6 %	Low	3.00 %	\$751,210	\$0	\$35,706	\$577,701
2028	\$3,676,677	\$4,648,466	79.1 %	Low	3.00 %	\$773,746	\$0	\$37,994	\$562,996
2029	\$3,925,421	\$4,866,547	80.7 %	Low	3.00 %	\$796,958	\$0	\$42,614	\$164,065
2030	\$4,600,928	\$5,521,823	83.3 %	Low	3.00 %	\$820,867	\$0	\$46,890	\$687,641
2031	\$4,781,044	\$5,677,823	84.2 %	Low	3.00 %	\$845,493	\$0	\$48,895	\$673,341
2032	\$5,002,091	\$5,874,189	85.2 %	Low	3.00 %	\$870,858	\$0	\$51,336	\$654,877
2033	\$5,269,407	\$6,117,053	86.1 %	Low	3.00 %	\$896,984	\$0	\$53,473	\$790,121
2034	\$5,429,743	\$6,250,135	86.9 %	Low	3.00 %	\$923,893	\$0	\$57,123	\$410,990
2035	\$5,999,770	\$6,800,617	88.2 %	Low	3.00 %	\$951,610	\$0	\$56,257	\$1,751,197
2036	\$5,256,440	\$6,010,789	87.5 %	Low	3.00 %	\$980,158	\$0	\$47,564	\$2,023,694
2037	\$4,260,468	\$4,940,891	86.2 %	Low	3.00 %	\$1,009,563	\$0	\$45,227	\$526,546
2038	\$4,788,712	\$5,405,984	88.6 %	Low	3.00 %	\$1,039,850	\$0	\$48,148	\$1,031,682
2039	\$4,845,028	\$5,390,516	89.9 %	Low	3.00 %	\$1,071,045	\$0	\$51,473	\$513,655
2040	\$5,453,890	\$5,934,700	91.9 %	Low	3.00 %	\$1,103,177	\$0	\$54,806	\$1,099,993
2041	\$5,511,880	\$5,918,629	93.1 %	Low	3.00 %	\$1,136,272	\$0	\$59,777	\$259,344
2042	\$6,448,585	\$6,796,110	94.9 %	Low	3.00 %	\$1,170,360	\$0	\$63,732	\$1,379,399
2043	\$6,303,278	\$6,575,270	95.9 %	Low	3.00 %	\$1,205,471	\$0	\$64,603	\$950,611
2044	\$6,622,741	\$6,819,339	97.1 %	Low	3.00 %	\$1,241,635	\$0	\$69,148	\$720,876
2045	\$7,212,647	\$7,338,135	98.3 %	Low	3.00 %	\$1,278,884	\$0	\$73,710	\$1,029,541
2046	\$7,535,700	\$7,586,271	99.3 %	Low	3.00 %	\$1,317,251	\$0	\$76,066	\$1,245,086
2047	\$7,683,930	\$7,652,492	100.4 %	Low	3.00 %	\$1,356,768	\$0	\$80,349	\$728,279
2048	\$8,392,769	\$8,286,644	101.3 %	Low	2.50 %	\$1,390,687	\$0	\$85,946	\$1,065,701
2049	\$8,803,701	\$8,626,917	102.0 %	Low	2.50 %	\$1,425,454	\$0	\$93,649	\$388,726
2050	\$9,934,079	\$9,710,363	102.3 %	Low	2.50 %	\$1,461,091	\$0	\$100,756	\$1,270,166
2051	\$10,225,760	\$9,955,179	102.7 %	Low	2.50 %	\$1,497,618	\$0	\$106,156	\$815,042

30-Year Income/Expense Detail

Report # 8973-9
No-Site-Visit

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$3,074,146	\$2,548,045	\$2,860,996	\$3,257,267	\$3,397,900
Annual Reserve Contribution	\$648,000	\$667,440	\$687,463	\$708,087	\$729,330
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,099	\$27,034	\$30,578	\$33,262	\$34,312
Total Income	\$3,750,245	\$3,242,518	\$3,579,037	\$3,998,615	\$4,161,542
# Component					
COMMON AREA					
100 Monuments - Replace	\$0	\$0	\$0	\$0	\$73,833
102 Monuments - Refinish	\$3,850	\$0	\$0	\$0	\$0
108 Monument Lights - Replace	\$0	\$0	\$0	\$10,796	\$0
110 Monuments (Parcels) - Replace	\$0	\$0	\$0	\$0	\$0
120 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
122 Street Lights - Repaint	\$68,000	\$0	\$0	\$0	\$0
134 Play Equipment - Repair	\$0	\$0	\$15,914	\$0	\$0
140 Walls (Block/Stucco) - Repair	\$0	\$0	\$0	\$0	\$16,883
150 Asphalt - Seal/Repair (A)	\$8,320	\$0	\$0	\$0	\$9,364
152 Asphalt - Seal/Repair (B)	\$6,240	\$0	\$0	\$0	\$7,023
156 Concrete - Repair	\$0	\$0	\$4,986	\$0	\$0
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$124,571	\$0
163 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$15,194
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
180 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
182 Median Granite - Replenish	\$0	\$0	\$0	\$116,922	\$0
190 Drainage - Mitigate/Repair (A)	\$200,000	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair (B)	\$0	\$51,500	\$53,045	\$54,636	\$56,275
NEIGHBORHOOD 2					
200 Asphalt - Resurface	\$3,600	\$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	\$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	\$16,126	\$0	\$0
270 Park Furniture - Replace	\$5,930	\$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	\$0
286 Shade Sails - Replace	\$0	\$13,905	\$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	\$13,659	\$0
320 Irrigation System - Replace	\$202,000	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (A)	\$215,000	\$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	\$42,070	\$0
NEIGHBORHOOD 5					
500 Park Furniture - Replace	\$17,500	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$2,997	\$0	\$0	\$0
517 Culvert Rails - Repaint	\$0	\$0	\$0	\$11,692	\$0
520 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$0
530 Landscape Granite - Replenish (A)	\$0	\$13,699	\$0	\$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

Fiscal Year	2022	2023	2024	2025	2026
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	\$6,928	\$0
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	\$13,100	\$0	\$0	\$0	\$0
710 Metal Fence - Replace	\$0	\$16,686	\$0	\$0	\$0
720 Walls & Fence - Repaint	\$0	\$0	\$0	\$60,428	\$0
726 Solar Lighting - Replace	\$0	\$0	\$0	\$0	\$0
730 Landscape Granite - Replenish	\$0	\$94,039	\$0	\$0	\$0
N7: WILDLIFE RIDGE PARK					
740 Asphalt - Resurface	\$0	\$0	\$0	\$29,504	\$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	\$0	\$0	\$0	\$0
760 Park Furniture - Replace (A)	\$36,000	\$0	\$0	\$0	\$0
760 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
770 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
770 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
774 Playground Turf - Replace	\$3,120	\$0	\$0	\$0	\$0
776 Shade Sails - Replace	\$10,100	\$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	\$50,058	\$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	\$65,392
1020 Walls & Fence - Repaint (B)	\$0	\$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)	\$79,000	\$0	\$0	\$0	\$0
1032 Irrigation System - Replace	\$140,000	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 2					
1040 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1043 Drinking Fountains - Replace	\$0	\$0	\$0	\$12,239	\$0
1046 Play Equip - Replace (Somerset)	\$0	\$0	\$53,045	\$0	\$0
1048 Play Equip - Replace (Monticello)	\$0	\$0	\$0	\$93,210	\$0
1050 Play Equip - Replace (Torreno)	\$0	\$0	\$0	\$0	\$60,777
1053 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$0
1054 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1056 Shade Sails - Replace	\$11,500	\$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	\$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	\$35,341
1074 Walls & Fence - Repaint (B)	\$0	\$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	\$9,252
1083 Fence & Rails - Repaint	\$2,910	\$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	\$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	\$88,465

Fiscal Year		2022	2023	2024	2025	2026
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	\$32,302
N10: HOHOKAM PARK						
1100	Asphalt - Resurface	\$0	\$0	\$99,300	\$0	\$0
1106	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
1108	Dog Park Fence - Replace	\$0	\$0	\$14,110	\$0	\$0
1109	Dog Park Surface - Replenish	\$0	\$0	\$0	\$3,519	\$0
1110	Dog Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
1112	Dog Park Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1114	Metal Surfaces - Repaint	\$7,280	\$0	\$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	\$62,275	\$0	\$0
1120	Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1130	Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$101,296
1130	Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1134	Playground Turf - Replace	\$10,600	\$0	\$0	\$0	\$0
1138	Shade Sails - Replace	\$23,700	\$0	\$0	\$0	\$0
1140	Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
1151	Tennis Courts - Resurface	\$12,500	\$0	\$0	\$0	\$0
1152	Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1154	Tennis Fence - Repaint	\$5,510	\$0	\$0	\$0	\$0
1156	Tennis Windscreen - Replace	\$3,120	\$0	\$0	\$0	\$0
1158	Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
1160	Landscape Granite - Replenish	\$0	\$53,560	\$0	\$0	\$0
N10: SUNSET PARK						
1200	Asphalt - Resurface	\$24,000	\$0	\$0	\$0	\$0
1206	Park Furniture - Replace (A)	\$7,100	\$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	\$0	\$0	\$0	\$0
1218	Shade Sails - Replace	\$11,000	\$0	\$0	\$0	\$0
1220	Basketball Court - Refurbish	\$16,400	\$0	\$0	\$0	\$0
1221	Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1230	Landscape Granite - Replenish	\$0	\$54,281	\$0	\$0	\$0
N10: WOODSHADE TRAIL						
1240	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1244	Park Furniture - Replace	\$15,000	\$0	\$0	\$0	\$0
1250	Landscape Granite - Replenish	\$0	\$28,016	\$0	\$0	\$0
N11: VISTOSO HIGHLANDS						
1300	Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
1306	Tile Roof - Replace	\$0	\$0	\$2,971	\$0	\$0
1310	Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1311	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$112,101
1320	Walls & Rails - Repaint	\$15,600	\$0	\$0	\$0	\$0
SIENA NEIGHBORHOOD						
2000	Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
2004	Entry System - Replace	\$5,820	\$0	\$0	\$0	\$0
2006	Gate Operators - Replace	\$18,400	\$0	\$0	\$0	\$0
2010	Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
2014	Walls & Gates - Repaint	\$0	\$2,781	\$0	\$0	\$0
2016	Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$10,580
2018	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
2020	Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
2021	Asphalt - Seal/Repair	\$0	\$0	\$0	\$20,543	\$0
Total Expenses		\$1,202,200	\$381,522	\$321,771	\$600,716	\$694,079
Ending Reserve Balance		\$2,548,045	\$2,860,996	\$3,257,267	\$3,397,900	\$3,467,463

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$3,467,463	\$3,676,677	\$3,925,421	\$4,600,928	\$4,781,044
Annual Reserve Contribution	\$751,210	\$773,746	\$796,958	\$820,867	\$845,493
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$35,706	\$37,994	\$42,614	\$46,890	\$48,895
Total Income	\$4,254,378	\$4,488,417	\$4,764,993	\$5,468,685	\$5,675,432
# Component					
COMMON AREA					
100 Monuments - Replace	\$0	\$0	\$0	\$0	\$0
102 Monuments - Refinish	\$4,463	\$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	\$400,565
122 Street Lights - Repaint	\$0	\$0	\$0	\$86,140	\$0
134 Play Equipment - Repair	\$17,389	\$0	\$0	\$19,002	\$0
140 Walls (Block/Stucco) - Repair	\$0	\$0	\$0	\$0	\$19,572
150 Asphalt - Seal/Repair (A)	\$0	\$0	\$0	\$10,540	\$0
152 Asphalt - Seal/Repair (B)	\$0	\$0	\$0	\$7,905	\$0
156 Concrete - Repair	\$5,449	\$0	\$0	\$5,954	\$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	\$0	\$0	\$0	\$0	\$17,614
171 Landscape Granite - Replenish (Ph1)	\$136,794	\$0	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$82,509	\$0	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$66,505	\$0
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$58,018	\$0
180 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
182 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair (A)	\$0	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair (B)	\$57,964	\$59,703	\$61,494	\$63,339	\$65,239
NEIGHBORHOOD 2					
200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
210 Metal Fence - Replace	\$0	\$5,337	\$0	\$0	\$0
220 Walls & Fence - Repaint	\$51,008	\$0	\$0	\$0	\$0
232 Landscape Granite - Replenish (A)	\$12,520	\$0	\$0	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$15,761	\$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	\$0	\$0	\$0	\$0
280 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
284 Playground Turf - Replace	\$0	\$8,943	\$0	\$0	\$0
286 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
290 Metal Fence - Replace	\$0	\$14,329	\$0	\$0	\$0
294 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$4,828
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	\$13,961
520 Walls & Fence - Repaint	\$14,839	\$0	\$0	\$0	\$0
530 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
531 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$39,523	\$0
540 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
542 Median Granite - Replenish	\$0	\$0	\$12,791	\$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	\$8,031	\$0

Fiscal Year	2027	2028	2029	2030	2031
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	\$31,669	\$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	\$0	\$0	\$0	\$0	\$72,154
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	\$27,127	\$0	\$0	\$0	\$0
748 Metal Fence - Replace	\$0	\$0	\$0	\$17,228	\$0
750 Metal Surfaces - Repaint	\$7,419	\$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)	\$0	\$0	\$0	\$0	\$0
760 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$8,951
770 Play Equipment - Replace (A)	\$0	\$83,584	\$0	\$0	\$0
770 Play Equipment - Replace (B)	\$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	\$27,139
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	\$62,724	\$0	\$0
1020 Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (B)	\$35,937	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (A)	\$0	\$23,403	\$0	\$0	\$0
1030 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$131,744	\$0
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	\$77,555	\$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	\$3,936	\$0	\$0
1054 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$13,961
1056 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1060 Basketball Backboards - Replace	\$5,541	\$0	\$0	\$0	\$0
1062 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$29,357
1064 Ramada Trim - Repaint	\$4,173	\$0	\$0	\$0	\$0
1070 Metal Fence - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1072 Metal Fence - Replace (Torreno)	\$0	\$4,717	\$0	\$0	\$0
1074 Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$0	\$0
1074 Walls & Fence - Repaint (B)	\$31,300	\$0	\$0	\$0	\$0
1078 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$115,276	\$0
1078 Landscape Granite - Replenish (B)	\$0	\$224,482	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 3					
1082 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$0
1083 Fence & Rails - Repaint	\$0	\$3,475	\$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)	\$23,301	\$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

Fiscal Year	2027	2028	2029	2030	2031
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
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	\$8,693	\$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	\$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	\$15,835	\$0
1152 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tennis Fence - Repaint	\$0	\$0	\$0	\$6,980	\$0
1156 Tennis Windscreen - Replace	\$0	\$0	\$0	\$3,952	\$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	\$5,796	\$0	\$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	\$6,209	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: WOODSHADE TRAIL					
1240 Asphalt - Resurface	\$11,361	\$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	\$21,099	\$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	\$18,627	\$0	\$0	\$0
SIENA NEIGHBORHOOD					
2000 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
2004 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2006 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2010 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
2014 Walls & Gates - Repaint	\$0	\$3,224	\$0	\$0	\$0
2016 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2018 Landscape Granite - Replenish	\$26,663	\$0	\$0	\$0	\$0
2020 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
2021 Asphalt - Seal/Repair	\$0	\$0	\$23,122	\$0	\$0
Total Expenses	\$577,701	\$562,996	\$164,065	\$687,641	\$673,341
Ending Reserve Balance	\$3,676,677	\$3,925,421	\$4,600,928	\$4,781,044	\$5,002,091

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$5,002,091	\$5,269,407	\$5,429,743	\$5,999,770	\$5,256,440
Annual Reserve Contribution	\$870,858	\$896,984	\$923,893	\$951,610	\$980,158
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$51,336	\$53,473	\$57,123	\$56,257	\$47,564
Total Income	\$5,924,284	\$6,219,864	\$6,410,760	\$7,007,637	\$6,284,162
# Component					
COMMON AREA					
100 Monuments - Replace	\$0	\$0	\$0	\$0	\$0
102 Monuments - Refinish	\$5,174	\$0	\$0	\$0	\$0
108 Monument Lights - Replace	\$0	\$0	\$0	\$0	\$0
110 Monuments (Parcels) - Replace	\$0	\$0	\$0	\$129,231	\$0
120 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
122 Street Lights - Repaint	\$0	\$0	\$0	\$0	\$0
134 Play Equipment - Repair	\$0	\$20,764	\$0	\$0	\$22,689
140 Walls (Block/Stucco) - Repair	\$0	\$0	\$0	\$0	\$22,689
150 Asphalt - Seal/Repair (A)	\$0	\$0	\$11,862	\$0	\$0
152 Asphalt - Seal/Repair (B)	\$0	\$0	\$8,897	\$0	\$0
156 Concrete - Repair	\$0	\$6,506	\$0	\$0	\$7,109
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$20,420
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
180 Median Landscape - Renovate	\$0	\$0	\$0	\$1,107,274	\$0
182 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair (A)	\$0	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair (B)	\$67,196	\$69,212	\$71,288	\$73,427	\$75,629
NEIGHBORHOOD 2					
200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$7,822	\$0	\$0	\$0	\$0
210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Walls & Fence - Repaint	\$0	\$60,906	\$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	\$0	\$0
270 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
274 Drinking Fountain - Replace	\$7,822	\$0	\$0	\$0	\$0
280 Play Equipment - Replace	\$0	\$0	\$59,312	\$0	\$0
284 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
286 Shade Sails - Replace	\$0	\$0	\$0	\$19,825	\$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)	\$147,831	\$0	\$0	\$0	\$0
340 Median Landscape - Renovate	\$0	\$0	\$0	\$395,036	\$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	\$17,718	\$0	\$0	\$0
530 Landscape Granite - Replenish (A)	\$0	\$18,410	\$0	\$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	\$8,547	\$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	\$9,311	\$0

Fiscal Year	2032	2033	2034	2035	2036
678 Shade Screens - Replace	\$16,799	\$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	\$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	\$10,483	\$0	\$0	\$0	\$0
730 Landscape Granite - Replenish	\$0	\$126,381	\$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	\$8,859	\$0	\$0	\$0
756 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
758 Drinking Fountain - Replace	\$7,822	\$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 (A)	\$0	\$0	\$0	\$0	\$0
770 Play Equipment - Replace (B)	\$0	\$13,012	\$0	\$0	\$0
774 Playground Turf - Replace	\$0	\$0	\$4,448	\$0	\$0
776 Shade Sails - Replace	\$0	\$0	\$14,400	\$0	\$0
779 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
784 Baseball Backstop - Replace	\$0	\$18,964	\$0	\$0	\$0
794 Landscape Granite - Replenish	\$0	\$67,274	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 1					
1000 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (A)	\$78,082	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (B)	\$0	\$42,911	\$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)	\$106,169	\$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	\$0	\$0	\$0	\$0
1054 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1056 Shade Sails - Replace	\$0	\$0	\$16,396	\$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	\$4,983	\$0	\$0	\$0
1070 Metal Fence - Replace (Somerset)	\$0	\$0	\$0	\$0	\$7,865
1072 Metal Fence - Replace (Torreno)	\$0	\$0	\$0	\$0	\$0
1074 Walls & Fence - Repaint (A)	\$42,199	\$0	\$0	\$0	\$0
1074 Walls & Fence - Repaint (B)	\$0	\$37,374	\$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	\$11,047	\$0	\$0	\$0	\$0
1083 Fence & Rails - Repaint	\$0	\$0	\$4,149	\$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	\$35,546
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	\$118,890
1092 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1094 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$307,056
1095 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: HOHOKAM PARK					
1100 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2032	2033	2034	2035	2036
1106 Pole Lights - Replace	\$56,579	\$0	\$0	\$0	\$0
1108 Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$0
1109 Dog Park Surface - Replenish	\$0	\$0	\$0	\$4,729	\$0
1110 Dog Park Benches - Replace	\$0	\$0	\$10,679	\$0	\$0
1112 Dog Park Fountain - Replace	\$4,193	\$0	\$0	\$0	\$0
1114 Metal Surfaces - Repaint	\$0	\$0	\$10,380	\$0	\$0
1118 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1119 Drinking Fountain - Replace	\$7,822	\$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	\$96,806
1134 Playground Turf - Replace	\$0	\$0	\$15,113	\$0	\$0
1138 Shade Sails - Replace	\$0	\$0	\$33,791	\$0	\$0
1140 Basketball Court - Replace	\$0	\$57,584	\$0	\$0	\$0
1151 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1152 Tennis Fence - Replace	\$35,345	\$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	\$34,673	\$0	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$0	\$71,980	\$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	\$7,822	\$0	\$0	\$0	\$0
1214 Play Equipment - Replace	\$0	\$0	\$88,967	\$0	\$0
1216 Playground Wood - Replenish	\$0	\$6,921	\$0	\$0	\$0
1218 Shade Sails - Replace	\$0	\$0	\$15,683	\$0	\$0
1220 Basketball Court - Refurbish	\$0	\$0	\$23,382	\$0	\$0
1221 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$72,949	\$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	\$37,651	\$0	\$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	\$763,858
1311 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
1320 Walls & Rails - Repaint	\$0	\$0	\$22,242	\$0	\$0
SIENA NEIGHBORHOOD					
2000 Monument - Refurbish	\$0	\$0	\$0	\$3,818	\$0
2004 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2006 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2010 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$39,327
2014 Walls & Gates - Repaint	\$0	\$3,737	\$0	\$0	\$0
2016 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$14,218
2018 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
2020 Asphalt - Repave	\$0	\$0	\$0	\$0	\$491,592
2021 Asphalt - Seal/Repair	\$0	\$26,024	\$0	\$0	\$0
Total Expenses	\$654,877	\$790,121	\$410,990	\$1,751,197	\$2,023,694
Ending Reserve Balance	\$5,269,407	\$5,429,743	\$5,999,770	\$5,256,440	\$4,260,468

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$4,260,468	\$4,788,712	\$4,845,028	\$5,453,890	\$5,511,880
Annual Reserve Contribution	\$1,009,563	\$1,039,850	\$1,071,045	\$1,103,177	\$1,136,272
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$45,227	\$48,148	\$51,473	\$54,806	\$59,777
Total Income	\$5,315,258	\$5,876,710	\$5,967,546	\$6,611,873	\$6,707,928
# Component					
COMMON AREA					
100 Monuments - Replace	\$0	\$0	\$0	\$0	\$0
102 Monuments - Refinish	\$5,998	\$0	\$0	\$0	\$0
108 Monument Lights - Replace	\$0	\$0	\$0	\$16,820	\$0
110 Monuments (Parcels) - Replace	\$0	\$0	\$0	\$0	\$0
120 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
122 Street Lights - Repaint	\$0	\$109,120	\$0	\$0	\$0
134 Play Equipment - Repair	\$0	\$0	\$24,793	\$0	\$0
140 Walls (Block/Stucco) - Repair	\$0	\$0	\$0	\$0	\$26,303
150 Asphalt - Seal/Repair (A)	\$0	\$13,351	\$0	\$0	\$0
152 Asphalt - Seal/Repair (B)	\$0	\$10,013	\$0	\$0	\$0
156 Concrete - Repair	\$0	\$0	\$7,768	\$0	\$0
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$251,960	\$0
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$23,672
171 Landscape Granite - Replenish (Ph1)	\$183,840	\$0	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$110,885	\$0	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$89,378	\$0
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$77,971	\$0
180 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
182 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair (A)	\$0	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair (B)	\$77,898	\$80,235	\$82,642	\$85,122	\$87,675
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	\$72,725	\$0	\$0
232 Landscape Granite - Replenish (A)	\$16,826	\$0	\$0	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$21,182	\$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	\$0	\$0	\$0	\$0
280 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
284 Playground Turf - Replace	\$0	\$0	\$0	\$12,751	\$0
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	\$6,488
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	\$16,670	\$0	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$0	\$21,156	\$0	\$0
530 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
531 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$53,116	\$0
540 Median Landscape - Renovate	\$0	\$0	\$146,442	\$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	\$24,515	\$0
670 Play Equipment - Replace	\$0	\$150,201	\$0	\$0	\$0
674 Playground Wood - Replenish	\$0	\$0	\$0	\$10,793	\$0

Fiscal Year	2037	2038	2039	2040	2041
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	\$42,561	\$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	\$86,156	\$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	\$0	\$0	\$0	\$0
748 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
750 Metal Surfaces - Repaint	\$0	\$0	\$10,578	\$0	\$0
756 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$17,710
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 (A)	\$0	\$0	\$0	\$0	\$0
770 Play Equipment - Replace (B)	\$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	\$93,233	\$0	\$0	\$0
1020 Walls & Fence - Repaint (B)	\$0	\$0	\$51,238	\$0	\$0
1030 Landscape Granite - Replenish (A)	\$0	\$31,452	\$0	\$0	\$0
1030 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$177,053	\$0
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	\$4,985	\$0	\$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	\$5,950	\$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	\$50,388	\$0	\$0	\$0
1074 Walls & Fence - Repaint (B)	\$0	\$0	\$44,627	\$0	\$0
1078 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$154,921	\$0
1078 Landscape Granite - Replenish (B)	\$0	\$301,685	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 3					
1082 Walls & Fence - Repaint	\$0	\$13,191	\$0	\$0	\$0
1083 Fence & Rails - Repaint	\$0	\$0	\$0	\$4,954	\$0
1084 Metal Fence - Replace (A)	\$0	\$0	\$0	\$21,621	\$0
1084 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$43,487
1084 Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
1086 Park Furniture - Replace	\$0	\$0	\$0	\$9,023	\$0
1088 Mailboxes - Replace (A)	\$0	\$0	\$0	\$0	\$0
1088 Mailboxes - Replace (B)	\$0	\$0	\$0	\$9,363	\$0
1090 Asphalt - Resurface	\$0	\$0	\$0	\$10,266	\$0
1092 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1092 Landscape Granite - Replenish (B)	\$31,315	\$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

Fiscal Year	2037	2038	2039	2040	2041
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
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	\$12,394	\$0
1118 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$21,042
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	\$7,388	\$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	\$20,059	\$0	\$0	\$0
1152 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tennis Fence - Repaint	\$0	\$8,842	\$0	\$0	\$0
1156 Tennis Windscreen - Replace	\$0	\$5,007	\$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	\$8,505	\$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	\$0	\$8,264	\$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	\$8,853	\$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	\$30,082	\$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	\$26,558	\$0
SIENA NEIGHBORHOOD					
2000 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
2004 Entry System - Replace	\$9,067	\$0	\$0	\$0	\$0
2006 Gate Operators - Replace	\$28,667	\$0	\$0	\$0	\$0
2010 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
2014 Walls & Gates - Repaint	\$0	\$4,333	\$0	\$0	\$0
2016 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2018 Landscape Granite - Replenish	\$35,833	\$0	\$0	\$0	\$0
2020 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
2021 Asphalt - Seal/Repair	\$29,290	\$0	\$0	\$0	\$32,966
Total Expenses	\$526,546	\$1,031,682	\$513,655	\$1,099,993	\$259,344
Ending Reserve Balance	\$4,788,712	\$4,845,028	\$5,453,890	\$5,511,880	\$6,448,585

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$6,448,585	\$6,303,278	\$6,622,741	\$7,212,647	\$7,535,700
Annual Reserve Contribution	\$1,170,360	\$1,205,471	\$1,241,635	\$1,278,884	\$1,317,251
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$63,732	\$64,603	\$69,148	\$73,710	\$76,066
Total Income	\$7,682,677	\$7,573,351	\$7,933,523	\$8,565,241	\$8,929,017
# Component					
COMMON AREA					
100 Monuments - Replace	\$0	\$0	\$0	\$0	\$0
102 Monuments - Refinish	\$6,954	\$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	\$138,230
134 Play Equipment - Repair	\$27,092	\$0	\$0	\$29,604	\$0
140 Walls (Block/Stucco) - Repair	\$0	\$0	\$0	\$0	\$30,492
150 Asphalt - Seal/Repair (A)	\$15,027	\$0	\$0	\$0	\$16,913
152 Asphalt - Seal/Repair (B)	\$11,270	\$0	\$0	\$0	\$12,685
156 Concrete - Repair	\$8,489	\$0	\$0	\$9,276	\$0
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$224,989	\$0
163 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$27,443
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
180 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
182 Median Granite - Replenish	\$0	\$0	\$0	\$211,174	\$0
190 Drainage - Mitigate/Repair (A)	\$0	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair (B)	\$90,306	\$93,015	\$95,805	\$98,679	\$101,640
NEIGHBORHOOD 2					
200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$7,318
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	\$86,838	\$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	\$10,710	\$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	\$0
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	\$24,670	\$0
320 Irrigation System - Replace	\$364,834	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (B)	\$198,672	\$0	\$0	\$0	\$0
340 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
342 Median Granite - Replenish	\$0	\$0	\$0	\$75,983	\$0
NEIGHBORHOOD 5					
500 Park Furniture - Replace	\$31,607	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
517 Culvert Rails - Repaint	\$0	\$19,905	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$0	\$0	\$25,262	\$0
530 Landscape Granite - Replenish (A)	\$0	\$24,742	\$0	\$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	\$8,538
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	\$12,513	\$0

Fiscal Year	2042	2043	2044	2045	2046
678 Shade Screens - Replace	\$0	\$0	\$23,951	\$0	\$0
690 Ramada Roof - Replace	\$0	\$0	\$0	\$18,157	\$0
698 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 7					
700 Park Furniture - Replace	\$23,660	\$0	\$0	\$0	\$0
710 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Walls & Fence - Repaint	\$0	\$102,874	\$0	\$0	\$0
726 Solar Lighting - Replace	\$0	\$0	\$0	\$0	\$0
730 Landscape Granite - Replenish	\$0	\$169,845	\$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	\$12,631	\$0
756 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
758 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
760 Park Furniture - Replace (A)	\$65,020	\$0	\$0	\$0	\$0
760 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
770 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$142,296
770 Play Equipment - Replace (B)	\$0	\$0	\$0	\$18,552	\$0
774 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$6,342
776 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$20,531
779 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
784 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
794 Landscape Granite - Replenish	\$0	\$90,410	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 1					
1000 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (A)	\$0	\$0	\$111,326	\$0	\$0
1020 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$61,181	\$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)	\$142,683	\$0	\$0	\$0	\$0
1032 Irrigation System - Replace	\$252,856	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 2					
1040 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1043 Drinking Fountains - Replace	\$0	\$20,835	\$0	\$0	\$0
1046 Play Equip - Replace (Somerset)	\$90,306	\$0	\$0	\$0	\$0
1048 Play Equip - Replace (Monticello)	\$0	\$158,683	\$0	\$0	\$0
1050 Play Equip - Replace (Torreno)	\$0	\$0	\$103,470	\$0	\$0
1053 Playground Wood - Replenish	\$0	\$0	\$0	\$6,315	\$0
1054 Shade Screens - Replace	\$0	\$19,905	\$0	\$0	\$0
1056 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$23,377
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	\$7,105	\$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	\$60,166	\$0	\$0
1074 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$53,287	\$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	\$15,750	\$0	\$0
1083 Fence & Rails - Repaint	\$0	\$0	\$0	\$0	\$5,915
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	\$159,778
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	\$58,341
N10: HOHOKAM PARK					
1100 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2042	2043	2044	2045	2046
1106 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
1108 Dog Park Fence - Replace	\$0	\$0	\$25,484	\$0	\$0
1109 Dog Park Surface - Replenish	\$0	\$0	\$0	\$6,355	\$0
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	\$14,799
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	\$112,475	\$0	\$0
1120 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (A)	\$0	\$0	\$172,449	\$0	\$0
1130 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1134 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$21,548
1138 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$48,177
1140 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
1151 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$25,410
1152 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$11,201
1156 Tennis Windscreen - Replace	\$0	\$0	\$0	\$0	\$6,342
1158 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$0	\$96,735	\$0	\$0	\$0
N10: SUNSET PARK					
1200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$48,787
1206 Park Furniture - Replace (A)	\$12,823	\$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	\$0	\$0	\$9,868	\$0
1218 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$22,361
1220 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$33,338
1221 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$98,038	\$0	\$0	\$0
N10: WOODSHADE TRAIL					
1240 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
1244 Park Furniture - Replace	\$27,092	\$0	\$0	\$0	\$0
1250 Landscape Granite - Replenish	\$0	\$50,600	\$0	\$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	\$202,466
1320 Walls & Rails - Repaint	\$0	\$0	\$0	\$0	\$31,712
SIENA NEIGHBORHOOD					
2000 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
2004 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2006 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2010 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
2014 Walls & Gates - Repaint	\$0	\$5,023	\$0	\$0	\$0
2016 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$19,108
2018 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
2020 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
2021 Asphalt - Seal/Repair	\$0	\$0	\$0	\$37,103	\$0
Total Expenses	\$1,379,399	\$950,611	\$720,876	\$1,029,541	\$1,245,086
Ending Reserve Balance	\$6,303,278	\$6,622,741	\$7,212,647	\$7,535,700	\$7,683,930

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$7,683,930	\$8,392,769	\$8,803,701	\$9,934,079	\$10,225,760
Annual Reserve Contribution	\$1,356,768	\$1,390,687	\$1,425,454	\$1,461,091	\$1,497,618
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$80,349	\$85,946	\$93,649	\$100,756	\$106,156
Total Income	\$9,121,048	\$9,869,402	\$10,322,805	\$11,495,926	\$11,829,535
# Component					
COMMON AREA					
100 Monuments - Replace	\$0	\$0	\$0	\$0	\$154,591
102 Monuments - Refinish	\$8,061	\$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	\$32,349	\$0	\$0	\$35,348
140 Walls (Block/Stucco) - Repair	\$0	\$0	\$0	\$0	\$35,348
150 Asphalt - Seal/Repair (A)	\$0	\$0	\$0	\$19,036	\$0
152 Asphalt - Seal/Repair (B)	\$0	\$0	\$0	\$14,277	\$0
156 Concrete - Repair	\$0	\$10,136	\$0	\$0	\$11,076
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$31,814
171 Landscape Granite - Replenish (Ph1)	\$247,066	\$0	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$149,020	\$0	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$120,116	\$0
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$104,787	\$0
180 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
182 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair (A)	\$0	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair (B)	\$104,689	\$107,830	\$111,064	\$114,396	\$117,828
NEIGHBORHOOD 2					
200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$12,186	\$0	\$0	\$0	\$0
210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$103,689
232 Landscape Granite - Replenish (A)	\$22,613	\$0	\$0	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$28,467	\$0	\$0	\$0
N2: BIG WASH PARK					
260 Asphalt - Resurface	\$0	\$32,780	\$0	\$0	\$0
270 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
274 Drinking Fountain - Replace	\$12,186	\$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	\$28,266	\$0	\$0	\$0	\$0
290 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
294 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$8,719
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	\$6,276	\$0	\$0	\$0
517 Culvert Rails - Repaint	\$0	\$0	\$23,768	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$30,164
530 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
531 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$71,383	\$0
540 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
542 Median Granite - Replenish	\$0	\$0	\$23,101	\$0	\$0
NEIGHBORHOOD 5 PARK					
656 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
658 Drinking Fountain - Replace	\$0	\$0	\$0	\$13,316	\$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	\$14,505	\$0

Fiscal Year	2047	2048	2049	2050	2051
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	\$57,198	\$0
NEIGHBORHOOD 7					
700 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
710 Metal Fence - Replace	\$0	\$34,937	\$0	\$0	\$0
720 Walls & Fence - Repaint	\$0	\$0	\$122,837	\$0	\$0
726 Solar Lighting - Replace	\$16,331	\$0	\$0	\$0	\$0
730 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N7: WILDLIFE RIDGE PARK					
740 Asphalt - Resurface	\$0	\$0	\$59,975	\$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	\$15,082
756 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
758 Drinking Fountain - Replace	\$12,186	\$0	\$0	\$0	\$0
760 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
760 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$16,166
770 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
770 Play Equipment - Replace (B)	\$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	\$32,285
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	\$132,929	\$0
1020 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$0	\$73,054
1030 Landscape Granite - Replenish (A)	\$0	\$42,269	\$0	\$0	\$0
1030 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$237,944	\$0
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	\$140,074	\$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	\$0	\$0	\$0	\$0	\$0
1056 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1060 Basketball Backboards - Replace	\$10,008	\$0	\$0	\$0	\$0
1062 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1064 Ramada Trim - Repaint	\$0	\$0	\$0	\$0	\$8,484
1070 Metal Fence - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1072 Metal Fence - Replace (Torreno)	\$0	\$8,519	\$0	\$0	\$0
1074 Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$71,841	\$0
1074 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$0	\$63,627
1078 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$208,201	\$0
1078 Landscape Granite - Replenish (B)	\$0	\$405,439	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 3					
1082 Walls & Fence - Repaint	\$0	\$0	\$0	\$18,807	\$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)	\$0	\$0	\$0	\$0	\$0
1084 Metal Fence - Replace (C)	\$0	\$0	\$0	\$64,291	\$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)	\$42,085	\$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	\$201,857	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
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
1110 Dog Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
1112 Dog Park Fountain - Replace	\$0	\$0	\$0	\$7,138	\$0
1114 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1118 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1119 Drinking Fountain - Replace	\$12,186	\$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	\$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	\$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	\$12,186	\$0	\$0	\$0	\$0
1214 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1216 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$11,783
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	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: WOODSHADE TRAIL					
1240 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$23,094
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	\$42,889
1306 Tile Roof - Replace	\$0	\$0	\$6,220	\$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	\$0
SIENA NEIGHBORHOOD					
2000 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
2004 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2006 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2010 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
2014 Walls & Gates - Repaint	\$0	\$5,823	\$0	\$0	\$0
2016 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2018 Landscape Granite - Replenish	\$48,157	\$0	\$0	\$0	\$0
2020 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
2021 Asphalt - Seal/Repair	\$0	\$0	\$41,760	\$0	\$0
Total Expenses	\$728,279	\$1,065,701	\$388,726	\$1,270,166	\$815,042
Ending Reserve Balance	\$8,392,769	\$8,803,701	\$9,934,079	\$10,225,760	\$11,014,493



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". 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: 4 years

Best Case: \$ 65,600

Worst Case: \$65,600

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.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 3,850

Worst Case: \$3,850

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: 3 years

Best Case: \$ 9,880

Worst Case: \$9,880

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. 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: 13 years

Best Case: \$ 88,000

Worst Case: \$88,000

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 added 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 years

Remaining Life: 9 years

Best Case: \$ 307,000

Worst Case: \$307,000

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:

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 68,000

Worst Case: \$68,000

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: Numerous repairs in 2021 for ~\$51,500. 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: 2 years

Best Case: \$ 15,000

Worst Case: \$15,000

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: Spent \$14,400 in 2021. Previously spent \$11,616 between 2010 and 2013.

Comments: Walls are expected 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: 4 years

Best Case: \$ 15,000

Worst Case: \$15,000

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:

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 8,320

Worst Case: \$8,320

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:

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 6,240

Worst Case: \$6,240

Cost Source: Client Cost History

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

Location: Parks and walkways throughout development

Funded?: Yes.

History: Spent \$4,460 in 2021. Previously spent ~\$20,000 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: 2 years

Best Case: \$ 4,700

Worst Case: \$4,700

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.

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 148,000

Worst Case: \$148,000

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 Pl to west side of the Torreno parcel

Funded?: Yes.

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

Comments:

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 114,000

Worst Case: \$114,000

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: Replaced (14) in 2021 for \$7,775.

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: 4 years

Best Case: \$ 13,500

Worst Case: \$13,500

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. This component accounts for the work completed in 2017 as well as future replenishing.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 118,000

Worst Case: \$118,000

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:

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 69,100

Worst Case: \$69,100

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:

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 52,500

Worst Case: \$52,500

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:

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 45,800

Worst Case: \$45,800

Cost Source: ARI Cost Allowance

Comp #: 180 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. 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: 13 years

Best Case: \$ 754,000

Worst Case: \$754,000

Cost Source: Client Cost History & ARI Cost Allowance

Comp #: 182 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: 3 years

Best Case: \$ 107,000

Worst Case: \$107,000

Cost Source: ARI Cost Database

Comp #: 190 Drainage - Mitigate/Repair (A)**Quantity: Numerous Sq Ft**

Location: Common areas throughout the community

Funded?: Yes.

History:

Comments: HOA Board approved funding drainage mitigation and repairs through Reserves. A large expense is planned in 2022 to get drainage areas repaired, and then annual funding will be allocated to keep the drainage areas maintained. This component only accounts for the anticipated 2022 expense.

Useful Life: 50 years

Remaining Life: 0 years

Best Case: \$ 200,000

Worst Case: \$200,000

Cost Source: Estimate Provided by Client

Comp #: 190 Drainage - Mitigate/Repair (B)

Quantity: Numerous Sq Ft

Location: Common areas throughout the community

Funded?: Yes.

History:

Comments: HOA Board approved funding drainage mitigation and repairs through Reserves. A large expense is planned in 2022 to get drainage areas repaired, and then annual funding will be allocated to keep the drainage areas maintained. This component accounts for the annual funding during 2023 and beyond.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 50,000

Worst Case: \$50,000

Cost Source: Estimate Provided by Client

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:

Useful Life: 24 years

Remaining Life: 0 years

Best Case: \$ 3,600

Worst Case: \$3,600

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:

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 5,820

Worst Case: \$5,820

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:

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 4,470

Worst Case: \$4,470

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: Repainted in 2021 for \$12,613. Previously painted in 2014 as part of a larger project for \$55,827, and in 2004-05.

Comments: Cost of the 2021 paint project is low relative to the quantities that should have been painted at these parcels, so it is not being used as a benchmark for budgeting. 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.

Useful Life: 6 years

Remaining Life: 5 years

Best Case: \$ 44,000

Worst Case: \$44,000

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: 5 years

Best Case: \$ 10,800

Worst Case: \$10,800

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. This section of granite has high visibility and should be top dressed periodically to maintain the appearance.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 13,200

Worst Case: \$13,200

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:

Useful Life: 24 years

Remaining Life: 2 years

Best Case: \$ 15,200

Worst Case: \$15,200

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:

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.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 5,930

Worst Case: \$5,930

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:

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 5,820

Worst Case: \$5,820

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.

Useful Life: 18 years

Remaining Life: 12 years

Best Case: \$ 41,600

Worst Case: \$41,600

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:

Useful Life: 12 years

Remaining Life: 6 years

Best Case: \$ 7,490

Worst Case: \$7,490

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. 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: 1 years

Best Case: \$ 13,500

Worst Case: \$13,500

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: Periodic painting is included with the walls & fences under the Neighborhood 2 section of this report.

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 12,000

Worst Case: \$12,000

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 2021 for \$3,525. Replenished in 2007. Originally installed during 1998.

Comments: Replenish work in 2021 accounted for spreading 20-tons of 3/4" screened Wildcat Red at 2" depth. Periodic replenishing should be planned to restore the appearance.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 3,700

Worst Case: \$3,700

Cost Source: Client Cost History

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.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 12,500

Worst Case: \$12,500

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:

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 in the past 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: \$ 202,000

Worst Case: \$202,000

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: AAA Landscape provided an estimate in the past 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 years

Remaining Life: 0 years

Best Case: \$ 215,000

Worst Case: \$215,000

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 2022 project.

Useful Life: 10 years

Remaining Life: 10 years

Best Case: \$ 110,000

Worst Case: \$110,000

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. This component funds for similar renovations in the future.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 269,000

Worst Case: \$269,000

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 years

Remaining Life: 3 years

Best Case: \$ 38,500

Worst Case: \$38,500

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.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 17,500

Worst Case: \$17,500

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:

Useful Life: 25 years

Remaining Life: 1 years

Best Case: \$ 2,910

Worst Case: \$2,910

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:

Useful Life: 6 years

Remaining Life: 3 years

Best Case: \$ 10,700

Worst Case: \$10,700

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: Repainted in 2021 for \$12,172. Previously painted in 2014 as part of a larger project for \$55,827, and in 2004-05.

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.

Useful Life: 6 years

Remaining Life: 5 years

Best Case: \$ 12,800

Worst Case: \$12,800

Cost Source: Client Cost History

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: This component funds to periodically top dress with a new 1" layer of rock.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 13,300

Worst Case: \$13,300

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: 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: 8 years

Best Case: \$ 31,200

Worst Case: \$31,200

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. 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: 17 years

Best Case: \$ 88,600

Worst Case: \$88,600

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: 7 years

Best Case: \$ 10,400

Worst Case: \$10,400

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:

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:

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: 24 years

Best Case: \$ 4,200

Worst Case: \$4,200

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.

Useful Life: 15 years

Remaining Life: 13 years

Best Case: \$ 5,820

Worst Case: \$5,820

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.

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 14,400

Worst Case: \$14,400

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.

Useful Life: 18 years

Remaining Life: 16 years

Best Case: \$ 93,600

Worst Case: \$93,600

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: 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: 3 years

Best Case: \$ 6,340

Worst Case: \$6,340

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: There is no expectancy to completely replace the structures. This component funds to periodically replace the shade screens only.

Useful Life: 12 years

Remaining Life: 10 years

Best Case: \$ 12,500

Worst Case: \$12,500

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 years

Remaining Life: 23 years

Best Case: \$ 9,200

Worst Case: \$9,200

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: 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: 8 years

Best Case: \$ 25,000

Worst Case: \$25,000

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.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 13,100

Worst Case: \$13,100

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:

Useful Life: 25 years

Remaining Life: 1 years

Best Case: \$ 16,200

Worst Case: \$16,200

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: Partially repainted areas of Las Colinas in 2021 for \$6,131. Repainted in 2018 & 2019 for \$48,468. Previously repainted in 2011 for \$32,744, and in 2005-06.

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.

Useful Life: 6 years

Remaining Life: 3 years

Best Case: \$ 55,300

Worst Case: \$55,300

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: 10 years

Best Case: \$ 7,800

Worst Case: \$7,800

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: This component funds to periodically top dress the existing granite.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 91,300

Worst Case: \$91,300

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 in 1997.

Comments:

Useful Life: 24 years

Remaining Life: 3 years

Best Case: \$ 27,000

Worst Case: \$27,000

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 in 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.

Useful Life: 30 years

Remaining Life: 5 years

Best Case: \$ 23,400

Worst Case: \$23,400

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 in 2000.

Comments:

Useful Life: 30 years

Remaining Life: 8 years

Best Case: \$ 13,600

Worst Case: \$13,600

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: Repainted in 2021 for \$6,075. Previously 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.

Useful Life: 6 years

Remaining Life: 5 years

Best Case: \$ 6,400

Worst Case: \$6,400

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 in 1997.

Comments:

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 installed in 1997.

Comments:

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 10,100

Worst Case: \$10,100

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:

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 5,820

Worst Case: \$5,820

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 in 1997.

Comments: Quantity includes (7) benches, (11) picnic tables, (3) trash cans, and (5) BBQ grills.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 36,000

Worst Case: \$36,000

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 installed in 1997.

Comments: Quantity includes (1) bench and (3) picnic tables. There are (2) tables at the main ramada, (1) table near volleyball, and (1) bench at basketball.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 6,860

Worst Case: \$6,860

Cost Source: ARI Cost Database

Comp #: 770 Play Equipment - Replace (A)**Quantity: (1) Play Structure**

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Replaced 7/2010 for \$45,481. Previously installed in 1997.

Comments: Play structure is manufactured by Playworld Systems. It is fairly large with 4-slides plus multiple climbers and attachments.

Useful Life: 18 years

Remaining Life: 6 years

Best Case: \$ 70,000

Worst Case: \$70,000

Cost Source: Client Cost History

Comp #: 770 Play Equipment - Replace (B)**Quantity: (1) Swing Set**

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Replaced in 2021 for ~\$8,900. Previously replaced 7/2010, and installed in 1997.

Comments: This component accounts for replacement of the double arch swing set.

Useful Life: 12 years

Remaining Life: 11 years

Best Case: \$ 9,400

Worst Case: \$9,400

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:

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 installed in 1997.

Comments:

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 3,120

Worst Case: \$3,120

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. 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: 0 years

Best Case: \$ 10,100

Worst Case: \$10,100

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 in 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, surface deterioration was noted during the last site inspection, so replacement should be expected at some point.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 20,800

Worst Case: \$20,800

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 in 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 installed in 1997.

Comments:

Useful Life: 18 years

Remaining Life: 11 years

Best Case: \$ 13,700

Worst Case: \$13,700

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: There is no expectancy to completely replace the granite, but periodic replenishing should be planned to restore the appearance. Per past information, 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: 1 years

Best Case: \$ 48,600

Worst Case: \$48,600

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.

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 51,000

Worst Case: \$51,000

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:

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 for \$53,704. 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.

Useful Life: 6 years

Remaining Life: 4 years

Best Case: \$ 58,100

Worst Case: \$58,100

Cost Source: Client Cost History

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

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

Funded?: Yes.

History: Repainted in 2021 for \$29,617. Previously painted 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 ~48,660 sq ft of common stucco walls, 560 LF of metal fence, and 164 LF of culvert rails.

Useful Life: 6 years

Remaining Life: 5 years

Best Case: \$ 31,000

Worst Case: \$31,000

Cost Source: Client Cost History

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: 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: \$ 19,600

Worst Case: \$19,600

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.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 104,000

Worst Case: \$104,000

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: 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: 0 years

Best Case: \$ 79,000

Worst Case: \$79,000

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 in the past to replace the irrigation along both sides of Desert Fairways Drive for ~\$135,000. This project is anticipated in the near future.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 140,000

Worst Case: \$140,000

Cost Source: Proposal from AAA Landscape

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.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 66,900

Worst Case: \$66,900

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 has a Haws brand (model 3500) metal drinking fountain with two dispensers. Park in the Torreno parcel has a concrete drinking fountain.

Useful Life: 18 years

Remaining Life: 3 years

Best Case: \$ 11,200

Worst Case: \$11,200

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 in 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.

Useful Life: 18 years

Remaining Life: 2 years

Best Case: \$ 50,000

Worst Case: \$50,000

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: Repaired in 2021 for ~\$22,000. Installed in 2006.

Comments: This park has a large PlayWorld play structure, a rock climbing wall, and a swing set.

Useful Life: 18 years

Remaining Life: 3 years

Best Case: \$ 85,300

Worst Case: \$85,300

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 in 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.

Useful Life: 18 years

Remaining Life: 4 years

Best Case: \$ 54,000

Worst Case: \$54,000

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: Replenished in 2021 for \$3,060. Previous age was unknown.

Comments: The 2021 project installed 50 cubic yards of new wood chips.

Useful Life: 8 years

Remaining Life: 7 years

Best Case: \$ 3,200

Worst Case: \$3,200

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: 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: 9 years

Best Case: \$ 10,700

Worst Case: \$10,700

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. This component funds to periodically replace the shade sails.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 11,500

Worst Case: \$11,500

Cost Source: Client Cost History

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:

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 4,780

Worst Case: \$4,780

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 in 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.

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 22,500

Worst Case: \$22,500

Cost Source: ARI Cost Database

Comp #: 1064 Ramada Trim - Repaint**Quantity: (3) Ramadas: 2,900 Sq Ft**

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

Funded?: Yes.

History: Painted in 2021 for \$3,390. Previously painted 11/2012 for \$3,813, and then original from 2006.

Comments: Paint work in 2021 included posts and beams plus both sides of the roofs.

Useful Life: 6 years

Remaining Life: 5 years

Best Case: \$ 3,600

Worst Case: \$3,600

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 in 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 years

Remaining Life: 14 years

Best Case: \$ 5,200

Worst Case: \$5,200

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 in 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. 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: 6 years

Best Case: \$ 3,950

Worst Case: \$3,950

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 \$28,516. 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.

Useful Life: 6 years

Remaining Life: 4 years

Best Case: \$ 31,400

Worst Case: \$31,400

Cost Source: Client Cost History

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

Location: Perimeter areas of Torreno

Funded?: Yes.

History: Painted in 2021 for \$25,742. Previously 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.

Useful Life: 6 years

Remaining Life: 5 years

Best Case: \$ 27,000

Worst Case: \$27,000

Cost Source: Client Cost History

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. 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: 8 years

Best Case: \$ 91,000

Worst Case: \$91,000

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: 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: \$ 188,000

Worst Case: \$188,000

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.

Useful Life: 6 years

Remaining Life: 4 years

Best Case: \$ 8,220

Worst Case: \$8,220

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).

Useful Life: 6 years

Remaining Life: 0 years

Best Case: \$ 2,910

Worst Case: \$2,910

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.

Useful Life: 25 years

Remaining Life: 18 years

Best Case: \$ 12,700

Worst Case: \$12,700

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.

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 24,800

Worst Case: \$24,800

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.

Useful Life: 30 years

Remaining Life: 28 years

Best Case: \$ 28,100

Worst Case: \$28,100

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.

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 5,300

Worst Case: \$5,300

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. Replacement should be anticipated eventually.

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 23,500

Worst Case: \$23,500

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. Replacement should be anticipated eventually.

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 5,500

Worst Case: \$5,500

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 in 2016.

Comments: VCA is reportedly responsible to maintain this path. Long term replacement/repaving should be anticipated.

Useful Life: 24 years

Remaining Life: 18 years

Best Case: \$ 6,030

Worst Case: \$6,030

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). 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: 4 years

Best Case: \$ 78,600

Worst Case: \$78,600

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. 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: \$ 20,100

Worst Case: \$20,100

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 in 2016.

Comments: VCA is responsible to maintain the medians at the Center Pointe section of the community. 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: 14 years

Best Case: \$ 203,000

Worst Case: \$203,000

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 in 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.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 28,700

Worst Case: \$28,700

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 in 2002.

Comments:

Useful Life: 24 years

Remaining Life: 2 years

Best Case: \$ 93,600

Worst Case: \$93,600

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 in 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: 10 years

Best Case: \$ 42,100

Worst Case: \$42,100

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 in 2002.

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 13,300

Worst Case: \$13,300

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 years

Remaining Life: 3 years

Best Case: \$ 3,220

Worst Case: \$3,220

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 years

Remaining Life: 12 years

Best Case: \$ 7,490

Worst Case: \$7,490

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 in 2014 for \$2,321.

Comments:

Useful Life: 18 years

Remaining Life: 10 years

Best Case: \$ 3,120

Worst Case: \$3,120

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.

Useful Life: 6 years

Remaining Life: 0 years

Best Case: \$ 7,280

Worst Case: \$7,280

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 in 2002.

Comments:

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 installed in 2002.

Comments:

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 12,000

Worst Case: \$12,000

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:

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 5,820

Worst Case: \$5,820

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 in 2002.

Comments: Quantity includes (14) benches, (16) picnic tables, (4) concrete trash cans, (3) metal trash cans, and (2) BBQ grills.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 58,700

Worst Case: \$58,700

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.

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 4,470

Worst Case: \$4,470

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: Repaired in 2021 for ~\$26,500. Previously repaired in 2014 & 2015. Installed in 2002.

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. Remaining life has been increased to reflect repairs and parts replacements in 2021.

Useful Life: 18 years

Remaining Life: 4 years

Best Case: \$ 90,000

Worst Case: \$90,000

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.

Useful Life: 18 years

Remaining Life: 14 years

Best Case: \$ 64,000

Worst Case: \$64,000

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:

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 in 2002.

Comments:

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 10,600

Worst Case: \$10,600

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. 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 years

Remaining Life: 0 years

Best Case: \$ 23,700

Worst Case: \$23,700

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 in 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, surface deterioration was noted during the last site inspection, so replacement should be expected at some point.

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 41,600

Worst Case: \$41,600

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 in 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 in 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: This component funds to periodically resurface the court coating.

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 12,500

Worst Case: \$12,500

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 in 2002.

Comments: This is vinyl coated chain link fence. Original fence was retained when the courts were replaced in 2013.

Useful Life: 30 years

Remaining Life: 10 years

Best Case: \$ 26,300

Worst Case: \$26,300

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:

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 5,510

Worst Case: \$5,510

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 in 2006 for \$2,000.

Comments: 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: \$ 3,120

Worst Case: \$3,120

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 in 2002.

Comments:

Useful Life: 30 years

Remaining Life: 10 years

Best Case: \$ 25,800

Worst Case: \$25,800

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: There is no expectancy to completely replace the granite, but periodic replenishing should be planned to restore the appearance. Per past information, 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: 1 years

Best Case: \$ 52,000

Worst Case: \$52,000

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 in 1996.

Comments:

Useful Life: 24 years

Remaining Life: 0 years

Best Case: \$ 24,000

Worst Case: \$24,000

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:

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 in 1996.

Comments: Quantity includes (2) 6' benches, (3) trash cans and (2) BBQ grills.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 7,100

Worst Case: \$7,100

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.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 5,300

Worst Case: \$5,300

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:

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 5,820

Worst Case: \$5,820

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 installed in 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.

Useful Life: 18 years

Remaining Life: 12 years

Best Case: \$ 62,400

Worst Case: \$62,400

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: Replenished in 2021 for \$4,800. Previously 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. The 2021 project installed 100 cubic yards of new wood chips over the existing surface.

Useful Life: 6 years

Remaining Life: 5 years

Best Case: \$ 5,000

Worst Case: \$5,000

Cost Source: Client Cost History

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. 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: 0 years

Best Case: \$ 11,000

Worst Case: \$11,000

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 installed in 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.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 16,400

Worst Case: \$16,400

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: This component is scheduled to offset the court refurbish allocation, so that work is scheduled on this court every 6-years.

Useful Life: 12 years

Remaining Life: 6 years

Best Case: \$ 5,200

Worst Case: \$5,200

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 in 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 installed in 1996.

Comments: There is no expectancy to completely replace the granite, but periodic replenishing should be planned to restore the appearance. Per past information, 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: 1 years

Best Case: \$ 52,700

Worst Case: \$52,700

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 in 2000-01.

Comments:

Useful Life: 24 years

Remaining Life: 5 years

Best Case: \$ 9,800

Worst Case: \$9,800

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.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 15,000

Worst Case: \$15,000

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 past information, 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 years

Remaining Life: 1 years

Best Case: \$ 27,200

Worst Case: \$27,200

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 in 2015.

Comments: Artificial turf was installed as part of a landscape project around this intersection.

Useful Life: 12 years

Remaining Life: 5 years

Best Case: \$ 18,200

Worst Case: \$18,200

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.

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 2,800

Worst Case: \$2,800

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. This component funds for similar renovations in the future.

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 505,000

Worst Case: \$505,000

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: 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: 4 years

Best Case: \$ 99,600

Worst Case: \$99,600

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.

Useful Life: 6 years

Remaining Life: 0 years

Best Case: \$ 15,600

Worst Case: \$15,600

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:

SIENA NEIGHBORHOOD

Comp #: 2000 Monument - Refurbish**Quantity: (1) Monument**

Location: Siena Parcel - entry on Maspalomas Drive

Funded?: Yes.

History: Replaced in 2015. Previously installed in 2006.

Comments: We recommend planning to replace in conjunction with the VCA monuments.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 2,600

Worst Case: \$2,600

Cost Source: Client Cost History

Comp #: 2002 Fountain - Replace**Quantity: (1) Fountain**

Location: Siena Parcel - entry on Maspalomas Drive

Funded?: No. This is a concrete fountain mounted into the entry wall. There is no expectancy to replace the fountain. Repairs and maintenance should be addressed as an Operating expense.

History: Installed in 2006.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2004 Entry System - Replace**Quantity: (1) DoorKing System**

Location: Siena Parcel - entry on Maspalomas Drive

Funded?: Yes.

History: Installed in 2006.

Comments:

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 5,820

Worst Case: \$5,820

Cost Source: ARI Cost Database

Comp #: 2006 Gate Operators - Replace**Quantity: (4) Apollo Operators**

Location: Siena Parcel - entry on Maspalomas Drive

Funded?: Yes.

History: Installed in 2006.

Comments:

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 18,400

Worst Case: \$18,400

Cost Source: ARI Cost Database

Comp #: 2008 Strobe Detectors - Replace**Quantity: (2) Strobe Detectors**

Location: Siena Parcel - entry on Maspalomas Drive

Funded?: No. These switches detect strobe signals from emergency vehicles and automatically open gate systems. Recommend replacing as needed with Operating funds.

History: Installed in 2006.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2010 Vehicle Gates - Replace**Quantity: (4) Vehicle, (2) Ped.**

Location: Siena Parcel - entry on Maspalomas Drive

Funded?: Yes.

History: Installed in 2006.

Comments: Vehicle gates have a long life expectancy under normal circumstances. They can often be repaired or rebuilt as needed. Replacement resulting from vehicle damage should be addressed as an insurance issue. These are attractive, heavy duty gates. Siena owners should anticipate replacing them eventually to update and restore the appearance.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 26,000

Worst Case: \$26,000

Cost Source: ARI Cost Database

Comp #: 2014 Walls & Gates - Repaint**Quantity: Stucco & Metal**

Location: Siena Parcel - entry on Maspalomas Drive

Funded?: Yes.

History: Repainted in 2018 for \$2,395.

Comments: This component funds to paint ~800 sq ft of stucco walls, 46 LF of vehicle gates, 7 LF of pedestrian gates, and 7 LF of metal fence. Stucco is on the backside of the stone veneer walls.

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 2,700

Worst Case: \$2,700

Cost Source: Client Cost History

Comp #: 2016 Landscape Lights - Replace**Quantity: (27) Light Fixtures**

Location: Siena Parcel - entry on Maspalomas Drive

Funded?: Yes.

History: Replaced 11/2015 for \$7,471. Previously installed in 2006.

Comments: The original lighting on both sides of the entry gate and in the island were replaced with LED fixtures. A transformer and photo cell were also installed with the lights.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 9,400

Worst Case: \$9,400

Cost Source: Client Cost History

Comp #: 2018 Landscape Granite - Replenish**Quantity: Approx 39,300 Sq Ft**

Location: Siena Parcel - bordering perimeter walls on Casentino Pass, plus (2) common tracts between homes

Funded?: Yes.

History: Replenished 5/2017 (cost is unknown). Previously installed in 2006.

Comments: This component funds to periodically top dress with a new 1" layer of rock.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 23,000

Worst Case: \$23,000

Cost Source: ARI Cost Database

Comp #: 2020 Asphalt - Repave**Quantity: Approx 125,000 Sq Ft**

Location: Siena Parcel - private streets

Funded?: Yes.

History: Installed in 2006.

Comments: Life span is based on periodically seal coating and maintaining the surface.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 325,000

Worst Case: \$325,000

Cost Source: ARI Cost Database

Comp #: 2021 Asphalt - Seal/Repair**Quantity: Approx 125,000 Sq Ft**

Location: Siena Parcel - private streets

Funded?: Yes.

History: Sealed in 2021 for \$17,999. Previously sealed in 2016 for \$9,920, and in 2008.

Comments: Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life: 4 years

Remaining Life: 3 years

Best Case: \$ 18,800

Worst Case: \$18,800

Cost Source: Client Cost History & ARI Cost Database

Comp #: 2024 Concrete - Repair**Quantity: Numerous Sq Ft**

Location: Siena Parcel - curbs, gutters and walkways throughout community

Funded?: No. Owners are reportedly responsible for concrete sidewalks in front of their homes. That makes up the majority of concrete in this parcel. There is still some common area concrete. Repairs should be funded as part of the Concrete allowance under component #156 in the Common Area chapter.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2030 Street Signs - Replace**Quantity: (12) Signs**

Location: Siena Parcel - bordering streets throughout the parcel

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Replaced 5/2020 for \$1,400. Previously installed in 2006.

Comments: Quantity includes (10) custom street signs and (2) stop signs.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2032 Sign Posts - Replace**Quantity: (6) Wood Posts**

Location: Siena Parcel - bordering streets throughout the parcel

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Installed in 2006.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2040 Mailboxes - Replace**Quantity: (61) Mailboxes**

Location: Siena Parcel - bordering streets throughout the parcel

Funded?: No. Mailboxes are individual owner responsibility, so no Reserve funding has been allocated.

History: Installed in 2006.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source: