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Vistoso Community Association
Oro Valley, AZ



Report #: 8973-11
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY
Update "With-Site-Visit"

August 19, 2023

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.



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Vistoso Community Association

Oro Valley, AZ

Level of Service: Update "With-Site-Visit"

Report #: 8973-11

of Units: 5,943

January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Projected Starting Reserve Balance	\$3,524,680
Current Fully Funded Reserve Balance	\$5,811,993
Average Reserve Deficit (Surplus) Per Unit	\$385
Percent Funded	60.6 %
Current Monthly Reserve Contribution	\$79,167
Recommended 2024 Monthly Reserve Contribution	\$79,167

Reserve Fund Strength: 60.6%

Weak

Fair

Strong

< 30%

< 70%

> 130%



Risk of Special Assessment:

High

Medium

Low

Economic Assumptions:

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

Annual Inflation Rate 3.00 %

This is an Update "With-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2023 Fiscal Year. We performed the site inspection on 6/9/2023.

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

Your Reserve Fund is 60.6 % Funded. This means the Reserve Fund status is Fair, and the HOA's risk of special assessments & deferred maintenance is currently Medium.

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 keeping the currently budgeted Monthly Reserve contributions of \$79,167 unchanged for the 2024 Fiscal Year. Nominal annual increases are scheduled to help offset inflation. Going forward, the contribution rate should be increased as illustrated on the 30-Year 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 (Ph1) - Renovate	20	19	\$265,000
101	Monuments (Ph1) - Refurbish	20	9	\$5,000
102	Monuments (Ph1) - Replace Lights	20	9	\$6,200
106	Monuments (Ph2) - Renovate	20	1	\$265,000
107	Monuments (Ph2) - Refurbish	20	11	\$5,000
108	Monuments (Ph2) - Replace Lights	20	11	\$6,200
110	Monuments (Parcels) - Replace	20	11	\$109,000
120	Street Lights - Replace	25	7	\$381,000
122	Street Lights - Repaint	8	3	\$85,000
134	Play Equipment - Repair	3	0	\$18,700
140	Walls (Block/Stucco) - Repair	5	2	\$18,700
152	Asphalt - Seal/Repair	4	3	\$9,000
156	Concrete - Repair	3	0	\$5,800
161	Irrigation System - Replace (A)	20	16	\$184,000
161	Irrigation System - Replace (B)	20	1	\$141,000
163	Irrig Controllers - Replace	5	2	\$16,700
171	Landscape Granite - Replenish (Ph1)	10	3	\$147,000
172	Landscape Granite - Replenish (Ph2)	10	4	\$86,000
173	Landscape Granite - Replenish (Ph3)	10	6	\$65,200
174	Landscape Granite - Replenish (Ph4)	10	6	\$57,000
180	Median Landscape - Renovate	24	15	\$936,000
182	Median Granite - Replenish	24	3	\$133,000
191	Drainage - Mitigate/Repair	1	0	\$60,000
NEIGHBORHOOD 2				
201	Asphalt - Repave	24	0	\$8,400
205	Drinking Fountain - Replace	15	8	\$7,000
210	Metal Fence - Replace	30	5	\$6,500
220	Walls & Fence - Repaint	6	3	\$50,600
232	Landscape Granite - Replenish (A)	10	9	\$13,400
234	Landscape Granite - Replenish (B)	10	4	\$16,400
N2: BIG WASH PARK				
260	Asphalt - Repave	30	4	\$22,000
270	Park Furniture - Replace	20	19	\$12,100
274	Drinking Fountain - Replace	15	8	\$7,000
280	Play Equipment - Replace	18	10	\$52,000
284	Playground Turf - Replace	12	4	\$9,500
286	Shade Sails - Replace	12	11	\$16,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
290	Metal Fence - Replace	30	4	\$17,000
294	Landscape Granite - Replenish	10	0	\$4,600
NEIGHBORHOOD 3				
300	Monuments - Refurbish	20	4	\$40,000
310	Park Furniture - Replace	25	6	\$25,400
320	Irrigation System - Replace	20	0	\$250,000
322	Landscape Granite - Replenish (A)	10	0	\$276,000
322	Landscape Granite - Replenish (B)	10	10	\$140,000
340	Median Landscape - Renovate	24	15	\$334,000
342	Median Granite - Replenish	24	3	\$48,000
NEIGHBORHOOD 5				
500	Park Furniture - Replace	20	19	\$32,700
510	Metal Fence - Replace	30	4	\$3,700
520	Walls & Fence - Repaint	6	3	\$15,500
530	Landscape Granite - Replenish	10	2	\$17,500
N5: VISTOSO TRAILS				
560	Monument - Refurbish	20	16	\$6,800
561	Monument LED - Replace	10	6	\$3,000
566	Asphalt - Repave	30	26	\$12,000
570	Mailboxes - Replace	20	16	\$29,200
574	Culvert Rails - Repaint	6	3	\$14,000
580	Irrig Controllers - Replace	12	8	\$4,400
584	Landscape Granite - Replenish (A)	10	6	\$41,000
584	Landscape Granite - Replenish (B)	10	7	\$262,000
590	Median Landscape - Renovate	24	19	\$110,000
592	Median Granite - Replenish	24	7	\$13,000
N5: MOORE LOOP PARK				
652	Asphalt - Repave	30	26	\$86,400
653	Asphalt - Seal/Repair	4	3	\$8,000
660	Park Assets - Repaint	6	3	\$12,500
664	Drinking Ftn - Replace (A)	18	15	\$3,300
664	Drinking Ftn - Replace (B)	15	11	\$5,200
668	Park Furniture - Replace	20	16	\$60,400
670	Play Equipment - Replace	18	14	\$124,200
674	Playground Wood - Replenish	5	2	\$8,000
678	Shade Screens - Replace	12	8	\$16,600
680	Ramada Roofs - Replace	25	21	\$45,600
684	Dog Park Fence - Replace	24	21	\$49,500
685	Dog Park Fence - Repaint	6	3	\$6,000
686	Dog Park Surface - Replenish	10	7	\$17,300
688	Dog Park Furniture - Replace	20	17	\$138,000
694	Landscape Granite - Replenish	10	7	\$44,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
NEIGHBORHOOD 7				
700	Park Furniture - Replace	20	19	\$26,800
710	Metal Fence - Replace	30	5	\$24,100
720	Walls & Fence - Repaint	6	1	\$71,400
726	Solar Lighting - Replace	15	8	\$9,700
730	Landscape Granite - Replenish	10	2	\$118,000
N7: WILDLIFE RIDGE PARK				
740	Asphalt - Repave	30	6	\$39,000
741	Asphalt - Seal/Repair	4	3	\$5,200
746	Pole Lights - Replace	30	3	\$34,000
748	Metal Fence - Replace	30	6	\$23,000
750	Park Assets - Repaint	6	3	\$8,600
756	Tile Roofs - Refurbish	25	17	\$12,500
758	Drinking Fountain - Replace	15	8	\$7,000
760	Park Furniture - Replace	20	19	\$70,000
762	BBQ Grills - Replace	30	3	\$6,600
770	Play Equipment - Replace (A)	18	4	\$100,000
770	Play Equipment - Replace (B)	12	9	\$11,700
774	Playground Turf - Replace	12	10	\$4,800
776	Shade Sails - Replace	12	10	\$15,600
779	Basketball Court - Replace	30	7	\$30,000
784	Baseball Backstop - Replace	18	9	\$17,500
794	Landscape Granite - Replenish	10	0	\$62,600
NEIGHBORHOOD 10, PHASE 1				
1000	Metal Fence - Replace	30	8	\$84,000
1020	Walls & Fence - Repaint (A)	6	2	\$72,000
1020	Walls & Fence - Repaint (B)	6	3	\$36,000
1030	Landscape Granite - Replenish (A)	10	4	\$24,300
1030	Landscape Granite - Replenish (B)	10	6	\$130,000
1030	Landscape Granite - Replenish (C)	10	0	\$102,500
1032	Irrigation System - Replace	20	0	\$174,000
NEIGHBORHOOD 10, PHASE 2				
1040	Park Furniture - Replace	20	3	\$137,300
1043	Drinking Fountains - Replace	18	2	\$14,300
1046	Play Equip - Replace (Somerset)	18	1	\$65,000
1048	Play Equip - Replace (Monticello)	18	2	\$106,000
1050	Play Equip - Replace (Torreno)	18	3	\$70,000
1053	Playground Wood - Replenish	8	5	\$4,000
1054	Shade Screens - Replace	12	7	\$14,000
1056	Shade Sails - Replace	12	10	\$20,600
1062	Ramada Roofs - Replace	25	7	\$28,100
1064	Ramada Trim - Repaint	6	3	\$4,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1070	Metal Fence - Replace (Somerset)	40	22	\$6,500
1072	Metal Fence - Replace (Torreno)	20	4	\$5,200
1074	Walls & Fence - Repaint (A)	6	2	\$38,100
1074	Walls & Fence - Repaint (B)	6	3	\$33,600
1078	Landscape Granite - Replenish (A)	10	6	\$113,000
1078	Landscape Granite - Replenish (B)	10	4	\$235,200
NEIGHBORHOOD 10, PHASE 3				
1082	Walls & Fence - Repaint	6	2	\$9,600
1083	Fence & Rails - Repaint	6	5	\$3,200
1084	Metal Fence - Replace (A)	25	16	\$21,600
1084	Metal Fence - Replace (B)	25	17	\$42,300
1084	Metal Fence - Replace (C)	30	26	\$48,000
1086	Park Furniture - Replace	20	16	\$11,200
1088	Mailboxes - Replace (A)	20	12	\$17,700
1088	Mailboxes - Replace (B)	20	16	\$4,000
1090	Asphalt - Repave	30	22	\$7,600
1092	Landscape Granite - Replenish (A)	10	3	\$86,000
1092	Landscape Granite - Replenish (B)	10	3	\$26,200
1093	Landscape Granite - Replenish (C)	10	0	\$17,500
1094	Median Landscape - Renovate	24	12	\$252,000
1095	Median Granite - Replenish	24	0	\$36,000
N10: HOHOKAM PARK				
1100	Asphalt - Repave	30	6	\$120,000
1102	Asphalt - Seal/Repair	4	3	\$11,200
1106	Pole Lights - Replace	30	8	\$62,500
1108	Dog Park Fence - Replace	24	5	\$24,800
1109	Dog Park Surface - Replenish	10	2	\$4,000
1110	Dog Park Benches - Replace	20	10	\$9,300
1112	Dog Park Fountain - Replace	18	8	\$4,000
1114	Park Assets - Repaint	6	5	\$15,000
1118	Tile Roofs - Refurbish	25	17	\$22,000
1119	Drinking Fountain - Replace	15	8	\$7,000
1120	Park Furniture - Replace (A)	20	2	\$121,000
1120	Park Furniture - Replace (B)	20	15	\$6,000
1130	Play Equipment - Replace (A)	18	2	\$118,000
1130	Play Equipment - Replace (B)	18	12	\$80,000
1134	Playground Turf - Replace	12	10	\$9,700
1138	Shade Sails - Replace	12	11	\$27,000
1140	Basketball Court - Replace	30	9	\$58,000
1151	Tennis Courts - Resurface	8	0	\$17,300
1152	Tennis Fence - Replace	30	8	\$62,100
1154	Tennis Fence - Repaint	8	0	\$8,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1156	Tennis Windscreen - Replace	8	0	\$4,300
1158	Tennis Lights - Replace	30	8	\$36,000
1160	Landscape Granite - Replenish	10	0	\$70,000
N10: SUNSET PARK				
1200	Asphalt - Repave	24	22	\$34,200
1201	Asphalt - Seal/Repair	4	0	\$3,000
1206	Park Furniture - Replace (A)	20	19	\$12,800
1206	Park Furniture - Replace (B)	20	1	\$15,000
1210	Drinking Fountain - Replace	15	8	\$7,000
1214	Play Equipment - Replace (A)	18	10	\$80,000
1214	Play Equipment - Replace (B)	18	16	\$12,800
1216	Playground Wood - Replenish	6	3	\$6,000
1218	Shade Sails - Replace	12	10	\$17,800
1220	Basketball Court - Refurbish	14	5	\$18,000
1221	Basketball Court - Resurface	14	12	\$11,000
1230	Landscape Granite - Replenish	10	0	\$67,800
N10: WOODSHADE TRAIL				
1240	Asphalt - Repave	30	6	\$14,000
1244	Park Furniture - Replace	20	19	\$40,000
1250	Landscape Granite - Replenish	10	0	\$35,000
N11: VISTOSO HIGHLANDS				
1300	Artificial Turf - Replace	12	3	\$22,000
1302	Monument - Replace	20	3	\$18,400
1304	Bell Tower - Repaint	8	6	\$2,500
1306	Tile Roof - Replace	25	1	\$4,000
1310	Landscape - Renovate	24	16	\$627,000
1311	Landscape Granite - Replenish	24	4	\$124,000
1320	Metal Rails - Repaint	6	5	\$2,600
176 Total Funded Components				

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

Introduction



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

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



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

Methodology



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

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

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



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?



RESERVE FUNDING PRINCIPLES

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.*



FUNDING OBJECTIVES

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

Site Inspection Notes

During the site visit on 6/9/2023, I met with Community Manager Barbara Daoust from FirstService Residential plus Board Members Matt Wood and Ted Dann. We spent time reviewing reserve related expenses and projects that have occurred in the recent past and are planned in the near future. After the meeting, I spent a couple of days touring the community to visually re-inspect the common areas and parks.

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



Projected Expenses

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

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

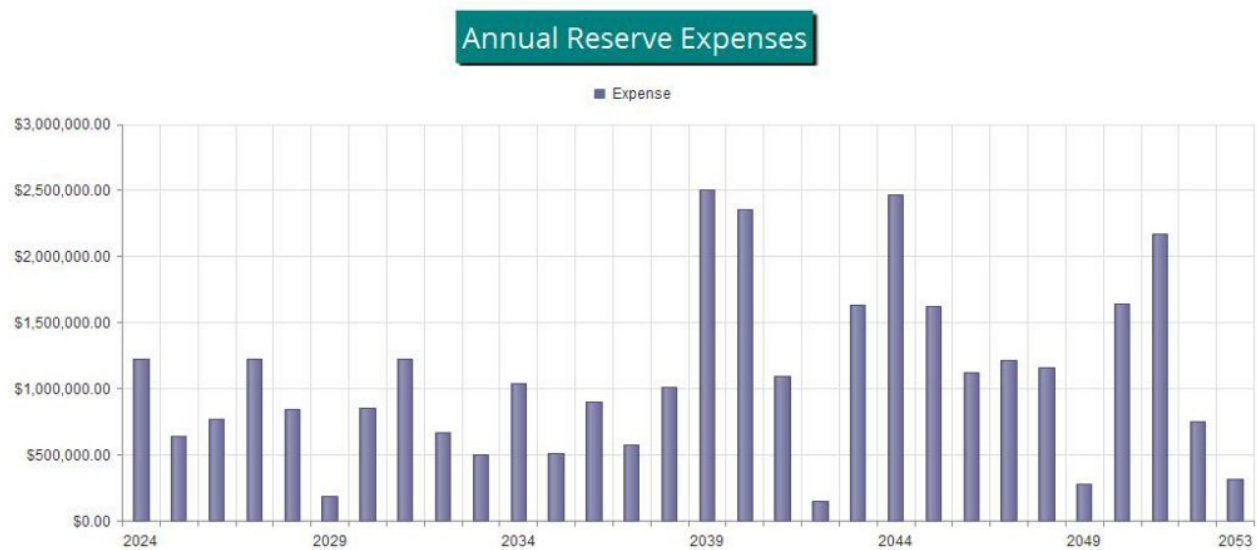


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$3,524,680 as-of the start of your fiscal year on 1/1/2024. This is based on your actual balance of \$3,515,833 on 6/30/2023 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/1/2024, your Fully Funded Balance is computed to be \$5,811,993. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 60.6 % Funded.

Recommended Funding Plan

Based on this starting point and anticipated future expenses, we recommend keeping the currently budgeted Monthly Reserve contributions of \$79,167 unchanged for the 2024 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.

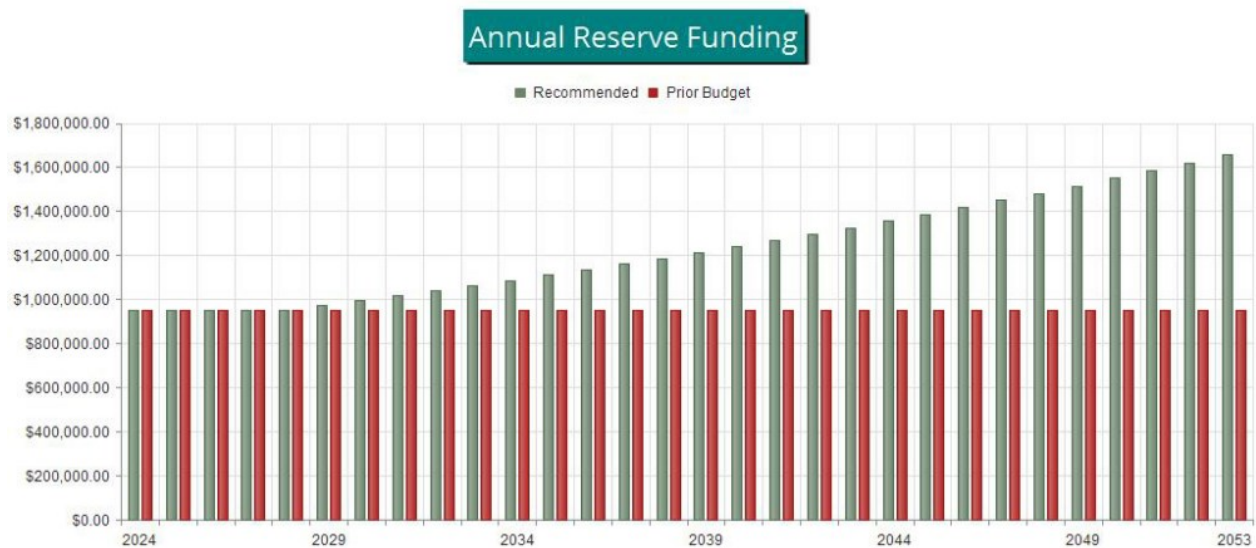


Figure 2

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.

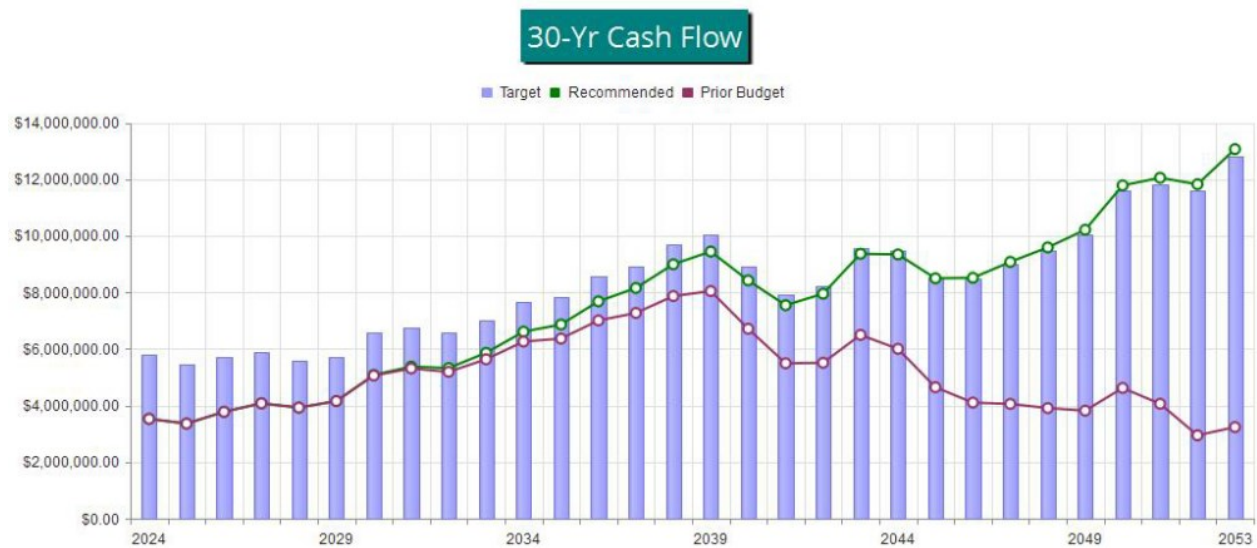


Figure 3

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.

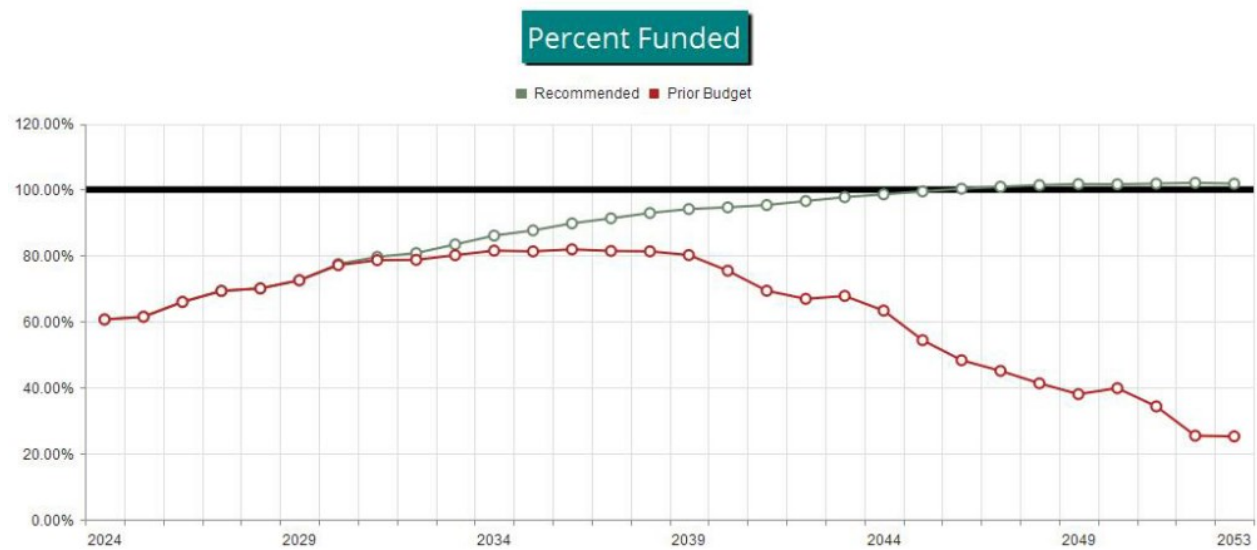


Figure 4



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.



	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024 Current Fund Balance	01/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	2024 Contributions
	Min	Max	Min	Max						
COMMON AREA	1	25	0	19	\$3,005,500	\$84,500	\$817,690	\$1,602,190	\$2,187,810	\$299,146
NEIGHBORHOOD 2	6	30	0	9	\$102,300	\$8,400	\$43,540	\$53,563	\$58,760	\$15,998
N2: BIG WASH PARK	10	30	0	19	\$140,200	\$4,600	\$44,733	\$73,049	\$95,467	\$10,084
NEIGHBORHOOD 3	10	25	0	15	\$1,113,400	\$526,000	\$600,000	\$744,554	\$513,400	\$93,869
NEIGHBORHOOD 5	6	30	2	19	\$69,400	\$0	\$24,957	\$26,592	\$44,443	\$7,830
N5: VISTOSO TRAILS	6	30	3	26	\$495,400	\$0	\$7,000	\$145,592	\$488,400	\$52,215
N5: MOORE LOOP PARK	4	30	2	26	\$625,000	\$0	\$16,050	\$127,294	\$608,950	\$49,244
NEIGHBORHOOD 7	6	30	1	19	\$250,000	\$0	\$153,900	\$179,850	\$96,100	\$34,048
N7: WILDLIFE RIDGE PARK	4	30	0	19	\$448,100	\$62,600	\$182,518	\$280,959	\$265,582	\$34,810
NEIGHBORHOOD 10, PHASE 1	6	30	0	8	\$622,800	\$276,500	\$357,080	\$470,680	\$265,720	\$70,923
NEIGHBORHOOD 10, PHASE 2	6	40	1	22	\$895,500	\$0	\$534,641	\$612,264	\$360,859	\$94,489
NEIGHBORHOOD 10, PHASE 3	6	30	0	26	\$582,900	\$53,500	\$138,973	\$304,832	\$443,927	\$42,618
N10: HOHOKAM PARK	4	30	0	17	\$897,200	\$99,600	\$329,230	\$645,108	\$567,970	\$65,759
N10: SUNSET PARK	4	24	0	22	\$285,400	\$70,800	\$99,621	\$147,894	\$185,779	\$26,377
N10: WOODSHADE TRAIL	10	30	0	19	\$89,000	\$35,000	\$35,000	\$48,200	\$54,000	\$7,669
N11: VISTOSO HIGHLANDS	6	25	1	16	\$800,500	\$0	\$139,747	\$349,372	\$660,753	\$44,922
					\$10,422,600	\$1,221,500	\$3,524,680	\$5,811,993	\$6,897,920	\$950,000
Percent Funded:									60.6%	

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
COMMON AREA					
100	Monuments (Ph1) - Renovate	(2) Monuments	20	19	\$265,000
101	Monuments (Ph1) - Refurbish	(2) Monuments	20	9	\$5,000
102	Monuments (Ph1) - Replace Lights	Numerous Lights	20	9	\$6,200
106	Monuments (Ph2) - Renovate	(2) Monuments	20	1	\$265,000
107	Monuments (Ph2) - Refurbish	(2) Monuments	20	11	\$5,000
108	Monuments (Ph2) - Replace Lights	Numerous Lights	20	11	\$6,200
110	Monuments (Parcels) - Replace	(40) Monuments	20	11	\$109,000
120	Street Lights - Replace	(255) Light Fixtures	25	7	\$381,000
122	Street Lights - Repaint	(255) Light Fixtures	8	3	\$85,000
134	Play Equipment - Repair	(9) Parks	3	0	\$18,700
140	Walls (Block/Stucco) - Repair	Approx 401,200 Sq Ft	5	2	\$18,700
152	Asphalt - Seal/Repair	Approx 12,650 Sq Ft	4	3	\$9,000
156	Concrete - Repair	Numerous Sq Ft	3	0	\$5,800
161	Irrigation System - Replace (A)	Lines, Valves, Heads	20	16	\$184,000
161	Irrigation System - Replace (B)	Lines, Valves, Heads	20	1	\$141,000
163	Irrig Controllers - Replace	Approx (46) Controllers	5	2	\$16,700
171	Landscape Granite - Replenish (Ph1)	Numerous Sq Ft	10	3	\$147,000
172	Landscape Granite - Replenish (Ph2)	Numerous Sq Ft	10	4	\$86,000
173	Landscape Granite - Replenish (Ph3)	Approx 110,600 Sq Ft	10	6	\$65,200
174	Landscape Granite - Replenish (Ph4)	Numerous Sq Ft	10	6	\$57,000
180	Median Landscape - Renovate	Approx (28) Medians	24	15	\$936,000
182	Median Granite - Replenish	Approx (28) Medians	24	3	\$133,000
191	Drainage - Mitigate/Repair	Numerous Sq Ft	1	0	\$60,000
NEIGHBORHOOD 2					
201	Asphalt - Repave	Approx 840 Sq Ft	24	0	\$8,400
205	Drinking Fountain - Replace	(1) Fountain	15	8	\$7,000
210	Metal Fence - Replace	Approx 65 LF	30	5	\$6,500
220	Walls & Fence - Repaint	Stucco & Metal	6	3	\$50,600
232	Landscape Granite - Replenish (A)	Approx 13,600 Sq Ft	10	9	\$13,400
234	Landscape Granite - Replenish (B)	Numerous Sq Ft	10	4	\$16,400
N2: BIG WASH PARK					
260	Asphalt - Repave	Approx 4,860 Sq Ft	30	4	\$22,000
270	Park Furniture - Replace	(4) Pieces	20	19	\$12,100
274	Drinking Fountain - Replace	(1) Fountain	15	8	\$7,000
280	Play Equipment - Replace	(1) Play Structure	18	10	\$52,000
284	Playground Turf - Replace	Approx 250 Sq Ft	12	4	\$9,500
286	Shade Sails - Replace	(3) Sails: 1,070 Sq Ft	12	11	\$16,000
290	Metal Fence - Replace	Approx 280 LF	30	4	\$17,000
294	Landscape Granite - Replenish	Numerous Sq Ft	10	0	\$4,600
NEIGHBORHOOD 3					
300	Monuments - Refurbish	(4) Monuments	20	4	\$40,000
310	Park Furniture - Replace	(4) Benches, (6) Trash	25	6	\$25,400
320	Irrigation System - Replace	Lines, Valves, Heads	20	0	\$250,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
322	Landscape Granite - Replenish (A)	Approx 191,000 Sq Ft	10	0	\$276,000
322	Landscape Granite - Replenish (B)	Approx 191,000 Sq Ft	10	10	\$140,000
340	Median Landscape - Renovate	(10) Medians	24	15	\$334,000
342	Median Granite - Replenish	Approx 364 Tons	24	3	\$48,000
NEIGHBORHOOD 5					
500	Park Furniture - Replace	(12) Pieces	20	19	\$32,700
510	Metal Fence - Replace	Approx 33 LF	30	4	\$3,700
520	Walls & Fence - Repaint	Stucco & Metal	6	3	\$15,500
530	Landscape Granite - Replenish	Approx 28,000 Sq Ft	10	2	\$17,500
N5: VISTOSO TRAILS					
560	Monument - Refurbish	(1) Monument	20	16	\$6,800
561	Monument LED - Replace	(1) Monument	10	6	\$3,000
566	Asphalt - Repave	Approx 2,400 Sq Ft	30	26	\$12,000
570	Mailboxes - Replace	(12) Clusters	20	16	\$29,200
574	Culvert Rails - Repaint	Approx 1,734 LF	6	3	\$14,000
580	Irrig Controllers - Replace	(2) Leit Controllers	12	8	\$4,400
584	Landscape Granite - Replenish (A)	Approx 65,200 Sq Ft	10	6	\$41,000
584	Landscape Granite - Replenish (B)	Approx 420,000 Sq Ft	10	7	\$262,000
590	Median Landscape - Renovate	Approx 21,300 Sq Ft	24	19	\$110,000
592	Median Granite - Replenish	Approx 21,300 Sq Ft	24	7	\$13,000
N5: MOORE LOOP PARK					
652	Asphalt - Repave	Approx 21,600 Sq Ft	30	26	\$86,400
653	Asphalt - Seal/Repair	Approx 21,600 Sq Ft	4	3	\$8,000
660	Park Assets - Repaint	Bldg, Rails, Ramadas	6	3	\$12,500
664	Drinking Ftn - Replace (A)	(1) Haws Fountain	18	15	\$3,300
664	Drinking Ftn - Replace (B)	(1) MDF Fountain	15	11	\$5,200
668	Park Furniture - Replace	(21) Pieces	20	16	\$60,400
670	Play Equipment - Replace	(6) Pieces	18	14	\$124,200
674	Playground Wood - Replenish	Approx 5,100 Sq Ft	5	2	\$8,000
678	Shade Screens - Replace	(2) Screens: 2,550 Sq Ft	12	8	\$16,600
680	Ramada Roofs - Replace	(4) Ramadas: 1,720 Sq Ft	25	21	\$45,600
684	Dog Park Fence - Replace	Approx 990 LF	24	21	\$49,500
685	Dog Park Fence - Repaint	Approx 990 LF	6	3	\$6,000
686	Dog Park Surface - Replenish	Approx 23,000 Sq Ft	10	7	\$17,300
688	Dog Park Furniture - Replace	(20) Pieces	20	17	\$138,000
694	Landscape Granite - Replenish	Approx 70,000 Sq Ft	10	7	\$44,000
NEIGHBORHOOD 7					
700	Park Furniture - Replace	(9) Pieces	20	19	\$26,800
710	Metal Fence - Replace	Approx 344 LF	30	5	\$24,100
720	Walls & Fence - Repaint	Stucco & Metal	6	1	\$71,400
726	Solar Lighting - Replace	(2) Lighting Systems	15	8	\$9,700
730	Landscape Granite - Replenish	Numerous Sq Ft	10	2	\$118,000
N7: WILDLIFE RIDGE PARK					
740	Asphalt - Repave	Approx 8,650 Sq Ft	30	6	\$39,000
741	Asphalt - Seal/Repair	Approx 8,650 Sq Ft	4	3	\$5,200
746	Pole Lights - Replace	(12) Lights, (8) Poles	30	3	\$34,000
748	Metal Fence - Replace	Approx 290 LF	30	6	\$23,000
750	Park Assets - Repaint	Bldgs, Fence, Lights	6	3	\$8,600
756	Tile Roofs - Refurbish	Approx 1,700 Sq Ft	25	17	\$12,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
758	Drinking Fountain - Replace	(1) Fountain	15	8	\$7,000
760	Park Furniture - Replace	(17) Pieces	20	19	\$70,000
762	BBQ Grills - Replace	(5) Grills	30	3	\$6,600
770	Play Equipment - Replace (A)	(1) Play Structure	18	4	\$100,000
770	Play Equipment - Replace (B)	(1) Swing Set	12	9	\$11,700
774	Playground Turf - Replace	Approx 100 Sq Ft	12	10	\$4,800
776	Shade Sails - Replace	(3) Sails: 800 Sq Ft	12	10	\$15,600
779	Basketball Court - Replace	(1) Court, ~1,920 Sq Ft	30	7	\$30,000
784	Baseball Backstop - Replace	(1) Backstop, 40 LF	18	9	\$17,500
794	Landscape Granite - Replenish	Approx 65,410 Sq Ft	10	0	\$62,600
NEIGHBORHOOD 10, PHASE 1					
1000	Metal Fence - Replace	Approx 1,080 LF	30	8	\$84,000
1020	Walls & Fence - Repaint (A)	Stucco & Metal	6	2	\$72,000
1020	Walls & Fence - Repaint (B)	Stucco & Metal	6	3	\$36,000
1030	Landscape Granite - Replenish (A)	Approx 49,800 Sq Ft	10	4	\$24,300
1030	Landscape Granite - Replenish (B)	Approx 219,500 Sq Ft	10	6	\$130,000
1030	Landscape Granite - Replenish (C)	Approx 164,320 Sq Ft	10	0	\$102,500
1032	Irrigation System - Replace	Lines, Valves, Heads	20	0	\$174,000
NEIGHBORHOOD 10, PHASE 2					
1040	Park Furniture - Replace	(50) Pieces	20	3	\$137,300
1043	Drinking Fountains - Replace	(2) Fountains	18	2	\$14,300
1046	Play Equip - Replace (Somerset)	(1) Play Structure	18	1	\$65,000
1048	Play Equip - Replace (Monticello)	(3) Pieces	18	2	\$106,000
1050	Play Equip - Replace (Torreno)	(3) Pieces	18	3	\$70,000
1053	Playground Wood - Replenish	Approx 1,900 Sq Ft	8	5	\$4,000
1054	Shade Screens - Replace	(2) Screens: 2,130 Sq Ft	12	7	\$14,000
1056	Shade Sails - Replace	(3) Sails: 900 Sq Ft	12	10	\$20,600
1062	Ramada Roofs - Replace	(3) Ramadas: 1,050 Sq Ft	25	7	\$28,100
1064	Ramada Trim - Repaint	(3) Ramadas: 2,900 Sq Ft	6	3	\$4,600
1070	Metal Fence - Replace (Somerset)	Approx 147 LF	40	22	\$6,500
1072	Metal Fence - Replace (Torreno)	Approx 74 LF	20	4	\$5,200
1074	Walls & Fence - Repaint (A)	Stucco & Metal	6	2	\$38,100
1074	Walls & Fence - Repaint (B)	Stucco & Metal	6	3	\$33,600
1078	Landscape Granite - Replenish (A)	Approx 192,850 Sq Ft	10	6	\$113,000
1078	Landscape Granite - Replenish (B)	Approx 392,500 Sq Ft	10	4	\$235,200
NEIGHBORHOOD 10, PHASE 3					
1082	Walls & Fence - Repaint	Stucco & Metal	6	2	\$9,600
1083	Fence & Rails - Repaint	Approx 445 LF	6	5	\$3,200
1084	Metal Fence - Replace (A)	Approx 270 LF	25	16	\$21,600
1084	Metal Fence - Replace (B)	Approx 528 LF	25	17	\$42,300
1084	Metal Fence - Replace (C)	Approx 600 LF	30	26	\$48,000
1086	Park Furniture - Replace	(4) Pieces	20	16	\$11,200
1088	Mailboxes - Replace (A)	(7) Clusters	20	12	\$17,700
1088	Mailboxes - Replace (B)	(2) Clusters	20	16	\$4,000
1090	Asphalt - Repave	Approx 1,450 Sq Ft	30	22	\$7,600
1092	Landscape Granite - Replenish (A)	Approx 137,600 Sq Ft	10	3	\$86,000
1092	Landscape Granite - Replenish (B)	Approx 41,800 Sq Ft	10	3	\$26,200
1093	Landscape Granite - Replenish (C)	Approx 27,000 Sq Ft	10	0	\$17,500
1094	Median Landscape - Renovate	(6) Medians	24	12	\$252,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1095	Median Granite - Replenish	(6) Medians	24	0	\$36,000
N10: HOHOKAM PARK					
1100	Asphalt - Repave	Approx 30,000 Sq Ft	30	6	\$120,000
1102	Asphalt - Seal/Repair	Approx 30,000 Sq Ft	4	3	\$11,200
1106	Pole Lights - Replace	(19) Lights, (17) Poles	30	8	\$62,500
1108	Dog Park Fence - Replace	Approx 310 LF	24	5	\$24,800
1109	Dog Park Surface - Replenish	Approx 5,200 Sq Ft	10	2	\$4,000
1110	Dog Park Benches - Replace	(4) 6' Benches	20	10	\$9,300
1112	Dog Park Fountain - Replace	(1) MDF Fountain	18	8	\$4,000
1114	Park Assets - Repaint	Bldgs, Fence, Lights	6	5	\$15,000
1118	Tile Roofs - Refurbish	Approx 3,400 Sq Ft	25	17	\$22,000
1119	Drinking Fountain - Replace	(1) Fountain	15	8	\$7,000
1120	Park Furniture - Replace (A)	(39) Pieces	20	2	\$121,000
1120	Park Furniture - Replace (B)	(4) Benches	20	15	\$6,000
1130	Play Equipment - Replace (A)	(7) Pieces	18	2	\$118,000
1130	Play Equipment - Replace (B)	(13) Pieces	18	12	\$80,000
1134	Playground Turf - Replace	Approx 350 Sq Ft	12	10	\$9,700
1138	Shade Sails - Replace	(6) Sails: 1,880 Sq Ft	12	11	\$27,000
1140	Basketball Court - Replace	(1) Court, ~3,700 Sq Ft	30	9	\$58,000
1151	Tennis Courts - Resurface	(2) Tennis Courts	8	0	\$17,300
1152	Tennis Fence - Replace	Approx 570 LF	30	8	\$62,100
1154	Tennis Fence - Repaint	Approx 570 LF	8	0	\$8,000
1156	Tennis Windscreen - Replace	Approx 1,440 Sq Ft	8	0	\$4,300
1158	Tennis Lights - Replace	(12) Lights, (9) Poles	30	8	\$36,000
1160	Landscape Granite - Replenish	Approx 86,450 Sq Ft	10	0	\$70,000
N10: SUNSET PARK					
1200	Asphalt - Repave	Approx 7,600 Sq Ft	24	22	\$34,200
1201	Asphalt - Seal/Repair	Approx 7,600 Sq Ft	4	0	\$3,000
1206	Park Furniture - Replace (A)	(3) Picnic Tables	20	19	\$12,800
1206	Park Furniture - Replace (B)	(7) Pieces	20	1	\$15,000
1210	Drinking Fountain - Replace	(1) Fountain	15	8	\$7,000
1214	Play Equipment - Replace (A)	(3) Pieces	18	10	\$80,000
1214	Play Equipment - Replace (B)	(1) Swing Set	18	16	\$12,800
1216	Playground Wood - Replenish	Approx 4,420 Sq Ft	6	3	\$6,000
1218	Shade Sails - Replace	(3) Sails: 870 Sq Ft	12	10	\$17,800
1220	Basketball Court - Refurbish	(1) Full Court	14	5	\$18,000
1221	Basketball Court - Resurface	(1) Full Court	14	12	\$11,000
1230	Landscape Granite - Replenish	Approx 89,726 Sq Ft	10	0	\$67,800
N10: WOODSHADE TRAIL					
1240	Asphalt - Repave	Approx 3,100 Sq Ft	30	6	\$14,000
1244	Park Furniture - Replace	(10) Pieces	20	19	\$40,000
1250	Landscape Granite - Replenish	Approx 45,888 Sq Ft	10	0	\$35,000
N11: VISTOSO HIGHLANDS					
1300	Artificial Turf - Replace	Approx 1,940 Sq Ft	12	3	\$22,000
1302	Monument - Replace	(1) Monument	20	3	\$18,400
1304	Bell Tower - Repaint	Approx 1,400 Sq Ft	8	6	\$2,500
1306	Tile Roof - Replace	Approx 130 Sq Ft	25	1	\$4,000
1310	Landscape - Renovate	Approx 171,000 Sq Ft	24	16	\$627,000
1311	Landscape Granite - Replenish	Approx 171,000 Sq Ft	24	4	\$124,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1320	Metal Rails - Repaint	Tube & Culvert Rails	6	5	\$2,600
176	Total Funded Components				



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
COMMON AREA								
100	Monuments (Ph1) - Renovate	\$265,000	X	1	/	20	=	\$13,250
101	Monuments (Ph1) - Refurbish	\$5,000	X	11	/	20	=	\$2,750
102	Monuments (Ph1) - Replace Lights	\$6,200	X	11	/	20	=	\$3,410
106	Monuments (Ph2) - Renovate	\$265,000	X	19	/	20	=	\$251,750
107	Monuments (Ph2) - Refurbish	\$5,000	X	9	/	20	=	\$2,250
108	Monuments (Ph2) - Replace Lights	\$6,200	X	9	/	20	=	\$2,790
110	Monuments (Parcels) - Replace	\$109,000	X	9	/	20	=	\$49,050
120	Street Lights - Replace	\$381,000	X	18	/	25	=	\$274,320
122	Street Lights - Repaint	\$85,000	X	5	/	8	=	\$53,125
134	Play Equipment - Repair	\$18,700	X	3	/	3	=	\$18,700
140	Walls (Block/Stucco) - Repair	\$18,700	X	3	/	5	=	\$11,220
152	Asphalt - Seal/Repair	\$9,000	X	1	/	4	=	\$2,250
156	Concrete - Repair	\$5,800	X	3	/	3	=	\$5,800
161	Irrigation System - Replace (A)	\$184,000	X	4	/	20	=	\$36,800
161	Irrigation System - Replace (B)	\$141,000	X	19	/	20	=	\$133,950
163	Irrig Controllers - Replace	\$16,700	X	3	/	5	=	\$10,020
171	Landscape Granite - Replenish (Ph1)	\$147,000	X	7	/	10	=	\$102,900
172	Landscape Granite - Replenish (Ph2)	\$86,000	X	6	/	10	=	\$51,600
173	Landscape Granite - Replenish (Ph3)	\$65,200	X	4	/	10	=	\$26,080
174	Landscape Granite - Replenish (Ph4)	\$57,000	X	4	/	10	=	\$22,800
180	Median Landscape - Renovate	\$936,000	X	9	/	24	=	\$351,000
182	Median Granite - Replenish	\$133,000	X	21	/	24	=	\$116,375
191	Drainage - Mitigate/Repair	\$60,000	X	1	/	1	=	\$60,000
NEIGHBORHOOD 2								
201	Asphalt - Repave	\$8,400	X	24	/	24	=	\$8,400
205	Drinking Fountain - Replace	\$7,000	X	7	/	15	=	\$3,267
210	Metal Fence - Replace	\$6,500	X	25	/	30	=	\$5,417
220	Walls & Fence - Repaint	\$50,600	X	3	/	6	=	\$25,300
232	Landscape Granite - Replenish (A)	\$13,400	X	1	/	10	=	\$1,340
234	Landscape Granite - Replenish (B)	\$16,400	X	6	/	10	=	\$9,840
N2: BIG WASH PARK								
260	Asphalt - Repave	\$22,000	X	26	/	30	=	\$19,067
270	Park Furniture - Replace	\$12,100	X	1	/	20	=	\$605
274	Drinking Fountain - Replace	\$7,000	X	7	/	15	=	\$3,267
280	Play Equipment - Replace	\$52,000	X	8	/	18	=	\$23,111
284	Playground Turf - Replace	\$9,500	X	8	/	12	=	\$6,333
286	Shade Sails - Replace	\$16,000	X	1	/	12	=	\$1,333
290	Metal Fence - Replace	\$17,000	X	26	/	30	=	\$14,733
294	Landscape Granite - Replenish	\$4,600	X	10	/	10	=	\$4,600
NEIGHBORHOOD 3								
300	Monuments - Refurbish	\$40,000	X	16	/	20	=	\$32,000
310	Park Furniture - Replace	\$25,400	X	19	/	25	=	\$19,304
320	Irrigation System - Replace	\$250,000	X	20	/	20	=	\$250,000
322	Landscape Granite - Replenish (A)	\$276,000	X	10	/	10	=	\$276,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
322	Landscape Granite - Replenish (B)	\$140,000	X	0	/	10	=	\$0
340	Median Landscape - Renovate	\$334,000	X	9	/	24	=	\$125,250
342	Median Granite - Replenish	\$48,000	X	21	/	24	=	\$42,000
NEIGHBORHOOD 5								
500	Park Furniture - Replace	\$32,700	X	1	/	20	=	\$1,635
510	Metal Fence - Replace	\$3,700	X	26	/	30	=	\$3,207
520	Walls & Fence - Repaint	\$15,500	X	3	/	6	=	\$7,750
530	Landscape Granite - Replenish	\$17,500	X	8	/	10	=	\$14,000
N5: VISTOSO TRAILS								
560	Monument - Refurbish	\$6,800	X	4	/	20	=	\$1,360
561	Monument LED - Replace	\$3,000	X	4	/	10	=	\$1,200
566	Asphalt - Repave	\$12,000	X	4	/	30	=	\$1,600
570	Mailboxes - Replace	\$29,200	X	4	/	20	=	\$5,840
574	Culvert Rails - Repaint	\$14,000	X	3	/	6	=	\$7,000
580	Irrig Controllers - Replace	\$4,400	X	4	/	12	=	\$1,467
584	Landscape Granite - Replenish (A)	\$41,000	X	4	/	10	=	\$16,400
584	Landscape Granite - Replenish (B)	\$262,000	X	3	/	10	=	\$78,600
590	Median Landscape - Renovate	\$110,000	X	5	/	24	=	\$22,917
592	Median Granite - Replenish	\$13,000	X	17	/	24	=	\$9,208
N5: MOORE LOOP PARK								
652	Asphalt - Repave	\$86,400	X	4	/	30	=	\$11,520
653	Asphalt - Seal/Repair	\$8,000	X	1	/	4	=	\$2,000
660	Park Assets - Repaint	\$12,500	X	3	/	6	=	\$6,250
664	Drinking Ftn - Replace (A)	\$3,300	X	3	/	18	=	\$550
664	Drinking Ftn - Replace (B)	\$5,200	X	4	/	15	=	\$1,387
668	Park Furniture - Replace	\$60,400	X	4	/	20	=	\$12,080
670	Play Equipment - Replace	\$124,200	X	4	/	18	=	\$27,600
674	Playground Wood - Replenish	\$8,000	X	3	/	5	=	\$4,800
678	Shade Screens - Replace	\$16,600	X	4	/	12	=	\$5,533
680	Ramada Roofs - Replace	\$45,600	X	4	/	25	=	\$7,296
684	Dog Park Fence - Replace	\$49,500	X	3	/	24	=	\$6,188
685	Dog Park Fence - Repaint	\$6,000	X	3	/	6	=	\$3,000
686	Dog Park Surface - Replenish	\$17,300	X	3	/	10	=	\$5,190
688	Dog Park Furniture - Replace	\$138,000	X	3	/	20	=	\$20,700
694	Landscape Granite - Replenish	\$44,000	X	3	/	10	=	\$13,200
NEIGHBORHOOD 7								
700	Park Furniture - Replace	\$26,800	X	1	/	20	=	\$1,340
710	Metal Fence - Replace	\$24,100	X	25	/	30	=	\$20,083
720	Walls & Fence - Repaint	\$71,400	X	5	/	6	=	\$59,500
726	Solar Lighting - Replace	\$9,700	X	7	/	15	=	\$4,527
730	Landscape Granite - Replenish	\$118,000	X	8	/	10	=	\$94,400
N7: WILDLIFE RIDGE PARK								
740	Asphalt - Repave	\$39,000	X	24	/	30	=	\$31,200
741	Asphalt - Seal/Repair	\$5,200	X	1	/	4	=	\$1,300
746	Pole Lights - Replace	\$34,000	X	27	/	30	=	\$30,600
748	Metal Fence - Replace	\$23,000	X	24	/	30	=	\$18,400
750	Park Assets - Repaint	\$8,600	X	3	/	6	=	\$4,300
756	Tile Roofs - Refurbish	\$12,500	X	8	/	25	=	\$4,000
758	Drinking Fountain - Replace	\$7,000	X	7	/	15	=	\$3,267

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
760	Park Furniture - Replace	\$70,000	X	1	/	20	=	\$3,500
762	BBQ Grills - Replace	\$6,600	X	27	/	30	=	\$5,940
770	Play Equipment - Replace (A)	\$100,000	X	14	/	18	=	\$77,778
770	Play Equipment - Replace (B)	\$11,700	X	3	/	12	=	\$2,925
774	Playground Turf - Replace	\$4,800	X	2	/	12	=	\$800
776	Shade Sails - Replace	\$15,600	X	2	/	12	=	\$2,600
779	Basketball Court - Replace	\$30,000	X	23	/	30	=	\$23,000
784	Baseball Backstop - Replace	\$17,500	X	9	/	18	=	\$8,750
794	Landscape Granite - Replenish	\$62,600	X	10	/	10	=	\$62,600
NEIGHBORHOOD 10, PHASE 1								
1000	Metal Fence - Replace	\$84,000	X	22	/	30	=	\$61,600
1020	Walls & Fence - Repaint (A)	\$72,000	X	4	/	6	=	\$48,000
1020	Walls & Fence - Repaint (B)	\$36,000	X	3	/	6	=	\$18,000
1030	Landscape Granite - Replenish (A)	\$24,300	X	6	/	10	=	\$14,580
1030	Landscape Granite - Replenish (B)	\$130,000	X	4	/	10	=	\$52,000
1030	Landscape Granite - Replenish (C)	\$102,500	X	10	/	10	=	\$102,500
1032	Irrigation System - Replace	\$174,000	X	20	/	20	=	\$174,000
NEIGHBORHOOD 10, PHASE 2								
1040	Park Furniture - Replace	\$137,300	X	17	/	20	=	\$116,705
1043	Drinking Fountains - Replace	\$14,300	X	16	/	18	=	\$12,711
1046	Play Equip - Replace (Somerset)	\$65,000	X	17	/	18	=	\$61,389
1048	Play Equip - Replace (Monticello)	\$106,000	X	16	/	18	=	\$94,222
1050	Play Equip - Replace (Torreno)	\$70,000	X	15	/	18	=	\$58,333
1053	Playground Wood - Replenish	\$4,000	X	3	/	8	=	\$1,500
1054	Shade Screens - Replace	\$14,000	X	5	/	12	=	\$5,833
1056	Shade Sails - Replace	\$20,600	X	2	/	12	=	\$3,433
1062	Ramada Roofs - Replace	\$28,100	X	18	/	25	=	\$20,232
1064	Ramada Trim - Repaint	\$4,600	X	3	/	6	=	\$2,300
1070	Metal Fence - Replace (Somerset)	\$6,500	X	18	/	40	=	\$2,925
1072	Metal Fence - Replace (Torreno)	\$5,200	X	16	/	20	=	\$4,160
1074	Walls & Fence - Repaint (A)	\$38,100	X	4	/	6	=	\$25,400
1074	Walls & Fence - Repaint (B)	\$33,600	X	3	/	6	=	\$16,800
1078	Landscape Granite - Replenish (A)	\$113,000	X	4	/	10	=	\$45,200
1078	Landscape Granite - Replenish (B)	\$235,200	X	6	/	10	=	\$141,120
NEIGHBORHOOD 10, PHASE 3								
1082	Walls & Fence - Repaint	\$9,600	X	4	/	6	=	\$6,400
1083	Fence & Rails - Repaint	\$3,200	X	1	/	6	=	\$533
1084	Metal Fence - Replace (A)	\$21,600	X	9	/	25	=	\$7,776
1084	Metal Fence - Replace (B)	\$42,300	X	8	/	25	=	\$13,536
1084	Metal Fence - Replace (C)	\$48,000	X	4	/	30	=	\$6,400
1086	Park Furniture - Replace	\$11,200	X	4	/	20	=	\$2,240
1088	Mailboxes - Replace (A)	\$17,700	X	8	/	20	=	\$7,080
1088	Mailboxes - Replace (B)	\$4,000	X	4	/	20	=	\$800
1090	Asphalt - Repave	\$7,600	X	8	/	30	=	\$2,027
1092	Landscape Granite - Replenish (A)	\$86,000	X	7	/	10	=	\$60,200
1092	Landscape Granite - Replenish (B)	\$26,200	X	7	/	10	=	\$18,340
1093	Landscape Granite - Replenish (C)	\$17,500	X	10	/	10	=	\$17,500
1094	Median Landscape - Renovate	\$252,000	X	12	/	24	=	\$126,000
1095	Median Granite - Replenish	\$36,000	X	24	/	24	=	\$36,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
N10: HOHOKAM PARK								
1100	Asphalt - Repave	\$120,000	X	24	/	30	=	\$96,000
1102	Asphalt - Seal/Repair	\$11,200	X	1	/	4	=	\$2,800
1106	Pole Lights - Replace	\$62,500	X	22	/	30	=	\$45,833
1108	Dog Park Fence - Replace	\$24,800	X	19	/	24	=	\$19,633
1109	Dog Park Surface - Replenish	\$4,000	X	8	/	10	=	\$3,200
1110	Dog Park Benches - Replace	\$9,300	X	10	/	20	=	\$4,650
1112	Dog Park Fountain - Replace	\$4,000	X	10	/	18	=	\$2,222
1114	Park Assets - Repaint	\$15,000	X	1	/	6	=	\$2,500
1118	Tile Roofs - Refurbish	\$22,000	X	8	/	25	=	\$7,040
1119	Drinking Fountain - Replace	\$7,000	X	7	/	15	=	\$3,267
1120	Park Furniture - Replace (A)	\$121,000	X	18	/	20	=	\$108,900
1120	Park Furniture - Replace (B)	\$6,000	X	5	/	20	=	\$1,500
1130	Play Equipment - Replace (A)	\$118,000	X	16	/	18	=	\$104,889
1130	Play Equipment - Replace (B)	\$80,000	X	6	/	18	=	\$26,667
1134	Playground Turf - Replace	\$9,700	X	2	/	12	=	\$1,617
1138	Shade Sails - Replace	\$27,000	X	1	/	12	=	\$2,250
1140	Basketball Court - Replace	\$58,000	X	21	/	30	=	\$40,600
1151	Tennis Courts - Resurface	\$17,300	X	8	/	8	=	\$17,300
1152	Tennis Fence - Replace	\$62,100	X	22	/	30	=	\$45,540
1154	Tennis Fence - Repaint	\$8,000	X	8	/	8	=	\$8,000
1156	Tennis Windscreen - Replace	\$4,300	X	8	/	8	=	\$4,300
1158	Tennis Lights - Replace	\$36,000	X	22	/	30	=	\$26,400
1160	Landscape Granite - Replenish	\$70,000	X	10	/	10	=	\$70,000
N10: SUNSET PARK								
1200	Asphalt - Repave	\$34,200	X	2	/	24	=	\$2,850
1201	Asphalt - Seal/Repair	\$3,000	X	4	/	4	=	\$3,000
1206	Park Furniture - Replace (A)	\$12,800	X	1	/	20	=	\$640
1206	Park Furniture - Replace (B)	\$15,000	X	19	/	20	=	\$14,250
1210	Drinking Fountain - Replace	\$7,000	X	7	/	15	=	\$3,267
1214	Play Equipment - Replace (A)	\$80,000	X	8	/	18	=	\$35,556
1214	Play Equipment - Replace (B)	\$12,800	X	2	/	18	=	\$1,422
1216	Playground Wood - Replenish	\$6,000	X	3	/	6	=	\$3,000
1218	Shade Sails - Replace	\$17,800	X	2	/	12	=	\$2,967
1220	Basketball Court - Refurbish	\$18,000	X	9	/	14	=	\$11,571
1221	Basketball Court - Resurface	\$11,000	X	2	/	14	=	\$1,571
1230	Landscape Granite - Replenish	\$67,800	X	10	/	10	=	\$67,800
N10: WOODSHADE TRAIL								
1240	Asphalt - Repave	\$14,000	X	24	/	30	=	\$11,200
1244	Park Furniture - Replace	\$40,000	X	1	/	20	=	\$2,000
1250	Landscape Granite - Replenish	\$35,000	X	10	/	10	=	\$35,000
N11: VISTOSO HIGHLANDS								
1300	Artificial Turf - Replace	\$22,000	X	9	/	12	=	\$16,500
1302	Monument - Replace	\$18,400	X	17	/	20	=	\$15,640
1304	Bell Tower - Repaint	\$2,500	X	2	/	8	=	\$625
1306	Tile Roof - Replace	\$4,000	X	24	/	25	=	\$3,840
1310	Landscape - Renovate	\$627,000	X	8	/	24	=	\$209,000
1311	Landscape Granite - Replenish	\$124,000	X	20	/	24	=	\$103,333
1320	Metal Rails - Repaint	\$2,600	X	1	/	6	=	\$433

\$5,811,993



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
COMMON AREA				
100 Monuments (Ph1) - Renovate	20	\$265,000	\$13,250	1.79 %
101 Monuments (Ph1) - Refurbish	20	\$5,000	\$250	0.03 %
102 Monuments (Ph1) - Replace Lights	20	\$6,200	\$310	0.04 %
106 Monuments (Ph2) - Renovate	20	\$265,000	\$13,250	1.79 %
107 Monuments (Ph2) - Refurbish	20	\$5,000	\$250	0.03 %
108 Monuments (Ph2) - Replace Lights	20	\$6,200	\$310	0.04 %
110 Monuments (Parcels) - Replace	20	\$109,000	\$5,450	0.74 %
120 Street Lights - Replace	25	\$381,000	\$15,240	2.06 %
122 Street Lights - Repaint	8	\$85,000	\$10,625	1.44 %
134 Play Equipment - Repair	3	\$18,700	\$6,233	0.84 %
140 Walls (Block/Stucco) - Repair	5	\$18,700	\$3,740	0.51 %
152 Asphalt - Seal/Repair	4	\$9,000	\$2,250	0.30 %
156 Concrete - Repair	3	\$5,800	\$1,933	0.26 %
161 Irrigation System - Replace (A)	20	\$184,000	\$9,200	1.24 %
161 Irrigation System - Replace (B)	20	\$141,000	\$7,050	0.95 %
163 Irrig Controllers - Replace	5	\$16,700	\$3,340	0.45 %
171 Landscape Granite - Replenish (Ph1)	10	\$147,000	\$14,700	1.99 %
172 Landscape Granite - Replenish (Ph2)	10	\$86,000	\$8,600	1.16 %
173 Landscape Granite - Replenish (Ph3)	10	\$65,200	\$6,520	0.88 %
174 Landscape Granite - Replenish (Ph4)	10	\$57,000	\$5,700	0.77 %
180 Median Landscape - Renovate	24	\$936,000	\$39,000	5.28 %
182 Median Granite - Replenish	24	\$133,000	\$5,542	0.75 %
191 Drainage - Mitigate/Repair	1	\$60,000	\$60,000	8.12 %
NEIGHBORHOOD 2				
201 Asphalt - Repave	24	\$8,400	\$350	0.05 %
205 Drinking Fountain - Replace	15	\$7,000	\$467	0.06 %
210 Metal Fence - Replace	30	\$6,500	\$217	0.03 %
220 Walls & Fence - Repaint	6	\$50,600	\$8,433	1.14 %
232 Landscape Granite - Replenish (A)	10	\$13,400	\$1,340	0.18 %
234 Landscape Granite - Replenish (B)	10	\$16,400	\$1,640	0.22 %
N2: BIG WASH PARK				
260 Asphalt - Repave	30	\$22,000	\$733	0.10 %
270 Park Furniture - Replace	20	\$12,100	\$605	0.08 %
274 Drinking Fountain - Replace	15	\$7,000	\$467	0.06 %
280 Play Equipment - Replace	18	\$52,000	\$2,889	0.39 %
284 Playground Turf - Replace	12	\$9,500	\$792	0.11 %
286 Shade Sails - Replace	12	\$16,000	\$1,333	0.18 %
290 Metal Fence - Replace	30	\$17,000	\$567	0.08 %
294 Landscape Granite - Replenish	10	\$4,600	\$460	0.06 %
NEIGHBORHOOD 3				
300 Monuments - Refurbish	20	\$40,000	\$2,000	0.27 %
310 Park Furniture - Replace	25	\$25,400	\$1,016	0.14 %
320 Irrigation System - Replace	20	\$250,000	\$12,500	1.69 %
322 Landscape Granite - Replenish (A)	10	\$276,000	\$27,600	3.73 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
322	Landscape Granite - Replenish (B)	10	\$140,000	\$14,000	1.89 %
340	Median Landscape - Renovate	24	\$334,000	\$13,917	1.88 %
342	Median Granite - Replenish	24	\$48,000	\$2,000	0.27 %
NEIGHBORHOOD 5					
500	Park Furniture - Replace	20	\$32,700	\$1,635	0.22 %
510	Metal Fence - Replace	30	\$3,700	\$123	0.02 %
520	Walls & Fence - Repaint	6	\$15,500	\$2,583	0.35 %
530	Landscape Granite - Replenish	10	\$17,500	\$1,750	0.24 %
N5: VISTOSO TRAILS					
560	Monument - Refurbish	20	\$6,800	\$340	0.05 %
561	Monument LED - Replace	10	\$3,000	\$300	0.04 %
566	Asphalt - Repave	30	\$12,000	\$400	0.05 %
570	Mailboxes - Replace	20	\$29,200	\$1,460	0.20 %
574	Culvert Rails - Repaint	6	\$14,000	\$2,333	0.32 %
580	Irrig Controllers - Replace	12	\$4,400	\$367	0.05 %
584	Landscape Granite - Replenish (A)	10	\$41,000	\$4,100	0.55 %
584	Landscape Granite - Replenish (B)	10	\$262,000	\$26,200	3.54 %
590	Median Landscape - Renovate	24	\$110,000	\$4,583	0.62 %
592	Median Granite - Replenish	24	\$13,000	\$542	0.07 %
N5: MOORE LOOP PARK					
652	Asphalt - Repave	30	\$86,400	\$2,880	0.39 %
653	Asphalt - Seal/Repair	4	\$8,000	\$2,000	0.27 %
660	Park Assets - Repaint	6	\$12,500	\$2,083	0.28 %
664	Drinking Ftn - Replace (A)	18	\$3,300	\$183	0.02 %
664	Drinking Ftn - Replace (B)	15	\$5,200	\$347	0.05 %
668	Park Furniture - Replace	20	\$60,400	\$3,020	0.41 %
670	Play Equipment - Replace	18	\$124,200	\$6,900	0.93 %
674	Playground Wood - Replenish	5	\$8,000	\$1,600	0.22 %
678	Shade Screens - Replace	12	\$16,600	\$1,383	0.19 %
680	Ramada Roofs - Replace	25	\$45,600	\$1,824	0.25 %
684	Dog Park Fence - Replace	24	\$49,500	\$2,063	0.28 %
685	Dog Park Fence - Repaint	6	\$6,000	\$1,000	0.14 %
686	Dog Park Surface - Replenish	10	\$17,300	\$1,730	0.23 %
688	Dog Park Furniture - Replace	20	\$138,000	\$6,900	0.93 %
694	Landscape Granite - Replenish	10	\$44,000	\$4,400	0.60 %
NEIGHBORHOOD 7					
700	Park Furniture - Replace	20	\$26,800	\$1,340	0.18 %
710	Metal Fence - Replace	30	\$24,100	\$803	0.11 %
720	Walls & Fence - Repaint	6	\$71,400	\$11,900	1.61 %
726	Solar Lighting - Replace	15	\$9,700	\$647	0.09 %
730	Landscape Granite - Replenish	10	\$118,000	\$11,800	1.60 %
N7: WILDLIFE RIDGE PARK					
740	Asphalt - Repave	30	\$39,000	\$1,300	0.18 %
741	Asphalt - Seal/Repair	4	\$5,200	\$1,300	0.18 %
746	Pole Lights - Replace	30	\$34,000	\$1,133	0.15 %
748	Metal Fence - Replace	30	\$23,000	\$767	0.10 %
750	Park Assets - Repaint	6	\$8,600	\$1,433	0.19 %
756	Tile Roofs - Refurbish	25	\$12,500	\$500	0.07 %
758	Drinking Fountain - Replace	15	\$7,000	\$467	0.06 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
760 Park Furniture - Replace	20	\$70,000	\$3,500	0.47 %
762 BBQ Grills - Replace	30	\$6,600	\$220	0.03 %
770 Play Equipment - Replace (A)	18	\$100,000	\$5,556	0.75 %
770 Play Equipment - Replace (B)	12	\$11,700	\$975	0.13 %
774 Playground Turf - Replace	12	\$4,800	\$400	0.05 %
776 Shade Sails - Replace	12	\$15,600	\$1,300	0.18 %
779 Basketball Court - Replace	30	\$30,000	\$1,000	0.14 %
784 Baseball Backstop - Replace	18	\$17,500	\$972	0.13 %
794 Landscape Granite - Replenish	10	\$62,600	\$6,260	0.85 %
NEIGHBORHOOD 10, PHASE 1				
1000 Metal Fence - Replace	30	\$84,000	\$2,800	0.38 %
1020 Walls & Fence - Repaint (A)	6	\$72,000	\$12,000	1.62 %
1020 Walls & Fence - Repaint (B)	6	\$36,000	\$6,000	0.81 %
1030 Landscape Granite - Replenish (A)	10	\$24,300	\$2,430	0.33 %
1030 Landscape Granite - Replenish (B)	10	\$130,000	\$13,000	1.76 %
1030 Landscape Granite - Replenish (C)	10	\$102,500	\$10,250	1.39 %
1032 Irrigation System - Replace	20	\$174,000	\$8,700	1.18 %
NEIGHBORHOOD 10, PHASE 2				
1040 Park Furniture - Replace	20	\$137,300	\$6,865	0.93 %
1043 Drinking Fountains - Replace	18	\$14,300	\$794	0.11 %
1046 Play Equip - Replace (Somerset)	18	\$65,000	\$3,611	0.49 %
1048 Play Equip - Replace (Monticello)	18	\$106,000	\$5,889	0.80 %
1050 Play Equip - Replace (Torreno)	18	\$70,000	\$3,889	0.53 %
1053 Playground Wood - Replenish	8	\$4,000	\$500	0.07 %
1054 Shade Screens - Replace	12	\$14,000	\$1,167	0.16 %
1056 Shade Sails - Replace	12	\$20,600	\$1,717	0.23 %
1062 Ramada Roofs - Replace	25	\$28,100	\$1,124	0.15 %
1064 Ramada Trim - Repaint	6	\$4,600	\$767	0.10 %
1070 Metal Fence - Replace (Somerset)	40	\$6,500	\$163	0.02 %
1072 Metal Fence - Replace (Torreno)	20	\$5,200	\$260	0.04 %
1074 Walls & Fence - Repaint (A)	6	\$38,100	\$6,350	0.86 %
1074 Walls & Fence - Repaint (B)	6	\$33,600	\$5,600	0.76 %
1078 Landscape Granite - Replenish (A)	10	\$113,000	\$11,300	1.53 %
1078 Landscape Granite - Replenish (B)	10	\$235,200	\$23,520	3.18 %
NEIGHBORHOOD 10, PHASE 3				
1082 Walls & Fence - Repaint	6	\$9,600	\$1,600	0.22 %
1083 Fence & Rails - Repaint	6	\$3,200	\$533	0.07 %
1084 Metal Fence - Replace (A)	25	\$21,600	\$864	0.12 %
1084 Metal Fence - Replace (B)	25	\$42,300	\$1,692	0.23 %
1084 Metal Fence - Replace (C)	30	\$48,000	\$1,600	0.22 %
1086 Park Furniture - Replace	20	\$11,200	\$560	0.08 %
1088 Mailboxes - Replace (A)	20	\$17,700	\$885	0.12 %
1088 Mailboxes - Replace (B)	20	\$4,000	\$200	0.03 %
1090 Asphalt - Repave	30	\$7,600	\$253	0.03 %
1092 Landscape Granite - Replenish (A)	10	\$86,000	\$8,600	1.16 %
1092 Landscape Granite - Replenish (B)	10	\$26,200	\$2,620	0.35 %
1093 Landscape Granite - Replenish (C)	10	\$17,500	\$1,750	0.24 %
1094 Median Landscape - Renovate	24	\$252,000	\$10,500	1.42 %
1095 Median Granite - Replenish	24	\$36,000	\$1,500	0.20 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
N10: HOHOKAM PARK				
1100 Asphalt - Repave	30	\$120,000	\$4,000	0.54 %
1102 Asphalt - Seal/Repair	4	\$11,200	\$2,800	0.38 %
1106 Pole Lights - Replace	30	\$62,500	\$2,083	0.28 %
1108 Dog Park Fence - Replace	24	\$24,800	\$1,033	0.14 %
1109 Dog Park Surface - Replenish	10	\$4,000	\$400	0.05 %
1110 Dog Park Benches - Replace	20	\$9,300	\$465	0.06 %
1112 Dog Park Fountain - Replace	18	\$4,000	\$222	0.03 %
1114 Park Assets - Repaint	6	\$15,000	\$2,500	0.34 %
1118 Tile Roofs - Refurbish	25	\$22,000	\$880	0.12 %
1119 Drinking Fountain - Replace	15	\$7,000	\$467	0.06 %
1120 Park Furniture - Replace (A)	20	\$121,000	\$6,050	0.82 %
1120 Park Furniture - Replace (B)	20	\$6,000	\$300	0.04 %
1130 Play Equipment - Replace (A)	18	\$118,000	\$6,556	0.89 %
1130 Play Equipment - Replace (B)	18	\$80,000	\$4,444	0.60 %
1134 Playground Turf - Replace	12	\$9,700	\$808	0.11 %
1138 Shade Sails - Replace	12	\$27,000	\$2,250	0.30 %
1140 Basketball Court - Replace	30	\$58,000	\$1,933	0.26 %
1151 Tennis Courts - Resurface	8	\$17,300	\$2,163	0.29 %
1152 Tennis Fence - Replace	30	\$62,100	\$2,070	0.28 %
1154 Tennis Fence - Repaint	8	\$8,000	\$1,000	0.14 %
1156 Tennis Windscreen - Replace	8	\$4,300	\$538	0.07 %
1158 Tennis Lights - Replace	30	\$36,000	\$1,200	0.16 %
1160 Landscape Granite - Replenish	10	\$70,000	\$7,000	0.95 %
N10: SUNSET PARK				
1200 Asphalt - Repave	24	\$34,200	\$1,425	0.19 %
1201 Asphalt - Seal/Repair	4	\$3,000	\$750	0.10 %
1206 Park Furniture - Replace (A)	20	\$12,800	\$640	0.09 %
1206 Park Furniture - Replace (B)	20	\$15,000	\$750	0.10 %
1210 Drinking Fountain - Replace	15	\$7,000	\$467	0.06 %
1214 Play Equipment - Replace (A)	18	\$80,000	\$4,444	0.60 %
1214 Play Equipment - Replace (B)	18	\$12,800	\$711	0.10 %
1216 Playground Wood - Replenish	6	\$6,000	\$1,000	0.14 %
1218 Shade Sails - Replace	12	\$17,800	\$1,483	0.20 %
1220 Basketball Court - Refurbish	14	\$18,000	\$1,286	0.17 %
1221 Basketball Court - Resurface	14	\$11,000	\$786	0.11 %
1230 Landscape Granite - Replenish	10	\$67,800	\$6,780	0.92 %
N10: WOODSHADE TRAIL				
1240 Asphalt - Repave	30	\$14,000	\$467	0.06 %
1244 Park Furniture - Replace	20	\$40,000	\$2,000	0.27 %
1250 Landscape Granite - Replenish	10	\$35,000	\$3,500	0.47 %
N11: VISTOSO HIGHLANDS				
1300 Artificial Turf - Replace	12	\$22,000	\$1,833	0.25 %
1302 Monument - Replace	20	\$18,400	\$920	0.12 %
1304 Bell Tower - Repaint	8	\$2,500	\$313	0.04 %
1306 Tile Roof - Replace	25	\$4,000	\$160	0.02 %
1310 Landscape - Renovate	24	\$627,000	\$26,125	3.53 %
1311 Landscape Granite - Replenish	24	\$124,000	\$5,167	0.70 %
1320 Metal Rails - Repaint	6	\$2,600	\$433	0.06 %

176 Total Funded Components

\$739,125

100.00 %



30-Year Reserve Plan Summary

Report # 8973-11
With-Site-Visit

Fiscal Year Start: 2024

Interest:

3.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

% Increase									
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	\$3,524,680	\$5,811,993	60.6 %	Medium	0.00 %	\$950,000	\$0	\$103,078	\$1,221,500
2025	\$3,356,258	\$5,461,078	61.5 %	Medium	0.00 %	\$950,000	\$0	\$106,798	\$640,042
2026	\$3,773,014	\$5,720,524	66.0 %	Medium	0.00 %	\$950,000	\$0	\$117,560	\$765,864
2027	\$4,074,710	\$5,880,803	69.3 %	Medium	0.00 %	\$950,000	\$0	\$119,791	\$1,222,543
2028	\$3,921,958	\$5,598,836	70.0 %	Low	0.00 %	\$950,000	\$0	\$120,963	\$839,967
2029	\$4,152,955	\$5,726,487	72.5 %	Low	2.25 %	\$971,375	\$0	\$138,300	\$183,397
2030	\$5,079,232	\$6,558,981	77.4 %	Low	2.25 %	\$993,231	\$0	\$156,564	\$856,852
2031	\$5,372,175	\$6,748,279	79.6 %	Low	2.25 %	\$1,015,579	\$0	\$160,186	\$1,226,922
2032	\$5,321,017	\$6,588,336	80.8 %	Low	2.25 %	\$1,038,429	\$0	\$167,491	\$667,081
2033	\$5,859,857	\$7,027,271	83.4 %	Low	2.25 %	\$1,061,794	\$0	\$186,767	\$500,641
2034	\$6,607,776	\$7,678,659	86.1 %	Low	2.25 %	\$1,085,684	\$0	\$201,760	\$1,034,547
2035	\$6,860,673	\$7,828,352	87.6 %	Low	2.25 %	\$1,110,112	\$0	\$217,818	\$508,844
2036	\$7,679,759	\$8,553,558	89.8 %	Low	2.25 %	\$1,135,090	\$0	\$237,166	\$899,798
2037	\$8,152,216	\$8,928,271	91.3 %	Low	2.25 %	\$1,160,629	\$0	\$256,796	\$579,483
2038	\$8,990,158	\$9,675,497	92.9 %	Low	2.25 %	\$1,186,743	\$0	\$276,119	\$1,010,864
2039	\$9,442,156	\$10,033,105	94.1 %	Low	2.25 %	\$1,213,445	\$0	\$267,580	\$2,503,030
2040	\$8,420,151	\$8,897,766	94.6 %	Low	2.25 %	\$1,240,748	\$0	\$239,143	\$2,356,190
2041	\$7,543,851	\$7,913,865	95.3 %	Low	2.25 %	\$1,268,664	\$0	\$232,099	\$1,094,681
2042	\$7,949,934	\$8,235,083	96.5 %	Low	2.25 %	\$1,297,209	\$0	\$259,345	\$143,856
2043	\$9,362,633	\$9,581,628	97.7 %	Low	2.25 %	\$1,326,397	\$0	\$280,155	\$1,630,059
2044	\$9,339,126	\$9,475,209	98.6 %	Low	2.25 %	\$1,356,240	\$0	\$267,164	\$2,467,148
2045	\$8,495,382	\$8,541,949	99.5 %	Low	2.25 %	\$1,386,756	\$0	\$254,767	\$1,625,339
2046	\$8,511,565	\$8,487,464	100.3 %	Low	2.25 %	\$1,417,958	\$0	\$263,457	\$1,117,472
2047	\$9,075,509	\$8,995,348	100.9 %	Low	2.25 %	\$1,449,862	\$0	\$279,577	\$1,217,308
2048	\$9,587,639	\$9,457,765	101.4 %	Low	2.25 %	\$1,482,484	\$0	\$296,585	\$1,155,847
2049	\$10,210,861	\$10,040,751	101.7 %	Low	2.25 %	\$1,515,840	\$0	\$329,442	\$275,122
2050	\$11,781,020	\$11,593,066	101.6 %	Low	2.25 %	\$1,549,946	\$0	\$356,993	\$1,637,931
2051	\$12,050,028	\$11,834,292	101.8 %	Low	2.25 %	\$1,584,820	\$0	\$357,594	\$2,171,310
2052	\$11,821,132	\$11,580,789	102.1 %	Low	2.25 %	\$1,620,478	\$0	\$372,765	\$751,584
2053	\$13,062,791	\$12,830,837	101.8 %	Low	2.25 %	\$1,656,939	\$0	\$417,706	\$316,251

30-Year Income/Expense Detail

Report # 8973-11
With-Site-Visit

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$3,524,680	\$3,356,258	\$3,773,014	\$4,074,710	\$3,921,958
Annual Reserve Funding	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$103,078	\$106,798	\$117,560	\$119,791	\$120,963
Total Income	\$4,577,758	\$4,413,056	\$4,840,574	\$5,144,501	\$4,992,922
# Component					
COMMON AREA					
100 Monuments (Ph1) - Renovate	\$0	\$0	\$0	\$0	\$0
101 Monuments (Ph1) - Refurbish	\$0	\$0	\$0	\$0	\$0
102 Monuments (Ph1) - Replace Lights	\$0	\$0	\$0	\$0	\$0
106 Monuments (Ph2) - Renovate	\$0	\$272,950	\$0	\$0	\$0
107 Monuments (Ph2) - Refurbish	\$0	\$0	\$0	\$0	\$0
108 Monuments (Ph2) - Replace Lights	\$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	\$92,882	\$0
134 Play Equipment - Repair	\$18,700	\$0	\$0	\$20,434	\$0
140 Walls (Block/Stucco) - Repair	\$0	\$0	\$19,839	\$0	\$0
152 Asphalt - Seal/Repair	\$0	\$0	\$0	\$9,835	\$0
156 Concrete - Repair	\$5,800	\$0	\$0	\$6,338	\$0
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$145,230	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$0	\$0	\$17,717	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$0	\$0	\$160,631	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$0	\$0	\$96,794
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	\$145,333	\$0
191 Drainage - Mitigate/Repair	\$60,000	\$61,800	\$63,654	\$65,564	\$67,531
NEIGHBORHOOD 2					
201 Asphalt - Repave	\$8,400	\$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	\$55,292	\$0
232 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$18,458
N2: BIG WASH PARK					
260 Asphalt - Repave	\$0	\$0	\$0	\$0	\$24,761
270 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
274 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
280 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
284 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$10,692
286 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
290 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$19,134
294 Landscape Granite - Replenish	\$4,600	\$0	\$0	\$0	\$0
NEIGHBORHOOD 3					
300 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$45,020
310 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
320 Irrigation System - Replace	\$250,000	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (A)	\$276,000	\$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	\$52,451	\$0
NEIGHBORHOOD 5					
500 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$4,164
520 Walls & Fence - Repaint	\$0	\$0	\$0	\$16,937	\$0
530 Landscape Granite - Replenish	\$0	\$0	\$18,566	\$0	\$0
N5: VISTOSO TRAILS					

Fiscal Year	2024	2025	2026	2027	2028
560 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
561 Monument LED - Replace	\$0	\$0	\$0	\$0	\$0
566 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
570 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
574 Culvert Rails - Repaint	\$0	\$0	\$0	\$15,298	\$0
580 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
584 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
584 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
590 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
592 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N5: MOORE LOOP PARK					
652 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
653 Asphalt - Seal/Repair	\$0	\$0	\$0	\$8,742	\$0
660 Park Assets - Repaint	\$0	\$0	\$0	\$13,659	\$0
664 Drinking Ftn - Replace (A)	\$0	\$0	\$0	\$0	\$0
664 Drinking Ftn - Replace (B)	\$0	\$0	\$0	\$0	\$0
668 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
670 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
674 Playground Wood - Replenish	\$0	\$0	\$8,487	\$0	\$0
678 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
680 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
684 Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$0
685 Dog Park Fence - Repaint	\$0	\$0	\$0	\$6,556	\$0
686 Dog Park Surface - Replenish	\$0	\$0	\$0	\$0	\$0
688 Dog Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
694 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	\$73,542	\$0	\$0	\$0
726 Solar Lighting - Replace	\$0	\$0	\$0	\$0	\$0
730 Landscape Granite - Replenish	\$0	\$0	\$125,186	\$0	\$0
N7: WILDLIFE RIDGE PARK					
740 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
741 Asphalt - Seal/Repair	\$0	\$0	\$0	\$5,682	\$0
746 Pole Lights - Replace	\$0	\$0	\$0	\$37,153	\$0
748 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
750 Park Assets - Repaint	\$0	\$0	\$0	\$9,397	\$0
756 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
758 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
760 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
762 BBQ Grills - Replace	\$0	\$0	\$0	\$7,212	\$0
770 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$112,551
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	\$62,600	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 1					
1000 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (A)	\$0	\$0	\$76,385	\$0	\$0
1020 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$39,338	\$0
1030 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$27,350
1030 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (C)	\$102,500	\$0	\$0	\$0	\$0
1032 Irrigation System - Replace	\$174,000	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 2					
1040 Park Furniture - Replace	\$0	\$0	\$0	\$150,031	\$0
1043 Drinking Fountains - Replace	\$0	\$0	\$15,171	\$0	\$0
1046 Play Equip - Replace (Somerset)	\$0	\$66,950	\$0	\$0	\$0
1048 Play Equip - Replace (Monticello)	\$0	\$0	\$112,455	\$0	\$0
1050 Play Equip - Replace (Torreno)	\$0	\$0	\$0	\$76,491	\$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
1062 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1064 Ramada Trim - Repaint	\$0	\$0	\$0	\$5,027	\$0

Fiscal Year	2024	2025	2026	2027	2028
1070 Metal Fence - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1072 Metal Fence - Replace (Torreno)	\$0	\$0	\$0	\$0	\$5,853
1074 Walls & Fence - Repaint (A)	\$0	\$0	\$40,420	\$0	\$0
1074 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$36,716	\$0
1078 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1078 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$264,720
NEIGHBORHOOD 10, PHASE 3					
1082 Walls & Fence - Repaint	\$0	\$0	\$10,185	\$0	\$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	\$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 - Repave	\$0	\$0	\$0	\$0	\$0
1092 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$93,975	\$0
1092 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$28,629	\$0
1093 Landscape Granite - Replenish (C)	\$17,500	\$0	\$0	\$0	\$0
1094 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1095 Median Granite - Replenish	\$36,000	\$0	\$0	\$0	\$0
N10: HOHOKAM PARK					
1100 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1102 Asphalt - Seal/Repair	\$0	\$0	\$0	\$12,239	\$0
1106 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
1108 Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$0
1109 Dog Park Surface - Replenish	\$0	\$0	\$4,244	\$0	\$0
1110 Dog Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
1112 Dog Park Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1114 Park Assets - Repaint	\$0	\$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	\$128,369	\$0	\$0
1120 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (A)	\$0	\$0	\$125,186	\$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	\$17,300	\$0	\$0	\$0	\$0
1152 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tennis Fence - Repaint	\$8,000	\$0	\$0	\$0	\$0
1156 Tennis Windscreen - Replace	\$4,300	\$0	\$0	\$0	\$0
1158 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$70,000	\$0	\$0	\$0	\$0
N10: SUNSET PARK					
1200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1201 Asphalt - Seal/Repair	\$3,000	\$0	\$0	\$0	\$3,377
1206 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (B)	\$0	\$15,450	\$0	\$0	\$0
1210 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1214 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1214 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1216 Playground Wood - Replenish	\$0	\$0	\$0	\$6,556	\$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	\$0	\$0
1230 Landscape Granite - Replenish	\$67,800	\$0	\$0	\$0	\$0
N10: WOODSHADE TRAIL					
1240 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1244 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1250 Landscape Granite - Replenish	\$35,000	\$0	\$0	\$0	\$0
N11: VISTOSO HIGHLANDS					
1300 Artificial Turf - Replace	\$0	\$0	\$0	\$24,040	\$0
1302 Monument - Replace	\$0	\$0	\$0	\$20,106	\$0
1304 Bell Tower - Repaint	\$0	\$0	\$0	\$0	\$0
1306 Tile Roof - Replace	\$0	\$4,120	\$0	\$0	\$0
1310 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2024	2025	2026	2027	2028
1311	Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$139,563
1320	Metal Rails - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$1,221,500	\$640,042	\$765,864	\$1,222,543	\$839,967
Ending Reserve Balance		\$3,356,258	\$3,773,014	\$4,074,710	\$3,921,958	\$4,152,955

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$4,152,955	\$5,079,232	\$5,372,175	\$5,321,017	\$5,859,857
Annual Reserve Funding	\$971,375	\$993,231	\$1,015,579	\$1,038,429	\$1,061,794
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$138,300	\$156,564	\$160,186	\$167,491	\$186,767
Total Income	\$5,262,629	\$6,229,027	\$6,547,940	\$6,526,938	\$7,108,418
# Component					
COMMON AREA					
100 Monuments (Ph1) - Renovate	\$0	\$0	\$0	\$0	\$0
101 Monuments (Ph1) - Refurbish	\$0	\$0	\$0	\$0	\$6,524
102 Monuments (Ph1) - Replace Lights	\$0	\$0	\$0	\$0	\$8,090
106 Monuments (Ph2) - Renovate	\$0	\$0	\$0	\$0	\$0
107 Monuments (Ph2) - Refurbish	\$0	\$0	\$0	\$0	\$0
108 Monuments (Ph2) - Replace Lights	\$0	\$0	\$0	\$0	\$0
110 Monuments (Parcels) - Replace	\$0	\$0	\$0	\$0	\$0
120 Street Lights - Replace	\$0	\$0	\$468,582	\$0	\$0
122 Street Lights - Repaint	\$0	\$0	\$0	\$0	\$0
134 Play Equipment - Repair	\$0	\$22,329	\$0	\$0	\$24,399
140 Walls (Block/Stucco) - Repair	\$0	\$0	\$22,999	\$0	\$0
152 Asphalt - Seal/Repair	\$0	\$0	\$11,069	\$0	\$0
156 Concrete - Repair	\$0	\$6,926	\$0	\$0	\$7,568
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	\$20,539	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$0	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$0	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$77,852	\$0	\$0	\$0
174 Landscape Granite - Replenish (Ph4)	\$0	\$68,061	\$0	\$0	\$0
180 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
182 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
191 Drainage - Mitigate/Repair	\$69,556	\$71,643	\$73,792	\$76,006	\$78,286
NEIGHBORHOOD 2					
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$0	\$0	\$0	\$8,867	\$0
210 Metal Fence - Replace	\$7,535	\$0	\$0	\$0	\$0
220 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$66,022
232 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$17,484
234 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
N2: BIG WASH PARK					
260 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
270 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
274 Drinking Fountain - Replace	\$0	\$0	\$0	\$8,867	\$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					
300 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
310 Park Furniture - Replace	\$0	\$30,329	\$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
520 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$20,224
530 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N5: VISTOSO TRAILS					
560 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
561 Monument LED - Replace	\$0	\$3,582	\$0	\$0	\$0
566 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
570 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
574 Culvert Rails - Repaint	\$0	\$0	\$0	\$0	\$18,267
580 Irrig Controllers - Replace	\$0	\$0	\$0	\$5,574	\$0
584 Landscape Granite - Replenish (A)	\$0	\$48,956	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
584 Landscape Granite - Replenish (B)	\$0	\$0	\$322,227	\$0	\$0
590 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
592 Median Granite - Replenish	\$0	\$0	\$15,988	\$0	\$0
N5: MOORE LOOP PARK					
652 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
653 Asphalt - Seal/Repair	\$0	\$0	\$9,839	\$0	\$0
660 Park Assets - Repaint	\$0	\$0	\$0	\$0	\$16,310
664 Drinking Ftn - Replace (A)	\$0	\$0	\$0	\$0	\$0
664 Drinking Ftn - Replace (B)	\$0	\$0	\$0	\$0	\$0
668 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
670 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
674 Playground Wood - Replenish	\$0	\$0	\$9,839	\$0	\$0
678 Shade Screens - Replace	\$0	\$0	\$0	\$21,028	\$0
680 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
684 Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$0
685 Dog Park Fence - Repaint	\$0	\$0	\$0	\$0	\$7,829
686 Dog Park Surface - Replenish	\$0	\$0	\$21,277	\$0	\$0
688 Dog Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
694 Landscape Granite - Replenish	\$0	\$0	\$54,114	\$0	\$0
NEIGHBORHOOD 7					
700 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
710 Metal Fence - Replace	\$27,939	\$0	\$0	\$0	\$0
720 Walls & Fence - Repaint	\$0	\$0	\$87,813	\$0	\$0
726 Solar Lighting - Replace	\$0	\$0	\$0	\$12,288	\$0
730 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N7: WILDLIFE RIDGE PARK					
740 Asphalt - Repave	\$0	\$46,568	\$0	\$0	\$0
741 Asphalt - Seal/Repair	\$0	\$0	\$6,395	\$0	\$0
746 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
748 Metal Fence - Replace	\$0	\$27,463	\$0	\$0	\$0
750 Park Assets - Repaint	\$0	\$0	\$0	\$0	\$11,221
756 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
758 Drinking Fountain - Replace	\$0	\$0	\$0	\$8,867	\$0
760 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
762 BBQ Grills - Replace	\$0	\$0	\$0	\$0	\$0
770 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
770 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$15,266
774 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
776 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
779 Basketball Court - Replace	\$0	\$0	\$36,896	\$0	\$0
784 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$22,834
794 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 1					
1000 Metal Fence - Replace	\$0	\$0	\$0	\$106,409	\$0
1020 Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$91,207	\$0
1020 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$0	\$46,972
1030 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (B)	\$0	\$155,227	\$0	\$0	\$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	\$4,637	\$0	\$0	\$0	\$0
1054 Shade Screens - Replace	\$0	\$0	\$17,218	\$0	\$0
1056 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1062 Ramada Roofs - Replace	\$0	\$0	\$34,559	\$0	\$0
1064 Ramada Trim - Repaint	\$0	\$0	\$0	\$0	\$6,002
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	\$48,264	\$0
1074 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$0	\$43,840
1078 Landscape Granite - Replenish (A)	\$0	\$134,928	\$0	\$0	\$0
1078 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 3					

Fiscal Year	2029	2030	2031	2032	2033
1082 Walls & Fence - Repaint	\$0	\$0	\$0	\$12,161	\$0
1083 Fence & Rails - Repaint	\$3,710	\$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 - Repave	\$0	\$0	\$0	\$0	\$0
1092 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1092 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1093 Landscape Granite - Replenish (C)	\$0	\$0	\$0	\$0	\$0
1094 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1095 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: HOHOKAM PARK					
1100 Asphalt - Repave	\$0	\$143,286	\$0	\$0	\$0
1102 Asphalt - Seal/Repair	\$0	\$0	\$13,775	\$0	\$0
1106 Pole Lights - Replace	\$0	\$0	\$0	\$79,173	\$0
1108 Dog Park Fence - Replace	\$28,750	\$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	\$5,067	\$0
1114 Park Assets - Repaint	\$17,389	\$0	\$0	\$0	\$0
1118 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1119 Drinking Fountain - Replace	\$0	\$0	\$0	\$8,867	\$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	\$75,677
1151 Tennis Courts - Resurface	\$0	\$0	\$0	\$21,915	\$0
1152 Tennis Fence - Replace	\$0	\$0	\$0	\$78,666	\$0
1154 Tennis Fence - Repaint	\$0	\$0	\$0	\$10,134	\$0
1156 Tennis Windscreen - Replace	\$0	\$0	\$0	\$5,447	\$0
1158 Tennis Lights - Replace	\$0	\$0	\$0	\$45,604	\$0
1160 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: SUNSET PARK					
1200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1201 Asphalt - Seal/Repair	\$0	\$0	\$0	\$3,800	\$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	\$8,867	\$0
1214 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1214 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1216 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$7,829
1218 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1220 Basketball Court - Refurbish	\$20,867	\$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 - Repave	\$0	\$16,717	\$0	\$0	\$0
1244 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1250 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N11: VISTOSO HIGHLANDS					
1300 Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
1302 Monument - Replace	\$0	\$0	\$0	\$0	\$0
1304 Bell Tower - Repaint	\$0	\$2,985	\$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 Metal Rails - Repaint	\$3,014	\$0	\$0	\$0	\$0
Total Expenses	\$183,397	\$856,852	\$1,226,922	\$667,081	\$500,641
Ending Reserve Balance	\$5,079,232	\$5,372,175	\$5,321,017	\$5,859,857	\$6,607,776

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$6,607,776	\$6,860,673	\$7,679,759	\$8,152,216	\$8,990,158
Annual Reserve Funding	\$1,085,684	\$1,110,112	\$1,135,090	\$1,160,629	\$1,186,743
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$201,760	\$217,818	\$237,166	\$256,796	\$276,119
Total Income	\$7,895,220	\$8,188,603	\$9,052,014	\$9,569,641	\$10,453,020
# Component					
COMMON AREA					
100 Monuments (Ph1) - Renovate	\$0	\$0	\$0	\$0	\$0
101 Monuments (Ph1) - Refurbish	\$0	\$0	\$0	\$0	\$0
102 Monuments (Ph1) - Replace Lights	\$0	\$0	\$0	\$0	\$0
106 Monuments (Ph2) - Renovate	\$0	\$0	\$0	\$0	\$0
107 Monuments (Ph2) - Refurbish	\$0	\$6,921	\$0	\$0	\$0
108 Monuments (Ph2) - Replace Lights	\$0	\$8,582	\$0	\$0	\$0
110 Monuments (Parcels) - Replace	\$0	\$150,881	\$0	\$0	\$0
120 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
122 Street Lights - Repaint	\$0	\$117,660	\$0	\$0	\$0
134 Play Equipment - Repair	\$0	\$0	\$26,662	\$0	\$0
140 Walls (Block/Stucco) - Repair	\$0	\$0	\$26,662	\$0	\$0
152 Asphalt - Seal/Repair	\$0	\$12,458	\$0	\$0	\$0
156 Concrete - Repair	\$0	\$0	\$8,269	\$0	\$0
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$0	\$0	\$23,810	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$0	\$0	\$215,874	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$0	\$0	\$130,083
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	\$0	\$0
191 Drainage - Mitigate/Repair	\$80,635	\$83,054	\$85,546	\$88,112	\$90,755
NEIGHBORHOOD 2					
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$0
232 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$24,806
N2: BIG WASH PARK					
260 Asphalt - Repave	\$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	\$69,884	\$0	\$0	\$0	\$0
284 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
286 Shade Sails - Replace	\$0	\$22,148	\$0	\$0	\$0
290 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
294 Landscape Granite - Replenish	\$6,182	\$0	\$0	\$0	\$0
NEIGHBORHOOD 3					
300 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
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)	\$188,148	\$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
520 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$0
530 Landscape Granite - Replenish	\$0	\$0	\$24,951	\$0	\$0
N5: VISTOSO TRAILS					
560 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
561 Monument LED - Replace	\$0	\$0	\$0	\$0	\$0
566 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
570 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
574 Culvert Rails - Repaint	\$0	\$0	\$0	\$0	\$0
580 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
584 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
584 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
590 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
592 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N5: MOORE LOOP PARK					
652 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
653 Asphalt - Seal/Repair	\$0	\$11,074	\$0	\$0	\$0
660 Park Assets - Repaint	\$0	\$0	\$0	\$0	\$0
664 Drinking Ftn - Replace (A)	\$0	\$0	\$0	\$0	\$0
664 Drinking Ftn - Replace (B)	\$0	\$7,198	\$0	\$0	\$0
668 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
670 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$187,864
674 Playground Wood - Replenish	\$0	\$0	\$11,406	\$0	\$0
678 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
680 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
684 Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$0
685 Dog Park Fence - Repaint	\$0	\$0	\$0	\$0	\$0
686 Dog Park Surface - Replenish	\$0	\$0	\$0	\$0	\$0
688 Dog Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
694 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	\$104,853	\$0
726 Solar Lighting - Replace	\$0	\$0	\$0	\$0	\$0
730 Landscape Granite - Replenish	\$0	\$0	\$168,240	\$0	\$0
N7: WILDLIFE RIDGE PARK					
740 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
741 Asphalt - Seal/Repair	\$0	\$7,198	\$0	\$0	\$0
746 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
748 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
750 Park Assets - 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	\$0	\$0	\$0	\$0	\$0
762 BBQ Grills - Replace	\$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	\$6,451	\$0	\$0	\$0	\$0
776 Shade Sails - Replace	\$20,965	\$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	\$84,129	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 1					
1000 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$0	\$108,906
1020 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$36,756
1030 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (C)	\$137,751	\$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	\$5,874	\$0
1054 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1056 Shade Sails - Replace	\$27,685	\$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	\$57,630
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	\$355,761
NEIGHBORHOOD 10, PHASE 3					

Fiscal Year	2034	2035	2036	2037	2038
1082 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$14,521
1083 Fence & Rails - Repaint	\$0	\$4,430	\$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	\$25,236	\$0	\$0
1088 Mailboxes - Replace (B)	\$0	\$0	\$0	\$0	\$0
1090 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1092 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$126,294	\$0
1092 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$38,476	\$0
1093 Landscape Granite - Replenish (C)	\$23,519	\$0	\$0	\$0	\$0
1094 Median Landscape - Renovate	\$0	\$0	\$359,292	\$0	\$0
1095 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: HOHOKAM PARK					
1100 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1102 Asphalt - Seal/Repair	\$0	\$15,503	\$0	\$0	\$0
1106 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
1108 Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$0
1109 Dog Park Surface - Replenish	\$0	\$0	\$5,703	\$0	\$0
1110 Dog Park Benches - Replace	\$12,498	\$0	\$0	\$0	\$0
1112 Dog Park Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1114 Park Assets - Repaint	\$0	\$20,764	\$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	\$114,061	\$0	\$0
1134 Playground Turf - Replace	\$13,036	\$0	\$0	\$0	\$0
1138 Shade Sails - Replace	\$0	\$37,374	\$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	\$94,074	\$0	\$0	\$0	\$0
N10: SUNSET PARK					
1200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1201 Asphalt - Seal/Repair	\$0	\$0	\$4,277	\$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 (A)	\$107,513	\$0	\$0	\$0	\$0
1214 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1216 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$0
1218 Shade Sails - Replace	\$23,922	\$0	\$0	\$0	\$0
1220 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$0
1221 Basketball Court - Resurface	\$0	\$0	\$15,683	\$0	\$0
1230 Landscape Granite - Replenish	\$91,118	\$0	\$0	\$0	\$0
N10: WOODSHADE TRAIL					
1240 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1244 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1250 Landscape Granite - Replenish	\$47,037	\$0	\$0	\$0	\$0
N11: VISTOSO HIGHLANDS					
1300 Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
1302 Monument - Replace	\$0	\$0	\$0	\$0	\$0
1304 Bell Tower - Repaint	\$0	\$0	\$0	\$0	\$3,781
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 Metal Rails - Repaint	\$0	\$3,599	\$0	\$0	\$0
Total Expenses	\$1,034,547	\$508,844	\$899,798	\$579,483	\$1,010,864
Ending Reserve Balance	\$6,860,673	\$7,679,759	\$8,152,216	\$8,990,158	\$9,442,156

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$9,442,156	\$8,420,151	\$7,543,851	\$7,949,934	\$9,362,633
Annual Reserve Funding	\$1,213,445	\$1,240,748	\$1,268,664	\$1,297,209	\$1,326,397
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$267,580	\$239,143	\$232,099	\$259,345	\$280,155
Total Income	\$10,923,181	\$9,900,042	\$9,044,615	\$9,506,489	\$10,969,185
# Component					
COMMON AREA					
100 Monuments (Ph1) - Renovate	\$0	\$0	\$0	\$0	\$464,679
101 Monuments (Ph1) - Refurbish	\$0	\$0	\$0	\$0	\$0
102 Monuments (Ph1) - Replace Lights	\$0	\$0	\$0	\$0	\$0
106 Monuments (Ph2) - Renovate	\$0	\$0	\$0	\$0	\$0
107 Monuments (Ph2) - Refurbish	\$0	\$0	\$0	\$0	\$0
108 Monuments (Ph2) - Replace Lights	\$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	\$149,048
134 Play Equipment - Repair	\$29,134	\$0	\$0	\$31,835	\$0
140 Walls (Block/Stucco) - Repair	\$0	\$0	\$30,908	\$0	\$0
152 Asphalt - Seal/Repair	\$14,022	\$0	\$0	\$0	\$15,782
156 Concrete - Repair	\$9,036	\$0	\$0	\$9,874	\$0
161 Irrigation System - Replace (A)	\$0	\$295,266	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$0	\$0	\$27,603	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$0	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$0	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$104,627	\$0	\$0	\$0
174 Landscape Granite - Replenish (Ph4)	\$0	\$91,468	\$0	\$0	\$0
180 Median Landscape - Renovate	\$1,458,258	\$0	\$0	\$0	\$0
182 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
191 Drainage - Mitigate/Repair	\$93,478	\$96,282	\$99,171	\$102,146	\$105,210
NEIGHBORHOOD 2					
201 Asphalt - Repave	\$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	\$78,833	\$0	\$0	\$0	\$0
232 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$23,497
234 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
N2: BIG WASH PARK					
260 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
270 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$21,217
274 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
280 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
284 Playground Turf - Replace	\$0	\$15,245	\$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					
300 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
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	\$520,361	\$0	\$0	\$0	\$0
342 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 5					
500 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$57,340
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$24,148	\$0	\$0	\$0	\$0
530 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N5: VISTOSO TRAILS					
560 Monument - Refurbish	\$0	\$10,912	\$0	\$0	\$0
561 Monument LED - Replace	\$0	\$4,814	\$0	\$0	\$0
566 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
570 Mailboxes - Replace	\$0	\$46,857	\$0	\$0	\$0
574 Culvert Rails - Repaint	\$21,812	\$0	\$0	\$0	\$0
580 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
584 Landscape Granite - Replenish (A)	\$0	\$65,793	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
584 Landscape Granite - Replenish (B)	\$0	\$0	\$433,046	\$0	\$0
590 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$192,886
592 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N5: MOORE LOOP PARK					
652 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
653 Asphalt - Seal/Repair	\$12,464	\$0	\$0	\$0	\$14,028
660 Park Assets - Repaint	\$19,475	\$0	\$0	\$0	\$0
664 Drinking Ftn - Replace (A)	\$5,141	\$0	\$0	\$0	\$0
664 Drinking Ftn - Replace (B)	\$0	\$0	\$0	\$0	\$0
668 Park Furniture - Replace	\$0	\$96,924	\$0	\$0	\$0
670 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
674 Playground Wood - Replenish	\$0	\$0	\$13,223	\$0	\$0
678 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
680 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
684 Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$0
685 Dog Park Fence - Repaint	\$9,348	\$0	\$0	\$0	\$0
686 Dog Park Surface - Replenish	\$0	\$0	\$28,594	\$0	\$0
688 Dog Park Furniture - Replace	\$0	\$0	\$228,093	\$0	\$0
694 Landscape Granite - Replenish	\$0	\$0	\$72,725	\$0	\$0
NEIGHBORHOOD 7					
700 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$46,994
710 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$125,200
726 Solar Lighting - Replace	\$0	\$0	\$0	\$0	\$0
730 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N7: WILDLIFE RIDGE PARK					
740 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
741 Asphalt - Seal/Repair	\$8,101	\$0	\$0	\$0	\$9,118
746 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
748 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
750 Park Assets - Repaint	\$13,399	\$0	\$0	\$0	\$0
756 Tile Roofs - Refurbish	\$0	\$0	\$20,661	\$0	\$0
758 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
760 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$122,745
762 BBQ Grills - Replace	\$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	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (B)	\$56,087	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (B)	\$0	\$208,612	\$0	\$0	\$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	\$113,978
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	\$24,549
1056 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1062 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1064 Ramada Trim - Repaint	\$7,167	\$0	\$0	\$0	\$0
1070 Metal Fence - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1072 Metal Fence - Replace (Torreno)	\$0	\$0	\$0	\$0	\$0
1074 Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$0	\$0
1074 Walls & Fence - Repaint (B)	\$52,348	\$0	\$0	\$0	\$0
1078 Landscape Granite - Replenish (A)	\$0	\$181,332	\$0	\$0	\$0
1078 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 3					

Fiscal Year	2039	2040	2041	2042	2043
1082 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$0
1083 Fence & Rails - Repaint	\$0	\$0	\$5,289	\$0	\$0
1084 Metal Fence - Replace (A)	\$0	\$34,662	\$0	\$0	\$0
1084 Metal Fence - Replace (B)	\$0	\$0	\$69,915	\$0	\$0
1084 Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
1086 Park Furniture - Replace	\$0	\$17,973	\$0	\$0	\$0
1088 Mailboxes - Replace (A)	\$0	\$0	\$0	\$0	\$0
1088 Mailboxes - Replace (B)	\$0	\$6,419	\$0	\$0	\$0
1090 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1092 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1092 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1093 Landscape Granite - Replenish (C)	\$0	\$0	\$0	\$0	\$0
1094 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1095 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: HOHOKAM PARK					
1100 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1102 Asphalt - Seal/Repair	\$17,449	\$0	\$0	\$0	\$19,639
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 Park Assets - Repaint	\$0	\$0	\$24,793	\$0	\$0
1118 Tile Roofs - Refurbish	\$0	\$0	\$36,363	\$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)	\$9,348	\$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	\$27,761	\$0	\$0	\$0
1152 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tennis Fence - Repaint	\$0	\$12,838	\$0	\$0	\$0
1156 Tennis Windscreen - Replace	\$0	\$6,900	\$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 - Repave	\$0	\$0	\$0	\$0	\$0
1201 Asphalt - Seal/Repair	\$0	\$4,814	\$0	\$0	\$0
1206 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$22,445
1206 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1210 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1214 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1214 Play Equipment - Replace (B)	\$0	\$20,540	\$0	\$0	\$0
1216 Playground Wood - Replenish	\$9,348	\$0	\$0	\$0	\$0
1218 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1220 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$31,563
1221 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: WOODSHADE TRAIL					
1240 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1244 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$70,140
1250 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N11: VISTOSO HIGHLANDS					
1300 Artificial Turf - Replace	\$34,275	\$0	\$0	\$0	\$0
1302 Monument - Replace	\$0	\$0	\$0	\$0	\$0
1304 Bell Tower - Repaint	\$0	\$0	\$0	\$0	\$0
1306 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Landscape - Renovate	\$0	\$1,006,151	\$0	\$0	\$0
1311 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
1320 Metal Rails - Repaint	\$0	\$0	\$4,297	\$0	\$0
Total Expenses	\$2,503,030	\$2,356,190	\$1,094,681	\$143,856	\$1,630,059
Ending Reserve Balance	\$8,420,151	\$7,543,851	\$7,949,934	\$9,362,633	\$9,339,126

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$9,339,126	\$8,495,382	\$8,511,565	\$9,075,509	\$9,587,639
Annual Reserve Funding	\$1,356,240	\$1,386,756	\$1,417,958	\$1,449,862	\$1,482,484
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$267,164	\$254,767	\$263,457	\$279,577	\$296,585
Total Income	\$10,962,530	\$10,136,905	\$10,192,980	\$10,804,948	\$11,366,708
# Component					
COMMON AREA					
100 Monuments (Ph1) - Renovate	\$0	\$0	\$0	\$0	\$0
101 Monuments (Ph1) - Refurbish	\$0	\$0	\$0	\$0	\$0
102 Monuments (Ph1) - Replace Lights	\$0	\$0	\$0	\$0	\$0
106 Monuments (Ph2) - Renovate	\$0	\$492,978	\$0	\$0	\$0
107 Monuments (Ph2) - Refurbish	\$0	\$0	\$0	\$0	\$0
108 Monuments (Ph2) - Replace Lights	\$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	\$34,788	\$0	\$0	\$38,013
140 Walls (Block/Stucco) - Repair	\$0	\$0	\$35,831	\$0	\$0
152 Asphalt - Seal/Repair	\$0	\$0	\$0	\$17,762	\$0
156 Concrete - Repair	\$0	\$10,790	\$0	\$0	\$11,790
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$262,302	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$0	\$0	\$31,999	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$0	\$0	\$290,117	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$0	\$0	\$174,820
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	\$0	\$0
191 Drainage - Mitigate/Repair	\$108,367	\$111,618	\$114,966	\$118,415	\$121,968
NEIGHBORHOOD 2					
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$17,075
205 Drinking Fountain - Replace	\$0	\$0	\$0	\$13,815	\$0
210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Walls & Fence - Repaint	\$0	\$94,131	\$0	\$0	\$0
232 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$33,338
N2: BIG WASH PARK					
260 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
270 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
274 Drinking Fountain - Replace	\$0	\$0	\$0	\$13,815	\$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	\$31,577	\$0
290 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
294 Landscape Granite - Replenish	\$8,308	\$0	\$0	\$0	\$0
NEIGHBORHOOD 3					
300 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$81,312
310 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
320 Irrigation System - Replace	\$451,528	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish (B)	\$252,856	\$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
520 Walls & Fence - Repaint	\$0	\$28,835	\$0	\$0	\$0
530 Landscape Granite - Replenish	\$0	\$0	\$33,532	\$0	\$0
N5: VISTOSO TRAILS					
560 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
561 Monument LED - Replace	\$0	\$0	\$0	\$0	\$0
566 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
570 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
574 Culvert Rails - Repaint	\$0	\$26,044	\$0	\$0	\$0
580 Irrig Controllers - Replace	\$7,947	\$0	\$0	\$0	\$0
584 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
584 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
590 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
592 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N5: MOORE LOOP PARK					
652 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
653 Asphalt - Seal/Repair	\$0	\$0	\$0	\$15,789	\$0
660 Park Assets - Repaint	\$0	\$23,254	\$0	\$0	\$0
664 Drinking Ftn - Replace (A)	\$0	\$0	\$0	\$0	\$0
664 Drinking Ftn - Replace (B)	\$0	\$0	\$0	\$0	\$0
668 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
670 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
674 Playground Wood - Replenish	\$0	\$0	\$15,329	\$0	\$0
678 Shade Screens - Replace	\$29,981	\$0	\$0	\$0	\$0
680 Ramada Roofs - Replace	\$0	\$84,829	\$0	\$0	\$0
684 Dog Park Fence - Replace	\$0	\$92,085	\$0	\$0	\$0
685 Dog Park Fence - Repaint	\$0	\$11,162	\$0	\$0	\$0
686 Dog Park Surface - Replenish	\$0	\$0	\$0	\$0	\$0
688 Dog Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
694 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	\$0	\$0	\$0	\$19,144	\$0
730 Landscape Granite - Replenish	\$0	\$0	\$226,100	\$0	\$0
N7: WILDLIFE RIDGE PARK					
740 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
741 Asphalt - Seal/Repair	\$0	\$0	\$0	\$10,263	\$0
746 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
748 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
750 Park Assets - Repaint	\$0	\$15,999	\$0	\$0	\$0
756 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
758 Drinking Fountain - Replace	\$0	\$0	\$0	\$13,815	\$0
760 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
762 BBQ Grills - Replace	\$0	\$0	\$0	\$0	\$0
770 Play Equipment - Replace (A)	\$0	\$0	\$191,610	\$0	\$0
770 Play Equipment - Replace (B)	\$0	\$21,765	\$0	\$0	\$0
774 Playground Turf - Replace	\$0	\$0	\$9,197	\$0	\$0
776 Shade Sails - Replace	\$0	\$0	\$29,891	\$0	\$0
779 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
784 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
794 Landscape Granite - Replenish	\$113,063	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 1					
1000 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (A)	\$130,040	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (B)	\$0	\$66,971	\$0	\$0	\$0
1030 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$49,397
1030 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (C)	\$185,126	\$0	\$0	\$0	\$0
1032 Irrigation System - Replace	\$314,263	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 2					
1040 Park Furniture - Replace	\$0	\$0	\$0	\$270,973	\$0
1043 Drinking Fountains - Replace	\$25,827	\$0	\$0	\$0	\$0
1046 Play Equip - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1048 Play Equip - Replace (Monticello)	\$191,448	\$0	\$0	\$0	\$0
1050 Play Equip - Replace (Torreno)	\$0	\$130,221	\$0	\$0	\$0
1053 Playground Wood - Replenish	\$0	\$7,441	\$0	\$0	\$0
1054 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1056 Shade Sails - Replace	\$0	\$0	\$39,472	\$0	\$0
1062 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1064 Ramada Trim - Repaint	\$0	\$8,557	\$0	\$0	\$0
1070 Metal Fence - Replace (Somerset)	\$0	\$0	\$12,455	\$0	\$0
1072 Metal Fence - Replace (Torreno)	\$0	\$0	\$0	\$0	\$10,571
1074 Walls & Fence - Repaint (A)	\$68,813	\$0	\$0	\$0	\$0
1074 Walls & Fence - Repaint (B)	\$0	\$62,506	\$0	\$0	\$0
1078 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1078 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$478,113
NEIGHBORHOOD 10, PHASE 3					

Fiscal Year	2044	2045	2046	2047	2048
1082 Walls & Fence - Repaint	\$17,339	\$0	\$0	\$0	\$0
1083 Fence & Rails - Repaint	\$0	\$0	\$0	\$6,315	\$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 - Repave	\$0	\$0	\$14,562	\$0	\$0
1092 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$169,728	\$0
1092 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$51,708	\$0
1093 Landscape Granite - Replenish (C)	\$31,607	\$0	\$0	\$0	\$0
1094 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1095 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$73,181
N10: HOHOKAM PARK					
1100 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1102 Asphalt - Seal/Repair	\$0	\$0	\$0	\$22,104	\$0
1106 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
1108 Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$0
1109 Dog Park Surface - Replenish	\$0	\$0	\$7,664	\$0	\$0
1110 Dog Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
1112 Dog Park Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1114 Park Assets - Repaint	\$0	\$0	\$0	\$29,604	\$0
1118 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1119 Drinking Fountain - Replace	\$0	\$0	\$0	\$13,815	\$0
1120 Park Furniture - Replace (A)	\$0	\$0	\$231,849	\$0	\$0
1120 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (A)	\$213,121	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1134 Playground Turf - Replace	\$0	\$0	\$18,586	\$0	\$0
1138 Shade Sails - Replace	\$0	\$0	\$0	\$53,287	\$0
1140 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
1151 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$35,167
1152 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$16,262
1156 Tennis Windscreen - Replace	\$0	\$0	\$0	\$0	\$8,741
1158 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$126,428	\$0	\$0	\$0	\$0
N10: SUNSET PARK					
1200 Asphalt - Repave	\$0	\$0	\$65,531	\$0	\$0
1201 Asphalt - Seal/Repair	\$5,418	\$0	\$0	\$0	\$6,098
1206 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (B)	\$0	\$27,904	\$0	\$0	\$0
1210 Drinking Fountain - Replace	\$0	\$0	\$0	\$13,815	\$0
1214 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1214 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1216 Playground Wood - Replenish	\$0	\$11,162	\$0	\$0	\$0
1218 Shade Sails - Replace	\$0	\$0	\$34,107	\$0	\$0
1220 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$0
1221 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$122,454	\$0	\$0	\$0	\$0
N10: WOODSHADE TRAIL					
1240 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1244 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1250 Landscape Granite - Replenish	\$63,214	\$0	\$0	\$0	\$0
N11: VISTOSO HIGHLANDS					
1300 Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
1302 Monument - Replace	\$0	\$0	\$0	\$36,314	\$0
1304 Bell Tower - Repaint	\$0	\$0	\$4,790	\$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 Metal Rails - Repaint	\$0	\$0	\$0	\$5,131	\$0
Total Expenses	\$2,467,148	\$1,625,339	\$1,117,472	\$1,217,308	\$1,155,847
Ending Reserve Balance	\$8,495,382	\$8,511,565	\$9,075,509	\$9,587,639	\$10,210,861

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$10,210,861	\$11,781,020	\$12,050,028	\$11,821,132	\$13,062,791
Annual Reserve Funding	\$1,515,840	\$1,549,946	\$1,584,820	\$1,620,478	\$1,656,939
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$329,442	\$356,993	\$357,594	\$372,765	\$417,706
Total Income	\$12,056,143	\$13,687,959	\$13,992,442	\$13,814,375	\$15,137,437
# Component					
COMMON AREA					
100 Monuments (Ph1) - Renovate	\$0	\$0	\$0	\$0	\$0
101 Monuments (Ph1) - Refurbish	\$0	\$0	\$0	\$0	\$11,783
102 Monuments (Ph1) - Replace Lights	\$0	\$0	\$0	\$0	\$14,611
106 Monuments (Ph2) - Renovate	\$0	\$0	\$0	\$0	\$0
107 Monuments (Ph2) - Refurbish	\$0	\$0	\$0	\$0	\$0
108 Monuments (Ph2) - Replace Lights	\$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	\$188,810	\$0	\$0
134 Play Equipment - Repair	\$0	\$0	\$41,538	\$0	\$0
140 Walls (Block/Stucco) - Repair	\$0	\$0	\$41,538	\$0	\$0
152 Asphalt - Seal/Repair	\$0	\$0	\$19,992	\$0	\$0
156 Concrete - Repair	\$0	\$0	\$12,883	\$0	\$0
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$0	\$0	\$37,096	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$0	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$0	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$140,610	\$0	\$0	\$0
174 Landscape Granite - Replenish (Ph4)	\$0	\$122,926	\$0	\$0	\$0
180 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
182 Median Granite - Replenish	\$0	\$0	\$295,431	\$0	\$0
191 Drainage - Mitigate/Repair	\$125,627	\$129,395	\$133,277	\$137,276	\$141,394
NEIGHBORHOOD 2					
201 Asphalt - Repave	\$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	\$112,397	\$0	\$0
232 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$31,578
234 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
N2: BIG WASH PARK					
260 Asphalt - Repave	\$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	\$118,972	\$0
284 Playground Turf - Replace	\$0	\$0	\$0	\$21,735	\$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					
300 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
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	\$106,622	\$0	\$0
NEIGHBORHOOD 5					
500 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$0	\$34,430	\$0	\$0
530 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N5: VISTOSO TRAILS					
560 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
561 Monument LED - Replace	\$0	\$6,470	\$0	\$0	\$0
566 Asphalt - Repave	\$0	\$25,879	\$0	\$0	\$0
570 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
574 Culvert Rails - Repaint	\$0	\$0	\$31,098	\$0	\$0
580 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
584 Landscape Granite - Replenish (A)	\$0	\$88,420	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
584 Landscape Granite - Replenish (B)	\$0	\$0	\$581,978	\$0	\$0
590 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
592 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N5: MOORE LOOP PARK					
652 Asphalt - Repave	\$0	\$186,329	\$0	\$0	\$0
653 Asphalt - Seal/Repair	\$0	\$0	\$17,770	\$0	\$0
660 Park Assets - Repaint	\$0	\$0	\$27,766	\$0	\$0
664 Drinking Ftn - Replace (A)	\$0	\$0	\$0	\$0	\$0
664 Drinking Ftn - Replace (B)	\$0	\$11,214	\$0	\$0	\$0
668 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
670 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
674 Playground Wood - Replenish	\$0	\$0	\$17,770	\$0	\$0
678 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
680 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
684 Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$0
685 Dog Park Fence - Repaint	\$0	\$0	\$13,328	\$0	\$0
686 Dog Park Surface - Replenish	\$0	\$0	\$38,428	\$0	\$0
688 Dog Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
694 Landscape Granite - Replenish	\$0	\$0	\$97,737	\$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	\$149,496	\$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 - Repave	\$0	\$0	\$0	\$0	\$0
741 Asphalt - Seal/Repair	\$0	\$0	\$11,551	\$0	\$0
746 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
748 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
750 Park Assets - Repaint	\$0	\$0	\$19,103	\$0	\$0
756 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
758 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
760 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
762 BBQ Grills - Replace	\$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	\$38,873	\$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	\$155,275	\$0	\$0	\$0
1020 Walls & Fence - Repaint (B)	\$0	\$0	\$79,966	\$0	\$0
1030 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (B)	\$0	\$280,357	\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$9,426
1054 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1056 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1062 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1064 Ramada Trim - Repaint	\$0	\$0	\$10,218	\$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	\$82,166	\$0	\$0	\$0
1074 Walls & Fence - Repaint (B)	\$0	\$0	\$74,635	\$0	\$0
1078 Landscape Granite - Replenish (A)	\$0	\$243,695	\$0	\$0	\$0
1078 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
NEIGHBORHOOD 10, PHASE 3					

Fiscal Year	2049	2050	2051	2052	2053
1082 Walls & Fence - Repaint	\$0	\$20,703	\$0	\$0	\$0
1083 Fence & Rails - Repaint	\$0	\$0	\$0	\$0	\$7,541
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	\$103,516	\$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 - Repave	\$0	\$0	\$0	\$0	\$0
1092 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1092 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1093 Landscape Granite - Replenish (C)	\$0	\$0	\$0	\$0	\$0
1094 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1095 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: HOHOKAM PARK					
1100 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1102 Asphalt - Seal/Repair	\$0	\$0	\$24,878	\$0	\$0
1106 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
1108 Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$58,443
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	\$8,626	\$0	\$0	\$0
1114 Park Assets - Repaint	\$0	\$0	\$0	\$0	\$35,348
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	\$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 - Repave	\$0	\$0	\$0	\$0	\$0
1201 Asphalt - Seal/Repair	\$0	\$0	\$0	\$6,864	\$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 (A)	\$0	\$0	\$0	\$183,034	\$0
1214 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1216 Playground Wood - Replenish	\$0	\$0	\$13,328	\$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	\$23,723	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
N10: WOODSHADE TRAIL					
1240 Asphalt - Repave	\$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	\$48,868	\$0	\$0
1302 Monument - Replace	\$0	\$0	\$0	\$0	\$0
1304 Bell Tower - Repaint	\$0	\$0	\$0	\$0	\$0
1306 Tile Roof - Replace	\$0	\$8,626	\$0	\$0	\$0
1310 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1311 Landscape Granite - Replenish	\$0	\$0	\$0	\$283,703	\$0
1320 Metal Rails - Repaint	\$0	\$0	\$0	\$0	\$6,127
Total Expenses	\$275,122	\$1,637,931	\$2,171,310	\$751,584	\$316,251
Ending Reserve Balance	\$11,781,020	\$12,050,028	\$11,821,132	\$13,062,791	\$14,821,186



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 (Ph1) - Renovate**Quantity: (2) Monuments**

Location: Community entrance on Rancho Vistoso Blvd & Tangerine Rd

Funded?: Yes.

History: Renovation planned in 2023 for ~\$250,000. Previously installed around 1999.

Comments: Monuments consist of metal lettering attached to walls covered with stone veneer. Lettering reads "Rancho Vistoso". Renovation planned in 2023 involves significant changes/replacement of the landscaping, eliminating turf, irrigation, and lighting. Letters will either be refurbished or replaced. Complete scope of work and actual cost are currently unknown. Treat repairs and maintenance as an Operating expense.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 265,000

Worst Case: \$ 265,000

Cost Source: Estimate Provided by Client

Comp #: 101 Monuments (Ph1) - Refurbish**Quantity: (2) Monuments**

Location: Community entrance on Rancho Vistoso Blvd & Tangerine Rd

Funded?: Yes.

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

Comments: These monuments have (26) letters and (2) logos with a patina finish. Refinishing was done in the past and should be expected periodically to maintain the appearance as well as other repairs and upgrades to the monument areas. This component funds an allowance to refurbish once between renovation intervals.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Allowance

Comp #: 102 Monuments (Ph1) - Replace Lights**Quantity: Numerous Lights**

Location: Community entrance on Rancho Vistoso Blvd & Tangerine Rd

Funded?: Yes.

History: Replaced 7/2010 for \$7,337 (cost reflects all monuments). Previously installed around 1999.

Comments: Existing monument lights are reportedly not functional. They will be replaced soon as part of the monument renovation project. This component funds an allowance to replace lighting once between renovation intervals.

Useful Life:
20 yearsRemaining Life:
9 years

Best Case: \$ 6,200

Worst Case: \$ 6,200

Cost Source: Client Cost History

Comp #: 106 Monuments (Ph2) - Renovate**Quantity: (2) Monuments**

Location: Community entrances on Rancho Vistoso Blvd & Oracle Rd

Funded?: Yes.

History: Installed around 1999.

Comments: Monuments consist of metal lettering attached to walls covered with stone veneer. Lettering reads "Rancho Vistoso". These monuments will be renovated in the same manner as the Tangerine monuments, but the timing is being delayed until at least 2025. Treat repairs and maintenance as an Operating expense.

Useful Life:
20 yearsRemaining Life:
1 years

Best Case: \$ 265,000

Worst Case: \$ 265,000

Cost Source: Estimate Provided by Client

Comp #: 107 Monuments (Ph2) - Refurbish**Quantity: (2) Monuments**

Location: Community entrances on Rancho Vistoso Blvd & Oracle Rd

Funded?: Yes.

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

Comments: These monuments have (26) letters and (2) logos with a patina finish. Refinishing was done in the past and should be expected periodically to maintain the appearance as well as other repairs and upgrades to the monument areas. This component funds an allowance to refurbish once between renovation intervals.

Useful Life:

20 years

Remaining Life:

11 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Allowance

Comp #: 108 Monuments (Ph2) - Replace Lights**Quantity: Numerous Lights**

Location: Community entrances on Rancho Vistoso Blvd & Oracle Rd

Funded?: Yes.

History: Replaced 7/2010 for \$7,337 (cost reflects all monuments). Previously installed around 1999.

Comments: Lighting at these monuments has been removed. It will be replaced as part of the renovation project. This component funds an allowance to replace lighting once between renovation intervals.

Useful Life:

20 years

Remaining Life:

11 years



Best Case: \$ 6,200

Worst Case: \$ 6,200

Cost Source: Client Cost History

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

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

Funded?: Yes.

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

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

Useful Life:
20 yearsRemaining Life:
11 years

Best Case: \$ 109,000

Worst Case: \$ 109,000

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 (12) fixtures in 2023. 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 yearsRemaining Life:
7 years

Best Case: \$ 381,000

Worst Case: \$ 381,000

Cost Source: Client Cost History

Comp #: 122 Street Lights - Repaint

Quantity: (255) Light Fixtures

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

Funded?: Yes.

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

Comments: Surfaces vary in condition. Most now look older and faded with some chipping paint. Due to pending decisions about the street lights, HOA plans to defer painting for a few years. Repaint periodically to maintain and restore the appearance.

Useful Life:
8 years

Remaining Life:
3 years



Best Case: \$ 85,000

Worst Case: \$ 85,000

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. Most are the responsibility of individual owners and the Post Office, so no Reserve funding has been allocated. Mailboxes in the newer parcels are HOA responsibility, so replacement funding is included in those neighborhood chapters.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 130 Trash Cans - Replace

Quantity: Numerous

Location: Parks and common areas throughout the community, including along community streets

Funded?: No. Individual costs are below the Reserve expense threshold, and there is no expectancy for widespread replacement. Recommend replacing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 132 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 expensive repair projects, so this component funds an allowance for periodic repair where needed throughout the community.

Useful Life:
3 yearsRemaining Life:
0 years

Best Case: \$ 18,700

Worst Case: \$ 18,700

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:

2 years



Best Case: \$ 18,700

Worst Case: \$ 18,700

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 #: 152 Asphalt - Seal/Repair

Quantity: Approx 12,650 Sq Ft

Location: Parking lots at Big Wash Park, Woodshade Trail, Vista Marabella Parcel, paths at Eagles Summit & Valley Vista Parcels

Funded?: Yes.

History: Sealed in 2023 for \$8,442. Partially sealed in 2015 for \$4,410.

Comments: Not all locations listed were sealed in 2023. Areas sealed look new and are in good condition. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 years

Remaining Life:
3 years



Best Case: \$ 9,000

Worst Case: \$ 9,000

Cost Source: Client Cost History & AR Cost Database

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:

0 years



Best Case: \$ 5,800

Worst Case: \$ 5,800

Cost Source: AR Cost Allowance

Comp #: 160 Irrigation System - Replace**Quantity: Lines, Valves, Heads**

Location: Common areas throughout the 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 systems 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 PI to Rancho Vistoso Blvd

Funded?: Yes.

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

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

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 184,000

Worst Case: \$ 184,000

Cost Source: Client Cost History

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

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

Funded?: Yes.

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

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

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 141,000

Worst Case: \$ 141,000

Cost Source: Client Cost History & ARI Cost Allowance

Comp #: 163 Irrig Controllers - Replace

Quantity: Approx (46) Controllers

Location: Common areas throughout the 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:
2 years



Best Case: \$ 16,700

Worst Case: \$ 16,700

Cost Source: AR Cost Allowance

Comp #: 164 Backflow Valves - Replace

Quantity: Numerous Valves

Location: Common areas throughout the community

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 Trees - Trim/Replace**Quantity: Numerous Trees**

Location: Common areas throughout the community

Funded?: No. Trees should be trimmed and maintained annually. Partial replacement should be anticipated annually as well due to storm damage and disease. These expenses are funded as an Operating expense through the Landscape Maintenance Budget.

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 was phased over multiple years. This component accounts for the work completed in 2017 and replenishing the same areas in the future.

Useful Life:

10 years

Remaining Life:

3 years



Best Case: \$ 147,000

Worst Case: \$ 147,000

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: Only the landscape area between the curb and sidewalk is improved with granite coverage. Parkway granite replenishing was phased over multiple years. This component accounts for the work completed in 2018 and replenishing the same areas in the future.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 86,000

Worst Case: \$ 86,000

Cost Source: AR Cost Allowance

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

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

Funded?: Yes.

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

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

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 65,200

Worst Case: \$ 65,200

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: Parkway granite replenishing was phased over multiple years. This component accounts for the work completed in 2020 and replenishing the same areas in the future.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 57,000

Worst Case: \$ 57,000

Cost Source: AR 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. Ages vary, but landscaping still looks good. Reported actual costs may not reflect all of the medians, so the cost may be adjusted in the future. This component funds for similar renovations periodically to update and restore the appearance.

Useful Life:
24 years

Remaining Life:
15 years



Best Case: \$ 936,000

Worst Case: \$ 936,000

Cost Source: Client Cost History & AR 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:
24 years

Remaining Life:
3 years



Best Case: \$ 133,000

Worst Case: \$ 133,000

Cost Source: ARI Cost Database

Comp #: 190 Drainage - Mitigate/Repair

Quantity: Numerous Sq Ft

Location: Common areas throughout the community

Funded?: No. HOA approved funding drainage mitigation and repairs through Reserves. Large expenses were incurred in 2022 and 2023 to get drainage areas repaired. Annual funding is included under component #191 going forward to keep the drainage areas maintained.

History: Repaired in 2023 for ~\$254,600 and in 2022 for \$111,768.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 191 Drainage - Mitigate/Repair

Quantity: Numerous Sq Ft

Location: Common areas throughout the community

Funded?: Yes.

History:

Comments: HOA Board approved funding drainage mitigation and repairs through Reserves. This component accounts for annual funding in 2024 and beyond.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: Past Estimate Provided by Client

NEIGHBORHOOD 2

Comp #: 200 Gate Systems - Replace**Quantity: (2) Gate Systems**

Location: Vista Marabella parcels on Oracle Rd at Scenic Overlook PI and Big Wash Overlook Place

Funded?: No. Vehicle gate systems were installed by the Town of Oro Valley and will be maintained by the town. VCA is not responsible for the gate systems, metal fence, and extra walls added at the parcel entrances, so no Reserve funding has been allocated.

History: Installed in 2023.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 201 Asphalt - Repave**Quantity: Approx 840 Sq Ft**

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

Funded?: Yes.

History: Installed in 2003.

Comments: This is just a small parking pad that does not appear to receive much use. HOA is reportedly responsible to maintain it. Surface has not been maintained. It is rough and eroded. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
24 yearsRemaining Life:
0 years

Best Case: \$ 8,400

Worst Case: \$ 8,400

Cost Source: 2022 Proposal from Sunland Asphalt

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

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

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

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 205 Drinking Fountain - Replace**Quantity: (1) Fountain**

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

Funded?: Yes.

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

Comments: This is a decorative metal drinking fountain. It was not working at the time of inspection and likely just turned off.

Useful Life:

15 years

Remaining Life:

8 years



Best Case: \$ 7,000

Worst Case: \$ 7,000

Cost Source: Client Cost History

Comp #: 208 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 in 2014.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 210 Metal Fence - Replace

Quantity: Approx 65 LF

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

Funded?: Yes.

History: Installed around 1998.

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

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 6,500

Worst Case: \$ 6,500

Cost Source: AR 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 was 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. Wall surfaces are still clean and look uniform. Metal surfaces vary in condition. Recommend painting all common walls and metal surfaces together.

Useful Life:
6 years

Remaining Life:
3 years



Best Case: \$ 50,600

Worst Case: \$ 50,600

Cost Source: AR Cost Database

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: Replenished in 2023. Previously installed in 2017 for \$9,200.

Comments: Entry granite looks recently replenished as part of the new gate system additions. This component funds an allowance to replenish landscape granite at the Vista Marbella parcel entrances.

Useful Life:
10 yearsRemaining Life:
9 years

Best Case: \$ 13,400

Worst Case: \$ 13,400

Cost Source: Past Proposal from AAA Landscape

Comp #: 234 Landscape Granite - Replenish (B)**Quantity: Numerous Sq Ft**

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

Funded?: Yes.

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

Comments: Vistoso Village Drive appears to be the only significant location of common area landscape granite in Neighborhood 2. VCA 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, VCA replenished all surfaces in 2018. Granite coverage is still full and looks good. This section of granite has high visibility and should be top dressed periodically to maintain the appearance.

Useful Life:
10 yearsRemaining Life:
4 years

Best Case: \$ 16,400

Worst Case: \$ 16,400

Cost Source: Client Cost History

N2: BIG WASH PARK

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

Location: Big Wash Park at 2294 E Big View Dr - corner of Vistoso Village Dr & Big View Dr

Funded?: Yes.

History: Installed in 1998.

Comments: Still generally smooth and in fair condition overall. There are some cracks, and it has a rough texture. Minor erosion down the center of the parking lot due to water runoff. Pavement is older, but it does not need to be repaved yet. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
30 years

Remaining Life:
4 years



Best Case: \$ 22,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

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

Location: Big Wash Park at 2294 E Big View Dr - 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 in 2023. Previously sealed 4/2015 for ~\$1,600 and in late 2008 for \$2,034.

Comments: Seal is new, dark, and in good condition.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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

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

Funded?: Yes.

History: Replaced 12/2022 for \$10,200. Previously installed in 1998.

Comments: Quantity includes (2) 6' benches, (1) picnic table, and (1) trash can. Furniture is from TimberForm and has metal frames with recycled plastic slats. Newer and in good condition. Replace broken slats as a maintenance expense when needed.

Useful Life:

20 years

Remaining Life:

19 years



Best Case: \$ 12,100

Worst Case: \$ 12,100

Cost Source: Client Cost History

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

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

Funded?: Yes.

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

Comments: This is a decorative metal drinking fountain. It was not working at the time of inspection but reportedly just needs a repair.

Useful Life:

15 years

Remaining Life:

8 years



Best Case: \$ 7,000

Worst Case: \$ 7,000

Cost Source: Client Cost History

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

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

Funded?: Yes.

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

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

Useful Life:
18 yearsRemaining Life:
10 years

Best Case: \$ 52,000

Worst Case: \$ 52,000

Cost Source: Client Cost History

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

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

Funded?: No. There is no expectancy to completely replace the sand separate from the play equipment. HOA plans to replenish as needed with Operating funds.

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

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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

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

Funded?: Yes.

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

Comments: Rubberized turf was installed as part of the play structure replacement project. Fair condition. Still somewhat soft, but a gap has developed between the turf and sidewalk. One patched spot was noted too.

Useful Life:
12 years

Remaining Life:
4 years



Best Case: \$ 9,500

Worst Case: \$ 9,500

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: Replaced in 2023 for \$14,897. Previously installed 7/2010 for \$16,488.

Comments: Shade structure was added in 2010 and was described as a 30'x30'x12' structure. These sails vary in condition. Top sail exhibits the most wear and tear with some fraying along the edges and multiple holes. New sails have been ordered and will be installed at some point in 2023. There is no expectancy to 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:
11 years



Best Case: \$ 16,000

Worst Case: \$ 16,000

Cost Source: Client Cost History & AR 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 in 1998.

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

Useful Life:
30 yearsRemaining Life:
4 years

Best Case: \$ 17,000

Worst Case: \$ 17,000

Cost Source: AR Cost Database

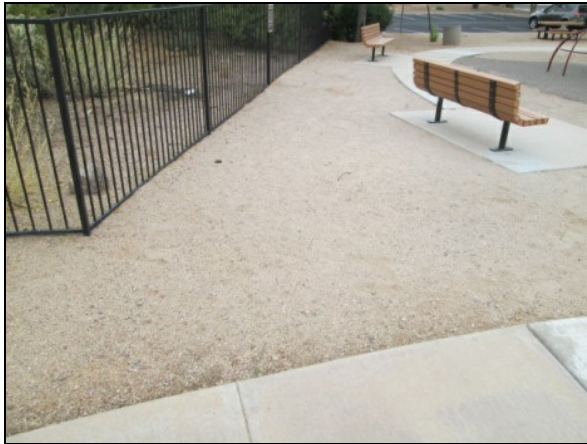
Comp #: 294 Landscape Granite - Replenish**Quantity: Numerous Sq Ft**

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

Funded?: Yes.

History: Replenished in 2007. Previously installed in 1998.

Comments: Granite at this park was going to be replenished in 2021, but it was not done. Coverage is low and generally depleted around the park. Periodic replenishing should be planned to restore the appearance.

Useful Life:
10 yearsRemaining Life:
0 years

Best Case: \$ 4,600

Worst Case: \$ 4,600

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?: Yes.

History: Installed in 2005 & 2006.

Comments: Although we were informed in the past that VCA is not responsible for these monuments, it is now believed that VCA is the only entity that would or could be responsible for them, so Reserve funding has been added. Each monument has (14) 20" reverse pan channel letters that read "Innovation Park" plus (1) logo and ~270 sq ft of rust finish metal.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 40,000

Worst Case: \$ 40,000

Cost Source: AR Cost Database

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 in 2005.

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

Useful Life:
25 years

Remaining Life:
6 years



Best Case: \$ 25,400

Worst Case: \$ 25,400

Cost Source: Client Cost History & AR Cost Database

Comp #: 317 Culvert Rails - Repaint

Quantity: (5) Rails, 94 LF

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

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

History:

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 320 Irrigation System - Replace

Quantity: Lines, Valves, Heads

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

History: Installed between 2002 and 2004.

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

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 250,000

Worst Case: \$ 250,000

Cost Source: Past Proposal from AAA Landscape

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

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

Funded?: Yes.

History: Installed between 2002 and 2004.

Comments: Granite coverage in planter areas along the sides of the road is aged and depleted. AAA Landscape provide a quote several years ago 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 the granite coverage, more rock is needed to restore the 2" layer than needed for the typical 1" top dress. This component is scheduled as a one-time expense.

Useful Life:
10 yearsRemaining Life:
0 years

Best Case: \$ 276,000

Worst Case: \$ 276,000

Cost Source: Past Proposal from AAA Landscape

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 2024 project.

Useful Life:
10 yearsRemaining Life:
10 years

Best Case: \$ 140,000

Worst Case: \$ 140,000

Cost Source: AR 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 in 2014 & 2015 for \$219,934. Previously original from 2002 - 2004.

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

Useful Life:

24 years

Remaining Life:

15 years



Best Case: \$ 334,000

Worst Case: \$ 334,000

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:

24 years

Remaining Life:

3 years



Best Case: \$ 48,000

Worst Case: \$ 48,000

Cost Source: AR 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: Replaced 12/2022 for \$27,780. Previously installed in 2000.

Comments: Quantity includes (4) 6' benches, (2) picnic table, and (6) trash cans. Furniture is from TimberForm and has metal frames with recycled plastic slats. Newer and in good condition. Replace broken slats as a maintenance expense when needed.

Useful Life:
20 yearsRemaining Life:
19 years

Best Case: \$ 32,700

Worst Case: \$ 32,700

Cost Source: Client Cost History

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

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

Funded?: Yes.

History: Installed around 1998.

Comments: Metal fences are still securely mounted. They were recently painted, so surfaces no longer look old and rusty. Still in fair condition. Long life expectancy under normal circumstances, but replacement should be anticipated. These fences do not appear to serve a purpose, so HOA should consider removing them rather than funding replacement.

Useful Life:
30 yearsRemaining Life:
4 years

Best Case: \$ 3,700

Worst Case: \$ 3,700

Cost Source: AR Cost Database

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. Surfaces appear to be clean and uniform. Some cracks are visible already. Recommend painting all common walls and metal surfaces together.

Useful Life:

6 years

Remaining Life:

3 years



Best Case: \$ 15,500

Worst Case: \$ 15,500

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:

No Photo Available

Best Case:

Worst Case:

Cost Source:

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

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

Funded?: Yes.

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

Comments: Common tracts at the Horizons and Vistoso Heights parcels appear to be in decent shape. Coverage still looks fine for now. This component funds to periodically top dress with a new 1" layer of rock, which we estimate will require 140 tons.

Useful Life:
10 yearsRemaining Life:
2 years

Best Case: \$ 17,500

Worst Case: \$ 17,500

Cost Source: Client Cost History

Comp #: 540 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:

N5: VISTOSO TRAILS

Comp #: 560 Monument - Refurbish**Quantity: (1) Monument**

Location: Valley Vista Parcels: mounted at the corner of Moore Rd & Kalalau Dr

Funded?: Yes.

History: Installed in 2020-21.

Comments: Monument consists of metal lettering attached to steel panels. There are (11) 12" backlit, reverse pan channel letters that read "Valley Vista" plus another (15) 6" cut-out letters that read "At Rancho Vistoso". This component funds to refurbish the monument by replacing letters, refinishing or sealing the metal panels, and replacing some of the landscape. Treat repairs and maintenance as an Operating expense.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 6,800

Worst Case: \$ 6,800

Cost Source: AR Cost Database

Comp #: 561 Monument LED - Replace**Quantity: (1) Monument**

Location: Valley Vista Parcels: mounted at the corner of Moore Rd & Kalalau Dr

Funded?: Yes.

History: Installed in 2020-21.

Comments: Monument has LED backlit lettering. LED lighting will not last as long as the letters. This component funds to replace the LED lights and control box at least once between and in conjunction with replacement of the monument letters.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

Comp #: 565 Asphalt - Repave

Quantity: Numerous Sq Ft

Location: Valley Vista Parcels: path to pump station off of Kalalau Dr

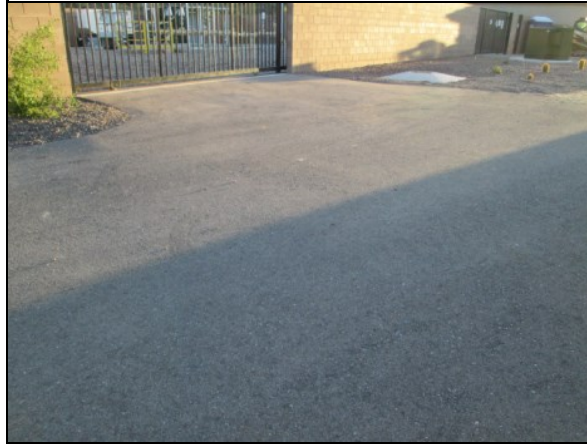
Funded?: No. This path provides access to a pump station. Town of Oro Valley is responsible for this asphalt, not VCA, so no Reserve funding has been allocated.

History: Installed in 2020-21.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 566 Asphalt - Repave

Quantity: Approx 2,400 Sq Ft

Location: Valley Vista Parcels: path on Romsdalen Rd (btwn lots 20 & 21) and on Geyser Valley St (btwn lots 132 & 133)

Funded?: Yes.

History: Installed in 2020-21.

Comments: These asphalt paths are mounted between homes and connect to the Town's paths along the east perimeter. VCA is responsible for the asphalt between the homes. Surfaces have not been sealed yet. Long term replacement/repaving should be anticipated.

Useful Life:
30 years

Remaining Life:
26 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

Comp #: 567 Asphalt - Seal/Repair

Quantity: Approx 2,400 Sq Ft

Location: Valley Vista Parcels: path on Romsdalen Rd (btwn lots 20 & 21) and on Geyser Valley St (btwn lots 132 & 133)

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 #: 570 Mailboxes - Replace

Quantity: (12) Clusters

Location: Valley Vista Parcels: mounted on Harua Valley Rd, Lauterbrunnen Ln, and Romsdalen Rd

Funded?: Yes.

History: Installed 2020-21.

Comments: Clusters include (10) 16-box, (1) 12-box, and (1) 8-box. Manufacturing dates are from 3/2020 and 1/2021. All appear newer and in good condition. Due to the recent installation timing, these mailboxes are expected to be VCA's responsibility.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 29,200

Worst Case: \$ 29,200

Cost Source: Internet Research

Comp #: 574 Culvert Rails - Repaint

Quantity: Numerous LF

Location: Visoto Trails section of the Community - common areas bordering Moore Rd and wash along east perimeter of the Alterra & Valley Vista parcels

Funded?: No. Town of Oro Valley is responsible for all rails in this section of the community that are not within a parcel's common area or in the park, so no Reserve funding has been allocated.

History: Installed during 2018-2019.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 574 Culvert Rails - Repaint

Quantity: Approx 1,734 LF

Location: Valley Vista Parcels: common tracts throughout the parcels

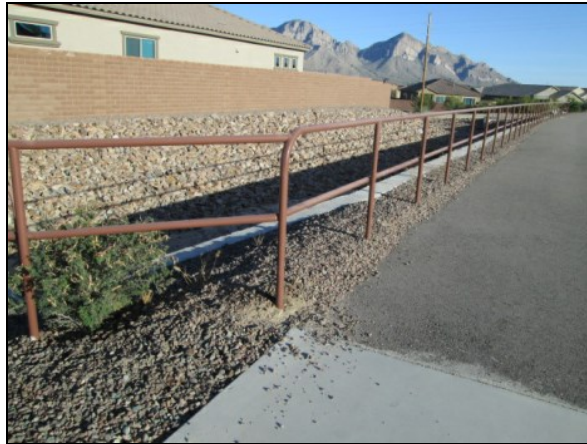
Funded?: Yes.

History: Installed in 2020-21.

Comments: These rails are mounted in common tracts of both Valley Vistas parcels, so VCA is responsible to maintain and paint them. These rails have an extended life span with no expectancy to replace, but periodic painting is needed.

Useful Life:
6 years

Remaining Life:
3 years



Best Case: \$ 14,000

Worst Case: \$ 14,000

Cost Source: AR Cost Database

Comp #: 576 Walls & Fence - Repaint

Quantity: Stucco & Metal

Location: Valley Vista Parcels: perimeter areas

Funded?: No. These parcels have unpainted block walls and view fence behind many of the homes. Walls are reportedly installed within the lot lines, so VCA is not responsible to paint, repair or maintain these walls and fences.

History: Installed 2020-21.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 580 Irrig Controllers - Replace

Quantity: (2) Leit Controllers

Location: Valley Vista Parcels: mounted on Danum Valley Dr (next to lot 157) and along the west perimeter bordering Moore Rd

Funded?: Yes.

History: Installed in 2020-21.

Comments: These are solar powered controllers with 12 and 28 station capacities. They are newer and in good condition.

*12-Station - Model: X12, Serial #UX12200604

*28-Station - Model: X28, Serial #RR28220401

Useful Life:
12 years

Remaining Life:
8 years



Best Case: \$ 4,400

Worst Case: \$ 4,400

Cost Source: Internet Research

Comp #: 584 Landscape Granite - Replenish (A)**Quantity: Approx 65,200 Sq Ft**

Location: Visoto Trails section of the Community - common areas bordering Moore Rd

Funded?: Yes. This component has an extended life span with no expectancy to replace in the foreseeable future. Inspections and repairs should be addressed as a maintenance expense when needed. Painting is included as part of the Metal Surfaces component.

History: Installed during 2018 - 2020.

Comments: This section of the community is newer. Granite coverage is still in good condition where installed. This component funds to periodically top dress with a new 1" layer of rock, which we estimate will require 326 tons.

Useful Life:
10 yearsRemaining Life:
6 years

Best Case: \$ 41,000

Worst Case: \$ 41,000

Cost Source: AR Cost Database

Comp #: 584 Landscape Granite - Replenish (B)**Quantity: Approx 420,000 Sq Ft**

Location: Valley Vista Parcels: common tracts throughout the parcels

Funded?: Yes.

History: Installed in 2020-21.

Comments: This section of the community is newer. There are large common tracts, so granite coverage is extensive. Still in good condition. This component funds to periodically top dress with a new 1" layer of rock, which we estimate will require 2,100 tons.

Useful Life:
10 yearsRemaining Life:
7 years

Best Case: \$ 262,000

Worst Case: \$ 262,000

Cost Source: AR Cost Database

Comp #: 590 Median Landscape - Renovate**Quantity: Approx 21,300 Sq Ft**

Location: Visoto Trails section of the Community - medians in the center of Moore Rd (east side of Rancho Vistoso Blvd)

Funded?: Yes.

History: Installed during 2018 - 2020.

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

Useful Life:

24 years

Remaining Life:

19 years



Best Case: \$ 110,000

Worst Case: \$ 110,000

Cost Source: Client Cost History

Comp #: 592 Median Granite - Replenish**Quantity: Approx 21,300 Sq Ft**

Location: Visoto Trails section of the Community - 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:

24 years

Remaining Life:

7 years



Best Case: \$ 13,000

Worst Case: \$ 13,000

Cost Source: AR Cost Database

N5: MOORE LOOP PARK

Comp #: 652 Asphalt - Repave**Quantity: Approx 21,600 Sq Ft**

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

Funded?: Yes.

History: Installed in 2020.

Comments: There are two parking lots at this location. Asphalt is newer and in good condition. No premature cracking or deterioration noted. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
30 years

Remaining Life:
26 years



Best Case: \$ 86,400

Worst Case: \$ 86,400

Cost Source: AR Cost Database

Comp #: 653 Asphalt - Seal/Repair**Quantity: Approx 21,600 Sq Ft**

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

Funded?: Yes.

History: Sealed in 2023.

Comments: Asphalt was recently sealed by Pulte, so the cost is unknown. Seal is new and in good condition. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 years

Remaining Life:
3 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: Client Cost History

Comp #: 656 Culvert Rails - Replace

Quantity: Approx 986 LF

Location: Moore Loop Park - off of Moore Rd, east of Rancho Vistoso Blvd - quantity excludes rails behind the pump station

Funded?: No. This component has an extended life span with no expectancy to replace in the foreseeable future. Inspections and repairs should be addressed as a maintenance expense when needed. Painting is included as part of the Park Assets component.

History: Installed in 2020.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 660 Park Assets - Repaint

Quantity: Bldg, Rails, Ramadas

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

Funded?: Yes.

History: Painted in 2020 & 2021.

Comments: This component accounts for painting ~2,000 sq ft for the restroom building (walls, roof, interiors), 986 LF of culvert rails, ~1,600 sq ft of ramada posts & beams, and (8) metal posts for the shade screen structures. Conditions vary. Restroom building walls are in good condition, but the doors look faded. Culvert rails exhibit some fading on the top surfaces too.

Useful Life:
6 years

Remaining Life:
3 years



Best Case: \$ 12,500

Worst Case: \$ 12,500

Cost Source: AR Cost Database

Comp #: 662 Restroom Roof - Replace

Quantity: Approx 400 Sq Ft

Location: Moore Loop Park - off of Moore Rd, east of Rancho Vistoso Blvd: rooftop of the Restroom Building

Funded?: No. Restroom building has a painted concrete roof. This roof has an extended life span with no expectancy to replace in the foreseeable future. There are (2) skylights on the roof that should be replaced as a maintenance expense when needed.

Painting the roof is included as part of the restroom building under the Park Assets component.

History: Installed in 2021.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 663 Restroom Fixtures - Replace

Quantity: Sinks & Toilets

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

Funded?: No. Restrooms have steel fixtures which are long life items under normal circumstances. There is no expectancy for complete replacement. Recommend repairing or replacing individually as needed with Operating funds.

History: Installed in 2021.

Comments: Restroom fixtures include (2) sinks and (2) toilets, plus there are (2) polished metal mirrors and other accessories.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 664 Drinking Ftn - Replace (A)

Quantity: (1) Haws Fountain

Location: Moore Loop Park - off of Moore Rd, east of Rancho Vistoso Blvd: mounted to exterior of the Restroom Building

Funded?: Yes.

History: Installed in 2021.

Comments: This is a stainless steel, dual dispenser non-refrigerated drinking fountain. It still looks newer and is in good condition.

Useful Life:

18 years

Remaining Life:

15 years



Best Case: \$ 3,300

Worst Case: \$ 3,300

Cost Source: Internet Research

Comp #: 664 Drinking Ftn - Replace (B)

Quantity: (1) MDF Fountain

Location: Moore Loop Park - off of Moore Rd, east of Rancho Vistoso Blvd: mounted next to the Playground

Funded?: Yes.

History: Installed in 2020.

Comments: This is a pedestal drinking fountain with (2) dispensers and (1) pet dispenser. There is some water staining on the surface, but it still appears to be in good condition.

Useful Life:

15 years

Remaining Life:

11 years



Best Case: \$ 5,200

Worst Case: \$ 5,200

Cost Source: Internet Research

Comp #: 667 Bike Loops - Replace

Quantity: (7) Metal Loops

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

Funded?: No. This component has an extended life span under normal circumstances. Recommend replacing as needed with Operating funds, if needed.

History: Installed in 2020-21.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 668 Park Furniture - Replace

Quantity: (21) Pieces

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

Funded?: Yes.

History: Installed in 2020-21.

Comments: Quantity includes (6) 6' benches, (8) picnic tables, (4) trash cans, and (3) BBQ grills. This furniture still looks newer and is in good condition.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 60,400

Worst Case: \$ 60,400

Cost Source: Client Cost History & AR Cost Database

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

Location: Moore Loop 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. No signs of damage or abuse. Still in good condition.

Useful Life:
18 yearsRemaining Life:
14 years

Best Case: \$ 124,200

Worst Case: \$ 124,200

Cost Source: Internet Research

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

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

Funded?: Yes.

History: Installed in 2020.

Comments: Both playground sections at this park have wood chip surfacing. There is no expectancy to completely replace the wood chips, but periodic replenishing will be needed to maintain proper depths. Coverage is still in fair condition. It is low under the swings and parts of the play structures.

Useful Life:
5 yearsRemaining Life:
2 years

Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

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

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

Funded?: Yes.

History: Installed in 2020.

Comments: Shade screens are in good condition. No visible holes or tears noted. There is no expectancy to replace the structures. This component funds to periodically replace the shade screens only. Painting the structure posts is included with the other park assets.

Useful Life:

12 years

Remaining Life:

8 years



Best Case: \$ 16,600

Worst Case: \$ 16,600

Cost Source: Client Cost History

Comp #: 680 Ramada Roofs - Replace**Quantity: (4) Ramadas: 1,720 Sq Ft**

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

Funded?: Yes.

History: Installed in 2020-21.

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:

21 years



Best Case: \$ 45,600

Worst Case: \$ 45,600

Cost Source: AR Cost Database

Comp #: 684 Dog Park Fence - Replace**Quantity: Approx 990 LF**

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

Funded?: Yes.

History: Installed in 2020-21.

Comments: This is a 4.5' tall, in-ground, welded wire fence. Securely mounted and appears to be in good condition. There is no irrigation exposure, so a long life span anticipated.

Useful Life:
24 yearsRemaining Life:
21 years

Best Case: \$ 49,500

Worst Case: \$ 49,500

Cost Source: ARI Cost Database

Comp #: 685 Dog Park Fence - Repaint**Quantity: Approx 990 LF**

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

Funded?: Yes.

History: Installed in 2020-21.

Comments: Fence and post surfaces appear to be in good condition. They will fade and weather over time. Periodic painting should be planned to restore the appearance and protect the metal.

Useful Life:
6 yearsRemaining Life:
3 years

Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 686 Dog Park Surface - Replenish**Quantity: Approx 23,000 Sq Ft**

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

Funded?: Yes.

History: Installed in 2020-21.

Comments: Dog park has a pea gravel surface. There is no expectancy to replace the gravel. There is no expectancy to replace the gravel, but replenishing it should be anticipated. This component funds to periodically top dress with a new 2" layer of gravel, which we estimate will require 230 tons.

Useful Life:

10 years

Remaining Life:

7 years



Best Case: \$ 17,300

Worst Case: \$ 17,300

Cost Source: AR Cost Database

Comp #: 688 Dog Park Furniture - Replace**Quantity: (20) Pieces**

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

Funded?: Yes.

History: Purchased in 2020-21.

Comments: Quantity includes (7) 6' metal benches, (11) circular tree benches, and (2) Dogi-Pot pet stations. Two of the metal benches are mounted next to the grass area outside of the dog park. Furniture is still newer and in good condition.

Useful Life:

20 years

Remaining Life:

17 years



Best Case: \$ 138,000

Worst Case: \$ 138,000

Cost Source: Internet Research & AR Cost Database

Comp #: 690 Irrig Controllers - Replace**Quantity: (2) Controllers**

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

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated. Recommend replacing as needed with Operating funds or address as part of the Irrigation Controller allowance in the Common Area chapter.

History: Installed in 2020-21.

Comments: These are solar powered controllers with 12 station capacities.

*Leit - Model: X12, Serial #UX12200903

*Hunter - Model: XCH-1200-SS, Mfg date: 12/2018

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 694 Landscape Granite - Replenish**Quantity: Approx 70,000 Sq Ft**

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

Funded?: Yes.

History: Installed in 2020-21.

Comments: There is an extensive amount of granite coverage throughout the park. Surfaces appear to be full and in good condition. This component funds to periodically top dress with a new 1" layer of rock, which we estimate will require 350 tons.

Useful Life:

10 years

Remaining Life:

7 years



Best Case: \$ 44,000

Worst Case: \$ 44,000

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: Replaced 12/2022 for \$21,885. Previously installed in 1997.

Comments: Quantity includes (4) 6' benches, (2) picnic table, and (6) trash cans. Furniture is from TimberForm and has metal frames with recycled plastic slats. Newer and in good condition. Replace broken slats as a maintenance expense when needed.

Useful Life:
20 yearsRemaining Life:
19 years

Best Case: \$ 26,800

Worst Case: \$ 26,800

Cost Source: Client Cost History

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

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

Funded?: Yes.

History: Installed around 1998.

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

Useful Life:
30 yearsRemaining Life:
5 years

Best Case: \$ 24,100

Worst Case: \$ 24,100

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. Wall surfaces look faded and there is a good amount of discoloration too. Culvert rail surfaces look faded, plus there is some rust and chipped paint. Metal fence at the retention basin has never been painted; surfaces are old, rusting, oxidized, and generally in poor condition. Recommend painting all Neighborhood 7 walls, fences, and rails together.

Useful Life:
6 yearsRemaining Life:
1 years

Best Case: \$ 71,400

Worst Case: \$ 71,400

Cost Source: Client Cost History & AR 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 yearsRemaining Life:
8 years

Best Case: \$ 9,700

Worst Case: \$ 9,700

Cost Source: Client Cost History

Comp #: 730 Landscape Granite - Replenish

Quantity: Numerous Sq Ft

Location: Common area tracts bordering streets throughout Neighborhood 7

Funded?: Yes.

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

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

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 118,000

Worst Case: \$ 118,000

Cost Source: Client Cost History

N7: WILDLIFE RIDGE PARK

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

Location: Wildlife Ridge Park at 12250 N Woodburne Ave

Funded?: Yes.

History: Installed in 1997.

Comments: Parking lot asphalt is in fair condition. Some larger cracks visible, but they are well sealed currently. Most of the surface is still relatively smooth and not eroded. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 39,000

Worst Case: \$ 39,000

Cost Source: AR Cost Database

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

Location: Wildlife Ridge Park at 12250 N Woodburne Ave

Funded?: Yes.

History: Sealed 4/2023 for \$4,752, Previously sealed 9/2018 for \$1,893, in 2012 for \$1,464, and in 2006 for \$4,760 (cost included Hohokam Park).

Comments: Seal is new, dark, and in good condition. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 years

Remaining Life:
3 years



Best Case: \$ 5,200

Worst Case: \$ 5,200

Cost Source: Client Cost History

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:

3 years



Best Case: \$ 34,000

Worst Case: \$ 34,000

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

Useful Life:

30 years

Remaining Life:

6 years



Best Case: \$ 23,000

Worst Case: \$ 23,000

Cost Source: AR Cost Database

Comp #: 750 Park Assets - Repaint**Quantity: Bldgs, Fence, Lights**

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Repainted metal in 2021 for \$6,075 & buildings in 2018 for \$1,195. Previously painted in 2015 for \$5,778.

Comments: This component accounts for painting ~4,500 sq ft of building/block surfaces (walls, restrooms, ramada), 290 LF of metal fence, (8) light poles, metal bollards, (2) basketball posts, (2) volleyball posts, (1) bike rack, and (6) metal posts for the shade sails. All surfaces (block & metal) still appear to be in good shape. Repaint periodically to maintain the appearance and prevent rusting.

Useful Life:
6 years

Remaining Life:
3 years



Best Case: \$ 8,600

Worst Case: \$ 8,600

Cost Source: Client Cost History & AR Cost Database

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 756 Tile Roofs - Refurbish**Quantity: Approx 1,700 Sq Ft**

Location: Rooftop of the ramada and restroom building

Funded?: Yes.

History: Refurbished 7/2016 for \$4,955. Previously installed in 1997.

Comments: Tile roofs on the restroom building and ramada were refurbished with new underlayment in 2016. Project occurred much sooner than normally anticipated. Roofs are expected to be in good condition. This component funds periodic replacement of the underlayment.

Useful Life:

25 years

Remaining Life:

17 years



Best Case: \$ 12,500

Worst Case: \$ 12,500

Cost Source: Client Cost History & AR Cost Database

Comp #: 758 Drinking Fountain - Replace**Quantity: (1) Fountain**

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

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

Comments: This is a decorative metal drinking fountain. Appears to be in fair condition.

Useful Life:

15 years

Remaining Life:

8 years



Best Case: \$ 7,000

Worst Case: \$ 7,000

Cost Source: Client Cost History

Comp #: 760 Park Furniture - Replace**Quantity: (17) Pieces**

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Replaced 12/2022 for \$62,990. Previously installed in 1997.

Comments: Quantity includes (3) benches, (4) 6' picnic tables, (7) 8' picnic tables, and (3) trash cans. Furniture is from TimberForm and has metal frames with recycled plastic slats. Newer and in good condition. Replace broken slats as a maintenance expense when needed.

Useful Life:

20 years

Remaining Life:

19 years



Best Case: \$ 70,000

Worst Case: \$ 70,000

Cost Source: Client Cost History

Comp #: 762 BBQ Grills - Replace**Quantity: (5) Grills**

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Installed in 1997.

Comments: Quantity includes (4) standard size grills and (1) double size grill. Although replacement was quoted with the park furniture, grills were not replaced in 2022. They are old but functional. Replacement does not appear to be a priority at this time.

Useful Life:

30 years

Remaining Life:

3 years



Best Case: \$ 6,600

Worst Case: \$ 6,600

Cost Source: AR 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. Still appears to be in good condition. No signs of damage or vandalism observed.

Useful Life:
18 yearsRemaining Life:
4 years

Best Case: \$ 100,000

Worst Case: \$ 100,000

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 bay swing set.

Useful Life:
12 yearsRemaining Life:
9 years

Best Case: \$ 11,700

Worst Case: \$ 11,700

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. HOA plans to replenish as needed with Operating funds.

History:

Comments: Sand looks full and is in good condition.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 774 Playground Turf - Replace

Quantity: Approx 100 Sq Ft

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Replaced in 2022 for \$4,000. Previously replaced 7/2010 for \$1,575, and installed in 1997.

Comments: The original turf was removed and replaced with a smaller quantity as part of the 2010 play structure replacement project. Turf was replaced again in 2022. Surface is still soft and appears to be in good condition. One small hole was noted already.

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 4,800

Worst Case: \$ 4,800

Cost Source: Client Cost History

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

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Replaced in 2022 for \$13,140. Previously installed 7/2010 for \$16,651.

Comments: Shade structure was added in 2010 and was described as a 26'x30'x12' structure. It has (3) sails mounted to (6) metal posts. Sails were recently replaced. They still appear to be in good condition. No signs of holes or tears. There is no expectancy to 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:
10 years



Best Case: \$ 15,600

Worst Case: \$ 15,600

Cost Source: Client Cost History

Comp #: 779 Basketball Court - Replace**Quantity: (1) Court, ~1,920 Sq Ft**

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

History: Installed in 1997.

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

Useful Life:
30 years

Remaining Life:
7 years



Best Case: \$ 30,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

Comp #: 780 Basketball Equip - Replace

Quantity: (2) Metal Backboards

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: No. Individual costs are below the Reserve expense threshold. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Installed in 1997.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 782 Volleyball Court - Replenish

Quantity: (1) Court, ~3,024 Sq Ft

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. HOA plans to replenish 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: Backstop looks intact. Posts are secure, so the frame is good. Mesh looks old and is bent along the bottom. Treat repairs as a maintenance issue when needed.

Useful Life:
18 yearsRemaining Life:
9 years

Best Case: \$ 17,500

Worst Case: \$ 17,500

Cost Source: Client Cost History

Comp #: 785 Baseball Field - Refurbish**Quantity: (1) Field**

Location: Wildlife Ridge Park - off of Woodburne Ave

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

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 794 Landscape Granite - Replenish

Quantity: Approx 65,410 Sq Ft

Location: Wildlife Ridge Park - off of Woodburne Ave

Funded?: Yes.

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

Comments: Conditions vary, but most of it looks depleted and old. 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:
0 years



Best Case: \$ 62,600

Worst Case: \$ 62,600

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 2002 as an average age.

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

Useful Life:
30 years

Remaining Life:
8 years



Best Case: \$ 84,000

Worst Case: \$ 84,000

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 in 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 13029 & 13041 Woodburne Ave
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 13137 & 13141 N Tanner Robert Dr
Funded?: No. Replacement is included with the other fences under component #1000.
History: Installed in 2001.
Comments: Fence on Hidden Springs Dr feels a little loose. Surfaces look faded plus exhibit rusting and peeling paint.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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

Quantity: Approx 32 LF

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

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

History: Installed in 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 in 2005.

Comments: Fence is difficult to access and inspect.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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

Quantity: Approx 556 LF

Location: La Terraza (10R): perimeter of retention basins on Moore Rd and Thornbush cul-de-sac, plus spillway between lots 901 W Leatherleaf Dr & 12832 N Salt Cedar Dr

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

History: Installed in 2002.

Comments: La Terraza has two retention basins with metal fencing along the west side of the parcel, plus one section of spillway fence.

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 in 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. Color still looks good. Some bubbled spots with peeling noted on Moore Rd. Cracks also noted in some locations.

Recommend painting all common walls and metal surfaces together.

Useful Life:

6 years

Remaining Life:

2 years



Best Case: \$ 72,000

Worst Case: \$ 72,000

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. Stucco walls still look clean and uniform. Recommend painting all common walls and metal surfaces together.

Useful Life:

6 years

Remaining Life:

3 years



Best Case: \$ 36,000

Worst Case: \$ 36,000

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: Common areas and tracts with granite coverage look full and in good shape. There is no expectancy to replace the granite, but periodic replenishing should be planned to restore the appearance.

Useful Life:
10 yearsRemaining Life:
4 years

Best Case: \$ 24,300

Worst Case: \$ 24,300

Cost Source: Client Cost History

Comp #: 1030 Landscape Granite - Replenish (B)**Quantity: Approx 219,500 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. Coverage still appears to be in good condition overall. There is no expectancy to replace the granite, but periodic replenishing should be planned to restore the appearance.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 130,000

Worst Case: \$ 130,000

Cost Source: Client Cost History

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

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

Funded?: Yes.

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

Comments: Common areas and tracts with granite coverage are older. Some spots look bare and thin. This component funds to periodically top dress with a new 1" layer of rock, which we estimate will require 820 tons.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 102,500

Worst Case: \$ 102,500

Cost Source: AR 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 previously provided an estimate to replace the irrigation along both sides of Desert Fairways Drive for ~\$135,000. This project is anticipated in the near future.

Useful Life:

20 years

Remaining Life:

0 years



Best Case: \$ 174,000

Worst Case: \$ 174,000

Cost Source: Past 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: Quantity includes (21) benches, (8) picnic tables, (18) trash cans, and (3) BBQ grills. Furniture is still intact and functional but looking aged. Some of the furniture has irrigation exposure, so it looks stained and weathered. There are no signs of physical problems.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 137,300

Worst Case: \$ 137,300

Cost Source: Client Cost History & AR 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. It looks weathered and aged but still intact. It was not functional at the time of inspection and was likely just turned off. Park in the Torreno parcel has a concrete drinking fountain that is functional and appears to be in fair condition.

Useful Life:
18 years

Remaining Life:
2 years



Best Case: \$ 14,300

Worst Case: \$ 14,300

Cost Source: Internet Research

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

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. It is intact and functional but looking older and dated. Replacement does not appear to be a priority yet.

Useful Life:
18 yearsRemaining Life:
1 years

Best Case: \$ 65,000

Worst Case: \$ 65,000

Cost Source: AR 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 Systems play structure, a rock climbing wall, and a swing set. Still appears to be in fair condition. Normal wear and tear noted as well as some fading. No signs of damage or abuse.

Useful Life:
18 yearsRemaining Life:
2 years

Best Case: \$ 106,000

Worst Case: \$ 106,000

Cost Source: AR 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. Equipment is still in fair condition. Some weathering and wear noted.

Useful Life:
18 years

Remaining Life:
3 years



Best Case: \$ 70,000

Worst Case: \$ 70,000

Cost Source: AR 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. HOA plans to replenish 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: This playground has wood fiber surfacing. The 2021 project installed 50 cubic yards of new wood chips. Still appears to be adequately filled. This component funds to periodically replenish wood surfacing in the future.

Useful Life:
8 yearsRemaining Life:
5 years

Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: Client Cost History

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

Location: Parks in the Somerset Canyon & Monticello parcels

Funded?: Yes.

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

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

Useful Life:
12 yearsRemaining Life:
7 years

Best Case: \$ 14,000

Worst Case: \$ 14,000

Cost Source: Client Cost History

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

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

Funded?: Yes.

History: Replaced in 2022 for \$17,384. Previously installed 7/2010 for \$19,317.

Comments: Shade structure was added in 2010 and was described as a 35'x35'x12' structure. It has (3) sails mounted to (5) metal posts. Sails were recently replaced, but two were missing at the time of inspection. There is no expectancy to replace the structure. This component funds to periodically replace the shade sails. Painting the structure posts is included with the walls & fences.

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 20,600

Worst Case: \$ 20,600

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 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 Equip - Replace**Quantity: (4) Metal Backboards**

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

Funded?: No. Individual costs are below the Reserve expense threshold. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Installed during 2006 and 2008.

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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. There are some visible dents and cracks.

Useful Life:
25 yearsRemaining Life:
7 years

Best Case: \$ 28,100

Worst Case: \$ 28,100

Cost Source: AR 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: This component budgets to repaint metal posts and beams on the ramadas. Paint work in 2021 included posts and beams plus both sides of the roofs.

Useful Life:
6 yearsRemaining Life:
3 years

Best Case: \$ 4,600

Worst Case: \$ 4,600

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 border 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:
40 yearsRemaining Life:
22 years

Best Case: \$ 6,500

Worst Case: \$ 6,500

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. Still securely mounted, but only minimal rust due to recent painting. 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:

4 years



Best Case: \$ 5,200

Worst Case: \$ 5,200

Cost Source: AR 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. Surfaces are still in fair condition overall. Some faded spots noted, and there is more discoloration in areas with higher sun exposure. Recommend painting all common walls and metal surfaces together.

Useful Life:

6 years

Remaining Life:

2 years



Best Case: \$ 38,100

Worst Case: \$ 38,100

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. Walls still look good and uniform overall. Recommend painting all common walls and metal surfaces together.

Useful Life:
6 yearsRemaining Life:
3 years

Best Case: \$ 33,600

Worst Case: \$ 33,600

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. Coverage looks full and is in good condition. There is no expectancy to replace the granite, but periodic replenishing should be planned to restore the appearance.

Useful Life:
10 yearsRemaining Life:
6 years

Best Case: \$ 113,000

Worst Case: \$ 113,000

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: Common tracts within parcels (excluding La Canada & Moore Rd) are in good to fair condition. They have been replenished, but timing and cost are unknown. This component funds to periodically top dress with a new 1" layer of rock, which we estimate will require 1,960 tons.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 235,200

Worst Case: \$ 235,200

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 in 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 in 2015 & 2016.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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

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

Funded?: Yes.

History: Installed & painted in 2019-20.

Comments: This component funds to paint ~7,030 sq ft of stucco walls, 150 LF of metal fence, 450 LF of view fence, and 120 LF of culvert rails. Paint surfaces are still generally uniform and in fair condition. Some wear and fading noted on the metal. Recommend painting all common walls and metal surfaces together.

Useful Life:

6 years

Remaining Life:

2 years



Best Case: \$ 9,600

Worst Case: \$ 9,600

Cost Source: Client Cost History & AR Cost Database

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

Location: Perimeter areas of Discovery & Eagles Summit

Funded?: Yes.

History: Repainted 12/2022 for \$2,166. Previously installed/painted in 2015-16.

Comments: This component funds to paint 271 LF of metal fence, 174 LF of culvert rails, and ~250 sq ft of stucco walls (only located at monuments for Eagles Summit). Paint surfaces are newer and in good condition. Recommend painting all common surfaces together.

Useful Life:

6 years

Remaining Life:

5 years



Best Case: \$ 3,200

Worst Case: \$ 3,200

Cost Source: AR 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 in 2015.

Comments: This is 4' high metal fence mounted around the retention basin. Fence was recently painted and is still in good condition.

Useful Life:
25 yearsRemaining Life:
16 years

Best Case: \$ 21,600

Worst Case: \$ 21,600

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 10/2016.

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

Useful Life:
25 yearsRemaining Life:
17 years

Best Case: \$ 42,300

Worst Case: \$ 42,300

Cost Source: AR Cost Database

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

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

Funded?: Yes.

History: Installed in 2019-20.

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

Useful Life:
30 years

Remaining Life:
26 years



Best Case: \$ 48,000

Worst Case: \$ 48,000

Cost Source: ARI Cost Database

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

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

Funded?: Yes.

History: Installed in 2020.

Comments: Quantity includes (2) benches, (1) picnic table, and (1) BBQ grill. Still looks clean and is in good condition.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 11,200

Worst Case: \$ 11,200

Cost Source: Client Cost History & AR 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 in 2015 & 2016.

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

Useful Life:
20 yearsRemaining Life:
12 years

Best Case: \$ 17,700

Worst Case: \$ 17,700

Cost Source: Internet Research

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

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

Funded?: Yes.

History: Installed in 2020.

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

Useful Life:
20 yearsRemaining Life:
16 years

Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: Internet Research

Comp #: 1090 Asphalt - Repave**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: This asphalt path is still smooth and in good condition. A few cracks were noted. VCA is reportedly responsible to maintain this path. Long term replacement/repaving should be anticipated.

Useful Life:
30 yearsRemaining Life:
22 years

Best Case: \$ 7,600

Worst Case: \$ 7,600

Cost Source: AR Cost Database

Comp #: 1091 Asphalt - Seal/Repair**Quantity: Approx 1,450 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: Sealed in 2023.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1092 Landscape Granite - Replenish (A)**Quantity: Approx 137,600 Sq Ft**

Location: Common areas throughout the Discovery & Eagles Summit parcels

Funded?: Yes.

History: Installed in 2015 & 2016.

Comments: Granite varies in condition. In the Discovery parcel, coverage is thinning but still fine. Eagles Summit tracts still appear to be in good shape. This component funds to periodically top dress with a new 1" layer of rock, which we estimate will require 688 tons.

Useful Life:

10 years

Remaining Life:

3 years



Best Case: \$ 86,000

Worst Case: \$ 86,000

Cost Source: Client Cost History

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

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

Funded?: Yes.

History: Installed in 2020.

Comments: Surface area accounts for common tracts and around perimeter areas of this parcel. Coverage is fair but thinning. Granite at this parcel has a high percentage of small rock content, so it will not last as long as other areas of the community. Remaining life was decreased to reflect this condition. This component funds to periodically top dress with a new 1" layer of rock, which we estimate will require 210 tons.

Useful Life:

10 years

Remaining Life:

3 years



Best Case: \$ 26,200

Worst Case: \$ 26,200

Cost Source: Client Cost History

Comp #: 1093 Landscape Granite - Replenish (C)**Quantity: Approx 27,000 Sq Ft**

Location: Back of curb landscaping on La Canada Dr & Pebble Creek Dr in the Center Pointe subdivision

Funded?: Yes.

History: Installed in 2015.

Comments: Surface area only accounts for the space between curb and sidewalk in the Center Pointe section of the community. VCA is not responsible for landscaping beyond the sidewalk in this area of the community. Granite coverage is low and depleted, generally in poor condition. This component funds to periodically top dress with a new 1" layer of rock, which we estimate will require 140 tons.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 17,500

Worst Case: \$ 17,500

Cost Source: Client Cost History

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

Location: Medians in the center of La Canada Dr & Pebble Creek Dr in the Center Pointe subdivision

Funded?: Yes.

History: Installed in 2015.

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 to medians on Rancho Vistoso Blvd and Innovation Park Drive, which included new rock, rip rap, plants, and irrigation.

Useful Life:
24 years

Remaining Life:
12 years



Best Case: \$ 252,000

Worst Case: \$ 252,000

Cost Source: Client Cost History

Comp #: 1095 Median Granite - Replenish

Quantity: (6) Medians

Location: Medians in the center of La Canada Dr & Pebble Creek Dr in the Center Pointe subdivision

Funded?: Yes.

History: Installed in 2015.

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. Granite coverage looks low and depleted.

Useful Life:
24 years

Remaining Life:
0 years



Best Case: \$ 36,000

Worst Case: \$ 36,000

Cost Source: AR Cost Database

N10: HOHOKAM PARK

Comp #: 1100 Asphalt - Repave

Quantity: Approx 30,000 Sq Ft

Location: Hohokam Park at 799 W Desert Fairway Dr

Funded?: Yes.

History: Installed in 2002.

Comments: Surface is rough with a lot of exposed aggregate. There is moderate surface cracking too, but cracks look well sealed at this time. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 120,000

Worst Case: \$ 120,000

Cost Source: AR Cost Database

Comp #: 1102 Asphalt - Seal/Repair

Quantity: Approx 30,000 Sq Ft

Location: Hohokam Park at 799 W Desert Fairway Dr

Funded?: Yes.

History: Sealed 4/2023 for \$10,125. Previously sealed 9/2018 for \$5,680, in 2012 for \$4,885 (cost included Wildlife Ridge Park), and in 2006.

Comments: Seal is new, dark, and in good condition. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 years

Remaining Life:
3 years



Best Case: \$ 11,200

Worst Case: \$ 11,200

Cost Source: Client Cost History

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:

8 years



Best Case: \$ 62,500

Worst Case: \$ 62,500

Cost Source: AR 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.

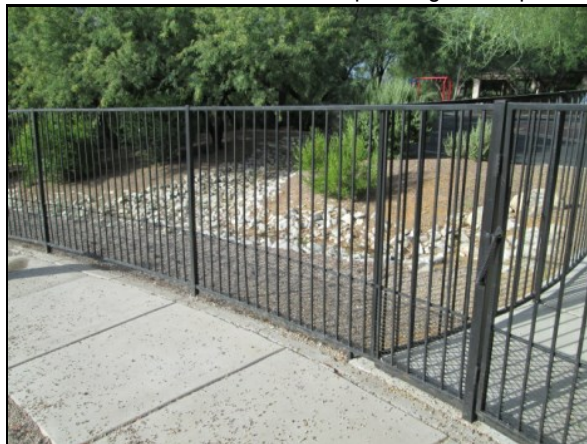
Comments: Fence still appears to be in fair condition. Turf surfacing inside the dog park was removed, so fence is no longer exposed to irrigation, but parts of the lower rail still look rusted from past irrigation exposure. Still feels securely mounted.

Useful Life:

24 years

Remaining Life:

5 years



Best Case: \$ 24,800

Worst Case: \$ 24,800

Cost Source: ARI Cost Database

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

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

Funded?: Yes.

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

Comments: Dog park originally had grass surfacing. The 2015 project involved removing the grass and installing pea gravel in its place. There is no expectancy to replace the gravel, but replenishing it should be anticipated. This component funds to periodically top dress with a new 2" layer of gravel, which we estimate will require 52 tons.

Useful Life:

10 years

Remaining Life:

2 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

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: Installed (2) benches 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:

10 years



Best Case: \$ 9,300

Worst Case: \$ 9,300

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: This MDF pet fountain was a new addition in 2014. Fair condition. It looks older but still functional.

Useful Life:

18 years

Remaining Life:

8 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: Client Cost History

Comp #: 1114 Park Assets - Repaint**Quantity: Bldgs, Fence, Lights**

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

Funded?: Yes.

History: Repainted metal 12/2022 for \$8,426 & buildings in 2018 for \$895. Previously repainted in 2015.

Comments: This component accounts for painting ~11,000 sq ft of building/block surfaces (walls, restrooms, ramadas), 310 LF of metal fence, (17) light poles, (2) basketball posts, and (10) metal posts for the shade sails. All surfaces (block & metal) still appear to be in good shape. Repaint periodically to maintain the appearance and prevent rusting.

Useful Life:

6 years

Remaining Life:

5 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: Client Cost History & AR Cost Database

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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

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

Funded?: Yes.

History: Refurbished 7/2016 for \$9,970. Previously installed in 2002.

Comments: Tile roofs on the restroom building and ramadas were refurbished with new underlayment in 2016. Project occurred much sooner than normally anticipated. Roofs are expected to be in good condition. This component funds periodic replacement of the underlayment.

Useful Life:

25 years

Remaining Life:

17 years



Best Case: \$ 22,000

Worst Case: \$ 22,000

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: This is a decorative metal drinking fountain. Appears to be in fair condition, but the surface is faded and looks old.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 7,000

Worst Case: \$ 7,000

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. Furniture is older but still in overall fair condition. Some surface marks and wear, but replacement does not appear to be necessary yet.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 121,000

Worst Case: \$ 121,000

Cost Source: AR Cost Database

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

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

Funded?: Yes.

History: Purchased in 2019 (cost is unknown).

Comments: These benches have metal frames with recycled plastic slats. There are (3) 4' benches and (1) 6' bench. They are in good condition. Replace broken slats as a maintenance expense when needed.

Useful Life:
20 yearsRemaining Life:
15 years

Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: Client Cost History & 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. Intact and functional but looking aged and weathered. Remaining life was increased to reflect repairs and parts replacements in 2021.

Useful Life:
18 yearsRemaining Life:
2 years

Best Case: \$ 118,000

Worst Case: \$ 118,000

Cost Source: AR Cost Database

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

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

Funded?: Yes.

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

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

Useful Life:
18 years

Remaining Life:
12 years



Best Case: \$ 80,000

Worst Case: \$ 80,000

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. HOA plans to replenish as needed with Operating funds.

History:

Comments: Sand still looks full and in good shape.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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

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

History: Replaced in 2022 for \$7,500. Previously installed in 2002.

Comments: This surface is used to help absorb the impact of a child's fall. It also provides handicap children with access to the play structures. Repairs were made in the past along the turf edges.

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 9,700

Worst Case: \$ 9,700

Cost Source: Client Cost History

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: Replaced in 2023 for \$19,831. Previously installed 7/2010 for \$32,466.

Comments: Shade structures were added in 2010 and were described as a 25'x25'x12' structures. Each one has (3) sails mounted to (5) metal posts. New sails were purchased in 2022, but the old sails were still in place at the time of inspection. They will be replaced in 2023 when the manufacturer delivers the new sails. There is no expectancy to replace the structures. This component funds to periodically replace the shade sails. Painting the structure posts is included with the other park assets.

Useful Life:
12 yearsRemaining Life:
11 years

Best Case: \$ 27,000

Worst Case: \$ 27,000

Cost Source: Client Cost History

Comp #: 1140 Basketball Court - Replace**Quantity: (1) Court, ~3,700 Sq Ft**

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

Funded?: Yes.

History: Installed in 2002.

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

Useful Life:
30 yearsRemaining Life:
9 years

Best Case: \$ 58,000

Worst Case: \$ 58,000

Cost Source: AR 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. Individual costs are below the Reserve expense threshold. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Installed in 2002.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1150 Tennis Courts - Replace

Quantity: (2) Tennis Courts

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

Funded?: No. 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) Tennis 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: Fair condition. Color is faded, especially in the blue sections. There is a lot of hairline cracking and a few larger cracks, but courts are still playable. This component funds to periodically resurface the court coating.

Useful Life:
8 yearsRemaining Life:
0 years

Best Case: \$ 17,300

Worst Case: \$ 17,300

Cost Source: AR 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. There is ~500 LF of 10' fence and 70 LF of 4' fence. Original fence was retained when the courts were replaced in 2013. Still in good to fair condition. Posts feel solidly mounted, but the chain link mesh is fairly loose.

Useful Life:
30 yearsRemaining Life:
8 years

Best Case: \$ 62,100

Worst Case: \$ 62,100

Cost Source: AR Cost Database

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

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

Funded?: Yes.

History: Painted in 2015.

Comments: Paint surfaces on the tennis fence and lights are older, faded, and chipped.

Useful Life:
8 yearsRemaining Life:
0 years

Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: AR 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: Screens look generally faded and weathered, but the material is not deteriorated. Treat repairs or small replacements as a maintenance expense. This component funds complete replacement of the screens.

Useful Life:
8 yearsRemaining Life:
0 years

Best Case: \$ 4,300

Worst Case: \$ 4,300

Cost Source: AR Cost Database

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

Useful Life:
30 years

Remaining Life:
8 years



Best Case: \$ 36,000

Worst Case: \$ 36,000

Cost Source: AR Cost Database

Comp #: 1160 Landscape Granite - Replenish**Quantity: Approx 86,450 Sq Ft**

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

Funded?: Yes.

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

Comments: Conditions vary depending on location. Some spots are low. A lot of the area looks like it is due for a top dress. 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:
0 years



Best Case: \$ 70,000

Worst Case: \$ 70,000

Cost Source: Client Cost History

N10: SUNSET PARK

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

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

Funded?: Yes.

History: Repaved in 2022 for \$30,992. Previously installed in 1996.

Comments: All 3 parking areas were recently repaved. Surfaces still look near new and are in good condition. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
24 yearsRemaining Life:
22 years

Best Case: \$ 34,200

Worst Case: \$ 34,200

Cost Source: Client Cost History

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?: Yes.

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

Comments: New asphalt at this park should be sealed soon. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 yearsRemaining Life:
0 years

Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

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

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

Funded?: Yes.

History: Replaced 12/2022 for \$11,610. Previously replaced in 2018 (cost is unknown), and installed in 1996.

Comments: Only the picnic tables were replaced at this park. Furniture is from TimberForm and has metal frames with recycled plastic slats. Newer and in good condition. Replace broken slats as a maintenance expense when needed.

Useful Life:
20 yearsRemaining Life:
19 years

Best Case: \$ 12,800

Worst Case: \$ 12,800

Cost Source: Client Cost History

Comp #: 1206 Park Furniture - Replace (B)**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. Furniture is old but still functional. It should be nearing time for replacement.

Useful Life:
20 yearsRemaining Life:
1 years

Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: Client Cost History & AR Cost Database

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

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

Funded?: Yes.

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

Comments: This is a decorative metal drinking fountain. Appears to be in fair condition.

Useful Life:

15 years

Remaining Life:

8 years



Best Case: \$ 7,000

Worst Case: \$ 7,000

Cost Source: Client Cost History

Comp #: 1214 Play Equipment - Replace (A)**Quantity: (3) 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. Cruise Line piece was recently replaced with a swing set.

Equipment still appears to be in good condition overall. Normal wear and tear noted.

Useful Life:

18 years

Remaining Life:

10 years



Best Case: \$ 80,000

Worst Case: \$ 80,000

Cost Source: Client Cost History

Comp #: 1214 Play Equipment - Replace (B)**Quantity: (1) Swing Set**

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

Funded?: Yes.

History: Installed in 2022 for \$11,645.

Comments: This swing set was installed in place of a prior piece of equipment. It is newer and appears to be in good condition.

Useful Life:

18 years

Remaining Life:

16 years



Best Case: \$ 12,800

Worst Case: \$ 12,800

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. Per the contract, 200 cubic yards will cover the surface area at 12" deep. There is no expectancy to completely replace the wood surfacing, but periodic replenishing will be needed to maintain proper depths.

Useful Life:

6 years

Remaining Life:

3 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

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: Replaced in 2022 for \$14,858. Previously installed 7/2010 for \$16,488.

Comments: Shade structure was added in 2010 and was described as a 30'x30'x12' structure. It has (3) sails mounted to (5) metal posts. One sail was missing at the time of inspection, but the other two appeared to be in good shape. There is no expectancy to replace the structure. This component funds to periodically replace the shade sails. Painting the structure posts should be addressed as a maintenance expense or included with other paint projects.

Useful Life:
12 yearsRemaining Life:
10 years

Best Case: \$ 17,800

Worst Case: \$ 17,800

Cost Source: Client Cost History

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

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

Funded?: Yes.

History: Previously refurbished in 2008 for \$11,499 and 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:
14 yearsRemaining Life:
5 years

Best Case: \$ 18,000

Worst Case: \$ 18,000

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: Resurfaced in 2022 for \$9,958.

Comments: Surface looks clean and bright. There are still some visible cracks. This component is scheduled to offset the court refurbish allocation, so that work is scheduled on this court every 7-years.

Useful Life:
14 yearsRemaining Life:
12 years

Best Case: \$ 11,000

Worst Case: \$ 11,000

Cost Source: Client Cost History

Comp #: 1222 Basketball Equip - Replace**Quantity: (2) Metal Backboards**

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

Funded?: No. Individual costs are below the Reserve expense threshold. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

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. HOA plans to replenish 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: Conditions vary. Some spots have decent coverage while other spots look low. There is no expectancy to 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:

0 years



Best Case: \$ 67,800

Worst Case: \$ 67,800

Cost Source: Client Cost History

N10: WOODSHADE TRAIL

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

Location: Woodshade Trail - parking lot at east end of the trail off of Rancho Vistoso Blvd

Funded?: Yes.

History: Installed in 2000-01.

Comments: This small parking lot is located right off of Rancho Vistoso Blvd. Surface is rough with exposed aggregate plus some cracking. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 14,000

Worst Case: \$ 14,000

Cost Source: AR Cost Database

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

Location: Woodshade Trail - parking lot at east end of the trail off of 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 in 2023. Previously 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: Replaced 12/2022 for \$34,685. Previously installed during 2001-2003.

Comments: Quantity includes (3) 6' benches, (4) picnic tables, and (3) trash cans. Tables have a single pedestal with attached benches. Furniture is from TimberForm and has metal frames with recycled plastic slats. Newer and in good condition. Replace broken slats as a maintenance expense when needed.

Useful Life:

20 years

Remaining Life:

19 years



Best Case: \$ 40,000

Worst Case: \$ 40,000

Cost Source: Client Cost History

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 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:

0 years



Best Case: \$ 35,000

Worst Case: \$ 35,000

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. Turf still looks nice and appears to be in good shape for its age.

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 22,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

Comp #: 1302 Monument - Replace

Quantity: (1) Monument

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

Funded?: Yes.

History: Installed around 1999.

Comments: Monument consists of metal lettering attached to walls covered with stone veneer. Lettering reads "Vistoso Highlands". Letters are still attached, but some of the mounting points are broken or loose. This component funds to replace (15) letters and (1) logo to update or modernize the monument, plus ~(16) landscape lights. Treat repairs and maintenance as an Operating expense.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 18,400

Worst Case: \$ 18,400

Cost Source: AR Cost Database

Comp #: 1304 Bell Tower - Repaint**Quantity: Approx 1,400 Sq Ft**

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

Funded?: Yes.

History: Repainted in 2022 for \$1,727. Previously painted in 2013.

Comments: This component funds to periodically repaint stucco surfaces at the Bell Tower location.

Useful Life:
8 yearsRemaining Life:
6 years

Best Case: \$ 2,500

Worst Case: \$ 2,500

Cost Source: AR Cost Database

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

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

Funded?: Yes.

History: Installed around 1999.

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

Useful Life:
25 yearsRemaining Life:
1 years

Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

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

Location: Landscape tracts & medians on Vistoso Highlands Drive

Funded?: Yes.

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

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

Useful Life:

24 years

Remaining Life:

16 years



Best Case: \$ 627,000

Worst Case: \$ 627,000

Cost Source: Client Cost History

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

Location: Landscape tracts & medians on Vistoso Highlands Drive

Funded?: Yes.

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

Comments: Granite coverage is still in good condition. The granite will need replenishing sooner than scheduled under the landscape renovation project. This component funds to top dress the granite once between renovation projects with a new 1" layer, which we estimate will require ~1,000 tons.

Useful Life:

24 years

Remaining Life:

4 years



Best Case: \$ 124,000

Worst Case: \$ 124,000

Cost Source: AR Cost Database

Comp #: 1320 Metal Rails - Repaint

Quantity: Tube & Culvert Rails

Location: Mounted along Vistoso Highlands Dr

Funded?: Yes.

History: Repainted 12/2022 for \$1,727. Previous age is unknown.

Comments: This component funds to paint ~744 sq ft of decorative, tubular metal rails and 136 LF of culvert rails. These rails are mounted at drainage tracts and bordering sidewalks, so we expect VCA is responsible to maintain and paint them. Surfaces are newer and in good condition.

Useful Life:

6 years

Remaining Life:

5 years



Best Case: \$ 2,600

Worst Case: \$ 2,600

Cost Source: Client Cost History & AR Cost Database

Comp #: 1322 Stucco Walls - Repaint

Quantity: Numerous Sq Ft

Location: Mounted along Vistoso Highlands Dr at Vistoso Highlands, Stone Village, Fairfield at Vistoso, and the Richmond American parcel at the corner of Vistoso Highlands Dr & Rancho Vistoso Blvd

Funded?: No. These sub-associations are responsible for maintaining and painting their perimeter walls, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:
