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**Palm Valley Phases II/III  
Master Association  
Goodyear, AZ**



Report #: 9457-9  
Beginning: January 1, 2026  
Expires: December 31, 2026

**RESERVE STUDY  
Update "With-Site-Visit"**

August 26, 2025

# Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

## Questions?

Please contact your Project Manager directly.



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**Palm Valley Phases II/III - Master Association**

Report #: **9457-9**

Goodyear, AZ

# of Units: 1,648

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

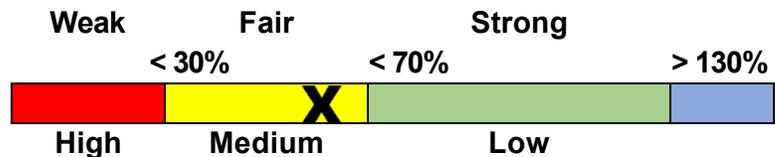
**January 1, 2026 through December 31, 2026**

**Findings & Recommendations**

**as of January 1, 2026**

Projected Starting Reserve Balance .....	\$1,562,545
Current Fully Funded Reserve Balance .....	\$2,562,514
Average Reserve Deficit (Surplus) Per Unit .....	\$607
Percent Funded .....	61.0 %
2025 Approved Monthly Reserve Transfers .....	\$12,200
2026 Recommended Monthly Reserve Transfers .....	\$24,000

**Reserve Fund Strength: 61.0%**



**Risk of Special Assessment:**

**High                      Medium                      Low**

**Economic Assumptions:**

Net Annual "After Tax" Interest Earnings Accruing to Reserves .....	<b>2.00 %</b>
Annual Inflation Rate .....	<b>3.00 %</b>

This is an **Update "With-Site-Visit" Reserve Study** based on a prior report prepared by Association Reserves for your 2021 Fiscal Year. We performed the site inspection on 7/25/2025.

The Reserve expense threshold for this analysis is \$2,000. 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 **61.0 % Funded**. This means the Reserve Fund status is **Fair**, and the HOA's risk of special assessments & deferred maintenance is currently Medium.

Reserve Transfers are below ongoing asset deterioration (estimated at \$20,926/month) and should be increased.

Based on your current Percent Funded and cash flow requirements, we recommend budgeting **Monthly Reserve Transfers of \$24,000 for the 2026 Fiscal Year**. Annual increases are scheduled to strengthen the transfer rate over time while also helping to offset inflation. Going forward, the transfer rate should be increased as illustrated on the 30-Year Reserve Plan Summary.

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

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

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>GROUNDS</b>				
100	Monuments - Refurbish	20	0	\$20,000
230	Concrete - Repair	4	2	\$15,000
430	Play Equip/Furniture - Repair	5	4	\$15,000
500	Block Walls - Repair	25	3	\$68,000
501	Block Walls - Repaint	7	1	\$22,000
610	Irrig. Controllers - Replace (A)	12	3	\$138,000
611	Irrig. Controllers - Replace (B)	12	10	\$2,500
630	Backflow Valves - Partial Replace	5	3	\$29,000
640	Landscape Granite - Replenish	3	0	\$140,000
645	Erosion - Repair	3	0	\$12,000
<b>PASEO VERDE - PARCEL 1</b>				
100	Monuments - Refurbish	20	2	\$8,000
300	Bollard Lights - Replace	20	4	\$28,000
302	Trash Receptacles - Replace	25	2	\$3,600
500	Block Walls - Repair	25	2	\$189,000
510	Metal Fence - Replace	25	2	\$4,500
520	View Fence - Replace	50	27	\$98,700
540	Block & Metal - Repaint	7	0	\$110,000
900	Park Furniture - Replace	15	1	\$35,800
910	Playground Equip - Replace (A)	20	14	\$60,000
911	Playground Equip - Replace (B)	20	14	\$60,000
914	Shade Screens - Replace	10	5	\$20,400
920	Playground Wood - Replenish	6	4	\$6,000
924	Ramada Roofs - Replace	30	7	\$68,000
934	Baseball Backstop - Replace	25	2	\$20,000
950	Volleyball Sand - Replenish	6	3	\$4,000
<b>ELEGANCIA - PARCEL 2</b>				
100	Monuments - Refurbish	20	2	\$8,000
400	Mailboxes - Replace	20	1	\$25,000
500	Block Walls - Repair	25	2	\$88,000
510	Metal Fence - Replace	25	2	\$4,500
520	View Fence - Replace	50	27	\$71,400
540	Block & Metal - Repaint	7	0	\$39,000
900	Park Furniture - Replace	15	1	\$4,300
902	Trash Receptacles - Replace	25	2	\$4,800
910	Playground Equip - Replace	20	17	\$54,000
914	Shade Screen - Replace	10	3	\$15,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
916	Playground Sand - Replenish	6	4	\$2,000
917	Playground Turf - Replace	12	9	\$4,800
924	Ramada Roof - Replace	30	7	\$16,000
<b>SERRANO - PARCEL 24</b>				
400	Mailboxes - Replace	20	1	\$10,800
500	Block Walls - Repair	25	2	\$41,000
501	Block Walls - Repaint	7	0	\$14,000
<b>FLORIANA - PARCEL 7</b>				
100	Monument - Refurbish	20	2	\$5,000
400	Mailboxes - Replace	20	1	\$13,600
500	Block Walls - Repair	25	3	\$57,000
520	View Fence - Replace	50	28	\$31,500
540	Block & Metal - Repaint	7	0	\$25,400
900	Park Furniture - Replace	15	0	\$13,200
910	Playground Equip - Replace	20	3	\$66,000
914	Shade Screens - Replace	10	3	\$4,000
920	Playground Wood - Replenish	6	4	\$6,500
926	Ramada Roof - Refurbish	30	8	\$6,000
<b>TRAVESIA - PARCEL 10</b>				
100	Monuments - Refurbish	20	2	\$8,000
500	Block Walls - Repair	25	1	\$88,000
510	Metal Fence - Replace	25	5	\$2,500
540	Block & Metal - Repaint	7	0	\$31,000
900	Park Furniture - Replace	15	0	\$25,000
902	Trash Receptacles - Replace	25	3	\$2,400
910	Playground Equip - Replace	20	16	\$67,000
914	Shade Screen - Replace	10	7	\$6,300
916	Playground Sand - Replenish	6	4	\$5,000
917	Playground Turf - Replace	12	9	\$5,390
924	Ramada Roofs - Replace	30	5	\$32,000
<b>DESERT BREEZE</b>				
100	Monuments - Refurbish	20	2	\$8,000
500	Block Walls - Repair	25	2	\$170,000
510	Metal Fence - Replace	25	1	\$20,000
540	Block & Metal - Repaint	7	0	\$83,000
800	Pole Lights - Replace (A)	30	3	\$75,400
802	Pole Lights - Replace (B)	30	23	\$11,600
812	Pole Lights - Replace (C)	30	25	\$34,800
900	Park Furniture - Replace	15	0	\$9,700
902	Trash Receptacles - Replace	25	0	\$25,200
910	Playground Equip - Replace (A)	20	15	\$65,000
911	Playground Equip - Replace (B)	20	14	\$48,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
914	Shade Screens - Replace	10	1	\$16,800
916	Playground Sand - Replenish	6	4	\$4,000
917	Playground Turf - Replace	12	9	\$6,600
920	Playground Wood - Replenish	6	4	\$3,000
928	Metal Roof - Replace	30	3	\$36,000
930	Basketball Court - Replace	30	3	\$50,000
932	Basketball Equip - Replace	20	14	\$4,600
<b>DESERT VISTA</b>				
100	Monuments - Refurbish	20	2	\$8,000
500	Block Walls - Repair	25	1	\$175,000
520	View Fence - Replace	50	24	\$71,400
540	Block & Metal - Repaint	7	0	\$98,500
680	Storm Water Pump - Replace	20	1	\$14,500
682	Control Panel - Replace	35	12	\$12,000
900	Park Furniture - Replace	15	0	\$18,000
902	Trash Receptacles - Replace	25	0	\$12,000
910	Playground Equip - Replace (A)	20	14	\$60,000
911	Playground Equip - Replace (B)	20	3	\$64,621
914	Shade Screens - Replace	10	2	\$16,800
916	Playground Sand - Replenish	6	4	\$4,000
920	Playground Wood - Replenish	6	4	\$6,000
924	Ramada Roof - Replace	30	5	\$16,000
932	Basketball Equip - Replace	20	2	\$2,300
934	Baseball Backstop - Replace	25	2	\$20,000

**96 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.

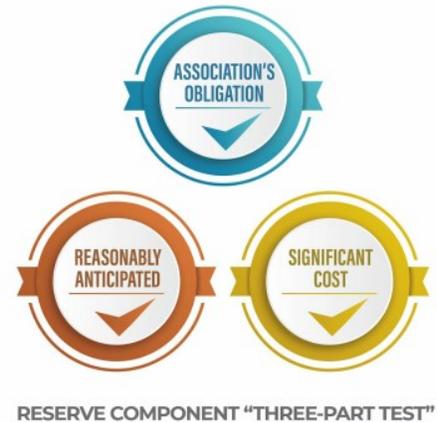
## Methodology



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 7/25/2025, we visually inspected the 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.

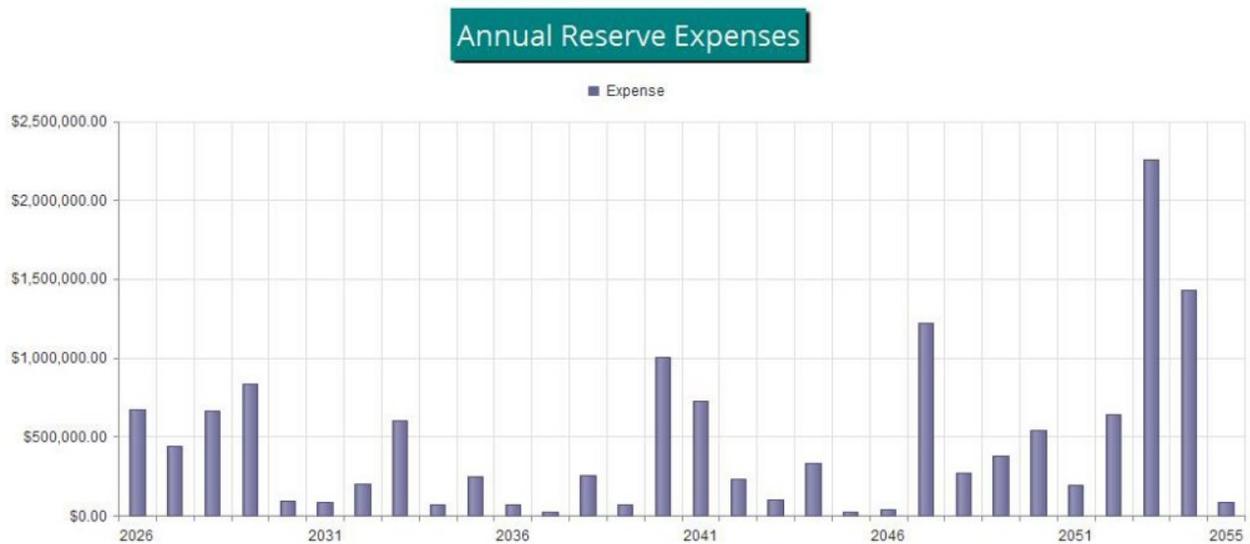


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,562,545 as-of the start of your fiscal year on 1/1/2026. This is based on your actual balance of \$1,501,545 on 7/31/2025 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 \$2,562,514. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 61.0 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve Transfers of \$24,000 for the 2026 Fiscal Year. Annual increases are scheduled to strengthen the transfer rate over time while also helping to offset inflation. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

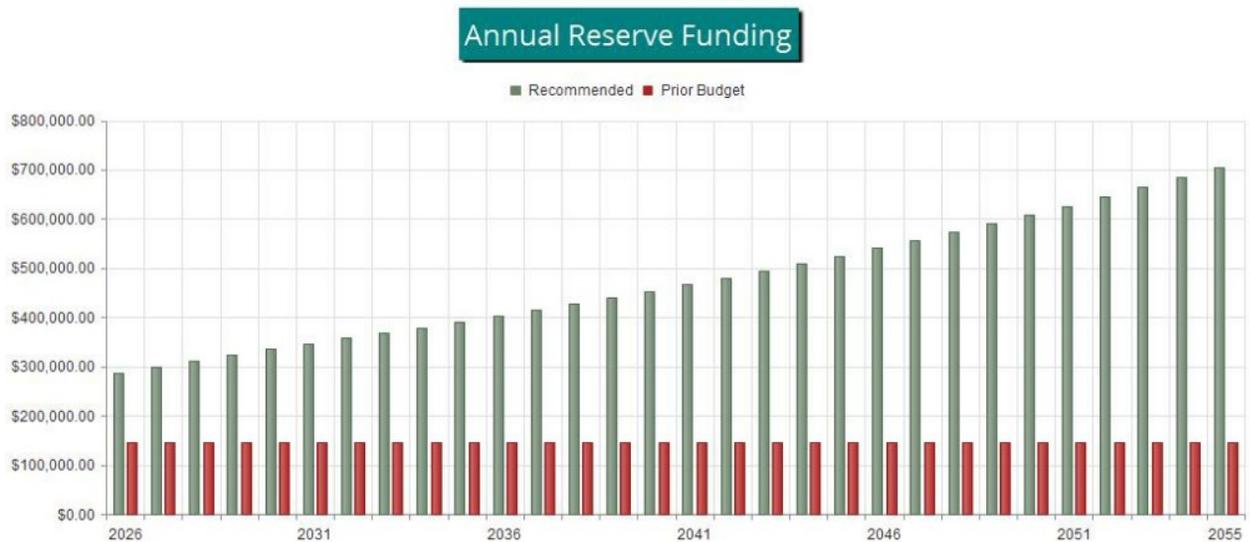


Figure 2

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

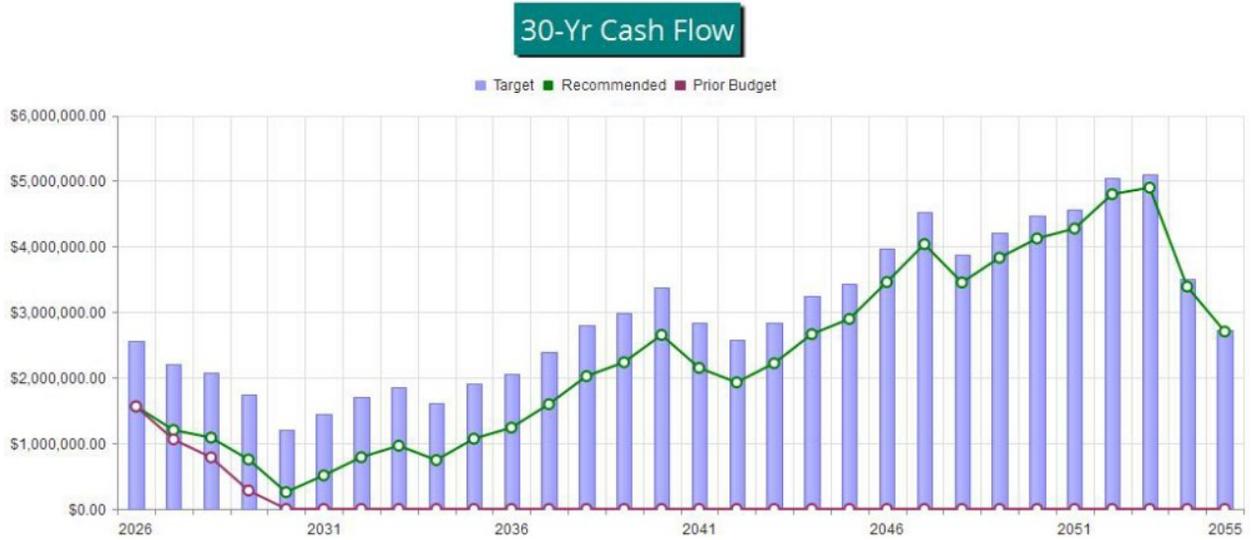


Figure 3

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

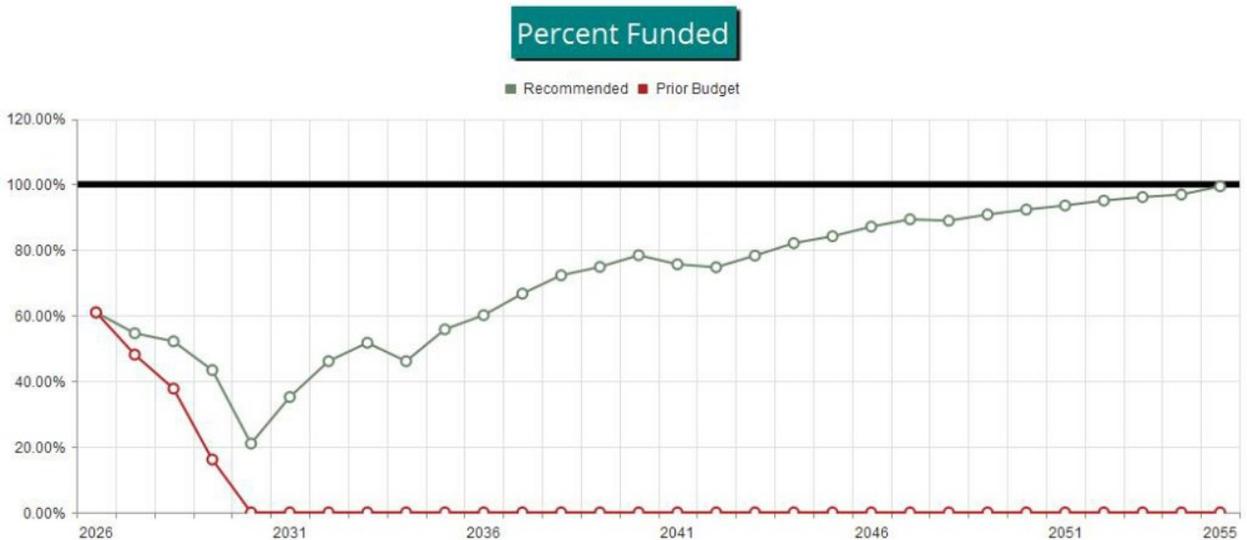


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

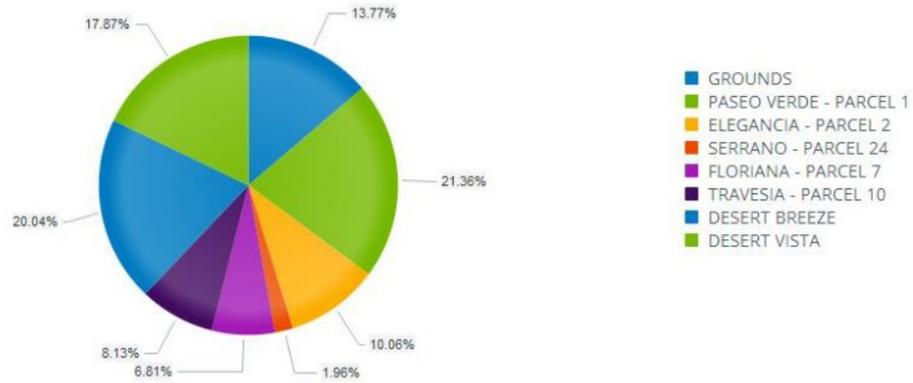
30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

	Useful Life		2026 Rem. Useful Life		Estimated Replacement Cost in 2026	2026 Expenditures	01/01/2026 Current Fund Balance	01/01/2026 Fully Funded Balance	Remaining Bal. to be Funded	2026 Funding
	Min	Max	Min	Max						
GROUNDS	3	25	0	10	\$461,500	\$172,000	\$198,357	\$376,714	\$263,143	\$93,801
PASEO VERDE - PARCEL 1	6	50	0	27	\$716,000	\$110,000	\$267,824	\$520,481	\$448,176	\$48,780
ELEGANCIA - PARCEL 2	6	50	0	27	\$337,400	\$39,000	\$163,479	\$229,477	\$173,921	\$21,051
SERRANO - PARCEL 24	7	25	0	2	\$65,800	\$14,000	\$61,980	\$61,980	\$3,820	\$4,794
FLORIANA - PARCEL 7	6	50	0	28	\$228,200	\$38,600	\$56,020	\$185,507	\$172,180	\$15,290
TRAVESIA - PARCEL 10	6	30	0	16	\$272,590	\$56,000	\$147,680	\$196,763	\$124,910	\$18,970
DESERT BREEZE	6	30	0	25	\$671,700	\$117,900	\$315,820	\$505,600	\$355,880	\$43,255
DESERT VISTA	6	50	0	24	\$599,121	\$128,500	\$351,385	\$485,993	\$247,736	\$42,060
					<b>\$3,352,311</b>	<b>\$676,000</b>	<b>\$1,562,545</b>	<b>\$2,562,514</b>	<b>\$1,789,766</b>	<b>\$288,000</b>

Percent Funded: 61.0%

Budget Summary

Percentage of Total Estimated Replacement Costs



#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>GROUNDS</b>						
100	Monuments - Refurbish	2	Monuments	20	0	\$20,000
230	Concrete - Repair	1	Allowance	4	2	\$15,000
430	Play Equip/Furniture - Repair	1	Allowance	5	4	\$15,000
500	Block Walls - Repair	40,600	Sq Ft	25	3	\$68,000
501	Block Walls - Repaint	40,600	Sq Ft	7	1	\$22,000
610	Irrig. Controllers - Replace (A)	67	Hunter	12	3	\$138,000
611	Irrig. Controllers - Replace (B)	1	Weathermatic	12	10	\$2,500
630	Backflow Valves - Partial Replace	46	Valves	5	3	\$29,000
640	Landscape Granite - Replenish	1,240,000	Sq Ft	3	0	\$140,000
645	Erosion - Repair	1	Sq Ft	3	0	\$12,000
<b>PASEO VERDE - PARCEL 1</b>						
100	Monuments - Refurbish	2	Monuments	20	2	\$8,000
300	Bollard Lights - Replace	14	Bollard Lights	20	4	\$28,000
302	Trash Receptacles - Replace	3	Concrete Receptacles	25	2	\$3,600
500	Block Walls - Repair	150,200	Sq Ft	25	2	\$189,000
510	Metal Fence - Replace	45	LF	25	2	\$4,500
520	View Fence - Replace	4,700	LF	50	27	\$98,700
540	Block & Metal - Repaint	1	Allowance	7	0	\$110,000
900	Park Furniture - Replace	24	Assorted Pieces	15	1	\$35,800
910	Playground Equip - Replace (A)	1	Play Structure	20	14	\$60,000
911	Playground Equip - Replace (B)	1	Play Structure	20	14	\$60,000
914	Shade Screens - Replace	1,700	Sq Ft	10	5	\$20,400
920	Playground Wood - Replenish	2,400	Sq Ft	6	4	\$6,000
924	Ramada Roofs - Replace	1,700	Sq Ft	30	7	\$68,000
934	Baseball Backstop - Replace	1	Backstop	25	2	\$20,000
950	Volleyball Sand - Replenish	40	Tons	6	3	\$4,000
<b>ELEGANCIA - PARCEL 2</b>						
100	Monuments - Refurbish	2	Monuments	20	2	\$8,000
400	Mailboxes - Replace	9	Clusters	20	1	\$25,000
500	Block Walls - Repair	52,200	Sq Ft	25	2	\$88,000
510	Metal Fence - Replace	45	LF	25	2	\$4,500
520	View Fence - Replace	1,700	LF	50	27	\$71,400
540	Block & Metal - Repaint	1	Allowance	7	0	\$39,000
900	Park Furniture - Replace	6	Assorted Pieces	15	1	\$4,300
902	Trash Receptacles - Replace	4	Concrete Receptacles	25	2	\$4,800
910	Playground Equip - Replace	1	Play Structure	20	17	\$54,000
914	Shade Screen - Replace	1,300	Sq Ft	10	3	\$15,600
916	Playground Sand - Replenish	20	Tons	6	4	\$2,000
917	Playground Turf - Replace	120	Sq Ft	12	9	\$4,800
924	Ramada Roof - Replace	400	Sq Ft	30	7	\$16,000
<b>SERRANO - PARCEL 24</b>						
400	Mailboxes - Replace	4	Clusters	20	1	\$10,800
500	Block Walls - Repair	25,700	Sq Ft	25	2	\$41,000

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
501	Block Walls - Repaint	25,700	Sq Ft	7	0	\$14,000
<b>FLORIANA - PARCEL 7</b>						
100	Monument - Refurbish	1	Monument	20	2	\$5,000
400	Mailboxes - Replace	5	Clusters	20	1	\$13,600
500	Block Walls - Repair	35,300	Sq Ft	25	3	\$57,000
520	View Fence - Replace	1,500	LF	50	28	\$31,500
540	Block & Metal - Repaint	1	Allowance	7	0	\$25,400
900	Park Furniture - Replace	7	Assorted Pieces	15	0	\$13,200
910	Playground Equip - Replace	2	Assorted Pieces	20	3	\$66,000
914	Shade Screens - Replace	320	Sq Ft	10	3	\$4,000
920	Playground Wood - Replenish	2,600	Sq Ft	6	4	\$6,500
926	Ramada Roof - Refurbish	600	Sq Ft	30	8	\$6,000
<b>TRAVESIA - PARCEL 10</b>						
100	Monuments - Refurbish	2	Monuments	20	2	\$8,000
500	Block Walls - Repair	54,900	Sq Ft	25	1	\$88,000
510	Metal Fence - Replace	25	LF	25	5	\$2,500
540	Block & Metal - Repaint	1	Allowance	7	0	\$31,000
900	Park Furniture - Replace	18	Assorted Pieces	15	0	\$25,000
902	Trash Receptacles - Replace	2	Concrete Receptacles	25	3	\$2,400
910	Playground Equip - Replace	6	Assorted Pieces	20	16	\$67,000
914	Shade Screen - Replace	720	Sq Ft	10	7	\$6,300
916	Playground Sand - Replenish	50	Tons	6	4	\$5,000
917	Playground Turf - Replace	135	Sq Ft	12	9	\$5,390
924	Ramada Roofs - Replace	800	Sq Ft	30	5	\$32,000
<b>DESERT BREEZE</b>						
100	Monuments - Refurbish	2	Monuments	20	2	\$8,000
500	Block Walls - Repair	142,000	Sq Ft	25	2	\$170,000
510	Metal Fence - Replace	200	LF	25	1	\$20,000
540	Block & Metal - Repaint	1	Allowance	7	0	\$83,000
800	Pole Lights - Replace (A)	13	Pole light	30	3	\$75,400
802	Pole Lights - Replace (B)	2	Pole Lights	30	23	\$11,600
812	Pole Lights - Replace (C)	6	Pole Lights	30	25	\$34,800
900	Park Furniture - Replace	10	Assorted Pieces	15	0	\$9,700
902	Trash Receptacles - Replace	21	Concrete Receptacles	25	0	\$25,200
910	Playground Equip - Replace (A)	1	Play Structure	20	15	\$65,000
911	Playground Equip - Replace (B)	1	Play Structure	20	14	\$48,000
914	Shade Screens - Replace	1,400	Sq Ft	10	1	\$16,800
916	Playground Sand - Replenish	40	Tons	6	4	\$4,000
917	Playground Turf - Replace	165	Sq Ft	12	9	\$6,600
920	Playground Wood - Replenish	1,200	Sq Ft	6	4	\$3,000
928	Metal Roof - Replace	900	Sq Ft	30	3	\$36,000
930	Basketball Court - Replace	1	Court: ~4000 Sq Ft	30	3	\$50,000
932	Basketball Equip - Replace	2	Backboard & Goals	20	14	\$4,600
<b>DESERT VISTA</b>						
100	Monuments - Refurbish	2	Monuments	20	2	\$8,000
500	Block Walls - Repair	146,200	Sq Ft	25	1	\$175,000
520	View Fence - Replace	3,400	LF	50	24	\$71,400
540	Block & Metal - Repaint	1	Allowance	7	0	\$98,500

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
680	Storm Water Pump - Replace	1	Flygt 7.5 HP	20	1	\$14,500
682	Control Panel - Replace	1	Control Panel	35	12	\$12,000
900	Park Furniture - Replace	15	Assorted Pieces	15	0	\$18,000
902	Trash Receptacles - Replace	10	Concrete Receptacles	25	0	\$12,000
910	Playground Equip - Replace (A)	1	Play Structure	20	14	\$60,000
911	Playground Equip - Replace (B)	6	Assorted Pieces	20	3	\$64,621
914	Shade Screens - Replace	1,400	Sq Ft	10	2	\$16,800
916	Playground Sand - Replenish	40	Tons	6	4	\$4,000
920	Playground Wood - Replenish	2,400	Sq Ft	6	4	\$6,000
924	Ramada Roof - Replace	400	Sq Ft	30	5	\$16,000
932	Basketball Equip - Replace	1	Backboard & Goal	20	2	\$2,300
934	Baseball Backstop - Replace	1	Backstop	25	2	\$20,000
96	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>GROUNDS</b>								
100	Monuments - Refurbish	\$20,000	X	20	/	20	=	\$20,000
230	Concrete - Repair	\$15,000	X	2	/	4	=	\$7,500
430	Play Equip/Furniture - Repair	\$15,000	X	1	/	5	=	\$3,000
500	Block Walls - Repair	\$68,000	X	22	/	25	=	\$59,840
501	Block Walls - Repaint	\$22,000	X	6	/	7	=	\$18,857
610	Irrig. Controllers - Replace (A)	\$138,000	X	9	/	12	=	\$103,500
611	Irrig. Controllers - Replace (B)	\$2,500	X	2	/	12	=	\$417
630	Backflow Valves - Partial Replace	\$29,000	X	2	/	5	=	\$11,600
640	Landscape Granite - Replenish	\$140,000	X	3	/	3	=	\$140,000
645	Erosion - Repair	\$12,000	X	3	/	3	=	\$12,000
<b>PASEO VERDE - PARCEL 1</b>								
100	Monuments - Refurbish	\$8,000	X	18	/	20	=	\$7,200
300	Bollard Lights - Replace	\$28,000	X	16	/	20	=	\$22,400
302	Trash Receptacles - Replace	\$3,600	X	23	/	25	=	\$3,312
500	Block Walls - Repair	\$189,000	X	23	/	25	=	\$173,880
510	Metal Fence - Replace	\$4,500	X	23	/	25	=	\$4,140
520	View Fence - Replace	\$98,700	X	23	/	50	=	\$45,402
540	Block & Metal - Repaint	\$110,000	X	7	/	7	=	\$110,000
900	Park Furniture - Replace	\$35,800	X	14	/	15	=	\$33,413
910	Playground Equip - Replace (A)	\$60,000	X	6	/	20	=	\$18,000
911	Playground Equip - Replace (B)	\$60,000	X	6	/	20	=	\$18,000
914	Shade Screens - Replace	\$20,400	X	5	/	10	=	\$10,200
920	Playground Wood - Replenish	\$6,000	X	2	/	6	=	\$2,000
924	Ramada Roofs - Replace	\$68,000	X	23	/	30	=	\$52,133
934	Baseball Backstop - Replace	\$20,000	X	23	/	25	=	\$18,400
950	Volleyball Sand - Replenish	\$4,000	X	3	/	6	=	\$2,000
<b>ELEGANCIA - PARCEL 2</b>								
100	Monuments - Refurbish	\$8,000	X	18	/	20	=	\$7,200
400	Mailboxes - Replace	\$25,000	X	19	/	20	=	\$23,750
500	Block Walls - Repair	\$88,000	X	23	/	25	=	\$80,960
510	Metal Fence - Replace	\$4,500	X	23	/	25	=	\$4,140
520	View Fence - Replace	\$71,400	X	23	/	50	=	\$32,844
540	Block & Metal - Repaint	\$39,000	X	7	/	7	=	\$39,000
900	Park Furniture - Replace	\$4,300	X	14	/	15	=	\$4,013
902	Trash Receptacles - Replace	\$4,800	X	23	/	25	=	\$4,416
910	Playground Equip - Replace	\$54,000	X	3	/	20	=	\$8,100
914	Shade Screen - Replace	\$15,600	X	7	/	10	=	\$10,920
916	Playground Sand - Replenish	\$2,000	X	2	/	6	=	\$667
917	Playground Turf - Replace	\$4,800	X	3	/	12	=	\$1,200
924	Ramada Roof - Replace	\$16,000	X	23	/	30	=	\$12,267
<b>SERRANO - PARCEL 24</b>								
400	Mailboxes - Replace	\$10,800	X	19	/	20	=	\$10,260
500	Block Walls - Repair	\$41,000	X	23	/	25	=	\$37,720
501	Block Walls - Repaint	\$14,000	X	7	/	7	=	\$14,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>FLORIANA - PARCEL 7</b>								
100	Monument - Refurbish	\$5,000	X	18	/	20	=	\$4,500
400	Mailboxes - Replace	\$13,600	X	19	/	20	=	\$12,920
500	Block Walls - Repair	\$57,000	X	22	/	25	=	\$50,160
520	View Fence - Replace	\$31,500	X	22	/	50	=	\$13,860
540	Block & Metal - Repaint	\$25,400	X	7	/	7	=	\$25,400
900	Park Furniture - Replace	\$13,200	X	15	/	15	=	\$13,200
910	Playground Equip - Replace	\$66,000	X	17	/	20	=	\$56,100
914	Shade Screens - Replace	\$4,000	X	7	/	10	=	\$2,800
920	Playground Wood - Replenish	\$6,500	X	2	/	6	=	\$2,167
926	Ramada Roof - Refurbish	\$6,000	X	22	/	30	=	\$4,400
<b>TRAVESIA - PARCEL 10</b>								
100	Monuments - Refurbish	\$8,000	X	18	/	20	=	\$7,200
500	Block Walls - Repair	\$88,000	X	24	/	25	=	\$84,480
510	Metal Fence - Replace	\$2,500	X	20	/	25	=	\$2,000
540	Block & Metal - Repaint	\$31,000	X	7	/	7	=	\$31,000
900	Park Furniture - Replace	\$25,000	X	15	/	15	=	\$25,000
902	Trash Receptacles - Replace	\$2,400	X	22	/	25	=	\$2,112
910	Playground Equip - Replace	\$67,000	X	4	/	20	=	\$13,400
914	Shade Screen - Replace	\$6,300	X	3	/	10	=	\$1,890
916	Playground Sand - Replenish	\$5,000	X	2	/	6	=	\$1,667
917	Playground Turf - Replace	\$5,390	X	3	/	12	=	\$1,348
924	Ramada Roofs - Replace	\$32,000	X	25	/	30	=	\$26,667
<b>DESERT BREEZE</b>								
100	Monuments - Refurbish	\$8,000	X	18	/	20	=	\$7,200
500	Block Walls - Repair	\$170,000	X	23	/	25	=	\$156,400
510	Metal Fence - Replace	\$20,000	X	24	/	25	=	\$19,200
540	Block & Metal - Repaint	\$83,000	X	7	/	7	=	\$83,000
800	Pole Lights - Replace (A)	\$75,400	X	27	/	30	=	\$67,860
802	Pole Lights - Replace (B)	\$11,600	X	7	/	30	=	\$2,707
812	Pole Lights - Replace (C)	\$34,800	X	5	/	30	=	\$5,800
900	Park Furniture - Replace	\$9,700	X	15	/	15	=	\$9,700
902	Trash Receptacles - Replace	\$25,200	X	25	/	25	=	\$25,200
910	Playground Equip - Replace (A)	\$65,000	X	5	/	20	=	\$16,250
911	Playground Equip - Replace (B)	\$48,000	X	6	/	20	=	\$14,400
914	Shade Screens - Replace	\$16,800	X	9	/	10	=	\$15,120
916	Playground Sand - Replenish	\$4,000	X	2	/	6	=	\$1,333
917	Playground Turf - Replace	\$6,600	X	3	/	12	=	\$1,650
920	Playground Wood - Replenish	\$3,000	X	2	/	6	=	\$1,000
928	Metal Roof - Replace	\$36,000	X	27	/	30	=	\$32,400
930	Basketball Court - Replace	\$50,000	X	27	/	30	=	\$45,000
932	Basketball Equip - Replace	\$4,600	X	6	/	20	=	\$1,380
<b>DESERT VISTA</b>								
100	Monuments - Refurbish	\$8,000	X	18	/	20	=	\$7,200
500	Block Walls - Repair	\$175,000	X	24	/	25	=	\$168,000
520	View Fence - Replace	\$71,400	X	26	/	50	=	\$37,128
540	Block & Metal - Repaint	\$98,500	X	7	/	7	=	\$98,500
680	Storm Water Pump - Replace	\$14,500	X	19	/	20	=	\$13,775
682	Control Panel - Replace	\$12,000	X	23	/	35	=	\$7,886

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
900	Park Furniture - Replace	\$18,000	X	15	/	15	=	\$18,000
902	Trash Receptacles - Replace	\$12,000	X	25	/	25	=	\$12,000
910	Playground Equip - Replace (A)	\$60,000	X	6	/	20	=	\$18,000
911	Playground Equip - Replace (B)	\$64,621	X	17	/	20	=	\$54,928
914	Shade Screens - Replace	\$16,800	X	8	/	10	=	\$13,440
916	Playground Sand - Replenish	\$4,000	X	2	/	6	=	\$1,333
920	Playground Wood - Replenish	\$6,000	X	2	/	6	=	\$2,000
924	Ramada Roof - Replace	\$16,000	X	25	/	30	=	\$13,333
932	Basketball Equip - Replace	\$2,300	X	18	/	20	=	\$2,070
934	Baseball Backstop - Replace	\$20,000	X	23	/	25	=	\$18,400
								\$2,562,514

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>GROUNDS</b>				
100 Monuments - Refurbish	20	\$20,000	\$1,000	0.40 %
230 Concrete - Repair	4	\$15,000	\$3,750	1.49 %
430 Play Equip/Furniture - Repair	5	\$15,000	\$3,000	1.19 %
500 Block Walls - Repair	25	\$68,000	\$2,720	1.08 %
501 Block Walls - Repaint	7	\$22,000	\$3,143	1.25 %
610 Irrig. Controllers - Replace (A)	12	\$138,000	\$11,500	4.58 %
611 Irrig. Controllers - Replace (B)	12	\$2,500	\$208	0.08 %
630 Backflow Valves - Partial Replace	5	\$29,000	\$5,800	2.31 %
640 Landscape Granite - Replenish	3	\$140,000	\$46,667	18.58 %
645 Erosion - Repair	3	\$12,000	\$4,000	1.59 %
<b>PASEO VERDE - PARCEL 1</b>				
100 Monuments - Refurbish	20	\$8,000	\$400	0.16 %
300 Bollard Lights - Replace	20	\$28,000	\$1,400	0.56 %
302 Trash Receptacles - Replace	25	\$3,600	\$144	0.06 %
500 Block Walls - Repair	25	\$189,000	\$7,560	3.01 %
510 Metal Fence - Replace	25	\$4,500	\$180	0.07 %
520 View Fence - Replace	50	\$98,700	\$1,974	0.79 %
540 Block & Metal - Repaint	7	\$110,000	\$15,714	6.26 %
900 Park Furniture - Replace	15	\$35,800	\$2,387	0.95 %
910 Playground Equip - Replace (A)	20	\$60,000	\$3,000	1.19 %
911 Playground Equip - Replace (B)	20	\$60,000	\$3,000	1.19 %
914 Shade Screens - Replace	10	\$20,400	\$2,040	0.81 %
920 Playground Wood - Replenish	6	\$6,000	\$1,000	0.40 %
924 Ramada Roofs - Replace	30	\$68,000	\$2,267	0.90 %
934 Baseball Backstop - Replace	25	\$20,000	\$800	0.32 %
950 Volleyball Sand - Replenish	6	\$4,000	\$667	0.27 %
<b>ELEGANCIA - PARCEL 2</b>				
100 Monuments - Refurbish	20	\$8,000	\$400	0.16 %
400 Mailboxes - Replace	20	\$25,000	\$1,250	0.50 %
500 Block Walls - Repair	25	\$88,000	\$3,520	1.40 %
510 Metal Fence - Replace	25	\$4,500	\$180	0.07 %
520 View Fence - Replace	50	\$71,400	\$1,428	0.57 %
540 Block & Metal - Repaint	7	\$39,000	\$5,571	2.22 %
900 Park Furniture - Replace	15	\$4,300	\$287	0.11 %
902 Trash Receptacles - Replace	25	\$4,800	\$192	0.08 %
910 Playground Equip - Replace	20	\$54,000	\$2,700	1.08 %
914 Shade Screen - Replace	10	\$15,600	\$1,560	0.62 %
916 Playground Sand - Replenish	6	\$2,000	\$333	0.13 %
917 Playground Turf - Replace	12	\$4,800	\$400	0.16 %
924 Ramada Roof - Replace	30	\$16,000	\$533	0.21 %
<b>SERRANO - PARCEL 24</b>				
400 Mailboxes - Replace	20	\$10,800	\$540	0.22 %
500 Block Walls - Repair	25	\$41,000	\$1,640	0.65 %
501 Block Walls - Repaint	7	\$14,000	\$2,000	0.80 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>FLORIANA - PARCEL 7</b>					
100	Monument - Refurbish	20	\$5,000	\$250	0.10 %
400	Mailboxes - Replace	20	\$13,600	\$680	0.27 %
500	Block Walls - Repair	25	\$57,000	\$2,280	0.91 %
520	View Fence - Replace	50	\$31,500	\$630	0.25 %
540	Block & Metal - Repaint	7	\$25,400	\$3,629	1.44 %
900	Park Furniture - Replace	15	\$13,200	\$880	0.35 %
910	Playground Equip - Replace	20	\$66,000	\$3,300	1.31 %
914	Shade Screens - Replace	10	\$4,000	\$400	0.16 %
920	Playground Wood - Replenish	6	\$6,500	\$1,083	0.43 %
926	Ramada Roof - Refurbish	30	\$6,000	\$200	0.08 %
<b>TRAVESIA - PARCEL 10</b>					
100	Monuments - Refurbish	20	\$8,000	\$400	0.16 %
500	Block Walls - Repair	25	\$88,000	\$3,520	1.40 %
510	Metal Fence - Replace	25	\$2,500	\$100	0.04 %
540	Block & Metal - Repaint	7	\$31,000	\$4,429	1.76 %
900	Park Furniture - Replace	15	\$25,000	\$1,667	0.66 %
902	Trash Receptacles - Replace	25	\$2,400	\$96	0.04 %
910	Playground Equip - Replace	20	\$67,000	\$3,350	1.33 %
914	Shade Screen - Replace	10	\$6,300	\$630	0.25 %
916	Playground Sand - Replenish	6	\$5,000	\$833	0.33 %
917	Playground Turf - Replace	12	\$5,390	\$449	0.18 %
924	Ramada Roofs - Replace	30	\$32,000	\$1,067	0.42 %
<b>DESERT BREEZE</b>					
100	Monuments - Refurbish	20	\$8,000	\$400	0.16 %
500	Block Walls - Repair	25	\$170,000	\$6,800	2.71 %
510	Metal Fence - Replace	25	\$20,000	\$800	0.32 %
540	Block & Metal - Repaint	7	\$83,000	\$11,857	4.72 %
800	Pole Lights - Replace (A)	30	\$75,400	\$2,513	1.00 %
802	Pole Lights - Replace (B)	30	\$11,600	\$387	0.15 %
812	Pole Lights - Replace (C)	30	\$34,800	\$1,160	0.46 %
900	Park Furniture - Replace	15	\$9,700	\$647	0.26 %
902	Trash Receptacles - Replace	25	\$25,200	\$1,008	0.40 %
910	Playground Equip - Replace (A)	20	\$65,000	\$3,250	1.29 %
911	Playground Equip - Replace (B)	20	\$48,000	\$2,400	0.96 %
914	Shade Screens - Replace	10	\$16,800	\$1,680	0.67 %
916	Playground Sand - Replenish	6	\$4,000	\$667	0.27 %
917	Playground Turf - Replace	12	\$6,600	\$550	0.22 %
920	Playground Wood - Replenish	6	\$3,000	\$500	0.20 %
928	Metal Roof - Replace	30	\$36,000	\$1,200	0.48 %
930	Basketball Court - Replace	30	\$50,000	\$1,667	0.66 %
932	Basketball Equip - Replace	20	\$4,600	\$230	0.09 %
<b>DESERT VISTA</b>					
100	Monuments - Refurbish	20	\$8,000	\$400	0.16 %
500	Block Walls - Repair	25	\$175,000	\$7,000	2.79 %
520	View Fence - Replace	50	\$71,400	\$1,428	0.57 %
540	Block & Metal - Repaint	7	\$98,500	\$14,071	5.60 %
680	Storm Water Pump - Replace	20	\$14,500	\$725	0.29 %
682	Control Panel - Replace	35	\$12,000	\$343	0.14 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
900	Park Furniture - Replace	15	\$18,000	\$1,200	0.48 %
902	Trash Receptacles - Replace	25	\$12,000	\$480	0.19 %
910	Playground Equip - Replace (A)	20	\$60,000	\$3,000	1.19 %
911	Playground Equip - Replace (B)	20	\$64,621	\$3,231	1.29 %
914	Shade Screens - Replace	10	\$16,800	\$1,680	0.67 %
916	Playground Sand - Replenish	6	\$4,000	\$667	0.27 %
920	Playground Wood - Replenish	6	\$6,000	\$1,000	0.40 %
924	Ramada Roof - Replace	30	\$16,000	\$533	0.21 %
932	Basketball Equip - Replace	20	\$2,300	\$115	0.05 %
934	Baseball Backstop - Replace	25	\$20,000	\$800	0.32 %
96	Total Funded Components			\$251,116	100.00 %

# 30-Year Reserve Plan Summary

Report # 9457-9  
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest: 2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2026	\$1,562,545	\$2,562,514	61.0 %	Medium	96.72 %	\$288,000	\$0	\$27,623	\$676,000
2027	\$1,202,169	\$2,201,758	54.6 %	Medium	4.00 %	\$299,520	\$0	\$22,862	\$438,574
2028	\$1,085,976	\$2,082,489	52.1 %	Medium	4.00 %	\$311,501	\$0	\$18,377	\$662,532
2029	\$753,322	\$1,736,956	43.4 %	Medium	4.00 %	\$323,961	\$0	\$10,071	\$832,681
2030	\$254,673	\$1,214,036	21.0 %	High	4.00 %	\$336,919	\$0	\$7,638	\$89,478
2031	\$509,752	\$1,449,407	35.2 %	Medium	3.00 %	\$347,027	\$0	\$12,962	\$82,193
2032	\$787,548	\$1,708,076	46.1 %	Medium	3.00 %	\$357,438	\$0	\$17,491	\$199,407
2033	\$963,070	\$1,862,770	51.7 %	Medium	3.00 %	\$368,161	\$0	\$17,058	\$604,114
2034	\$744,175	\$1,614,522	46.1 %	Medium	3.00 %	\$379,206	\$0	\$18,119	\$72,206
2035	\$1,069,293	\$1,916,234	55.8 %	Medium	3.00 %	\$390,582	\$0	\$23,052	\$245,023
2036	\$1,237,904	\$2,058,826	60.1 %	Medium	3.00 %	\$402,299	\$0	\$28,314	\$72,571
2037	\$1,595,945	\$2,393,445	66.7 %	Medium	3.00 %	\$414,368	\$0	\$36,160	\$23,255
2038	\$2,023,219	\$2,799,326	72.3 %	Low	3.00 %	\$426,799	\$0	\$42,543	\$257,778
2039	\$2,234,784	\$2,986,567	74.8 %	Low	3.00 %	\$439,603	\$0	\$48,824	\$71,371
2040	\$2,651,840	\$3,382,487	78.4 %	Low	3.00 %	\$452,791	\$0	\$47,967	\$1,003,603
2041	\$2,148,995	\$2,841,481	75.6 %	Low	3.00 %	\$466,375	\$0	\$40,735	\$728,038
2042	\$1,928,067	\$2,579,813	74.7 %	Low	3.00 %	\$480,366	\$0	\$41,439	\$230,436
2043	\$2,219,437	\$2,834,914	78.3 %	Low	3.00 %	\$494,777	\$0	\$48,785	\$99,667
2044	\$2,663,333	\$3,244,812	82.1 %	Low	3.00 %	\$509,621	\$0	\$55,533	\$333,677
2045	\$2,894,810	\$3,438,803	84.2 %	Low	3.00 %	\$524,909	\$0	\$63,462	\$26,303
2046	\$3,456,878	\$3,968,418	87.1 %	Low	3.00 %	\$540,657	\$0	\$74,867	\$36,122
2047	\$4,036,279	\$4,517,414	89.3 %	Low	3.00 %	\$556,876	\$0	\$74,804	\$1,217,358
2048	\$3,450,601	\$3,880,221	88.9 %	Low	3.00 %	\$573,582	\$0	\$72,728	\$268,446
2049	\$3,828,465	\$4,215,726	90.8 %	Low	3.00 %	\$590,790	\$0	\$79,437	\$376,602
2050	\$4,122,090	\$4,464,765	92.3 %	Low	3.00 %	\$608,514	\$0	\$83,878	\$541,536
2051	\$4,272,945	\$4,566,706	93.6 %	Low	3.00 %	\$626,769	\$0	\$90,620	\$193,465
2052	\$4,796,869	\$5,045,992	95.1 %	Low	3.00 %	\$645,572	\$0	\$96,851	\$642,664
2053	\$4,896,628	\$5,093,228	96.1 %	Low	3.00 %	\$664,939	\$0	\$82,774	\$2,256,385
2054	\$3,387,956	\$3,496,483	96.9 %	Low	3.00 %	\$684,887	\$0	\$60,857	\$1,430,641
2055	\$2,703,060	\$2,719,587	99.4 %	Low	3.00 %	\$705,434	\$0	\$60,799	\$87,193

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$1,562,545	\$1,202,169	\$1,085,976	\$753,322	\$254,673
Annual Reserve Funding	\$288,000	\$299,520	\$311,501	\$323,961	\$336,919
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$27,623	\$22,862	\$18,377	\$10,071	\$7,638
<b>Total Income</b>	<b>\$1,878,169</b>	<b>\$1,524,550</b>	<b>\$1,415,854</b>	<b>\$1,087,354</b>	<b>\$599,230</b>
<b># Component</b>					
<b>GROUNDS</b>					
100 Monuments - Refurbish	\$20,000	\$0	\$0	\$0	\$0
230 Concrete - Repair	\$0	\$0	\$15,914	\$0	\$0
430 Play Equip/Furniture - Repair	\$0	\$0	\$0	\$0	\$16,883
500 Block Walls - Repair	\$0	\$0	\$0	\$74,305	\$0
501 Block Walls - Repaint	\$0	\$22,660	\$0	\$0	\$0
610 Irrig. Controllers - Replace (A)	\$0	\$0	\$0	\$150,796	\$0
611 Irrig. Controllers - Replace (B)	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Partial Replace	\$0	\$0	\$0	\$31,689	\$0
640 Landscape Granite - Replenish	\$140,000	\$0	\$0	\$152,982	\$0
645 Erosion - Repair	\$12,000	\$0	\$0	\$13,113	\$0
<b>PASEO VERDE - PARCEL 1</b>					
100 Monuments - Refurbish	\$0	\$0	\$8,487	\$0	\$0
300 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$31,514
302 Trash Receptacles - Replace	\$0	\$0	\$3,819	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$200,510	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$4,774	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$110,000	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$0	\$36,874	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$6,753
924 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
934 Baseball Backstop - Replace	\$0	\$0	\$21,218	\$0	\$0
950 Volleyball Sand - Replenish	\$0	\$0	\$0	\$4,371	\$0
<b>ELEGANCIA - PARCEL 2</b>					
100 Monuments - Refurbish	\$0	\$0	\$8,487	\$0	\$0
400 Mailboxes - Replace	\$0	\$25,750	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$93,359	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$4,774	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$39,000	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$0	\$4,429	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$5,092	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
914 Shade Screen - Replace	\$0	\$0	\$0	\$17,047	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$2,251
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
924 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>SERRANO - PARCEL 24</b>					
400 Mailboxes - Replace	\$0	\$11,124	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$43,497	\$0	\$0
501 Block Walls - Repaint	\$14,000	\$0	\$0	\$0	\$0
<b>FLORIANA - PARCEL 7</b>					
100 Monument - Refurbish	\$0	\$0	\$5,305	\$0	\$0
400 Mailboxes - Replace	\$0	\$14,008	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$62,285	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$25,400	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$13,200	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$72,120	\$0
914 Shade Screens - Replace	\$0	\$0	\$0	\$4,371	\$0
920 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$7,316

Fiscal Year	2026	2027	2028	2029	2030
926 Ramada Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>TRAVESIA - PARCEL 10</b>					
100 Monuments - Refurbish	\$0	\$0	\$8,487	\$0	\$0
500 Block Walls - Repair	\$0	\$90,640	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$31,000	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$25,000	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$2,623	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
914 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$5,628
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
924 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
<b>DESERT BREEZE</b>					
100 Monuments - Refurbish	\$0	\$0	\$8,487	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$180,353	\$0	\$0
510 Metal Fence - Replace	\$0	\$20,600	\$0	\$0	\$0
540 Block & Metal - Repaint	\$83,000	\$0	\$0	\$0	\$0
800 Pole Lights - Replace (A)	\$0	\$0	\$0	\$82,392	\$0
802 Pole Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
812 Pole Lights - Replace (C)	\$0	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$9,700	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$25,200	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$17,304	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$4,502
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$3,377
928 Metal Roof - Replace	\$0	\$0	\$0	\$39,338	\$0
930 Basketball Court - Replace	\$0	\$0	\$0	\$54,636	\$0
932 Basketball Equip - Replace	\$0	\$0	\$0	\$0	\$0
<b>DESERT VISTA</b>					
100 Monuments - Refurbish	\$0	\$0	\$8,487	\$0	\$0
500 Block Walls - Repair	\$0	\$180,250	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$98,500	\$0	\$0	\$0	\$0
680 Storm Water Pump - Replace	\$0	\$14,935	\$0	\$0	\$0
682 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$18,000	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$12,000	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$70,613	\$0
914 Shade Screens - Replace	\$0	\$0	\$17,823	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$4,502
920 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$6,753
924 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
932 Basketball Equip - Replace	\$0	\$0	\$2,440	\$0	\$0
934 Baseball Backstop - Replace	\$0	\$0	\$21,218	\$0	\$0
Total Expenses	\$676,000	\$438,574	\$662,532	\$832,681	\$89,478
Ending Reserve Balance	\$1,202,169	\$1,085,976	\$753,322	\$254,673	\$509,752

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$509,752	\$787,548	\$963,070	\$744,175	\$1,069,293
Annual Reserve Funding	\$347,027	\$357,438	\$368,161	\$379,206	\$390,582
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,962	\$17,491	\$17,058	\$18,119	\$23,052
Total Income	\$869,741	\$1,162,477	\$1,348,289	\$1,141,499	\$1,482,927

# Component

**GROUNDS**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
230 Concrete - Repair	\$0	\$17,911	\$0	\$0	\$0
430 Play Equip/Furniture - Repair	\$0	\$0	\$0	\$0	\$19,572
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repaint	\$0	\$0	\$0	\$27,869	\$0
610 Irrig. Controllers - Replace (A)	\$0	\$0	\$0	\$0	\$0
611 Irrig. Controllers - Replace (B)	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Partial Replace	\$0	\$0	\$0	\$36,736	\$0
640 Landscape Granite - Replenish	\$0	\$167,167	\$0	\$0	\$182,668
645 Erosion - Repair	\$0	\$14,329	\$0	\$0	\$15,657

**PASEO VERDE - PARCEL 1**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
300 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
302 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$135,286	\$0	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$23,649	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$0
924 Ramada Roofs - Replace	\$0	\$0	\$83,631	\$0	\$0
934 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
950 Volleyball Sand - Replenish	\$0	\$0	\$0	\$0	\$5,219

**ELEGANCIA - PARCEL 2**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$47,965	\$0	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
914 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$6,263
924 Ramada Roof - Replace	\$0	\$0	\$19,678	\$0	\$0

**SERRANO - PARCEL 24**

400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repaint	\$0	\$0	\$17,218	\$0	\$0

**FLORIANA - PARCEL 7**

100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$31,239	\$0	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$0
926 Ramada Roof - Refurbish	\$0	\$0	\$0	\$7,601	\$0

**TRAVESIA - PARCEL 10**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$2,898	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$38,126	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
914 Shade Screen - Replace	\$0	\$0	\$7,748	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$7,033
924 Ramada Roofs - Replace	\$37,097	\$0	\$0	\$0	\$0
<b>DESERT BREEZE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$102,080	\$0	\$0
800 Pole Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
802 Pole Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
812 Pole Lights - Replace (C)	\$0	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$8,612
920 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$0
928 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
930 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
932 Basketball Equip - Replace	\$0	\$0	\$0	\$0	\$0
<b>DESERT VISTA</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$121,143	\$0	\$0
680 Storm Water Pump - Replace	\$0	\$0	\$0	\$0	\$0
682 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$0	\$0	\$0	\$0	\$0
924 Ramada Roof - Replace	\$18,548	\$0	\$0	\$0	\$0
932 Basketball Equip - Replace	\$0	\$0	\$0	\$0	\$0
934 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$82,193	\$199,407	\$604,114	\$72,206	\$245,023
Ending Reserve Balance	\$787,548	\$963,070	\$744,175	\$1,069,293	\$1,237,904

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$1,237,904	\$1,595,945	\$2,023,219	\$2,234,784	\$2,651,840
Annual Reserve Funding	\$402,299	\$414,368	\$426,799	\$439,603	\$452,791
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,314	\$36,160	\$42,543	\$48,824	\$47,967
Total Income	\$1,668,517	\$2,046,474	\$2,492,561	\$2,723,211	\$3,152,598

# Component

**GROUNDS**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
230 Concrete - Repair	\$20,159	\$0	\$0	\$0	\$22,689
430 Play Equip/Furniture - Repair	\$0	\$0	\$0	\$0	\$22,689
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$0
610 Irrig. Controllers - Replace (A)	\$0	\$0	\$0	\$0	\$0
611 Irrig. Controllers - Replace (B)	\$3,360	\$0	\$0	\$0	\$0
630 Backflow Valves - Partial Replace	\$0	\$0	\$0	\$42,587	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$199,607	\$0	\$0
645 Erosion - Repair	\$0	\$0	\$17,109	\$0	\$0

**PASEO VERDE - PARCEL 1**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
300 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
302 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$166,385
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$90,755
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$90,755
914 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$8,063	\$0	\$0	\$0	\$0
924 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
934 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
950 Volleyball Sand - Replenish	\$0	\$0	\$0	\$0	\$0

**ELEGANCIA - PARCEL 2**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$58,991
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
914 Shade Screen - Replace	\$0	\$0	\$0	\$22,909	\$0
916 Playground Sand - Replenish	\$2,688	\$0	\$0	\$0	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
924 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0

**SERRANO - PARCEL 24**

400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$21,176

**FLORIANA - PARCEL 7**

100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$38,420
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$0	\$0	\$5,874	\$0
920 Playground Wood - Replenish	\$8,735	\$0	\$0	\$0	\$0
926 Ramada Roof - Refurbish	\$0	\$0	\$0	\$0	\$0

**TRAVESIA - PARCEL 10**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$46,890

Fiscal Year	2036	2037	2038	2039	2040
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
914 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$6,720	\$0	\$0	\$0	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
924 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
<b>DESERT BREEZE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$125,545
800 Pole Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
802 Pole Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
812 Pole Lights - Replace (C)	\$0	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$72,604
914 Shade Screens - Replace	\$0	\$23,255	\$0	\$0	\$0
916 Playground Sand - Replenish	\$5,376	\$0	\$0	\$0	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$4,032	\$0	\$0	\$0	\$0
928 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
930 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
932 Basketball Equip - Replace	\$0	\$0	\$0	\$0	\$6,958
<b>DESERT VISTA</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$148,990
680 Storm Water Pump - Replace	\$0	\$0	\$0	\$0	\$0
682 Control Panel - Replace	\$0	\$0	\$17,109	\$0	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$90,755
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$0	\$23,953	\$0	\$0
916 Playground Sand - Replenish	\$5,376	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$8,063	\$0	\$0	\$0	\$0
924 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
932 Basketball Equip - Replace	\$0	\$0	\$0	\$0	\$0
934 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$72,571	\$23,255	\$257,778	\$71,371	\$1,003,603
Ending Reserve Balance	\$1,595,945	\$2,023,219	\$2,234,784	\$2,651,840	\$2,148,995

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$2,148,995	\$1,928,067	\$2,219,437	\$2,663,333	\$2,894,810
Annual Reserve Funding	\$466,375	\$480,366	\$494,777	\$509,621	\$524,909
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$40,735	\$41,439	\$48,785	\$55,533	\$63,462
Total Income	\$2,656,105	\$2,449,872	\$2,762,999	\$3,228,487	\$3,483,181

# Component

**GROUNDS**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
230 Concrete - Repair	\$0	\$0	\$0	\$25,536	\$0
430 Play Equip/Furniture - Repair	\$0	\$0	\$0	\$0	\$26,303
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repaint	\$34,275	\$0	\$0	\$0	\$0
610 Irrig. Controllers - Replace (A)	\$215,000	\$0	\$0	\$0	\$0
611 Irrig. Controllers - Replace (B)	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Partial Replace	\$0	\$0	\$0	\$49,371	\$0
640 Landscape Granite - Replenish	\$218,115	\$0	\$0	\$238,341	\$0
645 Erosion - Repair	\$18,696	\$0	\$0	\$20,429	\$0

**PASEO VERDE - PARCEL 1**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
300 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
302 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$0	\$57,448	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$31,783	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$0	\$9,628	\$0	\$0	\$0
924 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
934 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
950 Volleyball Sand - Replenish	\$6,232	\$0	\$0	\$0	\$0

**ELEGANCIA - PARCEL 2**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$0	\$6,900	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$89,254	\$0	\$0
914 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$3,209	\$0	\$0	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
924 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0

**SERRANO - PARCEL 24**

400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$0

**FLORIANA - PARCEL 7**

100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$20,565	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$0	\$10,431	\$0	\$0	\$0
926 Ramada Roof - Refurbish	\$0	\$0	\$0	\$0	\$0

**TRAVESIA - PARCEL 10**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
900 Park Furniture - Replace	\$38,949	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$107,515	\$0	\$0	\$0
914 Shade Screen - Replace	\$0	\$0	\$10,413	\$0	\$0
916 Playground Sand - Replenish	\$0	\$8,024	\$0	\$0	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
924 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
<b>DESERT BREEZE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$0
800 Pole Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
802 Pole Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
812 Pole Lights - Replace (C)	\$0	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$15,112	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$101,268	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$6,419	\$0	\$0	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$0	\$4,814	\$0	\$0	\$0
928 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
930 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
932 Basketball Equip - Replace	\$0	\$0	\$0	\$0	\$0
<b>DESERT VISTA</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$0
680 Storm Water Pump - Replace	\$0	\$0	\$0	\$0	\$0
682 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$28,043	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$6,419	\$0	\$0	\$0
920 Playground Wood - Replenish	\$0	\$9,628	\$0	\$0	\$0
924 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
932 Basketball Equip - Replace	\$0	\$0	\$0	\$0	\$0
934 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$728,038	\$230,436	\$99,667	\$333,677	\$26,303
Ending Reserve Balance	\$1,928,067	\$2,219,437	\$2,663,333	\$2,894,810	\$3,456,878

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$3,456,878	\$4,036,279	\$3,450,601	\$3,828,465	\$4,122,090
Annual Reserve Funding	\$540,657	\$556,876	\$573,582	\$590,790	\$608,514
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$74,867	\$74,804	\$72,728	\$79,437	\$83,878
Total Income	\$4,072,401	\$4,667,959	\$4,096,911	\$4,498,692	\$4,814,482

# Component

**GROUNDS**

100 Monuments - Refurbish	\$36,122	\$0	\$0	\$0	\$0
230 Concrete - Repair	\$0	\$0	\$28,742	\$0	\$0
430 Play Equip/Furniture - Repair	\$0	\$0	\$0	\$0	\$30,492
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repaint	\$0	\$0	\$42,154	\$0	\$0
610 Irrig. Controllers - Replace (A)	\$0	\$0	\$0	\$0	\$0
611 Irrig. Controllers - Replace (B)	\$0	\$0	\$4,790	\$0	\$0
630 Backflow Valves - Partial Replace	\$0	\$0	\$0	\$57,234	\$0
640 Landscape Granite - Replenish	\$0	\$260,441	\$0	\$0	\$284,591
645 Erosion - Repair	\$0	\$22,324	\$0	\$0	\$24,394

**PASEO VERDE - PARCEL 1**

100 Monuments - Refurbish	\$0	\$0	\$15,329	\$0	\$0
300 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$56,918
302 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$204,632	\$0	\$0	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$0	\$0	\$11,497	\$0	\$0
924 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
934 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
950 Volleyball Sand - Replenish	\$0	\$7,441	\$0	\$0	\$0

**ELEGANCIA - PARCEL 2**

100 Monuments - Refurbish	\$0	\$0	\$15,329	\$0	\$0
400 Mailboxes - Replace	\$0	\$46,507	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$72,551	\$0	\$0	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
914 Shade Screen - Replace	\$0	\$0	\$0	\$30,788	\$0
916 Playground Sand - Replenish	\$0	\$0	\$3,832	\$0	\$0
917 Playground Turf - Replace	\$0	\$8,929	\$0	\$0	\$0
924 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0

**SERRANO - PARCEL 24**

400 Mailboxes - Replace	\$0	\$20,091	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repaint	\$0	\$26,044	\$0	\$0	\$0

**FLORIANA - PARCEL 7**

100 Monument - Refurbish	\$0	\$0	\$9,581	\$0	\$0
400 Mailboxes - Replace	\$0	\$25,300	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$47,251	\$0	\$0	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$130,257	\$0
914 Shade Screens - Replace	\$0	\$0	\$0	\$7,894	\$0
920 Playground Wood - Replenish	\$0	\$0	\$12,455	\$0	\$0
926 Ramada Roof - Refurbish	\$0	\$0	\$0	\$0	\$0

**TRAVESIA - PARCEL 10**

100 Monuments - Refurbish	\$0	\$0	\$15,329	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$57,669	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
914 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$9,581	\$0	\$0
917 Playground Turf - Replace	\$0	\$10,027	\$0	\$0	\$0
924 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
<b>DESERT BREEZE</b>					
100 Monuments - Refurbish	\$0	\$0	\$15,329	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$154,404	\$0	\$0	\$0
800 Pole Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
802 Pole Lights - Replace (B)	\$0	\$0	\$0	\$22,894	\$0
812 Pole Lights - Replace (C)	\$0	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$31,253	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$7,664	\$0	\$0
917 Playground Turf - Replace	\$0	\$12,278	\$0	\$0	\$0
920 Playground Wood - Replenish	\$0	\$0	\$5,748	\$0	\$0
928 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
930 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
932 Basketball Equip - Replace	\$0	\$0	\$0	\$0	\$0
<b>DESERT VISTA</b>					
100 Monuments - Refurbish	\$0	\$0	\$15,329	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$145,141
540 Block & Metal - Repaint	\$0	\$183,239	\$0	\$0	\$0
680 Storm Water Pump - Replace	\$0	\$26,974	\$0	\$0	\$0
682 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$127,535	\$0
914 Shade Screens - Replace	\$0	\$0	\$32,191	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$7,664	\$0	\$0
920 Playground Wood - Replenish	\$0	\$0	\$11,497	\$0	\$0
924 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
932 Basketball Equip - Replace	\$0	\$0	\$4,407	\$0	\$0
934 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$36,122	\$1,217,358	\$268,446	\$376,602	\$541,536
Ending Reserve Balance	\$4,036,279	\$3,450,601	\$3,828,465	\$4,122,090	\$4,272,945

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$4,272,945	\$4,796,869	\$4,896,628	\$3,387,956	\$2,703,060
Annual Reserve Funding	\$626,769	\$645,572	\$664,939	\$684,887	\$705,434
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$90,620	\$96,851	\$82,774	\$60,857	\$60,799
Total Income	\$4,990,334	\$5,539,292	\$5,644,341	\$4,133,701	\$3,469,293

# Component

**GROUNDS**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
230 Concrete - Repair	\$0	\$32,349	\$0	\$0	\$0
430 Play Equip/Furniture - Repair	\$0	\$0	\$0	\$0	\$35,348
500 Block Walls - Repair	\$0	\$0	\$0	\$155,579	\$0
501 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$51,844
610 Irrig. Controllers - Replace (A)	\$0	\$0	\$306,538	\$0	\$0
611 Irrig. Controllers - Replace (B)	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Partial Replace	\$0	\$0	\$0	\$66,350	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$310,980	\$0	\$0
645 Erosion - Repair	\$0	\$0	\$26,655	\$0	\$0

**PASEO VERDE - PARCEL 1**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
300 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
302 Trash Receptacles - Replace	\$0	\$0	\$7,997	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$419,824	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$9,996	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$219,241	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$251,672	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$42,713	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$0	\$0	\$0	\$13,728	\$0
924 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
934 Baseball Backstop - Replace	\$0	\$0	\$44,426	\$0	\$0
950 Volleyball Sand - Replenish	\$0	\$0	\$8,885	\$0	\$0

**ELEGANCIA - PARCEL 2**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$195,473	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$9,996	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$158,600	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$89,229	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$10,662	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
914 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$4,576	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
924 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0

**SERRANO - PARCEL 24**

400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$91,073	\$0	\$0
501 Block Walls - Repaint	\$0	\$0	\$0	\$32,031	\$0

**FLORIANA - PARCEL 7**

100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$130,412	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$72,070	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$58,113	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$0	\$0	\$0	\$14,872	\$0
926 Ramada Roof - Refurbish	\$0	\$0	\$0	\$0	\$0

**TRAVESIA - PARCEL 10**

100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$189,780	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$70,926	\$0

Fiscal Year	2051	2052	2053	2054	2055
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$0	\$0	\$0	\$5,491	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
914 Shade Screen - Replace	\$0	\$0	\$13,994	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$11,440	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
924 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
<b>DESERT BREEZE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$377,619	\$0	\$0
510 Metal Fence - Replace	\$0	\$43,132	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$189,898	\$0
800 Pole Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
802 Pole Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
812 Pole Lights - Replace (C)	\$72,863	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$52,763	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$9,152	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
920 Playground Wood - Replenish	\$0	\$0	\$0	\$6,864	\$0
928 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
930 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
932 Basketball Equip - Replace	\$0	\$0	\$0	\$0	\$0
<b>DESERT VISTA</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$377,403	\$0	\$0	\$0
520 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$225,361	\$0
680 Storm Water Pump - Replace	\$0	\$0	\$0	\$0	\$0
682 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Trash Receptacles - Replace	\$25,125	\$0	\$0	\$0	\$0
910 Playground Equip - Replace (A)	\$0	\$0	\$0	\$0	\$0
911 Playground Equip - Replace (B)	\$0	\$0	\$0	\$0	\$0
914 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$9,152	\$0
920 Playground Wood - Replenish	\$0	\$0	\$0	\$13,728	\$0
924 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
932 Basketball Equip - Replace	\$0	\$0	\$0	\$0	\$0
934 Baseball Backstop - Replace	\$0	\$0	\$44,426	\$0	\$0
Total Expenses	\$193,465	\$642,664	\$2,256,385	\$1,430,641	\$87,193
Ending Reserve Balance	\$4,796,869	\$4,896,628	\$3,387,956	\$2,703,060	\$3,382,100



## Accuracy, Limitations, and Disclosures

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

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

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

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

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

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



## Terms and Definitions

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



## Component Details

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

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

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

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

## GROUNDS

**Comp #: 100 Monuments - Refurbish**

**Approx Quantity: 2 Monuments**

**Location:** (1) at intersection of Litchfield Rd. & McDowell Rd. & (1) at intersection of Litchfield Rd. & Palm Valley Blvd.

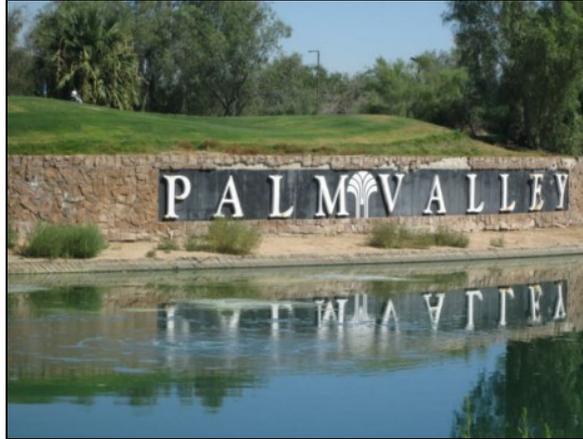
**Funded?:** Yes.

**History:** Refurbished during 2000-2003.

**Comments:** This component funds an allowance to update or modernize the monuments, plus repairs to the walls and landscape.

**Useful Life:**  
20 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 18,000

**Higher Estimate:**

\$ 22,000

**Cost Source:** ARI Cost Database

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**Comp #: 230 Concrete - Repair**

**Approx Quantity: 1 Allowance**

**Location:** Sidewalks and walking paths throughout the community

**Funded?:** Yes.

**History:** Repaired in 2016 for \$21,000. Previously repaired in 2006 for \$3,100.

**Comments:** There is no expectancy to completely replace the concrete. This component funds an allowance for periodic repairs and partial replacements as needed.

**Useful Life:**  
4 years

**Remaining Life:**  
2 years



**Lower Estimate:**

\$ 13,500

**Higher Estimate:**

\$ 16,500

**Cost Source:** AR Cost Allowance

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**Comp #: 260 Lake Beds/Equipment - Repair**

**Approx Quantity: 2 Lakes & Equipment**

**Location:** Golf course areas off of Palm Valley Blvd.

**Funded?:** No. The golf course owns and maintains the lakes and equipment.

**History:**

**Comments:**

**Useful Life:**

**Remaining Life:**



**Lower Estimate:**

\$ 0

**Higher Estimate:**

\$ 0

**Cost Source:**

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**Comp #: 400 Mailboxes - Replace**

**Approx Quantity: 1 Numerous Clusters**

**Location:** Adjacent to streets throughout development

**Funded?:** No. Most of the community mailboxes are owned and maintained by the Post Office, not the association.

**History:**

**Comments:**

**Useful Life:**

**Remaining Life:**



**Lower Estimate:**

\$ 0

**Higher Estimate:**

\$ 0

**Cost Source:**

---

**Comp #: 430 Play Equip/Furniture - Repair**

**Approx Quantity: 1 Allowance**

**Location:** Playground areas throughout community

**Funded?:** Yes.

**History:** Repaired in 2016.

**Comments:** This component provides an allowance for periodic repairs to the playground equipment and park furniture. This may include replacing slides, swings, furniture slats, painting, etc.

**Useful Life:**  
5 years

**Remaining Life:**  
4 years



**Lower Estimate:**

\$ 13,500

**Higher Estimate:**

\$ 16,500

**Cost Source:** AR Cost Allowance

**Comp #: 480 Pet Stations - Replace**

**Approx Quantity: 42 Stations**

**Location:** Common areas throughout the community

**Funded?:** No. Replacement of all pet stations at the same time is not expected. Individual costs are below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

**History:**

**Comments:**

**Useful Life:**

**Remaining Life:**



**Lower Estimate:**

**Higher Estimate:**

**Cost Source:**

**Comp #: 500 Block Walls - Repair**

**Approx Quantity: 40,600 Sq Ft**

**Location:** Exterior walls only of Cortile, Madera, & Villagio

**Funded?:** Yes.

**History:** Installed during 2000-2006.

**Comments:** Even though Cortile, Madera, and Villagio are gated parcels, the master association is responsible for the perimeter walls. Block walls are considered lifetime components with no expectancy to replace under normal circumstances. This component provides an allowance for future repairs and partial replacement.

**Useful Life:**

25 years

**Remaining Life:**

3 years



**Lower Estimate:**

\$ 61,200

**Higher Estimate:**

\$ 74,800

**Cost Source:** AR Cost Allowance

**Comp #: 501 Block Walls - Repaint**

**Approx Quantity: 40,600 Sq Ft**

**Location:** Exterior walls only of Cortile, Madera, & Villagio

**Funded?:** Yes.

**History:** Repainted in 2020.

**Comments:** Periodic repainting should be expected.

**Useful Life:**

7 years

**Remaining Life:**

1 years



**Lower Estimate:**

\$ 19,800

**Higher Estimate:**

\$ 24,200

**Cost Source:** Client Cost History

**Comp #: 520 View Fence - Replace**

**Approx Quantity: 7,750 LF**

**Location:** Rear perimeter of lots bordering the golf course at Madera, The Preserve & Cortile

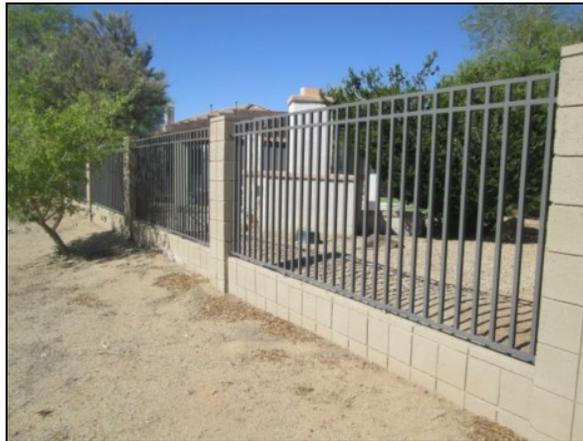
**Funded?:** No. View fence at benefited parcels that borders golf course property is each lot owner's responsibility, not the HOA.

**History:**

**Comments:**

**Useful Life:**

**Remaining Life:**



**Lower Estimate:**

\$ 0

**Higher Estimate:**

\$ 0

**Cost Source:**

**Comp #: 600 Irrigation System - Replace**

**Approx Quantity: 1 Lump Sum**

**Location:** Common areas throughout community

**Funded?:** No. We assume system will be repaired as-needed using Operating funds.

**History:**

**Comments:** It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system components. Funding for replacement of the system can be added to this study at the HOA's request, but we would need to be provided with cost and timing estimates.

**Useful Life:**

**Remaining Life:**



**Lower Estimate:**

\$ 0

**Higher Estimate:**

\$ 0

**Cost Source:**

**Comp #: 610 Irrig. Controllers - Replace (A)**

**Approx Quantity: 67 Hunter**

**Location:** Common areas throughout community

**Funded?:** Yes.

**History:** Controllers have been replaced with solar powered Hunter models. Replacement occurred around 2016-2018.

**Comments:** Appear functional and in good shape. Future replacement should be anticipated.

**Useful Life:**

12 years

**Remaining Life:**

3 years



**Lower Estimate:**

\$ 124,000

**Higher Estimate:**

\$ 152,000

**Cost Source:** Client Cost History

**Comp #: 611 Irrig. Controllers - Replace (B)**

**Approx Quantity: 1 Weathermatic**

**Location:** Main park at 145th Ave. & Earl Dr. - mounted to Desert Breeze restroom building

**Funded?:** Yes.

**History:** Age is unknown.

**Comments:** This controller appears newer and in good shape.

**Useful Life:**

12 years

**Remaining Life:**

10 years



**Lower Estimate:**

\$ 2,250

**Higher Estimate:**

\$ 2,750

**Cost Source:** AR Cost Database

**Comp #: 630 Backflow Valves - Partial Replace**

**Approx Quantity: 46 Valves**

**Location:** Common areas throughout community

**Funded?:** Yes.

**History:**

**Comments:** Backflow valves have been rebuilt and replaced as-needed. Varying ages and conditions noted. There is no expectancy for complete replacement at one time. This component provides funding for partial replacements and rebuilding as-needed.

**Useful Life:**

5 years

**Remaining Life:**

3 years



**Lower Estimate:**

\$ 26,100

**Higher Estimate:**

\$ 31,900

**Cost Source:** Client Cost History

**Comp #: 640 Landscape Granite - Replenish**

**Approx Quantity: 1,240,000 Sq Ft**

**Location:** Common areas throughout community

**Funded?:** Yes.

**History:** Replenished in 2023 for \$93,515. Previously replenished in 2022 for \$101,880, during 2019-2020 for \$142,500, in 2019 for \$35,500, in 2016 for \$87,000, in 2012 for \$56,500, and in 2006 for \$11,300.

**Comments:** There is no expectancy to replenish the entire community at one time. Funding is provided for periodic, partial replenishing.

**Useful Life:**

3 years

**Remaining Life:**

0 years



**Lower Estimate:**

\$ 126,000

**Higher Estimate:**

\$ 154,000

**Cost Source:** Client Cost History

**Comp #: 645 Erosion - Repair**

**Approx Quantity: 1 Sq Ft**

**Location:** Drainage areas throughout community

**Funded?:** Yes.

**History:** Repaired in 2022 for \$12,377. Previously installed rip-rap in 2016 for \$5,800.

**Comments:** An allowance is provided for periodic erosion repair, although timing and cost is beyond the scope of this study to determine.

**Useful Life:**  
3 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 10,800

**Higher Estimate:**

\$ 13,200

**Cost Source:** Client Cost History

**Comp #: 650 Trees - Trim/Replace**

**Approx Quantity: 1 Lump Sum**

**Location:** Common areas throughout community

**Funded?:** No. Trees are trimmed and replaced as-needed as part of the Operating budget.

**History:**

**Comments:**

**Useful Life:**

**Remaining Life:**



**Lower Estimate:**

\$ 0

**Higher Estimate:**

\$ 0

**Cost Source:**



**Comp #: 300 Bollard Lights - Replace**

**Approx Quantity: 14 Bollard Lights**

**Location:** Bordering walkway through central common area

**Funded?:** Yes.

**History:** New fixtures appear to have been installed at some point. Previously installed in 2003.

**Comments:** Assumed to still be functional with no problems reported. Complete replacement should be anticipated.

**Useful Life:**  
20 years

**Remaining Life:**  
4 years



**Lower Estimate:**

\$ 25,200

**Higher Estimate:**

\$ 30,800

**Cost Source:** AR Cost Database

**Comp #: 302 Trash Receptacles - Replace**

**Approx Quantity: 3 Concrete Receptacles**

**Location:** Park areas and central walkway

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** Long life expectancy, but future replacement should still be anticipated.

**Useful Life:**  
25 years

**Remaining Life:**  
2 years



**Lower Estimate:**

\$ 3,240

**Higher Estimate:**

\$ 3,960

**Cost Source:** AR Cost Database

**Comp #: 500 Block Walls - Repair**

**Approx Quantity: 150,200 Sq Ft**

**Location:** Parcel perimeter, bordering arterial streets, view walls, mailbox kiosks, ramada columns

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and partial replacement due to excessive settling or other sources of damage. The accumulated funds should be used as needed, and the percentage budgeted for replacement should be adjusted over time as conditions dictate.

**Useful Life:**

25 years

**Remaining Life:**

2 years



**Lower Estimate:**

\$ 170,000

**Higher Estimate:**

\$ 208,000

**Cost Source:** AR Cost Allowance

**Comp #: 510 Metal Fence - Replace**

**Approx Quantity: 45 LF**

**Location:** Common area tract between lots 1 & 299 that leads to the RID canal

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** Observed to still be in fair shape with some rust noted. Funding is provided for complete replacement.

**Useful Life:**

25 years

**Remaining Life:**

2 years



**Lower Estimate:**

\$ 4,050

**Higher Estimate:**

\$ 4,950

**Cost Source:** AR Cost Database

**Comp #: 520 View Fence - Replace**

**Approx Quantity: 4,700 LF**

**Location:** Bordering lots along the central common area tract

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** This is 2' tall view fence. Long life component under normal circumstances. It would still be prudent to plan for complete replacement eventually. HOA is reportedly only responsible for 50% of the cost.

**Useful Life:**  
50 years

**Remaining Life:**  
27 years



**Lower Estimate:** \$ 88,800                      **Higher Estimate:** \$ 109,000

**Cost Source:** AR Cost Database

**Comp #: 540 Block & Metal - Repaint**

**Approx Quantity: 1 Allowance**

**Location:** Common areas throughout the community: Perimeter Walls, Metal Fence, View Fence & Culvert Rails

**Funded?:** Yes.

**History:** Painted in 2019 for \$62,100.

**Comments:** This component funds to repaint ~150,200 sq ft of block walls, 45 LF of 6' tall metal fence, 4,700 LF of 2' tall view fence, 405 LF of culvert/guard rails, and (14) bollard lights. Repaint periodically to maintain the appearance and to inhibit rusting. Block surfaces are fading, and metal surfaces are faded & oxidized.

**Useful Life:**  
7 years

**Remaining Life:**  
0 years



**Lower Estimate:** \$ 99,000                      **Higher Estimate:** \$ 121,000

**Cost Source:** AR Cost Allowance

**Comp #: 900 Park Furniture - Replace**

**Approx Quantity: 24 Assorted Pieces**

**Location:** At each ramada and along common area walkways

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** Pieces are primarily products of Environmental PlaySystems and made from recycled materials. Still intact but appears older and worn. Pieces include (8) benches, (8) picnic tables, (4) trash receptacles, and (4) BBQ grills.

**Useful Life:**  
15 years

**Remaining Life:**  
1 years



**Lower Estimate:**

\$ 32,200

**Higher Estimate:**

\$ 39,400

**Cost Source:** Internet Research & AR Cost Database

**Comp #: 910 Playground Equip - Replace (A)**

**Approx Quantity: 1 Play Structure**

**Location:** Park Area on Windward Ave

**Funded?:** Yes.

**History:** Replaced both play structures in 2020 for \$75,000. Previously installed in 2003.

**Comments:** Playground equipment was manufactured by Burke. Quantity includes (1) medium-sized structure. Long life expectancy under normal circumstances. Replacement should be expected to update and modernize the equipment.

**Useful Life:**  
20 years

**Remaining Life:**  
14 years



**Lower Estimate:**

\$ 54,000

**Higher Estimate:**

\$ 66,000

**Cost Source:** Client Cost History

**Comp #: 911 Playground Equip - Replace (B)**

**Approx Quantity: 1 Play Structure**

**Location:** Park Area at 145th Ave & Wilshire Dr

**Funded?:** Yes.

**History:** Replaced both play structures in 2020 for \$75,000. Previously installed in 2003.

**Comments:** Playground equipment was manufactured by Burke. Quantity includes (1) medium-sized structure. Long life expectancy under normal circumstances. Replacement should be expected to update and modernize the equipment.

**Useful Life:**  
20 years

**Remaining Life:**  
14 years



**Lower Estimate:**

\$ 54,000

**Higher Estimate:**

\$ 66,000

**Cost Source:** Client Cost History

**Comp #: 914 Shade Screens - Replace**

**Approx Quantity: 1,700 Sq Ft**

**Location:** Park Areas at 145th Ave & Wilshire Dr and on Windward Ave

**Funded?:** Yes.

**History:** Age is unknown.

**Comments:** This component funds periodic replacement of shade screen material. Shade screen structures have a long and unpredictable life span, so replacement funding has not been included. Screens still appear in fair shape.

**Useful Life:**  
10 years

**Remaining Life:**  
5 years



**Lower Estimate:**

\$ 18,400

**Higher Estimate:**

\$ 22,400

**Cost Source:** AR Cost Database

**Comp #: 920 Playground Wood - Replenish**

**Approx Quantity: 2,400 Sq Ft**

**Location:** Park Areas at 145th Ave & Wilshire Dr and on Windward Ave

**Funded?:** Yes.

**History:** Installed in 2020.

**Comments:** There is no expectancy to completely replace the wood mulch surface. HOA should expect to top dress/replenish it periodically to maintain proper surfacing depths.

**Useful Life:**  
6 years

**Remaining Life:**  
4 years



**Lower Estimate:** \$ 5,400

**Higher Estimate:** \$ 6,600

**Cost Source:** AR Cost Database

**Comp #: 924 Ramada Roofs - Replace**

**Approx Quantity: 1,700 Sq Ft**

**Location:** (3) ramadas along central common area tract and (1) ramada at 145th Ave & La Reata Ave

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** Quantity includes (4) ramadas. Long life component under normal circumstances. Replacement should still be anticipated, even if just for aesthetic purposes. Fair conditions observed.

**Useful Life:**  
30 years

**Remaining Life:**  
7 years



**Lower Estimate:** \$ 61,200

**Higher Estimate:** \$ 74,800

**Cost Source:** AR Cost Database

**Comp #: 934 Baseball Backstop - Replace**

**Approx Quantity: 1 Backstop**

**Location:** Park Area at 145th Ave & Wilshire Dr

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** The backstop is 60 LF x 15' high. Typical dents and damages noted. Still intact and in decent shape overall. Replacement should be anticipated.

**Useful Life:**  
25 years

**Remaining Life:**  
2 years



**Lower Estimate:** \$ 18,000                      **Higher Estimate:** \$ 22,000

**Cost Source:** AR Cost Database

**Comp #: 950 Volleyball Sand - Replenish**

**Approx Quantity: 40 Tons**

**Location:** Park Area at 145th Ave & Wilshire Dr

**Funded?:** Yes.

**History:**

**Comments:** There is typically no expectancy to completely replace the sand. This component funds to periodically top-dress or replenish the sand to maintain proper depths.

**Useful Life:**  
6 years

**Remaining Life:**  
3 years



**Lower Estimate:** \$ 3,600                      **Higher Estimate:** \$ 4,400

**Cost Source:** AR Cost Database

# ELEGANCIA - PARCEL 2

**Comp #: 100 Monuments - Refurbish**

**Approx Quantity: 2 Monuments**

**Location:** Parcel Entrances at 144th Ave & Edgemont Ave and 140th Ave & Avalon Dr

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** Both monuments consist of a stucco wall with engraved lettering. This component funds an allowance to update or modernize the monuments with a new sign, plus repairs to the walls and landscape. Repainting should be anticipated as an Operating expense.

**Useful Life:**  
20 years

**Remaining Life:**  
2 years



**Lower Estimate:** \$ 7,200                      **Higher Estimate:** \$ 8,800

**Cost Source:** AR Cost Allowance

**Comp #: 250 Bridge - Rebuild**

**Approx Quantity: 1 Bridge 50 LF**

**Location:** RID canal area behind lots 17 & 18

**Funded?:** No. There is no expectancy for replacement or significant repairs.

**History:**

**Comments:** Bridge is constructed of concrete and steel.

**Useful Life:**

**Remaining Life:**



**Lower Estimate:** \$ 0                      **Higher Estimate:** \$ 0

**Cost Source:**

**Comp #: 400 Mailboxes - Replace**

**Approx Quantity: 9 Clusters**

**Location:** Mounted adjacent to 143rd Lane, Woodbridge Ave, and 140th Ave

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** Fading and weathering noted. Clusters include (1) 16-box, (2) 13-box, (4) 12-box, and (2) 8-box units. Replacement should be anticipated.

**Useful Life:**  
20 years

**Remaining Life:**  
1 years



**Lower Estimate:**

\$ 22,500

**Higher Estimate:**

\$ 27,500

**Cost Source:** Internet Research & AR Cost Database

**Comp #: 500 Block Walls - Repair**

**Approx Quantity: 52,200 Sq Ft**

**Location:** Parcel perimeter, bordering arterial streets, view walls, mailbox kiosks, ramada columns

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and partial replacement due to excessive settling or other sources of damage. The accumulated funds should be used as needed, and the percentage budgeted for replacement should be adjusted over time as conditions dictate.

**Useful Life:**  
25 years

**Remaining Life:**  
2 years



**Lower Estimate:**

\$ 79,200

**Higher Estimate:**

\$ 96,800

**Cost Source:** AR Cost Allowance

**Comp #: 510 Metal Fence - Replace**

**Approx Quantity: 45 LF**

**Location:** Common area tract between lots 17 & 18 that leads to the RID canal

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** Some rust issues evident. Replacement should be anticipated.

**Useful Life:**  
25 years

**Remaining Life:**  
2 years



**Lower Estimate:**

\$ 4,050

**Higher Estimate:**

\$ 4,950

**Cost Source:** AR Cost Database

**Comp #: 520 View Fence - Replace**

**Approx Quantity: 1,700 LF**

**Location:** Bordering lots along the central common area tract

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** This is 2' tall view fence. Long life component under normal circumstances. It would still be prudent to plan for complete replacement eventually. HOA is reportedly only responsible for 50% of the cost.

**Useful Life:**  
50 years

**Remaining Life:**  
27 years



**Lower Estimate:**

\$ 64,300

**Higher Estimate:**

\$ 78,500

**Cost Source:** AR Cost Database

**Comp #: 540 Block & Metal - Repaint**

**Approx Quantity: 1 Allowance**

**Location:** Common areas throughout the community: Perimeter Walls, Metal Fence, View Fence & Culvert Rails

**Funded?:** Yes.

**History:** Painted in 2019 for \$23,700.

**Comments:** This component funds to repaint ~52,200 sq ft of block walls, 45 LF of 6' tall metal fence, 1,700 LF of 2' tall view fence, and 200 LF of culvert/guard rails. Repaint periodically to maintain the appearance and to inhibit rusting. Block surfaces are fading, and metal surfaces are faded & oxidized.

**Useful Life:**

7 years

**Remaining Life:**

0 years



**Lower Estimate:**

\$ 35,100

**Higher Estimate:**

\$ 42,900

**Cost Source:** AR Cost Allowance

**Comp #: 900 Park Furniture - Replace**

**Approx Quantity: 6 Assorted Pieces**

**Location:** Park Area on Woodbridge Ave and along walking path

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** Still intact, but appear older and worn. Pieces include (2) picnic tables and (1) BBQ grill.

**Useful Life:**

15 years

**Remaining Life:**

1 years



**Lower Estimate:**

\$ 3,870

**Higher Estimate:**

\$ 4,730

**Cost Source:** Internet Research & AR Cost Database

**Comp #: 902 Trash Receptacles - Replace**

**Approx Quantity: 4 Concrete Receptacles**

**Location:** Ramada/tot lot area off of Woodbridge Ave. and along walking path

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** Long life expectancy, but future replacement should still be anticipated.

**Useful Life:**  
25 years

**Remaining Life:**  
2 years



**Lower Estimate:**

\$ 4,320

**Higher Estimate:**

\$ 5,280

**Cost Source:** AR Cost Database

---

**Comp #: 910 Playground Equip - Replace**

**Approx Quantity: 1 Play Structure**

**Location:** Park Area on Woodbridge Ave

**Funded?:** Yes.

**History:** Replaced in 2023 for \$49,845. Previously installed in 2003.

**Comments:** Quantity includes (1) medium-sized structure. Long life expectancy under normal circumstances. Replacement should be expected to update and modernize the equipment.

**Useful Life:**  
20 years

**Remaining Life:**  
17 years



**Lower Estimate:**

\$ 48,600

**Higher Estimate:**

\$ 59,400

**Cost Source:** Client Cost History

---

**Comp #: 914 Shade Screen - Replace**

**Approx Quantity: 1,300 Sq Ft**

**Location:** Park Area on Woodbridge Ave

**Funded?:** Yes.

**History:** Age is unknown.

**Comments:** Still appears intact with no major holes or tears noted. This component funds periodic replacement of shade screen material. Shade screen structures have a long and unpredictable life span, so replacement funding has not been included.

**Useful Life:**  
10 years

**Remaining Life:**  
3 years



**Lower Estimate:**

\$ 14,000

**Higher Estimate:**

\$ 17,200

**Cost Source:** AR Cost Database

**Comp #: 916 Playground Sand - Replenish**

**Approx Quantity: 20 Tons**

**Location:** Park Area on Woodbridge Ave

**Funded?:** Yes.

**History:**

**Comments:** There is typically no expectancy to completely replace the sand. This component funds to periodically top-dress or replenish the sand to maintain proper depths.

**Useful Life:**  
6 years

**Remaining Life:**  
4 years



**Lower Estimate:**

\$ 1,800

**Higher Estimate:**

\$ 2,200

**Cost Source:** AR Cost Database

**Comp #: 917 Playground Turf - Replace**

**Approx Quantity: 120 Sq Ft**

**Location:** Park Area on Woodbridge Ave

**Funded?:** Yes.

**History:** Previously installed in 2003.

**Comments:** This is a poured-in-place rubberized surface. Life span will vary depending on the level of use and maintenance. It will need to be replaced with the play equipment, so timing is scheduled at the same time. There is potential the turf will not last that long due to lack of maintenance and vandalism. Combined cost with the coat component accounts for the total estimated replacement budget.

**Useful Life:**  
12 years

**Remaining Life:**  
9 years



**Lower Estimate:**

\$ 4,320

**Higher Estimate:**

\$ 5,280

**Cost Source:** AR Cost Database

**Comp #: 924 Ramada Roof - Replace**

**Approx Quantity: 400 Sq Ft**

**Location:** Park Area on Woodbridge Ave

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** Long life component under normal circumstances. Replacement should still be anticipated, even if just for aesthetic purposes.

**Useful Life:**  
30 years

**Remaining Life:**  
7 years



**Lower Estimate:**

\$ 14,400

**Higher Estimate:**

\$ 17,600

**Cost Source:** AR Cost Database

## SERRANO - PARCEL 24

**Comp #: 400 Mailboxes - Replace**

**Approx Quantity: 4 Clusters**

**Location:** Mounted adjacent to 140th Dr & 141st Ave.

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** Exterior fading and weathering evident. Clusters include (2) 16-box and (2) 12-box units. Replacement should be anticipated.

**Useful Life:**  
20 years

**Remaining Life:**  
1 years



**Lower Estimate:**

\$ 9,720

**Higher Estimate:**

\$ 11,900

**Cost Source:** Internet Research & AR Cost Database

---

**Comp #: 500 Block Walls - Repair**

**Approx Quantity: 25,700 Sq Ft**

**Location:** Parcel perimeter, bordering arterial streets, mailbox kiosks

**Funded?:** Yes.

**History:** Installed during 2003.

**Comments:** Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and partial replacement due to excessive settling or other sources of damage. The accumulated funds should be used as needed, and the percentage budgeted for replacement should be adjusted over time as conditions dictate.

**Useful Life:**  
25 years

**Remaining Life:**  
2 years



**Lower Estimate:**

\$ 36,900

**Higher Estimate:**

\$ 45,100

**Cost Source:** AR Cost Allowance

---

**Comp #: 501 Block Walls - Repaint**

**Approx Quantity: 25,700 Sq Ft**

**Location:** Parcel perimeter, bordering arterial streets, mailbox kiosks

**Funded?:** Yes.

**History:** Repainted in 2019 for ~\$6,700.

**Comments:** Walls appear faded. Repaint periodically to maintain the appearance.

**Useful Life:**  
7 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 12,600

**Higher Estimate:**

\$ 15,400

**Cost Source:** AR Cost Database

---

# FLORIANA - PARCEL 7

**Comp #: 100 Monument - Refurbish**

**Approx Quantity: 1 Monument**

**Location:** Parcel Entrance at Thomas Rd & 141st Dr

**Funded?:** Yes.

**History:** Installed in 2004.

**Comments:** Monument consists of an engraved flagstone tile sign on the perimeter wall. This component funds an allowance to update or modernize the monuments with a new tile sign, plus repairs to the walls and landscape. Repainting should be anticipated as an Operating expense.

**Useful Life:**  
20 years

**Remaining Life:**  
2 years



**Lower Estimate:**

\$ 4,500

**Higher Estimate:**

\$ 5,500

**Cost Source:** AR Cost Allowance

**Comp #: 400 Mailboxes - Replace**

**Approx Quantity: 5 Clusters**

**Location:** Mounted on N. 140th Dr. between Roanoke and Windsor

**Funded?:** Yes.

**History:** Installed in 2004.

**Comments:** Fading and weathering evident. Clusters include (3) 16-box and (2) 12-box. Replacement should be anticipated.

**Useful Life:**  
20 years

**Remaining Life:**  
1 years



**Lower Estimate:**

\$ 12,200

**Higher Estimate:**

\$ 15,000

**Cost Source:** Internet Research & AR Cost Database

**Comp #: 500 Block Walls - Repair**

**Approx Quantity: 35,300 Sq Ft**

**Location:** Parcel perimeter, common areas within parcel, view walls at center of parcel, mailbox kiosks & ramada

**Funded?:** Yes.

**History:** Installed in 2004.

**Comments:** Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and partial replacement due to excessive settling or other sources of damage. The accumulated funds should be used as needed, and the percentage budgeted for replacement should be adjusted over time as conditions dictate.

**Useful Life:**

25 years

**Remaining Life:**

3 years



**Lower Estimate:**

\$ 51,300

**Higher Estimate:**

\$ 62,700

**Cost Source:** AR Cost Allowance

**Comp #: 520 View Fence - Replace**

**Approx Quantity: 1,500 LF**

**Location:** View fence of lots bordering the central common area tract

**Funded?:** Yes.

**History:** Installed in 2004.

**Comments:** This is 2' tall view fence. Long life component under normal circumstances. It would still be prudent to plan for complete replacement eventually. HOA is reportedly only responsible for 50% of the cost.

**Useful Life:**

50 years

**Remaining Life:**

28 years



**Lower Estimate:**

\$ 28,400

**Higher Estimate:**

\$ 34,700

**Cost Source:** AR Cost Database

**Comp #: 540 Block & Metal - Repaint**

**Approx Quantity: 1 Allowance**

**Location:** Common areas throughout the community: Perimeter Walls, Metal Fence, View Fence & Culvert Rails

**Funded?:** Yes.

**History:** Painted in 2019 for \$24,800.

**Comments:** This component funds to repaint ~35,300 sq ft of block walls and 1,500 LF of 2' tall view fence. Repaint periodically to maintain the appearance and to inhibit rusting. Block surfaces are fading, and metal surfaces are faded & oxidized.

**Useful Life:**  
7 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 22,900

**Higher Estimate:**

\$ 27,900

**Cost Source:** AR Cost Allowance

**Comp #: 900 Park Furniture - Replace**

**Approx Quantity: 7 Assorted Pieces**

**Location:** Park Area along 140th Ave and along the central walking path

**Funded?:** Yes.

**History:** Installed in 2004.

**Comments:** Pieces include (1) picnic table, (2) benches, (3) trash receptacles, and (1) BBQ grill. Furniture is weathered and worn. Replacement should be anticipated.

**Useful Life:**  
15 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 11,900

**Higher Estimate:**

\$ 14,500

**Cost Source:** Internet Research & AR Cost Database

**Comp #: 910 Playground Equip - Replace**

**Approx Quantity: 2 Assorted Pieces**

**Location:** Park Area along 140th Ave

**Funded?:** Yes.

**History:** Installed in 2004.

**Comments:** Play structure is older, but still intact and in fair shape. Quantity includes (1) medium-sized structure and (1) double-bay swing set. Long life expectancy under normal circumstances. Replacement should be expected to update and modernize the equipment.

**Useful Life:**

20 years

**Remaining Life:**

3 years



**Lower Estimate:**

\$ 59,400

**Higher Estimate:**

\$ 72,600

**Cost Source:** AR Cost Database

**Comp #: 914 Shade Screens - Replace**

**Approx Quantity: 320 Sq Ft**

**Location:** Park Area along 140th Ave

**Funded?:** Yes.

**History:** Age is unknown.

**Comments:** Appears intact with no holes or tears noted. Quantity includes (4) small screens. This component funds periodic replacement of shade screen material. Shade screen structures have a long and unpredictable life span, so replacement funding has not been included.

**Useful Life:**

10 years

**Remaining Life:**

3 years



**Lower Estimate:**

\$ 3,600

**Higher Estimate:**

\$ 4,400

**Cost Source:** AR Cost Database

**Comp #: 920 Playground Wood - Replenish**

**Approx Quantity: 2,600 Sq Ft**

**Location:** Park Area along 140th Ave

**Funded?:** Yes.

**History:** Replenished in 2020 for \$4,450. Previously replenished in 2016 for ~\$3,500.

**Comments:** There is no expectancy to completely replace the wood mulch surface. HOA should expect to top dress/replenish it periodically to maintain proper surfacing depths.

**Useful Life:**  
6 years

**Remaining Life:**  
4 years



**Lower Estimate:**

\$ 5,850

**Higher Estimate:**

\$ 7,150

**Cost Source:** AR Cost Allowance

**Comp #: 926 Ramada Roof - Refurbish**

**Approx Quantity: 600 Sq Ft**

**Location:** Park Area along 140th Ave

**Funded?:** Yes.

**History:** Installed in 2004.

**Comments:** There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the felt paper underlayment should be anticipated eventually. Life span will vary depending on the quality of underlayment installed.

**Useful Life:**  
30 years

**Remaining Life:**  
8 years



**Lower Estimate:**

\$ 5,400

**Higher Estimate:**

\$ 6,600

**Cost Source:** AR Cost Database

## TRAVESIA - PARCEL 10

**Comp #: 100 Monuments - Refurbish**

**Approx Quantity: 2 Monuments**

**Location:** Intersections of Palm Valley Blvd. & 143rd Ave. and Alvarado Dr. & Encanto Blvd.

**Funded?:** Yes.

**History:** Installed in 2001.

**Comments:** Both monuments consist of a stucco wall with engraved lettering. This component funds an allowance to update or modernize the monuments with a new sign, plus repairs to the walls and landscape. Repainting should be anticipated as an Operating expense.

**Useful Life:**

20 years

**Remaining Life:**

2 years



**Lower Estimate:**

\$ 7,200

**Higher Estimate:**

\$ 8,800

**Cost Source:** AR Cost Allowance

---

**Comp #: 500 Block Walls - Repair**

**Approx Quantity: 54,900 Sq Ft**

**Location:** Parcel perimeter, common areas within parcel, mailbox kiosks, ramada columns

**Funded?:** Yes.

**History:** Installed in 2001.

**Comments:** Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and partial replacement due to excessive settling or other sources of damage. The accumulated funds should be used as needed, and the percentage budgeted for replacement should be adjusted over time as conditions dictate.

**Useful Life:**

25 years

**Remaining Life:**

1 years



**Lower Estimate:**

\$ 79,200

**Higher Estimate:**

\$ 96,800

**Cost Source:** AR Cost Allowance

---

**Comp #: 510 Metal Fence - Replace**

**Approx Quantity: 25 LF**

**Location:** Drainage area at Alvarado Dr. cul-de-sac (between lots 35 & 36)

**Funded?:** Yes.

**History:** Installed in 2001.

**Comments:** This metal fence is located at the drainage opening between the view fence gap. Still stable with some rust noted. Replacement should be anticipated.

**Useful Life:**  
25 years

**Remaining Life:**  
5 years



**Lower Estimate:**

\$ 2,250

**Higher Estimate:**

\$ 2,750

**Cost Source:** AR Cost Database

**Comp #: 540 Block & Metal - Repaint**

**Approx Quantity: 1 Allowance**

**Location:** Common areas throughout the community: Perimeter Walls, Metal Fence, View Fence & Culvert Rails

**Funded?:** Yes.

**History:** Painted in 2019 for \$20,000.

**Comments:** This component funds to repaint ~54,900 sq ft of block walls, 25 LF of 6' tall metal fence, and 50 LF of culvert/guard rails. Repaint periodically to maintain the appearance and to inhibit rusting. Block surfaces are fading, and metal surfaces are faded & oxidized.

**Useful Life:**  
7 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 27,900

**Higher Estimate:**

\$ 34,100

**Cost Source:** AR Cost Allowance

**Comp #: 900 Park Furniture - Replace**

**Approx Quantity: 18 Assorted Pieces**

**Location:** Park Area & Common Area along Alvarado Dr and walking path in the center of the parcel

**Funded?:** Yes.

**History:** Installed in 2001.

**Comments:** Primarily manufactured by Environmental PlaySystems and made from recycled materials. Appear older, weathered, and worn. Pieces include (6) benches, (5) picnic tables, (4) trash receptacles, and (3) BBQ grills.

**Useful Life:**  
15 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 22,500

**Higher Estimate:**

\$ 27,500

**Cost Source:** Internet Research & AR Cost Database

**Comp #: 902 Trash Receptacles - Replace**

**Approx Quantity: 2 Concrete Receptacles**

**Location:** Common Area along Alvarado Dr & walking path in the center of the parcel

**Funded?:** Yes.

**History:** Installed in 2004.

**Comments:** Long life expectancy, but future replacement should still be anticipated.

**Useful Life:**  
25 years

**Remaining Life:**  
3 years



**Lower Estimate:**

\$ 2,160

**Higher Estimate:**

\$ 2,640

**Cost Source:** AR Cost Database

**Comp #: 910 Playground Equip - Replace**

**Approx Quantity: 6 Assorted Pieces**

**Location:** Park Area along Alvarado Dr

**Funded?:** Yes.

**History:** Replaced during 2021-22 for \$50,281. Previously installed in 2001.

**Comments:** Quantity includes (1) medium-sized structure, (1) swing set, (1) sand digger, and (3) spring riders. Long life expectancy under normal circumstances. Replacement should be expected to update and modernize the equipment.

**Useful Life:**  
20 years

**Remaining Life:**  
16 years



**Lower Estimate:**

\$ 60,300

**Higher Estimate:**

\$ 73,700

**Cost Source:** AR Cost Database

**Comp #: 914 Shade Screen - Replace**

**Approx Quantity: 720 Sq Ft**

**Location:** Park Area along Alvarado Dr

**Funded?:** Yes.

**History:** Replaced in 2023 for \$5,250. Previously replaced in 2016 for \$4,000.

**Comments:** This component funds periodic replacement of shade screen material. Shade screen structures have a long and unpredictable life span, so replacement funding has not been included.

**Useful Life:**  
10 years

**Remaining Life:**  
7 years



**Lower Estimate:**

\$ 5,670

**Higher Estimate:**

\$ 6,930

**Cost Source:** Client Cost History

**Comp #: 916 Playground Sand - Replenish**

**Approx Quantity: 50 Tons**

**Location:** Park Area along Alvarado Dr

**Funded?:** Yes.

**History:** Replenished in 2016 for \$3,500.

**Comments:** There is typically no expectancy to completely replace the sand. This component funds to periodically top-dress or replenish the sand to maintain proper depths.

**Useful Life:**

6 years

**Remaining Life:**

4 years



**Lower Estimate:**

\$ 4,500

**Higher Estimate:**

\$ 5,500

**Cost Source:** AR Cost Database

**Comp #: 917 Playground Turf - Replace**

**Approx Quantity: 135 Sq Ft**

**Location:** Park Area along Alvarado Dr

**Funded?:** Yes.

**History:** Age is unknown.

**Comments:** Appears to be in good shape. This is a poured-in-place rubberized surface. Life span will vary depending on the level of use and maintenance. It will need to be replaced with the play equipment, so timing is scheduled at the same time. There is potential the turf will not last that long due to lack of maintenance and vandalism. Combined cost with the coat component accounts for the total estimated replacement budget.

**Useful Life:**

12 years

**Remaining Life:**

9 years



**Lower Estimate:**

\$ 4,850

**Higher Estimate:**

\$ 5,930

**Cost Source:** AR Cost Database

**Comp #: 924 Ramada Roofs - Replace**

**Approx Quantity: 800 Sq Ft**

**Location:** Park Area & Common Area along Alvarado Dr

**Funded?:** Yes.

**History:** Installed in 2001.

**Comments:** Quantity includes (2) ramadas. Long life component under normal circumstances. Replacement should still be anticipated, even if just for aesthetic purposes. Fair conditions observed.

**Useful Life:**  
30 years

**Remaining Life:**  
5 years



**Lower Estimate:**

\$ 28,800

**Higher Estimate:**

\$ 35,200

**Cost Source:** AR Cost Database

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## DESERT BREEZE

**Comp #: 100 Monuments - Refurbish**

**Approx Quantity: 2 Monuments**

**Location:** Intersections of Indian School Bypass & 144th and Bullard Ave. & Earl Dr.

**Funded?:** Yes.

**History:** Installed in 2001.

**Comments:** Both monuments consist of a stucco wall with engraved lettering. This component funds an allowance to update or modernize the monuments with a new sign, plus repairs to the walls and landscape. Repainting should be anticipated as an Operating expense.

**Useful Life:**

20 years

**Remaining Life:**

2 years



**Lower Estimate:**

\$ 7,200

**Higher Estimate:**

\$ 8,800

**Cost Source:** AR Cost Allowance

---

**Comp #: 500 Block Walls - Repair**

**Approx Quantity: 142,000 Sq Ft**

**Location:** Parcel perimeter (including Villagio, Parcel 5), bordering arterial streets, mailbox kiosks

**Funded?:** Yes.

**History:** Installed in 1999.

**Comments:** Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and partial replacement due to excessive settling or other sources of damage. The accumulated funds should be used as needed, and the percentage budgeted for replacement should be adjusted over time as conditions dictate.

**Useful Life:**

25 years

**Remaining Life:**

2 years



**Lower Estimate:**

\$ 153,000

**Higher Estimate:**

\$ 187,000

**Cost Source:** AR Cost Allowance

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**Comp #: 510 Metal Fence - Replace**

**Approx Quantity: 200 LF**

**Location:** Mounted between the Park Area & Monterey Way cul-de-sac and Drainage Area along 144th Ave.

**Funded?:** Yes.

**History:** Installed in 1999.

**Comments:** Still appears sturdy and intact with some rust issues. Future replacement should be anticipated. Repaint periodically as an Operating expense, or include with other painting projects.

**Useful Life:**  
25 years

**Remaining Life:**  
1 years



**Lower Estimate:** \$ 18,000                      **Higher Estimate:** \$ 22,000

**Cost Source:** AR Cost Database

**Comp #: 540 Block & Metal - Repaint**

**Approx Quantity: 1 Allowance**

**Location:** Common areas throughout the community: Perimeter Walls, Metal Fence & Pole Lights

**Funded?:** Yes.

**History:** Painted in 2019 for \$40,000. Previously repainted in 2011 for \$29,000 and in 2006 for \$43,200.

**Comments:** This component funds to repaint ~142,000 sq ft of block walls, 200 LF of 6' tall metal fence, and (21) pole lights. Repaint periodically to maintain the appearance and to inhibit rusting. Block surfaces are fading, and metal surfaces are faded & oxidized.

**Useful Life:**  
7 years

**Remaining Life:**  
0 years



**Lower Estimate:** \$ 74,700                      **Higher Estimate:** \$ 91,300

**Cost Source:** AR Cost Allowance

**Comp #: 800 Pole Lights - Replace (A)**

**Approx Quantity: 13 Pole light**

**Location:** Park Area on 145th Ave & Earll Dr

**Funded?:** Yes.

**History:** Installed in 1999.

**Comments:** The metal light poles will last longer than the light fixtures, but replacement should still be anticipated. This component funds to replace the poles in conjunction with a future light fixture project.

**Useful Life:**  
30 years

**Remaining Life:**  
3 years



**Lower Estimate:**

\$ 67,900

**Higher Estimate:**

\$ 82,900

**Cost Source:** AR Cost Database

**Comp #: 802 Pole Lights - Replace (B)**

**Approx Quantity: 2 Pole Lights**

**Location:** Park Area on 145th Ave & Earll Dr - (1) at basketball court & (1) at volleyball court

**Funded?:** Yes.

**History:** Replaced in 2019 for ~\$7,200. Previously installed in 1999.

**Comments:** The metal light poles will last longer than the light fixtures, but replacement should still be anticipated. This component funds to replace the poles in conjunction with a future light fixture project.

**Useful Life:**  
30 years

**Remaining Life:**  
23 years



**Lower Estimate:**

\$ 10,400

**Higher Estimate:**

\$ 12,800

**Cost Source:** Client Cost History

**Comp #: 812 Pole Lights - Replace (C)**

**Approx Quantity: 6 Pole Lights**

**Location:** Park Area on 145th Ave & EarlI Dr

**Funded?:** Yes.

**History:** Age is unknown. Previously installed in 1999.

**Comments:** The metal light poles will last longer than the light fixtures, but replacement should still be anticipated. This component funds to replace the poles in conjunction with a future light fixture project.

**Useful Life:**  
30 years

**Remaining Life:**  
25 years



**Lower Estimate:**

\$ 31,300

**Higher Estimate:**

\$ 38,300

**Cost Source:** Client Cost History

**Comp #: 900 Park Furniture - Replace**

**Approx Quantity: 10 Assorted Pieces**

**Location:** Park Area on 145th Ave & EarlI Dr and walking path in the community

**Funded?:** Yes.

**History:** Installed in 1999.

**Comments:** Pieces include (8) benches and (2) picnic tables. Observed to be older, weathered, and worn. Based on age and appearance, it would be prudent to plan for replacement soon.

**Useful Life:**  
15 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 8,730

**Higher Estimate:**

\$ 10,700

**Cost Source:** Internet Research & AR Cost Database

**Comp #: 902 Trash Receptacles - Replace**

**Approx Quantity: 21 Concrete Receptacles**

**Location:** Main park, pocket park, and bordering walkways throughout the development

**Funded?:** Yes.

**History:** Installed in 1999.

**Comments:** Long life expectancy, but future replacement is still anticipated.

**Useful Life:**  
25 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 22,700

**Higher Estimate:**

\$ 27,700

**Cost Source:** AR Cost Database

**Comp #: 910 Playground Equip - Replace (A)**

**Approx Quantity: 1 Play Structure**

**Location:** Park Area on 145th Ave & Earll Dr

**Funded?:** Yes.

**History:** Replaced in 2021 for \$48,615. Previously installed in 1999.

**Comments:** Quantity includes (1) medium-sized structure. Long life expectancy under normal circumstances. Replacement should be expected to update and modernize the equipment.

**Useful Life:**  
20 years

**Remaining Life:**  
15 years



**Lower Estimate:**

\$ 58,500

**Higher Estimate:**

\$ 71,500

**Cost Source:** Client Cost History

**Comp #: 911 Playground Equip - Replace (B)**

**Approx Quantity: 1 Play Structure**

**Location:** Park Area on Avalon Dr & 143rd Ln

**Funded?:** Yes.

**History:** Installed in 2020 for \$31,000.

**Comments:** Quantity includes (1) medium-sized structure. Long life expectancy under normal circumstances. Replacement should be expected to update and modernize the equipment.

**Useful Life:**  
20 years

**Remaining Life:**  
14 years



**Lower Estimate:**

\$ 43,200

**Higher Estimate:**

\$ 52,800

**Cost Source:** Client Cost History

**Comp #: 914 Shade Screens - Replace**

**Approx Quantity: 1,400 Sq Ft**

**Location:** Park Areas on Earll Dr & 145th Ave and Avalon Dr & 143rd Ln

**Funded?:** Yes.

**History:** Age is unknown.

**Comments:** Small holes observed. Quantity includes (2) shade screens. This component funds periodic replacement of shade screen material. Shade screen structures have a long and unpredictable life span, so replacement funding has not been included.

**Useful Life:**  
10 years

**Remaining Life:**  
1 years



**Lower Estimate:**

\$ 15,100

**Higher Estimate:**

\$ 18,500

**Cost Source:** AR Cost Database

**Comp #: 916 Playground Sand - Replenish**

**Approx Quantity: 40 Tons**

**Location:** Park Area on 145th Ave & Earl Dr

**Funded?:** Yes.

**History:**

**Comments:** There is typically no expectancy to completely replace the sand. This component funds to periodically top-dress or replenish the sand to maintain proper depths.

**Useful Life:**

6 years

**Remaining Life:**

4 years



**Lower Estimate:**

\$ 3,600

**Higher Estimate:**

\$ 4,400

**Cost Source:** Client Cost History

**Comp #: 917 Playground Turf - Replace**

**Approx Quantity: 165 Sq Ft**

**Location:** Park Area on 145th Ave & Earl Dr

**Funded?:** Yes.

**History:** Age is unknown.

**Comments:** This is a poured-in-place rubberized surface. Life span will vary depending on the level of use and maintenance. It will need to be replaced with the play equipment, so timing is scheduled at the same time. There is potential the turf will not last that long due to lack of maintenance and vandalism. Combined cost with the coat component accounts for the total estimated replacement budget.

**Useful Life:**

12 years

**Remaining Life:**

9 years



**Lower Estimate:**

\$ 5,940

**Higher Estimate:**

\$ 7,260

**Cost Source:** AR Cost Database

**Comp #: 920 Playground Wood - Replenish**

**Approx Quantity: 1,200 Sq Ft**

**Location:** Pocket park at Avalon Dr. and 143rd Ln.

**Funded?:** Yes.

**History:** Installed in 2020 for \$5,100.

**Comments:** There is no expectancy to completely replace the wood mulch surface. HOA should expect to top dress/replenish it periodically to maintain proper surfacing depths.

**Useful Life:**  
6 years

**Remaining Life:**  
4 years



**Lower Estimate:**

\$ 2,700

**Higher Estimate:**

\$ 3,300

**Cost Source:** AR Cost Database

**Comp #: 928 Metal Roof - Replace**

**Approx Quantity: 900 Sq Ft**

**Location:** Rooftop of the restroom building at Park Area on 145th Ave & Earl Dr

**Funded?:** Yes.

**History:** Installed in 1999.

**Comments:** Roof still appears in fair shape with no problems noted. This is a standing seam steel metal roof. Long life expectancy under normal circumstances. Replacement should still be anticipated, even if just for aesthetic purposes.

**Useful Life:**  
30 years

**Remaining Life:**  
3 years



**Lower Estimate:**

\$ 32,400

**Higher Estimate:**

\$ 39,600

**Cost Source:** AR Cost Database

**Comp #: 930 Basketball Court - Replace**  
**Location:** Park Area on 145th Ave & Earll Dr  
**Funded?:** Yes.  
**History:** Installed in 1999.

**Approx Quantity: 1 Court: ~4000 Sq Ft**

**Comments:** This is a concrete court without a coated surface. There are still significant cracking and pitting noted. Based on current conditions, the HOA should be prepared to replace the concrete court eventually.

**Useful Life:**  
30 years

**Remaining Life:**  
3 years



**Lower Estimate:** \$ 45,000                      **Higher Estimate:** \$ 55,000

**Cost Source:** AR Cost Database

**Comp #: 932 Basketball Equip - Replace**  
**Location:** Park Area on 145th Ave & Earll Dr  
**Funded?:** Yes.  
**History:** Age is unknown.

**Approx Quantity: 2 Backboard & Goals**

**Comments:** Appear to be in good shape. This is a heavy-duty backboard and goal mounted to a metal post. There is no expectancy to replace the metal post. This component funds to replace only the backboard and goal.

**Useful Life:**  
20 years

**Remaining Life:**  
14 years



**Lower Estimate:** \$ 4,140                      **Higher Estimate:** \$ 5,060

**Cost Source:** AR Cost Database

## DESERT VISTA

**Comp #: 100 Monuments - Refurbish****Approx Quantity: 2 Monuments****Location:** Intersections of Indian School Rd & 146th Ave and Wigwam Blvd & 148th Ave**Funded?:** Yes.**History:** Installed in 2001.**Comments:** Both monuments consist of a stucco wall with engraved lettering. This component funds an allowance to update or modernize the monuments with a new sign, plus repairs to the walls and landscape. Repainting should be anticipated as an Operating expense.**Useful Life:**

20 years

**Remaining Life:**

2 years

**Lower Estimate:**

\$ 7,200

**Higher Estimate:**

\$ 8,800

**Cost Source:** AR Cost Allowance

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**Comp #: 500 Block Walls - Repair****Approx Quantity: 146,200 Sq Ft****Location:** Parcel perimeter, bordering arterial streets, and view walls**Funded?:** Yes.**History:** Repaired in 2020 for \$3,300. Previously installed in 2000.**Comments:** Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and partial replacement due to excessive settling or other sources of damage. The accumulated funds should be used as needed, and the percentage budgeted for replacement should be adjusted over time as conditions dictate.**Useful Life:**

25 years

**Remaining Life:**

1 years

**Lower Estimate:**

\$ 158,000

**Higher Estimate:**

\$ 193,000

**Cost Source:** AR Cost Allowance

**Comp #: 520 View Fence - Replace**

**Approx Quantity: 3,400 LF**

**Location:** View fence of lots bordering walkway in the middle of the community

**Funded?:** Yes.

**History:** Installed in 2000.

**Comments:** This is 2' tall view fence. Long life component under normal circumstances. It would still be prudent to plan for complete replacement eventually. HOA is reportedly only responsible for 50% of the cost.

**Useful Life:**  
50 years

**Remaining Life:**  
24 years



**Lower Estimate:**

\$ 64,300

**Higher Estimate:**

\$ 78,500

**Cost Source:** AR Cost Database

**Comp #: 540 Block & Metal - Repaint**

**Approx Quantity: 1 Allowance**

**Location:** Common areas throughout the community: Perimeter Walls, Metal Fence, View Fence & Culvert Rails

**Funded?:** Yes.

**History:** Painted in 2019 for \$57,000. Previously painted in 2011 for \$50,000 and in 2006 for \$44,400.

**Comments:** This component funds to repaint ~146,200 sq ft of block walls, 3,400 LF of 2' tall view fence, and 300 LF of culvert/guard rails. Repaint periodically to maintain the appearance and to inhibit rusting. Block surfaces are fading, and metal surfaces are faded & oxidized.

**Useful Life:**  
7 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 88,700

**Higher Estimate:**

\$ 108,000

**Cost Source:** AR Cost Allowance

**Comp #: 680 Storm Water Pump - Replace**  
**Location:** Park Area at 145th Dr & Indianola Ave  
**Funded?:** Yes.  
**History:** Installed in 2003.  
**Comments:** It is the association's responsibility to maintain and replace. No access to inspect. Assumed to be functional with no other historical information provided.  
\*Model: CP3127.180

**Approx Quantity: 1 Flygt 7.5 HP**

**Useful Life:**  
20 years

**Remaining Life:**  
1 years



**Lower Estimate:** \$ 13,100                      **Higher Estimate:** \$ 16,000

**Cost Source:** AR Cost Database

**Comp #: 682 Control Panel - Replace**  
**Location:** Park Area at 145th Dr & Indianola Ave  
**Funded?:** Yes.  
**History:** Installed in 2003.  
**Comments:** The control panel is another significant piece to the storm water pump station. Treat repairs as an Operating expense. Long term replacement should be expected.

**Approx Quantity: 1 Control Panel**

**Useful Life:**  
35 years

**Remaining Life:**  
12 years



**Lower Estimate:** \$ 10,800                      **Higher Estimate:** \$ 13,200

**Cost Source:** AR Cost Database

**Comp #: 900 Park Furniture - Replace**

**Approx Quantity: 15 Assorted Pieces**

**Location:** Park Area on 145th Dr & Indianola Ave, Park Area along Amelia Ave, and bordering walkways throughout the development

**Funded?:** Yes.

**History:** Installed in 2000.

**Comments:** Primarily manufactured by Environmental PlaySystems and made from recycled materials. Pieces include (6) benches, (6) picnic tables, (3) trash cans. Observed to still be older and worn. Based on age, it would be prudent to plan for replacement soon.

**Useful Life:**  
15 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 16,200

**Higher Estimate:**

\$ 19,800

**Cost Source:** Internet Research & AR Cost Database

**Comp #: 902 Trash Receptacles - Replace**

**Approx Quantity: 10 Concrete Receptacles**

**Location:** Park Area on 145th Dr & Indianola Ave, Park Area along Amelia Ave, and bordering walkways throughout the development

**Funded?:** Yes.

**History:** Installed in 2000.

**Comments:** Long life expectancy, but future replacement is still anticipated.

**Useful Life:**  
25 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 10,800

**Higher Estimate:**

\$ 13,200

**Cost Source:** AR Cost Database

**Comp #: 910 Playground Equip - Replace (A)**

**Approx Quantity: 1 Play Structure**

**Location:** Park Area on 145th Dr & Indianola Ave

**Funded?:** Yes.

**History:** Replaced in 2020 for \$38,000.

**Comments:** Quantity includes (1) large-sized structure. Long life expectancy under normal circumstances. Replacement should be expected to update and modernize the equipment.

**Useful Life:**  
20 years

**Remaining Life:**  
14 years



**Lower Estimate:** \$ 54,000                      **Higher Estimate:** \$ 66,000

**Cost Source:** Client Cost History

**Comp #: 911 Playground Equip - Replace (B)**

**Approx Quantity: 6 Assorted Pieces**

**Location:** Park Area along Amelia Ave

**Funded?:** Yes.

**History:** Installed in 2000.

**Comments:** Play structure is older but still intact and in fair shape. Quantity includes (1) medium-sized structure and (5) spring riders. Long life expectancy under normal circumstances. Replacement should be expected to update and modernize the equipment.

**Useful Life:**  
20 years

**Remaining Life:**  
3 years



**Lower Estimate:** \$ 58,200                      **Higher Estimate:** \$ 71,100

**Cost Source:** AR Cost Database

**Comp #: 914 Shade Screens - Replace**

**Approx Quantity: 1,400 Sq Ft**

**Location:** Park Areas on 145th Dr & Indianola Ave and along Amelia Ave

**Funded?:** Yes.

**History:** ~\$6,100 spent in 2018.

**Comments:** Still appear intact and in fair shape. Quantity includes (2) shade screens. This component funds periodic replacement of shade screen material. Shade screen structures have a long and unpredictable life span, so replacement funding has not been included.

**Useful Life:**

10 years

**Remaining Life:**

2 years



**Lower Estimate:**

\$ 15,100

**Higher Estimate:**

\$ 18,500

**Cost Source:** AR Cost Database

**Comp #: 916 Playground Sand - Replenish**

**Approx Quantity: 40 Tons**

**Location:** Park Area along Amelia Ave

**Funded?:** Yes.

**History:** Replenished in 2016 for \$7,800, which included the main park at that time (which no longer has sand now).

**Comments:** There is typically no expectancy to completely replace the sand. This component funds to periodically top-dress or replenish the sand to maintain proper depths.

**Useful Life:**

6 years

**Remaining Life:**

4 years



**Lower Estimate:**

\$ 3,600

**Higher Estimate:**

\$ 4,400

**Cost Source:** AR Cost Database

**Comp #: 920 Playground Wood - Replenish**  
**Location:** Park Area on 145th Dr & Indianola Ave  
**Funded?:** Yes.  
**History:** Installed in 2020 for \$9,300, cost included removing sand and tot turf.  
**Comments:** There is no expectancy to completely replace the wood mulch surface. HOA should expect to top dress/replenish it periodically to maintain proper surfacing depths.

**Approx Quantity: 2,400 Sq Ft**

**Useful Life:**  
6 years

**Remaining Life:**  
4 years



**Lower Estimate:** \$ 5,400                      **Higher Estimate:** \$ 6,600

**Cost Source:** AR Cost Database

**Comp #: 924 Ramada Roof - Replace**  
**Location:** Ramada at tot lot area  
**Funded?:** Yes.  
**History:** Installed in 2001.  
**Comments:** Long life component under normal circumstances. Replacement should still be anticipated, even if just for aesthetic purposes. Typical fading noted.

**Approx Quantity: 400 Sq Ft**

**Useful Life:**  
30 years

**Remaining Life:**  
5 years



**Lower Estimate:** \$ 14,400                      **Higher Estimate:** \$ 17,600

**Cost Source:** AR Cost Database

**Comp #: 930 Basketball Court - Resurface**

**Approx Quantity: 1 Half Court**

**Location:** Park Area on 145th Dr & Indianola Ave

**Funded?:** No. This is a concrete court without a coated surface. No significant crack or deterioration issues noted. Future replacement is not anticipated at this time.

**History:**

**Comments:**

**Useful Life:**

**Remaining Life:**



**Lower Estimate:**

\$ 0

**Higher Estimate:**

\$ 0

**Cost Source:**

**Comp #: 932 Basketball Equip - Replace**

**Approx Quantity: 1 Backboard & Goal**

**Location:** Park Area on 145th Dr & Indianola Ave

**Funded?:** Yes.

**History:** Age is unknown.

**Comments:** Appears older, but still intact. This is a heavy-duty backboard and goal mounted to a metal post. There is no expectancy to replace the metal post. This component funds to replace only the backboard and goal.

**Useful Life:**  
20 years

**Remaining Life:**  
2 years



**Lower Estimate:**

\$ 2,070

**Higher Estimate:**

\$ 2,530

**Cost Source:** AR Cost Database

**Comp #: 934 Baseball Backstop - Replace**

**Approx Quantity: 1 Backstop**

**Location:** Park Area on 145th Dr & Indianola Ave

**Funded?:** Yes.

**History:** Installed in 2003.

**Comments:** The backstop is 58 LF x 15' high. Dents and damages noted. Still intact and in decent shape overall. Replacement should be anticipated.

**Useful Life:**  
25 years

**Remaining Life:**  
2 years



**Lower Estimate:**

\$ 18,000

**Higher Estimate:**

\$ 22,000

**Cost Source:** AR Cost Database

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