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San Tan Ranch

San Tan Ranch HOA
Gilbert, AZ



Report #: 12402-3
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY
Update "With-Site-Visit"

May 30, 2025

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

Questions?

Please contact your Project Manager directly.



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San Tan Ranch HOA

Gilbert, AZ

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

Report #: **12402-3**

of Units: 1,803

January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Projected Starting Reserve Balance	\$849,937
Current Fully Funded Reserve Balance	\$2,558,498
Average Reserve Deficit (Surplus) Per Unit	\$948
Percent Funded	33.2 %
2025 Approved Monthly Reserve Transfers	\$12,133
2026 Recommended Monthly Reserve Transfers	\$20,000

Reserve Fund Strength: 33.2%

Weak

Fair

Strong

< 30%

< 70%

> 130%



Risk of Special Assessment:

High

Medium

Low

Economic Assumptions:

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

Annual Inflation Rate 3.00 %

This is an **Update "With-Site-Visit" Reserve Study** based on a prior report prepared by Association Reserves for your 2018 Fiscal Year. We performed the site inspection on 4/22/2025.

The Reserve expense threshold for this analysis is \$3,000. That means any Reserve related expenses under the threshold are not funded in the Reserve Study and need to be paid from the Operating Budget.

Your Reserve Fund is **33.2 % Funded**. This means the Reserve Fund status is **Fair**, and the HOA's risk of special assessments & deferred maintenance is currently Medium.

Based on your current Percent Funded and cash flow requirements, we recommend budgeting **Monthly Reserve Transfers of \$20,000 for the 2026 Fiscal Year**. Annual increases are scheduled thereafter to strengthen the transfer rate over time while also helping to offset inflation. Going forward, the transfer rate should be increased as illustrated on the 30-Year Reserve Plan Summary.

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

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

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
GROUNDS				
115	Monuments - Remodel	25	11	\$75,000
125	Flag Poles - Replace	25	22	\$4,500
201	Asphalt - Repave	30	7	\$300,000
205	Asphalt - Seal/Repair	6	2	\$30,000
220	Valley Gutter - Replace	50	24	\$300,000
240	Concrete - Repair	4	0	\$8,000
405	Park Furniture - Replace	18	5	\$10,000
450	Soccer Goal - Replace	20	16	\$5,000
501	Block Walls - Repair	25	5	\$250,000
505	Block Walls - Repaint	7	2	\$140,000
533	View Fence - Replace	45	19	\$550,000
536	View Fence - Repaint	7	2	\$100,000
LANDSCAPING				
803	Irrigation - Repair	20	12	\$150,000
815	Irrigation Controllers - Partial Replace	4	2	\$20,000
820	Backflow Valves - Rebuild/Repair	4	1	\$3,000
830	Granite - Replenish (Phase 1)	12	10	\$180,000
830	Granite - Replenish (Phase 2)	12	11	\$125,000
830	Granite - Replenish (Phase 3)	12	0	\$127,000
830	Granite - Replenish (Phase 4)	12	1	\$114,000
830	Granite - Replenish (Phase 5)	12	2	\$120,000
845	Drainage Systems - Partial Replace	35	9	\$50,000
860	Plants & Trees - Trim/Replace	10	8	\$60,000
865	Turf - Conversions	10	8	\$30,000
ALL PARKS				
395	Park Signs - Replace	20	4	\$6,000
412	Playground Equipment - Repair	2	0	\$5,000
414	Playground Sand - Replenish	5	3	\$17,000
445	Disc Golf Course - Replace	20	15	\$12,000
495	Ramadas - Repaint	8	0	\$8,000
CALISTOGA PARK				
405	Park Furniture - Partial Replace	10	4	\$4,500
490	Ramada - Replace	30	3	\$44,000
TRAIN PARK				
405	Park Furniture - Partial Replace	10	4	\$13,000
411	Playground Equipment - Replace	20	1	\$140,000
415	Playground Turf - Replace	15	9	\$6,400

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
418	Shade Screens - Replace	12	6	\$45,000
490	Ramada - Replace	30	24	\$44,000
TODDLER PARK				
405	Park Furniture - Partial Replace	10	4	\$3,000
411	Playground Equipment - Replace	20	9	\$70,000
418	Shade Screen - Replace	12	2	\$13,000
MENLO PARK				
405	Park Furniture - Partial Replace	10	4	\$3,000
411	Playground Equipment - Replace	20	14	\$40,000
418	Shade Screen - Replace	12	2	\$11,000
BARN PARK				
210	Parking Lot - Repave	30	7	\$100,000
215	Parking Lot - Seal/Repair	6	2	\$10,000
220	Valley Gutter - Replace	50	45	\$34,000
320	Pole Lights - Replace	30	13	\$15,000
405	Park Furniture - Partial Replace	10	4	\$24,000
411	Playground Equipment - Replace	20	3	\$185,000
416	Playground Woodchips - Replenish	5	3	\$13,000
418	Shade Screens - Replace	12	2	\$30,000
422	Pickleball Fence - Replace	25	5	\$45,000
436	Volleyball Sand - Replenish	5	3	\$3,000
438	Volleyball Posts - Replace	25	5	\$6,500
455	Bocce Courts - Refurbish	10	6	\$10,000
468	Pickleball Courts - Resurface	6	4	\$11,500
470	Barn Cabinetry - Remodel	30	16	\$4,000
474	Barn Roof - Replace	40	13	\$50,000
478	Barn - Repaint	8	0	\$5,000
486	Ramada Epoxy Floor - Recoat	15	13	\$15,000
490	Ramada - Replace	30	10	\$100,000
BASKETBALL PARK				
405	Park Furniture - Partial Replace	10	4	\$7,000
411	Playground Equipment - Replace	20	2	\$70,000
415	Playground Turf - Replace	15	2	\$7,000
418	Shade Screen - Replace	12	6	\$11,000
430	Basketball Court - Restripe	6	1	\$4,000
490	Ramada - Replace	30	3	\$44,000
WYATT PARK				
436	Volleyball Sand - Replenish	5	3	\$5,700
438	Volleyball Posts - Replace	25	2	\$6,500

67 Total Funded Components

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

Introduction



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

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



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

Methodology

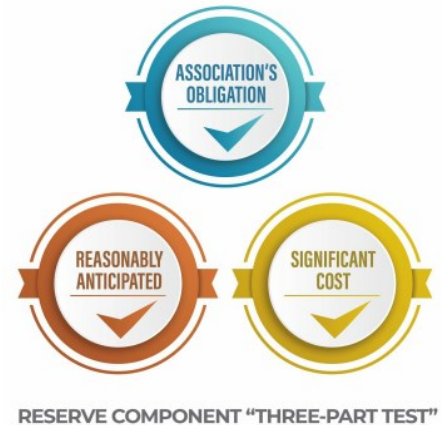


For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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

Which Physical Assets are Funded by Reserves?

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



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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

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

What is our Recommended Funding Goal?

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



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

Site Inspection Notes

During the site visit on 4/22/2025, we started by inspecting the park areas. Next, we inspected the common walls, fencing, and monument signs. Finally, we inspected the landscaping, asphalt alleys, and any remaining common areas.

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



Projected Expenses

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

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

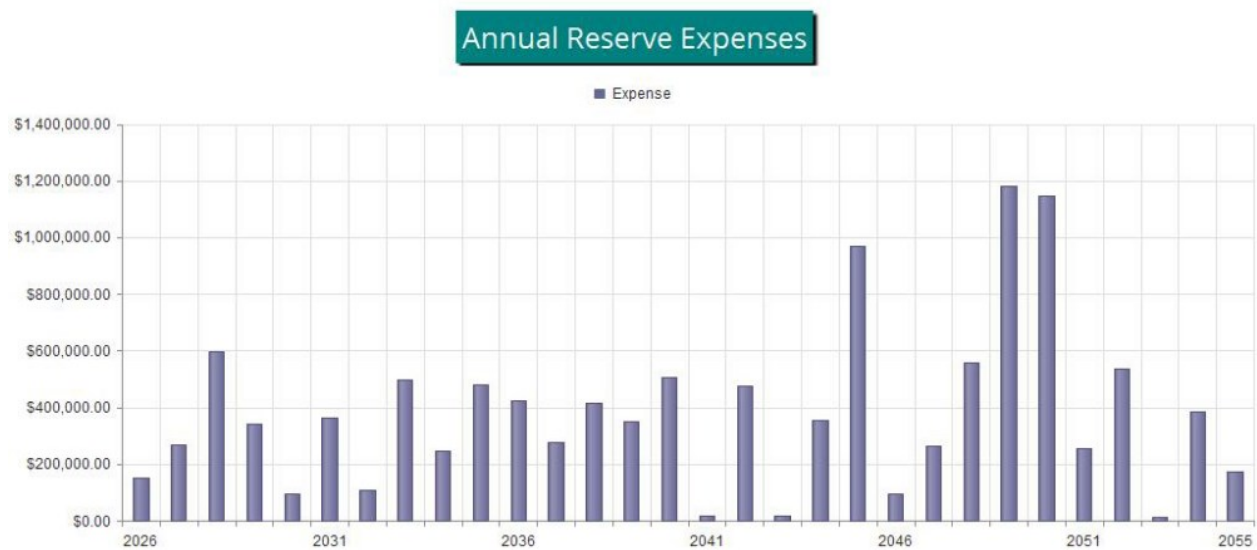


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$849,937 as-of the start of your fiscal year on 1/1/2026. This is based on your actual balance of \$834,277 on 1/31/2025 and anticipated Reserve transfers and expenses projected through the end of your Fiscal Year.

As of 1/1/2026, your Fully Funded Balance is computed to be \$2,558,498. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 33.2 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve Transfers of \$20,000 for the 2026 Fiscal Year. Annual increases are scheduled thereafter to strengthen the transfer rate over time while also helping to offset inflation. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

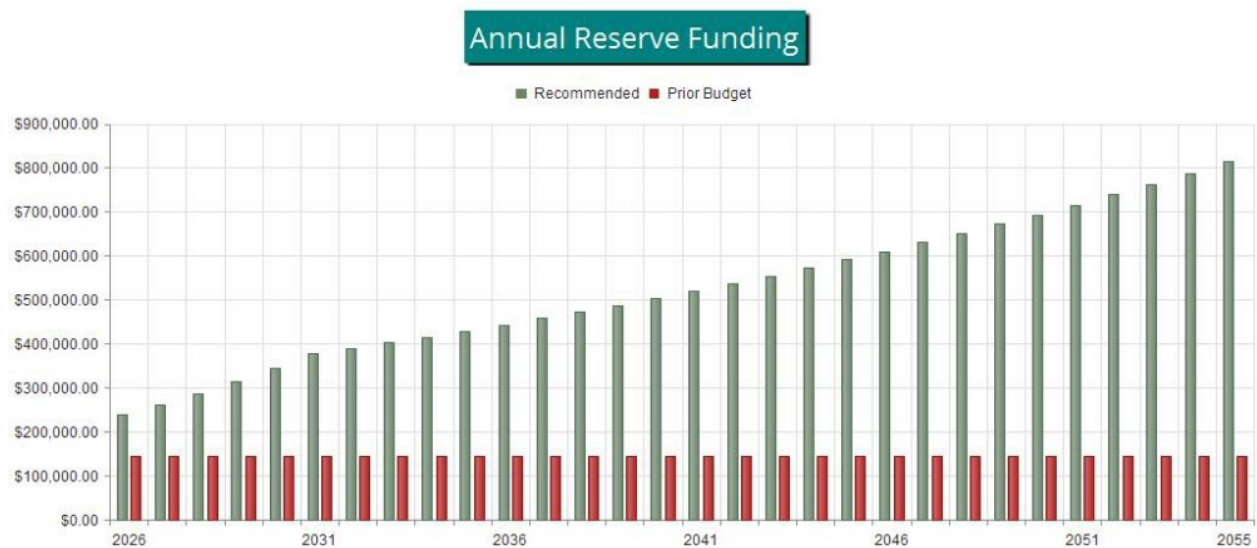


Figure 2

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

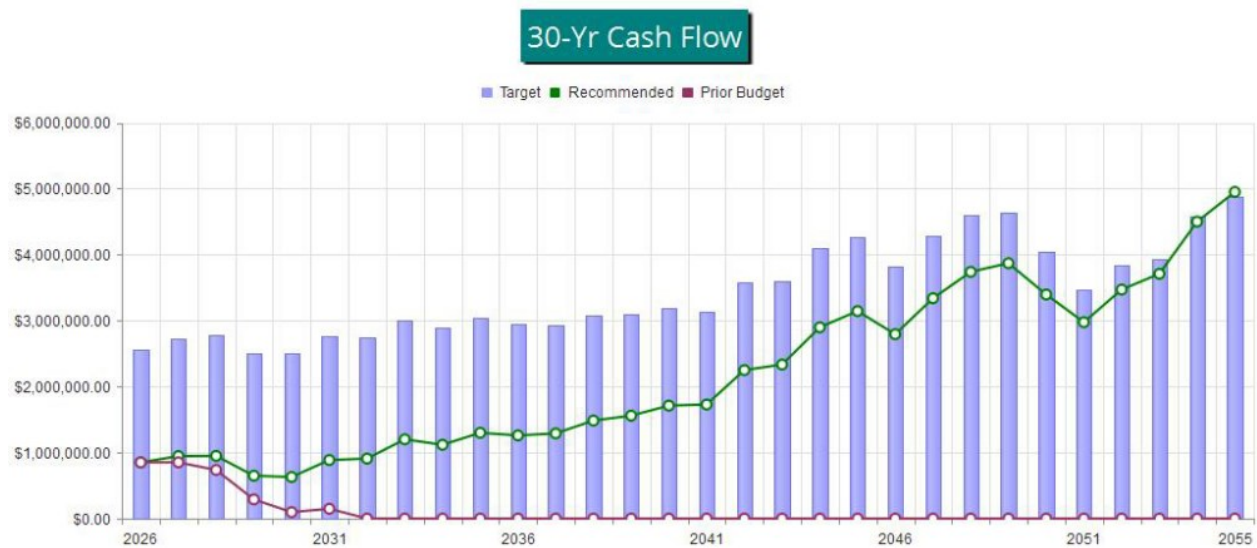


Figure 3

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

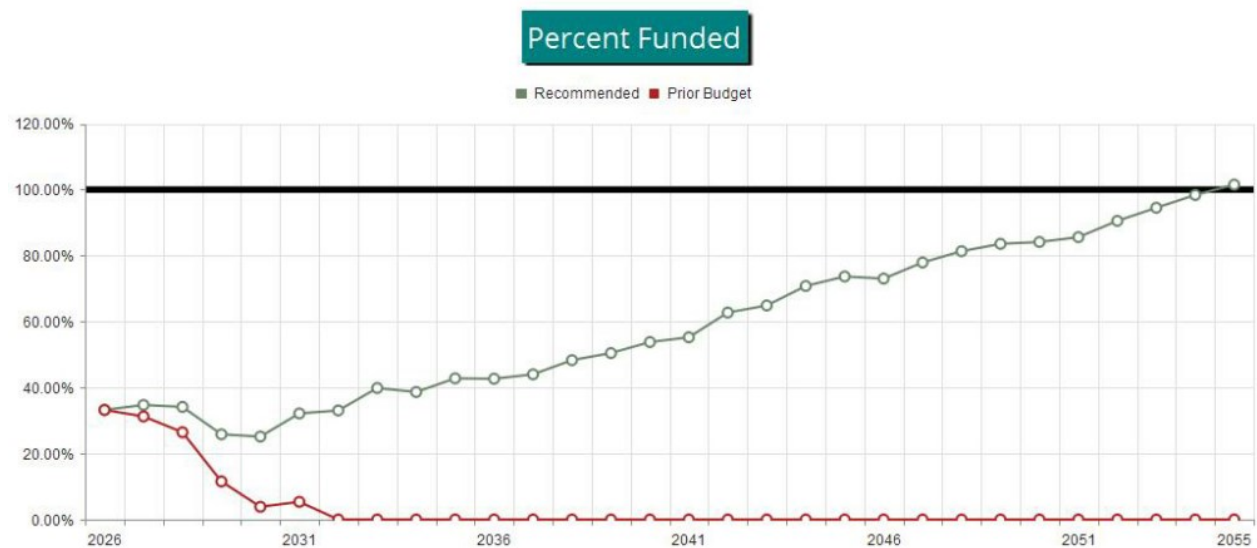


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

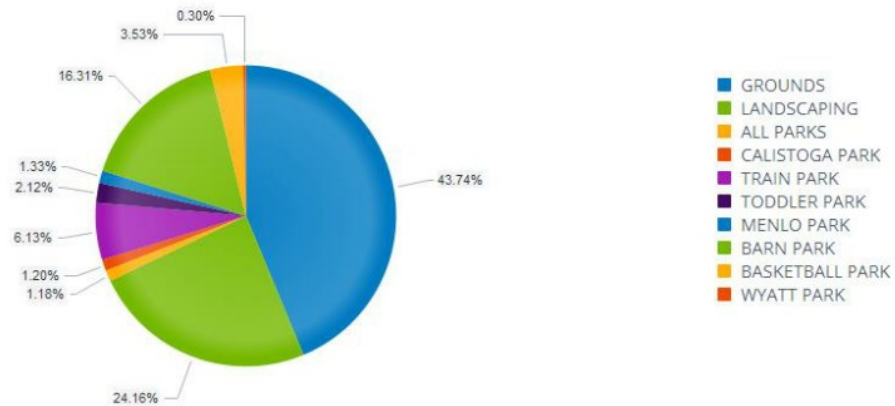


	Useful Life		2026 Rem. Useful Life		Estimated Replacement Cost in 2026	2026 Expenditures	01/01/2026 Current Fund Balance	01/01/2026 Fully Funded Balance	Remaining Bal. to be Funded	2026 Funding
	Min	Max	Min	Max						
GROUNDS	4	50	0	24	\$1,772,500	\$8,000	\$199,429	\$1,153,969	\$1,573,071	\$84,055
LANDSCAPING	4	35	0	12	\$979,000	\$127,000	\$343,750	\$499,310	\$635,250	\$79,711
ALL PARKS	2	20	0	15	\$48,000	\$13,000	\$19,800	\$27,600	\$28,200	\$7,852
CALISTOGA PARK	10	30	3	4	\$48,500	\$0	\$0	\$42,300	\$48,500	\$1,930
TRAIN PARK	10	30	1	24	\$248,400	\$0	\$133,000	\$174,660	\$115,400	\$14,037
TODDLER PARK	10	20	2	9	\$86,000	\$0	\$10,833	\$51,133	\$75,167	\$4,916
MENLO PARK	10	20	2	14	\$54,000	\$0	\$9,167	\$22,967	\$44,833	\$3,238
BARN PARK	5	50	0	45	\$661,000	\$5,000	\$53,298	\$456,600	\$607,702	\$35,083
BASKETBALL PARK	6	30	1	6	\$143,000	\$0	\$72,400	\$121,700	\$70,600	\$7,769
WYATT PARK	5	25	2	3	\$12,200	\$0	\$8,260	\$8,260	\$3,940	\$1,409
					\$4,052,600	\$153,000	\$849,937	\$2,558,498	\$3,202,663	\$240,000

Percent Funded: 33.2%

Budget Summary

Percentage of Total Estimated Replacement Costs





Reserve Component List Detail

Report # 12402-3
With-Site-Visit

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
GROUNDS							
115	Monuments - Remodel	3	Monuments	25	11	\$67,500	\$82,500
125	Flag Poles - Replace	4	Flag Poles	25	22	\$4,050	\$4,950
201	Asphalt - Repave	75,400	Sq Ft	30	7	\$270,000	\$330,000
205	Asphalt - Seal/Repair	75,400	Sq Ft	6	2	\$27,000	\$33,000
220	Valley Gutter - Replace	13,700	Sq Ft	50	24	\$270,000	\$330,000
240	Concrete - Repair	1	Allowance	4	0	\$7,200	\$8,800
405	Park Furniture - Replace	5	Benches	18	5	\$9,000	\$11,000
450	Soccer Goal - Replace	1	Goal	20	16	\$4,500	\$5,500
501	Block Walls - Repair	252,000	Sq Ft	25	5	\$225,000	\$275,000
505	Block Walls - Repaint	252,000	Sq Ft	7	2	\$126,000	\$154,000
533	View Fence - Replace	13,100	LF	45	19	\$495,000	\$605,000
536	View Fence - Repaint	13,100	LF	7	2	\$90,000	\$110,000
LANDSCAPING							
803	Irrigation - Repair	1	Allowance	20	12	\$135,000	\$165,000
815	Irrigation Controllers - Partial Replace	39	Controllers	4	2	\$18,000	\$22,000
820	Backflow Valves - Rebuild/Repair	15	Valves	4	1	\$2,700	\$3,300
830	Granite - Replenish (Phase 1)	1,715	Tons	12	10	\$162,000	\$198,000
830	Granite - Replenish (Phase 2)	1,180	Tons	12	11	\$112,000	\$138,000
830	Granite - Replenish (Phase 3)	1,210	Tons	12	0	\$114,000	\$140,000
830	Granite - Replenish (Phase 4)	1,085	Tons	12	1	\$103,000	\$125,000
830	Granite - Replenish (Phase 5)	1,145	Tons	12	2	\$108,000	\$132,000
845	Drainage Systems - Partial Replace	101	Systems	35	9	\$45,000	\$55,000
860	Plants & Trees - Trim/Replace	1	Allowance	10	8	\$54,000	\$66,000
865	Turf - Conversions	1	Allowance	10	8	\$27,000	\$33,000
ALL PARKS							
395	Park Signs - Replace	5	Signs	20	4	\$5,400	\$6,600
412	Playground Equipment - Repair	1	Allowance	2	0	\$4,500	\$5,500
414	Playground Sand - Replenish	120	Tons	5	3	\$15,300	\$18,700
445	Disc Golf Course - Replace	9	Stations	20	15	\$10,800	\$13,200
495	Ramadas - Repaint	4	Ramadas	8	0	\$7,200	\$8,800
CALISTOGA PARK							
405	Park Furniture - Partial Replace	4	Assorted Pieces	10	4	\$4,050	\$4,950
490	Ramada - Replace	200	Sq Ft	30	3	\$39,600	\$48,400
TRAIN PARK							
405	Park Furniture - Partial Replace	13	Assorted Pieces	10	4	\$11,700	\$14,300
411	Playground Equipment - Replace	5	Assorted Pieces	20	1	\$126,000	\$154,000
415	Playground Turf - Replace	160	Sq Ft	15	9	\$5,760	\$7,040
418	Shade Screens - Replace	5,600	Sq Ft	12	6	\$40,500	\$49,500
490	Ramada - Replace	440	Sq Ft	30	24	\$39,600	\$48,400
TODDLER PARK							
405	Park Furniture - Partial Replace	3	Assorted Pieces	10	4	\$2,700	\$3,300
411	Playground Equipment - Replace	3	Assorted Pieces	20	9	\$63,000	\$77,000
418	Shade Screen - Replace	1,600	Sq Ft	12	2	\$11,700	\$14,300
Association Reserves, #12402-3							
			17 of 79	5/30/2025			

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
MENLO PARK							
405	Park Furniture - Partial Replace	3	Assorted Pieces	10	4	\$2,700	\$3,300
411	Playground Equipment - Replace	1	Playstructure	20	14	\$36,000	\$44,000
418	Shade Screen - Replace	1,400	Sq Ft	12	2	\$9,900	\$12,100
BARN PARK							
210	Parking Lot - Repave	24,000	Sq Ft	30	7	\$90,000	\$110,000
215	Parking Lot - Seal/Repair	24,000	Sq Ft	6	2	\$9,000	\$11,000
220	Valley Gutter - Replace	1,000	Sq Ft	50	45	\$30,600	\$37,400
320	Pole Lights - Replace	4	Pole Lights	30	13	\$13,500	\$16,500
405	Park Furniture - Partial Replace	24	Assorted Pieces	10	4	\$21,600	\$26,400
411	Playground Equipment - Replace	9	Assorted Pieces	20	3	\$166,000	\$204,000
416	Playground Woodchips - Replenish	8,400	Sq Ft	5	3	\$11,700	\$14,300
418	Shade Screens - Replace	3,800	Sq Ft	12	2	\$27,000	\$33,000
422	Pickleball Fence - Replace	230	LF	25	5	\$40,500	\$49,500
436	Volleyball Sand - Replenish	20	Tons	5	3	\$2,700	\$3,300
438	Volleyball Posts - Replace	2	Posts	25	5	\$5,850	\$7,150
455	Bocce Courts - Refurbish	2	Courts	10	6	\$9,000	\$11,000
468	Pickleball Courts - Resurface	2	Courts	6	4	\$10,400	\$12,600
470	Barn Cabinetry - Remodel	1	Allowance	30	16	\$3,600	\$4,400
474	Barn Roof - Replace	1,700	Sq Ft	40	13	\$45,000	\$55,000
478	Barn - Repaint	2,200	Sq Ft	8	0	\$4,500	\$5,500
486	Ramada Epoxy Floor - Recoat	1,800	Sq Ft	15	13	\$13,500	\$16,500
490	Ramada - Replace	2,150	Sq Ft	30	10	\$90,000	\$110,000
BASKETBALL PARK							
405	Park Furniture - Partial Replace	5	Assorted Pieces	10	4	\$6,300	\$7,700
411	Playground Equipment - Replace	1	Playstructure	20	2	\$63,000	\$77,000
415	Playground Turf - Replace	175	Sq Ft	15	2	\$6,300	\$7,700
418	Shade Screen - Replace	1,300	Sq Ft	12	6	\$9,900	\$12,100
430	Basketball Court - Restripe	1	Half Court	6	1	\$3,600	\$4,400
490	Ramada - Replace	850	Sq Ft	30	3	\$39,600	\$48,400
WYATT PARK							
436	Volleyball Sand - Replenish	40	Tons	5	3	\$5,130	\$6,270
438	Volleyball Posts - Replace	2	Posts	25	2	\$5,850	\$7,150
67	Total Funded Components						



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
GROUNDS								
115	Monuments - Remodel	\$75,000	X	14	/	25	=	\$42,000
125	Flag Poles - Replace	\$4,500	X	3	/	25	=	\$540
201	Asphalt - Repave	\$300,000	X	23	/	30	=	\$230,000
205	Asphalt - Seal/Repair	\$30,000	X	4	/	6	=	\$20,000
220	Valley Gutter - Replace	\$300,000	X	26	/	50	=	\$156,000
240	Concrete - Repair	\$8,000	X	4	/	4	=	\$8,000
405	Park Furniture - Replace	\$10,000	X	13	/	18	=	\$7,222
450	Soccer Goal - Replace	\$5,000	X	4	/	20	=	\$1,000
501	Block Walls - Repair	\$250,000	X	20	/	25	=	\$200,000
505	Block Walls - Repaint	\$140,000	X	5	/	7	=	\$100,000
533	View Fence - Replace	\$550,000	X	26	/	45	=	\$317,778
536	View Fence - Repaint	\$100,000	X	5	/	7	=	\$71,429
LANDSCAPING								
803	Irrigation - Repair	\$150,000	X	8	/	20	=	\$60,000
815	Irrigation Controllers - Partial Replace	\$20,000	X	2	/	4	=	\$10,000
820	Backflow Valves - Rebuild/Repair	\$3,000	X	3	/	4	=	\$2,250
830	Granite - Replenish (Phase 1)	\$180,000	X	2	/	12	=	\$30,000
830	Granite - Replenish (Phase 2)	\$125,000	X	1	/	12	=	\$10,417
830	Granite - Replenish (Phase 3)	\$127,000	X	12	/	12	=	\$127,000
830	Granite - Replenish (Phase 4)	\$114,000	X	11	/	12	=	\$104,500
830	Granite - Replenish (Phase 5)	\$120,000	X	10	/	12	=	\$100,000
845	Drainage Systems - Partial Replace	\$50,000	X	26	/	35	=	\$37,143
860	Plants & Trees - Trim/Replace	\$60,000	X	2	/	10	=	\$12,000
865	Turf - Conversions	\$30,000	X	2	/	10	=	\$6,000
ALL PARKS								
395	Park Signs - Replace	\$6,000	X	16	/	20	=	\$4,800
412	Playground Equipment - Repair	\$5,000	X	2	/	2	=	\$5,000
414	Playground Sand - Replenish	\$17,000	X	2	/	5	=	\$6,800
445	Disc Golf Course - Replace	\$12,000	X	5	/	20	=	\$3,000
495	Ramadas - Repaint	\$8,000	X	8	/	8	=	\$8,000
CALISTOGA PARK								
405	Park Furniture - Partial Replace	\$4,500	X	6	/	10	=	\$2,700
490	Ramada - Replace	\$44,000	X	27	/	30	=	\$39,600
TRAIN PARK								
405	Park Furniture - Partial Replace	\$13,000	X	6	/	10	=	\$7,800
411	Playground Equipment - Replace	\$140,000	X	19	/	20	=	\$133,000
415	Playground Turf - Replace	\$6,400	X	6	/	15	=	\$2,560
418	Shade Screens - Replace	\$45,000	X	6	/	12	=	\$22,500
490	Ramada - Replace	\$44,000	X	6	/	30	=	\$8,800
TODDLER PARK								
405	Park Furniture - Partial Replace	\$3,000	X	6	/	10	=	\$1,800
411	Playground Equipment - Replace	\$70,000	X	11	/	20	=	\$38,500
418	Shade Screen - Replace	\$13,000	X	10	/	12	=	\$10,833
MENLO PARK								

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
405	Park Furniture - Partial Replace	\$3,000	X	6	/	10	=	\$1,800
411	Playground Equipment - Replace	\$40,000	X	6	/	20	=	\$12,000
418	Shade Screen - Replace	\$11,000	X	10	/	12	=	\$9,167
BARN PARK								
210	Parking Lot - Repave	\$100,000	X	23	/	30	=	\$76,667
215	Parking Lot - Seal/Repair	\$10,000	X	4	/	6	=	\$6,667
220	Valley Gutter - Replace	\$34,000	X	5	/	50	=	\$3,400
320	Pole Lights - Replace	\$15,000	X	17	/	30	=	\$8,500
405	Park Furniture - Partial Replace	\$24,000	X	6	/	10	=	\$14,400
411	Playground Equipment - Replace	\$185,000	X	17	/	20	=	\$157,250
416	Playground Woodchips - Replenish	\$13,000	X	2	/	5	=	\$5,200
418	Shade Screens - Replace	\$30,000	X	10	/	12	=	\$25,000
422	Pickleball Fence - Replace	\$45,000	X	20	/	25	=	\$36,000
436	Volleyball Sand - Replenish	\$3,000	X	2	/	5	=	\$1,200
438	Volleyball Posts - Replace	\$6,500	X	20	/	25	=	\$5,200
455	Bocce Courts - Refurbish	\$10,000	X	4	/	10	=	\$4,000
468	Pickleball Courts - Resurface	\$11,500	X	2	/	6	=	\$3,833
470	Barn Cabinetry - Remodel	\$4,000	X	14	/	30	=	\$1,867
474	Barn Roof - Replace	\$50,000	X	27	/	40	=	\$33,750
478	Barn - Repaint	\$5,000	X	8	/	8	=	\$5,000
486	Ramada Epoxy Floor - Recoat	\$15,000	X	2	/	15	=	\$2,000
490	Ramada - Replace	\$100,000	X	20	/	30	=	\$66,667
BASKETBALL PARK								
405	Park Furniture - Partial Replace	\$7,000	X	6	/	10	=	\$4,200
411	Playground Equipment - Replace	\$70,000	X	18	/	20	=	\$63,000
415	Playground Turf - Replace	\$7,000	X	13	/	15	=	\$6,067
418	Shade Screen - Replace	\$11,000	X	6	/	12	=	\$5,500
430	Basketball Court - Restripe	\$4,000	X	5	/	6	=	\$3,333
490	Ramada - Replace	\$44,000	X	27	/	30	=	\$39,600
WYATT PARK								
436	Volleyball Sand - Replenish	\$5,700	X	2	/	5	=	\$2,280
438	Volleyball Posts - Replace	\$6,500	X	23	/	25	=	\$5,980
								\$2,558,498



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
GROUNDS				
115 Monuments - Remodel	25	\$75,000	\$3,000	1.26 %
125 Flag Poles - Replace	25	\$4,500	\$180	0.08 %
201 Asphalt - Repave	30	\$300,000	\$10,000	4.19 %
205 Asphalt - Seal/Repair	6	\$30,000	\$5,000	2.10 %
220 Valley Gutter - Replace	50	\$300,000	\$6,000	2.52 %
240 Concrete - Repair	4	\$8,000	\$2,000	0.84 %
405 Park Furniture - Replace	18	\$10,000	\$556	0.23 %
450 Soccer Goal - Replace	20	\$5,000	\$250	0.10 %
501 Block Walls - Repair	25	\$250,000	\$10,000	4.19 %
505 Block Walls - Repaint	7	\$140,000	\$20,000	8.39 %
533 View Fence - Replace	45	\$550,000	\$12,222	5.13 %
536 View Fence - Repaint	7	\$100,000	\$14,286	5.99 %
LANDSCAPING				
803 Irrigation - Repair	20	\$150,000	\$7,500	3.15 %
815 Irrigation Controllers - Partial Replace	4	\$20,000	\$5,000	2.10 %
820 Backflow Valves - Rebuild/Repair	4	\$3,000	\$750	0.31 %
830 Granite - Replenish (Phase 1)	12	\$180,000	\$15,000	6.29 %
830 Granite - Replenish (Phase 2)	12	\$125,000	\$10,417	4.37 %
830 Granite - Replenish (Phase 3)	12	\$127,000	\$10,583	4.44 %
830 Granite - Replenish (Phase 4)	12	\$114,000	\$9,500	3.98 %
830 Granite - Replenish (Phase 5)	12	\$120,000	\$10,000	4.19 %
845 Drainage Systems - Partial Replace	35	\$50,000	\$1,429	0.60 %
860 Plants & Trees - Trim/Replace	10	\$60,000	\$6,000	2.52 %
865 Turf - Conversions	10	\$30,000	\$3,000	1.26 %
ALL PARKS				
395 Park Signs - Replace	20	\$6,000	\$300	0.13 %
412 Playground Equipment - Repair	2	\$5,000	\$2,500	1.05 %
414 Playground Sand - Replenish	5	\$17,000	\$3,400	1.43 %
445 Disc Golf Course - Replace	20	\$12,000	\$600	0.25 %
495 Ramadas - Repaint	8	\$8,000	\$1,000	0.42 %
CALISTOGA PARK				
405 Park Furniture - Partial Replace	10	\$4,500	\$450	0.19 %
490 Ramada - Replace	30	\$44,000	\$1,467	0.62 %
TRAIN PARK				
405 Park Furniture - Partial Replace	10	\$13,000	\$1,300	0.55 %
411 Playground Equipment - Replace	20	\$140,000	\$7,000	2.94 %
415 Playground Turf - Replace	15	\$6,400	\$427	0.18 %
418 Shade Screens - Replace	12	\$45,000	\$3,750	1.57 %
490 Ramada - Replace	30	\$44,000	\$1,467	0.62 %
TODDLER PARK				
405 Park Furniture - Partial Replace	10	\$3,000	\$300	0.13 %
411 Playground Equipment - Replace	20	\$70,000	\$3,500	1.47 %
418 Shade Screen - Replace	12	\$13,000	\$1,083	0.45 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
MENLO PARK				
405 Park Furniture - Partial Replace	10	\$3,000	\$300	0.13 %
411 Playground Equipment - Replace	20	\$40,000	\$2,000	0.84 %
418 Shade Screen - Replace	12	\$11,000	\$917	0.38 %
BARN PARK				
210 Parking Lot - Repave	30	\$100,000	\$3,333	1.40 %
215 Parking Lot - Seal/Repair	6	\$10,000	\$1,667	0.70 %
220 Valley Gutter - Replace	50	\$34,000	\$680	0.29 %
320 Pole Lights - Replace	30	\$15,000	\$500	0.21 %
405 Park Furniture - Partial Replace	10	\$24,000	\$2,400	1.01 %
411 Playground Equipment - Replace	20	\$185,000	\$9,250	3.88 %
416 Playground Woodchips - Replenish	5	\$13,000	\$2,600	1.09 %
418 Shade Screens - Replace	12	\$30,000	\$2,500	1.05 %
422 Pickleball Fence - Replace	25	\$45,000	\$1,800	0.76 %
436 Volleyball Sand - Replenish	5	\$3,000	\$600	0.25 %
438 Volleyball Posts - Replace	25	\$6,500	\$260	0.11 %
455 Bocce Courts - Refurbish	10	\$10,000	\$1,000	0.42 %
468 Pickleball Courts - Resurface	6	\$11,500	\$1,917	0.80 %
470 Barn Cabinetry - Remodel	30	\$4,000	\$133	0.06 %
474 Barn Roof - Replace	40	\$50,000	\$1,250	0.52 %
478 Barn - Repaint	8	\$5,000	\$625	0.26 %
486 Ramada Epoxy Floor - Recoat	15	\$15,000	\$1,000	0.42 %
490 Ramada - Replace	30	\$100,000	\$3,333	1.40 %
BASKETBALL PARK				
405 Park Furniture - Partial Replace	10	\$7,000	\$700	0.29 %
411 Playground Equipment - Replace	20	\$70,000	\$3,500	1.47 %
415 Playground Turf - Replace	15	\$7,000	\$467	0.20 %
418 Shade Screen - Replace	12	\$11,000	\$917	0.38 %
430 Basketball Court - Restripe	6	\$4,000	\$667	0.28 %
490 Ramada - Replace	30	\$44,000	\$1,467	0.62 %
WYATT PARK				
436 Volleyball Sand - Replenish	5	\$5,700	\$1,140	0.48 %
438 Volleyball Posts - Replace	25	\$6,500	\$260	0.11 %
67 Total Funded Components			\$238,397	100.00 %



30-Year Reserve Plan Summary

Report # 12402-3
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
						Reserve Funding	Reserve Funding			
2026	\$849,937	\$2,558,498	33.2 %		Medium	64.84 %	\$240,000	\$0	\$8,975	\$153,000
2027	\$945,912	\$2,723,212	34.7 %		Medium	9.50 %	\$262,800	\$0	\$9,472	\$268,830
2028	\$949,355	\$2,780,929	34.1 %		Medium	9.50 %	\$287,766	\$0	\$7,985	\$596,756
2029	\$648,349	\$2,510,201	25.8 %		High	9.50 %	\$315,104	\$0	\$6,385	\$340,603
2030	\$629,235	\$2,503,004	25.1 %		High	9.50 %	\$345,039	\$0	\$7,574	\$95,668
2031	\$886,180	\$2,755,923	32.2 %		Medium	9.50 %	\$377,817	\$0	\$8,969	\$364,592
2032	\$908,374	\$2,747,730	33.1 %		Medium	3.25 %	\$390,096	\$0	\$10,539	\$108,659
2033	\$1,200,351	\$3,011,442	39.9 %		Medium	3.25 %	\$402,774	\$0	\$11,586	\$496,869
2034	\$1,117,842	\$2,892,004	38.7 %		Medium	3.25 %	\$415,865	\$0	\$12,080	\$246,640
2035	\$1,299,147	\$3,035,779	42.8 %		Medium	3.25 %	\$429,380	\$0	\$12,787	\$481,983
2036	\$1,259,331	\$2,950,795	42.7 %		Medium	3.25 %	\$443,335	\$0	\$12,742	\$425,350
2037	\$1,290,058	\$2,931,206	44.0 %		Medium	3.25 %	\$457,744	\$0	\$13,869	\$276,847
2038	\$1,484,823	\$3,073,888	48.3 %		Medium	3.25 %	\$472,620	\$0	\$15,214	\$413,471
2039	\$1,559,186	\$3,090,323	50.5 %		Medium	3.25 %	\$487,980	\$0	\$16,347	\$352,008
2040	\$1,711,506	\$3,181,062	53.8 %		Medium	3.25 %	\$503,840	\$0	\$17,191	\$504,449
2041	\$1,728,087	\$3,128,327	55.2 %		Medium	3.25 %	\$520,214	\$0	\$19,879	\$18,696
2042	\$2,249,486	\$3,585,478	62.7 %		Medium	3.25 %	\$537,121	\$0	\$22,906	\$475,795
2043	\$2,333,718	\$3,597,007	64.9 %		Medium	3.25 %	\$554,578	\$0	\$26,147	\$16,528
2044	\$2,897,914	\$4,093,748	70.8 %		Low	3.25 %	\$572,602	\$0	\$30,195	\$357,000
2045	\$3,143,711	\$4,266,880	73.7 %		Low	3.25 %	\$591,211	\$0	\$29,672	\$971,442
2046	\$2,793,152	\$3,824,873	73.0 %		Low	3.25 %	\$610,426	\$0	\$30,645	\$95,724
2047	\$3,338,499	\$4,284,512	77.9 %		Low	3.25 %	\$630,264	\$0	\$35,368	\$266,022
2048	\$3,738,109	\$4,595,838	81.3 %		Low	3.25 %	\$650,748	\$0	\$38,021	\$557,586
2049	\$3,869,292	\$4,629,897	83.6 %		Low	3.25 %	\$671,897	\$0	\$36,311	\$1,181,586
2050	\$3,395,913	\$4,036,372	84.1 %		Low	3.25 %	\$693,734	\$0	\$31,842	\$1,146,293
2051	\$2,975,197	\$3,475,932	85.6 %		Low	3.25 %	\$716,280	\$0	\$32,214	\$253,347
2052	\$3,470,344	\$3,833,388	90.5 %		Low	3.25 %	\$739,559	\$0	\$35,880	\$536,991
2053	\$3,708,793	\$3,924,837	94.5 %		Low	3.25 %	\$763,595	\$0	\$41,021	\$14,438
2054	\$4,498,971	\$4,573,146	98.4 %		Low	3.25 %	\$788,412	\$0	\$47,224	\$384,829
2055	\$4,949,777	\$4,875,765	101.5 %		Low	3.25 %	\$814,035	\$0	\$52,950	\$172,029

30-Year Income/Expense Detail

Report # 12402-3
With-Site-Visit

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$849,937	\$945,912	\$949,355	\$648,349	\$629,235
Annual Reserve Funding	\$240,000	\$262,800	\$287,766	\$315,104	\$345,039
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,975	\$9,472	\$7,985	\$6,385	\$7,574
Total Income	\$1,098,912	\$1,218,185	\$1,245,106	\$969,838	\$981,848
# Component					
GROUNDS					
115 Monuments - Remodel	\$0	\$0	\$0	\$0	\$0
125 Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair	\$0	\$0	\$31,827	\$0	\$0
220 Valley Gutter - Replace	\$0	\$0	\$0	\$0	\$0
240 Concrete - Repair	\$8,000	\$0	\$0	\$0	\$9,004
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
450 Soccer Goal - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
505 Block Walls - Repaint	\$0	\$0	\$148,526	\$0	\$0
533 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
536 View Fence - Repaint	\$0	\$0	\$106,090	\$0	\$0
LANDSCAPING					
803 Irrigation - Repair	\$0	\$0	\$0	\$0	\$0
815 Irrigation Controllers - Partial Replace	\$0	\$0	\$21,218	\$0	\$0
820 Backflow Valves - Rebuild/Repair	\$0	\$3,090	\$0	\$0	\$0
830 Granite - Replenish (Phase 1)	\$0	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 2)	\$0	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 3)	\$127,000	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 4)	\$0	\$117,420	\$0	\$0	\$0
830 Granite - Replenish (Phase 5)	\$0	\$0	\$127,308	\$0	\$0
845 Drainage Systems - Partial Replace	\$0	\$0	\$0	\$0	\$0
860 Plants & Trees - Trim/Replace	\$0	\$0	\$0	\$0	\$0
865 Turf - Conversions	\$0	\$0	\$0	\$0	\$0
ALL PARKS					
395 Park Signs - Replace	\$0	\$0	\$0	\$0	\$6,753
412 Playground Equipment - Repair	\$5,000	\$0	\$5,305	\$0	\$5,628
414 Playground Sand - Replenish	\$0	\$0	\$0	\$18,576	\$0
445 Disc Golf Course - Replace	\$0	\$0	\$0	\$0	\$0
495 Ramadas - Repaint	\$8,000	\$0	\$0	\$0	\$0
CALISTOGA PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$5,065
490 Ramada - Replace	\$0	\$0	\$0	\$48,080	\$0
TRAIN PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$14,632
411 Playground Equipment - Replace	\$0	\$144,200	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
TODDLER PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$3,377
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screen - Replace	\$0	\$0	\$13,792	\$0	\$0
MENLO PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$3,377
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screen - Replace	\$0	\$0	\$11,670	\$0	\$0
BARN PARK					
210 Parking Lot - Repave	\$0	\$0	\$0	\$0	\$0
215 Parking Lot - Seal/Repair	\$0	\$0	\$10,609	\$0	\$0
220 Valley Gutter - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$27,012

Fiscal Year	2026	2027	2028	2029	2030
411 Playground Equipment - Replace	\$0	\$0	\$0	\$202,154	\$0
416 Playground Woodchips - Replenish	\$0	\$0	\$0	\$14,205	\$0
418 Shade Screens - Replace	\$0	\$0	\$31,827	\$0	\$0
422 Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
436 Volleyball Sand - Replenish	\$0	\$0	\$0	\$3,278	\$0
438 Volleyball Posts - Replace	\$0	\$0	\$0	\$0	\$0
455 Bocce Courts - Refurbish	\$0	\$0	\$0	\$0	\$0
468 Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$12,943
470 Barn Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0
474 Barn Roof - Replace	\$0	\$0	\$0	\$0	\$0
478 Barn - Repaint	\$5,000	\$0	\$0	\$0	\$0
486 Ramada Epoxy Floor - Recoat	\$0	\$0	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
BASKETBALL PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$7,879
411 Playground Equipment - Replace	\$0	\$0	\$74,263	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$7,426	\$0	\$0
418 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
430 Basketball Court - Restripe	\$0	\$4,120	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$48,080	\$0
WYATT PARK					
436 Volleyball Sand - Replenish	\$0	\$0	\$0	\$6,229	\$0
438 Volleyball Posts - Replace	\$0	\$0	\$6,896	\$0	\$0
Total Expenses	\$153,000	\$268,830	\$596,756	\$340,603	\$95,668
Ending Reserve Balance	\$945,912	\$949,355	\$648,349	\$629,235	\$886,180

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$886,180	\$908,374	\$1,200,351	\$1,117,842	\$1,299,147
Annual Reserve Funding	\$377,817	\$390,096	\$402,774	\$415,865	\$429,380
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,969	\$10,539	\$11,586	\$12,080	\$12,787
Total Income	\$1,272,966	\$1,309,010	\$1,614,711	\$1,545,787	\$1,741,314
# Component					
GROUNDS					
115 Monuments - Remodel	\$0	\$0	\$0	\$0	\$0
125 Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$368,962	\$0	\$0
205 Asphalt - Seal/Repair	\$0	\$0	\$0	\$38,003	\$0
220 Valley Gutter - Replace	\$0	\$0	\$0	\$0	\$0
240 Concrete - Repair	\$0	\$0	\$0	\$10,134	\$0
405 Park Furniture - Replace	\$11,593	\$0	\$0	\$0	\$0
450 Soccer Goal - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$289,819	\$0	\$0	\$0	\$0
505 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$182,668
533 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
536 View Fence - Repaint	\$0	\$0	\$0	\$0	\$130,477
LANDSCAPING					
803 Irrigation - Repair	\$0	\$0	\$0	\$0	\$0
815 Irrigation Controllers - Partial Replace	\$0	\$23,881	\$0	\$0	\$0
820 Backflow Valves - Rebuild/Repair	\$3,478	\$0	\$0	\$0	\$3,914
830 Granite - Replenish (Phase 1)	\$0	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 2)	\$0	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 3)	\$0	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 4)	\$0	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 5)	\$0	\$0	\$0	\$0	\$0
845 Drainage Systems - Partial Replace	\$0	\$0	\$0	\$0	\$65,239
860 Plants & Trees - Trim/Replace	\$0	\$0	\$0	\$76,006	\$0
865 Turf - Conversions	\$0	\$0	\$0	\$38,003	\$0
ALL PARKS					
395 Park Signs - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$5,970	\$0	\$6,334	\$0
414 Playground Sand - Replenish	\$0	\$0	\$0	\$21,535	\$0
445 Disc Golf Course - Replace	\$0	\$0	\$0	\$0	\$0
495 Ramadas - Repaint	\$0	\$0	\$0	\$10,134	\$0
CALISTOGA PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
TRAIN PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$8,351
418 Shade Screens - Replace	\$0	\$53,732	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
TODDLER PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$91,334
418 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
MENLO PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
BARN PARK					
210 Parking Lot - Repave	\$0	\$0	\$122,987	\$0	\$0
215 Parking Lot - Seal/Repair	\$0	\$0	\$0	\$12,668	\$0
220 Valley Gutter - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
416 Playground Woodchips - Replenish	\$0	\$0	\$0	\$16,468	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
422 Pickleball Fence - Replace	\$52,167	\$0	\$0	\$0	\$0
436 Volleyball Sand - Replenish	\$0	\$0	\$0	\$3,800	\$0
438 Volleyball Posts - Replace	\$7,535	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
455 Bocce Courts - Refurbish	\$0	\$11,941	\$0	\$0	\$0
468 Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
470 Barn Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0
474 Barn Roof - Replace	\$0	\$0	\$0	\$0	\$0
478 Barn - Repaint	\$0	\$0	\$0	\$6,334	\$0
486 Ramada Epoxy Floor - Recoat	\$0	\$0	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
BASKETBALL PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screen - Replace	\$0	\$13,135	\$0	\$0	\$0
430 Basketball Court - Restripe	\$0	\$0	\$4,919	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
WYATT PARK					
436 Volleyball Sand - Replenish	\$0	\$0	\$0	\$7,221	\$0
438 Volleyball Posts - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$364,592	\$108,659	\$496,869	\$246,640	\$481,983
Ending Reserve Balance	\$908,374	\$1,200,351	\$1,117,842	\$1,299,147	\$1,259,331

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$1,259,331	\$1,290,058	\$1,484,823	\$1,559,186	\$1,711,506
Annual Reserve Funding	\$443,335	\$457,744	\$472,620	\$487,980	\$503,840
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,742	\$13,869	\$15,214	\$16,347	\$17,191
Total Income	\$1,715,407	\$1,761,670	\$1,972,657	\$2,063,513	\$2,232,536
# Component					
GROUNDS					
115 Monuments - Remodel	\$0	\$103,818	\$0	\$0	\$0
125 Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$45,378
220 Valley Gutter - Replace	\$0	\$0	\$0	\$0	\$0
240 Concrete - Repair	\$0	\$0	\$11,406	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
450 Soccer Goal - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
505 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$0
533 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
536 View Fence - Repaint	\$0	\$0	\$0	\$0	\$0
LANDSCAPING					
803 Irrigation - Repair	\$0	\$0	\$213,864	\$0	\$0
815 Irrigation Controllers - Partial Replace	\$26,878	\$0	\$0	\$0	\$30,252
820 Backflow Valves - Rebuild/Repair	\$0	\$0	\$0	\$4,406	\$0
830 Granite - Replenish (Phase 1)	\$241,905	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 2)	\$0	\$173,029	\$0	\$0	\$0
830 Granite - Replenish (Phase 3)	\$0	\$0	\$181,072	\$0	\$0
830 Granite - Replenish (Phase 4)	\$0	\$0	\$0	\$167,413	\$0
830 Granite - Replenish (Phase 5)	\$0	\$0	\$0	\$0	\$181,511
845 Drainage Systems - Partial Replace	\$0	\$0	\$0	\$0	\$0
860 Plants & Trees - Trim/Replace	\$0	\$0	\$0	\$0	\$0
865 Turf - Conversions	\$0	\$0	\$0	\$0	\$0
ALL PARKS					
395 Park Signs - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$6,720	\$0	\$7,129	\$0	\$7,563
414 Playground Sand - Replenish	\$0	\$0	\$0	\$24,965	\$0
445 Disc Golf Course - Replace	\$0	\$0	\$0	\$0	\$0
495 Ramadas - Repaint	\$0	\$0	\$0	\$0	\$0
CALISTOGA PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$6,807
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
TRAIN PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$19,664
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
TODDLER PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$4,538
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$19,664
MENLO PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$4,538
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$60,504
418 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$16,638
BARN PARK					
210 Parking Lot - Repave	\$0	\$0	\$0	\$0	\$0
215 Parking Lot - Seal/Repair	\$0	\$0	\$0	\$0	\$15,126
220 Valley Gutter - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$22,028	\$0
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$36,302
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
416 Playground Woodchips - Replenish	\$0	\$0	\$0	\$19,091	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$45,378
422 Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
436 Volleyball Sand - Replenish	\$0	\$0	\$0	\$4,406	\$0
438 Volleyball Posts - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
455 Bocce Courts - Refurbish	\$0	\$0	\$0	\$0	\$0
468 Pickleball Courts - Resurface	\$15,455	\$0	\$0	\$0	\$0
470 Barn Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0
474 Barn Roof - Replace	\$0	\$0	\$0	\$73,427	\$0
478 Barn - Repaint	\$0	\$0	\$0	\$0	\$0
486 Ramada Epoxy Floor - Recoat	\$0	\$0	\$0	\$22,028	\$0
490 Ramada - Replace	\$134,392	\$0	\$0	\$0	\$0
BASKETBALL PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$10,588
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
430 Basketball Court - Restripe	\$0	\$0	\$0	\$5,874	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
WYATT PARK					
436 Volleyball Sand - Replenish	\$0	\$0	\$0	\$8,371	\$0
438 Volleyball Posts - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$425,350	\$276,847	\$413,471	\$352,008	\$504,449
Ending Reserve Balance	\$1,290,058	\$1,484,823	\$1,559,186	\$1,711,506	\$1,728,087

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$1,728,087	\$2,249,486	\$2,333,718	\$2,897,914	\$3,143,711
Annual Reserve Funding	\$520,214	\$537,121	\$554,578	\$572,602	\$591,211
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$19,879	\$22,906	\$26,147	\$30,195	\$29,672
Total Income	\$2,268,181	\$2,809,513	\$2,914,443	\$3,500,711	\$3,764,594
# Component					
GROUNDS					
115 Monuments - Remodel	\$0	\$0	\$0	\$0	\$0
125 Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$0
220 Valley Gutter - Replace	\$0	\$0	\$0	\$0	\$0
240 Concrete - Repair	\$0	\$12,838	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
450 Soccer Goal - Replace	\$0	\$8,024	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
505 Block Walls - Repaint	\$0	\$224,659	\$0	\$0	\$0
533 View Fence - Replace	\$0	\$0	\$0	\$0	\$964,428
536 View Fence - Repaint	\$0	\$160,471	\$0	\$0	\$0
LANDSCAPING					
803 Irrigation - Repair	\$0	\$0	\$0	\$0	\$0
815 Irrigation Controllers - Partial Replace	\$0	\$0	\$0	\$34,049	\$0
820 Backflow Valves - Rebuild/Repair	\$0	\$0	\$4,959	\$0	\$0
830 Granite - Replenish (Phase 1)	\$0	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 2)	\$0	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 3)	\$0	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 4)	\$0	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 5)	\$0	\$0	\$0	\$0	\$0
845 Drainage Systems - Partial Replace	\$0	\$0	\$0	\$0	\$0
860 Plants & Trees - Trim/Replace	\$0	\$0	\$0	\$102,146	\$0
865 Turf - Conversions	\$0	\$0	\$0	\$51,073	\$0
ALL PARKS					
395 Park Signs - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$8,024	\$0	\$8,512	\$0
414 Playground Sand - Replenish	\$0	\$0	\$0	\$28,941	\$0
445 Disc Golf Course - Replace	\$18,696	\$0	\$0	\$0	\$0
495 Ramadas - Repaint	\$0	\$12,838	\$0	\$0	\$0
CALISTOGA PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
TRAIN PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$76,609	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
TODDLER PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
MENLO PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
BARN PARK					
210 Parking Lot - Repave	\$0	\$0	\$0	\$0	\$0
215 Parking Lot - Seal/Repair	\$0	\$0	\$0	\$0	\$0
220 Valley Gutter - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
416 Playground Woodchips - Replenish	\$0	\$0	\$0	\$22,132	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
422 Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
436 Volleyball Sand - Replenish	\$0	\$0	\$0	\$5,107	\$0
438 Volleyball Posts - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
455 Bocce Courts - Refurbish	\$0	\$16,047	\$0	\$0	\$0
468 Pickleball Courts - Resurface	\$0	\$18,454	\$0	\$0	\$0
470 Barn Cabinetry - Remodel	\$0	\$6,419	\$0	\$0	\$0
474 Barn Roof - Replace	\$0	\$0	\$0	\$0	\$0
478 Barn - Repaint	\$0	\$8,024	\$0	\$0	\$0
486 Ramada Epoxy Floor - Recoat	\$0	\$0	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
BASKETBALL PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$11,570	\$0	\$0
418 Shade Screen - Replace	\$0	\$0	\$0	\$18,727	\$0
430 Basketball Court - Restripe	\$0	\$0	\$0	\$0	\$7,014
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
WYATT PARK					
436 Volleyball Sand - Replenish	\$0	\$0	\$0	\$9,704	\$0
438 Volleyball Posts - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$18,696	\$475,795	\$16,528	\$357,000	\$971,442
Ending Reserve Balance	\$2,249,486	\$2,333,718	\$2,897,914	\$3,143,711	\$2,793,152

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$2,793,152	\$3,338,499	\$3,738,109	\$3,869,292	\$3,395,913
Annual Reserve Funding	\$610,426	\$630,264	\$650,748	\$671,897	\$693,734
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$30,645	\$35,368	\$38,021	\$36,311	\$31,842
Total Income	\$3,434,222	\$4,004,131	\$4,426,878	\$4,577,500	\$4,121,489
# Component					
GROUNDS					
115 Monuments - Remodel	\$0	\$0	\$0	\$0	\$0
125 Flag Poles - Replace	\$0	\$0	\$8,622	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair	\$54,183	\$0	\$0	\$0	\$0
220 Valley Gutter - Replace	\$0	\$0	\$0	\$0	\$609,838
240 Concrete - Repair	\$14,449	\$0	\$0	\$0	\$16,262
405 Park Furniture - Replace	\$0	\$0	\$0	\$19,736	\$0
450 Soccer Goal - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
505 Block Walls - Repaint	\$0	\$0	\$0	\$276,302	\$0
533 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
536 View Fence - Repaint	\$0	\$0	\$0	\$197,359	\$0
LANDSCAPING					
803 Irrigation - Repair	\$0	\$0	\$0	\$0	\$0
815 Irrigation Controllers - Partial Replace	\$0	\$0	\$38,322	\$0	\$0
820 Backflow Valves - Rebuild/Repair	\$0	\$5,581	\$0	\$0	\$0
830 Granite - Replenish (Phase 1)	\$0	\$0	\$344,899	\$0	\$0
830 Granite - Replenish (Phase 2)	\$0	\$0	\$0	\$246,698	\$0
830 Granite - Replenish (Phase 3)	\$0	\$0	\$0	\$0	\$258,165
830 Granite - Replenish (Phase 4)	\$0	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 5)	\$0	\$0	\$0	\$0	\$0
845 Drainage Systems - Partial Replace	\$0	\$0	\$0	\$0	\$0
860 Plants & Trees - Trim/Replace	\$0	\$0	\$0	\$0	\$0
865 Turf - Conversions	\$0	\$0	\$0	\$0	\$0
ALL PARKS					
395 Park Signs - Replace	\$0	\$0	\$0	\$0	\$12,197
412 Playground Equipment - Repair	\$9,031	\$0	\$9,581	\$0	\$10,164
414 Playground Sand - Replenish	\$0	\$0	\$0	\$33,551	\$0
445 Disc Golf Course - Replace	\$0	\$0	\$0	\$0	\$0
495 Ramadas - Repaint	\$0	\$0	\$0	\$0	\$16,262
CALISTOGA PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$9,148
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
TRAIN PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$26,426
411 Playground Equipment - Replace	\$0	\$260,441	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$13,010
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$89,443
TODDLER PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$6,098
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
MENLO PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$6,098
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
BARN PARK					
210 Parking Lot - Repave	\$0	\$0	\$0	\$0	\$0
215 Parking Lot - Seal/Repair	\$18,061	\$0	\$0	\$0	\$0
220 Valley Gutter - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$48,787
411 Playground Equipment - Replace	\$0	\$0	\$0	\$365,114	\$0
416 Playground Woodchips - Replenish	\$0	\$0	\$0	\$25,657	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
422 Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
436 Volleyball Sand - Replenish	\$0	\$0	\$0	\$5,921	\$0
438 Volleyball Posts - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
455 Bocce Courts - Refurbish	\$0	\$0	\$0	\$0	\$0
468 Pickleball Courts - Resurface	\$0	\$0	\$22,035	\$0	\$0
470 Barn Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0
474 Barn Roof - Replace	\$0	\$0	\$0	\$0	\$0
478 Barn - Repaint	\$0	\$0	\$0	\$0	\$10,164
486 Ramada Epoxy Floor - Recoat	\$0	\$0	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
BASKETBALL PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$14,230
411 Playground Equipment - Replace	\$0	\$0	\$134,127	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
430 Basketball Court - Restripe	\$0	\$0	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
WYATT PARK					
436 Volleyball Sand - Replenish	\$0	\$0	\$0	\$11,249	\$0
438 Volleyball Posts - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$95,724	\$266,022	\$557,586	\$1,181,586	\$1,146,293
Ending Reserve Balance	\$3,338,499	\$3,738,109	\$3,869,292	\$3,395,913	\$2,975,197

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$2,975,197	\$3,470,344	\$3,708,793	\$4,498,971	\$4,949,777
Annual Reserve Funding	\$716,280	\$739,559	\$763,595	\$788,412	\$814,035
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$32,214	\$35,880	\$41,021	\$47,224	\$52,950
Total Income	\$3,723,691	\$4,245,784	\$4,513,409	\$5,334,607	\$5,816,763
# Component					
GROUNDS					
115 Monuments - Remodel	\$0	\$0	\$0	\$0	\$0
125 Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair	\$0	\$64,698	\$0	\$0	\$0
220 Valley Gutter - Replace	\$0	\$0	\$0	\$0	\$0
240 Concrete - Repair	\$0	\$0	\$0	\$18,303	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
450 Soccer Goal - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
505 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$0
533 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
536 View Fence - Repaint	\$0	\$0	\$0	\$0	\$0
LANDSCAPING					
803 Irrigation - Repair	\$0	\$0	\$0	\$0	\$0
815 Irrigation Controllers - Partial Replace	\$0	\$43,132	\$0	\$0	\$0
820 Backflow Valves - Rebuild/Repair	\$6,281	\$0	\$0	\$0	\$7,070
830 Granite - Replenish (Phase 1)	\$0	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 2)	\$0	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 3)	\$0	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 4)	\$238,691	\$0	\$0	\$0	\$0
830 Granite - Replenish (Phase 5)	\$0	\$258,791	\$0	\$0	\$0
845 Drainage Systems - Partial Replace	\$0	\$0	\$0	\$0	\$0
860 Plants & Trees - Trim/Replace	\$0	\$0	\$0	\$137,276	\$0
865 Turf - Conversions	\$0	\$0	\$0	\$68,638	\$0
ALL PARKS					
395 Park Signs - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$10,783	\$0	\$11,440	\$0
414 Playground Sand - Replenish	\$0	\$0	\$0	\$38,895	\$0
445 Disc Golf Course - Replace	\$0	\$0	\$0	\$0	\$0
495 Ramadas - Repaint	\$0	\$0	\$0	\$0	\$0
CALISTOGA PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
TRAIN PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
TODDLER PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$164,960
418 Shade Screen - Replace	\$0	\$28,036	\$0	\$0	\$0
MENLO PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screen - Replace	\$0	\$23,723	\$0	\$0	\$0
BARN PARK					
210 Parking Lot - Repave	\$0	\$0	\$0	\$0	\$0
215 Parking Lot - Seal/Repair	\$0	\$21,566	\$0	\$0	\$0
220 Valley Gutter - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
416 Playground Woodchips - Replenish	\$0	\$0	\$0	\$29,743	\$0
418 Shade Screens - Replace	\$0	\$64,698	\$0	\$0	\$0
422 Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
436 Volleyball Sand - Replenish	\$0	\$0	\$0	\$6,864	\$0
438 Volleyball Posts - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2051	2052	2053	2054	2055
455 Bocce Courts - Refurbish	\$0	\$21,566	\$0	\$0	\$0
468 Pickleball Courts - Resurface	\$0	\$0	\$0	\$26,311	\$0
470 Barn Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0
474 Barn Roof - Replace	\$0	\$0	\$0	\$0	\$0
478 Barn - Repaint	\$0	\$0	\$0	\$0	\$0
486 Ramada Epoxy Floor - Recoat	\$0	\$0	\$0	\$34,319	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
BASKETBALL PARK					
405 Park Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
418 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
430 Basketball Court - Restripe	\$8,375	\$0	\$0	\$0	\$0
490 Ramada - Replace	\$0	\$0	\$0	\$0	\$0
WYATT PARK					
436 Volleyball Sand - Replenish	\$0	\$0	\$0	\$13,041	\$0
438 Volleyball Posts - Replace	\$0	\$0	\$14,438	\$0	\$0
Total Expenses	\$253,347	\$536,991	\$14,438	\$384,829	\$172,029
Ending Reserve Balance	\$3,470,344	\$3,708,793	\$4,498,971	\$4,949,777	\$5,644,733



Accuracy, Limitations, and Disclosures

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

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely.

When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing.

Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

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

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



Terms and Definitions

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



Component Details

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

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

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

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

GROUNDS

Comp #: 115 Monuments - Remodel**Approx Quantity: 3 Monuments****Location:** Napa Ln & Pecos Rd, Portola Valley Dr & Higley Rd, Menlo Park Dr & Germann Rd**Funded?:** Yes.**History:** Monuments were remodeled during 2012 for ~\$42,000.**Comments:** 2012 remodel included new letters, tile backdrop, stone wall, and lighting. Still decorative and in decent shape overall. Expect to remodel the monuments again at some point in the future to update and modernize the appearance.**Useful Life:**
25 years**Remaining Life:**
11 years**Lower Estimate:**

\$ 67,500

Higher Estimate:

\$ 82,500

Cost Source: Client Cost History

Comp #: 115 Monuments - Remodel**Approx Quantity: 1 Monument****Location:** Southeast corner of Higley Rd & Pecos Rd**Funded?:** No. The commercial property is responsible to maintain this monument, not the HOA.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 125 Flag Poles - Replace

Approx Quantity: 4 Flag Poles

Location: Adjacent to community monuments

Funded?: Yes.

History: Installed in 2023 for ~\$3,300, which did not include the cost of the poles (reportedly only a few hundred dollars).

Comments: Observed to be in good shape. Future replacement should be anticipated.

Useful Life:

25 years

Remaining Life:

22 years



Lower Estimate:

\$ 4,050

Higher Estimate:

\$ 4,950

Cost Source: Client Cost History

Comp #: 201 Asphalt - Repave

Approx Quantity: 75,400 Sq Ft

Location: Parcel 2 & 10 back alley streets

Funded?: Yes.

History: Installed during 1999-2001.

Comments: Observed to be older with crack and raveling evident. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:

30 years

Remaining Life:

7 years



Lower Estimate:

\$ 270,000

Higher Estimate:

\$ 330,000

Cost Source: AR Cost Database

Comp #: 205 Asphalt - Seal/Repair**Approx Quantity: 75,400 Sq Ft****Location:** Parcel 2 & 10 back alley streets**Funded?:** Yes.**History:** Sealed during 2021-2022 for ~\$26,400, which included slurry sealing, HA5, and crack filling. Sealed around 2014 for ~\$6,000, which was the first seal coat since the asphalt was installed.**Comments:** Useful life and cost reflect upgraded seal applications, including slurry sealing and HA5 for portions of the asphalt as previously done. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.**Useful Life:**

6 years

Remaining Life:

2 years

**Lower Estimate:**

\$ 27,000

Higher Estimate:

\$ 33,000

Cost Source: Client Cost History

Comp #: 220 Valley Gutter - Replace**Approx Quantity: 13,700 Sq Ft****Location:** Parcel 2 & 10 back alley streets**Funded?:** Yes.**History:** Installed during 1999-2001.**Comments:** Valley gutter is used to channel the water down the streets and away from the houses. Still intact and in nice shape overall. Long life expectancy under normal circumstances. Complete replacement should be expected eventually.**Useful Life:**

50 years

Remaining Life:

24 years

**Lower Estimate:**

\$ 270,000

Higher Estimate:

\$ 330,000

Cost Source: AR Cost Database

Comp #: 240 Concrete - Repair

Approx Quantity: 1 Allowance

Location: Common area walkways, court surfaces, decks under ramadas, landscape curbing

Funded?: Yes.

History: Installed during 1999-2001. ~\$11,000 spent in 2020 to replace concrete at Train Park ramada.

Comments: There is no expectancy to completely replace the concrete. This component provides an allowance for periodic repairs and/or partial replacements. Some cracks and uneven sections noted.

Useful Life:

4 years

Remaining Life:

0 years



Lower Estimate:

\$ 7,200

Higher Estimate:

\$ 8,800

Cost Source: AR Cost Allowance

Comp #: 375 Mailboxes - Replace

Approx Quantity: 138 Clusters

Location: Adjacent to streets throughout community

Funded?: No. The Post Office is responsible to maintain the mailboxes, not the HOA.

History:

Comments: There are (75) 16-box clusters, (61) 12-box, (1) 13-box, and (1) 8-box.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 402 Pet Stations - Replace

Approx Quantity: 13 Pet Stations

Location: Common areas throughout community

Funded?: No. There is no expectancy for complete replacement at one time. Individual replacement cost is under the Reserve threshold.

History: (2) pet stations replaced in 2023 for ~\$1,100.

Comments:

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 405 Park Furniture - Replace

Approx Quantity: 5 Benches

Location: Common area walkways

Funded?: Yes.

History: Installed around 2013.

Comments: Still appear to be in fair shape with normal weathering and wear evident. Future replacement should be anticipated.

Useful Life:

18 years

Remaining Life:

5 years



Lower Estimate:

\$ 9,000

Higher Estimate:

\$ 11,000

Cost Source: AR Cost Database

Comp #: 450 Soccer Goal - Replace**Approx Quantity: 1 Goal****Location:** Northwest corner of community - Just south of Fry's**Funded?:** Yes.**History:** Installed in 2022 for ~\$4,000.**Comments:** Goal measures 6.5' X 18.5'. This component funds for future replacement.**Useful Life:**

20 years

Remaining Life:

16 years

**Lower Estimate:**

\$ 4,500

Higher Estimate:

\$ 5,500

Cost Source: Client Cost History

Comp #: 501 Block Walls - Repair**Approx Quantity: 252,000 Sq Ft****Location:** Common area walls throughout community**Funded?:** Yes.**History:** Installed during 1999-2001. ~\$16,800 spent in 2021 for repairs.**Comments:** Walls are expected to last the life of the community under normal circumstances. This component provides an allowance for repairs and/or partial replacement due to excessive settling or other sources of damage. Moisture damage issues evident.**Useful Life:**

25 years

Remaining Life:

5 years

**Lower Estimate:**

\$ 225,000

Higher Estimate:

\$ 275,000

Cost Source: AR Cost Database

Comp #: 505 Block Walls - Repaint**Approx Quantity: 252,000 Sq Ft****Location:** Common area walls throughout community**Funded?:** Yes.**History:** Repainted in 2021 for ~\$171,200, which included repainting the view fence. Previously repainted during 2012 for ~\$122,800, which included repainting the view fence.**Comments:** Observed to be in fair shape overall. Discoloration and peeling paint noted. Repaint periodically to maintain the appearance and to keep the walls properly sealed.**Useful Life:**

7 years

Remaining Life:

2 years

**Lower Estimate:**

\$ 126,000

Higher Estimate:

\$ 154,000

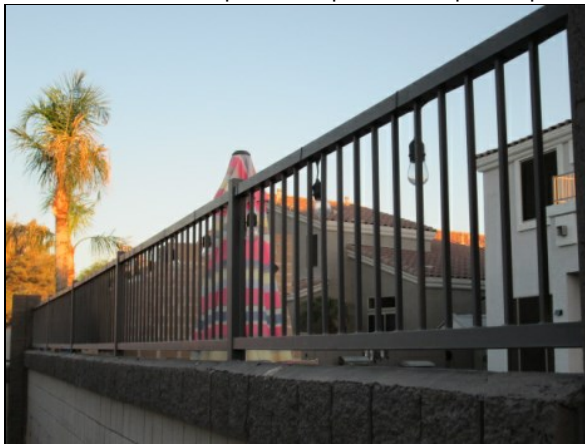
Cost Source: Client Cost History

Comp #: 533 View Fence - Replace**Approx Quantity: 13,100 LF****Location:** Common area fence throughout community (mounted on block walls)**Funded?:** Yes.**History:** Installed during 1999-2001.**Comments:** Fence is 2' tall and mounted on block walls away from irrigation exposure. Still appears stable and in good shape for the age. Long life component, however it would still be prudent to plan for complete replacement eventually.**Useful Life:**

45 years

Remaining Life:

19 years

**Lower Estimate:**

\$ 495,000

Higher Estimate:

\$ 605,000

Cost Source: AR Cost Database

Comp #: 536 View Fence - Repaint**Approx Quantity: 13,100 LF****Location:** Common area fence throughout community (mounted on block walls)**Funded?:** Yes.**History:** Repainted in 2021. Previously repainted during 2012.**Comments:** Fair conditions noted. Normal oxidation evident. Repaint periodically to maintain the appearance and to inhibit rust.**Useful Life:**

7 years

Remaining Life:

2 years

**Lower Estimate:**

\$ 90,000

Higher Estimate:

\$ 110,000

Cost Source: Client Cost History

Comp #: 555 Vinyl Fence - Replace**Approx Quantity: 1 Lump Sum****Location:** Bordering Higley Rd**Funded?:** No. HOA plans to repair and replaced as-needed as an Operating expense.**History:** Installed during 1999-2001.**Comments:** 2025 note: Original quantity installed was ~700 LF and included multiple areas around the perimeter of the community. Most of the vinyl fence has since been removed, with only a couple small sections remaining bordering Higley Rd.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

LANDSCAPING

Comp #: 801 Irrigation - Replace (Drip)**Approx Quantity: 1 Lump Sum****Location:** Common areas throughout community**Funded?:** No. There is no expectancy for complete replacement of the PVC pipes in the foreseeable future.**History:** ~\$562,000 spent in 2018 to replace the polydrip lines with PVC pipe.**Comments:** According to ProQual Landscaping, who completed the replacement project in 2018, the PVC pipes will have a life span of 100+ years.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 801 Irrigation - Replace (Sprinklers)**Approx Quantity: 1 Lump Sum****Location:** Grassy areas throughout community**Funded?:** No. We assume sprinkler heads will be replaced individually as an ongoing maintenance project.**History:****Comments:** Reserve funding can be added for future replacement of all sprinkler heads at one time if the HOA desires. We would need to be provided with cost and timing estimates, since irrigation system components are beyond the scope of this Reserve Study to quantify and assess.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 803 Irrigation - Repair**Approx Quantity: 1 Allowance****Location:** Common areas throughout community**Funded?:** Yes.**History:** Significant renovations completed in 2018.**Comments:** This component funds an allowance for larger repairs eventually. This may include replacing valves and PVC pipe repairs. Additionally, funds can be utilized for larger sprinkler head replacement projects if needed.**Useful Life:**

20 years

Remaining Life:

12 years

**Lower Estimate:**

\$ 135,000

Higher Estimate:

\$ 165,000

Cost Source: AR Cost Allowance

Comp #: 815 Irrigation Controllers - Partial Replace**Approx Quantity: 39 Controllers****Location:** Common areas throughout community**Funded?:** Yes.**History:** Controllers appear to vary in age throughout the community. Most are not original.**Comments:** Several controllers appear to be newer Weathermatic SmartLine. We also located Leit and Hunter solar controllers as well. There is no expectancy to replace all of the controllers at the same time. This component funds to periodically replace ~25% of the total controllers.**Useful Life:**

4 years

Remaining Life:

2 years

**Lower Estimate:**

\$ 18,000

Higher Estimate:

\$ 22,000

Cost Source: Client Cost History

Comp #: 820 Backflow Valves - Rebuild/Repair**Approx Quantity: 15 Valves****Location:** Common areas throughout community**Funded?:** Yes.**History:** (4) valves repaired in 2023 for ~\$2,600. (1) valve replaced in 2018 for ~\$1,700.**Comments:** There is no expectancy to replace all of the backflow valves at the same time. Additionally, they can often be rebuilt or repaired rather than replaced. This component funds an allowance for rebuilding and repairs as-needed, based on the HOA's expense history.**Useful Life:**

4 years

Remaining Life:

1 years

**Lower Estimate:**

\$ 2,700

Higher Estimate:

\$ 3,300

Cost Source: Client Cost History

Comp #: 830 Granite - Replenish (Phase 1)**Approx Quantity: 1,715 Tons****Location:** Phase 1 areas, marked red on granite replenishing map: ~343,000 sq ft**Funded?:** Yes.**History:** Replenished in 2024 for ~\$169,000.**Comments:** There is no expectancy for complete replacement of the landscape granite. This component funds to periodically replenish with a new 1" layer.**Useful Life:**

12 years

Remaining Life:

10 years

**Lower Estimate:**

\$ 162,000

Higher Estimate:

\$ 198,000

Cost Source: Client Cost History

Comp #: 830 Granite - Replenish (Phase 2)

Approx Quantity: 1,180 Tons

Location: Phase 2 areas, marked yellow on granite replenishing map: ~235,400 Sq Ft

Funded?: Yes.

History: Replenished in 2025 for ~\$120,000.

Comments: There is no expectancy for complete replacement of the landscape granite. This component funds to periodically replenish with a new 1" layer.

Useful Life:

12 years

Remaining Life:

11 years



Lower Estimate:

\$ 112,000

Higher Estimate:

\$ 137,000

Cost Source: Client Cost History

Comp #: 830 Granite - Replenish (Phase 3)

Approx Quantity: 1,210 Tons

Location: Phase 3 areas, marked blue on granite replenishing map: ~242,000 Sq Ft

Funded?: Yes.

History: Replenishing Phase 3 is scheduled to be completed in 2026.

Comments: There is no expectancy for complete replacement of the landscape granite. This component funds to periodically replenish with a new 1" layer.

Useful Life:

12 years

Remaining Life:

0 years



Lower Estimate:

\$ 114,000

Higher Estimate:

\$ 140,000

Cost Source: Client Cost History

Comp #: 830 Granite - Replenish (Phase 4)**Approx Quantity: 1,085 Tons****Location:** Phase 4 areas, marked purple on granite replenishing map: ~217,000 Sq Ft**Funded?:** Yes.**History:** Replenishing Phase 4 is scheduled to be completed in 2027.**Comments:** There is no expectancy for complete replacement of the landscape granite. This component funds to periodically replenish with a new 1" layer.**Useful Life:**

12 years

Remaining Life:

1 years

**Lower Estimate:**

\$ 103,000

Higher Estimate:

\$ 125,000

Cost Source: Client Cost History

Comp #: 830 Granite - Replenish (Phase 5)**Approx Quantity: 1,145 Tons****Location:** Phase 5 areas, marked orange on granite replenishing map: ~229,000 Sq Ft**Funded?:** Yes.**History:** Replenishing Phase 5 is scheduled to be completed in 2028.**Comments:** There is no expectancy to replenish the entire community at one time. This component provides funding to periodically replenish 1/5th of the community with a new 1" layer.**Useful Life:**

12 years

Remaining Life:

2 years

**Lower Estimate:**

\$ 108,000

Higher Estimate:

\$ 132,000

Cost Source: Client Cost History

Comp #: 840 Drainage Systems - Inspect/Clean

Location: Drainage areas throughout community

Funded?: No. Drainage system maintenance is budgeted annually as an Operating expense.

History: ~\$15,700 spent in 2025. ~\$10,600 spent in 2024.

Comments: Quantity includes approximately (74) drywells, (22) headwalls, and (5) catch basins.

Approx Quantity: 101 Systems

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 845 Drainage Systems - Partial Replace

Location: Drainage areas throughout community

Funded?: Yes.

History: Installed during 1999-2001.

Comments: Quantity includes approximately (74) drywells, (22) headwalls, and (5) catch basins. There is no expectancy to replace the drainage systems under normal circumstances. Replacement is usually the result of improper installation or neglect. This component provides an allowance for partial replacement in the event failure does occur. Budgeted cost reflects replacing (2) drainage systems.

Approx Quantity: 101 Systems

Useful Life:
35 years

Remaining Life:
9 years



Lower Estimate:

\$ 45,000

Higher Estimate:

\$ 55,000

Cost Source: AR Cost Database

Comp #: 860 Plants & Trees - Trim/Replace

Approx Quantity: 1 Allowance

Location: Common areas throughout community

Funded?: Yes.

History: ~\$58,000 spent in 2024 to replace trees and plants.

Comments: HOA budgets for tree and plant replacements and trimming as an annual Operating expense. This component funds for a larger, long-term trim/replace project beyond what is already budgeted in Operating.

Useful Life:

10 years

Remaining Life:

8 years



Lower Estimate:

\$ 54,000

Higher Estimate:

\$ 66,000

Cost Source: Client Cost History

Comp #: 865 Turf - Conversions

Approx Quantity: 1 Allowance

Location: Common areas throughout community

Funded?: Yes.

History: ~\$29,400 spent in 2024 to convert ~10,000 sq ft of turf to granite, including adding plants, trees, and boulders.

Comments: This component funds an allowance for turf conversions as-needed going forward.

Useful Life:

10 years

Remaining Life:

8 years



Lower Estimate:

\$ 27,000

Higher Estimate:

\$ 33,000

Cost Source: AR Cost Allowance

ALL PARKS

Comp #: 395 Park Signs - Replace**Approx Quantity: 5 Signs****Location:** Park areas: Train Park, Toddler Park, Menlo Park, Barn Park, Basketball Park**Funded?:** Yes.**History:****Comments:** These metal signs indicate the names of the parks. This component funds for complete replacement eventually to maintain an updated and uniform appearance. Budgeted cost includes replacing the metal frame and sign.**Useful Life:**
20 years**Remaining Life:**
4 years**Lower Estimate:**

\$ 5,400

Higher Estimate:

\$ 6,600

Cost Source: AR Cost Database

Comp #: 412 Playground Equipment - Repair**Approx Quantity: 1 Allowance****Location:** Park areas throughout community**Funded?:** Yes.**History:** ~\$2,300 spent in 2024. ~\$2,500 spent in 2023. ~\$2,600 spent in 2021. ~\$5,800 spent in 2020. ~\$7,200 spent in 2019.**Comments:** This component funds for repairs to the playground equipment as-needed. This may include replacing playstructure decks, swings, small spring riders, etc.**Useful Life:**
2 years**Remaining Life:**
0 years**Lower Estimate:**

\$ 4,500

Higher Estimate:

\$ 5,500

Cost Source: Client Cost History

Comp #: 414 **Playground Sand - Replenish**
Location: Park areas: Train Park (40 tons), Toddler Park (30 tons), Menlo Park (30 tons), Basketball Park (20 tons)
Funded?: Yes.
History: Replenished in 2024 for ~\$15,400.
Comments: Periodic replenishing should be anticipated to keep the surfaces soft and full.

Approx Quantity: 120 Tons

Useful Life:
5 years

Remaining Life:
3 years



Lower Estimate:

\$ 15,300

Higher Estimate:

\$ 18,700

Cost Source: Client Cost History

Comp #: 445 **Disc Golf Course - Replace**
Location: Greenbelt & park areas throughout community
Funded?: Yes.
History: Installed in 2021 for ~\$8,500.
Comments: Long life expectancy under normal circumstances. It would still be prudent to plan for replacement eventually.

Approx Quantity: 9 Stations

Useful Life:
20 years

Remaining Life:
15 years



Lower Estimate:

\$ 10,800

Higher Estimate:

\$ 13,200

Cost Source: Client Cost History

Comp #: 492 LED Lights - Replace

Location: Ceilings at ramadas & shade screens: Calistoga Park (1), Train Park (2), Toddler Park (1), Menlo Park (1), Barn Park (1), Basketball Park (1)

Funded?: No. There is no expectancy for complete replacement at one time. Individual replacement cost is under the Reserve threshold.

History:

Comments:

Approx Quantity: 7 LED Fixtures

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 495 Ramadas - Repaint

Location: Park areas: Calistoga Park, Train Park, Barn Park, Basketball Park

Funded?: Yes.

History: Repainted in 2011.

Comments: This component funds to repaint the ramadas, in order to maintain the appearance and properly protect the wood and metal surfaces. Weathering, rust, and chipping evident.

Approx Quantity: 4 Ramadas

Useful Life:
8 years

Remaining Life:
0 years



Lower Estimate:

\$ 7,200

Higher Estimate:

\$ 8,800

Cost Source: AR Cost Database

CALISTOGA PARK

Comp #: 405 Park Furniture - Partial Replace**Approx Quantity: 4 Assorted Pieces****Location:** Park off Calistoga Dr**Funded?:** Yes.**History:** Some pieces still original from 1999.**Comments:** Pieces include (2) concrete picnic tables, (1) metal bench, and (1) metal trash receptacle. Pieces vary in style and condition. There is no expectancy for complete replacement at the same time. This component funds to periodically replace 50% of the furniture pieces.**Useful Life:**

10 years

Remaining Life:

4 years

**Lower Estimate:**

\$ 4,050

Higher Estimate:

\$ 4,950

Cost Source: AR Cost Database

Comp #: 490 Ramada - Replace**Approx Quantity: 200 Sq Ft****Location:** Park off Calistoga Dr**Funded?:** Yes.**History:** Installed during 1999.**Comments:** Fading, dings, and dents noted. Long life expectancy, however future replacement should still be expected.**Useful Life:**

30 years

Remaining Life:

3 years

**Lower Estimate:**

\$ 39,600

Higher Estimate:

\$ 48,400

Cost Source: Client Cost History

TRAIN PARK

Comp #: 405 Park Furniture - Partial Replace**Approx Quantity: 13 Assorted Pieces****Location:** Park off Atherton Blvd & Portolla Valley Dr**Funded?:** Yes.**History:** Some pieces still original from 1999. (1) metal picnic table and (1) bench replaced in 2020 for ~\$3,900. (5) benches replaced in 2007.**Comments:** Pieces include (4) concrete picnic tables, (2) metal picnic tables, (5) metal benches, and (2) concrete trash receptacle. Pieces vary in style and condition. There is no expectancy for complete replacement at the same time. This component funds to periodically replace 50% of the furniture pieces.**Useful Life:**

10 years

Remaining Life:

4 years

**Lower Estimate:**

\$ 11,700

Higher Estimate:

\$ 14,300

Cost Source: AR Cost Database**Comp #: 411 Playground Equipment - Replace****Approx Quantity: 5 Assorted Pieces****Location:** Park off Atherton Blvd & Portolla Valley Dr**Funded?:** Yes.**History:** Primarily original from 1999.**Comments:** Pieces include (1) Miracle playstructure, (1) Miracle train, (1) Playcraft see-saw, and (1) Playcraft sit-up spinner. There is also (1) swingset. Observed to be older with use and wear evident.**Useful Life:**

20 years

Remaining Life:

1 years

**Lower Estimate:**

\$ 126,000

Higher Estimate:

\$ 154,000

Cost Source: AR Cost Database

Comp #: 415 Playground Turf - Replace**Approx Quantity: 160 Sq Ft****Location:** Park off Atherton Blvd & Portolla Valley Dr**Funded?:** Yes.**History:** Turf is not original and was replaced at some point. Previously original from 1999.**Comments:** Rubberized turf appears intact and in nice shape. Future replacement should be anticipated.**Useful Life:**

15 years

Remaining Life:

9 years

**Lower Estimate:**

\$ 5,760

Higher Estimate:

\$ 7,040

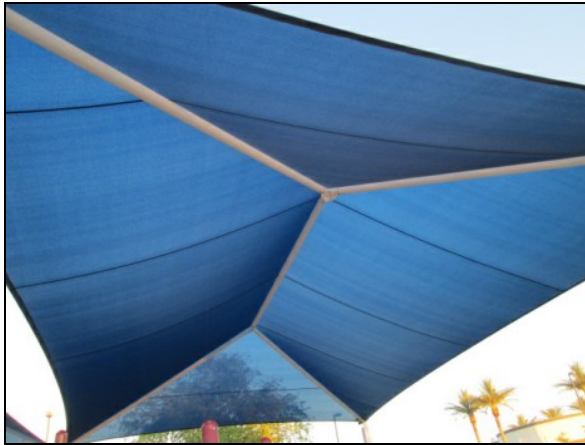
Cost Source: AR Cost Database

Comp #: 418 Shade Screens - Replace**Approx Quantity: 5,600 Sq Ft****Location:** Park off Atherton Blvd & Portolla Valley Dr: (4) separate screens**Funded?:** Yes.**History:** (1) 760 sq ft screen replaced in 2020 for ~\$3,600. (1) 1,800 sq ft screen structure added in 2020.**Comments:** This component funds to replace the shade screen fabric. Screens appear intact and in decent shape overall.**Useful Life:**

12 years

Remaining Life:

6 years

**Lower Estimate:**

\$ 40,500

Higher Estimate:

\$ 49,500

Cost Source: Client Cost History

Comp #: 490 Ramada - Replace

Approx Quantity: 440 Sq Ft

Location: Park off Atherton Blvd & Portolla Valley Dr

Funded?: Yes.

History: The previous wood/steel ramada was completely replaced in 2020 for ~\$34,000. Previously original from 1999.

Comments: This is a 20' X 20' metal ramada. Observed to be in good shape. This component funds for replacement again in the future.

Useful Life:
30 years

Remaining Life:
24 years



Lower Estimate:	\$ 39,600	Higher Estimate:	\$ 48,400
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Cost Source: Client Cost History

TODDLER PARK

Comp #: 405 Park Furniture - Partial Replace**Approx Quantity: 3 Assorted Pieces****Location:** Park off Atherton Blvd and Los Altos Rd**Funded?:** Yes.**History:** Original from 1999. Benches appear to have been repainted at some point.**Comments:** Pieces include (2) metal benches and (1) metal trash receptacle. Pieces vary in style and condition. There is no expectancy for complete replacement at the same time. This component funds to periodically replace 50% of the furniture pieces.**Useful Life:**

10 years

Remaining Life:

4 years

**Lower Estimate:**

\$ 2,700

Higher Estimate:

\$ 3,300

Cost Source: AR Cost Database

Comp #: 411 Playground Equipment - Replace**Approx Quantity: 3 Assorted Pieces****Location:** Park off Atherton Blvd and Los Altos Rd**Funded?:** Yes.**History:** Replaced in 2015. Previously original from 1999.**Comments:** Pieces include (1) playstructure, (1) see-saw, and (1) EZ-Digger. Normal use and wear evident.**Useful Life:**

20 years

Remaining Life:

9 years

**Lower Estimate:**

\$ 63,000

Higher Estimate:

\$ 77,000

Cost Source: AR Cost Database

Comp #: 418 Shade Screen - Replace

Approx Quantity: 1,600 Sq Ft

Location: Park off Atherton Blvd and Los Altos Rd

Funded?: Yes.

History: Per satellite imagery, shade structure was likely installed around 2015.

Comments: This component funds to replace the shade screen fabric. Screen appears intact and in decent shape.

Useful Life:
12 years

Remaining Life:
2 years



Lower Estimate:	\$ 11,700	Higher Estimate:	\$ 14,300
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Cost Source: Client Cost History

MENLO PARK

Comp #: 405 Park Furniture - Partial Replace**Approx Quantity: 3 Assorted Pieces****Location:** Park off Menlo Dr and Atherton Blvd**Funded?:** Yes.**History:** Original from 1999. Benches appear to have been repainted at some point.**Comments:** Pieces include (2) metal benches and (1) metal trash receptacle. Pieces vary in style and condition. There is no expectancy for complete replacement at the same time. This component funds to periodically replace 50% of the furniture pieces.**Useful Life:**
10 years**Remaining Life:**
4 years**Lower Estimate:**

\$ 2,700

Higher Estimate:

\$ 3,300

Cost Source: AR Cost Database

Comp #: 411 Playground Equipment - Replace**Approx Quantity: 1 Playstructure****Location:** Park off Menlo Dr and Atherton Blvd**Funded?:** Yes.**History:** Replaced in 2020 for ~\$27,000. Previously original from 1999.**Comments:** Manufactured by Little Tikes. This is a smaller playstructure which appears to be in good shape. Future replacement should be anticipated.**Useful Life:**
20 years**Remaining Life:**
14 years**Lower Estimate:**

\$ 36,000

Higher Estimate:

\$ 44,000

Cost Source: Client Cost History

Comp #: 418 Shade Screen - Replace

Approx Quantity: 1,400 Sq Ft

Location: Park off Menlo Dr and Atherton Blvd

Funded?: Yes.

History: Original screen from 2006 has been replaced at some point, although no information was provided on when.

Comments: This component funds to replace the shade screen fabric. Screen appears intact and in decent shape.

Useful Life:
12 years

Remaining Life:
2 years



Lower Estimate:	\$ 9,900	Higher Estimate:	\$ 12,100
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Cost Source: Client Cost History

BARN PARK

Comp #: 210 Parking Lot - Repave**Approx Quantity: 24,000 Sq Ft****Location:** Parking lot off Cupertino Dr**Funded?:** Yes.**History:** Installed in 2001. ~\$24,200 spent in 2021 to repave ~1/4 of the parking lot (5,700 sq ft).**Comments:** Parking lot still appears older and worn overall. Alligating and heavy cracks noted. HOA should still be prepared for a complete repave of the parking lot eventually. Life span is based on periodically seal coating and maintaining the surface.**Useful Life:**

30 years

Remaining Life:

7 years

**Lower Estimate:**

\$ 90,000

Higher Estimate:

\$ 110,000

Cost Source: AR Cost Database

Comp #: 215 Parking Lot - Seal/Repair**Approx Quantity: 24,000 Sq Ft****Location:** Parking lot off Cupertino Dr**Funded?:** Yes.**History:** Sealed with HA5 in 2022 for ~\$6,300. Previously sealed around 2014 for ~\$4,000.**Comments:** Useful life and cost reflect upgraded seal applications. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.**Useful Life:**

6 years

Remaining Life:

2 years

**Lower Estimate:**

\$ 9,000

Higher Estimate:

\$ 11,000

Cost Source: Client Cost History

Comp #: 220 Valley Gutter - Replace**Approx Quantity: 1,000 Sq Ft****Location:** Parking lot off Cupertino Dr**Funded?:** Yes.**History:** Installed in 2021 for ~\$26,400.**Comments:** Long life expectancy under normal circumstances. Complete replacement should be expected eventually.**Useful Life:**

50 years

Remaining Life:

45 years

**Lower Estimate:**

\$ 30,600

Higher Estimate:

\$ 37,400

Cost Source: Client Cost History

Comp #: 320 Pole Lights - Replace**Approx Quantity: 4 Pole Lights****Location:** Park off Cupertino Dr: (2) at pickleball & (2) at walking track**Funded?:** Yes.**History:** Installed during 2006-2012.**Comments:** This component funds for complete replacement of the poles and fixtures eventually. Replace the fixtures in-between complete replacement cycles as-needed using Operating funds.**Useful Life:**

30 years

Remaining Life:

13 years

**Lower Estimate:**

\$ 13,500

Higher Estimate:

\$ 16,500

Cost Source: AR Cost Database

Comp #: 405 Park Furniture - Partial Replace**Approx Quantity: 24 Assorted Pieces****Location:** Park off Cupertino Dr**Funded?:** Yes.**History:** (6) concrete picnic tables installed in 2013 for ~\$7,700. Other pieces are primarily original from 2006.**Comments:** Pieces include (6) concrete picnic tables, (2) metal picnic tables, (8) metal benches, (6) metal trash receptacles, (1) BBQ grill, and (1) bike rack. Pieces vary in style and condition. There is no expectancy for complete replacement at the same time. This component funds to periodically replace 50% of the furniture pieces.**Useful Life:**

10 years

Remaining Life:

4 years

**Lower Estimate:**

\$ 21,600

Higher Estimate:

\$ 26,400

Cost Source: AR Cost Database

Comp #: 411 Playground Equipment - Replace**Approx Quantity: 9 Assorted Pieces****Location:** Park off Cupertino Dr**Funded?:** Yes.**History:** Installed in 2006.**Comments:** Pieces include (2) playstructures (1 medium-size, 1 small), (4) climbing boulders, (1) metal geodesic climber, and (2) swingsets (6-seater and T-swing). Still in fair shape overall with normal fading and wear evident.**Useful Life:**

20 years

Remaining Life:

3 years

**Lower Estimate:**

\$ 167,000

Higher Estimate:

\$ 204,000

Cost Source: AR Cost Database

Comp #: 416 Playground Woodchips - Replenish

Approx Quantity: 8,400 Sq Ft

Location: Park off Cupertino Dr

Funded?: Yes.

History: Replenished in 2012 for \$7,500.

Comments: Woodchips appear fairly full and in decent shape. Periodic replenishing should be anticipated.

Useful Life:

5 years

Remaining Life:

3 years



Lower Estimate:

\$ 11,700

Higher Estimate:

\$ 14,300

Cost Source: Client Cost History

Comp #: 418 Shade Screens - Replace

Approx Quantity: 3,800 Sq Ft

Location: Park off Cupertino Dr: (3) separate screens

Funded?: Yes.

History: Installed in 2013.

Comments: This component funds to replace the shade screen fabric. Screens appear intact and in decent shape overall.

Useful Life:

12 years

Remaining Life:

2 years



Lower Estimate:

\$ 27,000

Higher Estimate:

\$ 33,000

Cost Source: AR Cost Database

Comp #: 422 Pickleball Fence - Replace

Approx Quantity: 230 LF

Location: Park off Cupertino Dr

Funded?: Yes.

History: Installed in 2006.

Comments: Staining and wear evident. This component funds for complete replacement eventually. Recommend planning to repaint every 2-3 years as an Operating expense.

Useful Life:

25 years

Remaining Life:

5 years



Lower Estimate:

\$ 40,500

Higher Estimate:

\$ 49,500

Cost Source: AR Cost Database

Comp #: 436 Volleyball Sand - Replenish

Approx Quantity: 20 Tons

Location: Park off Cupertino Dr

Funded?: Yes.

History:

Comments: Periodic replenishing should be anticipated to keep the surfaces soft and full.

Useful Life:

5 years

Remaining Life:

3 years



Lower Estimate:

\$ 2,700

Higher Estimate:

\$ 3,300

Cost Source: Client Cost History

Comp #: 438 Volleyball Posts - Replace

Approx Quantity: 2 Posts

Location: Park off Cupertino Dr

Funded?: Yes.

History: Installed in 2006.

Comments: This component funds to replace the metal posts for the volleyball net.

Useful Life:

25 years

Remaining Life:

5 years



Lower Estimate:

\$ 5,850

Higher Estimate:

\$ 7,150

Cost Source: AR Cost Database

Comp #: 455 Bocce Courts - Refurbish

Approx Quantity: 2 Courts

Location: Park off Cupertino Dr

Funded?: Yes.

History: Courts were installed in 2022 for ~\$76,100.

Comments: Bocce courts are constructed with concrete borders, composite bumpers, and granite playing surface. There is no expectancy to replace these courts in the foreseeable future. This component funds an allowance for future repairs and refurbishing of the bocce courts, which may include replacing composite bumpers or replenishing the playing surface.

Useful Life:

10 years

Remaining Life:

6 years



Lower Estimate:

\$ 9,000

Higher Estimate:

\$ 11,000

Cost Source: AR Cost Allowance

Approx Quantity: 2 Courts

Location: Park off Cupertino Dr

Funded?: No. There is no expectancy for replacement of the concrete courts in the foreseeable future.

History: Original skatepark was converted to (2) pickleball courts in 2022 for ~\$31,000.

Comments:

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Approx Quantity: 2 Courts

Location: Park off Cupertino Dr

Funded?: Yes.

History: Resurfaced in 2024 for ~\$10,500.

Comments: Some larger surface cracks in the courts noted. This component funds for periodic resurfacing.

Useful Life:

6 years

Remaining Life:

4 years



Lower Estimate:

\$ 10,400

Higher Estimate:

\$ 12,700

Cost Source: Client Cost History

Comp #: 470 Barn Cabinetry - Remodel

Approx Quantity: 1 Allowance

Location: Park off Cupertino Dr

Funded?: Yes.

History: ~\$2,200 was spent during 2012 to install cabinetry at the barn.

Comments: No access to inspect. This component funds for remodeling the barn cabinetry at some point in the future.

Useful Life:

30 years

Remaining Life:

16 years

No Photo Available

Lower Estimate:

\$ 3,600

Higher Estimate:

\$ 4,400

Cost Source: Client Cost History

Comp #: 474 Barn Roof - Replace

Approx Quantity: 1,700 Sq Ft

Location: Park off Cupertino Dr

Funded?: Yes.

History: Barn was installed in 1999.

Comments: Metal roof still appears intact and functional. Long life expectancy, however future replacement should still be anticipated.

Useful Life:

40 years

Remaining Life:

13 years



Lower Estimate:

\$ 45,000

Higher Estimate:

\$ 55,000

Cost Source: AR Cost Database

Approx Quantity: 2,200 Sq Ft

Location: Park off Cupertino Dr

Funded?: Yes.

History: Repainted in 2018.

Comments: Marks and rust spots noted. Periodic repainting should be expected to maintain the appearance and to keep the surfaces properly protected.

Useful Life:

8 years

Remaining Life:

0 years



Lower Estimate:

\$ 4,500

Higher Estimate:

\$ 5,500

Cost Source: AR Cost Database

Approx Quantity: 1,800 Sq Ft

Location: Park off Cupertino Dr

Funded?: Yes.

History: Installed in 2024 for ~\$13,500.

Comments: This component funds to recoat the ramada epoxy floor at some point in the future. Appears intact and in good shape.

Useful Life:

15 years

Remaining Life:

13 years



Lower Estimate:

\$ 13,500

Higher Estimate:

\$ 16,500

Cost Source: Client Cost History

Comp #: 490 Ramada - Replace

Location: Park off Cupertino Dr

Funded?: Yes.

History: Installed in 2006.

Comments: Fading and wear evident. Long life expectancy, however future replacement should still be expected.

Approx Quantity: 2,150 Sq Ft

Useful Life:
30 years

Remaining Life:
10 years



Lower Estimate:

\$ 90,000

Higher Estimate:

\$ 110,000

Cost Source: Client Cost History

BASKETBALL PARK

Comp #: 405 Park Furniture - Partial Replace**Approx Quantity: 5 Assorted Pieces****Location:** Park off Napa and Wildhorse Dr**Funded?:** Yes.**History:** (2) rectangular picnic tables replaced in 2019 for ~\$2,500. Remaining pieces original from 2001.**Comments:** Pieces include (4) concrete picnic tables and (1) metal trash receptacle. Pieces vary in style and condition. There is no expectancy for complete replacement at the same time. This component funds to periodically replace 50% of the furniture pieces.**Useful Life:**

10 years

Remaining Life:

4 years

**Lower Estimate:**

\$ 6,300

Higher Estimate:

\$ 7,700

Cost Source: AR Cost Database

Comp #: 411 Playground Equipment - Replace**Approx Quantity: 1 Playstructure****Location:** Park off Napa and Wildhorse Dr**Funded?:** Yes.**History:** Original from 2001.**Comments:** Manufactured by Miracle. Appears older and faded. Future replacement should be anticipated.**Useful Life:**

20 years

Remaining Life:

2 years

**Lower Estimate:**

\$ 63,000

Higher Estimate:

\$ 77,000

Cost Source: AR Cost Database

Comp #: 415 Playground Turf - Replace

Approx Quantity: 175 Sq Ft

Location: Park off Napa and Wildhorse Dr

Funded?: Yes.

History:

Comments: Rubberized turf appears to be in fair shape. Separation in the curbline noted.

Useful Life:

15 years

Remaining Life:

2 years



Lower Estimate:

\$ 6,300

Higher Estimate:

\$ 7,700

Cost Source: AR Cost Database

Comp #: 418 Shade Screen - Replace

Approx Quantity: 1,300 Sq Ft

Location: Park off Napa and Wildhorse Dr

Funded?: Yes.

History:

Comments: This component funds to replace the shade screen fabric. Screen appears intact and in decent shape.

Useful Life:

12 years

Remaining Life:

6 years



Lower Estimate:

\$ 9,900

Higher Estimate:

\$ 12,100

Cost Source: Client Cost History

Comp #: 430 Basketball Court - Restripe

Approx Quantity: 1 Half Court

Location: Park off Napa and Wildhorse Dr

Funded?: Yes.

History: Restriped in 2021 for ~\$2,800.

Comments: This is a concrete half court with painted lines. There is no expectancy to replace the court. This component funds to periodically restripe the court, which also includes shot blasting the bare concrete to profile the surface and remove old striping.

Useful Life:

6 years

Remaining Life:

1 years



Lower Estimate:

\$ 3,600

Higher Estimate:

\$ 4,400

Cost Source: Client Cost History

Comp #: 432 Basketball Goal - Replace

Approx Quantity: 1 Goal

Location: Park off Napa and Wildhorse Dr

Funded?: No. Replacement cost is under the Reserve threshold.

History: Installed in 2001.

Comments:

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 490 Ramada - Replace

Approx Quantity: 850 Sq Ft

Location: Park off Napa and Wildhorse Dr

Funded?: Yes.

History: Installed in 2001.

Comments: Fading, dings, and dents noted. Long life expectancy, however future replacement should still be expected.

Useful Life:
30 years

Remaining Life:
3 years



Lower Estimate:	\$ 39,600	Higher Estimate:	\$ 48,400
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Cost Source: Client Cost History

WYATT PARK

Comp #: 436 Volleyball Sand - Replenish**Approx Quantity: 40 Tons****Location:** Northeast area of community off Wyatt Way**Funded?:** Yes.**History:****Comments:** Periodic replenishing should be anticipated to keep the surfaces soft and full.**Useful Life:**

5 years

Remaining Life:

3 years

**Lower Estimate:**

\$ 5,130

Higher Estimate:

\$ 6,270

Cost Source: Client Cost History

Comp #: 438 Volleyball Posts - Replace**Approx Quantity: 2 Posts****Location:** Northeast area of community off Wyatt Way**Funded?:** Yes.**History:** Installed in 2001.**Comments:** This component funds to replace the metal posts for the volleyball net. Rust issues at the base noted.**Useful Life:**

25 years

Remaining Life:

2 years

**Lower Estimate:**

\$ 5,850

Higher Estimate:

\$ 7,150

Cost Source: AR Cost Database
