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Vistoso Community Association  
Oro Valley, AZ



Report #: 8973-13  
Beginning: January 1, 2026  
Expires: December 31, 2026

**RESERVE STUDY**  
Update "No-Site-Visit"

July 1, 2025

# 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.

**R**egardless 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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107  
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Vistoso Community Association

Report #: 8973-13

Oro Valley, AZ

# of Units: 5,943

Level of Service: Update "No-Site-Visit"

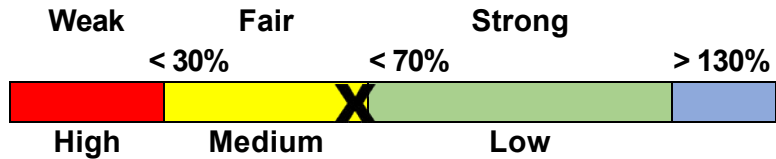
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Projected Starting Reserve Balance	\$4,060,116
Current Fully Funded Reserve Balance	\$5,973,332
Average Reserve Deficit (Surplus) Per Unit	\$322
Percent Funded	68.0 %
2025 Approved Monthly Reserve Transfers	\$70,833
2026 Recommended Monthly Reserve Transfers	\$76,000

Reserve Fund Strength: 68.0%



Risk of Special Assessment:

Economic Assumptions:

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

This is an Update "No-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2025 Fiscal Year. No site inspection was performed as part of this Reserve Study.

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

Your Reserve Fund is 68.0 % Funded. This means the Reserve Fund status is borderline Fair - Strong, and the HOA's risk of special assessments & deferred maintenance is currently Medium.

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve Transfers of \$76,000 for the 2026 Fiscal Year. Annual increases are scheduled to strengthen the transfer rate over time while also helping to offset inflation. Going forward, the transfer rate should be increased as illustrated on the 30-Year Reserve Plan Summary.

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

This Reserve Study does not account for every potential expense the Association may face. Projects deemed unpredictable with regard to timing and cost are typically not included. It is beyond the scope of a 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
<b>COMMON AREA</b>				
100	Monuments (Ph1) - Renovate	20	18	\$140,000
101	Monuments (Ph1) - Refurbish	20	8	\$5,500
102	Monuments (Ph1) - Replace Lights	20	8	\$6,800
106	Monuments (Ph2) - Renovate	20	0	\$140,000
107	Monuments (Ph2) - Refurbish	20	10	\$5,500
108	Monuments (Ph2) - Replace Lights	20	10	\$6,800
110	Monuments (Parcels) - Replace	20	9	\$120,000
134	Play Equipment - Repair	3	1	\$20,800
140	Walls (Block/Stucco) - Repair	5	0	\$21,000
152	Asphalt - Seal/Repair	4	1	\$9,800
156	Concrete - Repair	3	1	\$8,400
161	Irrigation System - Replace (A)	20	14	\$198,000
161	Irrigation System - Replace (B)	20	0	\$156,000
163	Irrig Controllers - Replace	5	0	\$18,700
171	Landscape Granite - Replenish (Ph1)	10	1	\$156,000
172	Landscape Granite - Replenish (Ph2)	10	2	\$94,000
173	Landscape Granite - Replenish (Ph3)	10	4	\$86,000
174	Landscape Granite - Replenish (Ph4)	10	4	\$62,400
180	Median Landscape - Renovate	24	13	\$1,020,000
182	Median Granite - Replenish	24	1	\$146,000
190	Drainage - Mitigate/Repair	1	0	\$300,000
191	Drainage - Mitigate/Repair	1	0	\$65,000
<b>NEIGHBORHOOD 2</b>				
201	Asphalt - Repave	24	23	\$8,800
205	Drinking Fountain - Replace	10	9	\$5,600
210	Metal Fence - Replace	30	3	\$7,100
220	Walls & Fence - Repaint	6	1	\$55,100
232	Landscape Granite - Replenish (A)	10	7	\$14,600
234	Landscape Granite - Replenish (B)	10	2	\$17,700
<b>N2: BIG WASH PARK</b>				
260	Asphalt - Repave	30	2	\$24,000
270	Park Furniture - Replace	20	17	\$13,500
274	Drinking Fountain - Replace	10	9	\$5,600
280	Play Equipment - Replace	18	8	\$57,200
284	Playground Turf - Replace	12	2	\$10,400
286	Shade Sails - Replace	12	9	\$17,700
290	Metal Fence - Replace	30	2	\$22,400

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
294	Landscape Granite - Replenish	10	8	\$14,700
<b>NEIGHBORHOOD 3</b>				
300	Monuments - Refurbish	20	2	\$43,700
310	Park Furniture - Replace	25	4	\$28,100
320	Irrigation System - Replace	20	24	\$270,000
321	Irrigation System - Upgrade	1	0	\$50,000
322	Landscape Granite - Replenish	10	8	\$142,700
340	Median Landscape - Renovate	24	13	\$364,000
342	Median Granite - Replenish	24	1	\$50,000
<b>NEIGHBORHOOD 5</b>				
500	Park Furniture - Replace	20	17	\$35,400
510	Metal Fence - Replace	30	2	\$4,100
520	Walls & Fence - Repaint	6	1	\$16,600
530	Landscape Granite - Replenish	10	8	\$42,800
<b>N5: VISTOSO TRAILS</b>				
560	Monument - Refurbish	20	14	\$7,400
561	Monument LED - Replace	10	4	\$3,400
566	Asphalt - Repave	30	24	\$13,500
570	Mailboxes - Replace	20	14	\$32,200
575	Culvert Rails - Repaint	6	1	\$15,600
580	Irrig Controllers - Replace	12	6	\$4,800
584	Landscape Granite - Replenish (A)	10	4	\$43,000
584	Landscape Granite - Replenish (B)	10	5	\$280,000
590	Median Landscape - Renovate	24	17	\$125,000
592	Median Granite - Replenish	24	5	\$14,600
<b>N5: MOORE LOOP PARK</b>				
652	Asphalt - Repave	30	24	\$94,600
653	Asphalt - Seal/Repair	4	1	\$8,800
660	Park Assets - Repaint	6	1	\$13,500
664	Drinking Ftn - Replace (A)	18	13	\$3,800
664	Drinking Ftn - Replace (B)	15	9	\$5,800
668	Park Furniture - Replace	20	14	\$65,500
670	Play Equipment - Replace	18	12	\$135,000
674	Playground Wood - Replenish	5	0	\$8,800
678	Shade Screens - Replace	12	6	\$18,000
680	Ramada Roofs - Replace	25	19	\$65,400
684	Dog Park Fence - Replace	24	19	\$54,100
685	Dog Park Fence - Repaint	6	1	\$6,600
686	Dog Park Surface - Replenish	10	5	\$18,700
688	Dog Park Furniture - Replace	20	15	\$146,000
694	Landscape Granite - Replenish	10	5	\$46,000
<b>NEIGHBORHOOD 7</b>				

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
700	Park Furniture - Replace	20	17	\$29,100
710	Metal Fence - Replace	30	3	\$27,500
720	Walls & Fence - Repaint	6	5	\$75,000
726	Solar Lighting - Replace	15	6	\$10,400
730	Landscape Granite - Replenish	10	8	\$184,100
<b>N7: WILDLIFE RIDGE PARK</b>				
740	Asphalt - Repave	30	4	\$42,600
741	Asphalt - Seal/Repair	4	1	\$5,700
746	Pole Lights - Replace	30	1	\$15,400
748	Metal Fence - Replace	30	4	\$29,000
750	Park Assets - Repaint	6	5	\$9,000
756	Tile Roofs - Refurbish	25	15	\$13,500
758	Drinking Fountain - Replace	10	8	\$6,300
760	Park Furniture - Replace	20	17	\$77,000
762	BBQ Grills - Replace	30	1	\$7,000
770	Play Equipment - Replace (A)	18	2	\$114,000
770	Play Equipment - Replace (B)	12	7	\$12,500
774	Playground Turf - Replace	12	8	\$5,200
776	Shade Sails - Replace	12	8	\$16,600
780	Basketball Court - Replace	30	5	\$38,400
784	Court LED Lights - Replace	15	14	\$13,200
785	Court Light Poles - Replace	30	14	\$8,800
786	Baseball Backstop - Replace	18	7	\$18,700
794	Landscape Granite - Replenish	10	8	\$73,000
<b>NEIGHBORHOOD 10, PHASE 1</b>				
1000	Metal Fence - Replace	30	6	\$91,500
1020	Walls & Fence - Repaint (A)	6	0	\$79,000
1020	Walls & Fence - Repaint (B)	6	1	\$39,500
1030	Landscape Granite - Replenish (A)	10	2	\$29,000
1030	Landscape Granite - Replenish (B)	10	4	\$168,000
1030	Landscape Granite - Replenish (C)	10	8	\$164,000
1032	Irrigation System - Replace	20	24	\$187,000
1033	Irrigation System - Upgrade	1	0	\$35,000
<b>NEIGHBORHOOD 10, PHASE 2</b>				
1040	Park Furniture - Replace	20	1	\$146,000
1043	Drinking Ftn - Replace (Somerset)	10	9	\$5,600
1043	Drinking Ftn - Replace (Torreno)	18	0	\$7,800
1046	Play Equip - Replace (Somerset)	18	17	\$51,000
1048	Play Equip - Replace (Monticello)	18	0	\$114,000
1050	Play Equip - Replace (Torreno)	18	1	\$77,000
1053	Playground Wood - Replenish	6	4	\$5,700
1054	Shade Screens - Replace	12	5	\$15,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1056	Shade Sails - Replace	12	8	\$23,000
1059	Basketball Courts - Resurface	7	1	\$27,000
1062	Ramada Roofs - Replace	25	5	\$40,000
1064	Ramada Trim - Repaint	6	1	\$5,000
1070	Metal Fence - Replace (Somerset)	40	20	\$7,000
1072	Metal Fence - Replace (Torreno)	20	2	\$5,700
1074	Walls & Fence - Repaint (A)	6	0	\$41,600
1074	Walls & Fence - Repaint (B)	6	1	\$36,400
1078	Landscape Granite - Replenish (A)	10	4	\$120,000
1078	Landscape Granite - Replenish (B)	10	2	\$250,000
<b>NEIGHBORHOOD 10, PHASE 3</b>				
1082	Walls & Fence - Repaint	6	0	\$10,400
1083	Fence & Rails - Repaint	6	3	\$3,600
1084	Metal Fence - Replace (A)	25	14	\$24,000
1084	Metal Fence - Replace (B)	25	15	\$46,000
1084	Metal Fence - Replace (C)	30	24	\$52,000
1086	Park Furniture - Replace	20	14	\$12,500
1088	Mailboxes - Replace (A)	20	10	\$19,800
1088	Mailboxes - Replace (B)	20	14	\$4,400
1090	Asphalt - Repave	30	20	\$8,300
1092	Landscape Granite - Replenish (A)	10	1	\$90,000
1092	Landscape Granite - Replenish (B)	10	1	\$28,000
1093	Landscape Granite - Replenish (C)	10	0	\$18,000
1094	Median Landscape - Renovate	24	10	\$270,000
1095	Median Granite - Replenish	24	0	\$39,500
<b>N10: HOHOKAM PARK</b>				
1100	Asphalt - Repave	30	4	\$135,000
1102	Asphalt - Seal/Repair	4	1	\$12,500
1106	Pole Lights - Replace	30	6	\$68,600
1108	Dog Park Fence - Replace	24	3	\$27,000
1109	Dog Park Surface - Replenish	10	0	\$4,400
1110	Dog Park Benches - Replace	20	8	\$10,200
1112	Dog Park Fountain - Replace	18	6	\$4,400
1114	Park Assets - Repaint	6	5	\$16,000
1118	Tile Roofs - Refurbish	25	15	\$24,000
1119	Drinking Fountain - Replace	10	8	\$6,300
1120	Park Furniture - Replace (A)	20	0	\$135,000
1120	Park Furniture - Replace (B)	20	13	\$6,600
1130	Play Equipment - Replace (A)	18	0	\$125,000
1130	Play Equipment - Replace (B)	18	10	\$87,400
1134	Playground Turf - Replace	12	8	\$11,200
1136	Playground Wood - Replenish	6	4	\$4,700

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1138	Shade Sails - Replace	12	9	\$29,000
1140	Basketball Court - Replace	30	7	\$74,000
1151	Tennis Courts - Resurface	8	6	\$27,700
1152	Tennis Fence - Replace	30	6	\$67,600
1154	Tennis Fence - Repaint	8	0	\$8,800
1156	Tennis Windscreen - Replace	8	6	\$7,200
1158	Tennis LED Lights - Replace	15	14	\$28,800
1159	Tennis Light Poles - Replace	30	14	\$27,000
1160	Landscape Granite - Replenish	10	8	\$43,200
<b>N10: SUNSET PARK</b>				
1200	Asphalt - Repave	24	20	\$37,400
1201	Asphalt - Seal/Repair	4	0	\$3,400
1206	Park Furniture - Replace (A)	20	17	\$13,500
1206	Park Furniture - Replace (B)	20	2	\$16,600
1210	Drinking Fountain - Replace	10	9	\$5,600
1214	Play Equipment - Replace (A)	18	8	\$87,400
1214	Play Equipment - Replace (B)	18	14	\$13,500
1216	Playground Wood - Replenish	6	4	\$7,300
1218	Shade Sails - Replace	12	8	\$19,800
1220	Basketball Court - Refurbish	14	3	\$19,800
1221	Basketball Court - Resurface	14	10	\$12,500
1230	Landscape Granite - Replenish	10	8	\$52,000
<b>N10: WOODSHADE TRAIL</b>				
1240	Asphalt - Repave	30	4	\$15,600
1244	Park Furniture - Replace	20	17	\$43,700
1250	Landscape Granite - Replenish	10	8	\$26,200
<b>N11: VISTOSO HIGHLANDS</b>				
1300	Artificial Turf - Replace	12	1	\$24,000
1302	Monument - Replace	20	1	\$19,800
1304	Bell Tower - Repaint	8	4	\$2,700
1306	Tile Roof - Replace	25	24	\$4,000
1310	Landscape - Renovate	24	14	\$686,000
1311	Landscape Granite - Replenish	24	2	\$90,000
1320	Metal Rails - Repaint	6	3	\$2,800

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

## Methodology

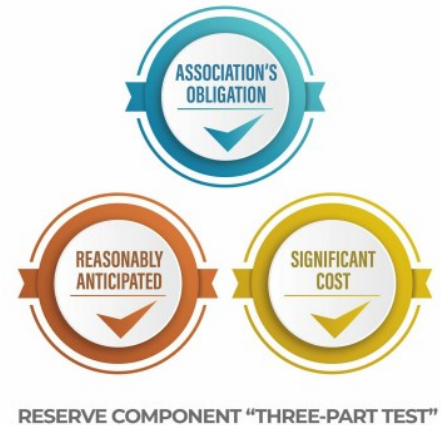


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

## *Which Physical Assets are Funded by Reserves?*

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



## *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 transfer to Reserves?



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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

### What is our Recommended Funding Goal?

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



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

## Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all 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.

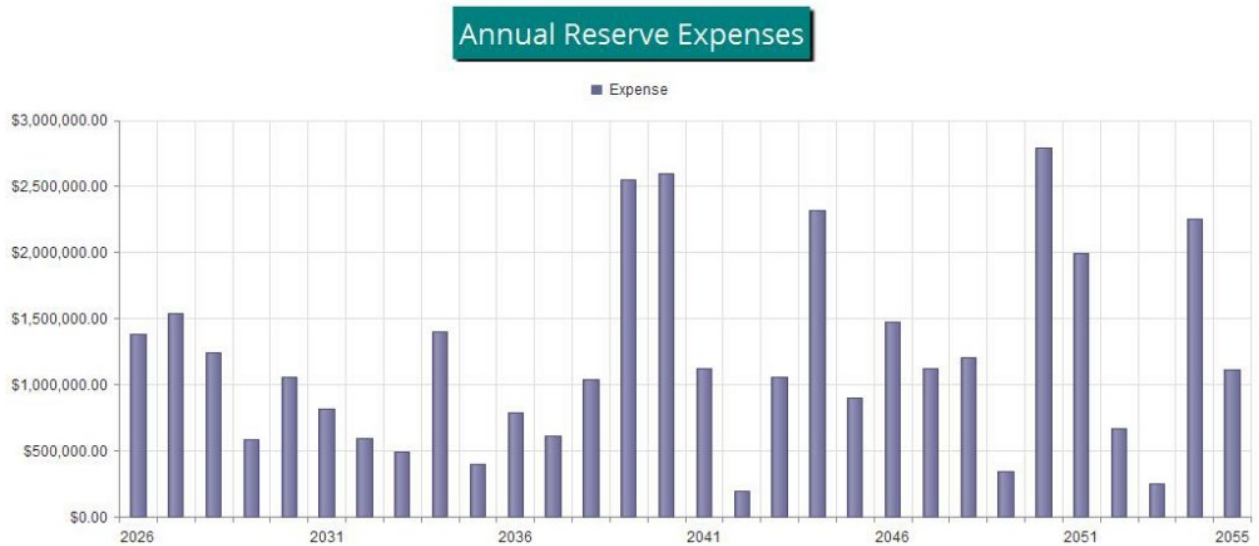


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$4,060,116 as-of the start of your fiscal year on 1/1/2026. This is based on your actual balance of \$4,173,554 on 5/31/2025 and anticipated Reserve transfers and expenses projected through the end of your Fiscal Year.

As of 1/1/2026, your Fully Funded Balance is computed to be \$5,973,332. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 68.0 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve Transfers of \$76,000 for the 2026 Fiscal Year. Annual increases are scheduled to strengthen the transfer rate over time while also helping to offset inflation. 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.

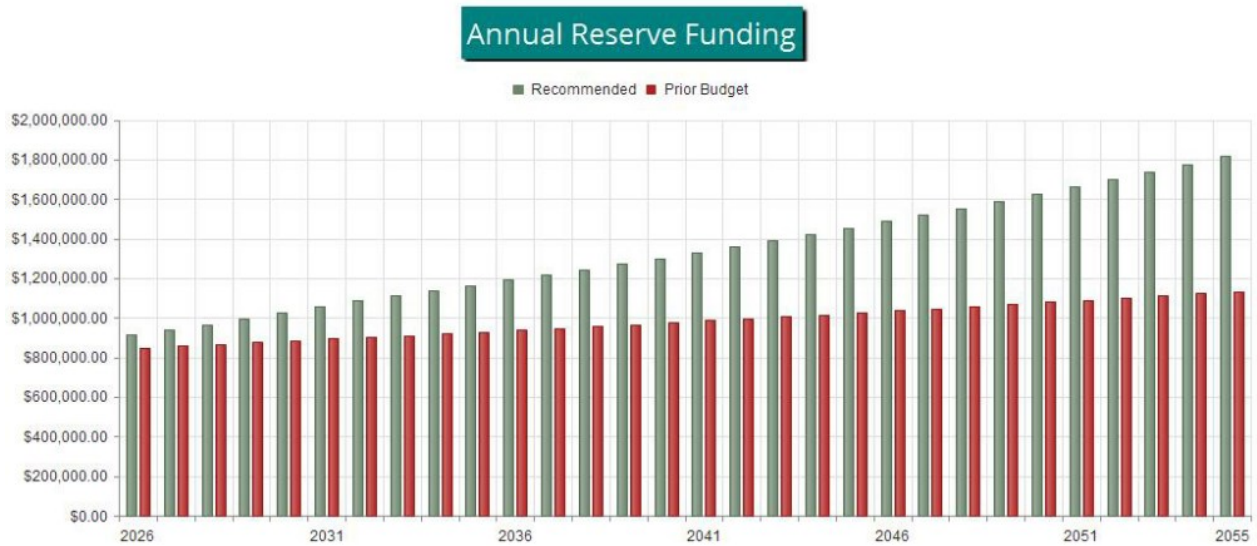


Figure 2

The following chart shows your Reserve balance under our recommended Funding Plan and at your current budgeted level of Reserve funding, compared to the always-changing Fully Funded Balance target.

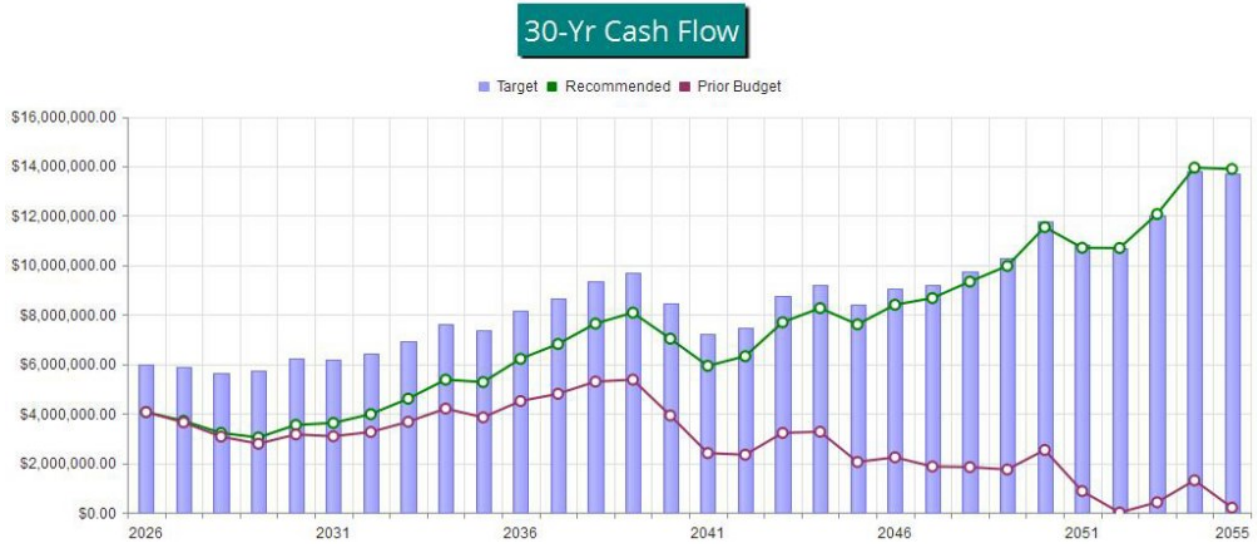


Figure 3

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.

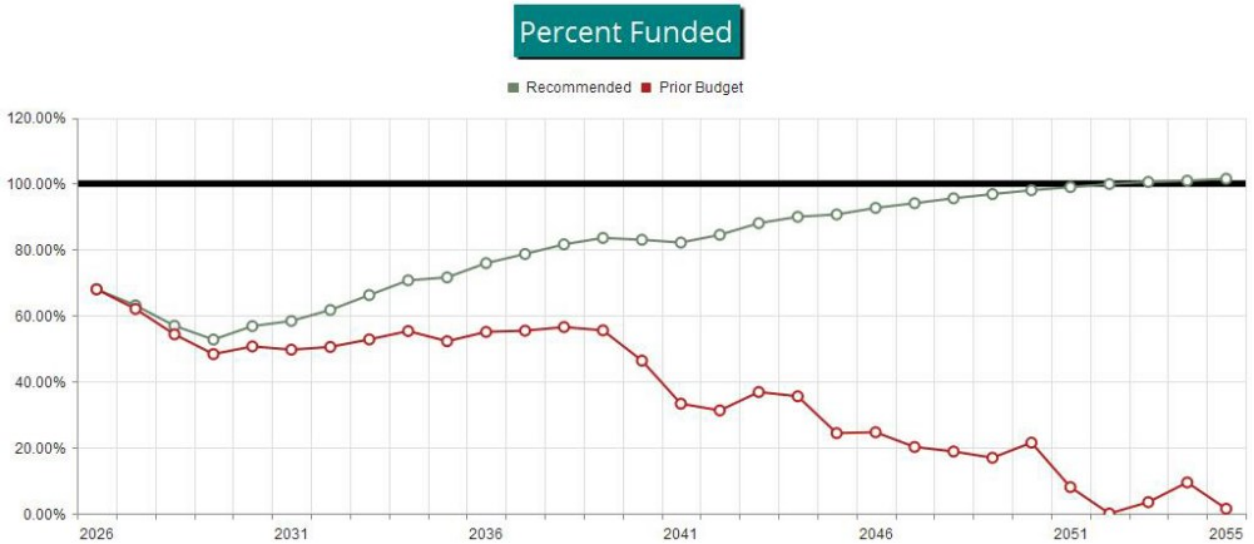


Figure 4



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 specific proportion related 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 funding requirements. 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		2026 Rem. Useful Life		Estimated Replacement Cost in 2026	2026 Expenditures	01/01/2026 Current Fund Balance	01/01/2026 Fully Funded Balance	Remaining Bal. to be Funded	2026 Funding
	Min	Max	Min	Max						
COMMON AREA	1	24	0	18	\$2,786,700	\$700,700	\$1,172,073	\$1,792,503	\$1,614,627	\$412,051
NEIGHBORHOOD 2	6	30	1	23	\$108,900	\$0	\$70,847	\$71,773	\$38,053	\$10,916
N2: BIG WASH PARK	10	30	2	17	\$165,500	\$0	\$51,973	\$93,701	\$113,527	\$7,856
NEIGHBORHOOD 3	1	25	0	24	\$948,500	\$50,000	\$160,851	\$356,224	\$787,649	\$79,060
NEIGHBORHOOD 5	6	30	1	17	\$98,900	\$0	\$17,660	\$31,530	\$81,240	\$7,199
N5: VISTOSO TRAILS	6	30	1	24	\$539,500	\$0	\$194,798	\$245,837	\$344,702	\$35,287
N5: MOORE LOOP PARK	4	30	0	24	\$690,600	\$8,800	\$73,500	\$223,912	\$617,100	\$33,751
NEIGHBORHOOD 7	6	30	3	17	\$326,100	\$0	\$43,490	\$84,675	\$282,610	\$27,317
N7: WILDLIFE RIDGE PARK	4	30	1	17	\$505,900	\$0	\$239,451	\$285,101	\$266,449	\$24,975
NEIGHBORHOOD 10, PHASE 1	1	30	0	24	\$793,000	\$114,000	\$344,117	\$376,917	\$448,883	\$83,017
NEIGHBORHOOD 10, PHASE 2	6	40	0	20	\$978,400	\$163,400	\$752,595	\$767,155	\$225,805	\$66,458
NEIGHBORHOOD 10, PHASE 3	6	30	0	24	\$626,500	\$67,900	\$175,900	\$390,497	\$450,600	\$28,523
N10: HOHOKAM PARK	4	30	0	15	\$991,600	\$273,200	\$586,951	\$698,863	\$404,649	\$45,688
N10: SUNSET PARK	4	24	0	20	\$288,800	\$3,400	\$36,330	\$117,276	\$252,470	\$16,445
N10: WOODSHADE TRAIL	10	30	4	17	\$85,500	\$0	\$13,520	\$25,315	\$71,980	\$4,282
N11: VISTOSO HIGHLANDS	6	25	1	24	\$829,300	\$0	\$126,060	\$412,053	\$703,240	\$29,177
					<b>\$10,763,700</b>	<b>\$1,381,400</b>	<b>\$4,060,116</b>	<b>\$5,973,332</b>	<b>\$6,703,584</b>	<b>\$912,000</b>
<b>Percent Funded:</b>									<b>68.0%</b>	

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>COMMON AREA</b>						
100	Monuments (Ph1) - Renovate	2	Monuments	20	18	\$140,000
101	Monuments (Ph1) - Refurbish	2	Monuments	20	8	\$5,500
102	Monuments (Ph1) - Replace Lights	1	Allowance	20	8	\$6,800
106	Monuments (Ph2) - Renovate	2	Monuments	20	0	\$140,000
107	Monuments (Ph2) - Refurbish	2	Monuments	20	10	\$5,500
108	Monuments (Ph2) - Replace Lights	1	Allowance	20	10	\$6,800
110	Monuments (Parcels) - Replace	40	Monuments	20	9	\$120,000
134	Play Equipment - Repair	9	Parks	3	1	\$20,800
140	Walls (Block/Stucco) - Repair	401,200	Sq Ft	5	0	\$21,000
152	Asphalt - Seal/Repair	12,650	Sq Ft	4	1	\$9,800
156	Concrete - Repair	1	Allowance	3	1	\$8,400
161	Irrigation System - Replace (A)	1	Allowance	20	14	\$198,000
161	Irrigation System - Replace (B)	1	Allowance	20	0	\$156,000
163	Irrig Controllers - Replace	46	Controllers	5	0	\$18,700
171	Landscape Granite - Replenish (Ph1)	1	Allowance	10	1	\$156,000
172	Landscape Granite - Replenish (Ph2)	1	Allowance	10	2	\$94,000
173	Landscape Granite - Replenish (Ph3)	738	Tons	10	4	\$86,000
174	Landscape Granite - Replenish (Ph4)	1	Allowance	10	4	\$62,400
180	Median Landscape - Renovate	28	Medians	24	13	\$1,020,000
182	Median Granite - Replenish	28	Medians	24	1	\$146,000
190	Drainage - Mitigate/Repair	1	Allowance	1	0	\$300,000
191	Drainage - Mitigate/Repair	1	Allowance	1	0	\$65,000
<b>NEIGHBORHOOD 2</b>						
201	Asphalt - Repave	840	Sq Ft	24	23	\$8,800
205	Drinking Fountain - Replace	1	Fountain	10	9	\$5,600
210	Metal Fence - Replace	65	LF	30	3	\$7,100
220	Walls & Fence - Repaint	1	Allowance	6	1	\$55,100
232	Landscape Granite - Replenish (A)	70	Tons	10	7	\$14,600
234	Landscape Granite - Replenish (B)	1	Allowance	10	2	\$17,700
<b>N2: BIG WASH PARK</b>						
260	Asphalt - Repave	4,860	Sq Ft	30	2	\$24,000
270	Park Furniture - Replace	4	Pieces	20	17	\$13,500
274	Drinking Fountain - Replace	1	Fountain	10	9	\$5,600
280	Play Equipment - Replace	1	Play Structure	18	8	\$57,200
284	Playground Turf - Replace	250	Sq Ft	12	2	\$10,400
286	Shade Sails - Replace	1,070	Sq Ft	12	9	\$17,700
290	Metal Fence - Replace	280	LF	30	2	\$22,400
294	Landscape Granite - Replenish	120	Tons	10	8	\$14,700
<b>NEIGHBORHOOD 3</b>						
300	Monuments - Refurbish	4	Monuments	20	2	\$43,700
310	Park Furniture - Replace	10	Pieces	25	4	\$28,100
320	Irrigation System - Replace	1	Allowance	20	24	\$270,000
321	Irrigation System - Upgrade	1	Allowance	1	0	\$50,000

#	Component	Approx Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
322	Landscape Granite - Replenish	1,255 Tons	10	8	\$142,700
340	Median Landscape - Renovate	10 Medians	24	13	\$364,000
342	Median Granite - Replenish	364 Tons	24	1	\$50,000
<b>NEIGHBORHOOD 5</b>					
500	Park Furniture - Replace	12 Pieces	20	17	\$35,400
510	Metal Fence - Replace	33 LF	30	2	\$4,100
520	Walls & Fence - Repaint	1 Allowance	6	1	\$16,600
530	Landscape Granite - Replenish	385 Tons	10	8	\$42,800
<b>N5: VISTOSO TRAILS</b>					
560	Monument - Refurbish	1 Monument	20	14	\$7,400
561	Monument LED - Replace	1 Monument	10	4	\$3,400
566	Asphalt - Repave	2,400 Sq Ft	30	24	\$13,500
570	Mailboxes - Replace	12 Clusters	20	14	\$32,200
575	Culvert Rails - Repaint	1,734 LF	6	1	\$15,600
580	Irrig Controllers - Replace	2 Leit Controllers	12	6	\$4,800
584	Landscape Granite - Replenish (A)	326 Tons	10	4	\$43,000
584	Landscape Granite - Replenish (B)	2,100 Tons	10	5	\$280,000
590	Median Landscape - Renovate	21,300 Sq Ft	24	17	\$125,000
592	Median Granite - Replenish	107 Tons	24	5	\$14,600
<b>N5: MOORE LOOP PARK</b>					
652	Asphalt - Repave	21,600 Sq Ft	30	24	\$94,600
653	Asphalt - Seal/Repair	21,600 Sq Ft	4	1	\$8,800
660	Park Assets - Repaint	1 Allowance	6	1	\$13,500
664	Drinking Ftn - Replace (A)	1 Haws Fountain	18	13	\$3,800
664	Drinking Ftn - Replace (B)	1 MDF Fountain	15	9	\$5,800
668	Park Furniture - Replace	21 Pieces	20	14	\$65,500
670	Play Equipment - Replace	6 Pieces	18	12	\$135,000
674	Playground Wood - Replenish	5,100 Sq Ft	5	0	\$8,800
678	Shade Screens - Replace	2,550 Sq Ft	12	6	\$18,000
680	Ramada Roofs - Replace	1,720 Sq Ft	25	19	\$65,400
684	Dog Park Fence - Replace	990 LF	24	19	\$54,100
685	Dog Park Fence - Repaint	990 LF	6	1	\$6,600
686	Dog Park Surface - Replenish	23,000 Sq Ft	10	5	\$18,700
688	Dog Park Furniture - Replace	20 Pieces	20	15	\$146,000
694	Landscape Granite - Replenish	350 Tons	10	5	\$46,000
<b>NEIGHBORHOOD 7</b>					
700	Park Furniture - Replace	9 Pieces	20	17	\$29,100
710	Metal Fence - Replace	344 LF	30	3	\$27,500
720	Walls & Fence - Repaint	1 Allowance	6	5	\$75,000
726	Solar Lighting - Replace	2 Lighting Systems	15	6	\$10,400
730	Landscape Granite - Replenish	1,440 Tons	10	8	\$184,100
<b>N7: WILDLIFE RIDGE PARK</b>					
740	Asphalt - Repave	8,650 Sq Ft	30	4	\$42,600
741	Asphalt - Seal/Repair	8,650 Sq Ft	4	1	\$5,700
746	Pole Lights - Replace	4 Pole Lights	30	1	\$15,400
748	Metal Fence - Replace	290 LF	30	4	\$29,000
750	Park Assets - Repaint	1 Allowance	6	5	\$9,000
756	Tile Roofs - Refurbish	1,700 Sq Ft	25	15	\$13,500

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
758	Drinking Fountain - Replace	1	Fountain	10	8	\$6,300
760	Park Furniture - Replace	17	Pieces	20	17	\$77,000
762	BBQ Grills - Replace	5	Grills	30	1	\$7,000
770	Play Equipment - Replace (A)	1	Play Structure	18	2	\$114,000
770	Play Equipment - Replace (B)	1	Swing Set	12	7	\$12,500
774	Playground Turf - Replace	100	Sq Ft	12	8	\$5,200
776	Shade Sails - Replace	800	Sq Ft	12	8	\$16,600
780	Basketball Court - Replace	1,920	Sq Ft	30	5	\$38,400
784	Court LED Lights - Replace	8	LED Fixtures	15	14	\$13,200
785	Court Light Poles - Replace	4	Metal Poles	30	14	\$8,800
786	Baseball Backstop - Replace	40	LF	18	7	\$18,700
794	Landscape Granite - Replenish	626	Tons	10	8	\$73,000
<b>NEIGHBORHOOD 10, PHASE 1</b>						
1000	Metal Fence - Replace	1,080	LF	30	6	\$91,500
1020	Walls & Fence - Repaint (A)	1	Allowance	6	0	\$79,000
1020	Walls & Fence - Repaint (B)	1	Allowance	6	1	\$39,500
1030	Landscape Granite - Replenish (A)	250	Tons	10	2	\$29,000
1030	Landscape Granite - Replenish (B)	1,454	Tons	10	4	\$168,000
1030	Landscape Granite - Replenish (C)	1,095	Tons	10	8	\$164,000
1032	Irrigation System - Replace	1	Allowance	20	24	\$187,000
1033	Irrigation System - Upgrade	1	Allowance	1	0	\$35,000
<b>NEIGHBORHOOD 10, PHASE 2</b>						
1040	Park Furniture - Replace	50	Pieces	20	1	\$146,000
1043	Drinking Ftn - Replace (Somerset)	1	Fountain	10	9	\$5,600
1043	Drinking Ftn - Replace (Torreno)	1	Fountain	18	0	\$7,800
1046	Play Equip - Replace (Somerset)	1	Play Structure	18	17	\$51,000
1048	Play Equip - Replace (Monticello)	3	Pieces	18	0	\$114,000
1050	Play Equip - Replace (Torreno)	3	Pieces	18	1	\$77,000
1053	Playground Wood - Replenish	1,900	Sq Ft	6	4	\$5,700
1054	Shade Screens - Replace	2,130	Sq Ft	12	5	\$15,600
1056	Shade Sails - Replace	900	Sq Ft	12	8	\$23,000
1059	Basketball Courts - Resurface	10,370	Sq Ft	7	1	\$27,000
1062	Ramada Roofs - Replace	1,050	Sq Ft	25	5	\$40,000
1064	Ramada Trim - Repaint	2,900	Sq Ft	6	1	\$5,000
1070	Metal Fence - Replace (Somerset)	147	LF	40	20	\$7,000
1072	Metal Fence - Replace (Torreno)	74	LF	20	2	\$5,700
1074	Walls & Fence - Repaint (A)	1	Allowance	6	0	\$41,600
1074	Walls & Fence - Repaint (B)	1	Allowance	6	1	\$36,400
1078	Landscape Granite - Replenish (A)	1,266	Tons	10	4	\$120,000
1078	Landscape Granite - Replenish (B)	1,960	Tons	10	2	\$250,000
<b>NEIGHBORHOOD 10, PHASE 3</b>						
1082	Walls & Fence - Repaint	1	Allowance	6	0	\$10,400
1083	Fence & Rails - Repaint	445	LF	6	3	\$3,600
1084	Metal Fence - Replace (A)	270	LF	25	14	\$24,000
1084	Metal Fence - Replace (B)	528	LF	25	15	\$46,000
1084	Metal Fence - Replace (C)	600	LF	30	24	\$52,000
1086	Park Furniture - Replace	4	Pieces	20	14	\$12,500
1088	Mailboxes - Replace (A)	7	Clusters	20	10	\$19,800

#	Component	Approx Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1088	Mailboxes - Replace (B)	2 Clusters	20	14	\$4,400
1090	Asphalt - Repave	1,450 Sq Ft	30	20	\$8,300
1092	Landscape Granite - Replenish (A)	688 Tons	10	1	\$90,000
1092	Landscape Granite - Replenish (B)	210 Tons	10	1	\$28,000
1093	Landscape Granite - Replenish (C)	140 Tons	10	0	\$18,000
1094	Median Landscape - Renovate	6 Medians	24	10	\$270,000
1095	Median Granite - Replenish	6 Medians	24	0	\$39,500
<b>N10: HOHOKAM PARK</b>					
1100	Asphalt - Repave	30,000 Sq Ft	30	4	\$135,000
1102	Asphalt - Seal/Repair	30,000 Sq Ft	4	1	\$12,500
1106	Pole Lights - Replace	1 Allowance	30	6	\$68,600
1108	Dog Park Fence - Replace	310 LF	24	3	\$27,000
1109	Dog Park Surface - Replenish	5,200 Sq Ft	10	0	\$4,400
1110	Dog Park Benches - Replace	4 Benches	20	8	\$10,200
1112	Dog Park Fountain - Replace	1 MDF Fountain	18	6	\$4,400
1114	Park Assets - Repaint	1 Allowance	6	5	\$16,000
1118	Tile Roofs - Refurbish	3,400 Sq Ft	25	15	\$24,000
1119	Drinking Fountain - Replace	1 Fountain	10	8	\$6,300
1120	Park Furniture - Replace (A)	39 Pieces	20	0	\$135,000
1120	Park Furniture - Replace (B)	4 Benches	20	13	\$6,600
1130	Play Equipment - Replace (A)	7 Pieces	18	0	\$125,000
1130	Play Equipment - Replace (B)	13 Pieces	18	10	\$87,400
1134	Playground Turf - Replace	350 Sq Ft	12	8	\$11,200
1136	Playground Wood - Replenish	1,520 Sq Ft	6	4	\$4,700
1138	Shade Sails - Replace	1,880 Sq Ft	12	9	\$29,000
1140	Basketball Court - Replace	3,700 Sq Ft	30	7	\$74,000
1151	Tennis Courts - Resurface	2 Tennis Courts	8	6	\$27,700
1152	Tennis Fence - Replace	570 LF	30	6	\$67,600
1154	Tennis Fence - Repaint	570 LF	8	0	\$8,800
1156	Tennis Windscreen - Replace	1,440 Sq Ft	8	6	\$7,200
1158	Tennis LED Lights - Replace	12 LED Fixtures	15	14	\$28,800
1159	Tennis Light Poles - Replace	9 Metal Poles	30	14	\$27,000
1160	Landscape Granite - Replenish	417 Tons	10	8	\$43,200
<b>N10: SUNSET PARK</b>					
1200	Asphalt - Repave	7,600 Sq Ft	24	20	\$37,400
1201	Asphalt - Seal/Repair	7,600 Sq Ft	4	0	\$3,400
1206	Park Furniture - Replace (A)	3 Picnic Tables	20	17	\$13,500
1206	Park Furniture - Replace (B)	7 Pieces	20	2	\$16,600
1210	Drinking Fountain - Replace	1 Fountain	10	9	\$5,600
1214	Play Equipment - Replace (A)	3 Pieces	18	8	\$87,400
1214	Play Equipment - Replace (B)	1 Swing Set	18	14	\$13,500
1216	Playground Wood - Replenish	4,420 Sq Ft	6	4	\$7,300
1218	Shade Sails - Replace	870 Sq Ft	12	8	\$19,800
1220	Basketball Court - Refurbish	1 Full Court	14	3	\$19,800
1221	Basketball Court - Resurface	1 Full Court	14	10	\$12,500
1230	Landscape Granite - Replenish	451 Tons	10	8	\$52,000
<b>N10: WOODSHADE TRAIL</b>					
1240	Asphalt - Repave	3,100 Sq Ft	30	4	\$15,600

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1244	Park Furniture - Replace	10	Pieces	20	17	\$43,700
1250	Landscape Granite - Replenish	229	Tons	10	8	\$26,200
<b>N11: VISTOSO HIGHLANDS</b>						
1300	Artificial Turf - Replace	1,940	Sq Ft	12	1	\$24,000
1302	Monument - Replace	1	Monument	20	1	\$19,800
1304	Bell Tower - Repaint	1,400	Sq Ft	8	4	\$2,700
1306	Tile Roof - Replace	130	Sq Ft	25	24	\$4,000
1310	Landscape - Renovate	171,000	Sq Ft	24	14	\$686,000
1311	Landscape Granite - Replenish	775	Tons	24	2	\$90,000
1320	Metal Rails - Repaint	1	Allowance	6	3	\$2,800
182	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>COMMON AREA</b>								
100	Monuments (Ph1) - Renovate	\$140,000	X	2	/	20	=	\$14,000
101	Monuments (Ph1) - Refurbish	\$5,500	X	12	/	20	=	\$3,300
102	Monuments (Ph1) - Replace Lights	\$6,800	X	12	/	20	=	\$4,080
106	Monuments (Ph2) - Renovate	\$140,000	X	20	/	20	=	\$140,000
107	Monuments (Ph2) - Refurbish	\$5,500	X	10	/	20	=	\$2,750
108	Monuments (Ph2) - Replace Lights	\$6,800	X	10	/	20	=	\$3,400
110	Monuments (Parcels) - Replace	\$120,000	X	11	/	20	=	\$66,000
134	Play Equipment - Repair	\$20,800	X	2	/	3	=	\$13,867
140	Walls (Block/Stucco) - Repair	\$21,000	X	5	/	5	=	\$21,000
152	Asphalt - Seal/Repair	\$9,800	X	3	/	4	=	\$7,350
156	Concrete - Repair	\$8,400	X	2	/	3	=	\$5,600
161	Irrigation System - Replace (A)	\$198,000	X	6	/	20	=	\$59,400
161	Irrigation System - Replace (B)	\$156,000	X	20	/	20	=	\$156,000
163	Irrig Controllers - Replace	\$18,700	X	5	/	5	=	\$18,700
171	Landscape Granite - Replenish (Ph1)	\$156,000	X	9	/	10	=	\$140,400
172	Landscape Granite - Replenish (Ph2)	\$94,000	X	8	/	10	=	\$75,200
173	Landscape Granite - Replenish (Ph3)	\$86,000	X	6	/	10	=	\$51,600
174	Landscape Granite - Replenish (Ph4)	\$62,400	X	6	/	10	=	\$37,440
180	Median Landscape - Renovate	\$1,020,000	X	11	/	24	=	\$467,500
182	Median Granite - Replenish	\$146,000	X	23	/	24	=	\$139,917
190	Drainage - Mitigate/Repair	\$300,000	X	1	/	1	=	\$300,000
191	Drainage - Mitigate/Repair	\$65,000	X	1	/	1	=	\$65,000
<b>NEIGHBORHOOD 2</b>								
201	Asphalt - Repave	\$8,800	X	1	/	24	=	\$367
205	Drinking Fountain - Replace	\$5,600	X	1	/	10	=	\$560
210	Metal Fence - Replace	\$7,100	X	27	/	30	=	\$6,390
220	Walls & Fence - Repaint	\$55,100	X	5	/	6	=	\$45,917
232	Landscape Granite - Replenish (A)	\$14,600	X	3	/	10	=	\$4,380
234	Landscape Granite - Replenish (B)	\$17,700	X	8	/	10	=	\$14,160
<b>N2: BIG WASH PARK</b>								
260	Asphalt - Repave	\$24,000	X	28	/	30	=	\$22,400
270	Park Furniture - Replace	\$13,500	X	3	/	20	=	\$2,025
274	Drinking Fountain - Replace	\$5,600	X	1	/	10	=	\$560
280	Play Equipment - Replace	\$57,200	X	10	/	18	=	\$31,778
284	Playground Turf - Replace	\$10,400	X	10	/	12	=	\$8,667
286	Shade Sails - Replace	\$17,700	X	3	/	12	=	\$4,425
290	Metal Fence - Replace	\$22,400	X	28	/	30	=	\$20,907
294	Landscape Granite - Replenish	\$14,700	X	2	/	10	=	\$2,940
<b>NEIGHBORHOOD 3</b>								
300	Monuments - Refurbish	\$43,700	X	18	/	20	=	\$39,330
310	Park Furniture - Replace	\$28,100	X	21	/	25	=	\$23,604
320	Irrigation System - Replace	\$270,000	X	0	/	20	=	\$0
321	Irrigation System - Upgrade	\$50,000	X	1	/	1	=	\$50,000
322	Landscape Granite - Replenish	\$142,700	X	2	/	10	=	\$28,540

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
340	Median Landscape - Renovate	\$364,000	X	11	/	24	=	\$166,833
342	Median Granite - Replenish	\$50,000	X	23	/	24	=	\$47,917
<b>NEIGHBORHOOD 5</b>								
500	Park Furniture - Replace	\$35,400	X	3	/	20	=	\$5,310
510	Metal Fence - Replace	\$4,100	X	28	/	30	=	\$3,827
520	Walls & Fence - Repaint	\$16,600	X	5	/	6	=	\$13,833
530	Landscape Granite - Replenish	\$42,800	X	2	/	10	=	\$8,560
<b>N5: VISTOSO TRAILS</b>								
560	Monument - Refurbish	\$7,400	X	6	/	20	=	\$2,220
561	Monument LED - Replace	\$3,400	X	6	/	10	=	\$2,040
566	Asphalt - Repave	\$13,500	X	6	/	30	=	\$2,700
570	Mailboxes - Replace	\$32,200	X	6	/	20	=	\$9,660
575	Culvert Rails - Repaint	\$15,600	X	5	/	6	=	\$13,000
580	Irrig Controllers - Replace	\$4,800	X	6	/	12	=	\$2,400
584	Landscape Granite - Replenish (A)	\$43,000	X	6	/	10	=	\$25,800
584	Landscape Granite - Replenish (B)	\$280,000	X	5	/	10	=	\$140,000
590	Median Landscape - Renovate	\$125,000	X	7	/	24	=	\$36,458
592	Median Granite - Replenish	\$14,600	X	19	/	24	=	\$11,558
<b>N5: MOORE LOOP PARK</b>								
652	Asphalt - Repave	\$94,600	X	6	/	30	=	\$18,920
653	Asphalt - Seal/Repair	\$8,800	X	3	/	4	=	\$6,600
660	Park Assets - Repaint	\$13,500	X	5	/	6	=	\$11,250
664	Drinking Ftn - Replace (A)	\$3,800	X	5	/	18	=	\$1,056
664	Drinking Ftn - Replace (B)	\$5,800	X	6	/	15	=	\$2,320
668	Park Furniture - Replace	\$65,500	X	6	/	20	=	\$19,650
670	Play Equipment - Replace	\$135,000	X	6	/	18	=	\$45,000
674	Playground Wood - Replenish	\$8,800	X	5	/	5	=	\$8,800
678	Shade Screens - Replace	\$18,000	X	6	/	12	=	\$9,000
680	Ramada Roofs - Replace	\$65,400	X	6	/	25	=	\$15,696
684	Dog Park Fence - Replace	\$54,100	X	5	/	24	=	\$11,271
685	Dog Park Fence - Repaint	\$6,600	X	5	/	6	=	\$5,500
686	Dog Park Surface - Replenish	\$18,700	X	5	/	10	=	\$9,350
688	Dog Park Furniture - Replace	\$146,000	X	5	/	20	=	\$36,500
694	Landscape Granite - Replenish	\$46,000	X	5	/	10	=	\$23,000
<b>NEIGHBORHOOD 7</b>								
700	Park Furniture - Replace	\$29,100	X	3	/	20	=	\$4,365
710	Metal Fence - Replace	\$27,500	X	27	/	30	=	\$24,750
720	Walls & Fence - Repaint	\$75,000	X	1	/	6	=	\$12,500
726	Solar Lighting - Replace	\$10,400	X	9	/	15	=	\$6,240
730	Landscape Granite - Replenish	\$184,100	X	2	/	10	=	\$36,820
<b>N7: WILDLIFE RIDGE PARK</b>								
740	Asphalt - Repave	\$42,600	X	26	/	30	=	\$36,920
741	Asphalt - Seal/Repair	\$5,700	X	3	/	4	=	\$4,275
746	Pole Lights - Replace	\$15,400	X	29	/	30	=	\$14,887
748	Metal Fence - Replace	\$29,000	X	26	/	30	=	\$25,133
750	Park Assets - Repaint	\$9,000	X	1	/	6	=	\$1,500
756	Tile Roofs - Refurbish	\$13,500	X	10	/	25	=	\$5,400
758	Drinking Fountain - Replace	\$6,300	X	2	/	10	=	\$1,260
760	Park Furniture - Replace	\$77,000	X	3	/	20	=	\$11,550

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
762	BBQ Grills - Replace	\$7,000	X	29	/	30	=	\$6,767
770	Play Equipment - Replace (A)	\$114,000	X	16	/	18	=	\$101,333
770	Play Equipment - Replace (B)	\$12,500	X	5	/	12	=	\$5,208
774	Playground Turf - Replace	\$5,200	X	4	/	12	=	\$1,733
776	Shade Sails - Replace	\$16,600	X	4	/	12	=	\$5,533
780	Basketball Court - Replace	\$38,400	X	25	/	30	=	\$32,000
784	Court LED Lights - Replace	\$13,200	X	1	/	15	=	\$880
785	Court Light Poles - Replace	\$8,800	X	16	/	30	=	\$4,693
786	Baseball Backstop - Replace	\$18,700	X	11	/	18	=	\$11,428
794	Landscape Granite - Replenish	\$73,000	X	2	/	10	=	\$14,600
<b>NEIGHBORHOOD 10, PHASE 1</b>								
1000	Metal Fence - Replace	\$91,500	X	24	/	30	=	\$73,200
1020	Walls & Fence - Repaint (A)	\$79,000	X	6	/	6	=	\$79,000
1020	Walls & Fence - Repaint (B)	\$39,500	X	5	/	6	=	\$32,917
1030	Landscape Granite - Replenish (A)	\$29,000	X	8	/	10	=	\$23,200
1030	Landscape Granite - Replenish (B)	\$168,000	X	6	/	10	=	\$100,800
1030	Landscape Granite - Replenish (C)	\$164,000	X	2	/	10	=	\$32,800
1032	Irrigation System - Replace	\$187,000	X	0	/	20	=	\$0
1033	Irrigation System - Upgrade	\$35,000	X	1	/	1	=	\$35,000
<b>NEIGHBORHOOD 10, PHASE 2</b>								
1040	Park Furniture - Replace	\$146,000	X	19	/	20	=	\$138,700
1043	Drinking Ftn - Replace (Somerset)	\$5,600	X	1	/	10	=	\$560
1043	Drinking Ftn - Replace (Torreno)	\$7,800	X	18	/	18	=	\$7,800
1046	Play Equip - Replace (Somerset)	\$51,000	X	1	/	18	=	\$2,833
1048	Play Equip - Replace (Monticello)	\$114,000	X	18	/	18	=	\$114,000
1050	Play Equip - Replace (Torreno)	\$77,000	X	17	/	18	=	\$72,722
1053	Playground Wood - Replenish	\$5,700	X	2	/	6	=	\$1,900
1054	Shade Screens - Replace	\$15,600	X	7	/	12	=	\$9,100
1056	Shade Sails - Replace	\$23,000	X	4	/	12	=	\$7,667
1059	Basketball Courts - Resurface	\$27,000	X	6	/	7	=	\$23,143
1062	Ramada Roofs - Replace	\$40,000	X	20	/	25	=	\$32,000
1064	Ramada Trim - Repaint	\$5,000	X	5	/	6	=	\$4,167
1070	Metal Fence - Replace (Somerset)	\$7,000	X	20	/	40	=	\$3,500
1072	Metal Fence - Replace (Torreno)	\$5,700	X	18	/	20	=	\$5,130
1074	Walls & Fence - Repaint (A)	\$41,600	X	6	/	6	=	\$41,600
1074	Walls & Fence - Repaint (B)	\$36,400	X	5	/	6	=	\$30,333
1078	Landscape Granite - Replenish (A)	\$120,000	X	6	/	10	=	\$72,000
1078	Landscape Granite - Replenish (B)	\$250,000	X	8	/	10	=	\$200,000
<b>NEIGHBORHOOD 10, PHASE 3</b>								
1082	Walls & Fence - Repaint	\$10,400	X	6	/	6	=	\$10,400
1083	Fence & Rails - Repaint	\$3,600	X	3	/	6	=	\$1,800
1084	Metal Fence - Replace (A)	\$24,000	X	11	/	25	=	\$10,560
1084	Metal Fence - Replace (B)	\$46,000	X	10	/	25	=	\$18,400
1084	Metal Fence - Replace (C)	\$52,000	X	6	/	30	=	\$10,400
1086	Park Furniture - Replace	\$12,500	X	6	/	20	=	\$3,750
1088	Mailboxes - Replace (A)	\$19,800	X	10	/	20	=	\$9,900
1088	Mailboxes - Replace (B)	\$4,400	X	6	/	20	=	\$1,320
1090	Asphalt - Repave	\$8,300	X	10	/	30	=	\$2,767
1092	Landscape Granite - Replenish (A)	\$90,000	X	9	/	10	=	\$81,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1092	Landscape Granite - Replenish (B)	\$28,000	X	9	/	10	=	\$25,200
1093	Landscape Granite - Replenish (C)	\$18,000	X	10	/	10	=	\$18,000
1094	Median Landscape - Renovate	\$270,000	X	14	/	24	=	\$157,500
1095	Median Granite - Replenish	\$39,500	X	24	/	24	=	\$39,500
<b>N10: HOHOKAM PARK</b>								
1100	Asphalt - Repave	\$135,000	X	26	/	30	=	\$117,000
1102	Asphalt - Seal/Repair	\$12,500	X	3	/	4	=	\$9,375
1106	Pole Lights - Replace	\$68,600	X	24	/	30	=	\$54,880
1108	Dog Park Fence - Replace	\$27,000	X	21	/	24	=	\$23,625
1109	Dog Park Surface - Replenish	\$4,400	X	10	/	10	=	\$4,400
1110	Dog Park Benches - Replace	\$10,200	X	12	/	20	=	\$6,120
1112	Dog Park Fountain - Replace	\$4,400	X	12	/	18	=	\$2,933
1114	Park Assets - Repaint	\$16,000	X	1	/	6	=	\$2,667
1118	Tile Roofs - Refurbish	\$24,000	X	10	/	25	=	\$9,600
1119	Drinking Fountain - Replace	\$6,300	X	2	/	10	=	\$1,260
1120	Park Furniture - Replace (A)	\$135,000	X	20	/	20	=	\$135,000
1120	Park Furniture - Replace (B)	\$6,600	X	7	/	20	=	\$2,310
1130	Play Equipment - Replace (A)	\$125,000	X	18	/	18	=	\$125,000
1130	Play Equipment - Replace (B)	\$87,400	X	8	/	18	=	\$38,844
1134	Playground Turf - Replace	\$11,200	X	4	/	12	=	\$3,733
1136	Playground Wood - Replenish	\$4,700	X	2	/	6	=	\$1,567
1138	Shade Sails - Replace	\$29,000	X	3	/	12	=	\$7,250
1140	Basketball Court - Replace	\$74,000	X	23	/	30	=	\$56,733
1151	Tennis Courts - Resurface	\$27,700	X	2	/	8	=	\$6,925
1152	Tennis Fence - Replace	\$67,600	X	24	/	30	=	\$54,080
1154	Tennis Fence - Repaint	\$8,800	X	8	/	8	=	\$8,800
1156	Tennis Windscreen - Replace	\$7,200	X	2	/	8	=	\$1,800
1158	Tennis LED Lights - Replace	\$28,800	X	1	/	15	=	\$1,920
1159	Tennis Light Poles - Replace	\$27,000	X	16	/	30	=	\$14,400
1160	Landscape Granite - Replenish	\$43,200	X	2	/	10	=	\$8,640
<b>N10: SUNSET PARK</b>								
1200	Asphalt - Repave	\$37,400	X	4	/	24	=	\$6,233
1201	Asphalt - Seal/Repair	\$3,400	X	4	/	4	=	\$3,400
1206	Park Furniture - Replace (A)	\$13,500	X	3	/	20	=	\$2,025
1206	Park Furniture - Replace (B)	\$16,600	X	18	/	20	=	\$14,940
1210	Drinking Fountain - Replace	\$5,600	X	1	/	10	=	\$560
1214	Play Equipment - Replace (A)	\$87,400	X	10	/	18	=	\$48,556
1214	Play Equipment - Replace (B)	\$13,500	X	4	/	18	=	\$3,000
1216	Playground Wood - Replenish	\$7,300	X	2	/	6	=	\$2,433
1218	Shade Sails - Replace	\$19,800	X	4	/	12	=	\$6,600
1220	Basketball Court - Refurbish	\$19,800	X	11	/	14	=	\$15,557
1221	Basketball Court - Resurface	\$12,500	X	4	/	14	=	\$3,571
1230	Landscape Granite - Replenish	\$52,000	X	2	/	10	=	\$10,400
<b>N10: WOODSHADE TRAIL</b>								
1240	Asphalt - Repave	\$15,600	X	26	/	30	=	\$13,520
1244	Park Furniture - Replace	\$43,700	X	3	/	20	=	\$6,555
1250	Landscape Granite - Replenish	\$26,200	X	2	/	10	=	\$5,240
<b>N11: VISTOSO HIGHLANDS</b>								
1300	Artificial Turf - Replace	\$24,000	X	11	/	12	=	\$22,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1302	Monument - Replace	\$19,800	X	19	/	20	=	\$18,810
1304	Bell Tower - Repaint	\$2,700	X	4	/	8	=	\$1,350
1306	Tile Roof - Replace	\$4,000	X	1	/	25	=	\$160
1310	Landscape - Renovate	\$686,000	X	10	/	24	=	\$285,833
1311	Landscape Granite - Replenish	\$90,000	X	22	/	24	=	\$82,500
1320	Metal Rails - Repaint	\$2,800	X	3	/	6	=	\$1,400
								\$5,973,332

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>COMMON AREA</b>				
100 Monuments (Ph1) - Renovate	20	\$140,000	\$7,000	0.62 %
101 Monuments (Ph1) - Refurbish	20	\$5,500	\$275	0.02 %
102 Monuments (Ph1) - Replace Lights	20	\$6,800	\$340	0.03 %
106 Monuments (Ph2) - Renovate	20	\$140,000	\$7,000	0.62 %
107 Monuments (Ph2) - Refurbish	20	\$5,500	\$275	0.02 %
108 Monuments (Ph2) - Replace Lights	20	\$6,800	\$340	0.03 %
110 Monuments (Parcels) - Replace	20	\$120,000	\$6,000	0.53 %
134 Play Equipment - Repair	3	\$20,800	\$6,933	0.61 %
140 Walls (Block/Stucco) - Repair	5	\$21,000	\$4,200	0.37 %
152 Asphalt - Seal/Repair	4	\$9,800	\$2,450	0.22 %
156 Concrete - Repair	3	\$8,400	\$2,800	0.25 %
161 Irrigation System - Replace (A)	20	\$198,000	\$9,900	0.87 %
161 Irrigation System - Replace (B)	20	\$156,000	\$7,800	0.69 %
163 Irrig Controllers - Replace	5	\$18,700	\$3,740	0.33 %
171 Landscape Granite - Replenish (Ph1)	10	\$156,000	\$15,600	1.38 %
172 Landscape Granite - Replenish (Ph2)	10	\$94,000	\$9,400	0.83 %
173 Landscape Granite - Replenish (Ph3)	10	\$86,000	\$8,600	0.76 %
174 Landscape Granite - Replenish (Ph4)	10	\$62,400	\$6,240	0.55 %
180 Median Landscape - Renovate	24	\$1,020,000	\$42,500	3.75 %
182 Median Granite - Replenish	24	\$146,000	\$6,083	0.54 %
190 Drainage - Mitigate/Repair	1	\$300,000	\$300,000	26.45 %
191 Drainage - Mitigate/Repair	1	\$65,000	\$65,000	5.73 %
<b>NEIGHBORHOOD 2</b>				
201 Asphalt - Repave	24	\$8,800	\$367	0.03 %
205 Drinking Fountain - Replace	10	\$5,600	\$560	0.05 %
210 Metal Fence - Replace	30	\$7,100	\$237	0.02 %
220 Walls & Fence - Repaint	6	\$55,100	\$9,183	0.81 %
232 Landscape Granite - Replenish (A)	10	\$14,600	\$1,460	0.13 %
234 Landscape Granite - Replenish (B)	10	\$17,700	\$1,770	0.16 %
<b>N2: BIG WASH PARK</b>				
260 Asphalt - Repave	30	\$24,000	\$800	0.07 %
270 Park Furniture - Replace	20	\$13,500	\$675	0.06 %
274 Drinking Fountain - Replace	10	\$5,600	\$560	0.05 %
280 Play Equipment - Replace	18	\$57,200	\$3,178	0.28 %
284 Playground Turf - Replace	12	\$10,400	\$867	0.08 %
286 Shade Sails - Replace	12	\$17,700	\$1,475	0.13 %
290 Metal Fence - Replace	30	\$22,400	\$747	0.07 %
294 Landscape Granite - Replenish	10	\$14,700	\$1,470	0.13 %
<b>NEIGHBORHOOD 3</b>				
300 Monuments - Refurbish	20	\$43,700	\$2,185	0.19 %
310 Park Furniture - Replace	25	\$28,100	\$1,124	0.10 %
320 Irrigation System - Replace	20	\$270,000	\$13,500	1.19 %
321 Irrigation System - Upgrade	1	\$50,000	\$50,000	4.41 %
322 Landscape Granite - Replenish	10	\$142,700	\$14,270	1.26 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
340	Median Landscape - Renovate	24	\$364,000	\$15,167	1.34 %
342	Median Granite - Replenish	24	\$50,000	\$2,083	0.18 %
<b>NEIGHBORHOOD 5</b>					
500	Park Furniture - Replace	20	\$35,400	\$1,770	0.16 %
510	Metal Fence - Replace	30	\$4,100	\$137	0.01 %
520	Walls & Fence - Repaint	6	\$16,600	\$2,767	0.24 %
530	Landscape Granite - Replenish	10	\$42,800	\$4,280	0.38 %
<b>N5: VISTOSO TRAILS</b>					
560	Monument - Refurbish	20	\$7,400	\$370	0.03 %
561	Monument LED - Replace	10	\$3,400	\$340	0.03 %
566	Asphalt - Repave	30	\$13,500	\$450	0.04 %
570	Mailboxes - Replace	20	\$32,200	\$1,610	0.14 %
575	Culvert Rails - Repaint	6	\$15,600	\$2,600	0.23 %
580	Irrig Controllers - Replace	12	\$4,800	\$400	0.04 %
584	Landscape Granite - Replenish (A)	10	\$43,000	\$4,300	0.38 %
584	Landscape Granite - Replenish (B)	10	\$280,000	\$28,000	2.47 %
590	Median Landscape - Renovate	24	\$125,000	\$5,208	0.46 %
592	Median Granite - Replenish	24	\$14,600	\$608	0.05 %
<b>N5: MOORE LOOP PARK</b>					
652	Asphalt - Repave	30	\$94,600	\$3,153	0.28 %
653	Asphalt - Seal/Repair	4	\$8,800	\$2,200	0.19 %
660	Park Assets - Repaint	6	\$13,500	\$2,250	0.20 %
664	Drinking Ftn - Replace (A)	18	\$3,800	\$211	0.02 %
664	Drinking Ftn - Replace (B)	15	\$5,800	\$387	0.03 %
668	Park Furniture - Replace	20	\$65,500	\$3,275	0.29 %
670	Play Equipment - Replace	18	\$135,000	\$7,500	0.66 %
674	Playground Wood - Replenish	5	\$8,800	\$1,760	0.16 %
678	Shade Screens - Replace	12	\$18,000	\$1,500	0.13 %
680	Ramada Roofs - Replace	25	\$65,400	\$2,616	0.23 %
684	Dog Park Fence - Replace	24	\$54,100	\$2,254	0.20 %
685	Dog Park Fence - Repaint	6	\$6,600	\$1,100	0.10 %
686	Dog Park Surface - Replenish	10	\$18,700	\$1,870	0.16 %
688	Dog Park Furniture - Replace	20	\$146,000	\$7,300	0.64 %
694	Landscape Granite - Replenish	10	\$46,000	\$4,600	0.41 %
<b>NEIGHBORHOOD 7</b>					
700	Park Furniture - Replace	20	\$29,100	\$1,455	0.13 %
710	Metal Fence - Replace	30	\$27,500	\$917	0.08 %
720	Walls & Fence - Repaint	6	\$75,000	\$12,500	1.10 %
726	Solar Lighting - Replace	15	\$10,400	\$693	0.06 %
730	Landscape Granite - Replenish	10	\$184,100	\$18,410	1.62 %
<b>N7: WILDLIFE RIDGE PARK</b>					
740	Asphalt - Repave	30	\$42,600	\$1,420	0.13 %
741	Asphalt - Seal/Repair	4	\$5,700	\$1,425	0.13 %
746	Pole Lights - Replace	30	\$15,400	\$513	0.05 %
748	Metal Fence - Replace	30	\$29,000	\$967	0.09 %
750	Park Assets - Repaint	6	\$9,000	\$1,500	0.13 %
756	Tile Roofs - Refurbish	25	\$13,500	\$540	0.05 %
758	Drinking Fountain - Replace	10	\$6,300	\$630	0.06 %
760	Park Furniture - Replace	20	\$77,000	\$3,850	0.34 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
762	BBQ Grills - Replace	30	\$7,000	\$233	0.02 %
770	Play Equipment - Replace (A)	18	\$114,000	\$6,333	0.56 %
770	Play Equipment - Replace (B)	12	\$12,500	\$1,042	0.09 %
774	Playground Turf - Replace	12	\$5,200	\$433	0.04 %
776	Shade Sails - Replace	12	\$16,600	\$1,383	0.12 %
780	Basketball Court - Replace	30	\$38,400	\$1,280	0.11 %
784	Court LED Lights - Replace	15	\$13,200	\$880	0.08 %
785	Court Light Poles - Replace	30	\$8,800	\$293	0.03 %
786	Baseball Backstop - Replace	18	\$18,700	\$1,039	0.09 %
794	Landscape Granite - Replenish	10	\$73,000	\$7,300	0.64 %
<b>NEIGHBORHOOD 10, PHASE 1</b>					
1000	Metal Fence - Replace	30	\$91,500	\$3,050	0.27 %
1020	Walls & Fence - Repaint (A)	6	\$79,000	\$13,167	1.16 %
1020	Walls & Fence - Repaint (B)	6	\$39,500	\$6,583	0.58 %
1030	Landscape Granite - Replenish (A)	10	\$29,000	\$2,900	0.26 %
1030	Landscape Granite - Replenish (B)	10	\$168,000	\$16,800	1.48 %
1030	Landscape Granite - Replenish (C)	10	\$164,000	\$16,400	1.45 %
1032	Irrigation System - Replace	20	\$187,000	\$9,350	0.82 %
1033	Irrigation System - Upgrade	1	\$35,000	\$35,000	3.09 %
<b>NEIGHBORHOOD 10, PHASE 2</b>					
1040	Park Furniture - Replace	20	\$146,000	\$7,300	0.64 %
1043	Drinking Ftn - Replace (Somerset)	10	\$5,600	\$560	0.05 %
1043	Drinking Ftn - Replace (Torreno)	18	\$7,800	\$433	0.04 %
1046	Play Equip - Replace (Somerset)	18	\$51,000	\$2,833	0.25 %
1048	Play Equip - Replace (Monticello)	18	\$114,000	\$6,333	0.56 %
1050	Play Equip - Replace (Torreno)	18	\$77,000	\$4,278	0.38 %
1053	Playground Wood - Replenish	6	\$5,700	\$950	0.08 %
1054	Shade Screens - Replace	12	\$15,600	\$1,300	0.11 %
1056	Shade Sails - Replace	12	\$23,000	\$1,917	0.17 %
1059	Basketball Courts - Resurface	7	\$27,000	\$3,857	0.34 %
1062	Ramada Roofs - Replace	25	\$40,000	\$1,600	0.14 %
1064	Ramada Trim - Repaint	6	\$5,000	\$833	0.07 %
1070	Metal Fence - Replace (Somerset)	40	\$7,000	\$175	0.02 %
1072	Metal Fence - Replace (Torreno)	20	\$5,700	\$285	0.03 %
1074	Walls & Fence - Repaint (A)	6	\$41,600	\$6,933	0.61 %
1074	Walls & Fence - Repaint (B)	6	\$36,400	\$6,067	0.53 %
1078	Landscape Granite - Replenish (A)	10	\$120,000	\$12,000	1.06 %
1078	Landscape Granite - Replenish (B)	10	\$250,000	\$25,000	2.20 %
<b>NEIGHBORHOOD 10, PHASE 3</b>					
1082	Walls & Fence - Repaint	6	\$10,400	\$1,733	0.15 %
1083	Fence & Rails - Repaint	6	\$3,600	\$600	0.05 %
1084	Metal Fence - Replace (A)	25	\$24,000	\$960	0.08 %
1084	Metal Fence - Replace (B)	25	\$46,000	\$1,840	0.16 %
1084	Metal Fence - Replace (C)	30	\$52,000	\$1,733	0.15 %
1086	Park Furniture - Replace	20	\$12,500	\$625	0.06 %
1088	Mailboxes - Replace (A)	20	\$19,800	\$990	0.09 %
1088	Mailboxes - Replace (B)	20	\$4,400	\$220	0.02 %
1090	Asphalt - Repave	30	\$8,300	\$277	0.02 %
1092	Landscape Granite - Replenish (A)	10	\$90,000	\$9,000	0.79 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1092	Landscape Granite - Replenish (B)	10	\$28,000	\$2,800	0.25 %
1093	Landscape Granite - Replenish (C)	10	\$18,000	\$1,800	0.16 %
1094	Median Landscape - Renovate	24	\$270,000	\$11,250	0.99 %
1095	Median Granite - Replenish	24	\$39,500	\$1,646	0.15 %
<b>N10: HOHOKAM PARK</b>					
1100	Asphalt - Repave	30	\$135,000	\$4,500	0.40 %
1102	Asphalt - Seal/Repair	4	\$12,500	\$3,125	0.28 %
1106	Pole Lights - Replace	30	\$68,600	\$2,287	0.20 %
1108	Dog Park Fence - Replace	24	\$27,000	\$1,125	0.10 %
1109	Dog Park Surface - Replenish	10	\$4,400	\$440	0.04 %
1110	Dog Park Benches - Replace	20	\$10,200	\$510	0.04 %
1112	Dog Park Fountain - Replace	18	\$4,400	\$244	0.02 %
1114	Park Assets - Repaint	6	\$16,000	\$2,667	0.24 %
1118	Tile Roofs - Refurbish	25	\$24,000	\$960	0.08 %
1119	Drinking Fountain - Replace	10	\$6,300	\$630	0.06 %
1120	Park Furniture - Replace (A)	20	\$135,000	\$6,750	0.60 %
1120	Park Furniture - Replace (B)	20	\$6,600	\$330	0.03 %
1130	Play Equipment - Replace (A)	18	\$125,000	\$6,944	0.61 %
1130	Play Equipment - Replace (B)	18	\$87,400	\$4,856	0.43 %
1134	Playground Turf - Replace	12	\$11,200	\$933	0.08 %
1136	Playground Wood - Replenish	6	\$4,700	\$783	0.07 %
1138	Shade Sails - Replace	12	\$29,000	\$2,417	0.21 %
1140	Basketball Court - Replace	30	\$74,000	\$2,467	0.22 %
1151	Tennis Courts - Resurface	8	\$27,700	\$3,463	0.31 %
1152	Tennis Fence - Replace	30	\$67,600	\$2,253	0.20 %
1154	Tennis Fence - Repaint	8	\$8,800	\$1,100	0.10 %
1156	Tennis Windscreen - Replace	8	\$7,200	\$900	0.08 %
1158	Tennis LED Lights - Replace	15	\$28,800	\$1,920	0.17 %
1159	Tennis Light Poles - Replace	30	\$27,000	\$900	0.08 %
1160	Landscape Granite - Replenish	10	\$43,200	\$4,320	0.38 %
<b>N10: SUNSET PARK</b>					
1200	Asphalt - Repave	24	\$37,400	\$1,558	0.14 %
1201	Asphalt - Seal/Repair	4	\$3,400	\$850	0.07 %
1206	Park Furniture - Replace (A)	20	\$13,500	\$675	0.06 %
1206	Park Furniture - Replace (B)	20	\$16,600	\$830	0.07 %
1210	Drinking Fountain - Replace	10	\$5,600	\$560	0.05 %
1214	Play Equipment - Replace (A)	18	\$87,400	\$4,856	0.43 %
1214	Play Equipment - Replace (B)	18	\$13,500	\$750	0.07 %
1216	Playground Wood - Replenish	6	\$7,300	\$1,217	0.11 %
1218	Shade Sails - Replace	12	\$19,800	\$1,650	0.15 %
1220	Basketball Court - Refurbish	14	\$19,800	\$1,414	0.12 %
1221	Basketball Court - Resurface	14	\$12,500	\$893	0.08 %
1230	Landscape Granite - Replenish	10	\$52,000	\$5,200	0.46 %
<b>N10: WOODSHADE TRAIL</b>					
1240	Asphalt - Repave	30	\$15,600	\$520	0.05 %
1244	Park Furniture - Replace	20	\$43,700	\$2,185	0.19 %
1250	Landscape Granite - Replenish	10	\$26,200	\$2,620	0.23 %
<b>N11: VISTOSO HIGHLANDS</b>					
1300	Artificial Turf - Replace	12	\$24,000	\$2,000	0.18 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1302	Monument - Replace	20	\$19,800	\$990	0.09 %
1304	Bell Tower - Repaint	8	\$2,700	\$338	0.03 %
1306	Tile Roof - Replace	25	\$4,000	\$160	0.01 %
1310	Landscape - Renovate	24	\$686,000	\$28,583	2.52 %
1311	Landscape Granite - Replenish	24	\$90,000	\$3,750	0.33 %
1320	Metal Rails - Repaint	6	\$2,800	\$467	0.04 %
182	Total Funded Components			\$1,134,275	100.00 %

# 30-Year Reserve Plan Summary

Report # 8973-13  
No-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

3.00 %

Avg 30-Yr Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2026	\$4,060,116	\$5,973,332	68.0 %	Medium	7.29 %	\$912,000	\$0	\$116,354	\$1,381,400
2027	\$3,707,070	\$5,874,458	63.1 %	Medium	3.00 %	\$939,360	\$0	\$103,692	\$1,535,215
2028	\$3,214,907	\$5,648,531	56.9 %	Medium	3.00 %	\$967,541	\$0	\$93,596	\$1,242,950
2029	\$3,033,094	\$5,752,232	52.7 %	Medium	3.00 %	\$996,567	\$0	\$98,473	\$587,669
2030	\$3,540,465	\$6,232,766	56.8 %	Medium	3.00 %	\$1,026,464	\$0	\$107,274	\$1,053,589
2031	\$3,620,615	\$6,203,167	58.4 %	Medium	3.00 %	\$1,057,258	\$0	\$113,799	\$815,665
2032	\$3,976,006	\$6,443,800	61.7 %	Medium	3.00 %	\$1,088,976	\$0	\$128,485	\$592,489
2033	\$4,600,977	\$6,948,364	66.2 %	Medium	2.25 %	\$1,113,478	\$0	\$149,352	\$494,778
2034	\$5,369,029	\$7,596,353	70.7 %	Low	2.25 %	\$1,138,531	\$0	\$159,381	\$1,396,487
2035	\$5,270,454	\$7,363,495	71.6 %	Low	2.25 %	\$1,164,148	\$0	\$171,996	\$395,477
2036	\$6,211,121	\$8,184,022	75.9 %	Low	2.25 %	\$1,190,341	\$0	\$195,068	\$785,922
2037	\$6,810,607	\$8,657,214	78.7 %	Low	2.25 %	\$1,217,124	\$0	\$216,420	\$607,679
2038	\$7,636,472	\$9,359,308	81.6 %	Low	2.25 %	\$1,244,509	\$0	\$235,416	\$1,037,669
2039	\$8,078,729	\$9,671,624	83.5 %	Low	2.25 %	\$1,272,511	\$0	\$226,266	\$2,551,871
2040	\$7,025,634	\$8,466,691	83.0 %	Low	2.25 %	\$1,301,142	\$0	\$194,042	\$2,593,184
2041	\$5,927,634	\$7,217,058	82.1 %	Low	2.25 %	\$1,330,418	\$0	\$183,442	\$1,123,450
2042	\$6,318,044	\$7,478,782	84.5 %	Low	2.25 %	\$1,360,352	\$0	\$209,829	\$199,144
2043	\$7,689,081	\$8,736,464	88.0 %	Low	2.25 %	\$1,390,960	\$0	\$238,937	\$1,057,822
2044	\$8,261,156	\$9,184,591	89.9 %	Low	2.25 %	\$1,422,257	\$0	\$237,666	\$2,316,841
2045	\$7,604,237	\$8,387,641	90.7 %	Low	2.25 %	\$1,454,257	\$0	\$239,702	\$901,127
2046	\$8,397,070	\$9,064,383	92.6 %	Low	2.25 %	\$1,486,978	\$0	\$255,619	\$1,472,884
2047	\$8,666,784	\$9,213,116	94.1 %	Low	2.25 %	\$1,520,435	\$0	\$269,612	\$1,125,664
2048	\$9,331,167	\$9,765,764	95.5 %	Low	2.25 %	\$1,554,645	\$0	\$289,087	\$1,208,103
2049	\$9,966,796	\$10,293,149	96.8 %	Low	2.25 %	\$1,589,625	\$0	\$322,108	\$343,009
2050	\$11,535,519	\$11,771,765	98.0 %	Low	2.25 %	\$1,625,391	\$0	\$333,097	\$2,793,669
2051	\$10,700,338	\$10,816,254	98.9 %	Low	2.25 %	\$1,661,962	\$0	\$320,448	\$1,991,602
2052	\$10,691,147	\$10,705,272	99.9 %	Low	2.25 %	\$1,699,357	\$0	\$340,858	\$668,543
2053	\$12,062,818	\$12,002,186	100.5 %	Low	2.25 %	\$1,737,592	\$0	\$389,510	\$251,006
2054	\$13,938,915	\$13,818,003	100.9 %	Low	2.25 %	\$1,776,688	\$0	\$416,775	\$2,249,490
2055	\$13,882,887	\$13,681,283	101.5 %	Low	2.25 %	\$1,816,663	\$0	\$432,991	\$1,111,121

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$4,060,116	\$3,707,070	\$3,214,907	\$3,033,094	\$3,540,465
Annual Reserve Funding	\$912,000	\$939,360	\$967,541	\$996,567	\$1,026,464
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$116,354	\$103,692	\$93,596	\$98,473	\$107,274
<b>Total Income</b>	<b>\$5,088,470</b>	<b>\$4,750,122</b>	<b>\$4,276,044</b>	<b>\$4,128,134</b>	<b>\$4,674,203</b>
<b># Component</b>					
<b>COMMON AREA</b>					
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	\$140,000	\$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
134 Play Equipment - Repair	\$0	\$21,424	\$0	\$0	\$23,411
140 Walls (Block/Stucco) - Repair	\$21,000	\$0	\$0	\$0	\$0
152 Asphalt - Seal/Repair	\$0	\$10,094	\$0	\$0	\$0
156 Concrete - Repair	\$0	\$8,652	\$0	\$0	\$9,454
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$156,000	\$0	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$18,700	\$0	\$0	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$160,680	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$99,725	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$0	\$96,794
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$0	\$70,232
180 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
182 Median Granite - Replenish	\$0	\$150,380	\$0	\$0	\$0
190 Drainage - Mitigate/Repair	\$300,000	\$309,000	\$318,270	\$327,818	\$0
191 Drainage - Mitigate/Repair	\$65,000	\$66,950	\$68,959	\$71,027	\$73,158
<b>NEIGHBORHOOD 2</b>					
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
210 Metal Fence - Replace	\$0	\$0	\$0	\$7,758	\$0
220 Walls & Fence - Repaint	\$0	\$56,753	\$0	\$0	\$0
232 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$0	\$18,778	\$0	\$0
<b>N2: BIG WASH PARK</b>					
260 Asphalt - Repave	\$0	\$0	\$25,462	\$0	\$0
270 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
274 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
280 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
284 Playground Turf - Replace	\$0	\$0	\$11,033	\$0	\$0
286 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
290 Metal Fence - Replace	\$0	\$0	\$23,764	\$0	\$0
294 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 3</b>					
300 Monuments - Refurbish	\$0	\$0	\$46,361	\$0	\$0
310 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$31,627
320 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
321 Irrigation System - Upgrade	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275
322 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
340 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
342 Median Granite - Replenish	\$0	\$51,500	\$0	\$0	\$0
<b>NEIGHBORHOOD 5</b>					
500 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$4,350	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$17,098	\$0	\$0	\$0
530 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N5: VISTOSO TRAILS</b>					
560 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
561 Monument LED - Replace	\$0	\$0	\$0	\$0	\$3,827

Fiscal Year	2026	2027	2028	2029	2030
566 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
570 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
575 Culvert Rails - Repaint	\$0	\$16,068	\$0	\$0	\$0
580 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
584 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$48,397
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
<b>N5: MOORE LOOP PARK</b>					
652 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
653 Asphalt - Seal/Repair	\$0	\$9,064	\$0	\$0	\$0
660 Park Assets - Repaint	\$0	\$13,905	\$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	\$8,800	\$0	\$0	\$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	\$6,798	\$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
<b>NEIGHBORHOOD 7</b>					
700 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
710 Metal Fence - Replace	\$0	\$0	\$0	\$30,050	\$0
720 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$0
726 Solar Lighting - Replace	\$0	\$0	\$0	\$0	\$0
730 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N7: WILDLIFE RIDGE PARK</b>					
740 Asphalt - Repave	\$0	\$0	\$0	\$0	\$47,947
741 Asphalt - Seal/Repair	\$0	\$5,871	\$0	\$0	\$0
746 Pole Lights - Replace	\$0	\$15,862	\$0	\$0	\$0
748 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$32,640
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	\$7,210	\$0	\$0	\$0
770 Play Equipment - Replace (A)	\$0	\$0	\$120,943	\$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
780 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
784 Court LED Lights - Replace	\$0	\$0	\$0	\$0	\$0
785 Court Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
786 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
794 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 10, PHASE 1</b>					
1000 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (A)	\$79,000	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (B)	\$0	\$40,685	\$0	\$0	\$0
1030 Landscape Granite - Replenish (A)	\$0	\$0	\$30,766	\$0	\$0
1030 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$189,085
1030 Landscape Granite - Replenish (C)	\$0	\$0	\$0	\$0	\$0
1032 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1033 Irrigation System - Upgrade	\$35,000	\$36,050	\$37,132	\$38,245	\$39,393
<b>NEIGHBORHOOD 10, PHASE 2</b>					
1040 Park Furniture - Replace	\$0	\$150,380	\$0	\$0	\$0
1043 Drinking Ftn - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1043 Drinking Ftn - Replace (Torreno)	\$7,800	\$0	\$0	\$0	\$0
1046 Play Equip - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1048 Play Equip - Replace (Monticello)	\$114,000	\$0	\$0	\$0	\$0
1050 Play Equip - Replace (Torreno)	\$0	\$79,310	\$0	\$0	\$0
1053 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$6,415
1054 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1056 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
1059 Basketball Courts - Resurface	\$0	\$27,810	\$0	\$0	\$0
1062 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1064 Ramada Trim - Repaint	\$0	\$5,150	\$0	\$0	\$0
1070 Metal Fence - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1072 Metal Fence - Replace (Torreno)	\$0	\$0	\$6,047	\$0	\$0
1074 Walls & Fence - Repaint (A)	\$41,600	\$0	\$0	\$0	\$0
1074 Walls & Fence - Repaint (B)	\$0	\$37,492	\$0	\$0	\$0
1078 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$135,061
1078 Landscape Granite - Replenish (B)	\$0	\$0	\$265,225	\$0	\$0
<b>NEIGHBORHOOD 10, PHASE 3</b>					
1082 Walls & Fence - Repaint	\$10,400	\$0	\$0	\$0	\$0
1083 Fence & Rails - Repaint	\$0	\$0	\$0	\$3,934	\$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	\$92,700	\$0	\$0	\$0
1092 Landscape Granite - Replenish (B)	\$0	\$28,840	\$0	\$0	\$0
1093 Landscape Granite - Replenish (C)	\$18,000	\$0	\$0	\$0	\$0
1094 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1095 Median Granite - Replenish	\$39,500	\$0	\$0	\$0	\$0
<b>N10: HOHOKAM PARK</b>					
1100 Asphalt - Repave	\$0	\$0	\$0	\$0	\$151,944
1102 Asphalt - Seal/Repair	\$0	\$12,875	\$0	\$0	\$0
1106 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
1108 Dog Park Fence - Replace	\$0	\$0	\$0	\$29,504	\$0
1109 Dog Park Surface - Replenish	\$4,400	\$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	\$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)	\$135,000	\$0	\$0	\$0	\$0
1120 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (A)	\$125,000	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1134 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
1136 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$5,290
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	\$8,800	\$0	\$0	\$0	\$0
1156 Tennis Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
1158 Tennis LED Lights - Replace	\$0	\$0	\$0	\$0	\$0
1159 Tennis Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N10: SUNSET PARK</b>					
1200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1201 Asphalt - Seal/Repair	\$3,400	\$0	\$0	\$0	\$3,827
1206 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (B)	\$0	\$0	\$17,611	\$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	\$0	\$8,216
1218 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1220 Basketball Court - Refurbish	\$0	\$0	\$0	\$21,636	\$0
1221 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N10: WOODSHADE TRAIL</b>					
1240 Asphalt - Repave	\$0	\$0	\$0	\$0	\$17,558
1244 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1250 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N11: VISTOSO HIGHLANDS</b>					

<b>Fiscal Year</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
1300 Artificial Turf - Replace	\$0	\$24,720	\$0	\$0	\$0
1302 Monument - Replace	\$0	\$20,394	\$0	\$0	\$0
1304 Bell Tower - Repaint	\$0	\$0	\$0	\$0	\$3,039
1306 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1311 Landscape Granite - Replenish	\$0	\$0	\$95,481	\$0	\$0
1320 Metal Rails - Repaint	\$0	\$0	\$0	\$3,060	\$0
<b>Total Expenses</b>	<b>\$1,381,400</b>	<b>\$1,535,215</b>	<b>\$1,242,950</b>	<b>\$587,669</b>	<b>\$1,053,589</b>
<b>Ending Reserve Balance</b>	<b>\$3,707,070</b>	<b>\$3,214,907</b>	<b>\$3,033,094</b>	<b>\$3,540,465</b>	<b>\$3,620,615</b>

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$3,620,615	\$3,976,006	\$4,600,977	\$5,369,029	\$5,270,454
Annual Reserve Funding	\$1,057,258	\$1,088,976	\$1,113,478	\$1,138,531	\$1,164,148
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$113,799	\$128,485	\$149,352	\$159,381	\$171,996
Total Income	\$4,791,671	\$5,193,466	\$5,863,807	\$6,666,941	\$6,606,598

# Component

**COMMON AREA**

100 Monuments (Ph1) - Renovate	\$0	\$0	\$0	\$0	\$0
101 Monuments (Ph1) - Refurbish	\$0	\$0	\$0	\$6,967	\$0
102 Monuments (Ph1) - Replace Lights	\$0	\$0	\$0	\$8,614	\$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	\$156,573
134 Play Equipment - Repair	\$0	\$0	\$25,581	\$0	\$0
140 Walls (Block/Stucco) - Repair	\$24,345	\$0	\$0	\$0	\$0
152 Asphalt - Seal/Repair	\$11,361	\$0	\$0	\$0	\$12,787
156 Concrete - Repair	\$0	\$0	\$10,331	\$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	\$21,678	\$0	\$0	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$0	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$0	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$0	\$0
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$0	\$0
180 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
182 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair	\$0	\$0	\$0	\$0	\$0
191 Drainage - Mitigate/Repair	\$75,353	\$77,613	\$79,942	\$82,340	\$84,810

**NEIGHBORHOOD 2**

201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$7,307
210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Walls & Fence - Repaint	\$0	\$0	\$67,766	\$0	\$0
232 Landscape Granite - Replenish (A)	\$0	\$0	\$17,956	\$0	\$0
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	\$7,307
280 Play Equipment - Replace	\$0	\$0	\$0	\$72,459	\$0
284 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
286 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$23,094
290 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
294 Landscape Granite - Replenish	\$0	\$0	\$0	\$18,622	\$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
321 Irrigation System - Upgrade	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish	\$0	\$0	\$0	\$180,768	\$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	\$20,416	\$0	\$0
530 Landscape Granite - Replenish	\$0	\$0	\$0	\$54,218	\$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
575 Culvert Rails - Repaint	\$0	\$0	\$19,186	\$0	\$0
580 Irrig Controllers - Replace	\$0	\$5,731	\$0	\$0	\$0
584 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
584 Landscape Granite - Replenish (B)	\$324,597	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
590 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
592 Median Granite - Replenish	\$16,925	\$0	\$0	\$0	\$0
<b>N5: MOORE LOOP PARK</b>					
652 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
653 Asphalt - Seal/Repair	\$10,202	\$0	\$0	\$0	\$11,482
660 Park Assets - Repaint	\$0	\$0	\$16,603	\$0	\$0
664 Drinking Ftn - Replace (A)	\$0	\$0	\$0	\$0	\$0
664 Drinking Ftn - Replace (B)	\$0	\$0	\$0	\$0	\$7,568
668 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
670 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
674 Playground Wood - Replenish	\$10,202	\$0	\$0	\$0	\$0
678 Shade Screens - Replace	\$0	\$21,493	\$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	\$8,117	\$0	\$0
686 Dog Park Surface - Replenish	\$21,678	\$0	\$0	\$0	\$0
688 Dog Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
694 Landscape Granite - Replenish	\$53,327	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 7</b>					
700 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
710 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Walls & Fence - Repaint	\$86,946	\$0	\$0	\$0	\$0
726 Solar Lighting - Replace	\$0	\$12,418	\$0	\$0	\$0
730 Landscape Granite - Replenish	\$0	\$0	\$0	\$233,212	\$0
<b>N7: WILDLIFE RIDGE PARK</b>					
740 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
741 Asphalt - Seal/Repair	\$6,608	\$0	\$0	\$0	\$7,437
746 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
748 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
750 Park Assets - Repaint	\$10,433	\$0	\$0	\$0	\$0
756 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
758 Drinking Fountain - Replace	\$0	\$0	\$0	\$7,981	\$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	\$15,373	\$0	\$0
774 Playground Turf - Replace	\$0	\$0	\$0	\$6,587	\$0
776 Shade Sails - Replace	\$0	\$0	\$0	\$21,028	\$0
780 Basketball Court - Replace	\$44,516	\$0	\$0	\$0	\$0
784 Court LED Lights - Replace	\$0	\$0	\$0	\$0	\$0
785 Court Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
786 Baseball Backstop - Replace	\$0	\$0	\$22,999	\$0	\$0
794 Landscape Granite - Replenish	\$0	\$0	\$0	\$92,474	\$0
<b>NEIGHBORHOOD 10, PHASE 1</b>					
1000 Metal Fence - Replace	\$0	\$109,256	\$0	\$0	\$0
1020 Walls & Fence - Repaint (A)	\$0	\$94,330	\$0	\$0	\$0
1020 Walls & Fence - Repaint (B)	\$0	\$0	\$48,580	\$0	\$0
1030 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (C)	\$0	\$0	\$0	\$207,750	\$0
1032 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1033 Irrigation System - Upgrade	\$0	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 10, PHASE 2</b>					
1040 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1043 Drinking Ftn - Replace (Somerset)	\$0	\$0	\$0	\$0	\$7,307
1043 Drinking Ftn - Replace (Torreno)	\$0	\$0	\$0	\$0	\$0
1046 Play Equip - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1048 Play Equip - Replace (Monticello)	\$0	\$0	\$0	\$0	\$0
1050 Play Equip - Replace (Torreno)	\$0	\$0	\$0	\$0	\$0
1053 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$0
1054 Shade Screens - Replace	\$18,085	\$0	\$0	\$0	\$0
1056 Shade Sails - Replace	\$0	\$0	\$0	\$29,136	\$0
1059 Basketball Courts - Resurface	\$0	\$0	\$0	\$34,203	\$0
1062 Ramada Roofs - Replace	\$46,371	\$0	\$0	\$0	\$0
1064 Ramada Trim - Repaint	\$0	\$0	\$6,149	\$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	\$49,673	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
1074 Walls & Fence - Repaint (B)	\$0	\$0	\$44,767	\$0	\$0
1078 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1078 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 10, PHASE 3</b>					
1082 Walls & Fence - Repaint	\$0	\$12,418	\$0	\$0	\$0
1083 Fence & Rails - Repaint	\$0	\$0	\$0	\$0	\$4,697
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
<b>N10: HOHOKAM PARK</b>					
1100 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1102 Asphalt - Seal/Repair	\$14,491	\$0	\$0	\$0	\$16,310
1106 Pole Lights - Replace	\$0	\$81,912	\$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	\$12,921	\$0
1112 Dog Park Fountain - Replace	\$0	\$5,254	\$0	\$0	\$0
1114 Park Assets - Repaint	\$18,548	\$0	\$0	\$0	\$0
1118 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1119 Drinking Fountain - Replace	\$0	\$0	\$0	\$7,981	\$0
1120 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
1120 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1134 Playground Turf - Replace	\$0	\$0	\$0	\$14,188	\$0
1136 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$0
1138 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$37,838
1140 Basketball Court - Replace	\$0	\$0	\$91,011	\$0	\$0
1151 Tennis Courts - Resurface	\$0	\$33,075	\$0	\$0	\$0
1152 Tennis Fence - Replace	\$0	\$80,718	\$0	\$0	\$0
1154 Tennis Fence - Repaint	\$0	\$0	\$0	\$11,148	\$0
1156 Tennis Windscreen - Replace	\$0	\$8,597	\$0	\$0	\$0
1158 Tennis LED Lights - Replace	\$0	\$0	\$0	\$0	\$0
1159 Tennis Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$0	\$0	\$0	\$54,724	\$0
<b>N10: SUNSET PARK</b>					
1200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1201 Asphalt - Seal/Repair	\$0	\$0	\$0	\$4,307	\$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	\$7,307
1214 Play Equipment - Replace (A)	\$0	\$0	\$0	\$110,716	\$0
1214 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1216 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$0
1218 Shade Sails - Replace	\$0	\$0	\$0	\$25,082	\$0
1220 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$0
1221 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$0	\$0	\$65,872	\$0
<b>N10: WOODSHADE TRAIL</b>					
1240 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1244 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1250 Landscape Granite - Replenish	\$0	\$0	\$0	\$33,189	\$0
<b>N11: VISTOSO HIGHLANDS</b>					
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	\$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

<b>Fiscal Year</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>
1320 Metal Rails - Repaint	\$0	\$0	\$0	\$0	\$3,653
Total Expenses	\$815,665	\$592,489	\$494,778	\$1,396,487	\$395,477
Ending Reserve Balance	\$3,976,006	\$4,600,977	\$5,369,029	\$5,270,454	\$6,211,121

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$6,211,121	\$6,810,607	\$7,636,472	\$8,078,729	\$7,025,634
Annual Reserve Funding	\$1,190,341	\$1,217,124	\$1,244,509	\$1,272,511	\$1,301,142
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$195,068	\$216,420	\$235,416	\$226,266	\$194,042
Total Income	\$7,596,530	\$8,244,151	\$9,116,397	\$9,577,505	\$8,520,818
# Component					
<b>COMMON AREA</b>					
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	\$7,392	\$0	\$0	\$0	\$0
108 Monuments (Ph2) - Replace Lights	\$9,139	\$0	\$0	\$0	\$0
110 Monuments (Parcels) - Replace	\$0	\$0	\$0	\$0	\$0
134 Play Equipment - Repair	\$27,953	\$0	\$0	\$30,546	\$0
140 Walls (Block/Stucco) - Repair	\$28,222	\$0	\$0	\$0	\$0
152 Asphalt - Seal/Repair	\$0	\$0	\$0	\$14,392	\$0
156 Concrete - Repair	\$11,289	\$0	\$0	\$12,336	\$0
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$299,493
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$25,131	\$0	\$0	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$215,940	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$134,022	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$0	\$130,083
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$0	\$94,386
180 Median Landscape - Renovate	\$0	\$0	\$0	\$1,497,904	\$0
182 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair	\$0	\$0	\$0	\$0	\$0
191 Drainage - Mitigate/Repair	\$87,355	\$89,975	\$92,674	\$95,455	\$98,318
<b>NEIGHBORHOOD 2</b>					
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	\$80,916	\$0
232 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$0	\$25,236	\$0	\$0
<b>N2: BIG WASH PARK</b>					
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	\$0	\$0
284 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$15,731
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
<b>NEIGHBORHOOD 3</b>					
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
321 Irrigation System - Upgrade	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
340 Median Landscape - Renovate	\$0	\$0	\$0	\$534,546	\$0
342 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 5</b>					
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	\$24,378	\$0
530 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N5: VISTOSO TRAILS</b>					
560 Monument - Refurbish	\$0	\$0	\$0	\$0	\$11,193
561 Monument LED - Replace	\$0	\$0	\$0	\$0	\$5,143
566 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
570 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$48,705
575 Culvert Rails - Repaint	\$0	\$0	\$0	\$22,909	\$0
580 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
584 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$65,041
584 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
590 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
592 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N5: MOORE LOOP PARK</b>					
652 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
653 Asphalt - Seal/Repair	\$0	\$0	\$0	\$12,923	\$0
660 Park Assets - Repaint	\$0	\$0	\$0	\$19,825	\$0
664 Drinking Ftn - Replace (A)	\$0	\$0	\$0	\$5,580	\$0
664 Drinking Ftn - Replace (B)	\$0	\$0	\$0	\$0	\$0
668 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$99,075
670 Play Equipment - Replace	\$0	\$0	\$192,478	\$0	\$0
674 Playground Wood - Replenish	\$11,826	\$0	\$0	\$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	\$9,692	\$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
<b>NEIGHBORHOOD 7</b>					
700 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
710 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Walls & Fence - Repaint	\$0	\$103,818	\$0	\$0	\$0
726 Solar Lighting - Replace	\$0	\$0	\$0	\$0	\$0
730 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N7: WILDLIFE RIDGE PARK</b>					
740 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
741 Asphalt - Seal/Repair	\$0	\$0	\$0	\$8,371	\$0
746 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
748 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
750 Park Assets - Repaint	\$0	\$12,458	\$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	\$0	\$0	\$0	\$0	\$0
776 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
780 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
784 Court LED Lights - Replace	\$0	\$0	\$0	\$0	\$19,966
785 Court Light Poles - Replace	\$0	\$0	\$0	\$0	\$13,311
786 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
794 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 10, PHASE 1</b>					
1000 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (A)	\$0	\$0	\$112,635	\$0	\$0
1020 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$58,007	\$0
1030 Landscape Granite - Replenish (A)	\$0	\$0	\$41,347	\$0	\$0
1030 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$254,115
1030 Landscape Granite - Replenish (C)	\$0	\$0	\$0	\$0	\$0
1032 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1033 Irrigation System - Upgrade	\$0	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 10, PHASE 2</b>					
1040 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1043 Drinking Ftn - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1043 Drinking Ftn - Replace (Torreno)	\$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	\$7,660	\$0	\$0	\$0	\$0
1054 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1056 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1059 Basketball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1062 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1064 Ramada Trim - Repaint	\$0	\$0	\$0	\$7,343	\$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	\$59,312	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
1074 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$53,455	\$0
1078 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$181,511
1078 Landscape Granite - Replenish (B)	\$0	\$0	\$356,440	\$0	\$0
<b>NEIGHBORHOOD 10, PHASE 3</b>					
1082 Walls & Fence - Repaint	\$0	\$0	\$14,828	\$0	\$0
1083 Fence & Rails - Repaint	\$0	\$0	\$0	\$0	\$0
1084 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$36,302
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	\$18,907
1088 Mailboxes - Replace (A)	\$26,610	\$0	\$0	\$0	\$0
1088 Mailboxes - Replace (B)	\$0	\$0	\$0	\$0	\$6,655
1090 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1092 Landscape Granite - Replenish (A)	\$0	\$124,581	\$0	\$0	\$0
1092 Landscape Granite - Replenish (B)	\$0	\$38,759	\$0	\$0	\$0
1093 Landscape Granite - Replenish (C)	\$24,190	\$0	\$0	\$0	\$0
1094 Median Landscape - Renovate	\$362,857	\$0	\$0	\$0	\$0
1095 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N10: HOHOKAM PARK</b>					
1100 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1102 Asphalt - Seal/Repair	\$0	\$0	\$0	\$18,357	\$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	\$5,913	\$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	\$22,148	\$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	\$9,692	\$0
1130 Play Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1130 Play Equipment - Replace (B)	\$117,458	\$0	\$0	\$0	\$0
1134 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
1136 Playground Wood - Replenish	\$6,316	\$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	\$41,899
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	\$10,891
1158 Tennis LED Lights - Replace	\$0	\$0	\$0	\$0	\$43,563
1159 Tennis Light Poles - Replace	\$0	\$0	\$0	\$0	\$40,840
1160 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N10: SUNSET PARK</b>					
1200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1201 Asphalt - Seal/Repair	\$0	\$0	\$4,848	\$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)	\$0	\$0	\$0	\$0	\$0
1214 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$20,420
1216 Playground Wood - Replenish	\$9,811	\$0	\$0	\$0	\$0
1218 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1220 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$0
1221 Basketball Court - Resurface	\$16,799	\$0	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N10: WOODSHADE TRAIL</b>					
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
<b>N11: VISTOSO HIGHLANDS</b>					
1300 Artificial Turf - Replace	\$0	\$0	\$0	\$35,245	\$0
1302 Monument - Replace	\$0	\$0	\$0	\$0	\$0
1304 Bell Tower - Repaint	\$0	\$0	\$3,850	\$0	\$0
1306 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Landscape - Renovate	\$0	\$0	\$0	\$0	\$1,037,637
1311 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>
1320 Metal Rails - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$785,922	\$607,679	\$1,037,669	\$2,551,871	\$2,593,184
Ending Reserve Balance	\$6,810,607	\$7,636,472	\$8,078,729	\$7,025,634	\$5,927,634

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$5,927,634	\$6,318,044	\$7,689,081	\$8,261,156	\$7,604,237
Annual Reserve Funding	\$1,330,418	\$1,360,352	\$1,390,960	\$1,422,257	\$1,454,257
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$183,442	\$209,829	\$238,937	\$237,666	\$239,702
Total Income	\$7,441,494	\$7,888,225	\$9,318,978	\$9,921,078	\$9,298,197
# Component					
<b>COMMON AREA</b>					
100 Monuments (Ph1) - Renovate	\$0	\$0	\$0	\$238,341	\$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	\$0	\$0	\$0	\$0
108 Monuments (Ph2) - Replace Lights	\$0	\$0	\$0	\$0	\$0
110 Monuments (Parcels) - Replace	\$0	\$0	\$0	\$0	\$0
134 Play Equipment - Repair	\$0	\$33,378	\$0	\$0	\$36,473
140 Walls (Block/Stucco) - Repair	\$32,717	\$0	\$0	\$0	\$0
152 Asphalt - Seal/Repair	\$0	\$0	\$16,198	\$0	\$0
156 Concrete - Repair	\$0	\$13,480	\$0	\$0	\$14,729
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$0	\$0	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$29,134	\$0	\$0	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$0	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$0	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$0	\$0
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$0	\$0
180 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
182 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair	\$0	\$0	\$0	\$0	\$0
191 Drainage - Mitigate/Repair	\$101,268	\$104,306	\$107,435	\$110,658	\$113,978
<b>NEIGHBORHOOD 2</b>					
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$9,820
210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$96,618
232 Landscape Granite - Replenish (A)	\$0	\$0	\$24,132	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
<b>N2: BIG WASH PARK</b>					
260 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
270 Park Furniture - Replace	\$0	\$0	\$22,313	\$0	\$0
274 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$9,820
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	\$25,026	\$0
<b>NEIGHBORHOOD 3</b>					
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
321 Irrigation System - Upgrade	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish	\$0	\$0	\$0	\$242,937	\$0
340 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
342 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 5</b>					
500 Park Furniture - Replace	\$0	\$0	\$58,511	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$29,108
530 Landscape Granite - Replenish	\$0	\$0	\$0	\$72,864	\$0
<b>N5: VISTOSO TRAILS</b>					
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
575 Culvert Rails - Repaint	\$0	\$0	\$0	\$0	\$27,355
580 Irrig Controllers - Replace	\$0	\$0	\$0	\$8,172	\$0
584 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
584 Landscape Granite - Replenish (B)	\$436,231	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
590 Median Landscape - Renovate	\$0	\$0	\$206,606	\$0	\$0
592 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N5: MOORE LOOP PARK</b>					
652 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
653 Asphalt - Seal/Repair	\$0	\$0	\$14,545	\$0	\$0
660 Park Assets - Repaint	\$0	\$0	\$0	\$0	\$23,672
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	\$13,710	\$0	\$0	\$0	\$0
678 Shade Screens - Replace	\$0	\$0	\$0	\$30,644	\$0
680 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$114,679
684 Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$94,865
685 Dog Park Fence - Repaint	\$0	\$0	\$0	\$0	\$11,573
686 Dog Park Surface - Replenish	\$29,134	\$0	\$0	\$0	\$0
688 Dog Park Furniture - Replace	\$227,463	\$0	\$0	\$0	\$0
694 Landscape Granite - Replenish	\$71,667	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 7</b>					
700 Park Furniture - Replace	\$0	\$0	\$48,098	\$0	\$0
710 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Walls & Fence - Repaint	\$0	\$0	\$123,964	\$0	\$0
726 Solar Lighting - Replace	\$0	\$0	\$0	\$0	\$0
730 Landscape Granite - Replenish	\$0	\$0	\$0	\$313,418	\$0
<b>N7: WILDLIFE RIDGE PARK</b>					
740 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
741 Asphalt - Seal/Repair	\$0	\$0	\$9,421	\$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	\$14,876	\$0	\$0
756 Tile Roofs - Refurbish	\$21,033	\$0	\$0	\$0	\$0
758 Drinking Fountain - Replace	\$0	\$0	\$0	\$10,725	\$0
760 Park Furniture - Replace	\$0	\$0	\$127,269	\$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	\$21,919
774 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
776 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
780 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
784 Court LED Lights - Replace	\$0	\$0	\$0	\$0	\$0
785 Court Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
786 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
794 Landscape Granite - Replenish	\$0	\$0	\$0	\$124,278	\$0
<b>NEIGHBORHOOD 10, PHASE 1</b>					
1000 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$134,492	\$0
1020 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$0	\$69,263
1030 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (C)	\$0	\$0	\$0	\$279,199	\$0
1032 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1033 Irrigation System - Upgrade	\$0	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 10, PHASE 2</b>					
1040 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1043 Drinking Ftn - Replace (Somerset)	\$0	\$0	\$0	\$0	\$9,820
1043 Drinking Ftn - Replace (Torreno)	\$0	\$0	\$0	\$13,279	\$0
1046 Play Equip - Replace (Somerset)	\$0	\$0	\$84,295	\$0	\$0
1048 Play Equip - Replace (Monticello)	\$0	\$0	\$0	\$194,077	\$0
1050 Play Equip - Replace (Torreno)	\$0	\$0	\$0	\$0	\$135,020
1053 Playground Wood - Replenish	\$0	\$9,147	\$0	\$0	\$0
1054 Shade Screens - Replace	\$0	\$0	\$25,784	\$0	\$0
1056 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1059 Basketball Courts - Resurface	\$42,065	\$0	\$0	\$0	\$0
1062 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1064 Ramada Trim - Repaint	\$0	\$0	\$0	\$0	\$8,768
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	\$70,821	\$0

Fiscal Year	2041	2042	2043	2044	2045
1074 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$0	\$63,828
1078 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1078 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 10, PHASE 3</b>					
1082 Walls & Fence - Repaint	\$0	\$0	\$0	\$17,705	\$0
1083 Fence & Rails - Repaint	\$5,609	\$0	\$0	\$0	\$0
1084 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
1084 Metal Fence - Replace (B)	\$71,667	\$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
<b>N10: HOHOKAM PARK</b>					
1100 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1102 Asphalt - Seal/Repair	\$0	\$0	\$20,661	\$0	\$0
1106 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
1108 Dog Park Fence - Replace	\$0	\$0	\$0	\$0	\$0
1109 Dog Park Surface - Replenish	\$0	\$0	\$0	\$0	\$0
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	\$26,446	\$0	\$0
1118 Tile Roofs - Refurbish	\$37,391	\$0	\$0	\$0	\$0
1119 Drinking Fountain - Replace	\$0	\$0	\$0	\$10,725	\$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	\$212,804	\$0
1130 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1134 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
1136 Playground Wood - Replenish	\$0	\$7,542	\$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	\$14,121	\$0	\$0	\$0
1156 Tennis Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
1158 Tennis LED Lights - Replace	\$0	\$0	\$0	\$0	\$0
1159 Tennis Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$0	\$0	\$0	\$73,545	\$0
<b>N10: SUNSET PARK</b>					
1200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1201 Asphalt - Seal/Repair	\$0	\$5,456	\$0	\$0	\$0
1206 Park Furniture - Replace (A)	\$0	\$0	\$22,313	\$0	\$0
1206 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1210 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$9,820
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	\$11,714	\$0	\$0	\$0
1218 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1220 Basketball Court - Refurbish	\$0	\$0	\$32,726	\$0	\$0
1221 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1230 Landscape Granite - Replenish	\$0	\$0	\$0	\$88,527	\$0
<b>N10: WOODSHADE TRAIL</b>					
1240 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1244 Park Furniture - Replace	\$0	\$0	\$72,229	\$0	\$0
1250 Landscape Granite - Replenish	\$0	\$0	\$0	\$44,604	\$0
<b>N11: VISTOSO HIGHLANDS</b>					
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	\$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

<b>Fiscal Year</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>
1320 Metal Rails - Repaint	\$4,362	\$0	\$0	\$0	\$0
Total Expenses	\$1,123,450	\$199,144	\$1,057,822	\$2,316,841	\$901,127
Ending Reserve Balance	\$6,318,044	\$7,689,081	\$8,261,156	\$7,604,237	\$8,397,070

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$8,397,070	\$8,666,784	\$9,331,167	\$9,966,796	\$11,535,519
Annual Reserve Funding	\$1,486,978	\$1,520,435	\$1,554,645	\$1,589,625	\$1,625,391
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$255,619	\$269,612	\$289,087	\$322,108	\$333,097
Total Income	\$10,139,668	\$10,456,832	\$11,174,899	\$11,878,528	\$13,494,007

# 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	\$252,856	\$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
134 Play Equipment - Repair	\$0	\$0	\$39,855	\$0	\$0
140 Walls (Block/Stucco) - Repair	\$37,928	\$0	\$0	\$0	\$0
152 Asphalt - Seal/Repair	\$0	\$18,231	\$0	\$0	\$0
156 Concrete - Repair	\$0	\$0	\$16,095	\$0	\$0
161 Irrigation System - Replace (A)	\$0	\$0	\$0	\$0	\$0
161 Irrigation System - Replace (B)	\$281,753	\$0	\$0	\$0	\$0
163 Irrig Controllers - Replace	\$33,774	\$0	\$0	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$290,206	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$180,114	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$0	\$174,820
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$0	\$126,846
180 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
182 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair	\$0	\$0	\$0	\$0	\$0
191 Drainage - Mitigate/Repair	\$117,397	\$120,919	\$124,547	\$128,283	\$132,132

**NEIGHBORHOOD 2**

201 Asphalt - Repave	\$0	\$0	\$0	\$17,368	\$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	\$33,915	\$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	\$0	\$0
284 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
286 Shade Sails - Replace	\$0	\$32,927	\$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	\$83,734	\$0	\$0
310 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
320 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$548,854
321 Irrigation System - Upgrade	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish	\$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	\$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	\$0	\$0	\$0	\$6,911
566 Asphalt - Repave	\$0	\$0	\$0	\$0	\$27,443
570 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
575 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	\$87,410
584 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
590 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
592 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N5: MOORE LOOP PARK</b>					
652 Asphalt - Repave	\$0	\$0	\$0	\$0	\$192,302
653 Asphalt - Seal/Repair	\$0	\$16,371	\$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	\$0	\$0	\$0	\$11,790
668 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
670 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
674 Playground Wood - Replenish	\$15,894	\$0	\$0	\$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
<b>NEIGHBORHOOD 7</b>					
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	\$148,019	\$0
726 Solar Lighting - Replace	\$0	\$19,347	\$0	\$0	\$0
730 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N7: WILDLIFE RIDGE PARK</b>					
740 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
741 Asphalt - Seal/Repair	\$0	\$10,604	\$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	\$17,762	\$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)	\$205,897	\$0	\$0	\$0	\$0
770 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
774 Playground Turf - Replace	\$9,392	\$0	\$0	\$0	\$0
776 Shade Sails - Replace	\$29,981	\$0	\$0	\$0	\$0
780 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
784 Court LED Lights - Replace	\$0	\$0	\$0	\$0	\$0
785 Court Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
786 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
794 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 10, PHASE 1</b>					
1000 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$0	\$160,591
1020 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (A)	\$0	\$0	\$55,567	\$0	\$0
1030 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$341,509
1030 Landscape Granite - Replenish (C)	\$0	\$0	\$0	\$0	\$0
1032 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$380,132
1033 Irrigation System - Upgrade	\$0	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 10, PHASE 2</b>					
1040 Park Furniture - Replace	\$0	\$271,603	\$0	\$0	\$0
1043 Drinking Ftn - Replace (Somerset)	\$0	\$0	\$0	\$0	\$0
1043 Drinking Ftn - Replace (Torreno)	\$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	\$10,922	\$0	\$0
1054 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1056 Shade Sails - Replace	\$41,541	\$0	\$0	\$0	\$0
1059 Basketball Courts - Resurface	\$0	\$0	\$51,735	\$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)	\$12,643	\$0	\$0	\$0	\$0
1072 Metal Fence - Replace (Torreno)	\$0	\$0	\$10,922	\$0	\$0
1074 Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$0	\$84,564

Fiscal Year	2046	2047	2048	2049	2050
1074 Walls & Fence - Repaint (B)	\$0	\$0	\$0	\$0	\$0
1078 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$243,935
1078 Landscape Granite - Replenish (B)	\$0	\$0	\$479,026	\$0	\$0
<b>NEIGHBORHOOD 10, PHASE 3</b>					
1082 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$21,141
1083 Fence & Rails - Repaint	\$0	\$6,697	\$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	\$105,705
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	\$14,991	\$0	\$0	\$0	\$0
1092 Landscape Granite - Replenish (A)	\$0	\$167,427	\$0	\$0	\$0
1092 Landscape Granite - Replenish (B)	\$0	\$52,088	\$0	\$0	\$0
1093 Landscape Granite - Replenish (C)	\$32,510	\$0	\$0	\$0	\$0
1094 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1095 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$80,295
<b>N10: HOHOKAM PARK</b>					
1100 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1102 Asphalt - Seal/Repair	\$0	\$23,254	\$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	\$7,947	\$0	\$0	\$0	\$0
1110 Dog Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
1112 Dog Park Fountain - Replace	\$0	\$0	\$0	\$0	\$8,944
1114 Park Assets - Repaint	\$0	\$0	\$0	\$31,577	\$0
1118 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1119 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1120 Park Furniture - Replace (A)	\$243,825	\$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	\$20,228	\$0	\$0	\$0	\$0
1136 Playground Wood - Replenish	\$0	\$0	\$9,006	\$0	\$0
1138 Shade Sails - Replace	\$0	\$53,949	\$0	\$0	\$0
1140 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
1151 Tennis Courts - Resurface	\$0	\$0	\$53,076	\$0	\$0
1152 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$17,889
1156 Tennis Windscreen - Replace	\$0	\$0	\$13,796	\$0	\$0
1158 Tennis LED Lights - Replace	\$0	\$0	\$0	\$0	\$0
1159 Tennis Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N10: SUNSET PARK</b>					
1200 Asphalt - Repave	\$67,549	\$0	\$0	\$0	\$0
1201 Asphalt - Seal/Repair	\$6,141	\$0	\$0	\$0	\$6,911
1206 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
1206 Park Furniture - Replace (B)	\$0	\$0	\$31,807	\$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	\$13,988	\$0	\$0
1218 Shade Sails - Replace	\$35,761	\$0	\$0	\$0	\$0
1220 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$0
1221 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$25,410
1230 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>N10: WOODSHADE TRAIL</b>					
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
<b>N11: VISTOSO HIGHLANDS</b>					
1300 Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
1302 Monument - Replace	\$0	\$36,834	\$0	\$0	\$0
1304 Bell Tower - Repaint	\$4,877	\$0	\$0	\$0	\$0
1306 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$8,131
1310 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1311 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>
1320 Metal Rails - Repaint	\$0	\$5,209	\$0	\$0	\$0
Total Expenses	\$1,472,884	\$1,125,664	\$1,208,103	\$343,009	\$2,793,669
Ending Reserve Balance	\$8,666,784	\$9,331,167	\$9,966,796	\$11,535,519	\$10,700,338

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$10,700,338	\$10,691,147	\$12,062,818	\$13,938,915	\$13,882,887
Annual Reserve Funding	\$1,661,962	\$1,699,357	\$1,737,592	\$1,776,688	\$1,816,663
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$320,448	\$340,858	\$389,510	\$416,775	\$432,991
Total Income	\$12,682,748	\$12,731,361	\$14,189,920	\$16,132,378	\$16,132,542
# Component					
<b>COMMON AREA</b>					
100 Monuments (Ph1) - Renovate	\$0	\$0	\$0	\$0	\$0
101 Monuments (Ph1) - Refurbish	\$0	\$0	\$0	\$12,584	\$0
102 Monuments (Ph1) - Replace Lights	\$0	\$0	\$0	\$15,558	\$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	\$282,788
134 Play Equipment - Repair	\$43,551	\$0	\$0	\$47,589	\$0
140 Walls (Block/Stucco) - Repair	\$43,969	\$0	\$0	\$0	\$0
152 Asphalt - Seal/Repair	\$20,519	\$0	\$0	\$0	\$23,094
156 Concrete - Repair	\$17,588	\$0	\$0	\$19,219	\$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	\$39,154	\$0	\$0	\$0	\$0
171 Landscape Granite - Replenish (Ph1)	\$0	\$0	\$0	\$0	\$0
172 Landscape Granite - Replenish (Ph2)	\$0	\$0	\$0	\$0	\$0
173 Landscape Granite - Replenish (Ph3)	\$0	\$0	\$0	\$0	\$0
174 Landscape Granite - Replenish (Ph4)	\$0	\$0	\$0	\$0	\$0
180 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
182 Median Granite - Replenish	\$305,692	\$0	\$0	\$0	\$0
190 Drainage - Mitigate/Repair	\$0	\$0	\$0	\$0	\$0
191 Drainage - Mitigate/Repair	\$136,096	\$140,178	\$144,384	\$148,715	\$153,177
<b>NEIGHBORHOOD 2</b>					
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$13,197
210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Walls & Fence - Repaint	\$115,367	\$0	\$0	\$0	\$0
232 Landscape Granite - Replenish (A)	\$0	\$0	\$32,431	\$0	\$0
234 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
<b>N2: BIG WASH PARK</b>					
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	\$13,197
280 Play Equipment - Replace	\$0	\$123,357	\$0	\$0	\$0
284 Playground Turf - Replace	\$0	\$22,429	\$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	\$33,633	\$0
<b>NEIGHBORHOOD 3</b>					
300 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
310 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$66,219
320 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
321 Irrigation System - Upgrade	\$0	\$0	\$0	\$0	\$0
322 Landscape Granite - Replenish	\$0	\$0	\$0	\$326,487	\$0
340 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
342 Median Granite - Replenish	\$104,689	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 5</b>					
500 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$34,757	\$0	\$0	\$0	\$0
530 Landscape Granite - Replenish	\$0	\$0	\$0	\$97,923	\$0
<b>N5: VISTOSO TRAILS</b>					
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
575 Culvert Rails - Repaint	\$32,663	\$0	\$0	\$0	\$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)	\$586,258	\$0	\$0	\$0	\$0

Fiscal Year	2051	2052	2053	2054	2055
590 Median Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
592 Median Granite - Replenish	\$0	\$0	\$0	\$0	\$34,406
<b>N5: MOORE LOOP PARK</b>					
652 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
653 Asphalt - Seal/Repair	\$18,425	\$0	\$0	\$0	\$20,738
660 Park Assets - Repaint	\$28,266	\$0	\$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	\$18,425	\$0	\$0	\$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	\$13,819	\$0	\$0	\$0	\$0
686 Dog Park Surface - Replenish	\$39,154	\$0	\$0	\$0	\$0
688 Dog Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
694 Landscape Granite - Replenish	\$96,314	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 7</b>					
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	\$176,742
726 Solar Lighting - Replace	\$0	\$0	\$0	\$0	\$0
730 Landscape Granite - Replenish	\$0	\$0	\$0	\$421,207	\$0
<b>N7: WILDLIFE RIDGE PARK</b>					
740 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
741 Asphalt - Seal/Repair	\$11,935	\$0	\$0	\$0	\$13,432
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	\$21,209
756 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
758 Drinking Fountain - Replace	\$0	\$0	\$0	\$14,414	\$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
780 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
784 Court LED Lights - Replace	\$0	\$0	\$0	\$0	\$31,107
785 Court Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
786 Baseball Backstop - Replace	\$39,154	\$0	\$0	\$0	\$0
794 Landscape Granite - Replenish	\$0	\$0	\$0	\$167,019	\$0
<b>NEIGHBORHOOD 10, PHASE 1</b>					
1000 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (A)	\$0	\$0	\$0	\$0	\$0
1020 Walls & Fence - Repaint (B)	\$82,704	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
1030 Landscape Granite - Replenish (C)	\$0	\$0	\$0	\$375,220	\$0
1032 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1033 Irrigation System - Upgrade	\$0	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 10, PHASE 2</b>					
1040 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1043 Drinking Ftn - Replace (Somerset)	\$0	\$0	\$0	\$0	\$13,197
1043 Drinking Ftn - Replace (Torreno)	\$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	\$13,041	\$0
1054 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$36,762
1056 Shade Sails - Replace	\$0	\$0	\$0	\$0	\$0
1059 Basketball Courts - Resurface	\$0	\$0	\$0	\$0	\$63,627
1062 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1064 Ramada Trim - Repaint	\$10,469	\$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

Fiscal Year	2051	2052	2053	2054	2055
1074 Walls & Fence - Repaint (B)	\$76,214	\$0	\$0	\$0	\$0
1078 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
1078 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
<b>NEIGHBORHOOD 10, PHASE 3</b>					
1082 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$0
1083 Fence & Rails - Repaint	\$0	\$0	\$7,997	\$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
<b>N10: HOHOKAM PARK</b>					
1100 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1102 Asphalt - Seal/Repair	\$26,172	\$0	\$0	\$0	\$29,457
1106 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
1108 Dog Park Fence - Replace	\$0	\$0	\$59,975	\$0	\$0
1109 Dog Park Surface - Replenish	\$0	\$0	\$0	\$0	\$0
1110 Dog Park Benches - Replace	\$0	\$0	\$0	\$23,337	\$0
1112 Dog Park Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1114 Park Assets - Repaint	\$0	\$0	\$0	\$0	\$37,705
1118 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1119 Drinking Fountain - Replace	\$0	\$0	\$0	\$14,414	\$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	\$199,965	\$0
1134 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
1136 Playground Wood - Replenish	\$0	\$0	\$0	\$10,753	\$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 LED Lights - Replace	\$0	\$0	\$0	\$0	\$67,869
1159 Tennis Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
1160 Landscape Granite - Replenish	\$0	\$0	\$0	\$98,838	\$0
<b>N10: SUNSET PARK</b>					
1200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1201 Asphalt - Seal/Repair	\$0	\$0	\$0	\$7,779	\$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	\$13,197
1214 Play Equipment - Replace (A)	\$0	\$188,486	\$0	\$0	\$0
1214 Play Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1216 Playground Wood - Replenish	\$0	\$0	\$0	\$16,702	\$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	\$0	\$0	\$0	\$118,972	\$0
<b>N10: WOODSHADE TRAIL</b>					
1240 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
1244 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1250 Landscape Granite - Replenish	\$0	\$0	\$0	\$59,944	\$0
<b>N11: VISTOSO HIGHLANDS</b>					
1300 Artificial Turf - Replace	\$50,251	\$0	\$0	\$0	\$0
1302 Monument - Replace	\$0	\$0	\$0	\$0	\$0
1304 Bell Tower - Repaint	\$0	\$0	\$0	\$6,177	\$0
1306 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
1311 Landscape Granite - Replenish	\$0	\$194,093	\$0	\$0	\$0

<b>Fiscal Year</b>		<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>	<b>2055</b>
1320	Metal Rails - Repaint	\$0	\$0	\$6,220	\$0	\$0
	Total Expenses	\$1,991,602	\$668,543	\$251,006	\$2,249,490	\$1,111,121
	Ending Reserve Balance	\$10,691,147	\$12,062,818	\$13,938,915	\$13,882,887	\$15,021,421



## Accuracy, Limitations, and Disclosures

Association Reserves – AZ, LLC 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 – AZ, LLC 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

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>UOM</b>	Unit of Measure
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	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.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	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 our 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 three-part test to determine if they meet the criteria for reserve funding:

- 1) Common area repair & replacement responsibility
- 2) Need and schedule for the project can be reasonably anticipated, and
- 3) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above three 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 a representative market cost. There are many factors that can result in a wide variety of potential costs, and we have attempted to present a reasonable estimate of your actual expense.

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

Approx Quantity: 2 Monuments

**Location:** Community entrance on Rancho Vistoso Blvd & Tangerine Rd

**Funded?:** Yes.

**History:** Renovated in 2024 for ~\$125,000. Previously installed around 1999.

**Comments:** Monuments consist of metal lettering attached to walls covered with stone veneer. Lettering reads "Rancho Vistoso". Renovation in 2024 involved significant changes/replacement of the landscaping, eliminating turf, irrigation, and lighting. Letters will either be refurbished or replaced. Complete scope of work is currently unknown. Treat repairs and maintenance as an Operating expense.

**Useful Life:** 20 years

**Remain Life:**

18 years

**Lower Estimate:** \$ 126,000

**Higher Estimate:**

\$154,000

**Cost Source:** Estimate Provided by Client

### Comp #: 101 Monuments (Ph1) - Refurbish

Approx Quantity: 2 Monuments

**Location:** Community entrance on Rancho Vistoso Blvd & Tangerine Rd

**Funded?:** Yes.

**History:** Renovated in 2024. 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

**Remain Life:**

8 years

**Lower Estimate:** \$ 4,950

**Higher Estimate:**

\$6,050

**Cost Source:** AR Cost Allowance

### Comp #: 102 Monuments (Ph1) - Replace Lights

Approx Quantity: 1 Allowance

**Location:** Community entrance on Rancho Vistoso Blvd & Tangerine Rd

**Funded?:** Yes.

**History:** Replaced in 2024. Previously replaced in 7/2010 for \$7,337 (cost reflected all monuments), and installed around 1999.

**Comments:** This component funds an allowance to replace lighting once between monument renovation intervals.

**Useful Life:** 20 years

**Remain Life:**

8 years

**Lower Estimate:** \$ 6,120

**Higher Estimate:**

\$7,480

**Cost Source:** Client Cost History

### Comp #: 106 Monuments (Ph2) - Renovate

Approx 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 Rd monuments, but the timing is being delayed until at least 2025. Treat repairs and maintenance as an Operating expense.

**Useful Life:** 20 years

**Remain Life:**

0 years

**Lower Estimate:** \$ 126,000

**Higher Estimate:**

\$154,000

**Cost Source:** Estimate Provided by Client

### Comp #: 107 Monuments (Ph2) - Refurbish

Approx 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

**Remain Life:**

10 years

**Lower Estimate:** \$ 4,950

**Higher Estimate:**

\$6,050

**Cost Source:** AR Cost Allowance

### Comp #: 108 Monuments (Ph2) - Replace Lights

Approx Quantity: 1 Allowance

**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:** This component funds an allowance to replace lighting once between monument renovation intervals.

**Useful Life:** 20 years

**Remain Life:**

10 years

**Lower Estimate:** \$ 6,120

**Higher Estimate:**

\$7,480

**Cost Source:** Client Cost History

**Comp #: 110 Monuments (Parcels) - Replace****Approx Quantity: 40 Monuments****Location:** Parcel entrances & parks throughout the community (excludes gated parcels)**Funded?:** Yes.**History:** (1) new addition in 2020 (Vistoso Crossing). Replaced (17) in 2015 for \$28,838, (5) in 2012 for \$11,931, and timing of the other (18) is unknown.**Comments:** Parcel and park monuments were replaced and updated between 2012 and 2016. Style is consistent throughout the community. Despite a slight age difference, we recommend the HOA plan complete replacement to update all signs at the same time.**Useful Life:** 20 years**Remain Life:**

9 years

**Lower Estimate:** \$ 108,000**Higher Estimate:**

\$132,000

**Cost Source:** Client Cost History**Comp #: 120 Street Lights - Remove****Approx Quantity: 235 Light Fixtures****Location:** Bordering Rancho Vistoso Blvd and other arterial streets throughout community**Funded?:** No. HOA reportedly removed the street lights in 2025 with no plans to reinstall them, so Reserve funding was removed.**History:** Removed all street lights in 2025 for \$235,939. Previously replaced (12) fixtures in 2023, replaced (242) fixtures in 12/2013 for \$229,691 by Sovereign Electric (520-790-0800), added/installed (13) fixtures in 2016 at the intersection of Rancho Vistoso Blvd & Vistoso Highlands.**Comments:****Useful Life:****Remain Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 122 Street Lights - Repaint****Approx Quantity: 235 Light Poles****Location:** Bordering Rancho Vistoso Blvd and other arterial streets throughout community**Funded?:** No. HOA reportedly removed the street lights in 2025 with no plans to reinstall them. There is no expectation for future painting projects, so Reserve funding was removed.**History:** Painted in late 2008 for \$48,700 by Abeyta Painting. Previously painted during 2001 for ~\$14,000 and in 1995.**Comments:****Useful Life:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 126 Street Signs - Replace****Approx Quantity: 1 Lump Sum****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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 128 Mailboxes - Replace****Approx Quantity: 1 Lump Sum****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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 130 Trash Cans - Replace****Approx Quantity: 1 Lump Sum****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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:**

**Comp #: 132 Pet Stations - Replace****Approx Quantity: 1 Lump Sum****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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 134 Play Equipment - Repair****Approx Quantity: 9 Parks****Location:** Parks throughout the community**Funded?:** Yes.**History:** Repaired at Hohokam Park in 2024 for \$5,850. Numerous repairs in 2021 for ~\$51,500. Replaced a slide at Hohokam Park in 7/2014 for \$4,251.**Comments:** There will be ongoing expenses to replace damaged pieces of the playground structures and other park assets. These are relatively expense repair projects, so this component funds an allowance for periodic repair where needed throughout the community.**Useful Life:** 3 years**Remain Life:**

1 years

**Lower Estimate:** \$ 18,700**Higher Estimate:**

\$22,900

**Cost Source:** AR Cost Allowance**Comp #: 140 Walls (Block/Stucco) - Repair****Approx Quantity: 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**Remain Life:**

0 years

**Lower Estimate:** \$ 18,900**Higher Estimate:**

\$23,100

**Cost Source:** Client Cost History**Comp #: 144 View Fence - Repair/Repaint****Approx Quantity: 1 Lump Sum****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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 148 Culvert Rails - Replace****Approx Quantity: 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 152 Asphalt - Seal/Repair****Approx Quantity: 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:** Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.**Useful Life:** 4 years**Remain Life:**

1 years

**Lower Estimate:** \$ 8,820**Higher Estimate:**

\$10,800

**Cost Source:** Client Cost History & AR Cost Database

**Comp #: 156 Concrete - Repair****Approx Quantity: 1 Allowance****Location:** Parks and walkways throughout development**Funded?:** Yes.**History:** Repaired in 2024 for \$23,197. Previously spent \$4,460 in 2021 and ~\$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**Remain Life:** 1 years**Lower Estimate:** \$ 7,560**Higher Estimate:** \$9,240**Cost Source:** AR Cost Allowance**Comp #: 160 Irrigation System - Replace****Approx Quantity: 1 Lump Sum****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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 161 Irrigation System - Replace (A)****Approx Quantity: 1 Allowance****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.**Useful Life:** 20 years**Remain Life:** 14 years**Lower Estimate:** \$ 178,000**Higher Estimate:** \$218,000**Cost Source:** Client Cost History**Comp #: 161 Irrigation System - Replace (B)****Approx Quantity: 1 Allowance****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**Remain Life:** 0 years**Lower Estimate:** \$ 140,000**Higher Estimate:** \$172,000**Cost Source:** Client Cost History & AR Cost Allowance**Comp #: 163 Irrig Controllers - Replace****Approx Quantity: 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**Remain Life:** 0 years**Lower Estimate:** \$ 16,800**Higher Estimate:** \$20,600**Cost Source:** AR Cost Allowance**Comp #: 164 Backflow Valves - Replace****Approx Quantity: 1 Lump Sum****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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

**Comp #: 168 Trees - Trim/Replace****Approx Quantity: 1 Lump Sum****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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 171 Landscape Granite - Replenish (Ph1)****Approx Quantity: 1 Allowance****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**Remain Life:** 1 years**Lower Estimate:** \$ 140,000**Higher Estimate:** \$172,000**Cost Source:** Client Cost History**Comp #: 172 Landscape Granite - Replenish (Ph2)****Approx Quantity: 1 Allowance****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**Remain Life:** 2 years**Lower Estimate:** \$ 84,600**Higher Estimate:** \$103,000**Cost Source:** AR Cost Allowance**Comp #: 173 Landscape Granite - Replenish (Ph3)****Approx Quantity: 738 Tons****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 with 738 tons for \$47,558.**Comments:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 110,600 sq ft, and it require 738 tons in 2020 to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:** 4 years**Lower Estimate:** \$ 77,400**Higher Estimate:** \$94,600**Cost Source:** Client Cost History & AR Cost Database**Comp #: 174 Landscape Granite - Replenish (Ph4)****Approx Quantity: 1 Allowance****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**Remain Life:** 4 years**Lower Estimate:** \$ 56,200**Higher Estimate:** \$68,600**Cost Source:** AR Cost Allowance**Comp #: 180 Median Landscape - Renovate****Approx Quantity: 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**Remain Life:** 13 years**Lower Estimate:** \$ 918,000**Higher Estimate:** \$1,120,000**Cost Source:** Client Cost History & AR Cost Allowance

**Comp #: 182 Median Granite - Replenish****Approx Quantity: 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**Remain Life:**

1 years

**Lower Estimate:** \$ 131,000**Higher Estimate:**

\$161,000

**Cost Source:** ARI Cost Database**Comp #: 190 Drainage - Mitigate/Repair****Approx Quantity: 1 Allowance****Location:** Common areas throughout the community**Funded?:** Yes.**History:** Spent \$374,720 in 2025, ~\$254,600 in 2023, and \$111,768 in 2022.**Comments:** HOA reports that significant funding will be needed in the short-term for drainage mitigation. This component funds an allowance for this work during 2025 - 2029. After 2029, funding for this work will only come from component #191.**Useful Life:** 1 years**Remain Life:**

0 years

**Lower Estimate:** \$ 270,000**Higher Estimate:**

\$330,000

**Cost Source:** Estimate Provided by Client**Comp #: 191 Drainage - Mitigate/Repair****Approx Quantity: 1 Allowance****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**Remain Life:**

0 years

**Lower Estimate:** \$ 58,500**Higher Estimate:**

\$71,500

**Cost Source:** Estimate Provided by Client

## NEIGHBORHOOD 2

**Comp #: 200 Gate Systems - Replace****Approx Quantity: 2 Gate Systems****Location:** Vista Marabella parcels on Oracle Rd at Scenic Overlook Pl 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:****Lower Estimate:** \$ 0**Cost Source:****Remain Life:****Higher Estimate:**

\$0

**Comp #: 201 Asphalt - Repave****Approx Quantity: 840 Sq Ft****Location:** Vista Marabella parcel - next to Lot #55 on Big Wash Overlook Place**Funded?:** Yes.**History:** Repave planned in 2025 (cost is unknown). Previously installed in 2003.**Comments:** This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.**Useful Life:** 24 years**Lower Estimate:** \$ 7,920**Cost Source:** 2022 Proposal from Sunland Asphalt**Remain Life:****Higher Estimate:**

23 years

\$9,680

**Comp #: 202 Asphalt - Seal/Repair****Approx Quantity: 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:****Lower Estimate:** \$ 0**Cost Source:****Remain Life:****Higher Estimate:**

\$0

**Comp #: 205 Drinking Fountain - Replace****Approx Quantity: 1 Fountain****Location:** Vista Marabella parcel - next to Lot #55 on Big Wash Overlook Place**Funded?:** Yes.**History:** Replacement planned in 2025 for \$5,410. Previously replaced in 10/2017 for \$5,105, and installed in 2003.**Comments:** This is a decorative metal drinking fountain.**Useful Life:** 10 years**Lower Estimate:** \$ 5,040**Cost Source:** Client Cost History**Remain Life:****Higher Estimate:**

9 years

\$6,160

**Comp #: 208 ADOT Walls - Repaint****Approx Quantity: 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:****Lower Estimate:** \$ 0**Cost Source:****Remain Life:****Higher Estimate:**

\$0

**Comp #: 210 Metal Fence - Replace****Approx Quantity: 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. Expect to replace these fences eventually.**Useful Life:** 30 years**Lower Estimate:** \$ 6,390**Cost Source:** AR Cost Database**Remain Life:****Higher Estimate:**

3 years

\$7,810

**Comp #: 220 Walls & Fence - Repaint****Approx Quantity: 1 Allowance****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. Recommend painting all common walls and metal surfaces together.**Useful Life:** 6 years**Remain Life:**

1 years

**Lower Estimate:** \$ 49,600**Higher Estimate:**

\$60,600

**Cost Source:** AR Cost Database**Comp #: 230 Landscape - Improvement****Approx Quantity: 1 Lump Sum****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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 232 Landscape Granite - Replenish (A)****Approx Quantity: 70 Tons****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:** This component funds an allowance to replenish landscape granite at the Vista Marbella parcel entrances.

Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 13,600 sq ft, and we estimate it will require 70 tons to top dress with a new 1" layer.

**Useful Life:** 10 years**Remain Life:**

7 years

**Lower Estimate:** \$ 13,100**Higher Estimate:**

\$16,100

**Cost Source:** Past Proposal from AAA Landscape**Comp #: 234 Landscape Granite - Replenish (B)****Approx Quantity: 1 Allowance****Location:** Bordering the both sides of Vistoso Village Drive, plus around both monument walls**Funded?:** Yes.**History:** Replenished in 2018 for \$11,592. Previously replenished in 2005, and then original from 1998.**Comments:** Vistoso Village Drive appears to be the only significant location of common area landscape granite in Neighborhood 2. HOA is reportedly only responsible for the section of granite between the curb and sidewalk; rest of the granite surfaces are considered responsibility of the homeowner lot that backs this area. However, VCA replenished all surfaces in 2018. This section of granite has high visibility and should be top dressed periodically to maintain the appearance.**Useful Life:** 10 years**Remain Life:**

2 years

**Lower Estimate:** \$ 15,900**Higher Estimate:**

\$19,500

**Cost Source:** Client Cost History

## N2: BIG WASH PARK

**Comp #: 260 Asphalt - Repave****Approx Quantity: 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:** 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**Remain Life:**

2 years

**Lower Estimate:** \$ 21,600**Higher Estimate:**

\$26,400

**Cost Source:** AR Cost Database**Comp #: 261 Asphalt - Seal/Repair****Approx Quantity: 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:****Useful Life:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 270 Park Furniture - Replace****Approx 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. Replace broken slats as a maintenance expense when needed.**Useful Life:** 20 years**Remain Life:**

17 years

**Lower Estimate:** \$ 12,200**Higher Estimate:**

\$14,900

**Cost Source:** Client Cost History**Comp #: 274 Drinking Fountain - Replace****Approx Quantity: 1 Fountain****Location:** Big Wash Park - corner of Vistoso Village Dr & Big View Dr**Funded?:** Yes.**History:** Replacement planned in 2025 for \$5,410. Previously replaced in 10/2017 for \$5,105, and installed in 1998.**Comments:** This is a decorative metal drinking fountain.**Useful Life:** 10 years**Remain Life:**

9 years

**Lower Estimate:** \$ 5,040**Higher Estimate:**

\$6,160

**Cost Source:** Client Cost History**Comp #: 280 Play Equipment - Replace****Approx Quantity: 1 Play Structure****Location:** Big Wash Park - corner of Vistoso Village Dr & Big View Dr**Funded?:** Yes.**History:** Replaced 12/2015 for ~\$32,808. Previously original from 1998.**Comments:** Cost of the 2015 replacement included demo of the old structure, installation of a Playworld Challengers #350-1401 structure, and 42 tons of new sand.**Useful Life:** 18 years**Remain Life:**

8 years

**Lower Estimate:** \$ 51,500**Higher Estimate:**

\$62,900

**Cost Source:** Client Cost History**Comp #: 283 Playground Sand - Replenish****Approx Quantity: 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:**

**Comp #: 284 Playground Turf - Replace****Approx Quantity: 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.**Useful Life:** 12 years**Remain Life:** 2 years**Lower Estimate:** \$ 9,360**Higher Estimate:** \$11,400**Cost Source:** Client Cost History**Comp #: 286 Shade Sails - Replace****Approx Quantity: 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:** Quantity accounts for (3) shade sails. Shade structure was added in 2010 and described as a 30'x30'x12' structure. 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**Remain Life:** 9 years**Lower Estimate:** \$ 15,900**Higher Estimate:** \$19,500**Cost Source:** Client Cost History & AR Cost Database**Comp #: 290 Metal Fence - Replace****Approx Quantity: 280 LF****Location:** Big Wash Park - corner of Vistoso Village Dr & Big View Dr**Funded?:** Yes.**History:** Installed in 1998.**Comments:** Periodic painting is included with the walls & fences under the Neighborhood 2 section of this report.**Useful Life:** 30 years**Remain Life:** 2 years**Lower Estimate:** \$ 20,200**Higher Estimate:** \$24,600**Cost Source:** AR Cost Database**Comp #: 294 Landscape Granite - Replenish****Approx Quantity: 120 Tons****Location:** Big Wash Park - corner of Vistoso Village Dr & Big View Dr**Funded?:** Yes.**History:** Replenished with 120 tons in 2024 for \$13,569. Previously replenished in 2007 and installed in 1998.**Comments:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 11,600 sq ft, and it required 120 tons in 2024 to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:** 8 years**Lower Estimate:** \$ 13,200**Higher Estimate:** \$16,200**Cost Source:** Client Cost History & AR Cost Database

## NEIGHBORHOOD 3

**Comp #: 300 Monuments - Refurbish****Approx 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**Remain Life:** 2 years**Lower Estimate:** \$ 39,300**Higher Estimate:** \$48,100**Cost Source:** AR Cost Database**Comp #: 310 Park Furniture - Replace****Approx Quantity: 10 Pieces****Location:** Common areas bordering Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd)**Funded?:** Yes.**History:** Installed in 2005.**Comments:** Quantity includes (4) benches and (6) trash cans. Furniture is manufactured by Wassau Tile. Benches have concrete frames with recycled plastic seats and backs. Trash cans are concrete with flat, metal tops.**Useful Life:** 25 years**Remain Life:** 4 years**Lower Estimate:** \$ 25,300**Higher Estimate:** \$30,900**Cost Source:** Client Cost History & AR Cost Database**Comp #: 317 Culvert Rails - Repaint****Approx Quantity: 5 Rails, 94 LF****Location:** Common areas bordering Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd)**Funded?:** No. Cost to repaint these rails is too small for Reserve designation. Treat painting as a maintenance expense or combine with other painting projects.**History:****Comments:****Useful Life:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 320 Irrigation System - Replace****Approx Quantity: 1 Allowance****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. HOA is replacing sections of the system annually over the next few years under component #321. This component funds complete replacement next time.**Useful Life:** 20 years**Remain Life:** 24 years**Lower Estimate:** \$ 243,000**Higher Estimate:** \$297,000**Cost Source:** Past Proposal from AAA Landscape**Comp #: 321 Irrigation System - Upgrade****Approx Quantity: 1 Allowance****Location:** Common areas bordering Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd) - excludes medians**Funded?:** Yes.**History:** Spent \$75,915 in 2025 and \$52,605 in 2024.**Comments:** It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system. Per the client's request, this component funds an annual allowance for periodic partial replacements and upgrades through 2030.**Useful Life:** 1 years**Remain Life:** 0 years**Lower Estimate:** \$ 45,000**Higher Estimate:** \$55,000**Cost Source:** Estimate Provided by Client**Comp #: 322 Landscape Granite - Replenish****Approx Quantity: 1,255 Tons****Location:** Common areas bordering Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd)**Funded?:** Yes.**History:** Replenished with 1,255 tons in 2024 for \$131,910. Previously installed between 2002 and 2004.**Comments:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 191,000 sq ft, and it required 1,255 tons in 2024 to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:** 8 years**Lower Estimate:** \$ 128,000**Higher Estimate:** \$157,000**Cost Source:** Client Cost History

**Comp #: 340 Median Landscape - Renovate**

**Approx 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. This component funds for similar renovations periodically to update and restore the appearance.

**Useful Life:** 24 years

**Remain Life:**

13 years

**Lower Estimate:** \$ 328,000

**Higher Estimate:**

\$400,000

**Cost Source:** Client Cost History

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**Comp #: 342 Median Granite - Replenish**

**Approx Quantity: 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

**Remain Life:**

1 years

**Lower Estimate:** \$ 45,000

**Higher Estimate:**

\$55,000

**Cost Source:** AR Cost Database

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## NEIGHBORHOOD 5

**Comp #: 500 Park Furniture - Replace****Approx 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. Replace broken slats as a maintenance expense when needed.**Useful Life:** 20 years**Remain Life:** 17 years**Lower Estimate:** \$ 31,900**Higher Estimate:** \$38,900**Cost Source:** Client Cost History**Comp #: 510 Metal Fence - Replace****Approx Quantity: 33 LF****Location:** Vistoso Heights (Parcel 5C): common tracts between Eddington Pl, Silvercreek Pl, and Bentwater Dr.**Funded?:** Yes.**History:** Installed around 1998.**Comments:** 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 years**Remain Life:** 2 years**Lower Estimate:** \$ 3,690**Higher Estimate:** \$4,510**Cost Source:** AR Cost Database**Comp #: 520 Walls & Fence - Repaint****Approx Quantity: 1 Allowance****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. Recommend painting all common walls and metal surfaces together.**Useful Life:** 6 years**Remain Life:** 1 years**Lower Estimate:** \$ 14,900**Higher Estimate:** \$18,300**Cost Source:** Client Cost History**Comp #: 522 Walls & Fence - Repaint****Approx Quantity: 1 Lump Sum****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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 530 Landscape Granite - Replenish****Approx Quantity: 385 Tons****Location:** Common area tracts at the Horizons (5T) & Vistoso Heights (5C) parcels**Funded?:** Yes.**History:** Replenished with 385 tons in 2024 for \$39,579. Previously replenished Horizon in 2012 for \$2,795 & Vistoso Heights in 2013 for \$6,310.**Comments:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 28,000 sq ft, and it required 385 tons in 2024 to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:** 8 years**Lower Estimate:** \$ 38,500**Higher Estimate:** \$47,100**Cost Source:** Client Cost History & AR Cost Database**Comp #: 540 Honeybee Parks****Approx 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**



## N5: VISTOSO TRAILS

**Comp #: 560 Monument - Refurbish**

**Approx 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

**Remain Life:**

14 years

**Lower Estimate:** \$ 6,660

**Higher Estimate:**

\$8,140

**Cost Source:** AR Cost Database

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**Comp #: 561 Monument LED - Replace**

**Approx 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

**Remain Life:**

4 years

**Lower Estimate:** \$ 3,060

**Higher Estimate:**

\$3,740

**Cost Source:** AR Cost Database

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**Comp #: 565 Asphalt - Repave**

**Approx Quantity: 1 Lump Sum**

**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:**

**Remain Life:**

**Lower Estimate:** \$ 0

**Higher Estimate:**

\$0

**Cost Source:**

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**Comp #: 566 Asphalt - Repave**

**Approx Quantity: 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

**Remain Life:**

24 years

**Lower Estimate:** \$ 12,200

**Higher Estimate:**

\$14,900

**Cost Source:** AR Cost Database

---

**Comp #: 567 Asphalt - Seal/Repair**

**Approx Quantity: 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:**

**Remain Life:**

**Lower Estimate:** \$ 0

**Higher Estimate:**

\$0

**Cost Source:**

---

**Comp #: 570 Mailboxes - Replace**

**Approx 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

**Remain Life:**

14 years

**Lower Estimate:** \$ 29,000

**Higher Estimate:**

\$35,400

**Cost Source:** Internet Research

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**Comp #: 574 Culvert Rails - Repaint****Approx Quantity: 1 Lump Sum****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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 575 Culvert Rails - Repaint****Approx Quantity: 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**Remain Life:**

1 years

**Lower Estimate:** \$ 14,000**Higher Estimate:**

\$17,200

**Cost Source:** AR Cost Database**Comp #: 576 Walls & Fence - Repaint****Approx Quantity: 1 Lump Sum****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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 580 Irrig Controllers - Replace****Approx 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.

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

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

**Useful Life:** 12 years**Remain Life:**

6 years

**Lower Estimate:** \$ 4,320**Higher Estimate:**

\$5,280

**Cost Source:** Internet Research**Comp #: 584 Landscape Granite - Replenish (A)****Approx Quantity: 326 Tons****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:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 65,200 sq ft, and we estimate it will require 326 tons to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:**

4 years

**Lower Estimate:** \$ 38,700**Higher Estimate:**

\$47,300

**Cost Source:** AR Cost Database**Comp #: 584 Landscape Granite - Replenish (B)****Approx Quantity: 2,100 Tons****Location:** Valley Vista Parcels: common tracts throughout the parcels**Funded?:** Yes.**History:** Installed in 2020-21.**Comments:** This section of the community has large common tracts, so granite coverage is extensive. Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 420,000 sq ft, and we estimate it will require 2,100 tons to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:**

5 years

**Lower Estimate:** \$ 252,000**Higher Estimate:**

\$308,000

**Cost Source:** AR Cost Database

**Comp #: 590 Median Landscape - Renovate**

**Approx Quantity: 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. 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

**Remain Life:** 17 years

**Lower Estimate:** \$ 113,000

**Higher Estimate:** \$138,000

**Cost Source:** Client Cost History

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**Comp #: 592 Median Granite - Replenish**

**Approx Quantity: 107 Tons**

**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. Surface area is approximately 21,300 sq ft, and we estimate it will require 107 tons to top dress with a new 1" layer.

**Useful Life:** 24 years

**Remain Life:** 5 years

**Lower Estimate:** \$ 13,100

**Higher Estimate:** \$16,100

**Cost Source:** AR Cost Database

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## N5: MOORE LOOP PARK

**Comp #: 652 Asphalt - Repave**

**Approx Quantity: 21,600 Sq Ft**

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

**Funded?:** Yes.

**History:** Installed in 2020.

**Comments:** 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

**Remain Life:**

24 years

**Lower Estimate:** \$ 85,100

**Higher Estimate:**

\$104,000

**Cost Source:** AR Cost Database

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**Comp #: 653 Asphalt - Seal/Repair**

**Approx Quantity: 21,600 Sq Ft**

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

**Funded?:** Yes.

**History:** Sealed in 2023.

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

**Useful Life:** 4 years

**Remain Life:**

1 years

**Lower Estimate:** \$ 7,920

**Higher Estimate:**

\$9,680

**Cost Source:** Client Cost History

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**Comp #: 656 Culvert Rails - Replace**

**Approx Quantity: 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:**

**Remain Life:**

**Lower Estimate:** \$ 0

**Higher Estimate:**

\$0

**Cost Source:**

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**Comp #: 660 Park Assets - Repaint**

**Approx Quantity: 1 Allowance**

**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.

**Useful Life:** 6 years

**Remain Life:**

1 years

**Lower Estimate:** \$ 12,200

**Higher Estimate:**

\$14,900

**Cost Source:** AR Cost Database

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**Comp #: 662 Restroom Roof - Replace**

**Approx Quantity: 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:**

**Remain Life:**

**Lower Estimate:** \$ 0

**Higher Estimate:**

\$0

**Cost Source:**

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**Comp #: 663 Restroom Fixtures - Replace**

**Approx Quantity: 4 Fixtures**

**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:**

**Remain Life:**

**Lower Estimate:** \$ 0

**Higher Estimate:**

\$0

**Cost Source:**

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**Comp #: 664 Drinking Ftn - Replace (A)****Approx 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.**Useful Life:** 18 years**Remain Life:** 13 years**Lower Estimate:** \$ 3,420**Higher Estimate:** \$4,180**Cost Source:** Internet Research**Comp #: 664 Drinking Ftn - Replace (B)****Approx 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.**Useful Life:** 15 years**Remain Life:** 9 years**Lower Estimate:** \$ 5,220**Higher Estimate:** \$6,380**Cost Source:** Internet Research**Comp #: 667 Bike Loops - Replace****Approx 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 668 Park Furniture - Replace****Approx 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.**Useful Life:** 20 years**Remain Life:** 14 years**Lower Estimate:** \$ 59,000**Higher Estimate:** \$72,100**Cost Source:** Client Cost History & AR Cost Database**Comp #: 670 Play Equipment - Replace****Approx 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.**Useful Life:** 18 years**Remain Life:** 12 years**Lower Estimate:** \$ 122,000**Higher Estimate:** \$149,000**Cost Source:** Internet Research**Comp #: 674 Playground Wood - Replenish****Approx Quantity: 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.**Useful Life:** 5 years**Remain Life:** 0 years**Lower Estimate:** \$ 7,920**Higher Estimate:** \$9,680**Cost Source:** AR Cost Database**Comp #: 678 Shade Screens - Replace****Approx Quantity: 2,550 Sq Ft****Location:** Moore Loop Park - off of Moore Rd, east of Rancho Vistoso Blvd**Funded?:** Yes.**History:** Installed in 2020.**Comments:** Quantity accounts for (2) shade screens. 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**Remain Life:** 6 years**Lower Estimate:** \$ 16,200**Higher Estimate:** \$19,800**Cost Source:** Client Cost History

**Comp #: 680 Ramada Roofs - Replace****Approx Quantity: 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:** Quantity accounts for (4) ramada roofs. 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**Remain Life:** 19 years**Lower Estimate:** \$ 58,900**Higher Estimate:** \$71,900**Cost Source:** AR Cost Database**Comp #: 684 Dog Park Fence - Replace****Approx Quantity: 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. There is no irrigation exposure, so a long life span anticipated.**Useful Life:** 24 years**Remain Life:** 19 years**Lower Estimate:** \$ 48,700**Higher Estimate:** \$59,500**Cost Source:** ARI Cost Database**Comp #: 685 Dog Park Fence - Repaint****Approx Quantity: 990 LF****Location:** Moore Loop Park - off of Moore Rd, east of Rancho Vistoso Blvd**Funded?:** Yes.**History:** Installed in 2020-21.**Comments:** Periodic painting should be planned to restore the appearance and protect the metal.**Useful Life:** 6 years**Remain Life:** 1 years**Lower Estimate:** \$ 5,940**Higher Estimate:** \$7,260**Cost Source:** AR Cost Database**Comp #: 686 Dog Park Surface - Replenish****Approx Quantity: 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. 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**Remain Life:** 5 years**Lower Estimate:** \$ 16,800**Higher Estimate:** \$20,600**Cost Source:** AR Cost Database**Comp #: 688 Dog Park Furniture - Replace****Approx 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.**Useful Life:** 20 years**Remain Life:** 15 years**Lower Estimate:** \$ 131,000**Higher Estimate:** \$161,000**Cost Source:** Internet Research & AR Cost Database**Comp #: 690 Irrig Controllers - Replace****Approx 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

**Comp #: 694 Landscape Granite - Replenish**

**Approx Quantity: 350 Tons**

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

**Funded?:** Yes.

**History:** Installed in 2020-21.

**Comments:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 70,000 sq ft, and we estimate it will require 350 tons to top dress with a new 1" layer.

**Useful Life:** 10 years

**Remain Life:**

5 years

**Lower Estimate:** \$ 41,400

**Higher Estimate:**

\$50,600

**Cost Source:** Client Cost History & AR Cost Database

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## NEIGHBORHOOD 7

**Comp #: 700 Park Furniture - Replace****Approx 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. Replace broken slats as a maintenance expense when needed.**Useful Life:** 20 years**Remain Life:** 17 years**Lower Estimate:** \$ 26,200**Higher Estimate:** \$32,000**Cost Source:** Client Cost History**Comp #: 710 Metal Fence - Replace****Approx Quantity: 344 LF****Location:** Overlook (7F): perimeter of retention basin between lots 34 & 73 on Kyle Canyon Dr.**Funded?:** Yes.**History:** Installed around 1998.**Comments:****Useful Life:** 30 years**Remain Life:** 3 years**Lower Estimate:** \$ 24,800**Higher Estimate:** \$30,300**Cost Source:** ARI Cost Database**Comp #: 720 Walls & Fence - Repaint****Approx Quantity: 1 Allowance****Location:** Perimeter walls of Las Colinas, Sonoran Vistas, Reflections, The Overlook, Mesquite Crest**Funded?:** Yes.**History:** Repaint planned in 2025 for \$66,118. Previously repainted portions of Las Colinas in 2021 for \$6,131. Repainted all areas in 2018 & 2019 for \$48,468, 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. Recommend painting all Neighborhood 7 walls, fences, and rails together.**Useful Life:** 6 years**Remain Life:** 5 years**Lower Estimate:** \$ 67,500**Higher Estimate:** \$82,500**Cost Source:** Client Cost History & AR Cost Database**Comp #: 726 Solar Lighting - Replace****Approx Quantity: 2 Lighting Systems****Location:** Sonoran Vista monuments at the intersection of Rancho Vistoso Blvd & Brookdale Pl**Funded?:** Yes.**History:** Installed 2/2017 for \$6,700.**Comments:** Electric monument lighting at this location was replaced with solar lighting. Each system includes a post, 30 watt solar panel, vented enclosure with sealed deep cycle battery, solar controller, direct burial wiring, and (2) light fixtures.**Useful Life:** 15 years**Remain Life:** 6 years**Lower Estimate:** \$ 9,360**Higher Estimate:** \$11,400**Cost Source:** Client Cost History**Comp #: 730 Landscape Granite - Replenish****Approx Quantity: 1,440 Tons****Location:** Common area tracts bordering streets throughout Neighborhood 7**Funded?:** Yes.**History:** Replenished with 1,440 tons in 2024 for \$170,231. Previously replenished in 2011-12 for \$70,857.**Comments:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 120,000 sq ft, and it required 1,440 tons in 2024 to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:** 8 years**Lower Estimate:** \$ 166,000**Higher Estimate:** \$203,000**Cost Source:** Client Cost History & AR Cost Database

## N7: WILDLIFE RIDGE PARK

**Comp #: 740 Asphalt - Repave**

**Approx Quantity: 8,650 Sq Ft**

**Location:** Wildlife Ridge Park at 12250 N Woodburne Ave

**Funded?:** Yes.

**History:** Installed in 1997.

**Comments:** 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

**Remain Life:** 4 years

**Lower Estimate:** \$ 38,300

**Higher Estimate:** \$46,900

**Cost Source:** AR Cost Database

**Comp #: 741 Asphalt - Seal/Repair**

**Approx Quantity: 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 coat asphalt surfaces periodically to prevent premature cracking and deterioration.

**Useful Life:** 4 years

**Remain Life:** 1 years

**Lower Estimate:** \$ 5,130

**Higher Estimate:** \$6,270

**Cost Source:** Client Cost History

**Comp #: 746 Pole Lights - Replace**

**Approx Quantity: 4 Pole Lights**

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

**Funded?:** Yes.

**History:** Installed in 1997.

**Comments:** This component funds to replace (4) light fixtures and (4) metal poles. These pole lights are mounted on top of elevated concrete pads. They are not directly exposed to irrigation. Anticipate periodic replacement or renovation to update and modernize the lighting.

**Useful Life:** 30 years

**Remain Life:** 1 years

**Lower Estimate:** \$ 13,900

**Higher Estimate:** \$16,900

**Cost Source:** AR Cost Database

**Comp #: 748 Metal Fence - Replace**

**Approx Quantity: 290 LF**

**Location:** Wildlife Ridge Park - off of Woodburne Ave

**Funded?:** Yes.

**History:** Installed in 2000.

**Comments:**

**Useful Life:** 30 years

**Remain Life:** 4 years

**Lower Estimate:** \$ 26,100

**Higher Estimate:** \$31,900

**Cost Source:** AR Cost Database

**Comp #: 750 Park Assets - Repaint**

**Approx Quantity: 1 Allowance**

**Location:** Wildlife Ridge Park - off of Woodburne Ave

**Funded?:** Yes.

**History:** Repaint planned in 2025 for \$15,779 (includes comp #1114). Previously repainted metal in 2021 for \$6,075, buildings in 2018 for \$1,195, and 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. Repaint periodically to maintain the appearance and prevent rusting.

**Useful Life:** 6 years

**Remain Life:** 5 years

**Lower Estimate:** \$ 8,100

**Higher Estimate:** \$9,900

**Cost Source:** Client Cost History & AR Cost Database

**Comp #: 754 Restroom Fixtures - Replace**

**Approx Quantity: 5 Fixtures**

**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:**

**Remain Life:**

**Lower Estimate:** \$ 0

**Higher Estimate:** \$0

**Cost Source:**

**Comp #: 756 Tile Roofs - Refurbish****Approx Quantity: 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. This component funds periodic replacement of the underlayment.**Useful Life:** 25 years**Remain Life:**

15 years

**Lower Estimate:** \$ 12,200**Higher Estimate:**

\$14,900

**Cost Source:** Client Cost History & AR Cost Database**Comp #: 758 Drinking Fountain - Replace****Approx Quantity: 1 Fountain****Location:** Wildlife Ridge Park - off of Woodburne Ave**Funded?:** Yes.**History:** Replaced in 2024 for ~\$6,000. Previously installed in 10/2017 for \$5,105.**Comments:** This is a decorative metal drinking fountain.**Useful Life:** 10 years**Remain Life:**

8 years

**Lower Estimate:** \$ 5,670**Higher Estimate:**

\$6,930

**Cost Source:** Client Cost History**Comp #: 760 Park Furniture - Replace****Approx 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. Replace broken slats as a maintenance expense when needed.**Useful Life:** 20 years**Remain Life:**

17 years

**Lower Estimate:** \$ 69,300**Higher Estimate:**

\$84,700

**Cost Source:** Client Cost History**Comp #: 762 BBQ Grills - Replace****Approx 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.**Useful Life:** 30 years**Remain Life:**

1 years

**Lower Estimate:** \$ 6,300**Higher Estimate:**

\$7,700

**Cost Source:** AR Cost Database**Comp #: 770 Play Equipment - Replace (A)****Approx Quantity: 1 Play Structure****Location:** Wildlife Ridge Park - off of Woodburne Ave**Funded?:** Yes.**History:** Replaced 7/2010 for \$45,481. Previously installed in 1997.**Comments:** Play structure is manufactured by Playworld Systems. It is fairly large with 4-slides plus multiple climbers and attachments.**Useful Life:** 18 years**Remain Life:**

2 years

**Lower Estimate:** \$ 103,000**Higher Estimate:**

\$125,000

**Cost Source:** Client Cost History**Comp #: 770 Play Equipment - Replace (B)****Approx 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 years**Remain Life:**

7 years

**Lower Estimate:** \$ 11,300**Higher Estimate:**

\$13,800

**Cost Source:** Client Cost History

**Comp #: 773 Playground Sand - Replenish****Approx Quantity: 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:****Useful Life:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 774 Playground Turf - Replace****Approx Quantity: 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:****Useful Life:** 12 years**Remain Life:**

8 years

**Lower Estimate:** \$ 4,680**Higher Estimate:**

\$5,720

**Cost Source:** Client Cost History**Comp #: 776 Shade Sails - Replace****Approx Quantity: 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:** Quantity accounts for (3) shade sails. Shade structure was added in 2010 and was described as a 26'x30'x12' structure. It has (3) sails mounted to (6) metal posts. 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**Remain Life:**

8 years

**Lower Estimate:** \$ 14,900**Higher Estimate:**

\$18,300

**Cost Source:** Client Cost History**Comp #: 780 Basketball Court - Replace****Approx Quantity: 1,920 Sq Ft****Location:** Wildlife Ridge Park - off of Woodburne Ave**Funded?:** Yes.**History:** Installed in 1997.**Comments:** This is a concrete based court with no coating. This type of court is normally expected to last the life of the community. However, surface deterioration was noted during the last site inspection, so replacement should be expected at some point.**Useful Life:** 30 years**Remain Life:**

5 years

**Lower Estimate:** \$ 34,600**Higher Estimate:**

\$42,200

**Cost Source:** AR Cost Database**Comp #: 781 Basketball Equip - Replace****Approx 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 782 Volleyball Court - Replenish****Approx 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:**

**Comp #: 784 Court LED Lights - Replace****Approx Quantity: 8 LED Fixtures****Location:** Wildlife Ridge Park - off of Woodburne Ave - (4) at Basketball & (4) at Volleyball**Funded?:** Yes.**History:** Retrofitted to LED in 2025 for \$7,800. Previously installed in 1997.**Comments:** Based on the low cost of the work in 2025, we assume this project involved retrofitting the lights with LED bulbs, and not replacement of the light fixtures. Replacement should be anticipated to update and modernize the lighting. Life span varies depending on usage and the number of hours they are designed to last.**Useful Life:** 15 years**Remain Life:**

14 years

**Lower Estimate:** \$ 11,900**Higher Estimate:**

\$14,500

**Cost Source:** AR Cost Database**Comp #: 785 Court Light Poles - Replace****Approx Quantity: 4 Metal Poles****Location:** Wildlife Ridge Park - off of Woodburne Ave - (2) at Basketball & (2) at Volleyball**Funded?:** Yes.**History:** Installed in 1997.**Comments:** These poles will last longer than the light fixtures, but replacement should still be anticipated. This component funds to replace the poles in conjunction with the light fixtures.**Useful Life:** 30 years**Remain Life:**

14 years

**Lower Estimate:** \$ 7,920**Higher Estimate:**

\$9,680

**Cost Source:** AR Cost Database**Comp #: 786 Baseball Backstop - Replace****Approx Quantity: 40 LF****Location:** Wildlife Ridge Park - off of Woodburne Ave**Funded?:** Yes.**History:** Replaced 9/2015 for \$11,248. Previously installed in 1997.**Comments:** Treat repairs as a maintenance issue when needed.**Useful Life:** 18 years**Remain Life:**

7 years

**Lower Estimate:** \$ 16,800**Higher Estimate:**

\$20,600

**Cost Source:** Client Cost History**Comp #: 787 Baseball Field - Refurbish****Approx 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 794 Landscape Granite - Replenish****Approx Quantity: 626 Tons****Location:** Wildlife Ridge Park - off of Woodburne Ave**Funded?:** Yes.**History:** Replenished with 626 tons in 2024 for \$67,474. Previously replenished 5/2013 for ~\$38,500.**Comments:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 65,410 sq ft, and it required 626 tons in 2024 to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:**

8 years

**Lower Estimate:** \$ 65,700**Higher Estimate:**

\$80,300

**Cost Source:** Client Cost History & AR Cost Database

## NEIGHBORHOOD 10, PHASE 1

**Comp #: 1000 Metal Fence - Replace**

**Approx Quantity: 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.

**Useful Life:** 30 years

**Remain Life:** 6 years

**Lower Estimate:** \$ 82,400

**Higher Estimate:** \$101,000

**Cost Source:** ARI Cost Database

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

**Approx Quantity: 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:**

**Remain Life:**

**Lower Estimate:** \$ 0

**Higher Estimate:** \$0

**Cost Source:**

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

**Approx Quantity: 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:**

**Remain Life:**

**Lower Estimate:** \$ 0

**Higher Estimate:** \$0

**Cost Source:**

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

**Approx Quantity: 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:**

**Useful Life:**

**Remain Life:**

**Lower Estimate:** \$ 0

**Higher Estimate:** \$0

**Cost Source:**

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

**Approx Quantity: 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:**

**Remain Life:**

**Lower Estimate:** \$ 0

**Higher Estimate:** \$0

**Cost Source:**

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

**Approx Quantity: 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:**

**Useful Life:**

**Remain Life:**

**Lower Estimate:** \$ 0

**Higher Estimate:** \$0

**Cost Source:**

**Comp #: 1007 Metal Fence - Replace (10-R)****Approx Quantity: 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 1010 Metal Rail - Replace****Approx Quantity: 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 1020 Walls & Fence - Repaint (A)****Approx Quantity: 1 Allowance****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. Recommend painting all common walls and metal surfaces together.**Useful Life:** 6 years**Remain Life:**

0 years

**Lower Estimate:** \$ 71,100**Higher Estimate:**

\$86,900

**Cost Source:** Client Cost History**Comp #: 1020 Walls & Fence - Repaint (B)****Approx Quantity: 1 Allowance****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. Recommend painting all common walls and metal surfaces together.**Useful Life:** 6 years**Remain Life:**

1 years

**Lower Estimate:** \$ 35,600**Higher Estimate:**

\$43,500

**Cost Source:** Client Cost History**Comp #: 1023 Walls & Fence - Repaint****Approx Quantity: 1 Lump Sum****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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 1030 Landscape Granite - Replenish (A)****Approx Quantity: 250 Tons****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:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 49,800 sq ft, and we estimate it will require 250 tons to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:**

2 years

**Lower Estimate:** \$ 26,100**Higher Estimate:**

\$31,900

**Cost Source:** Client Cost History & AR Cost Database

**Comp #: 1030 Landscape Granite - Replenish (B)****Approx Quantity: 1,454 Tons****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 with 1,454 tons in 2019 & 2020 for \$94,145. Previously installed during the early to mid 2000's thru 2006.**Comments:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 219,500 sq ft (obtained from AAA quotes in 2019), and it required 1,454 tons in 2019-20 to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:**

4 years

**Lower Estimate:** \$ 151,000**Higher Estimate:**

\$185,000

**Cost Source:** Client Cost History & AR Cost Database**Comp #: 1030 Landscape Granite - Replenish (C)****Approx Quantity: 1,095 Tons****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:** Replenished with 1,095 tons in 2024 for \$151,534. Previously installed during the early to mid 2000's thru 2006.**Comments:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 164,320 sq ft, and it took 1,095 tons in 2024 to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:**

8 years

**Lower Estimate:** \$ 148,000**Higher Estimate:**

\$180,000

**Cost Source:** Client Cost History & AR Cost Database**Comp #: 1032 Irrigation System - Replace****Approx Quantity: 1 Allowance****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. HOA is replacing sections of the system annually over the next few years under component #1033. This component funds complete replacement next time.**Useful Life:** 20 years**Remain Life:**

24 years

**Lower Estimate:** \$ 168,000**Higher Estimate:**

\$206,000

**Cost Source:** Past Proposal from AAA Landscape**Comp #: 1033 Irrigation System - Upgrade****Approx Quantity: 1 Allowance****Location:** Common areas bordering Desert Fairways Dr (between La Canada Dr & Hidden Springs Dr)**Funded?:** Yes.**History:** Spent \$75,915 in 2025 and \$33,287 in 2024.**Comments:** It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system. Per the client's request, this component funds an annual allowance for periodic partial replacements and upgrades through 2030.**Useful Life:** 1 years**Remain Life:**

0 years

**Lower Estimate:** \$ 31,500**Higher Estimate:**

\$38,500

**Cost Source:** Estimate Provided by Client

## NEIGHBORHOOD 10, PHASE 2

**Comp #: 1040 Park Furniture - Replace**

**Approx 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.

**Useful Life:** 20 years

**Remain Life:**

1 years

**Lower Estimate:** \$ 131,000

**Higher Estimate:**

\$161,000

**Cost Source:** Client Cost History & AR Cost Database

**Comp #: 1043 Drinking Ftn - Replace (Somerset)**

**Approx Quantity: 1 Fountain**

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

**Funded?:** Yes.

**History:** Replacement planned in 2025 for \$5,410. Previously installed in 2006.

**Comments:** This park had a Haws brand (model 3500) metal drinking fountain with two dispensers. The replacement fountain brand and type are currently unknown.

**Useful Life:** 10 years

**Remain Life:**

9 years

**Lower Estimate:** \$ 5,040

**Higher Estimate:**

\$6,160

**Cost Source:** Client Cost History

**Comp #: 1043 Drinking Ftn - Replace (Torreno)**

**Approx Quantity: 1 Fountain**

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

**Funded?:** Yes.

**History:** Installed in 2008.

**Comments:** Park in the Torreno parcel has a concrete drinking fountain.

**Useful Life:** 18 years

**Remain Life:**

0 years

**Lower Estimate:** \$ 7,020

**Higher Estimate:**

\$8,580

**Cost Source:** Internet Research

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

**Approx Quantity: 1 Play Structure**

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

**Funded?:** Yes.

**History:** Replacement planned in 2025 for \$48,868. Previously installed in 2006.

**Comments:**

**Useful Life:** 18 years

**Remain Life:**

17 years

**Lower Estimate:** \$ 45,900

**Higher Estimate:**

\$56,100

**Cost Source:** Client Cost History

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

**Approx 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.

**Useful Life:** 18 years

**Remain Life:**

0 years

**Lower Estimate:** \$ 103,000

**Higher Estimate:**

\$125,000

**Cost Source:** AR Cost Database

**Comp #: 1050 Play Equip - Replace (Torreno)**

**Approx Quantity: 3 Pieces**

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

**Funded?:** Yes.

**History:** Installed in 2008.

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

**Useful Life:** 18 years

**Remain Life:**

1 years

**Lower Estimate:** \$ 69,300

**Higher Estimate:**

\$84,700

**Cost Source:** AR Cost Database

**Comp #: 1052 Playground Sand - Replenish****Approx Quantity: 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 1053 Playground Wood - Replenish****Approx Quantity: 1,900 Sq Ft****Location:** Park in the Somerset Canyon parcel - bordering Faldo Drive**Funded?:** Yes.**History:** Replenished in 2024 for \$4,595. Previously replenished in 2021 for \$3,060 and previous age was unknown.**Comments:** This component funds to periodically replenish wood surfacing.**Useful Life:** 6 years**Remain Life:**

4 years

**Lower Estimate:** \$ 5,130**Higher Estimate:**

\$6,270

**Cost Source:** Client Cost History**Comp #: 1054 Shade Screens - Replace****Approx Quantity: 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:** Quantity accounts for (2) shade screens. There is no expectancy to replace the structures. This component funds to periodically replace the shade screens. Painting the structure posts is included with the walls & fences.**Useful Life:** 12 years**Remain Life:**

5 years

**Lower Estimate:** \$ 14,000**Higher Estimate:**

\$17,200

**Cost Source:** Client Cost History**Comp #: 1056 Shade Sails - Replace****Approx Quantity: 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:** Quantity accounts for (3) shade sails. Shade structure was added in 2010 and was described as a 35'x35'x12' structure. It has (3) sails mounted to (5) metal posts. 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**Remain Life:**

8 years

**Lower Estimate:** \$ 20,700**Higher Estimate:**

\$25,300

**Cost Source:** Client Cost History**Comp #: 1059 Basketball Courts - Resurface****Approx Quantity: 10,370 Sq Ft****Location:** Parks in Somerset Canyon, Monticello & Torreno (east parcel off of Topanga Dr)**Funded?:** Yes.**History:****Comments:** Quantity accounts for (2) half courts and (1) full court. These are concrete courts with no coating. The concrete is expected to last the life of the development under normal circumstances. Although the courts have no coating, the HOA has requested funding to periodically resurface the courts.**Useful Life:** 7 years**Remain Life:**

1 years

**Lower Estimate:** \$ 24,300**Higher Estimate:**

\$29,700

**Cost Source:** AR Cost Database**Comp #: 1060 Basketball Equip - Replace****Approx 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:** These are good quality, metal backboards and rims. Manufactured by PW Athletics.**Useful Life:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:**

**Comp #: 1062 Ramada Roofs - Replace****Approx Quantity: 1,050 Sq Ft****Location:** Parks in the Somerset Canyon, Monticello & Cortona parcels**Funded?:** Yes.**History:** Installed in 2006.**Comments:** Quantity accounts for (3) ramada roofs. 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**Remain Life:** 5 years**Lower Estimate:** \$ 36,000**Higher Estimate:** \$44,000**Cost Source:** AR Cost Database**Comp #: 1064 Ramada Trim - Repaint****Approx Quantity: 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 for (3) ramadas. Paint work in 2021 included posts and beams plus both sides of the roofs.**Useful Life:** 6 years**Remain Life:** 1 years**Lower Estimate:** \$ 4,500**Higher Estimate:** \$5,500**Cost Source:** Client Cost History**Comp #: 1070 Metal Fence - Replace (Somerset)****Approx Quantity: 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 years**Remain Life:** 20 years**Lower Estimate:** \$ 6,300**Higher Estimate:** \$7,700**Cost Source:** ARI Cost Database**Comp #: 1072 Metal Fence - Replace (Torreno)****Approx Quantity: 74 LF****Location:** Park in the Torreno parcel - west parcel bordering Bloomington Loop**Funded?:** Yes.**History:** Installed in 2008.**Comments:** This is a 3.5' high section of metal fence mounted between the park and the street. It is mounted in the grass and exposed to sprinklers regularly. Periodic painting is included with the walls & fences component but likely needs painting more frequently due to the sprinkler exposure.**Useful Life:** 20 years**Remain Life:** 2 years**Lower Estimate:** \$ 5,130**Higher Estimate:** \$6,270**Cost Source:** AR Cost Database**Comp #: 1074 Walls & Fence - Repaint (A)****Approx Quantity: 1 Allowance****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. Recommend painting all common walls and metal surfaces together.**Useful Life:** 6 years**Remain Life:** 0 years**Lower Estimate:** \$ 37,400**Higher Estimate:** \$45,800**Cost Source:** Client Cost History**Comp #: 1074 Walls & Fence - Repaint (B)****Approx Quantity: 1 Allowance****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. Recommend painting all common walls and metal surfaces together.**Useful Life:** 6 years**Remain Life:** 1 years**Lower Estimate:** \$ 32,800**Higher Estimate:** \$40,000**Cost Source:** Client Cost History

**Comp #: 1078 Landscape Granite - Replenish (A)****Approx Quantity: 1,266 Tons****Location:** Common areas bordering La Canada Dr (from Moore Rd to Center Pointe) & section of Moore Rd bordering Torreno West**Funded?:** Yes.**History:** Replenished with 1,266 tons in 2019 & 2020 for \$82,427. Previously installed during the early to mid 2000's thru 2008.**Comments:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 192,850 sq ft (based on proposals from AAA Landscape), and it required 1,266 tons in 2019-20 to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:**

4 years

**Lower Estimate:** \$ 108,000**Higher Estimate:**

\$132,000

**Cost Source:** Client Cost History**Comp #: 1078 Landscape Granite - Replenish (B)****Approx Quantity: 1,960 Tons****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:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 392,500 sq ft, and we estimate it will require 1,960 tons to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:**

2 years

**Lower Estimate:** \$ 225,000**Higher Estimate:**

\$275,000

**Cost Source:** Client Cost History & AR Cost Database

## NEIGHBORHOOD 10, PHASE 3

**Comp #: 1080 Block Walls - Repaint**

**Approx Quantity: 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:**

**Remain Life:**

**Lower Estimate:** \$ 0

**Higher Estimate:**

\$0

**Cost Source:**

**Comp #: 1081 Block Walls - Repaint**

**Approx Quantity: 1 Lump Sum**

**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:**

**Remain Life:**

**Lower Estimate:** \$ 0

**Higher Estimate:**

\$0

**Cost Source:**

**Comp #: 1082 Walls & Fence - Repaint**

**Approx Quantity: 1 Allowance**

**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. Recommend painting all common walls and metal surfaces together.

**Useful Life:** 6 years

**Remain Life:**

0 years

**Lower Estimate:** \$ 9,360

**Higher Estimate:**

\$11,400

**Cost Source:** Client Cost History & AR Cost Database

**Comp #: 1083 Fence & Rails - Repaint**

**Approx Quantity: 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). Recommend painting all common surfaces together.

**Useful Life:** 6 years

**Remain Life:**

3 years

**Lower Estimate:** \$ 3,240

**Higher Estimate:**

\$3,960

**Cost Source:** AR Cost Database

**Comp #: 1084 Metal Fence - Replace (A)**

**Approx Quantity: 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.

**Useful Life:** 25 years

**Remain Life:**

14 years

**Lower Estimate:** \$ 21,600

**Higher Estimate:**

\$26,400

**Cost Source:** ARI Cost Database

**Comp #: 1084 Metal Fence - Replace (B)**

**Approx Quantity: 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.

**Useful Life:** 25 years

**Remain Life:**

15 years

**Lower Estimate:** \$ 41,400

**Higher Estimate:**

\$50,600

**Cost Source:** AR Cost Database

**Comp #: 1084 Metal Fence - Replace (C)****Approx Quantity: 600 LF****Location:** Vistoso Crossing (corner of Moore Rd & La Canada)**Funded?:** Yes.**History:** Installed in 2019-20.**Comments:** There is 150 LF of 4' high metal fence mounted around the retention basin at the corner of Moore Rd and La Canada. There is another 450 LF of 4' view fence behind the east perimeter homes.**Useful Life:** 30 years**Remain Life:** 24 years**Lower Estimate:** \$ 46,800**Higher Estimate:** \$57,200**Cost Source:** ARI Cost Database**Comp #: 1086 Park Furniture - Replace****Approx 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.**Useful Life:** 20 years**Remain Life:** 14 years**Lower Estimate:** \$ 11,300**Higher Estimate:** \$13,800**Cost Source:** Client Cost History & AR Cost Database**Comp #: 1088 Mailboxes - Replace (A)****Approx 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. Replacement should be anticipated eventually.**Useful Life:** 20 years**Remain Life:** 10 years**Lower Estimate:** \$ 17,800**Higher Estimate:** \$21,800**Cost Source:** Internet Research**Comp #: 1088 Mailboxes - Replace (B)****Approx Quantity: 2 Clusters****Location:** Vistoso Crossing (corner of Moore Rd & La Canada) - mounted at center of the parcel**Funded?:** Yes.**History:** Installed in 2020.**Comments:** Clusters include (1) 16-box and (1) 8-box. Replacement should be anticipated eventually.**Useful Life:** 20 years**Remain Life:** 14 years**Lower Estimate:** \$ 3,960**Higher Estimate:** \$4,840**Cost Source:** Internet Research**Comp #: 1090 Asphalt - Repave****Approx Quantity: 1,450 Sq Ft****Location:** Eagles Summit: path at north end of the parcel leading into Hohokam Park**Funded?:** Yes.**History:** Installed in 2016.**Comments:** VCA is reportedly responsible to maintain this path. Long term replacement/repaving should be anticipated.**Useful Life:** 30 years**Remain Life:** 20 years**Lower Estimate:** \$ 7,470**Higher Estimate:** \$9,130**Cost Source:** AR Cost Database**Comp #: 1091 Asphalt - Seal/Repair****Approx Quantity: 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

**Comp #: 1092 Landscape Granite - Replenish (A)****Approx Quantity: 688 Tons****Location:** Common areas throughout the Discovery & Eagles Summit parcels**Funded?:** Yes.**History:** Installed in 2015 & 2016.**Comments:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 137,600 sq ft, and we estimate it will require 688 tons to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:**

1 years

**Lower Estimate:** \$ 81,000**Higher Estimate:**

\$99,000

**Cost Source:** Client Cost History & AR Cost Database**Comp #: 1092 Landscape Granite - Replenish (B)****Approx Quantity: 210 Tons****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. Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 41,800 sq ft, and we estimate it will require 210 tons to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:**

1 years

**Lower Estimate:** \$ 25,200**Higher Estimate:**

\$30,800

**Cost Source:** Client Cost History & AR Cost Database**Comp #: 1093 Landscape Granite - Replenish (C)****Approx Quantity: 140 Tons****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. Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 27,000 sq ft, and we estimate it will require 140 tons to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:**

0 years

**Lower Estimate:** \$ 16,200**Higher Estimate:**

\$19,800

**Cost Source:** Client Cost History & AR Cost Database**Comp #: 1094 Median Landscape - Renovate****Approx 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**Remain Life:**

10 years

**Lower Estimate:** \$ 243,000**Higher Estimate:**

\$297,000

**Cost Source:** Client Cost History**Comp #: 1095 Median Granite - Replenish****Approx 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.**Useful Life:** 24 years**Remain Life:**

0 years

**Lower Estimate:** \$ 35,600**Higher Estimate:**

\$43,500

**Cost Source:** AR Cost Database

## N10: HOHOKAM PARK

**Comp #: 1100 Asphalt - Repave**

**Approx Quantity: 30,000 Sq Ft**

**Location:** Hohokam Park at 799 W Desert Fairway Dr  
**Funded?:** Yes.

**History:** Installed in 2002.

**Comments:** This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

<b>Useful Life:</b> 30 years	<b>Remain Life:</b> 4 years	
<b>Lower Estimate:</b> \$ 122,000	<b>Higher Estimate:</b>	\$149,000
<b>Cost Source:</b> AR Cost Database		

**Comp #: 1102 Asphalt - Seal/Repair**

**Approx Quantity: 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 coat asphalt surfaces periodically to prevent premature cracking and deterioration.

<b>Useful Life:</b> 4 years	<b>Remain Life:</b> 1 years	
<b>Lower Estimate:</b> \$ 11,300	<b>Higher Estimate:</b>	\$13,800
<b>Cost Source:</b> Client Cost History		

**Comp #: 1106 Pole Lights - Replace**

**Approx Quantity: 1 Allowance**

**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:** This component funds to replace (19) light fixtures and (17) metal poles. These pole lights are mounted on top of elevated concrete pads. They are not directly exposed to irrigation. Anticipate periodic replacement or renovation to update and modernize the lighting.

<b>Useful Life:</b> 30 years	<b>Remain Life:</b> 6 years	
<b>Lower Estimate:</b> \$ 61,700	<b>Higher Estimate:</b>	\$75,500
<b>Cost Source:</b> AR Cost Database		

**Comp #: 1108 Dog Park Fence - Replace**

**Approx Quantity: 310 LF**

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

**History:** Installed in 2002.

**Comments:**

<b>Useful Life:</b> 24 years	<b>Remain Life:</b> 3 years	
<b>Lower Estimate:</b> \$ 24,300	<b>Higher Estimate:</b>	\$29,700
<b>Cost Source:</b> ARI Cost Database		

**Comp #: 1109 Dog Park Surface - Replenish**

**Approx Quantity: 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.

<b>Useful Life:</b> 10 years	<b>Remain Life:</b> 0 years	
<b>Lower Estimate:</b> \$ 3,960	<b>Higher Estimate:</b>	\$4,840
<b>Cost Source:</b> ARI Cost Database		

**Comp #: 1110 Dog Park Benches - Replace**

**Approx Quantity: 4 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.

<b>Useful Life:</b> 20 years	<b>Remain Life:</b> 8 years	
<b>Lower Estimate:</b> \$ 9,180	<b>Higher Estimate:</b>	\$11,200
<b>Cost Source:</b> Client Cost History		

**Comp #: 1112 Dog Park Fountain - Replace** **Approx 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.  
**Useful Life:** 18 years **Remain Life:** 6 years  
**Lower Estimate:** \$ 3,960 **Higher Estimate:** \$4,840  
**Cost Source:** Client Cost History

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**Comp #: 1114 Park Assets - Repaint** **Approx Quantity: 1 Allowance**  
**Location:** Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)  
**Funded?:** Yes.  
**History:** Repaint planned in 2025 for \$15,779 (includes comp #750). Previously repainted metal in 12/2022 for \$8,426, buildings in 2018 for \$895, and 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. Repaint periodically to maintain the appearance and prevent rusting.  
**Useful Life:** 6 years **Remain Life:** 5 years  
**Lower Estimate:** \$ 14,400 **Higher Estimate:** \$17,600  
**Cost Source:** Client Cost History & AR Cost Database

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**Comp #: 1116 Restroom Fixtures - Replace** **Approx Quantity: 5 Fixtures**  
**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:** **Remain Life:**  
**Lower Estimate:** \$ 0 **Higher Estimate:** \$0  
**Cost Source:**

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**Comp #: 1118 Tile Roofs - Refurbish** **Approx Quantity: 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. This component funds periodic replacement of the underlayment.  
**Useful Life:** 25 years **Remain Life:** 15 years  
**Lower Estimate:** \$ 21,600 **Higher Estimate:** \$26,400  
**Cost Source:** Client Cost History

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**Comp #: 1119 Drinking Fountain - Replace** **Approx 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 in 2024 for ~\$6,000. Previously replaced in 10/2017 for \$5,105, and installed in 2002.  
**Comments:**  
**Useful Life:** 10 years **Remain Life:** 8 years  
**Lower Estimate:** \$ 5,670 **Higher Estimate:** \$6,930  
**Cost Source:** Client Cost History

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**Comp #: 1120 Park Furniture - Replace (A)** **Approx Quantity: 39 Pieces**  
**Location:** Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)  
**Funded?:** Yes.  
**History:** Installed in 2002.  
**Comments:** Quantity includes (14) benches, (16) picnic tables, (4) concrete trash cans, (3) metal trash cans, and (2) BBQ grills.  
**Useful Life:** 20 years **Remain Life:** 0 years  
**Lower Estimate:** \$ 122,000 **Higher Estimate:** \$149,000  
**Cost Source:** AR Cost Database

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**Comp #: 1120 Park Furniture - Replace (B)****Approx 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. Replace broken slats as a maintenance expense when needed.**Useful Life:** 20 years**Remain Life:**

13 years

**Lower Estimate:** \$ 5,940**Higher Estimate:**

\$7,260

**Cost Source:** Client Cost History & Internet Research**Comp #: 1130 Play Equipment - Replace (A)****Approx Quantity: 7 Pieces****Location:** Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)**Funded?:** Yes.**History:** Repaired in 2021 for ~\$26,500. Previously repaired in 2014 & 2015. Installed in 2002.**Comments:** Equipment includes (2) play structures, (1) glide slide, (1) Ground Zero U-Bounce, (1) extreme climber, (1) balance beam, and (1) bench with rotating seats. Remaining life was increased to reflect repairs and parts replacements in 2021.**Useful Life:** 18 years**Remain Life:**

0 years

**Lower Estimate:** \$ 113,000**Higher Estimate:**

\$138,000

**Cost Source:** AR Cost Database**Comp #: 1130 Play Equipment - Replace (B)****Approx Quantity: 13 Pieces****Location:** Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP) - playground next to restroom bldg & the tennis courts, plus (2) spring riders in main playground**Funded?:** Yes.**History:** Installed 1/2018 for \$53,609.**Comments:** Equipment includes (1) horizontal ladder, (1) 1/2 circle arched climber, (1) large spinner, (3) in-ground spinners, (2) spring riders, (1) triple bay arched swing-set (4-swings + Jenn Swing), (1) swing-set (2-posts, 2-swings), (1) arched tire swing, extreme climber, and (2) fitness stations with signs. There is also 624 LF of plastic playground border.**Useful Life:** 18 years**Remain Life:**

10 years

**Lower Estimate:** \$ 78,700**Higher Estimate:**

\$96,100

**Cost Source:** Client Cost History**Comp #: 1133 Playground Sand - Replenish****Approx Quantity: 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:****Useful Life:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 1134 Playground Turf - Replace****Approx Quantity: 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:****Useful Life:** 12 years**Remain Life:**

8 years

**Lower Estimate:** \$ 10,100**Higher Estimate:**

\$12,300

**Cost Source:** Client Cost History & AR Cost Database**Comp #: 1136 Playground Wood - Replenish****Approx Quantity: 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?:** Yes.**History:** Replenished in 2024 for \$3,995. Previously installed in 2018.**Comments:** This component funds to periodically replenish wood mulch.**Useful Life:** 6 years**Remain Life:**

4 years

**Lower Estimate:** \$ 4,230**Higher Estimate:**

\$5,170

**Cost Source:** Client Cost History

**Comp #: 1138 Shade Sails - Replace****Approx Quantity: 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:** Quantity accounts for (6) shade sails mounted to (2) structures. 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. 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 years**Remain Life:**

9 years

**Lower Estimate:** \$ 26,100**Higher Estimate:**

\$31,900

**Cost Source:** Client Cost History**Comp #: 1140 Basketball Court - Replace****Approx Quantity: 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, surface deterioration was noted during the last site inspection, so replacement should be expected at some point.**Useful Life:** 30 years**Remain Life:**

7 years

**Lower Estimate:** \$ 66,600**Higher Estimate:**

\$81,400

**Cost Source:** AR Cost Database**Comp #: 1141 Basketball Equip - Replace****Approx 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 1150 Tennis Courts - Replace****Approx 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:****Comp #: 1151 Tennis Courts - Resurface****Approx Quantity: 2 Tennis Courts****Location:** Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)**Funded?:** Yes.**History:** Resurfaced in 2024 for \$25,600 (cost included project management). Previously applied surface in 2013 as part of court replacement.**Comments:** This component funds to periodically resurface the court coating.**Useful Life:** 8 years**Remain Life:**

6 years

**Lower Estimate:** \$ 24,900**Higher Estimate:**

\$30,500

**Cost Source:** Client Cost History**Comp #: 1152 Tennis Fence - Replace****Approx Quantity: 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.**Useful Life:** 30 years**Remain Life:**

6 years

**Lower Estimate:** \$ 60,800**Higher Estimate:**

\$74,400

**Cost Source:** AR Cost Database

**Comp #: 1154 Tennis Fence - Repaint****Approx Quantity: 570 LF****Location:** Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)**Funded?:** Yes.**History:** Painted in 2015. Previously painted as part of installation in 2002.**Comments:****Useful Life:** 8 years**Remain Life:**

0 years

**Lower Estimate:** \$ 7,920**Higher Estimate:**

\$9,680

**Cost Source:** AR Cost Database**Comp #: 1156 Tennis Windscreen - Replace****Approx Quantity: 1,440 Sq Ft****Location:** Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)**Funded?:** Yes.**History:** Replaced in 2024 for \$6,675. Previously replaced in 2014 and installed in 2006 for \$2,000.**Comments:** Treat repairs or small replacements as a maintenance expense. This component funds complete replacement of the screens.**Useful Life:** 8 years**Remain Life:**

6 years

**Lower Estimate:** \$ 6,480**Higher Estimate:**

\$7,920

**Cost Source:** Client Cost History**Comp #: 1158 Tennis LED Lights - Replace****Approx Quantity: 12 LED Fixtures****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:** Retrofitted to LED in 2025 for \$7,548. Previously installed in 2002.**Comments:** Based on the low cost of the work in 2025, we assume this project involved retrofitting the lights with LED bulbs, and not replacement of the light fixtures. Replacement should be anticipated to update and modernize the lighting. Life span varies depending on usage and the number of hours they are designed to last.**Useful Life:** 15 years**Remain Life:**

14 years

**Lower Estimate:** \$ 25,900**Higher Estimate:**

\$31,700

**Cost Source:** AR Cost Database**Comp #: 1159 Tennis Light Poles - Replace****Approx Quantity: 9 Metal 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:** These poles will last longer than the light fixtures, but replacement should still be anticipated. This component funds to replace the poles in conjunction with the light fixtures.**Useful Life:** 30 years**Remain Life:**

14 years

**Lower Estimate:** \$ 24,300**Higher Estimate:**

\$29,700

**Cost Source:** AR Cost Database**Comp #: 1160 Landscape Granite - Replenish****Approx Quantity: 417 Tons****Location:** Hohokam Park - off of Desert Fairway Dr, behind St. Andrews Ph1 (Parcel 10-OP)**Funded?:** Yes.**History:** Replenished with 417 tons in 2024 for \$39,960. Previously replenished 5/2013 for \$40,956.**Comments:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 86,450 sq ft, and it required 417 tons in 2024 to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:**

8 years

**Lower Estimate:** \$ 38,900**Higher Estimate:**

\$47,500

**Cost Source:** Client Cost History & AR Cost Database

## N10: SUNSET PARK

**Comp #: 1200 Asphalt - Repave****Approx Quantity: 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:** This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.**Useful Life:** 24 years**Remain Life:** 20 years**Lower Estimate:** \$ 33,700**Higher Estimate:** \$41,100**Cost Source:** Client Cost History**Comp #: 1201 Asphalt - Seal/Repair****Approx Quantity: 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:** It is recommended that new asphalt is sealed within 12-18 months. There is no record of seal coating since the asphalt was repaved. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.**Useful Life:** 4 years**Remain Life:** 0 years**Lower Estimate:** \$ 3,060**Higher Estimate:** \$3,740**Cost Source:** AR Cost Database**Comp #: 1206 Park Furniture - Replace (A)****Approx 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:** Furniture is from TimberForm and has metal frames with recycled plastic slats. Replace broken slats as a maintenance expense when needed.**Useful Life:** 20 years**Remain Life:** 17 years**Lower Estimate:** \$ 12,200**Higher Estimate:** \$14,900**Cost Source:** Client Cost History**Comp #: 1206 Park Furniture - Replace (B)****Approx Quantity: 7 Pieces****Location:** Sunset Park - between Klinger Canyon Dr and Eagleview Dr  
**Funded?:** Yes.**History:** Installed in 1996.**Comments:** Quantity includes (2) 6' benches, (3) trash cans, and (2) BBQ grills.**Useful Life:** 20 years**Remain Life:** 2 years**Lower Estimate:** \$ 14,900**Higher Estimate:** \$18,300**Cost Source:** Client Cost History & AR Cost Database**Comp #: 1210 Drinking Fountain - Replace****Approx Quantity: 1 Fountain****Location:** Sunset Park - between Klinger Canyon Dr and Eagleview Dr: adjacent to the playground  
**Funded?:** Yes.**History:** Replacement planned in 2025 for \$5,410. Previously replaced in 10/2017 for \$5,105, and installed in 1996.**Comments:** This is a decorative metal drinking fountain.**Useful Life:** 10 years**Remain Life:** 9 years**Lower Estimate:** \$ 5,040**Higher Estimate:** \$6,160**Cost Source:** Client Cost History**Comp #: 1214 Play Equipment - Replace (A)****Approx 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.**Useful Life:** 18 years**Remain Life:** 8 years**Lower Estimate:** \$ 78,700**Higher Estimate:** \$96,100**Cost Source:** Client Cost History

**Comp #: 1214 Play Equipment - Replace (B)****Approx Quantity: 1 Swing Set****Location:** Sunset Park - between Klinger Canyon Dr and Eagleview Dr**Funded?:** Yes.**History:** Installed in 2022 for \$11,645.**Comments:****Useful Life:** 18 years**Remain Life:**

14 years

**Lower Estimate:** \$ 12,200**Higher Estimate:**

\$14,900

**Cost Source:** Client Cost History**Comp #: 1216 Playground Wood - Replenish****Approx Quantity: 4,420 Sq Ft****Location:** Sunset Park - between Klinger Canyon Dr and Eagleview Dr**Funded?:** Yes.**History:** Replenish planned in 2024 for \$6,737. Previously replenished in 2021 for \$4,800 and installed wood fiber in place of sand 11/2015 for \$9,591.**Comments:** Cost of the 2015 work reflects the purchase and install of 200 cubic yards of engineered wood fiber surfacing. The 2021 project installed 100 cubic yards of new wood chips over the existing surface.**Useful Life:** 6 years**Remain Life:**

4 years

**Lower Estimate:** \$ 6,570**Higher Estimate:**

\$8,030

**Cost Source:** Client Cost History**Comp #: 1218 Shade Sails - Replace****Approx Quantity: 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:** Quantity accounts for (3) shade sails. Shade structure was added in 2010 and was described as a 30'x30'x12' structure. It has (3) sails mounted to (5) metal posts. 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 years**Remain Life:**

8 years

**Lower Estimate:** \$ 17,800**Higher Estimate:**

\$21,800

**Cost Source:** Client Cost History**Comp #: 1220 Basketball Court - Refurbish****Approx 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 years**Remain Life:**

3 years

**Lower Estimate:** \$ 17,800**Higher Estimate:**

\$21,800

**Cost Source:** Client Cost History**Comp #: 1221 Basketball Court - Resurface****Approx Quantity: 1 Full Court****Location:** Sunset Park - between Klinger Canyon Dr and Eagleview Dr**Funded?:** Yes.**History:** Resurfaced in 2022 for \$9,958.**Comments:** This component is scheduled to offset the court refurbish allocation, so that work is scheduled on this court every 7-years.**Useful Life:** 14 years**Remain Life:**

10 years

**Lower Estimate:** \$ 11,300**Higher Estimate:**

\$13,800

**Cost Source:** Client Cost History**Comp #: 1222 Basketball Equip - Replace****Approx 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:**

**Comp #: 1224 Volleyball Court - Replenish**

**Approx Quantity: 1 Court, ~5,800 Sq Ft**

**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:**

**Lower Estimate:** \$ 0

**Remain Life:**

**Higher Estimate:**

\$0

**Cost Source:**

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**Comp #: 1230 Landscape Granite - Replenish**

**Approx Quantity: 451 Tons**

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

**Funded?:** Yes.

**History:** Replenished with 451 tons in 2024 for \$47,938. Previously replenished with ~480 tons 5/2013 for \$41,131, replenished in 2007, and installed in 1996.

**Comments:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 89,726 sq ft, and it required 451 tons in 2024 to top dress with a new 1" layer.

**Useful Life:** 10 years

**Lower Estimate:** \$ 46,800

**Remain Life:**

8 years

**Higher Estimate:**

\$57,200

**Cost Source:** Client Cost History & AR Cost Database

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## N10: WOODSHADE TRAIL

**Comp #: 1240 Asphalt - Repave****Approx Quantity: 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 component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.**Useful Life:** 30 years**Remain Life:** 4 years**Lower Estimate:** \$ 14,000**Higher Estimate:** \$17,200**Cost Source:** AR Cost Database**Comp #: 1241 Asphalt - Seal/Repair****Approx Quantity: 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:****Remain Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 1244 Park Furniture - Replace****Approx 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. Replace broken slats as a maintenance expense when needed.**Useful Life:** 20 years**Remain Life:** 17 years**Lower Estimate:** \$ 39,300**Higher Estimate:** \$48,100**Cost Source:** Client Cost History**Comp #: 1250 Landscape Granite - Replenish****Approx Quantity: 229 Tons****Location:** Woodshade Trail - walkway/trail area extending from Sunset Park to Rancho Vistoso Blvd**Funded?:** Yes.**History:** Replenished with 229 tons in 2024 for \$24,182. Previously replenished 5/2013 for \$21,501.**Comments:** Replacement of landscape granite is not anticipated. Coverage depletes over time, so this component funds an allowance to top dress the existing granite. Surface area is approximately 45,900 sq ft, and it required 229 tons in 2024 to top dress with a new 1" layer.**Useful Life:** 10 years**Remain Life:** 8 years**Lower Estimate:** \$ 23,600**Higher Estimate:** \$28,800**Cost Source:** Client Cost History & AR Cost Database

## N11: VISTOSO HIGHLANDS

**Comp #: 1300 Artificial Turf - Replace****Approx Quantity: 1,940 Sq Ft****Location:** Bell Tower at the corner of Rancho Vistoso Blvd & Vistoso Highlands Dr**Funded?:** Yes.**History:** Installed in 2015.**Comments:** Artificial turf was installed as part of a landscape project around this intersection.**Useful Life:** 12 years**Remain Life:** 1 years**Lower Estimate:** \$ 21,600**Higher Estimate:** \$26,400**Cost Source:** AR Cost Database**Comp #: 1302 Monument - Replace****Approx 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". 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**Remain Life:** 1 years**Lower Estimate:** \$ 17,800**Higher Estimate:** \$21,800**Cost Source:** AR Cost Database**Comp #: 1304 Bell Tower - Repaint****Approx Quantity: 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 years**Remain Life:** 4 years**Lower Estimate:** \$ 2,430**Higher Estimate:** \$2,970**Cost Source:** AR Cost Database**Comp #: 1306 Tile Roof - Replace****Approx Quantity: 130 Sq Ft****Location:** Bell Tower at the corner of Rancho Vistoso Blvd & Vistoso Highlands Dr**Funded?:** Yes.**History:** Replaced planned in 2025 for \$3,768. Previously installed around 1999.**Comments:** There is a small section of clay tile roof on the Bell Tower. There is concrete between the tiles, so the entire roof will have to be replaced when the underlayment wears out.**Useful Life:** 25 years**Remain Life:** 24 years**Lower Estimate:** \$ 3,600**Higher Estimate:** \$4,400**Cost Source:** Client Cost History**Comp #: 1310 Landscape - Renovate****Approx Quantity: 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 the irrigation and plants plus added 1" screened Wildcat Red granite to cover 155,000 sq ft and 4" to 8" Coronado Brown rip rap to cover 16,000 sq ft. This component funds for similar renovations in the future.**Useful Life:** 24 years**Remain Life:** 14 years**Lower Estimate:** \$ 617,000**Higher Estimate:** \$755,000**Cost Source:** Client Cost History**Comp #: 1311 Landscape Granite - Replenish****Approx Quantity: 775 Tons****Location:** Landscape tracts & medians on Vistoso Highlands Drive**Funded?:** Yes.**History:** Replenished in 2016 as part of the renovation project.**Comments:** The granite will need replenishing sooner than scheduled under the landscape renovation project. This component funds to top dress the granite once between renovation projects. Surface area is approximately 155,000 sq ft, and we estimate it will require 775 tons to top dress with a new 1" layer.**Useful Life:** 24 years**Remain Life:** 2 years**Lower Estimate:** \$ 81,000**Higher Estimate:** \$99,000**Cost Source:** AR Cost Database

**Comp #: 1320 Metal Rails - Repaint**

**Approx Quantity: 1 Allowance**

**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.

**Useful Life:** 6 years

**Remain Life:** 3 years

**Lower Estimate:** \$ 2,520

**Higher Estimate:** \$3,080

**Cost Source:** Client Cost History & AR Cost Database

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**Comp #: 1322 Stucco Walls - Repaint**

**Approx Quantity: 1 Lump Sum**

**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:**

**Remain Life:**

**Lower Estimate:** \$ 0

**Higher Estimate:** \$0

**Cost Source:**

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