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January 5, 2018

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**Property:** **SOUTHERN ENCLAVE HOMEOWNERS ASSOCIATION**
**PHOENIX, ARIZONA**

Service: **PROPERTY EVALUATION AND RESERVE FUND ANALYSIS**

Attachment: **FINAL REPORT**

Dear Ms. Salas and Southern Enclave Board of Directors:

As requested by Ms. Salas, of Associated Asset Management, on your behalf, Criterium-Kessler Engineers has completed a Full Reserve Study for Southern Enclave Homeowners Association. We submit our final draft herewith for consideration and review.

This Reserve Study has been performed in general accordance with Community Association Institute (CAI) National Reserve Study Standards. However, Criterium-Kessler's scope of service has exceeded CAI's guidelines with regard to our engineering evaluation of the property's condition, identification of current deficiencies, and consideration of appropriate capital expenditures.

We observed the property on one occasion: on 12/01/2018. Our findings and recommendations are principally based on observations made during our on-site visual inspection performed by Jim Herman, Sr. Field Technician.

We have reviewed the provided plat drawing and asset list.

The report should be reviewed in its entirety, including its Appendices, which contain the financial analysis, captioned photographs, and reference documents.

In summary, given the recommended **$0 starting balance** of the Capital Reserve Fund on 01/01/2018, the recommended rate of contribution **$474 per year / per unit**, ($66,834 total annually) and an anticipated average rate of return on investment of 0.25% per year, our financial analysis indicates that the Association's current funding will prove adequate to meet future needs, at an average of **100.4% Percent Funded**.

The 30-year total of projected capital expenditure (CapEx) budgets, (current dollar cost estimates inflated at 2.67% annually), is $2,626,802. Because of draw-downs to pay for these CapEx expenses, projected year-end fund balances $434,860 by the end of the 30-year planning period in 2047.

In this draft report, there are no alternate funding plans for the Board's consideration. We look forward to working with you to develop a satisfactory plan for adoption. Typically, our final report published for review by the Association's general membership would include only the projections of the current funding plan and the adopted plan. However, we will also include some or all of the preliminary alternates as the Board directs.

As a result of our on-site inspections and other investigations, we find the common components of your community to be under construction and in new condition. We made the assumption that the community will follow standard maintenance practices. However, we did observe two deficiencies and no deferred repairs, which are noted in the report.

In reviewing the engineering assumptions, cost estimates and projected fund values herein, please understand that their accuracy diminishes greatly beyond Year 5. Long-range facility maintenance projections are intended only to indicate the likely pattern of capital expenditures and to guide financial planning. Criterium agrees with CAI's recommendation that reserve studies should be updated regularly to allow periodic adjustment of facility plans and funding strategies.

Criterium-Kessler Engineers appreciates this opportunity to assist you in support of Southern Enclave Homeowners Association. If you have any questions, please call me at 480-218-1969. We have enjoyed working with you on this project, please contact us if we can provide additional services.

Thank you for your confidence in Criterium-Kessler Engineers.

Respectfully Submitted,

Dan Kessler
President
Criterium-Kessler Engineers

# FULL RESERVE STUDY

## *PREPARED FOR*

## Southern Enclave Homeowners Association
## Phoenix, Arizona


*Prepared by:*

CRITERIUM KESSLER ENGINEERS

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AACM Arizona Association of Community Managers

MEMBER OF community ASSOCIATIONS INSTITUTE

January 5, 2018

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## 1.0 INTRODUCTION

Following authorization by the Southern Enclave Homeowners Association, Board of Directors, Criterium-Kessler Engineers conducted a Reserve Study of your 141-unit residential community located off Southern Avenue, Phoenix, AZ.

This report must be reviewed in its entirety to understand our findings and their limitations. The Appendices are an integral part of this report and must be included in any review. Please refer to Appendix D for definitions of common terms of reference used herein.

We have conducted the study in general accordance with the National Reserve Study Standards published by the Community Association Institute (CAI). Please refer to Appendix D which contains a copy of the CAI standard.

Licensed Professional Engineers and other qualified staff working under the responsible charge of a CAI-certified Reserve Specialist conducted this study. Please refer to Appendix E for the qualifications of the project team.

Criterium-Kessler Engineers visited the site on December 1, 2017. This report is principally based on our visual inspection(s) of the site and facilities. Jim Herman prepared this report and the attached financial analysis. Charles Jones, P.E.$^{(AZ)}$ reviewed his findings, and presents this confidential report for the Board's review and use.

In reviewing the engineering assumptions, cost estimates and projected fund values herein, please understand that their accuracy diminishes greatly beyond Year 5. Long-range facility maintenance projections are intended only to indicate the likely pattern of capital expenditures and to guide financial planning. Criterium agrees with CAI's recommendation that reserve studies should be updated regularly to allow periodic adjustment of facility plans and funding strategies.

## 2.0 EXECUTIVE SUMMARY

In summary, as a result of our on-site inspections and other investigations, we find the common components of the property to be recently constructed and in good condition. The report is prepared with the assumption that standard maintenance plans will be completed and followed.

We observed two deficiencies and no deferred repairs, which are noted herein.

We have identified an inventory of Association-responsible common components, which are likely to require periodic repair or replacement or other recurrent capital investment.

We have formed an opinion of the remaining useful life of each component. We have estimated the current cost of required capital expenditures for their repair or replacement. We have projected annual capital budgets over a 30-year planning period. We have also interviewed the Board to learn of any planned facility improvements, which will require capital expenditures.

In the summary, the 30-year total of projected capital expenditure (CapEx) budgets, (current dollar cost estimates inflated at 2.67% annually), is $2,626,802.
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The Board has provided us with information on the Association's Capital Reserve Fund and the current funding plan. Our initial financial analysis was based on the data supplied.

Given the recommended **$0 starting balance** of the Capital Reserve Fund on 01/01/2018, the recommended rate of contribution **$474 per year / per unit**, ($66,834 total annually), and an anticipated average rate of return on investment of 0.25% per year, our financial analysis indicates that the Association's current funding will prove adequate to meet future needs.

Because of draw-downs to pay for projected CapEx expenses, projected year-end fund balances $434,860 by the end of the 30-year planning period in 2047.

In this report, we have recommended minimum threshold fund balances be maintained and have included alternate funding plans as discussed with the Board.

## 3.0 PURPOSE & SCOPE

### 3.1 OBJECTIVES

The purpose of this reserve study is to determine a capital needs plan for the Association, to evaluate the current rate of contribution to the capital reserve fund, and, if required, to suggest alternate funding strategies.

This report is intended to be used as a tool by the Association’s Board of Directors for considering and managing future financial obligations, for determining appropriate capital reserve fund allocations, and for informing the individual Owners of the Association’s required capital expenditures and the resulting financial plan.

Studies of this nature are important to ensure that a community will have sufficient funds for the long-term, periodic capital expenditure requirements. This helps preserve the value of the community and the units within it.

Anticipating significant expenditures over an extended period of time will assist the Association in determining appropriate levels of present and ongoing contribution to a capital reserve fund which will result in adequate balances to cover these expenses as they arise without any need for borrowing or special assessments.

Of course, borrowing or special assessments may be part of some capital plans. We caution our clients to check state regulations, which may limit or preclude these options.

Our capital expenditure forecast is more reliable over its first few years than in later years. History demonstrates that, as time progresses, property conditions and management strategies will change. As a result, planned scopes of work may be altered or deferred. Actual cost in the marketplace will vary from estimates. Actual rates of inflation and returns on investment will vary from projections. For the purposes of this study an inflation rate of 2.67% is used. This figure is in line with the historical average of 2.5% over the last thirty years and the client's experience.

For these reasons, we concur with Homeowners Association Institute guidelines and recommend that this reserve study be updated every three to five years. As of late, many associations choose to perform a yearly update; this allows them to remain current and focused despite frequent Management or Board turnovers.

## 3.2 LEVEL OF SERVICE

The Homeowners Association Institute (CAI) identifies three levels of service for Reserve Studies:

I. Full Reserve Study, with site visit
II. Reserve Study Update, with site visit
III. Reserve Study Update, without site visit

All may be appropriate for a community, depending on the condition of the facility and the phase of their planning cycle. The CAI National Reserve Study Standard in Appendix D contains more detail on these levels of service and the scope of study of each of them.

Our current study for Southern Enclave is Level I Full Reserve Study.

Criterium-Kessler's actual scope of service is enhanced and exceeds the CAI standard in several principal ways:

- ✓ Our investigation and evaluation of the property is performed and / or overseen by experienced professional engineers.

- ✓ After preparing and submitting our initial analysis, we engage in an iterative review process with the Board of Directors, toward developing a financial plan more responsive to the needs of the community.

### 3.3 SOURCES OF INFORMATION

The following people were interviewed during our study:

Board Members

- ✓ N/A

Community Management

- ✓ Ms. Ann Salas, Budget Analyst, Associated Asset Management, LLC.

The following documents were provided to us and reviewed:

- ✓ Summary of components
- ✓ Site Map
- ✓ Plat Drawing

## 4.0 PHYSICAL ANALYSIS

### 4.1 PROPERTY DESCRIPTION

Please refer to appendix C for captioned photographs.

Southern Enclave HOA is a 141-unit (home) residential gated-community located on a 24.60-acre site north of Southern Avenue, east of 28th Street, in Phoenix, AZ.

### 4.2 COMMON COMPONENTS

Please refer to Appendix A for the Common Component Inventory.

Association-responsible common components include (not all assets were installed, some data is based upon provided asset list)

- ✓ Private streets
- ✓ Common-area block walls and fence
- ✓ Artificial turf in streetscapes
- ✓ Green-belt areas, dog park, retention basins, and pathway through the community
- ✓ Vehicle and pedestrian access gates

- ✓ Monument sign and landscaping along Southern Avenue
- ✓ Landscaping of common areas, including irrigation system
- ✓ Tot Lots, basketball court, aluminum pergolas
- ✓ Common area amenities include solar lighting, benches, tables, grills, and trash containers
- ✓ Dog park agility equipment

## 4.3 CONDITION ASSESSMENT

### 4.3.1 Site Improvements

*Descriptions & Observations*

All items are new/recently installed (and several items were not installed at the time of the on-site inspection).

- ✓ Private asphalt streets are in new condition. See Photo 2.
- ✓ Stamped asphalt simulates brickwork at the main entrance. See Photo 3.
- ✓ CMU block walls surround the perimeter of the property and each individual home. The HOA is responsible for the walls around the common areas. See Photo 4.
- ✓ Wrought iron fence is used near the main entrance, the dog park, and at the ends of the common pathways. See Photo 5.
- ✓ Two small aluminum pergolas (shade structure) are installed at the Tot Lot West. See Photo 6.
- ✓ One large aluminum pergola (shade structure) is installed at the Tot Lot South. See Photo 7.
- ✓ The monument sign is located at the main entrance. See Photo 8.
- ✓ Each retention basin has a dry well for a total of 5 drywells. See Photo 9.
- ✓ 3/4-inch granite is used for ground cover in the common areas, with grass in the bottoms of the retention areas. The granite is approximately 2-inches deep. See Photo 10 and 11.
- ✓ 16-unit mailboxes are located in the four corners of the property. See Photo 12-15.

- ✓ Bollards house lights in the common areas and along the pathways. There are 20 bollards on the property. See Photo 16-18.

- ✓ Solar park lights are installed at the Tot Lost; this includes 2 in the West Lot and 4 in the South Lot.

- ✓ Artificial turf is being installed in front of the houses in the streetscapes. At the time of the report artificial turf has only been installed on about 6 – 8 streetscapes.

*Common Components & Required Expenditures*

Appendix A contains and inventory of all site improvements that are common components, and a detailed schedule of projected Capital Expenditure (CapEx) budgets for these items:

- ✓ Private streets are scheduled for crack seal and sealcoat in five years, and then repaired every 12 years. The schedule is adjusted at years 30 to restart the crack seal, sealcoat, and repair cycle after the street is resurfaced. Before developer turnover to the HOA, it is assumed the street will be crack sealed and seal coated to extend asphalt lifespan. Many products with different qualities are available and many may have higher associated costs.

- ✓ The streets are scheduled for resurfacing every 30 years. Resurfacing includes removing the top layer of the asphalt, recycling it, and replacing approximately the top 2-inch layer. This activity may move forward or backward on the schedule significantly based on consistently performing required maintenance of the streets.

- ✓ Artificial turf is scheduled for replacement every 15 years. It is recommended to replace the artificial turf at the same time since differences in wear would likely be highly visible and create an uneven appearance in the community.

- ✓ The stamped asphalt area at the entry way is scheduled for minor repairs every six years and resurfacing/restamping every 30 years.

- ✓ The block walls are scheduled for repairs of 2.5% of the wall every 10 years. They are scheduled for painting every 8 years.

- ✓ The wrought iron fences are scheduled for painting every 8 years and replacement every 30 years. Replacement includes labor to remove old fencing and concrete anchors, haul away debris, and then replace the fence (which includes new concrete anchors).

- ✓ The monument sign is scheduled for refurbishment every 20 years.

- ✓ The two small aluminum pergolas are scheduled for repainting every 8 years and replacement every 30 years. The painting schedule should be modified after year 30 to restart with the installation of a new structure. The aluminum structures come with a 15-year warranty and are more susceptible to damage than similar concrete wood-frame pergola structures. A recommended application of a protective coating would come from the operations and maintenance budget.

- ✓ The large aluminum pergola is scheduled for repainting every 8 years and replacement every 30 years. The painting schedule should be modified after year 30 to restart with the installation of a new structure. The aluminum structure comes with a 15-year warranty and may be more susceptible to incidental damage than similar wood-frame pergola structures. Application of a protective coating (recommended) would come from the operations and maintenance budget.

- ✓ Granite replenishment was modified to replenish a portion of the total every three years. This spreads the expense across multiple years to provide a more consistent look to the area and reduce the outlay at Year 10.

- ✓ The mailboxes are scheduled for replacement every 20 years.

- ✓ The lighting bollards are scheduled for replacement every 15 years. It is assumed that the light bulbs will be replaced with the operating budget.

- ✓ The park lights are scheduled for fixture replacement every 15 years, and battery replacement every 4 years. The park lights are schedule for repainting every 8 years.

**4.3.2 Mechanical**

*Descriptions & Observations*

This section of the report does not address Owner-responsible mechanical, electrical and plumbing systems.

All items are new/recently installed.

- ✓ The access panel telephone is located at the main entrance in the southwest corner. The system is a Linear telephone access system with a limited two-year warranty. See Photo 19.

- ✓ The vehicle gates are operated by Maximum Megatron swing-arm controllers with one controller per gate. See Photo 20.

- ✓ The vehicle access gates are louvered steel gates, approximately 15-feet wide and 5-feet high. There are two gates per access point with two access points at the west entrance and one access point at the east entrance for total of 3 pairs, or 6 gates. See Photo 21 and 22.

- ✓ There is one pedestrian gate that matches the vehicle gates at the east entrance, approximately 4-feet wide and 5-feet high. See Photo 23.

- ✓ There are four pedestrian gates that match Photo 24, at the main entrance, at the northwest retention area, at the north end of the central path, at the east end of the central path.

- ✓ There is also a shorter gate at the dog park.

- ✓ The irrigation system has three controllers that were not located at the inspection.

*Common Components & Required Capital Expenditures*

Appendix A contains and inventory of all site improvements that are common components, and a detailed schedule of projected Capital Expenditure (CapEx) budgets for these items:

- ✓ The access panel telephone is scheduled for replacement after 15 years and includes removal and disposal of the old panel.

- ✓ The vehicle gate actuators are scheduled for replacement after 14 years and are recommended to be replaced in pairs. The expense includes removal and disposal of the existing units.

- ✓ The vehicle gates are scheduled for replacement after 30 years. They are likely to be replaced earlier due to an accident. The hinges and pivots will require regular maintenance in the operations budget.

- ✓ The pedestrian gates are scheduled for replacement after 30 years. The security access readers may require replacement during that time, which will fall under the operations budget.

- ✓ The irrigation controllers are expected to be replaced between eight to ten years. Other irrigation maintenance will be covered by the landscaping budget.

**4.3.3 Building Structure and Exterior**

*Descriptions & Observations*

- ✓ The HOA is not responsible for any buildings.

*Common Components & Required Capital Expenditures*

- ✓ The HOA is not responsible for any buildings.

**4.3.4 Building Interior**

*Descriptions & Observations*

- ✓ The HOA is not responsible for any buildings.

*Common Components & Required Capital Expenditures*

- ✓ The HOA is not responsible for any buildings.

**4.3.5 Amenities**

*Descriptions & Observations*

All items are new/recently installed, or not on site at the time of the inspection.

- ✓ Basketball Hoop and Court
- ✓ Benches, tables, grills and trash containers
- ✓ Tot Lot – West
    - Includes a climbing structure, and a slide
- ✓ Tot Lot – South
    - Includes a climbing structure, a swing, a small seat and a small spinning structure
- ✓ Dog Park and Agility Course

*Common Components & Required Capital Expenditures*

Appendix A contains an inventory of all site improvements, which are common components, and a detailed schedule of projected Capital Expenditure (CapEx) budgets for these items:

- ✓ The basketball backboard and hoop is installed and scheduled for replacement after 10 years.
- ✓ The basketball court is scheduled for refinishing after 5 years.
- ✓ The tables, benches, grills, and trash containers are not on site at the time of the inspection. The tables, benches, and trashcans are scheduled for replacement after 15 years and the BBQ grill is scheduled for replacement after 20 years.

- ✓ The Tot Lot-West includes:
    - A climbing structure scheduled for replacement at 20 years. It will require replacement of the climbing net under the operations budget.
    - The slide is scheduled for replacement at 20 years.
    - The wood play surface is scheduled for replenishment/replacement every 5 years.
- ✓ The Tot Lot-South includes:
    - A climbing structure scheduled for replacement at 20 years. The climbing net will likely require replacement under the operations budget before 20 years.
    - The swing is scheduled for replacement at 20 years. It may require replacement of the individual swings under the operations budget.
    - The seat and spinning structure are scheduled for replacement at 20 years.
    - The wood play surface is scheduled for replenishment/replacement every 5 years.
- ✓ The Dog Park was not complete at the time of the on-site inspection. It is listed to contain an Agility run (not installed at time of on-site inspection).

**4.3.6 Other**

*Descriptions & Observations*

- ✓ No other items were identified for the Reserve Study.

*Common Components & Required Capital Expenditures*

- ✓ No other items were identified for the Reserve Study.

## 4.4 CURRENT DEFICIENCIES

Based on the Board of Director's list of concerns, individual Owner's reports and our own observations,

- ✓ At the Tot Lot – South, the small spinning structure is installed at an angle, see Photo 30.
- ✓ At the Tot Lot – West, the concrete between the small pergola and the play area has a significant crack, see Photo 31.

- ✓ The following items are *excluded* for the purposes of this study:
  - NA

## 5.0 FINANCIAL ANALYSIS

### 5.1 CAPITAL EXPENDITURE PROJECTION

Based on our investigations and estimates described in Section 4 of this report, we have identified likely capital expenditures throughout the study period.

For detailed information on projected capital expenditures, please refer to the Appendix A tables titled "Common Component Inventory & Capital Expenditure (CapEx) Planning" and "Annual Capital Expenditures 30-Year Budget Projection."

In summary, for the Project Reserve, the 30-year total of projected capital expenditure (CapEx) budgets, (current dollar cost estimates inflated at 2.67 % annually,) is $2,626,802.

The Board did not identify other planned new amenities or other improvements to the property that will require any capital expenditures by the Association over the 30-year study period.

Please note that we have assumed that the cost of minor repair & replacement work valued at less than $1,000 will be covered by normal Operations & Maintenance budgets. Such "de minimis" costs may be for one-time work on a single item, or aggregated repairs of a type of component over a year.

We have also not included any capital budget allowances for repair of casualty damage by vehicle impact, severe storm action, etc. It is assumed that such expenses would be defrayed by proceeds of insurance claims.

### 5.2 CURRENT FUNDING

#### 5.2.1 Board-Provided Information

At the time, we were retained to provide this study, AAM provided us with initial information on the Capital Reserve Fund and its funding plan.

Our initial financial analysis was based on the data supplied.

| | |
|---|---|
| **Fiscal Year Starting Date:** | January 01, 2018 |
| **For Designated Year:** | 2018 |
| **Starting Reserve Fund Balance:** | $0 |
| **On Date:** | January 01, 2018 |
| **Current Rate of Designated Contribution:** | $474 per lot annually |
| **Planned Reserve Increases:** | NA (with inflation rate) |
| **Planned Special Assessments:** | NA |
| **Projected Average Return on Investment:** | 0.25% |
| **Projected Rate of inflation:** | 2.67% |

Financial data, records of past expenses, and cost estimates provided by others have been taken in good faith and at face value. No audit or other verification has been performed.

5.2.2 Current Funding Plan Projection

Our initial analysis was a projection of the Association's current rate of contribution forward over 30 years.

For detailed data, please refer to the Appendix A tables and graphs titled “Initial Capital Reserve Funding Plan.”

Given the recommended $0 starting balance of the Project Reserve Fund on 01/01/2018, the current ongoing rate of contribution @ $474 per year, and an anticipated average rate of return on investment of 0.25% per year, our financial analysis indicates that the Association's current funding will prove adequate to meet future needs at an average of 100.4% Percent Funded.

5.3 ALTERNATE FUNDING PLANS

- ✓ None created for this new community since this initial plan meets strategic planning requirements,

5.4 FUNDING METHODOLOGIES (Background Information)

The following sections of the report are general in nature and most are not specific to your Association.

They are included to provide a framework for consideration of the study, and to explain our approach to the funding analysis. We also recommend the Board review the Homeowners Association Institute (CAI) National Reserve Study Standards attached hereto in Appendix D.

The Homeowners Association Institute (CAI) recognizes several funding methodologies, all of which may be used to satisfy these goals:

- ✓ Fiscally Responsible
- ✓ Maintains Property Values
- ✓ Sufficient Funds Available When Required
- ✓ Stable Contribution Rate over the Years
- ✓ Evenly Distributed Contributions over the Years

Some of the more common methods are outlined below

For this reserve study, Criterium-Kessler Engineers has utilized a cash flow based funding approach as described in Section 5.4.3 below.

5.4.1 Statutory Funding

Some states regulate the management of homeowner associations, including the fiduciary responsibility of its Officers or Board regarding reserve funding.

To our knowledge, Arizona does not require any particular funding criteria.

5.4.2 Covenantal Funding

The legal documents that originally establish a homeowners association may set forth guidelines for its reserve funding.

5.4.3 Cash Flow Based Funding – Criterium-Kessler Engineers' Approach

Criterium-Kessler's recommended approach to reserve planning utilizes a cash flow model.

A cash flow based funding plan is prepared so that contributions to capital reserves are selected to be sufficient to offset future variable annual capital expenditures.
Our engineering evaluation and planning yields a projected annual capital expenditure (CapEx) budget schedule over the planning period. This CapEx plan and the Association's current rate of contribution to reserves is entered into our computer model.

The model allows us to determine whether the Association's current rate of contribution will prove sufficient to meet capital obligations over the planning period.

And, if not, our computer model allows us to develop alternate contribution strategies for the Association's consideration.

**Baseline Funding**

The goal of baseline funding is to maintain positive year-end balances throughout the planning period.

**Threshold Funding**

One strategy to ensure there will be sufficient funds available to cover unplanned emergencies is to maintain prudent minimum threshold reserve balances. In the face of unusual and uninsured expenses, this may eliminate the need for either making a special assessment or borrowing money.

Often, the initial threshold is established as some multiple of the average annual CapEx budget in current dollars, and then projected ahead at the selected rate of inflation.

Maintaining significant threshold balances has the additional benefit of allowing the association to generate greater returns on investments and thereby reduce the rate of Owners' contribution to reserves.

Of course, the benefits of establishing larger threshold balance values must be weighed against Unit Owners' preference to control their own funds.

5.4.4 Component Based

A component-based funding plan is based on calculated incremental savings toward the eventual repair or replacement of each individual common component.

The accounting concept underlying component-based funding is that an Association should save for repair or replacement of each of their common assets at an annual incremental amount equal to the annual straight-line depreciation of the item. In this way, it will accumulate its full value in capital reserves at the time it is fully depreciated and funds may be required for a capital expenditure.

In our experience, a component-based funding plan based on a comprehensive common component inventory will produce a very conservative funding strategy for an Association.

**Full Funding**

For each Fiscal Year, a component-based funding plan calculates an ideal reserve balance that should be on-hand at the beginning of the year. This recommended balance is based on saving money at the rate of depreciation of each common component as explained in the previous section.

If the Association's cash flow projection indicates that their capital reserve fund balance will be equal to or greater than that ideal value at the beginning of any given year, then, by Homeowners Association Institute (CAI) definition, the Association is said to be "fully funded" in that year.

In our opinion, when an association is "fully funded" per the CAI definition, then, very often, an Association is holding more cash reserves than absolutely necessary for prudent management of their financial obligations.



**Percent Fully Funded**

In component-based fund planning, the percentage ratio between the projected actual reserve balance and the calculated ideal amount of accumulated savings at any point of time is the "percent fully funded".

This metric is typically used to indicate whether an Association is:

- ✓ Under-funded - percent fully funded less than 100%
- ✓ Over-funded - percent fully funded greater than 100%

Often, statutory and covenantal funding requirements may obligate an Association to maintain their reserve balance above some minimum percent fully funded value.

Such rules were originally promulgated to ensure conservative funding practices which would protect the membership from unsound financial policies which some developers and associations have practiced in the past.

5.4.5 Special Assessments

The goal of nearly all reserve studies is to establish a regular, periodic rate of contribution to reserves, which ensures there will be sufficient funds when required.

However, sometimes it is necessary to boost the reserve balance quickly, before there is adequate time to accumulate funds through regular savings. In those cases, assuming the Unit Owners' personal finances can support it, it is expeditious to assess a lump sum special payment.

Special assessments are often tied to, or earmarked for, some particular capital expenditure. This may be a periodic but unusually high expense such as re-paving or re-roofing. Or, it may be to collect funds to pay for some desired new amenity, such as a new tennis court or an elevator.

Although it is unusual, if the individual Unit Owners who form an Association all have sufficient means, the membership may prefer to manage their own investments and contribute to capital expenses only on the basis of annual special assessments.

5.4.6 Borrowing

The goal of nearly all reserve studies is to establish a regular, periodic rate of contribution to reserves, which ensures there will be sufficient funds when required.

However, sometimes it is necessary to boost the reserve balance quickly, before there is adequate time to accumulate funds through regular savings. In those cases, if the Unit Owners' personal finances cannot support a special assessment, then the Association may need to borrow the funds.

Borrowing is often justified to obtain funds for some particular capital expenditure. This may be a periodic but unusually high expense such as re-paving or re-roofing. Or, a loan may be taken to obtain funds to pay for some desired new feature, such as a tennis court or enhanced interior furnishings.

When funds are borrowed, then part of regular, periodic contributions of the membership in the following years will be ear-marked for repaying the loan.

## 6.0 LIMITATIONS

Financial data, records of past expenses, and cost estimates provided by others have been taken in good faith and at face value. No audit or other verification has been performed. The observations described in this study are valid on the dates of the investigation and have been made under the conditions noted in the report.

This study is limited to the visual observations made during our inspection on December 1 of 2017. We did not undertake any excavation, conduct any destructive or invasive testing, remove surface materials or finishes, or displace furnishings or equipment. Except as specifically noted, we did not observe or inspect the following areas and items:

- ✓ Buried foundations, utility services and infrastructure
- ✓ Locked or inaccessible or confined spaces
- ✓ Building and roof structural elements and members
- ✓ Attics and other concealed spaces
- ✓ Interior of mechanical enclosures and equipment
- ✓ Systems and equipment which was not operating was not tested
- ✓ Individual Owner's improvements

The following assets were not tested during our evaluation:

- ✓ Information Technology assets
- ✓ Electronic and Audi-Video assets
- ✓ Vehicle assets
- ✓ Equipment and Fixture assets

In the absence of other information such as records from construction or previous inspections, or indirect evidence of concealed conditions, we cannot form any opinion on unobserved portions of the facility. However, our opinion regarding concealed portions of the property and their condition are informed by our experience with other similar facilities. In some cases, we inspected only a representative sample of site improvements and building spaces, components, systems or equipment. We cannot be responsible for unobserved aberrations.

We did not perform any computations or other engineering analysis as part of this study, nor did we conduct a comprehensive code compliance investigation. The information in this study is not to be considered a warranty of condition, quality, compliance or cost. No warranty is implied. The appendices are an integral part of this report and must be included in any review.

We did not undertake to completely assess the structural stability of the buildings or the underlying foundations and soils. Similarly, we performed no seismic assessment.

We did not undertake a comprehensive environmental assessment of the facility, nor perform any sampling or testing for hazardous materials.

In our Reserve Fund Analysis, we have provided estimated costs. These costs are based on our general knowledge of building systems and the contracting and construction industry. When appropriate, we have relied on standard sources, such as Means Building Construction Cost Data, to develop estimates. However, for items that we have developed costs (e.g.: structural repairs), no standard guide for developing such costs exists. Actual costs can vary significantly, based on the availability of qualified contractors to do the work, as well as many other variables. We cannot be responsible for the specific cost estimates provided.

Criterium-Kessler Engineers prepared this confidential report for the review and use of the Southern Enclave Homeowners Association. We do not intend any other individual or party to rely upon this study without our express written consent. If another individual or party relies on this study, they shall indemnify, defend and hold Criterium Kessler Engineers, its subsidiaries, affiliates, officers, directors, members, shareholders, partners, agents, employees and such other parties in interest specified by Criterium-Kessler Engineers harmless for any damages, losses, or expenses they may incur as a result of its use. Any use or reliance of the report by an individual or party other than Southern Enclave Homeowners Association shall constitute acceptance of these terms and conditions.

Criterium-Kessler Engineers does not offer financial counseling services. Although reasonable rates of inflation and return on investment must be assumed to calculate projected balances, no one can accurately predict actual economic performance. Although reserve fund management and investment may be discussed during the course of the study, we do not purport to hold any special qualifications in this area.

We recommend that the Board also seek other professional guidance before finalizing their current capital reserve fund planning activity. Depending on issues which may arise, an appropriate team of consultants to aid decision-making might include their property manager, accountant, financial counselor and attorney.

## 7.0 CONCLUSION

Criterium-Kessler Engineers appreciates this opportunity to assist the Southern Enclave Homeowners Association in support of the their facility and financial planning. We are pleased to present this report for the Board's consideration and use.

To the best of our ability, we have attempted to work in the best interest of the Homeowners Association (ex: "Trust") and to aid the Board toward fulfillment of their fiduciary responsibilities and obligations to the individual Unit Owners who comprise the association's membership.

In our professional opinion, and within the limitations disclosed elsewhere herein, all information contained herein is reliable and appropriate to guide the Board's deliberations and decision-making.

All of Criterium's work for this study has been carried out in strict accordance with the CAI Code of Ethics. We consider our report confidential, and will not share its content with anyone but the Board without its knowledge and release.

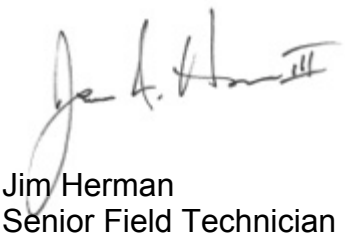
We are unaware of any other involvement or business relationship between Criterium-Kessler Engineers and the Developer, or the Southern Enclave Homeowners Association, or individual Unit Owners, or members of the Board, or your Property Manager or any other entities which constitutes any conflict of interest.

If you have any further questions or would like to direct additional, follow-on services then please contact Dan Kessler at 480.218.1969.

Criterium-Kessler Engineers appreciates this opportunity to assist the Board in support of the association's facility and financial planning.

Thank you.

Respectfully submitted,



Jim Herman
Senior Field Technician
Criterium-Kessler Engineers

# APPENDIX A

# FINANCIAL EXIBITS

CRITERIUM KESSLER ENGINEERS

## Contribution Details

| Contribution | Total/Month | Total Annual | Per Unit/Month | Per Unit/Year |
|---|---|---|---|---|
| First Year | $ 5,570 | $ 66,834 | $ 39.50 | $ 474 |
| Last Year | $ 11,959 | $ 143,503 | $ 84.81 | $ 1,018 |

| | |
|---|---|
| Number of Units | 141 |
| Age of Building (in years) | 1 |
| Fiscal Year starts: | 01/01/18 |
| Site Inspection Date | 12/01/17 |
| Reserve Funds at start | $ - |
| Rate of Return on Reserve Funds (%) | 0.25% |
| Inflation Rate (%) | 2.67% |
| Initial Minimum Threshold | $ 75,000 |

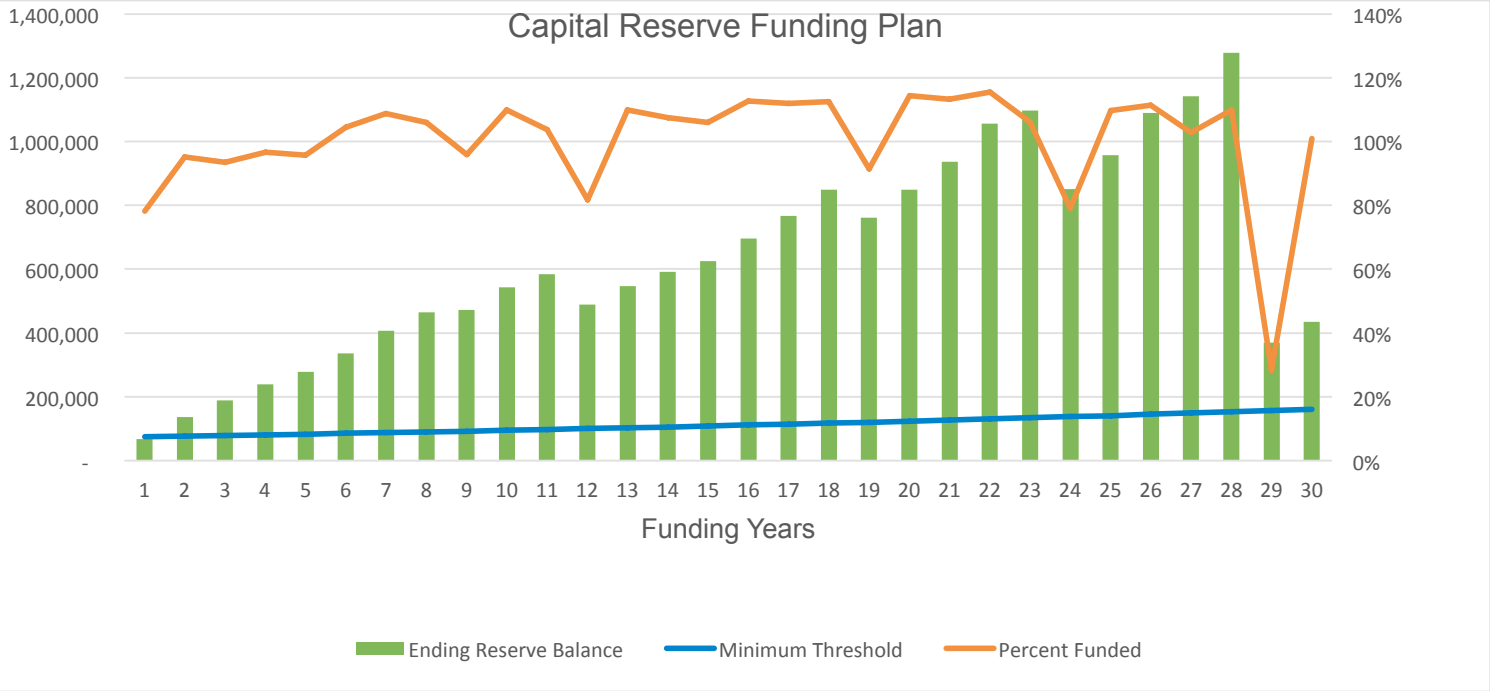
| Special Assessments | | |
|---|---|---|
| Years Out | Total/Year | Per Unit |
| | | $ - |

| Year | Fiscal Year | Beginning Reserve Balance | Revenue | Special Assessments | Investment Earnings | Capital Expenditures | Ending Reserve Balance | Minimum Threshold | Fully Funded Balance | Percent Funded |
|---|---|---|---|---|---|---|---|---|---|---|
| 2018 | 1 | - | 66,834 | - | - | - | 66,834 | 75,000 | 85,468 | 78% |
| 2019 | 2 | 66,834 | 68,618 | - | 167 | - | 135,620 | 77,003 | 142,466 | 95% |
| 2020 | 3 | 135,620 | 70,451 | - | 339 | 17,205 | 189,204 | 79,058 | 202,448 | 93% |
| 2021 | 4 | 189,204 | 72,332 | - | 473 | 22,309 | 239,701 | 81,169 | 247,866 | 97% |
| 2022 | 5 | 239,701 | 74,263 | - | 599 | 36,501 | 278,061 | 83,337 | 290,797 | 96% |
| 2023 | 6 | 278,061 | 76,246 | - | 695 | 18,620 | 336,382 | 85,562 | 321,883 | 105% |
| 2024 | 7 | 336,382 | 78,281 | - | 841 | 9,166 | 406,338 | 87,846 | 373,782 | 109% |
| 2025 | 8 | 406,338 | 80,372 | - | 1,016 | 23,397 | 464,329 | 90,192 | 438,439 | 106% |
| 2026 | 9 | 464,329 | 82,517 | - | 1,161 | 76,708 | 471,299 | 92,600 | 491,923 | 96% |
| 2027 | 10 | 471,299 | 84,721 | - | 1,178 | 14,261 | 542,937 | 95,072 | 493,858 | 110% |
| 2028 | 11 | 542,937 | 86,983 | - | 1,357 | 48,095 | 583,183 | 97,611 | 561,762 | 104% |
| 2029 | 12 | 583,183 | 89,305 | - | 1,458 | 184,762 | 489,184 | 100,217 | 598,594 | 82% |
| 2030 | 13 | 489,184 | 91,690 | - | 1,223 | 34,778 | 547,319 | 102,893 | 497,995 | 110% |
| 2031 | 14 | 547,319 | 94,138 | - | 1,368 | 51,247 | 591,579 | 105,640 | 550,650 | 107% |
| 2032 | 15 | 591,579 | 96,651 | - | 1,479 | 64,928 | 624,781 | 108,460 | 589,807 | 106% |
| 2033 | 16 | 624,781 | 99,232 | - | 1,562 | 28,887 | 696,688 | 111,356 | 618,021 | 113% |
| 2034 | 17 | 696,688 | 101,881 | - | 1,742 | 32,927 | 767,384 | 114,329 | 686,103 | 112% |
| 2035 | 18 | 767,384 | 104,602 | - | 1,918 | 25,545 | 848,359 | 117,382 | 754,025 | 113% |
| 2036 | 19 | 848,359 | 107,394 | - | 2,121 | 195,803 | 762,072 | 120,516 | 833,567 | 91% |
| 2037 | 20 | 762,072 | 110,262 | - | 1,905 | 25,489 | 848,749 | 123,734 | 742,715 | 114% |
| 2038 | 21 | 848,749 | 113,206 | - | 2,122 | 27,646 | 936,431 | 127,038 | 826,646 | 113% |
| 2039 | 22 | 936,431 | 116,228 | - | 2,341 | - | 1,055,001 | 130,430 | 913,014 | 116% |
| 2040 | 23 | 1,055,001 | 119,332 | - | 2,638 | 79,954 | 1,097,016 | 133,912 | 1,032,546 | 106% |
| 2041 | 24 | 1,097,016 | 122,518 | - | 2,743 | 371,524 | 850,752 | 137,487 | 1,075,722 | 79% |
| 2042 | 25 | 850,752 | 125,789 | - | 2,127 | 21,174 | 957,495 | 141,158 | 873,608 | 110% |
| 2043 | 26 | 957,495 | 129,148 | - | 2,394 | - | 1,089,036 | 144,927 | 978,176 | 111% |
| 2044 | 27 | 1,089,036 | 132,596 | - | 2,723 | 82,675 | 1,141,680 | 148,797 | 1,110,025 | 103% |
| 2045 | 28 | 1,141,680 | 136,136 | - | 2,854 | 2,444 | 1,278,226 | 152,770 | 1,163,336 | 110% |
| 2046 | 29 | 1,278,226 | 139,771 | - | 3,196 | 1,051,162 | 370,030 | 156,849 | 1,303,340 | 28% |
| 2047 | 30 | 370,030 | 143,503 | - | 925 | 79,598 | 434,860 | 161,037 | 430,728 | 101% |

Initial Funding Summary

CRITERIUM KESSLER ENGINEERS

| Year | Year Number | Beginning Reserve Fund Balance | Fee Revenue | Special Assessments | Investment Earnings | Total Revenue | Capital Expenditures | Ending Balance | Fully Funded Balance | Percent Funded |
|---|---|---|---|---|---|---|---|---|---|---|
| 2018 | 1 | $ - | $ 66,834 | $ - | $ - | $ 66,834 | $ - | $ 66,834 | $ 85,468 | 78% |
| 2019 | 2 | $ 66,834 | $ 68,618 | $ - | $ 167 | $ 68,786 | $ - | $ 135,620 | $ 142,466 | 95% |
| 2020 | 3 | $ 135,620 | $ 70,451 | $ - | $ 339 | $ 70,790 | $ 17,205 | $ 189,204 | $ 202,448 | 93% |
| 2021 | 4 | $ 189,204 | $ 72,332 | $ - | $ 473 | $ 72,805 | $ 22,309 | $ 239,701 | $ 247,866 | 97% |
| 2022 | 5 | $ 239,701 | $ 74,263 | $ - | $ 599 | $ 74,862 | $ 36,501 | $ 278,061 | $ 290,797 | 96% |
| 2023 | 6 | $ 278,061 | $ 76,246 | $ - | $ 695 | $ 76,941 | $ 18,620 | $ 336,382 | $ 321,883 | 105% |
| 2024 | 7 | $ 336,382 | $ 78,281 | $ - | $ 841 | $ 79,122 | $ 9,166 | $ 406,338 | $ 373,782 | 109% |
| 2025 | 8 | $ 406,338 | $ 80,372 | $ - | $ 1,016 | $ 81,387 | $ 23,397 | $ 464,329 | $ 438,439 | 106% |
| 2026 | 9 | $ 464,329 | $ 82,517 | $ - | $ 1,161 | $ 83,678 | $ 76,708 | $ 471,299 | $ 491,923 | 96% |
| 2027 | 10 | $ 471,299 | $ 84,721 | $ - | $ 1,178 | $ 85,899 | $ 14,261 | $ 542,937 | $ 493,858 | 110% |
| 2028 | 11 | $ 542,937 | $ 86,983 | $ - | $ 1,357 | $ 88,340 | $ 48,095 | $ 583,183 | $ 561,762 | 104% |
| 2029 | 12 | $ 583,183 | $ 89,305 | $ - | $ 1,458 | $ 90,763 | $ 184,762 | $ 489,184 | $ 598,594 | 82% |
| 2030 | 13 | $ 489,184 | $ 91,690 | $ - | $ 1,223 | $ 92,913 | $ 34,778 | $ 547,319 | $ 497,995 | 110% |
| 2031 | 14 | $ 547,319 | $ 94,138 | $ - | $ 1,368 | $ 95,506 | $ 51,247 | $ 591,579 | $ 550,650 | 107% |
| 2032 | 15 | $ 591,579 | $ 96,651 | $ - | $ 1,479 | $ 98,130 | $ 64,928 | $ 624,781 | $ 589,807 | 106% |
| 2033 | 16 | $ 624,781 | $ 99,232 | $ - | $ 1,562 | $ 100,794 | $ 28,887 | $ 696,688 | $ 618,021 | 113% |
| 2034 | 17 | $ 696,688 | $ 101,881 | $ - | $ 1,742 | $ 103,623 | $ 32,927 | $ 767,384 | $ 686,103 | 112% |
| 2035 | 18 | $ 767,384 | $ 104,602 | $ - | $ 1,918 | $ 106,520 | $ 25,545 | $ 848,359 | $ 754,025 | 113% |
| 2036 | 19 | $ 848,359 | $ 107,394 | $ - | $ 2,121 | $ 109,515 | $ 195,803 | $ 762,072 | $ 833,567 | 91% |
| 2037 | 20 | $ 762,072 | $ 110,262 | $ - | $ 1,905 | $ 112,167 | $ 25,489 | $ 848,749 | $ 742,715 | 114% |
| 2038 | 21 | $ 848,749 | $ 113,206 | $ - | $ 2,122 | $ 115,328 | $ 27,646 | $ 936,431 | $ 826,646 | 113% |
| 2039 | 22 | $ 936,431 | $ 116,228 | $ - | $ 2,341 | $ 118,569 | $ - | $ 1,055,001 | $ 913,014 | 116% |
| 2040 | 23 | $ 1,055,001 | $ 119,332 | $ - | $ 2,638 | $ 121,969 | $ 79,954 | $ 1,097,016 | $ 1,032,546 | 106% |
| 2041 | 24 | $ 1,097,016 | $ 122,518 | $ - | $ 2,743 | $ 125,260 | $ 371,524 | $ 850,752 | $ 1,075,722 | 79% |
| 2042 | 25 | $ 850,752 | $ 125,789 | $ - | $ 2,127 | $ 127,916 | $ 21,174 | $ 957,495 | $ 873,608 | 110% |
| 2043 | 26 | $ 957,495 | $ 129,148 | $ - | $ 2,394 | $ 131,541 | $ - | $ 1,089,036 | $ 978,176 | 111% |
| 2044 | 27 | $ 1,089,036 | $ 132,596 | $ - | $ 2,723 | $ 135,318 | $ 82,675 | $ 1,141,680 | $ 1,110,025 | 103% |
| 2045 | 28 | $ 1,141,680 | $ 136,136 | $ - | $ 2,854 | $ 138,990 | $ 2,444 | $ 1,278,226 | $ 1,163,336 | 110% |
| 2046 | 29 | $ 1,278,226 | $ 139,771 | $ - | $ 3,196 | $ 142,967 | $ 1,051,162 | $ 370,030 | $ 1,303,340 | 28% |
| 2047 | 30 | $ 370,030 | $ 143,503 | $ - | $ 925 | $ 144,428 | $ 79,598 | $ 434,860 | $ 430,728 | 101% |


Capital Reserve Funding Plan
1,400,000
1,200,000
1,000,000
800,000
600,000
400,000
200,000
-
140%
120%
100%
80%
60%
40%
20%
0%
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
Funding Years
Ending Reserve Balance
Minimum Threshold
Percent Funded

| Capital Item | Quantity | Units | Unit cost | CapEx Budget | EUL | RUL | Notes |
|---|---|---|---|---|---|---|---|
| **Site** | | | | | | | |
| Private Streets - Repair | 5,118 | square feet | $ 3.00 | $15,354 | 12 | 11 | Regular repairs on a 12 year cycle - Source RS Means |
| Private Streets - Sealcoat and crack seal | 127,950 | square feet | $ 0.14 | $17,913 | 5 | 4 | Seal in year 4* Source RS Means and local vendor |
| Private Streets - Resurface | 127,950 | square feet | $ 1.75 | $223,913 | 30 | 29 | Includes grind, recycle, and replace of top 2-inches; based on Reserve Study Historical Data (below RS Means pricing) |
| Private Streets - Stamped Asphalt Repair/Recoat | 7,200 | square feet | $ 3.00 | $21,600 | 6 | 5 | Repair stamped asphalt (local vendor and reserve study historical data) |
| Private Streets - Stamped Asphalt Rehab/Restamp | 7,200 | square feet | $ 8.00 | $57,600 | 30 | 29 | Replace stamped asphalt (reserve study historical data) |
| Block Walls - Repair | 853 | square feet | $ 18.00 | $15,354 | 10 | 9 | 2.5% of total block wall ($14 sq/ft *1.3 disposal/removal) Source RS Means |
| Block Walls - Repaint | 34,112 | square feet | $ 0.50 | $17,056 | 8 | 8 | Source - Criterium quotes for similar jobs |
| Wrought Iron Fence - Replace | 1,295 | linear feet | $ 45.00 | $58,275 | 30 | 29 | Source - online sources,local vendor, RSMeans average, includes new concrete footers and labor to remove/dispose old and install new |
| Wrought Iron Fence - Repaint | 2,590 | linear feet | $ 0.62 | $1,606 | 8 | 7 | Source - Criterium quotes for similar jobs |
| Small Aluminium Pergola - Replace | 2 | each | $ 5,200.00 | $10,400 | 30 | 29 | 4,000 X 1.3 install and dispose Only 1 observed at inspection (Aluminum) |
| Small Aluminium Pergola - Repaint | 2 | each | $ 800.00 | $1,600 | 8 | 7 | Source - Criterium quotes for similar jobs |
| Large Aluminium Pergola - Replace | 1 | each | $ 15,600.00 | $15,600 | 30 | 29 | 12000 X 1.3 install and dispose (Aluminum) |
| Large Aluminium Pergola - Repaint | 1 | each | $ 1,500.00 | $1,500 | 8 | 7 | Source - Criterium quotes for similar jobs |
| Monument Sign Renovation | 1 | each | $ 5,000.00 | $5,000 | 20 | 19 | Historical data |
| Drywell - Maintenance | 5 | each | $ 2,000.00 | $10,000 | 10 | 9 | Historical data |
| Granite Replenishment | 50,220 | square feet | $ 0.33 | $16,322 | 3 | 3 | $65 a ton installed, 200 Sq ft/ton 167400 sq ft/10yrs / .3 for 3 year cycle (Criterium experience and reserve study historical data) |
| Mailboxes | 9 | Each | $ 1,899.50 | $17,096 | 20 | 19 | $1310 X 1.45 install and disposal, source - Online comparison / RSMeans |
| Lighting - Bollards | 20 | Each | $ 725.00 | $14,500 | 15 | 14 | $500 X 1.45 install and disposal, source - online retail comparison |
| Solar Park Lights - Repaint | 6 | Each | $ 200.00 | $1,200 | 8 | 8 | $200 each source - Criterium quotes for similar jobs |
| Solar Park Lights - Replace Fixture | 6 | Each | $ 250.00 | $1,500 | 15 | 15 | On-line retail comparison |
| Solar Park Lights - Battery | 6 | Each | $ 200.00 | $1,200 | 4 | 4 | On-line retail comparison |
| Artificial Turf at streetscape - Replace | 17,250 | square feet | $ 7.00 | $120,750 | 12 | 12 | Historical data; entry level turf includes removal and labor to replace |
| | | | | | | | |
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| Capital Item | Quantity | Units | Unit cost | CapEx Budget | EUL | RUL | Notes |
|---|---|---|---|---|---|---|---|
| **Mechanical** | | | | | | | |
| Gates - Access Phone | 1 | each | $ 2,470.00 | $2,470.00 | 15 | 14 | $1900 X 1.3 install and removal (AE1000Plus - Linear Pro Access) Source - Online suppliers |
| Gates - Gate Operator | 6 | each | $ 4,225.00 | $25,350.00 | 14 | 13 | 6300 price per pair * 1.3 install and removal Maximum Megatron 1400 Source - Online suppliers |
| Gates - Vehicular | 6 | each | $ 3,250.00 | $19,500.00 | 30 | 29 | $2500 X 1.3 install and removal |
| Gates - Pedestrian | 6 | each | $ 1,040.00 | $6,240.00 | 30 | 29 | $800 X 1.3 install and removal (Identified four) |
| Irrigation Controllers | 3 | each | $ 1,040.00 | $3,120.00 | 8 | 7 | $800 X 1.3 install and removal not located Source - Online Suppliers of Hunter Irrigation Controls |
| | | | | | | | |
| **Building Exterior** | | | | | | | |
| | | | | | | | |
| **Building Interior** | | | | | | | |
| | | | | | | | |
| **Amenities** | | | | | | | |
| Basketball Backboard | 1 | each | $ 1,040.00 | $1,040.00 | 10 | 9 | 800 * 1.3 install Source - Online suppliers, average |
| Basketball Court - Resurface | 1 | each | $ 1,500.00 | $1,500.00 | 5 | 4 | 6000 X .25 partial court Source - Online suppliers, average |
| Picnic Table | 4 | each | $ 800.00 | $3,200.00 | 15 | 15 | Not onsite Source - Online suppliers, average |
| Bench | 2 | each | $ 600.00 | $1,200.00 | 15 | 15 | Not onsite Source - Online suppliers, average |
| Trash Can | 2 | each | $ 800.00 | $1,600.00 | 15 | 15 | Not onsite Source - Online suppliers, average |
| BBQ Grill w/Counter | 2 | each | $ 1,000.00 | $2,000.00 | 20 | 20 | Not onsite Source - Online suppliers, average |
| Tot Lot West (Climbing Net and Slide) | 1 | each | $ 23,400.00 | $23,400.00 | 20 | 19 | 15,000 + 3,000 X 1.3 for removal and installation Source - Online suppliers, average |
| Tot Lot West - Wood Chips | 1 | each | $ 3,750.00 | $3,750 | 5 | 5 | 2500 sq ft X $1.5 installed |
| Tot Lot South (Climbing Net, Swing, 2 solo items) | 1 | each | $ 30,550.00 | $30,550 | 20 | 19 | 19,000 + 2,500 + 2,000 X 1.3 for removal and installation Source - Online suppliers, average |
| Tot Lot South - Wood Chips | 1 | each | $ 7,500.00 | $7,500 | 5 | 5 | 5000 sq ft X $1.5 installed |
| Dog Agility Course Components | 1 | each | $ 2,000.00 | $2,000 | 15 | 15 | Not onsite - estimated |
| Dog Station | 2 | each | $ 500.00 | $1,000 | 20 | 20 | Not onsite |
| | | | | | | | |
| **Other** | | | | | | | |
| | | | | | | | |

| Asset | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Site** | | | | | | | | | | |
| Private Streets - Repair | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Private Streets - Sealcoat | $ - | $ - | $ - | $ 17,913 | $ - | $ - | $ - | $ - | $ 17,913 | $ - |
| Private Streets - Resurface | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Asphalt Repair/Recoat | $ - | $ - | $ - | $ - | $ 21,600 | $ - | $ - | $ - | $ - | $ - |
| Asphalt Rehab/Restamp | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Block Walls - Repair | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 15,354 | $ - |
| Block Walls - Repaint | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 17,056 | $ - | $ - |
| Wrought Iron Fence - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Wrought Iron Fence - Repaint | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,606 | $ - | $ - | $ - |
| Small Pergola - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Small Pergola - Repaint | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,600 | $ - | $ - | $ - |
| Large Pergola - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Large Pergola - Repaint | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,500 | $ - | $ - | $ - |
| Monument Sign Renovation | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Drywell - Maintenance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 10,000 | $ - |
| Granite Replenishment | $ - | $ - | $ 16,322 | $ - | $ - | $ 16,322 | $ - | $ - | $ 16,322 | $ - |
| Mailboxes | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Lighting - Bollards | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Solar Park Lights - Repaint | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,200 | $ - | $ - |
| Fixture | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Solar Park Lights - Battery | $ - | $ - | $ - | $ 1,200 | $ - | $ - | $ - | $ 1,200 | $ - | $ - |
| Artificial Turf - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| **Mechanical** | | | | | | | | | | |
| Gates - Access Phone | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Gates - Gate Operator | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Gates - Vehicular | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Gates - Pedestrian | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Irrigation Controllers | $ - | $ - | $ - | $ - | $ - | $ - | $ 3,120 | $ - | $ - | $ - |

| Asset | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Site** | | | | | | | | | | |
| Private Streets - Repair | $ 15,354 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| crack seal | $ - | $ - | $ - | $ 17,913 | $ - | $ - | $ - | $ - | $ 17,913 | $ - |
| Private Streets - Resurface | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Asphalt Repair/Recoat | $ 21,600 | $ - | $ - | $ - | $ - | $ - | $ 21,600 | $ - | $ - | $ - |
| Asphalt Rehab/Restamp | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Block Walls - Repair | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 15,354 | $ - |
| Block Walls - Repaint | $ - | $ - | $ - | $ - | $ - | $ 17,056 | $ - | $ - | $ - | $ - |
| Wrought Iron Fence - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Wrought Iron Fence - Repaint | $ - | $ - | $ - | $ - | $ 1,606 | $ - | $ - | $ - | $ - | $ - |
| Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Repaint | $ - | $ - | $ - | $ - | $ 1,600 | $ - | $ - | $ - | $ - | $ - |
| Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Repaint | $ - | $ - | $ - | $ - | $ 1,500 | $ - | $ - | $ - | $ - | $ - |
| Monument Sign Renovation | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 5,000 | $ - |
| Drywell - Maintenance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 10,000 | $ - |
| Granite Replenishment | $ - | $ 16,322 | $ - | $ - | $ 16,322 | $ - | $ - | $ 16,322 | $ - | $ - |
| Mailboxes | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 17,096 | $ - |
| Lighting - Bollards | $ - | $ - | $ - | $ 14,500 | $ - | $ - | $ - | $ - | $ - | $ - |
| Solar Park Lights - Repaint | $ - | $ - | $ - | $ - | $ - | $ 1,200 | $ - | $ - | $ - | $ - |
| Fixture | $ - | $ - | $ - | $ - | $ 1,500 | $ - | $ - | $ - | $ - | $ - |
| Solar Park Lights - Battery | $ - | $ 1,200 | $ - | $ - | $ - | $ 1,200 | $ - | $ - | $ - | $ 1,200 |
| Replace | $ - | $ 120,750 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| **Mechanical** | | | | | | | | | | |
| Gates - Access Phone | $ - | $ - | $ - | $ 2,470 | $ - | $ - | $ - | $ - | $ - | $ - |
| Gates - Gate Operator | $ - | $ - | $ 25,350 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Gates - Vehicular | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Gates - Pedestrian | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Irrigation Controllers | $ - | $ - | $ - | $ - | $ 3,120 | $ - | $ - | $ - | $ - | $ - |

| Asset | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Site** | | | | | | | | | | |
| Private Streets - Repair | $ - | $ - | $ 15,354 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| crack seal | $ - | $ - | $ - | $ 17,913 | $ - | $ - | $ - | $ - | $ 17,913 | $ - |
| Private Streets - Resurface | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 223,913 | $ - |
| Asphalt Repair/Recoat | $ - | $ - | $ 21,600 | $ - | $ - | $ - | $ - | $ - | $ 21,600 | $ - |
| Asphalt Rehab/Restamp | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 57,600 | $ - |
| Block Walls - Repair | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 15,354 | $ - |
| Block Walls - Repaint | $ - | $ - | $ - | $ 17,056 | $ - | $ - | $ - | $ - | $ - | $ - |
| Wrought Iron Fence - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 58,275 | $ - |
| Wrought Iron Fence - Repaint | $ - | $ - | $ 1,606 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 10,400 | $ - |
| Repaint | $ - | $ - | $ 1,600 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 15,600 | $ - |
| Repaint | $ - | $ - | $ 1,500 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Monument Sign Renovation | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Drywell - Maintenance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 10,000 | $ - |
| Granite Replenishment | $ 16,322 | $ - | $ - | $ 16,322 | $ - | $ - | $ 16,322 | $ - | $ - | $ 16,322 |
| Mailboxes | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Lighting - Bollards | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 14,500 | $ - |
| Solar Park Lights - Repaint | $ - | $ - | $ - | $ 1,200 | $ - | $ - | $ - | $ - | $ - | $ - |
| Fixture | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,500 |
| Solar Park Lights - Battery | $ - | $ - | $ - | $ 1,200 | $ - | $ - | $ - | $ 1,200 | $ - | $ - |
| Replace | $ - | $ - | $ - | $ 120,750 | $ - | $ - | $ - | $ - | $ - | $ - |
| **Mechanical** | | | | | | | | | | |
| Gates - Access Phone | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 2,470 | $ - |
| Gates - Gate Operator | $ - | $ - | $ - | $ - | $ - | $ - | $ 25,350 | $ - | $ - | $ - |
| Gates - Vehicular | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 19,500 | $ - |
| Gates - Pedestrian | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 6,240 | $ - |
| Irrigation Controllers | $ - | $ - | $ 3,120 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |

| Asset | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Building Exterior** | | | | | | | | | | |
| **Building Interior** | | | | | | | | | | |
| **Amenities** | | | | | | | | | | |
| Basketball Backboard | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,040 | $ - |
| Basketball Court - Resurface | $ - | $ - | $ - | $ 1,500 | $ - | $ - | $ - | $ - | $ 1,500 | $ - |
| Picnic Table | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Bench | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Trash Can | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BBQ Grill w/Counter | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Slide) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Tot Lot West - Wood Chips | $ - | $ - | $ - | $ - | $ 3,750 | $ - | $ - | $ - | $ - | $ 3,750 |
| Swing, 2 solo items) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Tot Lot South - Wood Chips | $ - | $ - | $ - | $ - | $ 7,500 | $ - | $ - | $ - | $ - | $ 7,500 |
| Components | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Dog Station | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| **Other** | | | | | | | | | | |
| **Total** | **$ -** | **$ -** | **$ 16,322** | **$ 20,613** | **$ 32,850** | **$ 16,322** | **$ 7,826** | **$ 19,456** | **$ 62,129** | **$ 11,250** |

| Asset | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Building Exterior** | | | | | | | | | | |
| **Building Interior** | | | | | | | | | | |
| **Amenities** | | | | | | | | | | |
| Basketball Backboard | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,040 | $ - |
| Basketball Court - Resurface | $ - | $ - | $ - | $ 1,500 | $ - | $ - | $ - | $ - | $ 1,500 | $ - |
| Picnic Table | $ - | $ - | $ - | $ - | $ 3,200 | $ - | $ - | $ - | $ - | $ - |
| Bench | $ - | $ - | $ - | $ - | $ 1,200 | $ - | $ - | $ - | $ - | $ - |
| Trash Can | $ - | $ - | $ - | $ - | $ 1,600 | $ - | $ - | $ - | $ - | $ - |
| BBQ Grill w/Counter | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 2,000 |
| Slide) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 23,400 | $ - |
| Tot Lot West - Wood Chips | $ - | $ - | $ - | $ - | $ 3,750 | $ - | $ - | $ - | $ - | $ 3,750 |
| Swing, 2 solo items) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 30,550 | $ - |
| Tot Lot South - Wood Chips | $ - | $ - | $ - | $ - | $ 7,500 | $ - | $ - | $ - | $ - | $ 7,500 |
| Components | $ - | $ - | $ - | $ - | $ 2,000 | $ - | $ - | $ - | $ - | $ - |
| Dog Station | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,000 |
| **Other** | | | | | | | | | | |
| **Total** | **$ 36,954** | **$ 138,272** | **$ 25,350** | **$ 36,383** | **$ 44,897** | **$ 19,456** | **$ 21,600** | **$ 16,322** | **$ 121,853** | **$ 15,450** |

| Asset | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Building Exterior** | | | | | | | | | | |
| **Building Interior** | | | | | | | | | | |
| **Amenities** | | | | | | | | | | |
| Basketball Backboard | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,040 | $ - |
| Basketball Court - Resurface | $ - | $ - | $ - | $ 1,500 | $ - | $ - | $ - | $ - | $ 1,500 | $ - |
| Picnic Table | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 3,200 |
| Bench | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,200 |
| Trash Can | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,600 |
| BBQ Grill w/Counter | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Slide) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Tot Lot West - Wood Chips | $ - | $ - | $ - | $ - | $ 3,750 | $ - | $ - | $ - | $ - | $ 3,750 |
| Swing, 2 solo items) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Tot Lot South - Wood Chips | $ - | $ - | $ - | $ - | $ 7,500 | $ - | $ - | $ - | $ - | $ 7,500 |
| Components | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 2,000 |
| Dog Station | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| **Other** | | | | | | | | | | |
| **Total** | **$ 16,322** | **$ -** | **$ 44,780** | **$ 202,668** | **$ 11,250** | **$ -** | **$ 41,672** | **$ 1,200** | **$ 502,632** | **$ 37,072** |

# APPENDIX B

# GRAPHIC EXHIBITS

Southern Enclave


CALATLANTIC HOMES™

CalAtlanticHomes.com

CRITERIUM® KESSLER ENGINEERS

3033 North Central Avenue, Suite 445
Phoenix, Arizona 85012
Office: 480.218.1969

**Title:** Southern Enclave, Phoenix, AZ
**Client:** AAM

**Job #:** 20171011-3
**Date:** December 21, 2017

## DEDICATION

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: CALATLANTIC HOMES OF ARIZONA, INC., AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SOUTHERN ENCLAVE", A PORTION OF LAND LYING WITHIN THE SOUTH-HALF OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "SOUTHERN ENCLAVE", AN R1-6 PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO SINGLE-FAMILY DESIGN REVIEW, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. CALATLANTIC HOMES OF ARIZONA, INC., AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", AND "P" ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED OVER TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", AND "P".

TRACT "A" IS HEREBY DECLARED AS A PRIVATE ACCESS WAY TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. AN EASEMENT FOR PUBLIC WATER AND SEWER, REFUSE COLLECTION, DRAINAGE, AND EMERGENCY AND SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED TO THE PUBLIC OVER TRACT "A".

IN WITNESS WHEREOF, CALATLANTIC HOMES OF ARIZONA, INC., AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____,
ITS _____, THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2016.

_____
OWNER/AUTHORIZED SIGNER

## ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

BEFORE ME THIS ____ DAY OF _____, 2016, _____
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ OF _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT __ OF _____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC EXPIRES

## RATIFICATION & CONSENT

BY THIS RATIFICATION THE SOUTHERN ENCLAVE COMMUNITY ASSOCIATION ACKNOWLEDGED THE RESPONSIBILITIES DEDICATED HEREON.

NAME: _____

TITLE: _____ DATE: _____

## ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

BEFORE ME THIS ____ DAY OF _____, 2016, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC EXPIRES

## APPROVALS

APPROVED BY: _____
PLANNING AND DEVELOPMENT DEPARTMENT DATE

APPROVAL BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA ON THIS _____ DAY OF _____, 2016.

ATTEST: _____
CITY CLERK DATE

**TRACT TABLE**

| TRACT | AREA (SQ.FT.) | AREA (ACRES) | USE |
|---|---|---|---|
| TRACT A | 151,489 | 3.4777 | PRIVATE ACCESSWAY, W.E., S.E., OPEN SPACE, D.E., P.U.E. & P.A.E. |
| TRACT B | 67,616 | 1.5522 | PEDESTRIAN TRAIL EASEMENT, OPEN SPACE, D.E., RECREATION, P.U.E. & P.A.E. |
| TRACT C | 16,351 | 0.3754 | OPEN SPACE, RECREATION, D.E., P.U.E. & P.A.E. |
| TRACT D | 66,727 | 1.5318 | OPEN SPACE, RECREATION, D.E., IRRIGATION, P.U.E. & P.A.E. |
| TRACT E | 3,345 | 0.0768 | OPEN SPACE, D.E., P.U.E. & P.A.E. |
| TRACT F | 6,600 | 0.1515 | OPEN SPACE, RECREATION, D.E., P.U.E. & P.A.E. |
| TRACT G | 6,600 | 0.1515 | OPEN SPACE, RECREATION, D.E., P.U.E. & P.A.E. |
| TRACT H | 22,278 | 0.5114 | OPEN SPACE, RECREATION, D.E., P.U.E. & P.A.E. |
| TRACT I | 6,600 | 0.1515 | OPEN SPACE, RECREATION, D.E., P.U.E. & P.A.E. |
| TRACT J | 2,485 | 0.0571 | OPEN SPACE, D.E., P.U.E. & P.A.E. |
| TRACT K | 4,851 | 0.1114 | OPEN SPACE, D.E., P.U.E. & P.A.E. |
| TRACT L | 3,436 | 0.0789 | OPEN SPACE, D.E., P.U.E. & P.A.E. |
| TRACT M | 1,308 | 0.0300 | OPEN SPACE, D.E., P.U.E. & P.A.E. |
| TRACT N | 1,308 | 0.0300 | OPEN SPACE, D.E., P.U.E. & P.A.E. |
| TRACT O | 6,098 | 0.1400 | OPEN SPACE, RECREATION, D.E., IRRIGATION, P.U.E. & P.A.E. |
| TRACT P | 1,308 | 0.0300 | OPEN SPACE, D.E., P.U.E. & P.A.E. |

NOTE:
THE USES AND/OR EASEMENTS SHOWN IN THIS TRACT TABLE ARE BLANKET AND COVER THE ENTIRE TRACT. OTHER EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE LISTED TRACTS AND ARE AS SHOWN ON THE VARIOUS PLAT SHEETS.

# FINAL PLAT
FOR
# "SOUTHERN ENCLAVE"

**AN R1-6 PLANNED RESIDENTIAL DEVELOPMENT**
**SUBJECT TO SINGLE-FAMILY DESIGN REVIEW**

A PORTION OF LAND LYING WITHIN THE SOUTH-HALF OF SECTION 26,
TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## LEGAL DESCRIPTION (FOR REFERENCE ONLY)

THE LAND REFERED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
THAT PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE QUARTER SECTION LINE WITH THE CENTER LINE OF SOUTHERN AVENUE WHICH POINT BEARS NORTH 392.94 FEET (RECORD) (393.73 FEET, MEASURED) FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE NORTH 86 DEGREES 32 MINUTES EAST ALONG THE CENTER LINE OF SOUTHERN AVENUE 138.05 FEET (RECORD) (139.37 FEET, MEASURED) TO THE POINT OF CURVE;

THENCE NORTHEASTERLY 6.95 FEET ALONG A 3 DEGREE 40 MINUTE CURVE TO THE LEFT HAVING A 3000 FOOT RADIUS (RECORD) (A 7 DEGREE 58 MINUTE CURVE TO THE LEFT HAVING A 2999.98 FOOT RADIUS, MEASURED);

THENCE NORTH 0 DEGREES 04 MINUTES EAST 1126.30 FEET TO THE ORIGINAL CORNER OF A CERTAIN TRACT DESCRIBED IN BOOK 124 OF DEEDS, PAGES 495-6, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 88 DEGREES 17 MINUTES WEST 192.46 FEET (RECORD 1) (NORTH 89 DEGREES 30 MINUTES WEST, RECORD 2) (NORTH 88 DEGREES 28 MINUTES WEST, MEASURED) ALONG THE NORTH LINE OF SAID ORIGINAL TRACT AS DESCRIBED IN SAID BOOK AND PAGE OF DEEDS;

THENCE SOUTH 0 DEGREES 04 MINUTES WEST 1143.72 FEET (RECORD) (1143.12 FEET, MEASURED) TO THE CENTER LINE OF SOUTHERN AVENUE;

THENCE NORTH 86 DEGREES 32 MINUTES EAST 47.74 FEET (RECORD) (46.45 FEET, MEASURED) ALONG SAID CENTER LINE OF SOUTHERN AVENUE TO THE POINT OF BEGINNING.

PARCEL NO. 2:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ROUND IRON BOLT AT THE SOUTHWEST CORNER OF THE TRACT AND SITUATED 43 FEET SOUTH OF THE NORTH EDGE OF THE SAN FRANCISCO CANAL AND ON THE CENTER LINE OF THE PUBLIC HIGHWAY RUNNING PARALLEL TO SAID CANAL AND ALSO BEING SITUATED NORTH 86 DEGREES 30 MINUTES EAST 145 FEET FROM A POINT ON THE HALF-SECTION LINE AT ITS INTERSECTION WITH THE CENTER LINE OF SAID HIGHWAY WHICH SAID INTERSECTION IS DISTANT 394 FEET NORTH OF THE SOUTH QUARTER CORNER OF SAID SECTION 26;

THENCE FROM THE SOUTHWEST CORNER OF THE TRACT NORTH 1123 FEET TO A STONE AT THE NORTHEAST CORNER ON THE SOUTH SIDE OF A LATERAL DITCH;

THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD) (SOUTH 88 DEGREES 17 MINUTES EAST, RECORD 1) (SOUTH 88 DEGREES 28 MINUTES EAST, MEASURED), ALONG SAID DITCH, 414 FEET TO A STONE, IDENTICAL WITH THE NORTHEAST CORNER OF A TEN-ACRE TRACT SOLD TO FRANK DONER;

THENCE SOUTH 1067 FEET (RECORD) (1068.84 FEET, MEASURED) TO AN IRON PIPE ON THE CENTER LINE OF SAID HIGHWAY, BEING 43 FEET SOUTH OF SAID CANAL, AND IDENTICAL WITH THE SOUTHWEST CORNER OF SAID DONER TRACT;

THENCE SOUTH 83 DEGREES WEST (RECORD) (SOUTH 82 DEGREES 51 MINUTES 20 SECONDS WEST, MEASURED), 314 FEET TO AN IRON SPIKE AT THE ANGLE;

THENCE SOUTH 86 DEGREES 30 MINUTES WEST (RECORD 2) (SOUTH 85 DEGREES 58 MINUTES 05 SECONDS WEST, MEASURED), 103.7 FEET (RECORD) (104.27 FEET, MEASURED) TO THE PLACE OF BEGINNING.

PARCEL NO. 3:
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH AND SOUTH MIDDLE LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26, THE DISTANCE OF 517.5 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 10 FEET NORTH OF THE NORTH EDGE OF THE SOUTH BRANCH OF THE SAN FRANCISCO CANAL;

THENCE RUN NORTH 958 FEET;

THENCE NORTH 87 DEGREES 30 MINUTES WEST 425 FEET;

THENCE SOUTH 1,024 FEET TO A POINT 10 FEET NORTH OF THE EDGE OF SAID CANAL;

THENCE NORTH 83 DEGREES EAST 431 FEET TO THE POINT OF BEGINNING.

## NOTES

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR. THE CITY OF PHOENIX MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS.
2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
3. THIS SUBDIVISION IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
6. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ON FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IS EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
7. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
8. STRUCTURES AND LANDSCAPING AT INTERSECTION OF PUBLIC STREETS AND PRIVATE ACCESSWAYS, WITHIN A TRIANGLE MEASURING 33' ALONG THE PUBLIC STREET AND 15' ALONG THE PRIVATE ACCESSWAY RIGHT-OF-WAY LINES, WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
9. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE STREETS, RIGHTS-OF-WAY LINES, AND INTERSECTING PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
10. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING, LANDSCAPED AREAS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
11. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 141 DWELLING UNITS WITHIN THE ENTIRE SUBDIVISION.
12. A MINIMUM 20' SETBACK (18' IF VERTICALLY OPENING GARAGE DOORS ARE PROVIDED) WILL BE PROVIDED FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR.

## PROJECT OWNER

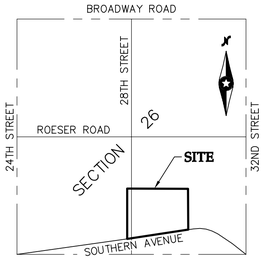
CALATLANTIC HOMES OF ARIZONA, INC.
890 WEST ELLIOT ROAD, SUITE 101
GILBERT, ARIZONA 85233
CONTACT: REED PORTER
PHONE: (480) 556-1216

## LAND SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, ARIZONA 85254
CONTACT: JOSHUA S. MOYSES
PHONE: (480) 747-6558
FAX: (480) 367-8025

## SHEET INDEX






VICINITY MAP
NTS

## BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
BEING: N89°22'35"E

## AREA SUMMARY

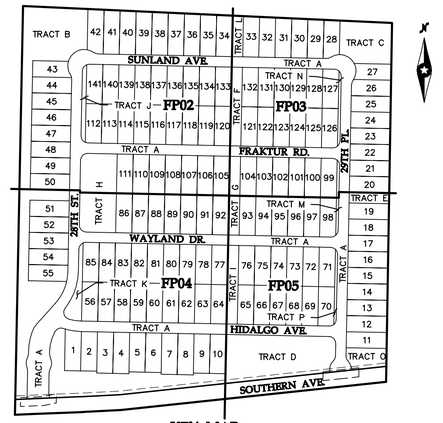
| | | |
|---|---|---|
| LOT AREA= | 703,004.65 (S.F.) | 16.14 (AC.) |
| TRACT AREA= | 368,399.65 (S.F.) | 8.46 (AC.) |
| NET AREA= | 1,071,404.30 (S.F.) | 24.60 (AC.) |

## UTILITIES

| UTILITY | PROVIDER |
|---|---|
| WATER, SEWER, AND FIRE | CITY OF PHOENIX |
| TELEPHONE | CENTURY LINK |
| ELECTRICITY | SRP |
| CABLE TV | COX COMMUNICATIONS |
| GAS | SOUTHWEST GAS |

## FEMA DESIGNATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 04013C2220L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAT 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.




KEY MAP
1"=200'

## LAND SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____ 06/07/16
REGISTERED LAND SURVEYOR DATE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
47373
JOSHUA S.
MOYSES
06-07-16
ARIZONA, U.S.A.
EXPIRES 03/31/17

| | |
|---|---|
| KIVA# | 15-187 |
| PLAT# | 160046 |
| SDEV# | 1500034 |
| CCPR# | 1601708 |
| Q.S.# | 3-34 |


**Westwood**

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**Phone** (480) 747-6558
**Fax** (480) 376-8025

westwoodps.com


| | |
|---|---|
| Designed: | WPS |
| Checked: | JSM |
| Drawn: | KWD |
| Project Number: | 0007604.00 |

**Prepared for:**

**Calatlantic Homes of Arizona, Inc.**
**890 West Elliot Road, Suite 101**
**Gilbert, Arizona 85233**

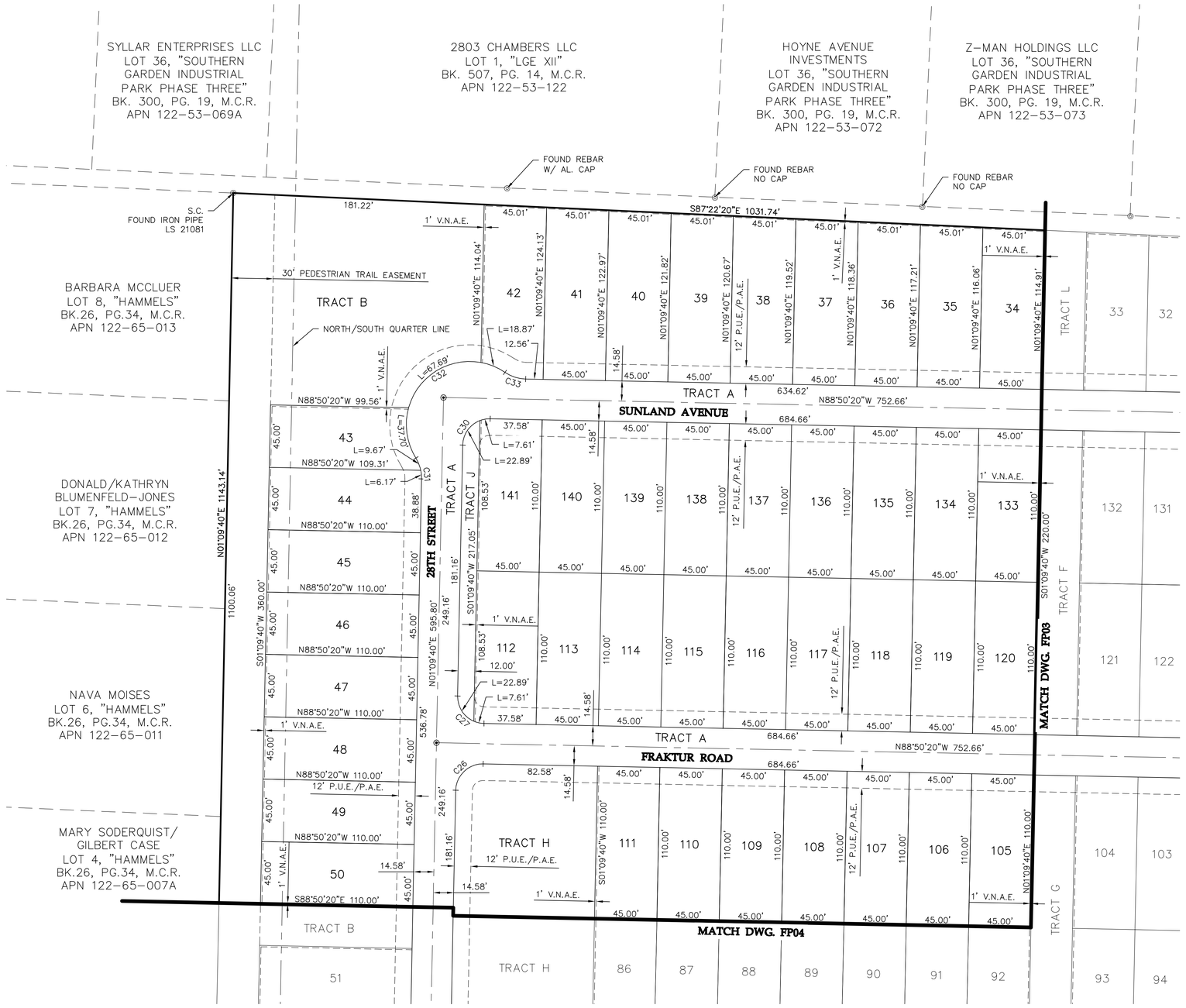
# Southern Enclave Final Plat

**Phoenix, Arizona**

**Cover Sheet**

**Date:** 06/07/2016
**Drawing No:** FP01
**Sheet No:** 1 of 5

0007604FPF01.dwg




| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | LENGTH | DELTA |
| C26 | 19.42' | 30.50' | 90°00'00" |
| C27 | 19.42' | 30.50' | 90°00'00" |
| C30 | 19.42' | 30.50' | 90°00'00" |
| C31 | 27.42' | 15.84' | 33°06'14" |
| C32 | 45.58' | 124.27' | 156°12'28" |
| C33 | 27.42' | 15.84' | 33°06'14" |

## SITE DATA

| | |
|---|---|
| GROSS AREA | 25.62 AC. |
| NET AREA | 24.60 AC. |
| TYPICAL LOT SIZE | 45' x 110' |
| TOTAL LOTS | 141 |
| GROSS DENSITY | 5.5 DU/AC |
| EXISTING ZONING | R1-6 SINGLE FAMILY DEVELOPMENT |

## LEGEND & ABBREVIATIONS

| | |
|---|---|
| ▲ | SET CORNER OF THIS PLAT PER M.A.G. SPECIFICATION DETAIL 120-1 |
| ⊙ | SET BRASS CAP PER M.A.G. SPECIFICATION DETAIL 120-1, TYPE B |
| ◎ | EXISTING MONUMENT (AS NOTED) |
| ——— | PARCEL BOUNDARY |
| ——— | RIGHT-OF-WAY LINE |
| ——— | LOT/TRACT LINE |
| ——— – ——— | CENTER LINE |
| ——— — ——— | EASEMENT LINE |
| ——— – – ——— | SECTION LINE |
| ——— – – – ——— | ADJACENT PARCEL LINE |
| L1 | LINE TABLE NUMBER |
| C1 | CURVE TABLE NUMBER |
| R/W | RIGHT-OF-WAY |
| M.C.R. | MARICOPA COUNTY RECORDS |
| W.E. | WATER EASEMENT |
| S.E. | SEWER EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| S.C. | SUBDIVISION CORNER |
| P.A.E. | PEDESTRIAN ACCESS EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| R.C.E. | REFUSE COLLECTION EASEMENT |
| S.W.E. | SIDEWALK EASEMENT |
| E.V.A.E. | EMERGENCY VEHICLE ACCESS EASEMENT |
| V.N.A.E. | VEHICLE NON-ACCESS EASEMENT |

GRAPHIC SCALE 1" = 40'
40 0 40 80

| | |
|---|---|
| KIVA# | 15-187 |
| PLAT# | 160046 |
| SDEV# | 1500034 |
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| | |
|---|---|
| Designed: | WPS |
| Checked: | JSM |
| Drawn: | KWD |
| Project Number: | 0007604.00 |

Prepared for:

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890 West Elliot Road, Suite 101
Gilbert, Arizona 85233

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
47373
JOSHUA S. MOYSES
06-07-16
Signed
ARIZONA, U.S.A.
EXPIRES 03/31/17

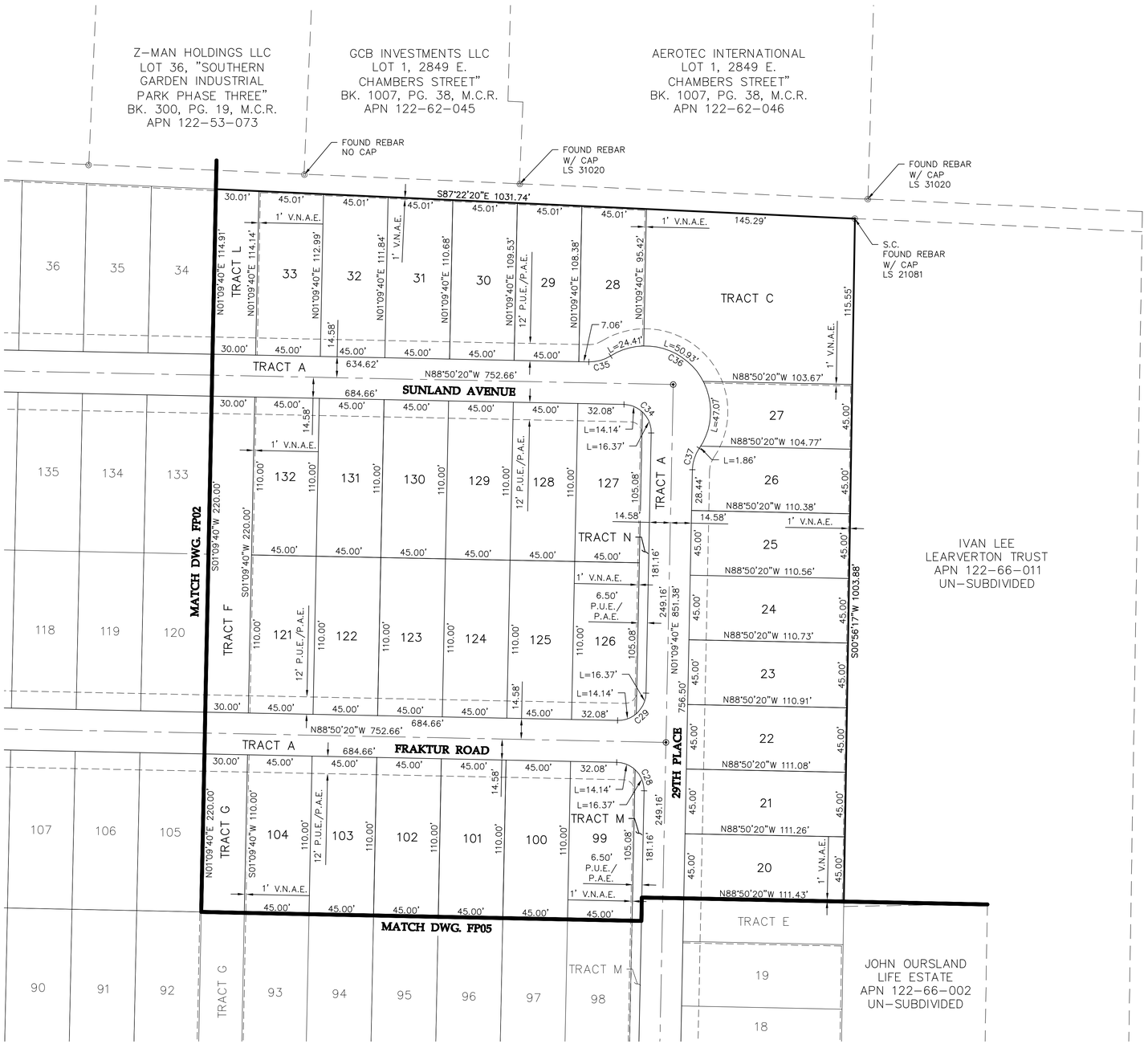
# Southern Enclave Final Plat

Phoenix, Arizona

Final Plat

Date: 06/07/2016
Drawing No: FP02
Sheet No: 2 of 5

0007604FPF02.dwg




| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | LENGTH | DELTA |
| C28 | 19.42' | 30.50' | 90°00'00" |
| C29 | 19.42' | 30.50' | 90°00'00" |
| C34 | 19.42' | 30.50' | 90°00'00" |
| C35 | 27.42' | 15.84' | 33°06'14" |
| C36 | 45.58' | 124.27' | 156°12'28" |
| C37 | 27.42' | 15.84' | 33°06'14" |

## LEGEND & ABBREVIATIONS

| | |
|---|---|
| ● | SET CORNER OF THIS PLAT PER M.A.G. SPECIFICATION DETAIL 120-1 |
| ⊙ | SET BRASS CAP PER M.A.G. SPECIFICATION DETAIL 120-1, TYPE B |
| ◎ | EXISTING MONUMENT (AS NOTED) |
| ——— | PARCEL BOUNDARY |
| ——— | RIGHT-OF-WAY LINE |
| ——— | LOT/TRACT LINE |
| ——— – ——— | CENTER LINE |
| – – – – – | EASEMENT LINE |
| ——— – – ——— | SECTION LINE |
| ——— – ——— | ADJACENT PARCEL LINE |
| L1 | LINE TABLE NUMBER |
| C1 | CURVE TABLE NUMBER |
| R/W | RIGHT-OF-WAY |
| M.C.R. | MARICOPA COUNTY RECORDS |
| W.E. | WATER EASEMENT |
| S.E. | SEWER EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| S.C. | SUBDIVISION CORNER |
| P.A.E. | PEDESTRIAN ACCESS EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| R.C.E. | REFUSE COLLECTION EASEMENT |
| S.W.E. | SIDEWALK EASEMENT |
| E.V.A.E. | EMERGENCY VEHICLE ACCESS EASEMENT |
| V.N.A.E. | VEHICLE NON-ACCESS EASEMENT |

GRAPHIC SCALE 1" = 40'
40 0 40 80

| | |
|---|---|
| KIVA# | 15-187 |
| PLAT# | 160046 |
| SDEV# | 1500034 |
| CCPR# | 1601708 |
| Q.S.# | 3-34 |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| | |
|---|---|
| Designed: | WPS |
| Checked: | JSM |
| Drawn: | KWD |
| Project Number: | 0007604.00 |

Prepared for:

Calatlantic Homes of Arizona, Inc.
890 West Elliot Road, Suite 101
Gilbert, Arizona 85233

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
47373
JOSHUA S. MOYSES
06-07-16
Signed
ARIZONA, U.S.A.
EXPIRES 03/31/17

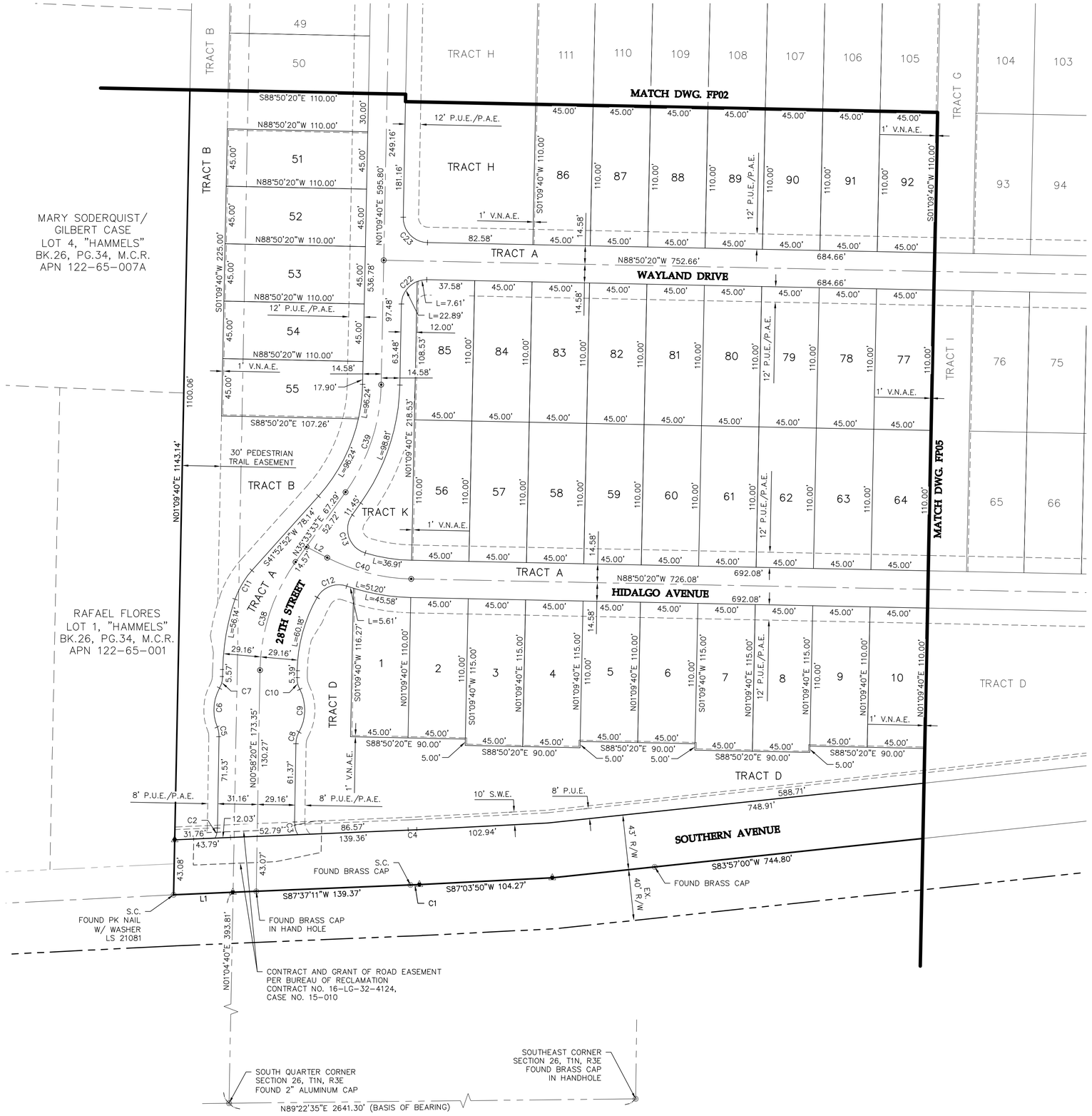
# Southern Enclave Final Plat

Phoenix, Arizona

Final Plat

Date: 06/07/2016
Drawing No: FP03
Sheet No: 3 of 5

0007604FPF03.dwg




| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | LENGTH | DELTA |
| C1 | 3000.00' | 6.95' | 0°07'58" |
| C2 | 19.42' | 8.14' | 24°01'34" |
| C3 | 19.42' | 10.38' | 30°37'25" |
| C4 | 2957.48' | 6.69' | 0°07'47" |
| C5 | 19.42' | 7.80' | 22°59'57" |
| C6 | 35.58' | 31.58' | 50°51'09" |
| C7 | 19.42' | 9.44' | 27°51'12" |
| C8 | 19.42' | 9.51' | 28°04'01" |
| C9 | 35.58' | 34.86' | 56°08'01" |
| C10 | 19.42' | 9.51' | 28°04'01" |
| C11 | 65.58' | 26.28' | 22°57'23" |
| C12 | 19.42' | 26.94' | 79°28'35" |
| C13 | 19.42' | 36.87' | 108°46'58" |
| C22 | 19.42' | 30.50' | 90°00'00" |
| C23 | 19.42' | 30.50' | 90°00'00" |
| C38 | 150.00' | 90.55' | 34°35'14" |
| C39 | 150.00' | 90.05' | 34°23'53" |
| C40 | 150.00' | 68.41' | 26°07'54" |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S87°37'16"W | 46.45' |
| L2 | N62°42'26"W | 18.41' |

**LEGEND & ABBREVIATIONS**

| | |
|---|---|
| ▲ | SET CORNER OF THIS PLAT PER M.A.G. SPECIFICATION DETAIL 120-1 |
| ⊙ | SET BRASS CAP PER M.A.G. SPECIFICATION DETAIL 120-1, TYPE B |
| ◎ | EXISTING MONUMENT (AS NOTED) |
| ——— | PARCEL BOUNDARY |
| ——— | RIGHT-OF-WAY LINE |
| ——— | LOT/TRACT LINE |
| — — — | CENTER LINE |
| — — — | EASEMENT LINE |
| — — — | SECTION LINE |
| — — — | ADJACENT PARCEL LINE |
| L1 | LINE TABLE NUMBER |
| C1 | CURVE TABLE NUMBER |
| R/W | RIGHT-OF-WAY |
| M.C.R. | MARICOPA COUNTY RECORDS |
| W.E. | WATER EASEMENT |
| S.E. | SEWER EASEMENT |
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*GRAPHIC SCALE* 1" = 40'

40 0 40 80

| | |
|---|---|
| KIVA# | 15-187 |
| PLAT# | 160046 |
| SDEV# | 1500034 |
| CCPR# | 1601708 |
| Q.S.# | 3-34 |


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| | |
|---|---|
| Designed: | WPS |
| Checked: | JSM |
| Drawn: | KWD |
| Project Number: | 0007604.00 |

**Prepared for:**

**Calatlantic Homes of Arizona, Inc.**
**890 West Elliot Road, Suite 101**
**Gilbert, Arizona 85233**

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
47373
JOSHUA S. MOYSES
06-07-16
Signed
ARIZONA, U.S.A.

EXPIRES 03/31/17

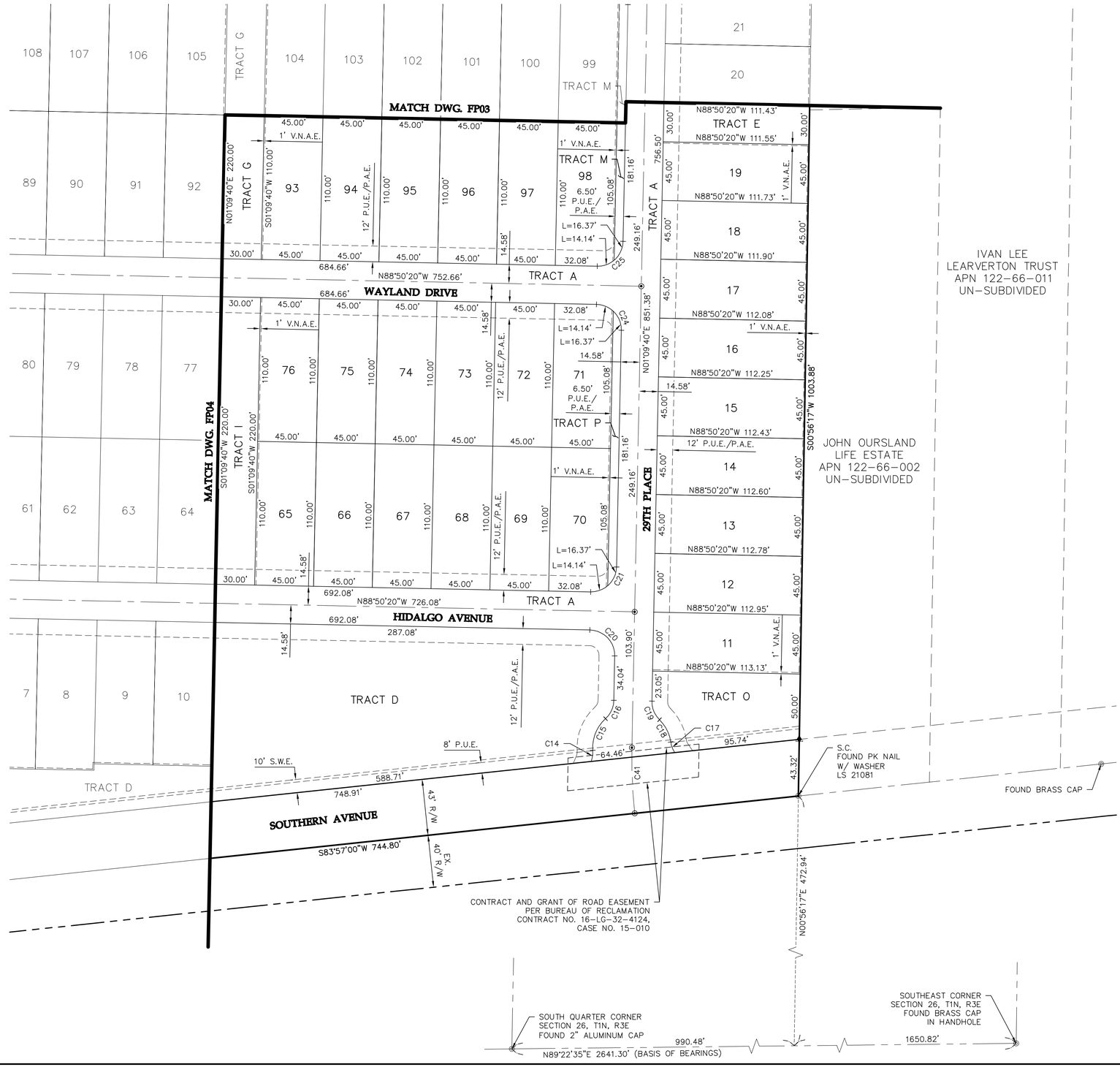
# Southern Enclave Final Plat

**Phoenix, Arizona**

**Final Plat**

**Date:** 06/07/2016
**Drawing No:** FP04
**Sheet No:** 4 of 5

0007604FPF04.dwg




| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | LENGTH | DELTA |
| C14 | 19.42' | 8.67' | 25°34'46" |
| C15 | 30.00' | 27.04' | 51°38'27" |
| C16 | 19.42' | 15.77' | 46°31'46" |
| C17 | 19.42' | 8.79' | 25°56'25" |
| C18 | 30.00' | 19.39' | 37°01'35" |
| C19 | 19.42' | 15.77' | 46°31'46" |
| C20 | 19.42' | 30.50' | 90°00'00" |
| C21 | 19.42' | 30.50' | 90°00'00" |
| C24 | 19.42' | 30.50' | 90°00'00" |
| C25 | 19.42' | 30.50' | 90°00'00" |
| C41 | 400.00' | 50.34' | 7°12'40" |

**LEGEND & ABBREVIATIONS**

| | |
|---|---|
| ▲ | SET CORNER OF THIS PLAT PER M.A.G. SPECIFICATION DETAIL 120-1 |
| ⊙ | SET BRASS CAP PER M.A.G. SPECIFICATION DETAIL 120-1, TYPE B |
| ◎ | EXISTING MONUMENT (AS NOTED) |
| ——— | PARCEL BOUNDARY |
| ——— | RIGHT-OF-WAY LINE |
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| L1 | LINE TABLE NUMBER |
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GRAPHIC SCALE 1" = 40'
40 0 40 80

| | |
|---|---|
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| | |
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EXPIRES 03/31/17

# Southern Enclave Final Plat

**Phoenix, Arizona**

**Final Plat**

Date: 06/07/2016
Drawing No: FP05
Sheet No: 5 of 5

0007604FPF05.dwg

# APPENDIX C

# PHOTOGRAPHS

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS


**Description:**
Southern Enclave

28th St & Southern Ave

**Photo Number**
**1**

**Description:**
Private Streets

**Photo Number**
**2**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Stamped asphalt at main entry gates

**Photo Number**
**3**


**Description:**
Common CMU walls

**Photo Number**
**4**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Wrought iron fence

**Photo Number**
**5**

**Description:**
Small aluminum pergola at Tot Lot – West

Only one installed at time of inspection.

**Photo Number**
**6**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Large aluminum pergola at Tot Lot – South

**Photo Number**
**7**


**Description:**
Monument Sign

**Photo Number**
**8**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Drywells, one in each green belt

**Photo Number**
**9**


**Description:**
Granite – 3/4-inch

**Photo Number**
**10**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Granite approximately 2-inches deep

**Photo Number**
**11**

**Description:**
Mail boxes at Sunland Avenue and 29th Place

**Photo Number**
**12**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Mail boxes at Sunland Avenue and 28th Street

**Photo Number**
**13**

**Description:**
Mail boxes at Hidalgo Avenue and 28th Street

**Photo Number**
**14**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Mail boxes at Hidalgo Avenue and 29th Place

**Photo Number**
**15**

**Description:**
Bollard Lights in green belts, common areas, and pathways.

**Photo Number**
**16**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Bollard Lights in green belts, common areas, and pathways.

**Photo Number**
**17**

**Description:**
Bollard Lights in green belts, common areas, and pathways.

**Photo Number**
**18**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Entry access control and telephone system

**Photo Number**
**19**

**Description:**
Maximum Megatron Gate actuators

**Photo Number**
**20**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Vehicle gates, east entrance

**Photo Number**
**21**

**Description:**
Vehicle gates, west entrance

**Photo Number**
**22**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Pedestrian gate, east entrance

**Photo Number**
**23**

**Description:**
Pedestrian gate, west entrance

Other locations:
North-west corner
North-center pathway
East-center pathway
Dog Park gates (2)

**Photo Number**
**24**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Basketball hoop, near Tot Lot – South, semi-circle ¼ court

**Photo Number**
**25**

**Description:**
Tot Lot – West, climbing structure

**Photo Number**
**26**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Tot Lot – West, slide (incomplete)

**Photo Number**
**27**

**Description:**
Tot Lot – East, climbing structure

**Photo Number**
**28**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Tot Lot – East, swing

**Photo Number**
**29**

**Description:**
Tot Lot – East, seat and hanging shell

(Note: shell / spinning amenity installed at an angle)

**Photo Number**
**30**

**Location:**
Southern Enclave HOA
Phoenix, AZ

**Photo Taken by:**
Jim Herman
Field Technician

**Date:**
01-Dec-17

CRITERIUM KESSLER ENGINEERS

**Description:**
Cracking concrete observed under the small aluminum pergola at Tot Lot – West

**Photo Number**
**31**

# APPENDIX D

# REFERENCE DOCUMENTS

# TERMS OF REFERENCE
# RESERVE STUDY

| | |
|---|---|
| ***Association*** | The unit owners' association. May be referred to with different terminology in legal covenants of incorporation. |
| ***Board*** | Elected officers of the Association with fiduciary responsibility for the community's common holdings. May be referred to with different terminology in legal covenants of incorporation. |
| ***Owner*** | Individual unit owner, a Member, or the Association. |
| ***Community Manager*** | Professional organization through which the Board delegates responsibilities for operations and maintenance of the community (also known as a property manager, portfolio manager, managing agent, etc.). |
| ***Excellent*** | Component or system is in "as new" condition, requiring no rehabilitation and should perform in accordance with expected performance. |
| ***Good*** | Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required. |
| ***Fair*** | Component or system falls into one or more of the following categories: a) Workmanship not in compliance with commonly accepted standards, b) Evidence of previous repairs not in compliance with commonly accepted practice, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration, or to prolong expected life. |
| ***Poor*** | Component or system has either failed, or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to, or cause, the deterioration of other adjoining elements or systems. Repair or replacement is required. |
| ***Adequate*** | A component or system is stable, has capacity to function as required, is sufficient for its services, is suitable for operation, and/or conforms to standard construction practices. |
| ***Basis of Comparison*** | Ratings are determined by comparison to other buildings of similar age and construction type. |
| ***Left, Right, Front, Rear*** | Directions are taken from the viewpoint of an observer standing at the property frontage and facing it. Or, for a building within a campus setting, the viewpoint of an observer standing in front of the principal entrance and facing it. |
| ***Current deficiency immediate expense*** | We will note any observed or reported physical condition that requires immediate action to correct an existing or potential safety hazard, an enforceable building code violation, or the poor or deteriorated condition of a critical element or system. Also, to address any conditions which, if left "as is," would likely result in the failure of a critical element or system.<br>Such items will be noted in our report even if they do not require a capital expenditure. |
| ***Short-term capital expenditures*** | Correction of physical deficiencies including deferred maintenance, which may not warrant immediate attention, but required repairs or replacements that should be undertaken on a priority basis, taking precedence over preventative maintenance work within a one-year time frame.<br>Included are physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have exceeded their expected useful life and require repair or replacement within a one-year timeframe are also included.<br>Observed minor issues that would typically be addressed as normal operations & maintenance work may not be noted in the report. |
| ***Long-term capital expenditures*** | Non-routine repairs, replacements or planned improvements that will require significant expenditure during the study period. Included are items that will reach the end of their estimated useful life or which, in the opinion of the engineer, will require such expense during that time. If saving for longer-term expenditures is desired, then allowances or contingencies for such items may also be included. Observed minor issues that would typically be addressed as normal operations & maintenance work may not be noted in the report. |
| ***Expected Useful Life (EUL)*** | As components age, they wear and deteriorate at varying rates, depending on their service and exposure. Although it is an inexact science, various financial underwriters, data services, and trade organizations publish guidance regarding the EULs of typical building materials and operating systems. For short-lived components, their EUL is used as the frequency between periodic repairs or replacements. Some systems' economic life may be shortened because improved equipment or materials has become available that is less costly to operate or maintain. |
| ***Remaining Useful Life (RUL)*** | The simple equation for determining remaining useful life before repair or replacement is:<br>EUL – Age = RUL<br>However, based on our evaluation of a component, and our professional judgment, we may assign a shorter or longer RUL to actual items being considered. |

| BUILDING SYSTEMS AND COMPONENTS<br>COMMON ABBREVIATIONS AND ACRONYMS | | | |
|---|---|---|---|
| ACM | Asbestos Containing Material | IBC | International Building Code |
| ACT | Acoustic Ceiling Tile | IRC | International Residential Code |
| ADA | Americans with Disabilities Act | KVA | Kilovolt-Ampere |
| AHU | Air Handling Unit | LF | Lineal Foot |
| ASHRAE | American Society of Heating, Refrigeration, and Air-Conditioning Engineers | LUST | Leaking Underground Storage Tank |
| ASTM | American Society for Testing and Materials | MSL | Mean Sea Level |
| BBL | Barrels | NEC | National Electric Code |
| BOCA | Building Officials Code Administrators International | NFPA | National Fire Protection Association |
| BTU | British Thermal Unit | MBH | Thousand British Thermal Units / Hour |
| BTUH | British Thermal Unit / Hour | MDP | Main Distribution Panel (electric power) |
| CFM | Cubic Foot / Minute | O&M | Operations & Maintenance |
| CI | Cast Iron (piping) | OSB | Oriented Strand Board (sheathing or decking) |
| CIP | Cast in Place (concrete) | PCA | Property Condition Assessment |
| CMU | Concrete Masonry Unit (block) | PCB | Polychlorinated Biphenyls |
| CPVC | Chlorinated Poly Vinyl Chloride (piping) | PCR | Property Condition Report |
| CW | Cold Water | PE | Licensed Professional Engineer |
| DI | Ductile Iron (piping) | PVC | Poly Vinyl Chloride (piping and siding) |
| EIFS | Exterior Insulating and Finishing System | PTAC | Packaged Terminal Air Conditioning Unit |
| EPDM | Ethylene Propylene Diene Monomer | ROM | Rough Order of Magnitude |
| EUL | Expected Useful Life | RUL | Remaining Useful Life |
| FCU | Fan Coil Unit | RTU | Roof Top Unit |
| FEMA | Federal Emergency Management Agency | SF | Square Foot |
| FFE | Furniture, Fixtures and Equipment | SOG | Slab On Grade (concrete basement or ground floor) |
| FHA | Forced Hot Air | SQ | 100 Square Feet |
| FHAA | Fair Housing Act and Amendments | SY | Square Yard |
| FHW | Forced Hot Water | UBC | Uniform Building Code |
| FIRM | Flood Insurance Rate Map | UL | Underwriters Laboratories |
| FOIA | Freedom of Information Act | UST | Underground Storage Tank |
| GFI | Ground Fault Interruption (circuit breaker) | VAC | Volts Alternating Current |
| GWB | Gypsum Wall Board (drywall or sheetrock) | VAV | Variable Air Volume Box |
| HID | High Intensity Discharge (lamp, lighting fixture) | VCT | Vinyl Composition Tile |
| HVAC | Heating Ventilation and Air Conditioning | VWC | Vinyl Wall Covering |
| HW | Hot Water | | |
| HWH | Hot Water Heater (domestic) | | |

# National Reserve Study Standards

## General Information

**Reserve Study**

A Reserve Study is made up of two parts, 1) the information about the physical status and repair/replacement cost of the major common area components the association is obligated to maintain (Physical Analysis), and 2) the evaluation and analysis of the association's Reserve balance, income, and expenses (Financial Analysis). The Physical Analysis is comprised of the Component Inventory, Condition Assessment, and Life and Valuation Estimates. The Component Inventory should be relatively "stable" from year to year, while the Condition Assessment and Life and Valuation Estimates will necessarily change from year to year. The Financial Analysis is made up of a finding of the client's current Reserve Fund Status (measured in cash or as Percent Funded) and a recommendation for an appropriate Reserve contribution rate (Funding Plan).

**Physical Analysis**

- Component Inventory
- Condition Assessment
- Life and Valuation Estimates

**Financial Analysis**

- Fund Status
- Funding Plan

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# Levels of Service

The following three categories describe the various types of Reserve Studies, from exhaustive to minimal.

I. **Full:** A Reserve Study in which the following five Reserve Study tasks are performed:
   - Component Inventory
   - Condition Assessment (based upon on-site visual observations)
   - Life and Valuation Estimates
   - Fund Status
   - Funding Plan

II. **Update, With-Site-Visit/On-Site Review:** A Reserve Study update in which the following five Reserve Study tasks are performed:
   - Component Inventory (verification only, not quantification)
   - Condition Assessment (based on on-site visual observations)
   - Life and Valuation Estimates
   - Fund Status
   - Funding Plan

III. **Update, No-Site-Visit/Off Site Review:** A Reserve Study update with no on-site visual observations in which the following three Reserve Study tasks are performed:
   - Life and Valuation Estimates
   - Fund Status
   - Funding Plan

# Terms and Definitions

**CASH FLOW METHOD:** A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

**COMPONENT:** The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

**COMPONENT INVENTORY:** The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s) of the association or cooperative.

**COMPONENT METHOD:** A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method."

**CONDITION ASSESSMENT:** The task of evaluating the current condition of the component based on observed or reported characteristics.

**CURRENT REPLACEMENT COST:** See "Replacement Cost."

**DEFICIT:** An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

**EFFECTIVE AGE:** The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

**FINANCIAL ANALYSIS:** The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

**FULLY FUNDED:** 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

**FULLY FUNDED BALANCE (FFB):** Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

FFB = Current Cost X Effective Age / Useful Life

or

FFB = (Current Cost X Effective Age / Useful Life) + [(Current Cost X Effective Age / Useful Life) / (1 + Interest Rate) ^ Remaining Life] - [(Current Cost X Effective Age / Useful Life) / (1 + Inflation Rate) ^ Remaining Life]

**FUND STATUS:** The status of the reserve fund as compared to an established benchmark such as percent funding.

**FUNDING GOALS:** Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

**Baseline Funding:** Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

**Full Funding:** Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

**Statutory Funding:** Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statues.

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

**FUNDING PLAN:** An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

**FUNDING PRINCIPLES:**

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

**LIFE AND VALUATION ESTIMATES:** The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

**PERCENT FUNDED:** The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual (or projected)* Reserve Balance to the *Fully Funded Balance*, expressed as a percentage. 4

**PHYSICAL ANALYSIS:** The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

**REMAINING USEFUL LIFE (RUL):** Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

**REPLACEMENT COST:** The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

**RESERVE BALANCE:** Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. Based upon information provided and not audited.

**RESERVE PROVIDER:** An individual that prepares Reserve Studies.

**RESERVE STUDY:** A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. "Our budget and finance committee is soliciting proposals to update our Reserve Study for next year's budget."

**RESPONSIBLE CHARGE:** A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; expect for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review;
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

**SPECIAL ASSESSMENT:** An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

**SURPLUS:** An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

**USEFUL LIFE (UL):** Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

# Reserve Study Required Contents

Each Reserve Study prepared by a Reserve Specialist or Reserve Specialist applicant **must contain all of the following elements:**

| PAGE | CONTENTS |
|---|---|
| _____ | 1. A summary of the association's number of units. |
| _____ | 2. Association physical description (legal or physical narrative). |
| _____ | 3. General statement or opinion describing the association's current reserve fund status (good/fair/poor, adequate or inadequate. Percent Funded, etc.). |
| _____ | 4. General statement describing the methods and objectives utilized in computing or evaluating the association's Reserve Fund status (Percent Funded or otherwise). |
| _____ | 5. Fiscal Year (start and end) for which the Reserve study is prepared. |
| _____ | 6. A projection of starting reserve cash balance (as-of above start date). |
| _____ | 7. A general statement describing the development or computation of the association's starting Reserve Fund balance. |
| _____ | 8. Recommended reserve contributions (minimum 20 years). |
| _____ | 9. Projected reserve expenses (minimum 20 years). |
| _____ | 10. Projected ending reserve fund balance (minimum of 20 years). |
| _____ | 11. A tabular listing of the components in the Reserve Study. |
| _____ | 12. A tabular listing of the component quantities or identifying descriptions. |
| _____ | 13. A tabular listing showing each component's Useful Life. |
| _____ | 14. A tabular listing showing each component's Remaining Useful Life, where RUL=0=initial year. |
| _____ | 15. A tabular listing showing each component's Current Replacement Cost. |
| _____ | 16. A general statement describing the Methods (cash flow, component, etc.) and Goals (Full Funding, Threshold Funding, Baseline Funding) of the Funding Plan, using National Standard terminology. |
| _____ | 17. Identification of the source(s) utilized to obtain component repair or replacement cost estimates. |
| _____ | 18. A clear description of which one of the three Reserve Study "Levels of Service" (ie: Full, Update With-Site-Visit, Update No-Site-Visit) was performed. |
| _____ | 19. A clear statement of assumption used for Interest and inflation (whether zero or otherwise). |

**Applicants MUST INCLUDE THE ABOVE TABLE with their work product submission, noting the page number where all the above required elements can be found in their sample work product.**

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# Reserve Study Required Disclosures

Each Reserve Study prepared by a Reserve Specialist or Reserve Specialist applicant must contain all of the following disclosures:

| PAGE | DISCLOSURE |
|---|---|
| _____ | 1. **General:** Description of other involvement(s) with the association, which could result in actual or perceived conflicts of interest. |
| _____ | 2. **Physical Analysis:** Description of how thorough the on-site observations were performed: representative sampling vs. all common areas, destructive testing or not, field measurements vs. drawing take-offs, etc. |
| _____ | 3. **Personnel Credentials:** State or organizational licenses or credentials carried by the individual responsible for Reserve Study preparation or oversight. |
| _____ | 4. **Completeness:** Material issues which, if not disclosed, would cause a distortion of the association's situation. |
| _____ | 5. **Reliance on Client Data:** Information provided by the official representative of the association regarding financial, physical, quantity, or historical issues will be deemed reliable by the consultant. |
| _____ | 6. **Scope:** The Reserve Study will be a reflection of information provided to the consultant and assembled for the association's use, not for he purpose of performing an audit, quality/forensic analyses, or background checks of historical records. |
| _____ | 7. **Reserve Balance:** The actual or projected total presented in the Reserve Study is based upon information provided and was not audited. |
| _____ | 8. **Reserve Projects:** Information provided about reserve projects will be considered reliable. Any on-=site inspection should not be considered a project audit or quality inspection. |

**Applicants MUST INCLUDE THE ABOVE TABLE with their work product submission, noting the page number where all the above required elements can be found in their sample work product.**

# APPENDIX E

# PROJECT TEAM QUALIFICATIONS

CRITERIUM KESSLER ENGINEERS

BUILDING INSPECTION ENGINEERS
PROUDLY SERVING NORTH AMERICA SINCE 1957

# Charles S. Jones, P.E.
*Senior Engineer*

Chuck Jones is a professional engineer licensed in Arizona and Michigan with over forty years of experience in engineering-related services that include addressing the challenges encountered in healthcare facility management and physical plant operations. His expertise includes both residential and commercial buildings serving numerous clients, businesses, and industries.

Chuck has worked on a wide range of projects throughout the country including structural inspections/design, forensic engineering investigations, Property Condition Assessments (PCA), Comprehensive/Physical Needs Assessments (CNA/PNA), Green Retrofit Property Condition Assessments (GRPCA), Phase I Environmental Site Assessments (ESA), Homeowners'/Condominium Association Reserve Studies, and Construction Monitoring.

## EDUCATION AND PROFESSIONAL AFFILIATION

Wayne State University, Detroit, Michigan – 1971
Bachelor of Science, Electrical Engineering

Central Michigan University, Mt. Pleasant, Michigan – 1991
Master of Science, Administration/Health Care

Licensed Professional Engineer
State of Arizona (Civil), # 48764
State of Michigan, # 23201

## WHY I DO WHAT I DO

*"Engineering is about the technical process and that is satisfying; but more than that, it's about the people we work with and the clients we meet along the way. We learn from each one of them, our clients depend on us for our expertise. And when the project is finished, reports delivered, invoices paid, the "good job, thank you" we receive is remembered long after the check is cashed."*

## WHY CRITERIUM ENGINEERS

*"Criterium is a wide spread network of independent engineering offices, each with its own unique expertise. This provides access to a broad and diverse body of engineering knowledge and experience which allows each affiliated office to operate like a much larger firm. The diversity also allows each of us to broaden our professional skills, which further benefits our clients and keeps the work projects interesting."*

PROJECT HIGHLIGHTS

- **Reserve Studies in Arizona, Colorado, Michigan, Ohio, and Texas –** Performed numerous reserve studies for many condominium and homeowner associations throughout the US ranging in size from 26 home to over 5,000 home communities.

- **Highland Village HOA, Phoenix, Arizona** – Structural engineering design for the repair of sagging cantilevered wood framed balconies.

- **John C Lincoln Medical Center, Phoenix, Arizona –** Enhanced property condition assessment to evaluate the replacement costs for the property and to project future capital expenditures required for a for the 266 bed full service medical facility.

- **Villa Lafayette Condominiums, Phoenix, Arizona –** Property condition assessment and electrical system evaluation for a 100 home condominium complex.

- **Meridian Mall, East Lansing, Michigan –** Property condition assessment to evaluate current condition and project future capital costs for a 975,000 square foot regional mall containing 6 anchor stores.

- **Tiempo Development, Phoenix, Arizona –** Property condition assessment of 5 apartment complexes managed by the client totaling 1076 living units. Amenities in each community consist of pool, clubhouse, walking paths, and sport and exercise facilities.

- **Salt River Day School, Scottsdale, Arizona** – Property condition assessment to evaluate current condition and project future capital costs for a 28,000 square foot native American day school currently managed by the US Bureau of Indian Affairs.

cjones@criterium-kessler.com -- 1-480-218-1969
3303 N. Central Avenue, Suite 445, Phoenix, Arizona 85012

BUILDING INSPECTION ENGINEERS
PROUDLY SERVING NORTH AMERICA SINCE 1957

# Jim Herman

*Senior Engineering Field Technician*

Jim is a Field Technician for Criterium-Kessler Engineers located in Phoenix, Arizona. He has over 20 years of experience in the refrigeration, semiconductor, and defense industries. His range of management and technical skills include:

- Project Management
- End-to-end Project Execution
- Risk Assessment and Risk Management
- Field Installations and Documentation
- Quality Control and Assurance

Prior to becoming a Field Technician with Criterium-Kessler Engineers, Jim was a Systems Engineer in the defense industry. He led the successful completion on multiple large projects, including the installation of fiber optic cables for a command system for a U.S. ally. In the semiconductor industry, he performed equipment sales, design, training, and installations for chemical and gas distribution systems. For several years, he sold HVAC equipment and continues to perform installations on large jobs with a local mechanical contractor.

## EDUCATION AND PROFESSIONAL AFFILIATION

Western International University, Phoenix, AZ
Masters of Science, Information Systems Engineering

Arizona State University, Tempe, AZ
Bachelors of Arts, Mathematics

## WHY I DO WHAT I DO

*"I enjoy the challenge of solving problems and increasing efficiencies. When promoting engineering at local schools, I tell the students there is no problem we cannot solve with appropriate application of time and resources. Consulting engineering provides ample opportunities to help a client resolve an issue or determine the most effective method to apply limited resources towards a satisfactory solution."*

## WHY CRITERIUM ENGINEERS

*"I found that work is more exciting and rewarding when I'm surrounded by skilled people that are passionate about their mission. Criterium Engineers has a long history of helping their clients that I'm proud to be a part of."*

## PROJECT HIGHLIGHTS

- **Estrella Community Association, Goodyear, Arizona** – Wall and fence structural defect evaluation across twelve communities.
- **Palm Valley Home Owners Association, Goodyear, Arizona** – Wall evaluation to determine structural deficiencies, repairs, and erosion issues.
- **Paradise Reserve Property Owners Association, Paradise Valley, Arizona** – Reserve Study to project capital needs over the next 30 years.
- **Roadhaven Home Owners Association, Apache Junction, Arizona** – Reserve Study to project capital needs over the next 20 years.

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