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Update "With-Site-Visit" Reserve Study



Rancho Santa Fe HOA Avondale, AZ

Report #: 14085-2

For Period Beginning: January 1, 2018

Expires: December 31, 2018

Date Prepared: August 8, 2017



Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

- 1) A List of What you're Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

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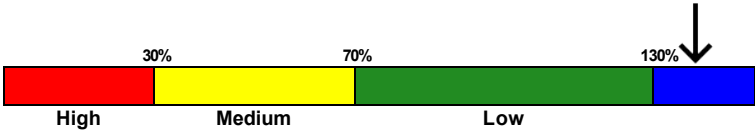
3- Minute Executive Summary

Association: Rancho Santa Fe HOA **Assoc. #: 14085-2**
Location: Avondale, AZ **# of Units:1999**
Report Period: January 1, 2018 through December 31, 2018

Findings/Recommendations as-of: January 1, 2018

Projected Starting Reserve Balance	\$754,702
Current Fully Funded Reserve Balance	\$535,112
Average Reserve Deficit (Surplus) Per Unit	(\$110)
Percent Funded	141.0 %
Recommended 2018 Monthly Reserve Contribution	\$5,300
Recommended 2018 Special Assessments for Reserves	\$0
Most Recent Reserve Contribution Rate	\$3,283

Reserves % Funded: 141.0%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.00 %
Annual Inflation Rate 3.00 %

- This is an update With-Site-Visit based on a prior report prepared by Association Reserves for your 2013 Fiscal Year. We performed the site inspection on 6/1/2017.
- The Reserve expense threshold for this analysis is \$1,000, which means no expenses under that amount are funded in the Reserve Study.
- Your Reserve Fund is 141.0 % Funded. This means the Reserve Fund status is Strong, and special assessment risk is currently Low.
- The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.
- Based on this starting point and anticipated future expenses, we recommend budgeting Monthly Reserve contributions of \$5,300. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
PHASES 1 & 2			
103 Concrete - Repair	5	2	\$2,750
320 Pole Lights - Replace	25	2	\$120,000
405 Park Furniture - Replace (A)	15	12	\$8,000
405 Park Furniture - Replace (B)	15	0	\$5,800
410 Drinking Fountain - Replace (A)	15	5	\$3,600
410 Drinking Fountain - Replace (B)	15	5	\$3,600
412 Play Equipment - Replace	20	17	\$27,500
413 Swing Set - Replace	20	1	\$2,500
420 Playground Sand - Replenish	8	4	\$3,050
430 Basketball Court - Resurface	5	0	\$5,700
432 Basketball Goals - Replace	20	2	\$1,600
435 Volleyball Court - Replenish	0		\$0
436 Court Lights - Replace	25	2	\$14,500
440 Baseball Backstops - Replace	25	4	\$13,500
442 Baseball Fence - Replace	25	4	\$4,250
444 Baseball Benches - Replace	20	0	\$1,800
501 Block Walls - Repair	25	4	\$77,000
503 Metal Fence - Replace (A)	25	4	\$2,700
503 Metal Fence - Replace (B)	30	8	\$12,000
503 Metal Fence - Replace (C)	25	4	\$3,850
505 View Fence - Replace (50%)	30	8	\$32,000
1003 Irrig Controllers - Partial Replace	3	0	\$6,800
1005 Landscape Granite - Replenish	4	1	\$125,000
1106 Guard Rails - Repaint	4	0	\$7,000
1107 Metal Fence - Repaint	4	0	\$3,500
1108 View Fence - Repaint (50%)	4	0	\$4,600
1116 Ramadas - Repaint	5	2	\$2,500
1304 Tile Roofs - Refurbish	30	8	\$5,400
1401 Monuments (Main) - Refurbish	20	7	\$26,000
1402 Monuments (Parcel) - Refurbish	20	7	\$15,000
PARCELS 12 - 15			
320 Pole Lights - Replace	25	4	\$59,500
405 Park Furniture - Replace	15	7	\$6,400
410 Drinking Fountain - Replace	15	5	\$3,600
412 Play Equipment - Replace (Encanto)	20	17	\$25,000
412 Play Equipment - Replace (Santa Fe)	20	17	\$21,000
412 Play Equipment - Replace (Windsor)	20	17	\$21,000
413 Swing Set - Replace	20	2	\$2,500
418 Fitness Trail - Replace	18	5	\$19,500
420 Playground Sand - Replenish	8	1	\$3,050
432 Basketball Goals - Replace	20	3	\$1,600
505 View Fence - Replace (50%)	30	8	\$18,000
1108 View Fence - Repaint (50%)	4	0	\$3,000
1116 Ramadas - Repaint	5	2	\$1,800
1304 Tile Roofs - Refurbish	30	9	\$4,050

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
PARCELS 16 - 18			
320 Pole Lights - Replace	30	10	\$4,750
405 Park Furniture - Replace	15	2	\$1,300
412 Play Equipment - Replace	20	17	\$19,000
420 Playground Sand - Replenish	8	1	\$1,000
422 Playground Turf - Replace	12	6	\$2,200
49 Total Funded Components			

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

Introduction



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

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



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

Methodology



For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

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



Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Site Inspection Notes

During the site visit on 6/1/2017, we visually inspected the common areas. This included the playgrounds, walls/fencing, landscaping, etc.

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



Projected Expenses

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

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

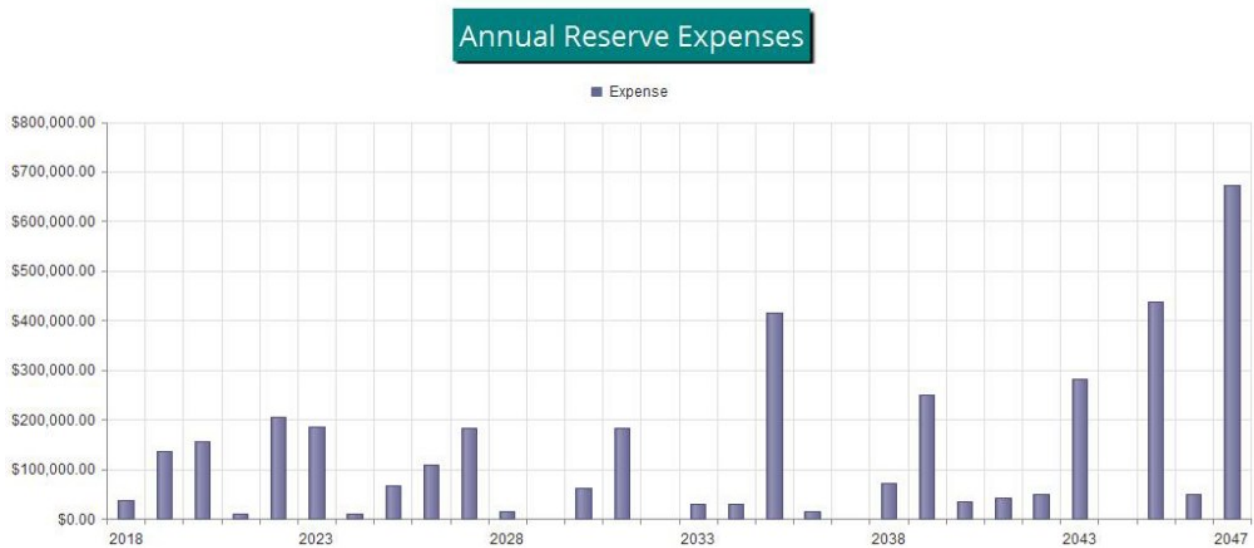


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$754,702 as-of the start of your fiscal year on 1/1/2018. This balance was provided to Association Reserves. As of 1/1/2018, your Fully Funded Balance is computed to be \$535,112. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 141.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$5,300 this Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

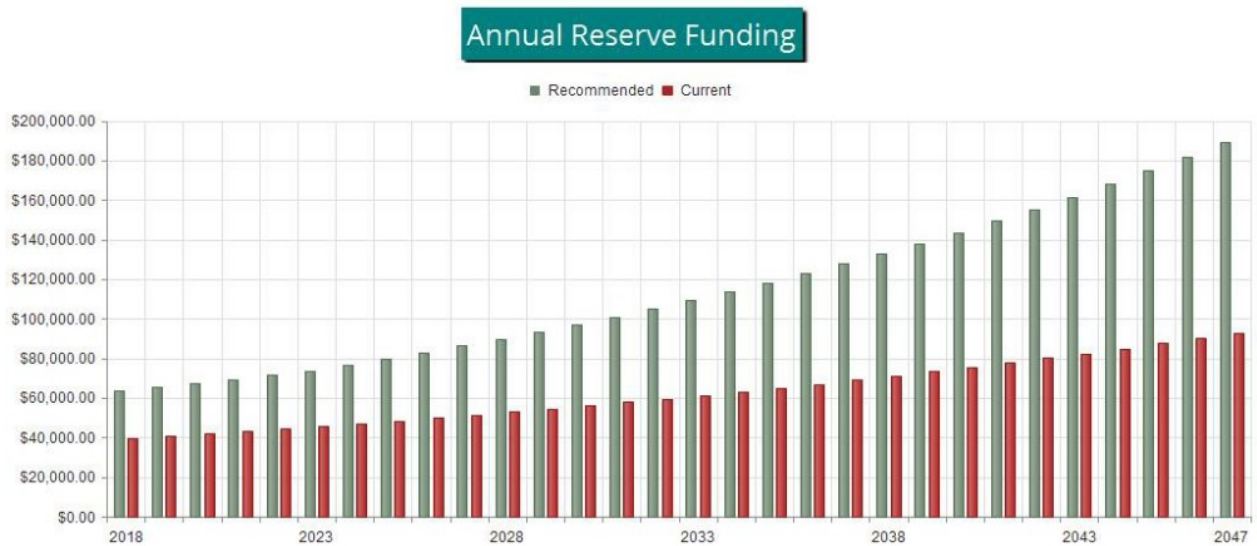


Figure 2

The following chart shows your Reserve balance under our recommended Funding Plan and your currently budgeted contribution rate, compared to the always-changing Fully Funded Balance target.

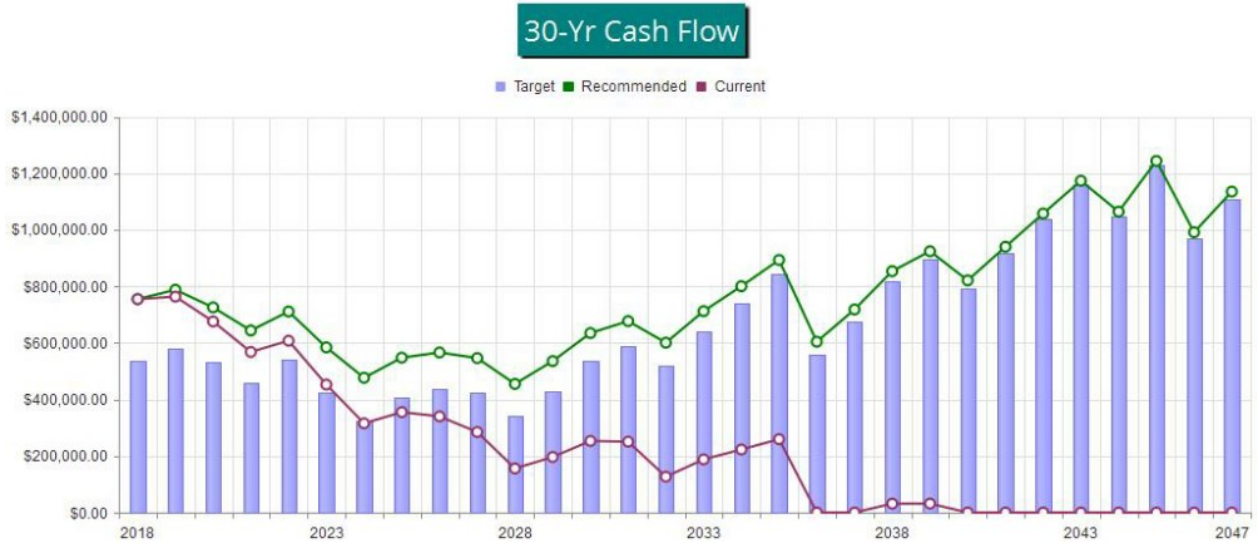


Figure 3

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



Figure 4

Table Descriptions

The tabular information in this Report is broken down into nine tables, not all which may have been chosen by your Project Manager to appear in your report. Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

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

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

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

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the association 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 association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Acct/Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

30-Yr 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.

Cash Flow 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.

Reserve Component List Detail

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# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
PHASES 1 & 2					
103 Concrete - Repair	Numerous Sq Ft	5	2	\$2,500	\$3,000
320 Pole Lights - Replace	(49) Pole Lights	25	2	\$110,000	\$130,000
405 Park Furniture - Replace (A)	(12) Assorted Pieces	15	12	\$7,000	\$9,000
405 Park Furniture - Replace (B)	(10) Assorted Pieces	15	0	\$5,300	\$6,300
410 Drinking Fountain - Replace (A)	(1) Concrete Fountain	15	5	\$3,200	\$4,000
410 Drinking Fountain - Replace (B)	(1) Fountain	15	5	\$3,200	\$4,000
412 Play Equipment - Replace	(4) Assorted Pieces	20	17	\$25,000	\$30,000
413 Swing Set - Replace	(1) Swing Set	20	1	\$2,200	\$2,800
420 Playground Sand - Replenish	Approx 70 Tons	8	4	\$2,700	\$3,400
430 Basketball Court - Resurface	(1) Court	5	0	\$5,100	\$6,300
432 Basketball Goals - Replace	(2) Goals	20	2	\$1,400	\$1,800
435 Volleyball Court - Replenish	Approx 40 Tons	0		\$0	\$0
436 Court Lights - Replace	(6) Pole Lights	25	2	\$13,000	\$16,000
440 Baseball Backstops - Replace	(2) Backstops	25	4	\$12,000	\$15,000
442 Baseball Fence - Replace	Approx 200 LF	25	4	\$3,700	\$4,800
444 Baseball Benches - Replace	(2) 16' Benches	20	0	\$1,500	\$2,100
501 Block Walls - Repair	Approx 338,800 Sq Ft	25	4	\$70,000	\$84,000
503 Metal Fence - Replace (A)	Approx 40 LF	25	4	\$2,400	\$3,000
503 Metal Fence - Replace (B)	Approx 460 LF	30	8	\$11,000	\$13,000
503 Metal Fence - Replace (C)	Approx 60 LF	25	4	\$3,400	\$4,300
505 View Fence - Replace (50%)	Approx 1,830 LF	30	8	\$29,000	\$35,000
1003 Irrig Controllers - Partial Replace	(5) of (22) Controllers	3	0	\$6,000	\$7,600
1005 Landscape Granite - Replenish	1/4th of 8,650 Tons	4	1	\$110,000	\$140,000
1106 Guard Rails - Repaint	Approx 1,120 LF	4	0	\$6,100	\$7,900
1107 Metal Fence - Repaint	Approx 560 LF	4	0	\$3,000	\$4,000
1108 View Fence - Repaint (50%)	Approx 1,830 LF	4	0	\$4,200	\$5,000
1116 Ramadas - Repaint	Approx 1,500 Sq Ft	5	2	\$2,200	\$2,800
1304 Tile Roofs - Refurbish	Approx 1,100 Sq Ft	30	8	\$4,800	\$6,000
1401 Monuments (Main) - Refurbish	(6) Monuments	20	7	\$23,000	\$29,000
1402 Monuments (Parcel) - Refurbish	(7) Monuments	20	7	\$13,000	\$17,000
PARCELS 12 - 15					
320 Pole Lights - Replace	(25) Pole Lights	25	4	\$54,000	\$65,000
405 Park Furniture - Replace	(11) Pieces	15	7	\$5,800	\$7,000
410 Drinking Fountain - Replace	(1) Concrete Fountain	15	5	\$3,200	\$4,000
412 Play Equipment - Replace (Encanto)	(2) Assorted Pieces	20	17	\$22,000	\$28,000
412 Play Equipment - Replace (Santa Fe)	(1) Playstructure	20	17	\$18,000	\$24,000
412 Play Equipment - Replace (Windsor)	(1) Playstructure	20	17	\$18,000	\$24,000
413 Swing Set - Replace	(1) Swing Set	20	2	\$2,200	\$2,800
418 Fitness Trail - Replace	(17) Stations	18	5	\$17,000	\$22,000
420 Playground Sand - Replenish	Approx 70 Tons	8	1	\$2,700	\$3,400
432 Basketball Goals - Replace	(2) Goals	20	3	\$1,400	\$1,800
505 View Fence - Replace (50%)	Approx 1,230 LF	30	8	\$16,000	\$20,000
1108 View Fence - Repaint (50%)	Approx 1,230 LF	4	0	\$2,500	\$3,500
1116 Ramadas - Repaint	Approx 1,100 Sq Ft	5	2	\$1,600	\$2,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
1304	Tile Roofs - Refurbish	Approx 840 Sq Ft	30	9	\$3,600	\$4,500
PARCELS 16 - 18						
320	Pole Lights - Replace	(2) Pole Lights	30	10	\$4,300	\$5,200
405	Park Furniture - Replace	(2) Benches	15	2	\$1,100	\$1,500
412	Play Equipment - Replace	(1) Playstructure	20	17	\$17,000	\$21,000
420	Playground Sand - Replenish	Approx 20 Tons	8	1	\$900	\$1,100
422	Playground Turf - Replace	Approx 100 Sq Ft	12	6	\$2,000	\$2,400
49	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
PHASES 1 & 2								
103	Concrete - Repair	\$2,750	X	3	/	5	=	\$1,650
320	Pole Lights - Replace	\$120,000	X	23	/	25	=	\$110,400
405	Park Furniture - Replace (A)	\$8,000	X	3	/	15	=	\$1,600
405	Park Furniture - Replace (B)	\$5,800	X	15	/	15	=	\$5,800
410	Drinking Fountain - Replace (A)	\$3,600	X	10	/	15	=	\$2,400
410	Drinking Fountain - Replace (B)	\$3,600	X	10	/	15	=	\$2,400
412	Play Equipment - Replace	\$27,500	X	3	/	20	=	\$4,125
413	Swing Set - Replace	\$2,500	X	19	/	20	=	\$2,375
420	Playground Sand - Replenish	\$3,050	X	4	/	8	=	\$1,525
430	Basketball Court - Resurface	\$5,700	X	5	/	5	=	\$5,700
432	Basketball Goals - Replace	\$1,600	X	18	/	20	=	\$1,440
435	Volleyball Court - Replenish	\$0	X	0	/	0	=	\$0
436	Court Lights - Replace	\$14,500	X	23	/	25	=	\$13,340
440	Baseball Backstops - Replace	\$13,500	X	21	/	25	=	\$11,340
442	Baseball Fence - Replace	\$4,250	X	21	/	25	=	\$3,570
444	Baseball Benches - Replace	\$1,800	X	20	/	20	=	\$1,800
501	Block Walls - Repair	\$77,000	X	21	/	25	=	\$64,680
503	Metal Fence - Replace (A)	\$2,700	X	21	/	25	=	\$2,268
503	Metal Fence - Replace (B)	\$12,000	X	22	/	30	=	\$8,800
503	Metal Fence - Replace (C)	\$3,850	X	21	/	25	=	\$3,234
505	View Fence - Replace (50%)	\$32,000	X	22	/	30	=	\$23,467
1003	Irrig Controllers - Partial Replace	\$6,800	X	3	/	3	=	\$6,800
1005	Landscape Granite - Replenish	\$125,000	X	3	/	4	=	\$93,750
1106	Guard Rails - Repaint	\$7,000	X	4	/	4	=	\$7,000
1107	Metal Fence - Repaint	\$3,500	X	4	/	4	=	\$3,500
1108	View Fence - Repaint (50%)	\$4,600	X	4	/	4	=	\$4,600
1116	Ramadas - Repaint	\$2,500	X	3	/	5	=	\$1,500
1304	Tile Roofs - Refurbish	\$5,400	X	22	/	30	=	\$3,960
1401	Monuments (Main) - Refurbish	\$26,000	X	13	/	20	=	\$16,900
1402	Monuments (Parcel) - Refurbish	\$15,000	X	13	/	20	=	\$9,750
PARCELS 12 - 15								
320	Pole Lights - Replace	\$59,500	X	21	/	25	=	\$49,980
405	Park Furniture - Replace	\$6,400	X	8	/	15	=	\$3,413
410	Drinking Fountain - Replace	\$3,600	X	10	/	15	=	\$2,400
412	Play Equipment - Replace (Encanto)	\$25,000	X	3	/	20	=	\$3,750
412	Play Equipment - Replace (Santa Fe)	\$21,000	X	3	/	20	=	\$3,150
412	Play Equipment - Replace (Windsor)	\$21,000	X	3	/	20	=	\$3,150
413	Swing Set - Replace	\$2,500	X	18	/	20	=	\$2,250
418	Fitness Trail - Replace	\$19,500	X	13	/	18	=	\$14,083
420	Playground Sand - Replenish	\$3,050	X	7	/	8	=	\$2,669
432	Basketball Goals - Replace	\$1,600	X	17	/	20	=	\$1,360
505	View Fence - Replace (50%)	\$18,000	X	22	/	30	=	\$13,200
1108	View Fence - Repaint (50%)	\$3,000	X	4	/	4	=	\$3,000
1116	Ramadas - Repaint	\$1,800	X	3	/	5	=	\$1,080
1304	Tile Roofs - Refurbish	\$4,050	X	21	/	30	=	\$2,835

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
PARCELS 16 - 18								
320	Pole Lights - Replace	\$4,750	X	20	/	30	=	\$3,167
405	Park Furniture - Replace	\$1,300	X	13	/	15	=	\$1,127
412	Play Equipment - Replace	\$19,000	X	3	/	20	=	\$2,850
420	Playground Sand - Replenish	\$1,000	X	7	/	8	=	\$875
422	Playground Turf - Replace	\$2,200	X	6	/	12	=	\$1,100
								\$535,112

Component Significance

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WSV

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
PHASES 1 & 2					
103	Concrete - Repair	5	\$2,750	\$550	0.82 %
320	Pole Lights - Replace	25	\$120,000	\$4,800	7.11 %
405	Park Furniture - Replace (A)	15	\$8,000	\$533	0.79 %
405	Park Furniture - Replace (B)	15	\$5,800	\$387	0.57 %
410	Drinking Fountain - Replace (A)	15	\$3,600	\$240	0.36 %
410	Drinking Fountain - Replace (B)	15	\$3,600	\$240	0.36 %
412	Play Equipment - Replace	20	\$27,500	\$1,375	2.04 %
413	Swing Set - Replace	20	\$2,500	\$125	0.19 %
420	Playground Sand - Replenish	8	\$3,050	\$381	0.57 %
430	Basketball Court - Resurface	5	\$5,700	\$1,140	1.69 %
432	Basketball Goals - Replace	20	\$1,600	\$80	0.12 %
435	Volleyball Court - Replenish	0	\$0	\$0	0.00 %
436	Court Lights - Replace	25	\$14,500	\$580	0.86 %
440	Baseball Backstops - Replace	25	\$13,500	\$540	0.80 %
442	Baseball Fence - Replace	25	\$4,250	\$170	0.25 %
444	Baseball Benches - Replace	20	\$1,800	\$90	0.13 %
501	Block Walls - Repair	25	\$77,000	\$3,080	4.56 %
503	Metal Fence - Replace (A)	25	\$2,700	\$108	0.16 %
503	Metal Fence - Replace (B)	30	\$12,000	\$400	0.59 %
503	Metal Fence - Replace (C)	25	\$3,850	\$154	0.23 %
505	View Fence - Replace (50%)	30	\$32,000	\$1,067	1.58 %
1003	Irrig Controllers - Partial Replace	3	\$6,800	\$2,267	3.36 %
1005	Landscape Granite - Replenish	4	\$125,000	\$31,250	46.31 %
1106	Guard Rails - Repaint	4	\$7,000	\$1,750	2.59 %
1107	Metal Fence - Repaint	4	\$3,500	\$875	1.30 %
1108	View Fence - Repaint (50%)	4	\$4,600	\$1,150	1.70 %
1116	Ramadas - Repaint	5	\$2,500	\$500	0.74 %
1304	Tile Roofs - Refurbish	30	\$5,400	\$180	0.27 %
1401	Monuments (Main) - Refurbish	20	\$26,000	\$1,300	1.93 %
1402	Monuments (Parcel) - Refurbish	20	\$15,000	\$750	1.11 %
PARCELS 12 - 15					
320	Pole Lights - Replace	25	\$59,500	\$2,380	3.53 %
405	Park Furniture - Replace	15	\$6,400	\$427	0.63 %
410	Drinking Fountain - Replace	15	\$3,600	\$240	0.36 %
412	Play Equipment - Replace (Encanto)	20	\$25,000	\$1,250	1.85 %
412	Play Equipment - Replace (Santa Fe)	20	\$21,000	\$1,050	1.56 %
412	Play Equipment - Replace (Windsor)	20	\$21,000	\$1,050	1.56 %
413	Swing Set - Replace	20	\$2,500	\$125	0.19 %
418	Fitness Trail - Replace	18	\$19,500	\$1,083	1.61 %
420	Playground Sand - Replenish	8	\$3,050	\$381	0.57 %
432	Basketball Goals - Replace	20	\$1,600	\$80	0.12 %
505	View Fence - Replace (50%)	30	\$18,000	\$600	0.89 %
1108	View Fence - Repaint (50%)	4	\$3,000	\$750	1.11 %
1116	Ramadas - Repaint	5	\$1,800	\$360	0.53 %
1304	Tile Roofs - Refurbish	30	\$4,050	\$135	0.20 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
PARCELS 16 - 18					
320	Pole Lights - Replace	30	\$4,750	\$158	0.23 %
405	Park Furniture - Replace	15	\$1,300	\$87	0.13 %
412	Play Equipment - Replace	20	\$19,000	\$950	1.41 %
420	Playground Sand - Replenish	8	\$1,000	\$125	0.19 %
422	Playground Turf - Replace	12	\$2,200	\$183	0.27 %
49	Total Funded Components			\$67,476	100.00 %

30-Year Reserve Plan Summary

14085-2
WSV

Fiscal Year Start: 2018

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength Calculations: (All values 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 Contribs.	Reserve Contribs.			
2018	\$754,702	\$535,112	141.0 %	Low	61.44 %	\$63,600	\$0	\$7,709	\$38,200
2019	\$787,811	\$581,320	135.5 %	Low	3.00 %	\$65,508	\$0	\$7,563	\$135,497
2020	\$725,386	\$530,784	136.7 %	Low	3.00 %	\$67,473	\$0	\$6,843	\$155,899
2021	\$643,803	\$459,864	140.0 %	Low	3.00 %	\$69,497	\$0	\$6,771	\$9,179
2022	\$710,892	\$540,151	131.6 %	Low	3.00 %	\$71,582	\$0	\$6,473	\$204,786
2023	\$584,160	\$423,649	137.9 %	Low	3.00 %	\$73,730	\$0	\$5,301	\$186,643
2024	\$476,548	\$324,686	146.8 %	Low	4.00 %	\$76,679	\$0	\$5,119	\$10,746
2025	\$547,599	\$406,345	134.8 %	Low	4.00 %	\$79,746	\$0	\$5,565	\$66,967
2026	\$565,944	\$435,036	130.1 %	Low	4.00 %	\$82,936	\$0	\$5,558	\$108,309
2027	\$546,129	\$424,570	128.6 %	Low	4.00 %	\$86,253	\$0	\$5,003	\$182,538
2028	\$454,848	\$339,976	133.8 %	Low	4.00 %	\$89,704	\$0	\$4,949	\$14,044
2029	\$535,457	\$429,113	124.8 %	Low	4.00 %	\$93,292	\$0	\$5,848	\$0
2030	\$634,597	\$538,191	117.9 %	Low	4.00 %	\$97,023	\$0	\$6,555	\$61,308
2031	\$676,867	\$590,281	114.7 %	Low	4.00 %	\$100,904	\$0	\$6,385	\$183,567
2032	\$600,589	\$520,979	115.3 %	Low	4.00 %	\$104,941	\$0	\$6,561	\$0
2033	\$712,090	\$641,734	111.0 %	Low	4.00 %	\$109,138	\$0	\$7,559	\$28,511
2034	\$800,276	\$739,900	108.2 %	Low	4.00 %	\$113,504	\$0	\$8,464	\$29,045
2035	\$893,198	\$843,708	105.9 %	Low	4.00 %	\$118,044	\$0	\$7,483	\$414,699
2036	\$604,026	\$556,753	108.5 %	Low	4.00 %	\$122,766	\$0	\$6,608	\$15,322
2037	\$718,077	\$675,993	106.2 %	Low	4.00 %	\$127,676	\$0	\$7,855	\$0
2038	\$853,608	\$818,143	104.3 %	Low	4.00 %	\$132,783	\$0	\$8,884	\$71,251
2039	\$924,025	\$894,824	103.3 %	Low	4.00 %	\$138,095	\$0	\$8,721	\$249,838
2040	\$821,003	\$793,627	103.4 %	Low	4.00 %	\$143,618	\$0	\$8,800	\$33,628
2041	\$939,794	\$915,970	102.6 %	Low	4.00 %	\$149,363	\$0	\$9,982	\$41,643
2042	\$1,057,497	\$1,037,722	101.9 %	Low	4.00 %	\$155,338	\$0	\$11,150	\$50,617
2043	\$1,173,368	\$1,157,999	101.3 %	Low	4.00 %	\$161,551	\$0	\$11,182	\$282,137
2044	\$1,063,964	\$1,047,656	101.6 %	Low	4.00 %	\$168,013	\$0	\$11,532	\$0
2045	\$1,243,510	\$1,228,970	101.2 %	Low	4.00 %	\$174,734	\$0	\$11,168	\$438,371
2046	\$991,040	\$968,697	102.3 %	Low	4.00 %	\$181,723	\$0	\$10,626	\$48,390
2047	\$1,134,999	\$1,106,929	102.5 %	Low	4.00 %	\$188,992	\$0	\$8,968	\$673,506

30-Year Income/Expense Detail (yrs 0 through 4)

14085-2
WSV

Fiscal Year	2018	2019	2020	2021	2022
Starting Reserve Balance	\$754,702	\$787,811	\$725,386	\$643,803	\$710,892
Annual Reserve Contribution	\$63,600	\$65,508	\$67,473	\$69,497	\$71,582
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,709	\$7,563	\$6,843	\$6,771	\$6,473
Total Income	\$826,011	\$860,882	\$799,702	\$720,071	\$788,947
# Component					
PHASES 1 & 2					
103 Concrete - Repair	\$0	\$0	\$2,917	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$127,308	\$0	\$0
405 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace (B)	\$5,800	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace (A)	\$0	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace (B)	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
413 Swing Set - Replace	\$0	\$2,575	\$0	\$0	\$0
420 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$3,433
430 Basketball Court - Resurface	\$5,700	\$0	\$0	\$0	\$0
432 Basketball Goals - Replace	\$0	\$0	\$1,697	\$0	\$0
435 Volleyball Court - Replenish	\$0	\$0	\$0	\$0	\$0
436 Court Lights - Replace	\$0	\$0	\$15,383	\$0	\$0
440 Baseball Backstops - Replace	\$0	\$0	\$0	\$0	\$15,194
442 Baseball Fence - Replace	\$0	\$0	\$0	\$0	\$4,783
444 Baseball Benches - Replace	\$1,800	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$86,664
503 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$3,039
503 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$4,333
505 View Fence - Replace (50%)	\$0	\$0	\$0	\$0	\$0
1003 Irrig Controllers - Partial Replace	\$6,800	\$0	\$0	\$7,431	\$0
1005 Landscape Granite - Replenish	\$0	\$128,750	\$0	\$0	\$0
1106 Guard Rails - Repaint	\$7,000	\$0	\$0	\$0	\$7,879
1107 Metal Fence - Repaint	\$3,500	\$0	\$0	\$0	\$3,939
1108 View Fence - Repaint (50%)	\$4,600	\$0	\$0	\$0	\$5,177
1116 Ramadas - Repaint	\$0	\$0	\$2,652	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1401 Monuments (Main) - Refurbish	\$0	\$0	\$0	\$0	\$0
1402 Monuments (Parcel) - Refurbish	\$0	\$0	\$0	\$0	\$0
PARCELS 12 - 15					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$66,968
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Encanto)	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Santa Fe)	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Windsor)	\$0	\$0	\$0	\$0	\$0
413 Swing Set - Replace	\$0	\$0	\$2,652	\$0	\$0
418 Fitness Trail - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Sand - Replenish	\$0	\$3,142	\$0	\$0	\$0
432 Basketball Goals - Replace	\$0	\$0	\$0	\$1,748	\$0
505 View Fence - Replace (50%)	\$0	\$0	\$0	\$0	\$0
1108 View Fence - Repaint (50%)	\$3,000	\$0	\$0	\$0	\$3,377
1116 Ramadas - Repaint	\$0	\$0	\$1,910	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
PARCELS 16 - 18					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$1,379	\$0	\$0
412 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Sand - Replenish	\$0	\$1,030	\$0	\$0	\$0
422 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$38,200	\$135,497	\$155,899	\$9,179	\$204,786
Ending Reserve Balance	\$787,811	\$725,386	\$643,803	\$710,892	\$584,160

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$584,160	\$476,548	\$547,599	\$565,944	\$546,129
Annual Reserve Contribution	\$73,730	\$76,679	\$79,746	\$82,936	\$86,253
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,301	\$5,119	\$5,565	\$5,558	\$5,003
Total Income	\$663,191	\$558,346	\$632,911	\$654,438	\$637,386
# Component					
PHASES 1 & 2					
103 Concrete - Repair	\$0	\$0	\$3,382	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace (A)	\$4,173	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace (B)	\$4,173	\$0	\$0	\$0	\$0
412 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
413 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$0
430 Basketball Court - Resurface	\$6,608	\$0	\$0	\$0	\$0
432 Basketball Goals - Replace	\$0	\$0	\$0	\$0	\$0
435 Volleyball Court - Replenish	\$0	\$0	\$0	\$0	\$0
436 Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
440 Baseball Backstops - Replace	\$0	\$0	\$0	\$0	\$0
442 Baseball Fence - Replace	\$0	\$0	\$0	\$0	\$0
444 Baseball Benches - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (B)	\$0	\$0	\$0	\$15,201	\$0
503 Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
505 View Fence - Replace (50%)	\$0	\$0	\$0	\$40,537	\$0
1003 Irrig Controllers - Partial Replace	\$0	\$8,120	\$0	\$0	\$8,872
1005 Landscape Granite - Replenish	\$144,909	\$0	\$0	\$0	\$163,097
1106 Guard Rails - Repaint	\$0	\$0	\$0	\$8,867	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$4,434	\$0
1108 View Fence - Repaint (50%)	\$0	\$0	\$0	\$5,827	\$0
1116 Ramadas - Repaint	\$0	\$0	\$3,075	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$6,841	\$0
1401 Monuments (Main) - Refurbish	\$0	\$0	\$31,977	\$0	\$0
1402 Monuments (Parcel) - Refurbish	\$0	\$0	\$18,448	\$0	\$0
PARCELS 12 - 15					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$7,871	\$0	\$0
410 Drinking Fountain - Replace	\$4,173	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Encanto)	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Santa Fe)	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Windsor)	\$0	\$0	\$0	\$0	\$0
413 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
418 Fitness Trail - Replace	\$22,606	\$0	\$0	\$0	\$0
420 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$3,980
432 Basketball Goals - Replace	\$0	\$0	\$0	\$0	\$0
505 View Fence - Replace (50%)	\$0	\$0	\$0	\$22,802	\$0
1108 View Fence - Repaint (50%)	\$0	\$0	\$0	\$3,800	\$0
1116 Ramadas - Repaint	\$0	\$0	\$2,214	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$5,284
PARCELS 16 - 18					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$1,305
422 Playground Turf - Replace	\$0	\$2,627	\$0	\$0	\$0
Total Expenses	\$186,643	\$10,746	\$66,967	\$108,309	\$182,538
Ending Reserve Balance	\$476,548	\$547,599	\$565,944	\$546,129	\$454,848

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$454,848	\$535,457	\$634,597	\$676,867	\$600,589
Annual Reserve Contribution	\$89,704	\$93,292	\$97,023	\$100,904	\$104,941
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,949	\$5,848	\$6,555	\$6,385	\$6,561
Total Income	\$549,501	\$634,597	\$738,175	\$784,156	\$712,090
# Component					
PHASES 1 & 2					
103 Concrete - Repair	\$0	\$0	\$3,921	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace (A)	\$0	\$0	\$11,406	\$0	\$0
405 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace (A)	\$0	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace (B)	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
413 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Sand - Replenish	\$0	\$0	\$4,349	\$0	\$0
430 Basketball Court - Resurface	\$7,660	\$0	\$0	\$0	\$0
432 Basketball Goals - Replace	\$0	\$0	\$0	\$0	\$0
435 Volleyball Court - Replenish	\$0	\$0	\$0	\$0	\$0
436 Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
440 Baseball Backstops - Replace	\$0	\$0	\$0	\$0	\$0
442 Baseball Fence - Replace	\$0	\$0	\$0	\$0	\$0
444 Baseball Benches - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
505 View Fence - Replace (50%)	\$0	\$0	\$0	\$0	\$0
1003 Irrig Controllers - Partial Replace	\$0	\$0	\$9,695	\$0	\$0
1005 Landscape Granite - Replenish	\$0	\$0	\$0	\$183,567	\$0
1106 Guard Rails - Repaint	\$0	\$0	\$9,980	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$4,990	\$0	\$0
1108 View Fence - Repaint (50%)	\$0	\$0	\$6,559	\$0	\$0
1116 Ramadas - Repaint	\$0	\$0	\$3,564	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1401 Monuments (Main) - Refurbish	\$0	\$0	\$0	\$0	\$0
1402 Monuments (Parcel) - Refurbish	\$0	\$0	\$0	\$0	\$0
PARCELS 12 - 15					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Encanto)	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Santa Fe)	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Windsor)	\$0	\$0	\$0	\$0	\$0
413 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
418 Fitness Trail - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$0
432 Basketball Goals - Replace	\$0	\$0	\$0	\$0	\$0
505 View Fence - Replace (50%)	\$0	\$0	\$0	\$0	\$0
1108 View Fence - Repaint (50%)	\$0	\$0	\$4,277	\$0	\$0
1116 Ramadas - Repaint	\$0	\$0	\$2,566	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
PARCELS 16 - 18					
320 Pole Lights - Replace	\$6,384	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$0
422 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$14,044	\$0	\$61,308	\$183,567	\$0
Ending Reserve Balance	\$535,457	\$634,597	\$676,867	\$600,589	\$712,090

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$712,090	\$800,276	\$893,198	\$604,026	\$718,077
Annual Reserve Contribution	\$109,138	\$113,504	\$118,044	\$122,766	\$127,676
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,559	\$8,464	\$7,483	\$6,608	\$7,855
Total Income	\$828,787	\$922,244	\$1,018,725	\$733,399	\$853,608
# Component					
PHASES 1 & 2					
103 Concrete - Repair	\$0	\$0	\$4,545	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace (B)	\$9,036	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace (A)	\$0	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace (B)	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace	\$0	\$0	\$45,453	\$0	\$0
413 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$0
430 Basketball Court - Resurface	\$8,880	\$0	\$0	\$0	\$0
432 Basketball Goals - Replace	\$0	\$0	\$0	\$0	\$0
435 Volleyball Court - Replenish	\$0	\$0	\$0	\$0	\$0
436 Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
440 Baseball Backstops - Replace	\$0	\$0	\$0	\$0	\$0
442 Baseball Fence - Replace	\$0	\$0	\$0	\$0	\$0
444 Baseball Benches - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
505 View Fence - Replace (50%)	\$0	\$0	\$0	\$0	\$0
1003 Irrig Controllers - Partial Replace	\$10,594	\$0	\$0	\$11,577	\$0
1005 Landscape Granite - Replenish	\$0	\$0	\$206,606	\$0	\$0
1106 Guard Rails - Repaint	\$0	\$11,233	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$5,616	\$0	\$0	\$0
1108 View Fence - Repaint (50%)	\$0	\$7,382	\$0	\$0	\$0
1116 Ramadas - Repaint	\$0	\$0	\$4,132	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1401 Monuments (Main) - Refurbish	\$0	\$0	\$0	\$0	\$0
1402 Monuments (Parcel) - Refurbish	\$0	\$0	\$0	\$0	\$0
PARCELS 12 - 15					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Encanto)	\$0	\$0	\$41,321	\$0	\$0
412 Play Equipment - Replace (Santa Fe)	\$0	\$0	\$34,710	\$0	\$0
412 Play Equipment - Replace (Windsor)	\$0	\$0	\$34,710	\$0	\$0
413 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
418 Fitness Trail - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Sand - Replenish	\$0	\$0	\$5,041	\$0	\$0
432 Basketball Goals - Replace	\$0	\$0	\$0	\$0	\$0
505 View Fence - Replace (50%)	\$0	\$0	\$0	\$0	\$0
1108 View Fence - Repaint (50%)	\$0	\$4,814	\$0	\$0	\$0
1116 Ramadas - Repaint	\$0	\$0	\$2,975	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
PARCELS 16 - 18					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$2,149	\$0	\$0
412 Play Equipment - Replace	\$0	\$0	\$31,404	\$0	\$0
420 Playground Sand - Replenish	\$0	\$0	\$1,653	\$0	\$0
422 Playground Turf - Replace	\$0	\$0	\$0	\$3,745	\$0
Total Expenses	\$28,511	\$29,045	\$414,699	\$15,322	\$0
Ending Reserve Balance	\$800,276	\$893,198	\$604,026	\$718,077	\$853,608

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$853,608	\$924,025	\$821,003	\$939,794	\$1,057,497
Annual Reserve Contribution	\$132,783	\$138,095	\$143,618	\$149,363	\$155,338
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,884	\$8,721	\$8,800	\$9,982	\$11,150
Total Income	\$995,276	\$1,070,841	\$973,422	\$1,099,140	\$1,223,984
# Component					
PHASES 1 & 2					
103 Concrete - Repair	\$0	\$0	\$5,269	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace (A)	\$6,502	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace (B)	\$6,502	\$0	\$0	\$0	\$0
412 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
413 Swing Set - Replace	\$0	\$4,651	\$0	\$0	\$0
420 Playground Sand - Replenish	\$5,509	\$0	\$0	\$0	\$0
430 Basketball Court - Resurface	\$10,295	\$0	\$0	\$10,295	\$0
432 Basketball Goals - Replace	\$0	\$0	\$3,066	\$0	\$0
435 Volleyball Court - Replenish	\$0	\$0	\$0	\$0	\$0
436 Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
440 Baseball Backstops - Replace	\$0	\$0	\$0	\$0	\$0
442 Baseball Fence - Replace	\$0	\$0	\$0	\$0	\$0
444 Baseball Benches - Replace	\$3,251	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
505 View Fence - Replace (50%)	\$0	\$0	\$0	\$0	\$0
1003 Irrig Controllers - Partial Replace	\$0	\$12,650	\$0	\$0	\$13,823
1005 Landscape Granite - Replenish	\$0	\$232,537	\$0	\$0	\$0
1106 Guard Rails - Repaint	\$12,643	\$0	\$0	\$0	\$14,230
1107 Metal Fence - Repaint	\$6,321	\$0	\$0	\$0	\$7,115
1108 View Fence - Repaint (50%)	\$8,308	\$0	\$0	\$0	\$9,351
1116 Ramadas - Repaint	\$0	\$0	\$4,790	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1401 Monuments (Main) - Refurbish	\$0	\$0	\$0	\$0	\$0
1402 Monuments (Parcel) - Refurbish	\$0	\$0	\$0	\$0	\$0
PARCELS 12 - 15					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$12,263	\$0	\$0
410 Drinking Fountain - Replace	\$6,502	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Encanto)	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Santa Fe)	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Windsor)	\$0	\$0	\$0	\$0	\$0
413 Swing Set - Replace	\$0	\$0	\$4,790	\$0	\$0
418 Fitness Trail - Replace	\$0	\$0	\$0	\$38,485	\$0
420 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$0
432 Basketball Goals - Replace	\$0	\$0	\$0	\$3,158	\$0
505 View Fence - Replace (50%)	\$0	\$0	\$0	\$0	\$0
1108 View Fence - Repaint (50%)	\$5,418	\$0	\$0	\$0	\$6,098
1116 Ramadas - Repaint	\$0	\$0	\$3,449	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
PARCELS 16 - 18					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$0
422 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$71,251	\$249,838	\$33,628	\$41,643	\$50,617
Ending Reserve Balance	\$924,025	\$821,003	\$939,794	\$1,057,497	\$1,173,368

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$1,173,368	\$1,063,964	\$1,243,510	\$991,040	\$1,134,999
Annual Reserve Contribution	\$161,551	\$168,013	\$174,734	\$181,723	\$188,992
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,182	\$11,532	\$11,168	\$10,626	\$8,968
Total Income	\$1,346,101	\$1,243,510	\$1,429,412	\$1,183,389	\$1,332,960
# Component					
PHASES 1 & 2					
103 Concrete - Repair	\$0	\$0	\$6,109	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$266,555	\$0	\$0
405 Park Furniture - Replace (A)	\$0	\$0	\$17,770	\$0	\$0
405 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace (A)	\$0	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace (B)	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
413 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Sand - Replenish	\$0	\$0	\$0	\$6,978	\$0
430 Basketball Court - Resurface	\$11,935	\$0	\$0	\$0	\$0
432 Basketball Goals - Replace	\$0	\$0	\$0	\$0	\$0
435 Volleyball Court - Replenish	\$0	\$0	\$0	\$0	\$0
436 Court Lights - Replace	\$0	\$0	\$32,209	\$0	\$0
440 Baseball Backstops - Replace	\$0	\$0	\$0	\$0	\$31,814
442 Baseball Fence - Replace	\$0	\$0	\$0	\$0	\$10,015
444 Baseball Benches - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$181,456
503 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$6,363
503 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$9,073
505 View Fence - Replace (50%)	\$0	\$0	\$0	\$0	\$0
1003 Irrig Controllers - Partial Replace	\$0	\$0	\$15,105	\$0	\$0
1005 Landscape Granite - Replenish	\$261,722	\$0	\$0	\$0	\$294,571
1106 Guard Rails - Repaint	\$0	\$0	\$0	\$16,015	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$8,008	\$0
1108 View Fence - Repaint (50%)	\$0	\$0	\$0	\$10,524	\$0
1116 Ramadas - Repaint	\$0	\$0	\$5,553	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1401 Monuments (Main) - Refurbish	\$0	\$0	\$57,754	\$0	\$0
1402 Monuments (Parcel) - Refurbish	\$0	\$0	\$33,319	\$0	\$0
PARCELS 12 - 15					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$140,216
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Encanto)	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Santa Fe)	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace (Windsor)	\$0	\$0	\$0	\$0	\$0
413 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
418 Fitness Trail - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Sand - Replenish	\$6,386	\$0	\$0	\$0	\$0
432 Basketball Goals - Replace	\$0	\$0	\$0	\$0	\$0
505 View Fence - Replace (50%)	\$0	\$0	\$0	\$0	\$0
1108 View Fence - Repaint (50%)	\$0	\$0	\$0	\$6,864	\$0
1116 Ramadas - Repaint	\$0	\$0	\$3,998	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
PARCELS 16 - 18					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Sand - Replenish	\$2,094	\$0	\$0	\$0	\$0
422 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$282,137	\$0	\$438,371	\$48,390	\$673,506
Ending Reserve Balance	\$1,063,964	\$1,243,510	\$991,040	\$1,134,999	\$659,453

Accuracy, Limitations, and Disclosures

Because we have no control over future events, we cannot claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect that financial institutions will provide interest earnings for funds on-deposit. We believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The things we can control are measurements, which we attempt to establish within 5% accuracy. Your starting Reserve Balance and current Reserve interest earnings are also numbers that can be identified with a high degree of certainty. These figures have been provided to us and were not confirmed by our independent research. Our projections assume a stable economic environment and lack of natural disasters.

Because both the physical status and financial status of the association change each year, this Reserve Study is by nature a “one-year” document. This information can and should be adjusted annually as part of the Reserve Study Update process so that more accurate estimates can be reflected in the Reserve plan. Reality often differs from even the best assumptions due to changing economic factors, physical factors, or ownership expectations. Because many years of financial preparation help to prepare for large expenses, this Report shows expenses for the next 30 years. We fully expect a number of adjustments will be necessary through the interim years to both the cost and timing of distant expense projections. It is our recommendation and that of the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually.

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 is performed under his Responsible Charge. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association’s situation.

We have relied upon the client to provide the current (or projected) Reserve Balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the Reserve Fund. In addition, we have considered the association’s representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable.

Component quantities indicated in this Report were derived from the prior Reserve Study, unless otherwise noted in our “Site Inspection Notes” comments. No destructive or intrusive testing was performed, nor should the site inspection be assumed to be anything other than for budget purposes.

Terms and Definitions

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

Component Details

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

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

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

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

PHASES 1 & 2

Comp #: 103 Concrete - Repair

Quantity: Numerous Sq Ft

Location: Walking paths throughout community

Funded?: Yes.

History:

Evaluation: There is no expectancy to completely replace the concrete. This component provides an allowance for periodic repairs and/or partial replacements.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 2,500

Worst Case: \$ 3,000

Allowance for repairs

Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 320 Pole Lights - Replace

Quantity: (49) Pole Lights

Location: Walkways along east perimeter of the community and at South Park

Funded?: Yes.

History: Installed during 1994-1996.

Evaluation: Severe rust issues at the base of some poles noted. Some areas have completely rusted through leaving a big hole in the pole. Complete replacement should be expected eventually.

Useful Life:
25 years

Remaining Life:
2 years



Best Case: \$ 110,000

Worst Case: \$ 130,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 403 Mailboxes - Replace

Quantity: Numerous Clusters

Location: Mounted adjacent to streets throughout community

Funded?: No. Mailboxes are owned and maintained by the Post Office, not the association.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 405 Park Furniture - Replace (A)

Quantity: (12) Assorted Pieces

Location: South Park - Vistas II parcel

Funded?: Yes.

History: (5) trash receptacles were installed during 2015 for ~\$2,700. (7) picnic tables were installed around 2014 for ~\$4,600.

Evaluation: Appear intact and in good shape. Future replacement should be anticipated.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 405 Park Furniture - Replace (B)

Quantity: (10) Assorted Pieces

Location: South Park - Vistas II parcel

Funded?: Yes.

History: Assumed to be original from 1996.

Evaluation: Pieces include (5) benches, (3) picnic tables, and (2) trash receptacles. Observed to be in poor shape. Heavy rust and deterioration evident (see picture). Recommend planning for replacement soon.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 5,300

Worst Case: \$ 6,300

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 406 Bike Loops - Replace

Quantity: (5) Loops

Location: South Park - Vistas II parcel

Funded?: No. Long life expectancy under normal circumstances. Recommend replacing individual loops when needed with Operating funds.

History: Original from 1996.

Evaluation: Repaint periodically as an Operating expense to maintain the appearance.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 407 Trash Receptacles - Replace

Quantity: (8) Concrete Receptacles

Location: Mounted in common areas at Vistas I, Vistas II, Tierra I, Alta Mira, & Holly Street Park

Funded?: No. Varying styles and conditions noted. Recommend replacing individually as-needed using Operating funds.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 409 Pet Stations - Replace

Quantity: (4) Pet Stations

Location: Common area walkways at Vistas I, Vistas II, Alta Mira and at South Park

Funded?: No. Recommend replacing individually as needed with Operating funds.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 410 Drinking Fountain - Replace (A)

Quantity: (1) Concrete Fountain

Location: South Park - Vistas II parcel: near the basketball court

Funded?: Yes.

History: Original from 1996.

Evaluation: Fountain appears old, weathered, and damaged. Remaining life has been delayed, per the HOA's request.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 3,200

Worst Case: \$ 4,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 410 Drinking Fountain - Replace (B)

Quantity: (1) Fountain

Location: South Park - Vistas II parcel: next to the baseball field

Funded?: Yes.

History:

Evaluation: This is a small drinking fountain. Observed to be worn and in poor shape. Fountain was not connected during our inspection. The association should plan to replace with a commercial quality fountain. Remaining life has been delayed, per the HOA's request.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 3,200

Worst Case: \$ 4,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 412 Play Equipment - Replace

Quantity: (4) Assorted Pieces

Location: South Park - Vistas II parcel

Funded?: Yes.

History: Installed during 2015-2016 for ~\$26,000.

Evaluation: Pieces include (1) playstructure, (2) spring riders (pony and chipmunk), and (1) see-saw. Appear to be in good shape. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
17 years



Best Case: \$ 25,000

Worst Case: \$ 30,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 413 Swing Set - Replace

Quantity: (1) Swing Set

Location: South Park - Vistas II parcel

Funded?: Yes.

History:

Evaluation: Observed to be weathered and worn. Surface rust evident. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 2,200

Worst Case: \$ 2,800

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 420 Playground Sand - Replenish

Quantity: Approx 70 Tons

Location: South Park - Vistas II parcel: tot lot area, swing set area, and volleyball court

Funded?: Yes.

History:

Evaluation: This component provides funding to periodically replenish the sand to maintain the softness and cushion. Generally soft and in decent shape overall.

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 2,700

Worst Case: \$ 3,400

Allowance to replenish

Higher allowance

Cost Source: ARI Cost Database

Comp #: 430 Basketball Court - Resurface

Quantity: (1) Court

Location: South Park - Vistas II parcel

Funded?: Yes.

History:

Evaluation: This is a full court combined with two half or quarter size courts. Court has a coated concrete surface. Coating exhibits fading, cracks, and chipping. Resurfacing should be expected soon.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 5,100

Worst Case: \$ 6,300

Estimate to resurface

Higher estimate

Cost Source: ARI Cost Database

Comp #: 432 Basketball Goals - Replace

Quantity: (2) Goals

Location: South Park - Vistas II parcel

Funded?: Yes.

History: Installed around 1996.

Evaluation: This component funds for future replacement of the backboards and rims. Moderate use and wear evident. Still intact and functional. Replacement does not appear to be a high priority at this point.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 1,400

Worst Case: \$ 1,800

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 435 Volleyball Court - Replenish

Quantity: Approx 40 Tons

Location: South Park - Vistas II parcel

Funded?: Yes. Funding for sand replenish is included with the playground.

History:

Evaluation: This is a sand volleyball court. Replacement issues are minimal and should be addressed as a maintenance expense.

Useful Life:
0 years

Remaining Life:



Best Case: \$ 0

Worst Case: \$ 0

Cost Source:

Comp #: 436 Court Lights - Replace

Quantity: (6) Pole Lights

Location: South Park - Vistas II parcel: (4) basketball court & (2) at volleyball court

Funded?: Yes.

History: Installed around 1996.

Evaluation: These lights also exhibit rust issues at the base. Treat repairs as an Operating expense. Complete replacement should be expected eventually.

Useful Life:
25 years

Remaining Life:
2 years



Best Case: \$ 13,000

Worst Case: \$ 16,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 438 Frisbee Golf - Replace

Quantity: (5) Stations

Location: South Park - Vistas II parcel

Funded?: No. The association will reportedly not replace them in the future, so no Reserve funding has been allocated.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 440 Baseball Backstops - Replace

Quantity: (2) Backstops

Location: South Park- Vistas II: main backstop & small backstop near the playground

Funded?: Yes.

History: Some repairs were completed some time during 2013-2016.

Evaluation: Backstops exhibit use and wear. Still stable and functional. Future replacement should be anticipated.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 442 Baseball Fence - Replace

Quantity: Approx 200 LF

Location: South Park- Vistas II: dugouts at the baseball field

Funded?: Yes.

History:

Evaluation: This component funds for replacement of the chain link fence forming the dugouts on each side of the backstop. Fair conditions noted.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 3,700

Worst Case: \$ 4,800

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 444 Baseball Benches - Replace

Quantity: (2) 16' Benches

Location: South Park- Vistas II: dugouts at the baseball field

Funded?: Yes.

History: Installed around 1996.

Evaluation: Wood benches appear old and weathered. Recommend planning for replacement soon.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 1,500

Worst Case: \$ 2,100

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 501 Block Walls - Repair

Quantity: Approx 338,800 Sq Ft

Location: Perimeter and view walls throughout community - all parcels

Funded?: Yes.

History:

Evaluation: Walls are expected to last the life of the community under normal circumstances. This component provides an allowance for repairs and/or partial replacement due to excessive settling or other sources of damage. Damages from sprinklers evident.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 70,000

Worst Case: \$ 84,000

Allowance to repair 2% of the total

Higher allowance to repair 2%

Cost Source: ARI Cost Database

Comp #: 503 Metal Fence - Replace (A)

Quantity: Approx 40 LF

Location: Ironwood (parcel 19): perimeter area between Tract E and the South Park

Funded?: Yes.

History: Installed around 1997. Curved pickets were added around 2010.

Evaluation: Damages and vandalism evident. Some of the curved pickets are missing. Funding is provided for future replacement.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 2,400

Worst Case: \$ 3,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 503 Metal Fence - Replace (B)

Quantity: Approx 460 LF

Location: Vistas I parcel: wash area at east perimeter of community, around a pump station

Funded?: Yes.

History: Installed around 1994.

Evaluation: Most of the rail is mounted in concrete along the wash. Some of it is in the grass. Heavy amount of surface rust noted.

Funding is provided for future replacement.

Useful Life:
30 years

Remaining Life:
8 years



Best Case: \$ 11,000

Worst Case: \$ 13,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 503 Metal Fence - Replace (C)

Quantity: Approx 60 LF

Location: Casitas II & Tierra II parcels bordering the school

Funded?: Yes.

History: Installed during 1996.

Evaluation: Still stable and secure, but fair amount of rust evident. Funding is provided for complete replacement.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 3,400

Worst Case: \$ 4,300

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 505 View Fence - Replace (50%)

Quantity: Approx 1,830 LF

Location: Alta Mira parcel: southern perimeter

Funded?: Yes.

History: View fence panels were installed during 1994.

Evaluation: Still appears stable and secure, but not well maintained. Future replacement will be a shared expense between the association and homeowners.

Useful Life:
30 years

Remaining Life:
8 years



Best Case: \$ 29,000

Worst Case: \$ 35,000

Estimate to replace, reflects 50% of the cost

Higher estimate, reflects 50% of the total

Cost Source: ARI Cost Database

Comp #: 1003 Irrig Controllers - Partial Replace

Quantity: (5) of (22) Controllers

Location: Common areas throughout community

Funded?: Yes.

History:

Evaluation: Controllers vary in age, size, and quality. There is no expectancy for complete replacement. Cost will vary depending on the quality and number of stations. This component funds for periodic, partial replacement based on an average size controller.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$ 6,000

Worst Case: \$ 7,600

Estimate to replace (5) controllers

Higher estimate to replace (5) controllers

Cost Source: ARI Cost Database

Comp #: 1005 Landscape Granite - Replenish

Quantity: 1/4th of 8,650 Tons

Location: Common areas throughout community

Funded?: Yes.

History: ~\$110,000 was spent some time during 2013-2016.

Evaluation: There is no expectancy to replenish the entire community at one time. Some areas appear generally full and in decent shape, while others are thin and sparse in coverage. This component funds to periodically replenish approximately 1/4th of the community.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 110,000

Worst Case: \$ 140,000

Estimate to replenish 1/4th of community

Higher estimate to replenish 1/4th of community

Cost Source: ARI Cost Database

Comp #: 1008 Drywells - Inspect/Clean

Quantity: (15) Drywells

Location: Common areas throughout community

Funded?: No. Drywells will reportedly be cleaned and inspected using Operating funds. No Reserve funding required.

History:

Evaluation: To ensure proper operation and eliminate the need for future replacement, drywells should be periodically inspected and cleaned. Failure to maintain the drywells could lead to expensive replacement eventually.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1009 Drywells - Replace

Quantity: (15) Drywells

Location: Common areas throughout community

Funded?: No. There is no expectancy to replace a drywell unless it is not correctly installed or neglected. No replacement funding required at this time.

History: (5) mini max drains were added during 2017 for ~\$34,500.

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1105 Block Walls - Repaint

Quantity: Approx 338,800 Sq Ft

Location: Perimeter and view walls throughout community - all parcels

Funded?: No. Walls are unpainted, so no Reserve funding has been allocated to paint them.

History: HOA received a verbal estimate recently of ~\$150,000 to paint the walls, but has decided to leave the walls unpainted.

Evaluation: Discoloration and staining evident due to sprinkler overspray.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1106 Guard Rails - Repaint

Quantity: Approx 1,120 LF

Location: Common tracts and drainage areas throughout community

Funded?: Yes.

History:

Evaluation: Observed to be in poor shape. Heavy oxidation and rust evident. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 6,100

Worst Case: \$ 7,900

Estimate to repaint

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1107 Metal Fence - Repaint

Quantity: Approx 560 LF

Location: Ironwood (parcel 19), Vista I, Casitas II & Tierra II

Funded?: Yes.

History:

Evaluation: Surfaces appear to be in poor shape. Rust and fading evident. Recommend planning to repaint in the near future. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Estimate to repaint

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1108 View Fence - Repaint (50%)

Quantity: Approx 1,830 LF

Location: Alta Mira parcel: southern perimeter

Funded?: Yes.

History:

Evaluation: Repainting view fences is a shared expense between the association and homeowners. Fence appears to be in poor shape and not well maintained. Repainting should be expected soon to restore the appearance and to inhibit rust.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 4,200

Worst Case: \$ 5,000

Estimate to repaint, reflects 50% of the cost

Higher estimate, reflects 50% of the cost

Cost Source: ARI Cost Database

Comp #: 1111 Pole Lights - Repaint

Quantity: (55) Pole Lights

Location: Walkways along east perimeter of the community and at South Park (walkway & court lights)

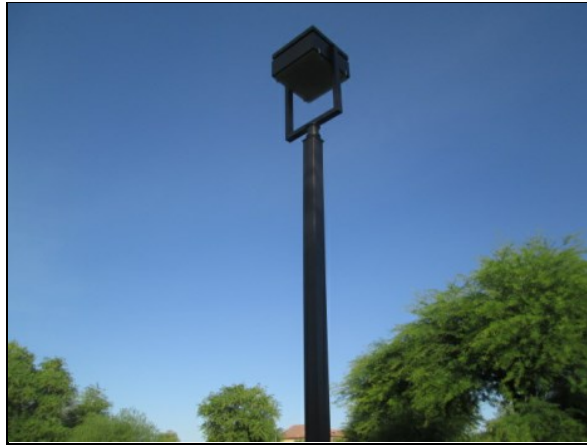
Funded?: No. Pole lights are going to require replacement or major repairs relatively soon, so no painting is expected.

History: Pole light surfaces are likely original from the mid-1990's.

Evaluation: Heavy fading, oxidation, and rust evident. Surfaces have not been maintained properly, which has contributed to significant rust issues. We do not anticipate the HOA will repaint these pole lights anytime soon, especially since replacement is expected within the next few years.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1116 Ramadas - Repaint

Quantity: Approx 1,500 Sq Ft

Location: South Park- Vistas II parcel

Funded?: Yes.

History: All of the ramadas in the community were repainted during 2015 for ~\$4,100.

Evaluation: Generally uniform and in good shape. Periodic repainting should be expected.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 2,200

Worst Case: \$ 2,800

Estimate to repaint

Higher estimate

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Refurbish

Quantity: Approx 1,100 Sq Ft

Location: South Park - Vistas II parcel

Funded?: Yes.

History:

Evaluation: Ramadas have tile roofs. There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the felt paper underlayment should be anticipated eventually.

Useful Life:
30 years

Remaining Life:
8 years



Best Case: \$ 4,800

Worst Case: \$ 6,000

Estimate to remove tiles, replace underlayment, reinstall existing tiles

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1401 Monuments (Main) - Refurbish

Quantity: (6) Monuments

Location: Rancho Santa Fe & McDowell, Rancho Santa Fe & Thomas, Encanto & Dysart, Thomas & Santa Fe Trail

Funded?: Yes.

History: Tile surfaces are primarily original. Additional tiles and wok pots were added around 2010 to improve the appearance.

Evaluation: Main community monuments consist of etched tile mounted to block walls. Monuments are still attractive and in nice shape. Expect to eventually refurbish to update and modernize the appearance.

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 23,000

Worst Case: \$ 29,000

Estimate to refurbish

Higher estimate

Cost Source: Past Estimate Provided by Client

Comp #: 1402 Monuments (Parcel) - Refurbish

Quantity: (7) Monuments

Location: Entrances to Vistas I, Vistas II, Alta Mira, Tierra I, Casitas I, Casitas II, Casitas III

Funded?: Yes.

History: Installed during 1994-1997.

Evaluation: These parcels have etched tile monuments that match the main monuments. Recommend coordinating future refurbish with the main monuments to maintain a uniform appearance. Monuments are still intact and in decent shape.

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 13,000

Worst Case: \$ 17,000

Estimate to refurbish

Higher estimate

Cost Source: ARI Cost Database

PARCELS 12 - 15

Comp #: 320 Pole Lights - Replace

Quantity: (25) Pole Lights

Location: Walkways at Encanto Park, Santa Fe Trail Park & Windsor Park

Funded?: Yes.

History: These lights were installed during 1997.

Evaluation: Rust issues at the base of the poles noted, due to sprinkler overspray. Complete replacement should be expected eventually.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 54,000

Worst Case: \$ 65,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 405 Park Furniture - Replace

Quantity: (11) Pieces

Location: Encanto park, Santa Fe Trail park & Windsor park

Funded?: Yes.

History:

Evaluation: Pieces include (5) benches, (3) picnic tables, and (3) trash receptacles. Varying conditions noted. Funding is provided for complete replacement eventually to maintain uniformity.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 5,800

Worst Case: \$ 7,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 409 Pet Stations - Replace

Quantity: (2) Pet Stations

Location: Encanto Park & Santa Fe Trail Park

Funded?: No. Recommend replacing individually as needed with Operating funds.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 410 Drinking Fountain - Replace

Quantity: (1) Concrete Fountain

Location: Encanto Park - corner of Encanto & Santa Fe Trail

Funded?: Yes.

History: Installed during 1997.

Evaluation: Fountain appears older and weathered. Remaining life has been delayed, per the HOA's request.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 3,200

Worst Case: \$ 4,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 412 Play Equipment - Replace (Encanto)

Quantity: (2) Assorted Pieces

Location: Encanto Park - corner of Encanto & Santa Fe Trail

Funded?: Yes.

History: Installed during 2015-2016 for ~\$24,000

Evaluation: Pieces include (1) playstructure and (1) spring rider (duck). Good conditions noted. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
17 years



Best Case: \$ 22,000

Worst Case: \$ 28,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 412 Play Equipment - Replace (Santa Fe)

Quantity: (1) Playstructure

Location: Santa Fe Trail Park - Santa Fe Trail & Windsor

Funded?: Yes.

History: Installed during 2015 for ~\$19,300.

Evaluation: Newer and in good shape. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
17 years



Best Case: \$ 18,000

Worst Case: \$ 24,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 412 Play Equipment - Replace (Windsor)

Quantity: (1) Playstructure

Location: Windsor Park - Windsor Ave. & 127th Drive

Funded?: Yes.

History: Installed during 2015 for ~\$19,300.

Evaluation: Newer and in good shape. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
17 years



Best Case: \$ 18,000

Worst Case: \$ 24,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 413 Swing Set - Replace

Quantity: (1) Swing Set

Location: Santa Fe Trail Park - Santa Fe Trail & Windsor

Funded?: Yes.

History:

Evaluation: Observed to be weathered and worn. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 2,200

Worst Case: \$ 2,800

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 418 Fitness Trail - Replace

Quantity: (17) Stations

Location: Santa Fe Trail Park & Windsor Park (127th Dr. & Windsor)

Funded?: Yes.

History: Installed during 2005 for \$15,000.

Evaluation: World Trail set up is manufactured by Playworld Systems. Various exercise stations around the parks include leg stretch, step-up, parallel bars, sit-up, hip rotation, balance beam, and isometric squat stations. Weathering and wear evident. Staining and discoloration evident due to sprinkler overspray.

Useful Life:
18 years

Remaining Life:
5 years



Best Case: \$ 17,000

Worst Case: \$ 22,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 420 Playground Sand - Replenish

Quantity: Approx 70 Tons

Location: Encanto Park, Santa Fe Trail Park & Windsor Park

Funded?: Yes.

History:

Evaluation: Surfaces appear generally thin and bare. Periodic replenishing should be expected.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 2,700

Worst Case: \$ 3,400

Allowance to replenish

Higher allowance

Cost Source: ARI Cost Database

Comp #: 430 Basketball Court - Resurface

Quantity: (1) Court

Location: Windsor Park - 127th Drive & Windsor

Funded?: No. There is no expectancy to replace the concrete slab. Paint stripes on the court as an Operating expense. No Reserve funding required.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 432 Basketball Goals - Replace

Quantity: (2) Goals

Location: Windsor Park - 127th Drive & Windsor

Funded?: Yes.

History: Installed around 1997.

Evaluation: This component funds for future replacement of the backboards and rims. Signs of fading and use noted. Still intact and functional. Replacement does not appear to be a high priority at this point.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 1,400

Worst Case: \$ 1,800

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 505 View Fence - Replace (50%)

Quantity: Approx 1,230 LF

Location: Behind homes bordering Windsor Park
Funded?: Yes.

History: View fence panels were installed during 1997.

Evaluation: Still appears stable and secure, but not well maintained. Future replacement will be a shared expense between the association and homeowners.

Useful Life:
30 years

Remaining Life:
8 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Estimate to replace, reflects 50% of the cost

Higher estimate, reflects 50% of the total

Cost Source: ARI Cost Database

Comp #: 1108 View Fence - Repaint (50%)

Quantity: Approx 1,230 LF

Location: Behind homes bordering Windsor Park
Funded?: Yes.

History:

Evaluation: Repainting view fences is a shared expense between the association and homeowners. Fence appears to be in poor shape and not well maintained. Repainting should be expected soon to restore the appearance and to inhibit rust.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Estimate to repaint, reflects 50% of the cost

Higher estimate, reflects 50% of the cost

Cost Source: ARI Cost Database

Comp #: 1111 Pole Lights - Repaint

Quantity: (25) Pole Lights

Location: Encanto Park, Santa Fe Trail Park & Windsor Park

Funded?: No. Pole lights are going to require replacement or major repairs relatively soon, so no painting is expected.

History: Pole light surfaces are likely original from 1997.

Evaluation: Heavy fading, oxidation, and rust evident. Surfaces have not been maintained properly, which has contributed to significant rust issues. We do not anticipate the HOA will repaint these pole lights anytime soon, especially since replacement is expected within the next few years.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1116 Ramadas - Repaint

Quantity: Approx 1,100 Sq Ft

Location: Encanto Park, Santa Fe Trail Park & Windsor Park

Funded?: Yes.

History: All of the ramadas in the community were repainted during 2015 for ~\$4,100.

Evaluation: Generally uniform and in good shape. Periodic repainting should be expected.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 1,600

Worst Case: \$ 2,000

Estimate to repaint

Higher estimate

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Refurbish

Quantity: Approx 840 Sq Ft

Location: Encanto Park, Santa Fe Trail Park & Windsor Park

Funded?: Yes.

History:

Evaluation: Ramadas have tiled roofs. There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the felt paper underlayment should be anticipated eventually.

Useful Life:
30 years

Remaining Life:
9 years



Best Case: \$ 3,600

Worst Case: \$ 4,500

Estimate to remove tiles, replace
underlayment, reinstall existing tiles

Higher estimate

Cost Source: ARI Cost Database

PARCELS 16 - 18

Comp #: 320 Pole Lights - Replace

Quantity: (2) Pole Lights

Location: Holly Street Park

Funded?: Yes.

History: These lights were installed around 1998.

Evaluation: They are mounted on concrete bases and away from sprinkler exposure, so they appear to be in better shape than the rest of the community pole lights. Future replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 4,300

Worst Case: \$ 5,200

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 405 Park Furniture - Replace

Quantity: (2) Benches

Location: Holly Street Park

Funded?: Yes.

History: Installed around 1998.

Evaluation: Manufactured by Wabash Valley. Benches are intact but exhibit moderate fading and weathering. Replacement does not appear to be a high priority at this point.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 1,100

Worst Case: \$ 1,500

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 409 Pet Station - Replace

Quantity: (1) Pet Station

Location: Holly Street Park

Funded?: No. Cost to replace is inexpensive. Recommend replacing when needed with Operating funds.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 412 Play Equipment - Replace

Quantity: (1) Playstructure

Location: Holly Street Park

Funded?: Yes.

History: Installed during 2015 for ~\$17,500.

Evaluation: Good conditions noted. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
17 years



Best Case: \$ 17,000

Worst Case: \$ 21,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 420 Playground Sand - Replenish

Quantity: Approx 20 Tons

Location: Holly Street Park

Funded?: Yes.

History:

Evaluation: Surfaces appear generally thin and bare. Periodic replenishing should be expected.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 900

Worst Case: \$ 1,100

Allowance to replenish

Higher allowance

Cost Source: ARI Cost Database

Comp #: 422 Playground Turf - Replace

Quantity: Approx 100 Sq Ft

Location: Holly Street Park

Funded?: Yes.

History:

Evaluation: Surfaces appear to be in fair shape. Turf is not hard, but not very cushioned either. Some patchwork evident. Complete replacement should be expected eventually.

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 2,000

Worst Case: \$ 2,400

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 428 Horseshoe Pits - Replace

Quantity: (4) Pits

Location: Greenbelt on Santa Fe Trail, near Granada Rd.

Funded?: No. Repair and replace pieces as a maintenance project when needed.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:
