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## Update "No-Site-Visit" Capital Funding Plan



### Oxnard Community Facilities Riverpark Oxnard, CA

**Report #: 39734-0**  
**For Period Beginning: July 1, 2020**  
**Expires: June 30, 2021**

**Date Prepared: September 22, 2020**



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**Hello, and welcome to your Capital Plan!**

**T**his Report is a valuable budget planning tool, for with it you control the future of your property. It contains all the fundamental information needed to understand your current and future obligations, some of the most significant expenses that ownership will face.

**W**ith 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](http://www.ReserveStudy.com) or call us at:

818-222-0248



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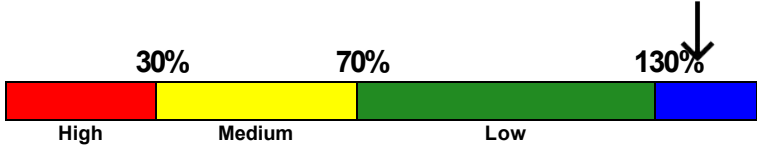
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## 3- Minute Executive Summary

**Property:** Oxnard Community Facilities Riverpark **Property #: 39734-0**  
**Location:** Oxnard, CA **# of Units: 1**  
**Report Period:** July 1, 2020 through June 30, 2021

Starting Reserve Balance . . . . .	\$4,237,132
Currently Fully Funded Reserve Balance . . . . .	\$2,800,538
Average Reserve Deficit (Surplus) Per Unit . . . . .	(\$1,436,594)
Percent Funded . . . . .	151.3 %
Recommended 2020/2021 Monthly "Full Funding" Contributions . . . . .	\$31,000
Recommended 2020/2021 Special Assessments for Reserves . . . . .	\$0
Most Recent Reserve Contribution Rate . . . . .	\$31,000

**Reserves % Funded: 151.3%**



**Special Assessment Risk:**

***Economic Assumptions:***

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

This is a No-Site Visit update based on a prior Reserve Study prepared by Association Reserves, Inc. for your 2019 Fiscal Year. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist (RS #266).

Your Reserve Fund is currently at 151.3 % Funded. Being above 130% Funded represents a surplus Reserve position. Properties in this range have a Low risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to maintain your Reserve contributions.

Your multi-year Funding Plan is designed to provide for timely execution of Reserve projects and keep your property at or near the "Fully Funded" (100%) level.

# Executive Summary

39734-0

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Inventory</b>				
103	Concrete Walkways - Repair	10	1	\$102,000
113	Compressed Rubber Walkway - Replace	10	5	\$242,000
114	Wood Chip Walkway - Replenish	2	0	\$7,650
303	Water Feature Pumps - Replace	10	0	\$25,500
304	VFDs - Replace	10	0	\$115,000
320	Pole Lights - Replace	25	10	\$87,500
323	School Field Lights - Replace	25	10	\$387,500
405	Play Equipment - Replace	16	1	\$383,000
407	BBQs - Replace	10	9	\$11,300
408	Exercise Equipment - Replace	16	1	\$12,750
409	Park Furniture - Replace	15	0	\$62,000
410	Trash Receptacles - Replace	16	1	\$38,500
411	Drinking Fountains - Replace	16	1	\$14,700
412	Play Surface - Replace	8	1	\$309,000
413	Wood Chips - Replace	8	1	\$3,850
414	Dog Park Assets - Replace	10	8	\$12,750
501	Block Wall (2018) - Repair	25	23	\$36,000
502	Chain Link Fence - Replace	25	10	\$23,500
502	Galvanized Chain Link - Replace	25	23	\$53,500
503	Metal Fence/Rail - Repair	10	1	\$89,000
504	Wire Metal Fence - Replace	25	23	\$5,850
505	Powder Coat Galvanized Fence - Repl	30	28	\$66,500
506	Vinyl Chain Link Fence - Replace	30	28	\$529,000
509	Shade Structures - Replace	25	10	\$35,000
509	Wood Trellis - Replace	25	10	\$21,500
708	Trash Gates - Replace	18	3	\$18,850
900	Electrical Room - Repair	10	0	\$350,000
901	Appliances - Replace	15	3	\$46,000
909	Bathrooms - Refurbish	15	0	\$49,000
1001	Backflow Devices - Replace	20	5	\$39,500
1002	Irrigation Pumps - Replace	15	0	\$255,000
1003	Irrigation Controllers - Replace	15	0	\$162,000
1107	Metal Fence/Rail - Powder Coat	10	1	\$122,500
1115	Exteriors - Repaint	10	1	\$7,650
1304	Tile Roof - Replace Underlayment	25	10	\$9,600
1308	Metal Roofs - Replace	30	15	\$42,500
1308	Metal Trash Enclosure Roofs-Replace	30	15	\$15,150
1402	Monument Signs - Replace	20	5	\$32,500
1403	Fitness Stations Signs - Replace	15	0	\$6,100
1604	Tennis Courts - Resurface	7	0	\$15,850
1606	Basketball Eqp - Replace	20	5	\$18,350
1607	Basketball Courts - Resurface	7	0	\$44,500
1608	Metal Bleachers - Replace	20	5	\$25,500
1705	Fountain - Refurbish	20	5	\$25,500
1803	Fire Panels - Replace	20	13	\$24,500
1809	Sump Pumps - Replace	10	2	\$5,100

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1810 RTV - Replace	10	1	\$15,000
<b>47 Total Funded Components</b>			

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

## Introduction



A Capital Plan is the art and science of anticipating, and preparing for, a property major predictable 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 Capital Plan is your Component List (what you are reserving for). This is because the Component List defines the *scope and schedule* of all your anticipated upcoming major, predictable capital projects. Based on that List and your starting balance, we calculate the property Capital Fund Strength (reported in terms of "Percent Funded"). Then we compute a Funding Plan to provide for the needs of the property. These form the three results of your Capital Plan.



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

## Methodology



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

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

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

There is a national-standard four-part test to determine which expenses should appear in your Component List. First, it must be a 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 property total budget). This limits Capital Components to major, predictable expenses.



RESERVE COMPONENT "FOUR-PART TEST"

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) Property Reserves database of experience
- 3) Property 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 property cost history, or current proposals
- 2) Comparison to Property Reserves database of work done at similar properties
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks



## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



Each year, the *value of deterioration* at the property 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 funding needs and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all properties 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 funding needs).

Measuring your Capital Funds by Percent Funded tells how well prepared your property is for upcoming Reserve expenses. Those charged with maintaining the physical property should be very aware of this important figure!

## 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 property's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their property. Remember, it is the Board's job to provide for the ongoing care of the real property that supports your entity mission.

## 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 properties in the 70 - 130% range *enjoy a low risk of special funding needs 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 funding needs & 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.

## Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these 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 figure below summarizes the projected future expenses at your property as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table. Note the range of expenses.

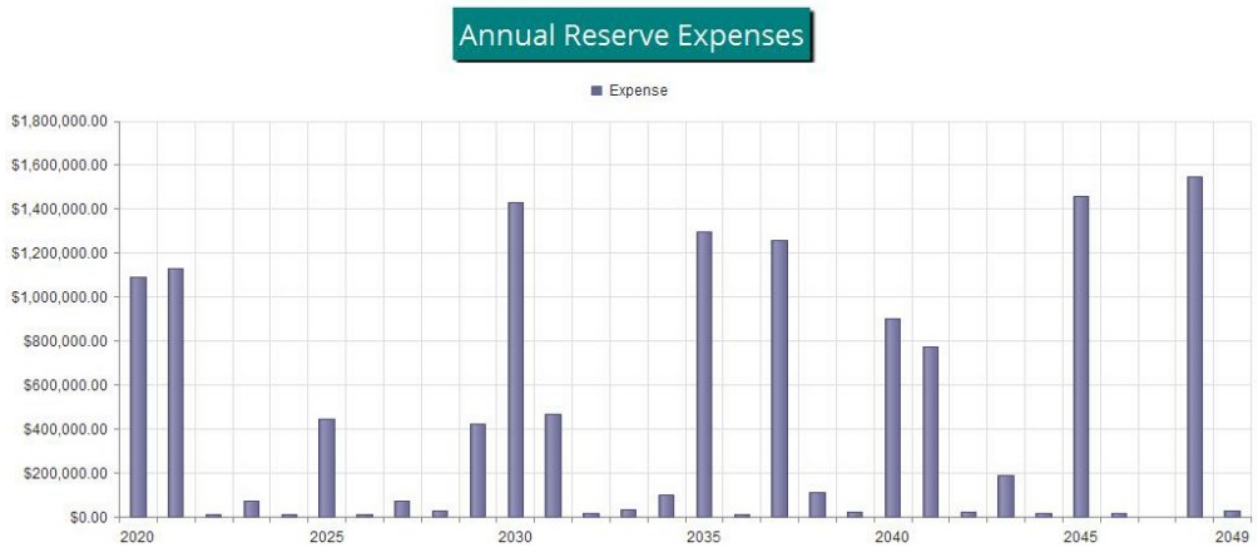


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$4,237,132 as-of the start of your Fiscal Year on 7/1/2020. This is based on your actual balance on 6/30/2019 of \$4,237,132 and anticipated Reserve contributions (\$0.00) projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$2,800,538. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 151.3 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$31,000 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

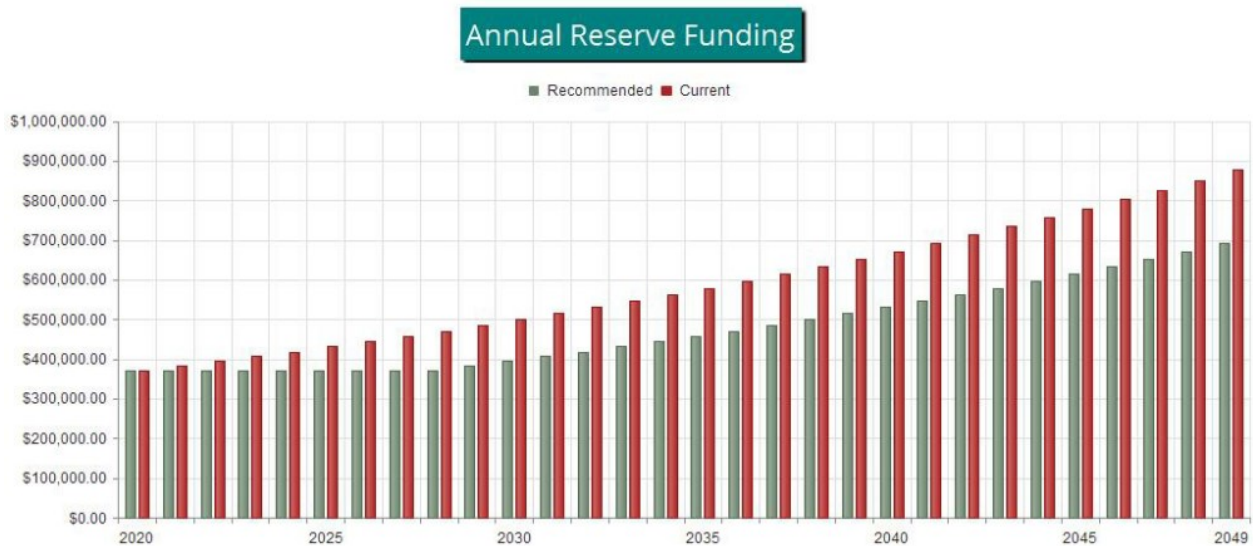


Figure 2

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

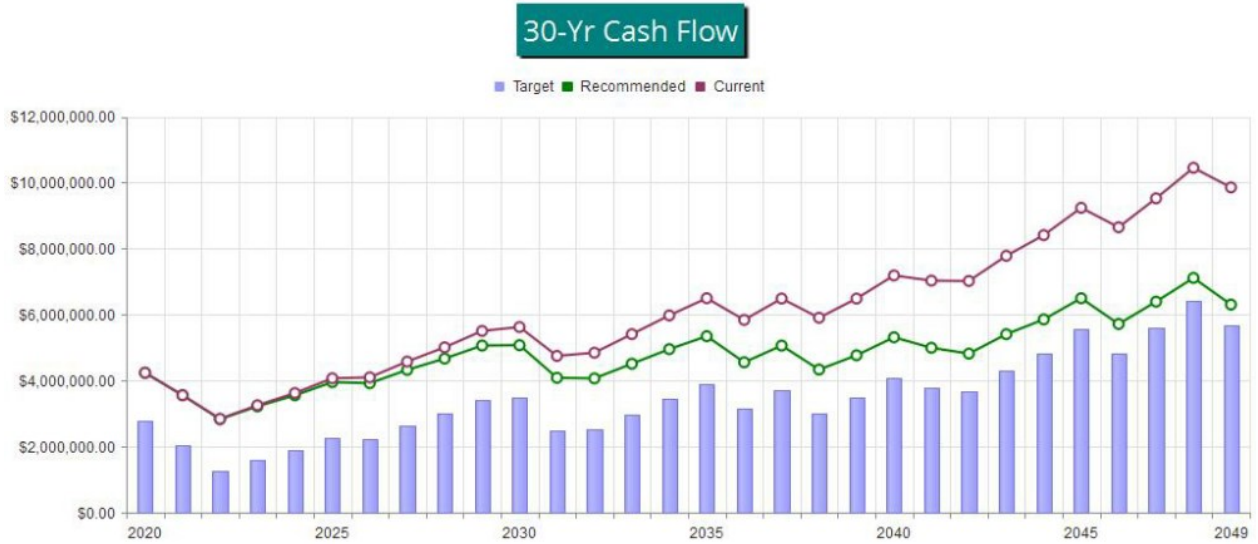


Figure 3

This figure 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-yr Funding Plan.



Figure 4

## **Table Descriptions**

Executive Summary is a summary 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 contributions 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 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.

Accounting-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 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.

# Reserve Component List Detail

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#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Inventory						
103	Concrete Walkways - Repair	Extensive GSF	10	1	\$82,000	\$122,000
113	Compressed Rubber Walkway - Replace	Approx (19,000) GSF	10	5	\$213,000	\$271,000
114	Wood Chip Walkway - Replenish	Approx (14,100) GSF	2	0	\$5,100	\$10,200
303	Water Feature Pumps - Replace	(5) Assorted Pumps	10	0	\$20,000	\$31,000
304	VFDs - Replace	(5) VFDs	10	0	\$102,000	\$128,000
320	Pole Lights - Replace	(61) Fixtures	25	10	\$75,000	\$100,000
323	School Field Lights - Replace	Approx (24) Fixture	25	10	\$367,000	\$408,000
405	Play Equipment - Replace	(25) Assorted Pieces	16	1	\$332,000	\$434,000
407	BBQs - Replace	(24) BBQs	10	9	\$9,300	\$13,300
408	Exercise Equipment - Replace	(10) VitaCourse Stations	16	1	\$10,200	\$15,300
409	Park Furniture - Replace	(97) Assorted Pieces	15	0	\$50,000	\$74,000
410	Trash Receptacles - Replace	(63) Metal Receptacles	16	1	\$32,000	\$45,000
411	Drinking Fountains - Replace	(8) Fountains	16	1	\$13,100	\$16,300
412	Play Surface - Replace	Approx (12,500) GSF	8	1	\$218,000	\$400,000
413	Wood Chips - Replace	Approx (530) GSF	8	1	\$3,400	\$4,300
414	Dog Park Assets - Replace	(10) Assorted Pieces	10	8	\$10,200	\$15,300
501	Block Wall (2018) - Repair	Approx (1,820) LF	25	23	\$31,000	\$41,000
502	Chain Link Fence - Replace	Approx (760) LF	25	10	\$22,000	\$25,000
502	Galvanized Chain Link - Replace	Approx (2,560) LF	25	23	\$47,000	\$60,000
503	Metal Fence/Rail - Repair	20% of Approx 10,900 LF	10	1	\$78,000	\$100,000
504	Wire Metal Fence - Replace	Approx (275) LF	25	23	\$5,100	\$6,600
505	Powder Coat Galvanized Fence - Repl	Approx (1,629) LF	30	28	\$58,000	\$75,000
506	Vinyl Chain Link Fence - Replace	Approx (11,515) LF	30	28	\$470,000	\$588,000
509	Shade Structures - Replace	(4) 18x18 Structures	25	10	\$29,000	\$41,000
509	Wood Trellis - Replace	(3) Trellis Structures	25	10	\$17,000	\$26,000
708	Trash Gates - Replace	(8) Double Metal Gates	18	3	\$14,700	\$23,000
900	Electrical Room - Repair	(1) Room	10	0	\$300,000	\$400,000
901	Appliances - Replace	(16) Assorted Pieces	15	3	\$41,000	\$51,000
909	Bathrooms - Refurbish	(12) Bathrooms	15	0	\$37,000	\$61,000
1001	Backflow Devices - Replace	(22) Backflows	20	5	\$34,000	\$45,000
1002	Irrigation Pumps - Replace	(23) Hydroboost Pumps	15	0	\$248,000	\$262,000
1003	Irrigation Controllers - Replace	(43) Rain Master Units	15	0	\$142,000	\$182,000
1107	Metal Fence/Rail - Powder Coat	Approx (10,900) LF	10	1	\$111,000	\$134,000
1115	Exteriors - Repaint	(4) Buildings	10	1	\$5,100	\$10,200
1304	Tile Roof - Replace Underlayment	Approx (1,570) GSF	25	10	\$8,000	\$11,200
1308	Metal Roofs - Replace	Approx (3,430) GSF	30	15	\$39,000	\$46,000
1308	Metal Trash Enclosure Roofs-Replace	(5) Approx 1,240 GSF	30	15	\$13,900	\$16,400
1402	Monument Signs - Replace	(6) Stone Monuments	20	5	\$25,000	\$40,000
1403	Fitness Stations Signs - Replace	(10) Signs	15	0	\$5,100	\$7,100
1604	Tennis Courts - Resurface	(2) Courts	7	0	\$13,300	\$18,400
1606	Basketball Eqp - Replace	(12) Hoops	20	5	\$14,700	\$22,000
1607	Basketball Courts - Resurface	(6) Courts	7	0	\$40,000	\$49,000
1608	Metal Bleachers - Replace	Assorted Bleachers	20	5	\$20,000	\$31,000
1705	Fountain - Refurbish	(1) 78' Diam Fountain	20	5	\$20,000	\$31,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
1803	Fire Panels - Replace	(4) Panels	20	13	\$20,000	\$29,000
1809	Sump Pumps - Replace	(2) 1/2 HP Pumps	10	2	\$4,100	\$6,100
1810	RTV - Replace	(1) Vehicle	10	1	\$12,000	\$18,000
47	Total Funded Components					



#	Component	Current	X	Effective	/	Useful	=	Fully
		Cost		Age		Life		Funded
		Estimate						Balance
Inventory								
103	Concrete Walkways - Repair	\$102,000	X	9	/	10	=	\$91,800
113	Compressed Rubber Walkway - Replace	\$242,000	X	5	/	10	=	\$121,000
114	Wood Chip Walkway - Replenish	\$7,650	X	2	/	2	=	\$7,650
303	Water Feature Pumps - Replace	\$25,500	X	10	/	10	=	\$25,500
304	VFDs - Replace	\$115,000	X	10	/	10	=	\$115,000
320	Pole Lights - Replace	\$87,500	X	15	/	25	=	\$52,500
323	School Field Lights - Replace	\$387,500	X	15	/	25	=	\$232,500
405	Play Equipment - Replace	\$383,000	X	15	/	16	=	\$359,063
407	BBQs - Replace	\$11,300	X	1	/	10	=	\$1,130
408	Exercise Equipment - Replace	\$12,750	X	15	/	16	=	\$11,953
409	Park Furniture - Replace	\$62,000	X	15	/	15	=	\$62,000
410	Trash Receptacles - Replace	\$38,500	X	15	/	16	=	\$36,094
411	Drinking Fountains - Replace	\$14,700	X	15	/	16	=	\$13,781
412	Play Surface - Replace	\$309,000	X	7	/	8	=	\$270,375
413	Wood Chips - Replace	\$3,850	X	7	/	8	=	\$3,369
414	Dog Park Assets - Replace	\$12,750	X	2	/	10	=	\$2,550
501	Block Wall (2018) - Repair	\$36,000	X	2	/	25	=	\$2,880
502	Chain Link Fence - Replace	\$23,500	X	15	/	25	=	\$14,100
502	Galvanized Chain Link - Replace	\$53,500	X	2	/	25	=	\$4,280
503	Metal Fence/Rail - Repair	\$89,000	X	9	/	10	=	\$80,100
504	Wire Metal Fence - Replace	\$5,850	X	2	/	25	=	\$468
505	Powder Coat Galvanized Fence - Repl	\$66,500	X	2	/	30	=	\$4,433
506	Vinyl Chain Link Fence - Replace	\$529,000	X	2	/	30	=	\$35,267
509	Shade Structures - Replace	\$35,000	X	15	/	25	=	\$21,000
509	Wood Trellis - Replace	\$21,500	X	15	/	25	=	\$12,900
708	Trash Gates - Replace	\$18,850	X	15	/	18	=	\$15,708
900	Electrical Room - Repair	\$350,000	X	10	/	10	=	\$350,000
901	Appliances - Replace	\$46,000	X	12	/	15	=	\$36,800
909	Bathrooms - Refurbish	\$49,000	X	15	/	15	=	\$49,000
1001	Backflow Devices - Replace	\$39,500	X	15	/	20	=	\$29,625
1002	Irrigation Pumps - Replace	\$255,000	X	15	/	15	=	\$255,000
1003	Irrigation Controllers - Replace	\$162,000	X	15	/	15	=	\$162,000
1107	Metal Fence/Rail - Powder Coat	\$122,500	X	9	/	10	=	\$110,250
1115	Exteriors - Repaint	\$7,650	X	9	/	10	=	\$6,885
1304	Tile Roof - Replace Underlayment	\$9,600	X	15	/	25	=	\$5,760
1308	Metal Roofs - Replace	\$42,500	X	15	/	30	=	\$21,250
1308	Metal Trash Enclosure Roofs-Replace	\$15,150	X	15	/	30	=	\$7,575
1402	Monument Signs - Replace	\$32,500	X	15	/	20	=	\$24,375
1403	Fitness Stations Signs - Replace	\$6,100	X	15	/	15	=	\$6,100
1604	Tennis Courts - Resurface	\$15,850	X	7	/	7	=	\$15,850
1606	Basketball Eqp - Replace	\$18,350	X	15	/	20	=	\$13,763
1607	Basketball Courts - Resurface	\$44,500	X	7	/	7	=	\$44,500
1608	Metal Bleachers - Replace	\$25,500	X	15	/	20	=	\$19,125
1705	Fountain - Refurbish	\$25,500	X	15	/	20	=	\$19,125

# Component	Current					Fully	
	Cost Estimate	X	Effective Age	/	Useful Life	=	Funded Balance
1803 Fire Panels - Replace	\$24,500	X	7	/	20	=	\$8,575
1809 Sump Pumps - Replace	\$5,100	X	8	/	10	=	\$4,080
1810 RTV - Replace	\$15,000	X	9	/	10	=	\$13,500
							\$2,800,538

# Component Significance

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NSV

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Inventory					
103	Concrete Walkways - Repair	10	\$102,000	\$10,200	3.57 %
113	Compressed Rubber Walkway - Replace	10	\$242,000	\$24,200	8.47 %
114	Wood Chip Walkway - Replenish	2	\$7,650	\$3,825	1.34 %
303	Water Feature Pumps - Replace	10	\$25,500	\$2,550	0.89 %
304	VFDs - Replace	10	\$115,000	\$11,500	4.03 %
320	Pole Lights - Replace	25	\$87,500	\$3,500	1.23 %
323	School Field Lights - Replace	25	\$387,500	\$15,500	5.43 %
405	Play Equipment - Replace	16	\$383,000	\$23,938	8.38 %
407	BBQs - Replace	10	\$11,300	\$1,130	0.40 %
408	Exercise Equipment - Replace	16	\$12,750	\$797	0.28 %
409	Park Furniture - Replace	15	\$62,000	\$4,133	1.45 %
410	Trash Receptacles - Replace	16	\$38,500	\$2,406	0.84 %
411	Drinking Fountains - Replace	16	\$14,700	\$919	0.32 %
412	Play Surface - Replace	8	\$309,000	\$38,625	13.53 %
413	Wood Chips - Replace	8	\$3,850	\$481	0.17 %
414	Dog Park Assets - Replace	10	\$12,750	\$1,275	0.45 %
501	Block Wall (2018) - Repair	25	\$36,000	\$1,440	0.50 %
502	Chain Link Fence - Replace	25	\$23,500	\$940	0.33 %
502	Galvanized Chain Link - Replace	25	\$53,500	\$2,140	0.75 %
503	Metal Fence/Rail - Repair	10	\$89,000	\$8,900	3.12 %
504	Wire Metal Fence - Replace	25	\$5,850	\$234	0.08 %
505	Powder Coat Galvanized Fence - Repl	30	\$66,500	\$2,217	0.78 %
506	Vinyl Chain Link Fence - Replace	30	\$529,000	\$17,633	6.17 %
509	Shade Structures - Replace	25	\$35,000	\$1,400	0.49 %
509	Wood Trellis - Replace	25	\$21,500	\$860	0.30 %
708	Trash Gates - Replace	18	\$18,850	\$1,047	0.37 %
900	Electrical Room - Repair	10	\$350,000	\$35,000	12.26 %
901	Appliances - Replace	15	\$46,000	\$3,067	1.07 %
909	Bathrooms - Refurbish	15	\$49,000	\$3,267	1.14 %
1001	Backflow Devices - Replace	20	\$39,500	\$1,975	0.69 %
1002	Irrigation Pumps - Replace	15	\$255,000	\$17,000	5.95 %
1003	Irrigation Controllers - Replace	15	\$162,000	\$10,800	3.78 %
1107	Metal Fence/Rail - Powder Coat	10	\$122,500	\$12,250	4.29 %
1115	Exteriors - Repaint	10	\$7,650	\$765	0.27 %
1304	Tile Roof - Replace Underlayment	25	\$9,600	\$384	0.13 %
1308	Metal Roofs - Replace	30	\$42,500	\$1,417	0.50 %
1308	Metal Trash Enclosure Roofs-Replace	30	\$15,150	\$505	0.18 %
1402	Monument Signs - Replace	20	\$32,500	\$1,625	0.57 %
1403	Fitness Stations Signs - Replace	15	\$6,100	\$407	0.14 %
1604	Tennis Courts - Resurface	7	\$15,850	\$2,264	0.79 %
1606	Basketball Eqp - Replace	20	\$18,350	\$918	0.32 %
1607	Basketball Courts - Resurface	7	\$44,500	\$6,357	2.23 %
1608	Metal Bleachers - Replace	20	\$25,500	\$1,275	0.45 %
1705	Fountain - Refurbish	20	\$25,500	\$1,275	0.45 %
1803	Fire Panels - Replace	20	\$24,500	\$1,225	0.43 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1809 Sump Pumps - Replace	10	\$5,100	\$510	0.18 %
1810 RTV - Replace	10	\$15,000	\$1,500	0.53 %
47 Total Funded Components			\$285,575	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
Inventory						
103	Concrete Walkways - Repair	10	1	\$102,000	\$91,800	\$1,107
113	Compressed Rubber Walkway - Replace	10	5	\$242,000	\$121,000	\$2,627
114	Wood Chip Walkway - Replenish	2	0	\$7,650	\$7,650	\$415
303	Water Feature Pumps - Replace	10	0	\$25,500	\$25,500	\$277
304	VFDs - Replace	10	0	\$115,000	\$115,000	\$1,248
320	Pole Lights - Replace	25	10	\$87,500	\$52,500	\$380
323	School Field Lights - Replace	25	10	\$387,500	\$232,500	\$1,683
405	Play Equipment - Replace	16	1	\$383,000	\$359,063	\$2,598
407	BBQs - Replace	10	9	\$11,300	\$1,130	\$123
408	Exercise Equipment - Replace	16	1	\$12,750	\$11,953	\$87
409	Park Furniture - Replace	15	0	\$62,000	\$62,000	\$449
410	Trash Receptacles - Replace	16	1	\$38,500	\$36,094	\$261
411	Drinking Fountains - Replace	16	1	\$14,700	\$13,781	\$100
412	Play Surface - Replace	8	1	\$309,000	\$270,375	\$4,193
413	Wood Chips - Replace	8	1	\$3,850	\$3,369	\$52
414	Dog Park Assets - Replace	10	8	\$12,750	\$2,550	\$138
501	Block Wall (2018) - Repair	25	23	\$36,000	\$2,880	\$156
502	Chain Link Fence - Replace	25	10	\$23,500	\$14,100	\$102
502	Galvanized Chain Link - Replace	25	23	\$53,500	\$4,280	\$232
503	Metal Fence/Rail - Repair	10	1	\$89,000	\$80,100	\$966
504	Wire Metal Fence - Replace	25	23	\$5,850	\$468	\$25
505	Powder Coat Galvanized Fence - Repl	30	28	\$66,500	\$4,433	\$241
506	Vinyl Chain Link Fence - Replace	30	28	\$529,000	\$35,267	\$1,914
509	Shade Structures - Replace	25	10	\$35,000	\$21,000	\$152
509	Wood Trellis - Replace	25	10	\$21,500	\$12,900	\$93
708	Trash Gates - Replace	18	3	\$18,850	\$15,708	\$114
900	Electrical Room - Repair	10	0	\$350,000	\$350,000	\$3,799
901	Appliances - Replace	15	3	\$46,000	\$36,800	\$333
909	Bathrooms - Refurbish	15	0	\$49,000	\$49,000	\$355
1001	Backflow Devices - Replace	20	5	\$39,500	\$29,625	\$214
1002	Irrigation Pumps - Replace	15	0	\$255,000	\$255,000	\$1,845
1003	Irrigation Controllers - Replace	15	0	\$162,000	\$162,000	\$1,172
1107	Metal Fence/Rail - Powder Coat	10	1	\$122,500	\$110,250	\$1,330
1115	Exteriors - Repaint	10	1	\$7,650	\$6,885	\$83
1304	Tile Roof - Replace Underlayment	25	10	\$9,600	\$5,760	\$42
1308	Metal Roofs - Replace	30	15	\$42,500	\$21,250	\$154
1308	Metal Trash Enclosure Roofs-Replace	30	15	\$15,150	\$7,575	\$55
1402	Monument Signs - Replace	20	5	\$32,500	\$24,375	\$176
1403	Fitness Stations Signs - Replace	15	0	\$6,100	\$6,100	\$44

1604	Tennis Courts - Resurface	7	0	\$15,850	\$15,850	\$246
1606	Basketball Eqp - Replace	20	5	\$18,350	\$13,763	\$100
1607	Basketball Courts - Resurface	7	0	\$44,500	\$44,500	\$690
1608	Metal Bleachers - Replace	20	5	\$25,500	\$19,125	\$138
1705	Fountain - Refurbish	20	5	\$25,500	\$19,125	\$138
1803	Fire Panels - Replace	20	13	\$24,500	\$8,575	\$133
1809	Sump Pumps - Replace	10	2	\$5,100	\$4,080	\$55
1810	RTV - Replace	10	1	\$15,000	\$13,500	\$163
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47	Total Funded Components				\$2,800,538	\$31,000

# 30-Year Reserve Plan Summary

39734-0  
NSV

Fiscal Year Start: 2020	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Funding Needs Risk	% Increase		Loan or Special Funding Needs	Interest Income	Reserve Expenses
					In Annual Contribs.	Reserve Contribs.			
2020	\$4,237,132	\$2,800,538	151.3 %	Low	0.00 %	\$372,000	\$0	\$38,947	\$1,092,600
2021	\$3,555,479	\$2,053,318	173.2 %	Low	0.00 %	\$372,000	\$0	\$31,906	\$1,130,889
2022	\$2,828,496	\$1,253,069	225.7 %	Low	0.00 %	\$372,000	\$0	\$30,216	\$13,526
2023	\$3,217,185	\$1,588,784	202.5 %	Low	0.00 %	\$372,000	\$0	\$33,832	\$70,863
2024	\$3,552,154	\$1,884,875	188.5 %	Low	0.00 %	\$372,000	\$0	\$37,510	\$8,610
2025	\$3,953,054	\$2,263,613	174.6 %	Low	0.00 %	\$372,000	\$0	\$39,349	\$444,408
2026	\$3,919,995	\$2,214,772	177.0 %	Low	0.00 %	\$372,000	\$0	\$41,203	\$9,135
2027	\$4,324,063	\$2,623,028	164.9 %	Low	0.00 %	\$372,000	\$0	\$44,935	\$74,223
2028	\$4,666,776	\$2,987,027	156.2 %	Low	0.00 %	\$372,000	\$0	\$48,621	\$25,842
2029	\$5,061,555	\$3,422,630	147.9 %	Low	3.00 %	\$383,160	\$0	\$50,648	\$422,942
2030	\$5,072,421	\$3,473,467	146.0 %	Low	3.00 %	\$394,655	\$0	\$45,766	\$1,428,247
2031	\$4,084,594	\$2,501,879	163.3 %	Low	3.00 %	\$406,494	\$0	\$40,738	\$465,310
2032	\$4,066,516	\$2,504,827	162.3 %	Low	3.00 %	\$418,689	\$0	\$42,864	\$18,178
2033	\$4,509,891	\$2,980,625	151.3 %	Low	3.00 %	\$431,250	\$0	\$47,292	\$35,979
2034	\$4,952,454	\$3,464,942	142.9 %	Low	3.00 %	\$444,187	\$0	\$51,467	\$102,856
2035	\$5,345,252	\$3,907,865	136.8 %	Low	3.00 %	\$457,513	\$0	\$49,472	\$1,298,955
2036	\$4,553,281	\$3,145,441	144.8 %	Low	3.00 %	\$471,238	\$0	\$48,047	\$12,276
2037	\$5,060,291	\$3,699,171	136.8 %	Low	3.00 %	\$485,376	\$0	\$46,949	\$1,259,139
2038	\$4,333,476	\$2,999,405	144.5 %	Low	3.00 %	\$499,937	\$0	\$45,477	\$113,042
2039	\$4,765,849	\$3,473,711	137.2 %	Low	3.00 %	\$514,935	\$0	\$50,365	\$19,815
2040	\$5,311,334	\$4,073,293	130.4 %	Low	3.00 %	\$530,383	\$0	\$51,502	\$899,714
2041	\$4,993,505	\$3,800,040	131.4 %	Low	3.00 %	\$546,295	\$0	\$49,027	\$772,673
2042	\$4,816,153	\$3,665,378	131.4 %	Low	3.00 %	\$562,683	\$0	\$51,087	\$24,430
2043	\$5,405,493	\$4,313,783	125.3 %	Low	3.00 %	\$579,564	\$0	\$56,269	\$188,181
2044	\$5,853,145	\$4,829,884	121.2 %	Low	3.00 %	\$596,951	\$0	\$61,721	\$15,551
2045	\$6,496,265	\$5,556,693	116.9 %	Low	3.00 %	\$614,859	\$0	\$61,028	\$1,457,688
2046	\$5,714,464	\$4,837,843	118.1 %	Low	3.00 %	\$633,305	\$0	\$60,505	\$16,498
2047	\$6,391,777	\$5,600,330	114.1 %	Low	3.00 %	\$652,304	\$0	\$67,488	\$0
2048	\$7,111,569	\$6,421,714	110.7 %	Low	3.00 %	\$671,873	\$0	\$67,046	\$1,547,211
2049	\$6,303,277	\$5,693,714	110.7 %	Low	3.00 %	\$692,030	\$0	\$66,665	\$26,629

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

39734-0  
NSV

Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$4,237,132	\$3,555,479	\$2,828,496	\$3,217,185	\$3,552,154
Annual Reserve Contribution	\$372,000	\$372,000	\$372,000	\$372,000	\$372,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$38,947	\$31,906	\$30,216	\$33,832	\$37,510
<b>Total Income</b>	<b>\$4,648,079</b>	<b>\$3,959,385</b>	<b>\$3,230,712</b>	<b>\$3,623,018</b>	<b>\$3,961,664</b>
# Component					
<b>Inventory</b>					
103 Concrete Walkways - Repair	\$0	\$105,060	\$0	\$0	\$0
113 Compressed Rubber Walkway - Replace	\$0	\$0	\$0	\$0	\$0
114 Wood Chip Walkway - Replenish	\$7,650	\$0	\$8,116	\$0	\$8,610
303 Water Feature Pumps - Replace	\$25,500	\$0	\$0	\$0	\$0
304 VFDs - Replace	\$115,000	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 School Field Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$394,490	\$0	\$0	\$0
407 BBQs - Replace	\$0	\$0	\$0	\$0	\$0
408 Exercise Equipment - Replace	\$0	\$13,133	\$0	\$0	\$0
409 Park Furniture - Replace	\$62,000	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$39,655	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$15,141	\$0	\$0	\$0
412 Play Surface - Replace	\$0	\$318,270	\$0	\$0	\$0
413 Wood Chips - Replace	\$0	\$3,966	\$0	\$0	\$0
414 Dog Park Assets - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Wall (2018) - Repair	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
502 Galvanized Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Repair	\$0	\$91,670	\$0	\$0	\$0
504 Wire Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Powder Coat Galvanized Fence - Repl	\$0	\$0	\$0	\$0	\$0
506 Vinyl Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Gates - Replace	\$0	\$0	\$0	\$20,598	\$0
900 Electrical Room - Repair	\$350,000	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$50,265	\$0
909 Bathrooms - Refurbish	\$49,000	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1002 Irrigation Pumps - Replace	\$255,000	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$162,000	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail - Powder Coat	\$0	\$126,175	\$0	\$0	\$0
1115 Exteriors - Repaint	\$0	\$7,880	\$0	\$0	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Trash Enclosure Roofs-Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
1403 Fitness Stations Signs - Replace	\$6,100	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$15,850	\$0	\$0	\$0	\$0
1606 Basketball Eqp - Replace	\$0	\$0	\$0	\$0	\$0
1607 Basketball Courts - Resurface	\$44,500	\$0	\$0	\$0	\$0
1608 Metal Bleachers - Replace	\$0	\$0	\$0	\$0	\$0
1705 Fountain - Refurbish	\$0	\$0	\$0	\$0	\$0
1803 Fire Panels - Replace	\$0	\$0	\$0	\$0	\$0
1809 Sump Pumps - Replace	\$0	\$0	\$5,411	\$0	\$0
1810 RTV - Replace	\$0	\$15,450	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$1,092,600</b>	<b>\$1,130,889</b>	<b>\$13,526</b>	<b>\$70,863</b>	<b>\$8,610</b>
Ending Reserve Balance	\$3,555,479	\$2,828,496	\$3,217,185	\$3,552,154	\$3,953,054



<b>Fiscal Year</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Starting Reserve Balance	\$3,953,054	\$3,919,995	\$4,324,063	\$4,666,776	\$5,061,555
Annual Reserve Contribution	\$372,000	\$372,000	\$372,000	\$372,000	\$383,160
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$39,349	\$41,203	\$44,935	\$48,621	\$50,648
<b>Total Income</b>	<b>\$4,364,403</b>	<b>\$4,333,198</b>	<b>\$4,740,999</b>	<b>\$5,087,397</b>	<b>\$5,495,363</b>
# Component					
<b>Inventory</b>					
103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
113 Compressed Rubber Walkway - Replace	\$280,544	\$0	\$0	\$0	\$0
114 Wood Chip Walkway - Replenish	\$0	\$9,135	\$0	\$9,691	\$0
303 Water Feature Pumps - Replace	\$0	\$0	\$0	\$0	\$0
304 VFDs - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 School Field Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQs - Replace	\$0	\$0	\$0	\$0	\$14,744
408 Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
409 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Surface - Replace	\$0	\$0	\$0	\$0	\$403,175
413 Wood Chips - Replace	\$0	\$0	\$0	\$0	\$5,023
414 Dog Park Assets - Replace	\$0	\$0	\$0	\$16,151	\$0
501 Block Wall (2018) - Repair	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
502 Galvanized Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Repair	\$0	\$0	\$0	\$0	\$0
504 Wire Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Powder Coat Galvanized Fence - Repl	\$0	\$0	\$0	\$0	\$0
506 Vinyl Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
900 Electrical Room - Repair	\$0	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$45,791	\$0	\$0	\$0	\$0
1002 Irrigation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail - Powder Coat	\$0	\$0	\$0	\$0	\$0
1115 Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Trash Enclosure Roofs-Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Replace	\$37,676	\$0	\$0	\$0	\$0
1403 Fitness Stations Signs - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$19,494	\$0	\$0
1606 Basketball Eqp - Replace	\$21,273	\$0	\$0	\$0	\$0
1607 Basketball Courts - Resurface	\$0	\$0	\$54,729	\$0	\$0
1608 Metal Bleachers - Replace	\$29,561	\$0	\$0	\$0	\$0
1705 Fountain - Refurbish	\$29,561	\$0	\$0	\$0	\$0
1803 Fire Panels - Replace	\$0	\$0	\$0	\$0	\$0
1809 Sump Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1810 RTV - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$444,408</b>	<b>\$9,135</b>	<b>\$74,223</b>	<b>\$25,842</b>	<b>\$422,942</b>
Ending Reserve Balance	\$3,919,995	\$4,324,063	\$4,666,776	\$5,061,555	\$5,072,421

<b>Fiscal Year</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
Starting Reserve Balance	\$5,072,421	\$4,084,594	\$4,066,516	\$4,509,891	\$4,952,454
Annual Reserve Contribution	\$394,655	\$406,494	\$418,689	\$431,250	\$444,187
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$45,766	\$40,738	\$42,864	\$47,292	\$51,467
<b>Total Income</b>	<b>\$5,512,841</b>	<b>\$4,531,827</b>	<b>\$4,528,070</b>	<b>\$4,988,433</b>	<b>\$5,448,108</b>
# Component					
<b>Inventory</b>					
103 Concrete Walkways - Repair	\$0	\$141,192	\$0	\$0	\$0
113 Compressed Rubber Walkway - Replace	\$0	\$0	\$0	\$0	\$0
114 Wood Chip Walkway - Replenish	\$10,281	\$0	\$10,907	\$0	\$11,571
303 Water Feature Pumps - Replace	\$34,270	\$0	\$0	\$0	\$0
304 VFDs - Replace	\$154,550	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$117,593	\$0	\$0	\$0	\$0
323 School Field Lights - Replace	\$520,768	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQs - Replace	\$0	\$0	\$0	\$0	\$0
408 Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
409 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Surface - Replace	\$0	\$0	\$0	\$0	\$0
413 Wood Chips - Replace	\$0	\$0	\$0	\$0	\$0
414 Dog Park Assets - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Wall (2018) - Repair	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$31,582	\$0	\$0	\$0	\$0
502 Galvanized Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Repair	\$0	\$123,197	\$0	\$0	\$0
504 Wire Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Powder Coat Galvanized Fence - Repl	\$0	\$0	\$0	\$0	\$0
506 Vinyl Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Shade Structures - Replace	\$47,037	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$28,894	\$0	\$0	\$0	\$0
708 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
900 Electrical Room - Repair	\$470,371	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1002 Irrigation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail - Powder Coat	\$0	\$169,569	\$0	\$0	\$0
1115 Exteriors - Repaint	\$0	\$10,589	\$0	\$0	\$0
1304 Tile Roof - Replace Underlayment	\$12,902	\$0	\$0	\$0	\$0
1308 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Trash Enclosure Roofs-Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
1403 Fitness Stations Signs - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$23,975
1606 Basketball Eqp - Replace	\$0	\$0	\$0	\$0	\$0
1607 Basketball Courts - Resurface	\$0	\$0	\$0	\$0	\$67,310
1608 Metal Bleachers - Replace	\$0	\$0	\$0	\$0	\$0
1705 Fountain - Refurbish	\$0	\$0	\$0	\$0	\$0
1803 Fire Panels - Replace	\$0	\$0	\$0	\$35,979	\$0
1809 Sump Pumps - Replace	\$0	\$0	\$7,271	\$0	\$0
1810 RTV - Replace	\$0	\$20,764	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$1,428,247</b>	<b>\$465,310</b>	<b>\$18,178</b>	<b>\$35,979</b>	<b>\$102,856</b>
Ending Reserve Balance	\$4,084,594	\$4,066,516	\$4,509,891	\$4,952,454	\$5,345,252

<b>Fiscal Year</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>
Starting Reserve Balance	\$5,345,252	\$4,553,281	\$5,060,291	\$4,333,476	\$4,765,849
Annual Reserve Contribution	\$457,513	\$471,238	\$485,376	\$499,937	\$514,935
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$49,472	\$48,047	\$46,949	\$45,477	\$50,365
<b>Total Income</b>	<b>\$5,852,236</b>	<b>\$5,072,567</b>	<b>\$5,592,615</b>	<b>\$4,878,890</b>	<b>\$5,331,148</b>
# Component					
<b>Inventory</b>					
103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
113 Compressed Rubber Walkway - Replace	\$377,028	\$0	\$0	\$0	\$0
114 Wood Chip Walkway - Replenish	\$0	\$12,276	\$0	\$13,024	\$0
303 Water Feature Pumps - Replace	\$0	\$0	\$0	\$0	\$0
304 VFDs - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 School Field Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$633,041	\$0	\$0
407 BBQs - Replace	\$0	\$0	\$0	\$0	\$19,815
408 Exercise Equipment - Replace	\$0	\$0	\$21,074	\$0	\$0
409 Park Furniture - Replace	\$96,594	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$63,635	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$24,297	\$0	\$0
412 Play Surface - Replace	\$0	\$0	\$510,730	\$0	\$0
413 Wood Chips - Replace	\$0	\$0	\$6,363	\$0	\$0
414 Dog Park Assets - Replace	\$0	\$0	\$0	\$21,706	\$0
501 Block Wall (2018) - Repair	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
502 Galvanized Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Repair	\$0	\$0	\$0	\$0	\$0
504 Wire Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Powder Coat Galvanized Fence - Repl	\$0	\$0	\$0	\$0	\$0
506 Vinyl Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
900 Electrical Room - Repair	\$0	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$78,312	\$0
909 Bathrooms - Refurbish	\$76,340	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1002 Irrigation Pumps - Replace	\$397,282	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$252,391	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail - Powder Coat	\$0	\$0	\$0	\$0	\$0
1115 Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs - Replace	\$66,214	\$0	\$0	\$0	\$0
1308 Metal Trash Enclosure Roofs-Replace	\$23,603	\$0	\$0	\$0	\$0
1402 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
1403 Fitness Stations Signs - Replace	\$9,504	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1606 Basketball Eqp - Replace	\$0	\$0	\$0	\$0	\$0
1607 Basketball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1608 Metal Bleachers - Replace	\$0	\$0	\$0	\$0	\$0
1705 Fountain - Refurbish	\$0	\$0	\$0	\$0	\$0
1803 Fire Panels - Replace	\$0	\$0	\$0	\$0	\$0
1809 Sump Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1810 RTV - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$1,298,955</b>	<b>\$12,276</b>	<b>\$1,259,139</b>	<b>\$113,042</b>	<b>\$19,815</b>
<b>Ending Reserve Balance</b>	<b>\$4,553,281</b>	<b>\$5,060,291</b>	<b>\$4,333,476</b>	<b>\$4,765,849</b>	<b>\$5,311,334</b>

<b>Fiscal Year</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>
Starting Reserve Balance	\$5,311,334	\$4,993,505	\$4,816,153	\$5,405,493	\$5,853,145
Annual Reserve Contribution	\$530,383	\$546,295	\$562,683	\$579,564	\$596,951
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$51,502	\$49,027	\$51,087	\$56,269	\$61,721
<b>Total Income</b>	<b>\$5,893,219</b>	<b>\$5,588,827</b>	<b>\$5,429,923</b>	<b>\$6,041,326</b>	<b>\$6,511,816</b>
# Component					
<b>Inventory</b>					
103 Concrete Walkways - Repair	\$0	\$189,750	\$0	\$0	\$0
113 Compressed Rubber Walkway - Replace	\$0	\$0	\$0	\$0	\$0
114 Wood Chip Walkway - Replenish	\$13,817	\$0	\$14,658	\$0	\$15,551
303 Water Feature Pumps - Replace	\$46,056	\$0	\$0	\$0	\$0
304 VFDs - Replace	\$207,703	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 School Field Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQs - Replace	\$0	\$0	\$0	\$0	\$0
408 Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
409 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Surface - Replace	\$0	\$0	\$0	\$0	\$0
413 Wood Chips - Replace	\$0	\$0	\$0	\$0	\$0
414 Dog Park Assets - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Wall (2018) - Repair	\$0	\$0	\$0	\$71,049	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
502 Galvanized Chain Link - Replace	\$0	\$0	\$0	\$105,587	\$0
503 Metal Fence/Rail - Repair	\$0	\$165,566	\$0	\$0	\$0
504 Wire Metal Fence - Replace	\$0	\$0	\$0	\$11,545	\$0
505 Powder Coat Galvanized Fence - Repl	\$0	\$0	\$0	\$0	\$0
506 Vinyl Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Gates - Replace	\$0	\$35,067	\$0	\$0	\$0
900 Electrical Room - Repair	\$632,139	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1002 Irrigation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail - Powder Coat	\$0	\$227,886	\$0	\$0	\$0
1115 Exteriors - Repaint	\$0	\$14,231	\$0	\$0	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Trash Enclosure Roofs-Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
1403 Fitness Stations Signs - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$29,486	\$0	\$0	\$0
1606 Basketball Eqp - Replace	\$0	\$0	\$0	\$0	\$0
1607 Basketball Courts - Resurface	\$0	\$82,783	\$0	\$0	\$0
1608 Metal Bleachers - Replace	\$0	\$0	\$0	\$0	\$0
1705 Fountain - Refurbish	\$0	\$0	\$0	\$0	\$0
1803 Fire Panels - Replace	\$0	\$0	\$0	\$0	\$0
1809 Sump Pumps - Replace	\$0	\$0	\$9,772	\$0	\$0
1810 RTV - Replace	\$0	\$27,904	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$899,714</b>	<b>\$772,673</b>	<b>\$24,430</b>	<b>\$188,181</b>	<b>\$15,551</b>
Ending Reserve Balance	\$4,993,505	\$4,816,153	\$5,405,493	\$5,853,145	\$6,496,265

<b>Fiscal Year</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
Starting Reserve Balance	\$6,496,265	\$5,714,464	\$6,391,777	\$7,111,569	\$6,303,277
Annual Reserve Contribution	\$614,859	\$633,305	\$652,304	\$671,873	\$692,030
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$61,028	\$60,505	\$67,488	\$67,046	\$66,665
<b>Total Income</b>	<b>\$7,172,152</b>	<b>\$6,408,275</b>	<b>\$7,111,569</b>	<b>\$7,850,488</b>	<b>\$7,061,971</b>
# Component					
<b>Inventory</b>					
103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
113 Compressed Rubber Walkway - Replace	\$506,694	\$0	\$0	\$0	\$0
114 Wood Chip Walkway - Replenish	\$0	\$16,498	\$0	\$17,503	\$0
303 Water Feature Pumps - Replace	\$0	\$0	\$0	\$0	\$0
304 VFDs - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 School Field Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQs - Replace	\$0	\$0	\$0	\$0	\$26,629
408 Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
409 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Surface - Replace	\$646,977	\$0	\$0	\$0	\$0
413 Wood Chips - Replace	\$8,061	\$0	\$0	\$0	\$0
414 Dog Park Assets - Replace	\$0	\$0	\$0	\$29,171	\$0
501 Block Wall (2018) - Repair	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
502 Galvanized Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Repair	\$0	\$0	\$0	\$0	\$0
504 Wire Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Powder Coat Galvanized Fence - Repl	\$0	\$0	\$0	\$152,147	\$0
506 Vinyl Chain Link Fence - Replace	\$0	\$0	\$0	\$1,210,314	\$0
509 Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
900 Electrical Room - Repair	\$0	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$82,704	\$0	\$0	\$0	\$0
1002 Irrigation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail - Powder Coat	\$0	\$0	\$0	\$0	\$0
1115 Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Trash Enclosure Roofs-Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Replace	\$68,048	\$0	\$0	\$0	\$0
1403 Fitness Stations Signs - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$36,264	\$0
1606 Basketball Eqp - Replace	\$38,421	\$0	\$0	\$0	\$0
1607 Basketball Courts - Resurface	\$0	\$0	\$0	\$101,813	\$0
1608 Metal Bleachers - Replace	\$53,391	\$0	\$0	\$0	\$0
1705 Fountain - Refurbish	\$53,391	\$0	\$0	\$0	\$0
1803 Fire Panels - Replace	\$0	\$0	\$0	\$0	\$0
1809 Sump Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1810 RTV - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$1,457,688</b>	<b>\$16,498</b>	<b>\$0</b>	<b>\$1,547,211</b>	<b>\$26,629</b>
<b>Ending Reserve Balance</b>	<b>\$5,714,464</b>	<b>\$6,391,777</b>	<b>\$7,111,569</b>	<b>\$6,303,277</b>	<b>\$7,035,342</b>

## Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves 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>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 property 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 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 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.



## Inventory

**Comp #: 103 Concrete Walkways - Repair**

**Quantity: Extensive GSF**

Location: Throughout common areas  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 10 years  
 Best Case: \$ 82,000  
 Cost Source: ARI Cost Database

Remaining Life: 1 years  
 Worst Case: \$122,000

**Comp #: 113 Compressed Rubber Walkway - Replace**

**Quantity: Approx (19,000) GSF**

Location: Vineyard Park  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 10 years  
 Best Case: \$ 213,000  
 Cost Source: ARI Cost Database

Remaining Life: 5 years  
 Worst Case: \$271,000

**Comp #: 114 Wood Chip Walkway - Replenish**

**Quantity: Approx (14,100) GSF**

Location: Central Park  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 2 years  
 Best Case: \$ 5,100  
 Cost Source: Client Cost History, Plus Inflation

Remaining Life: 0 years  
 Worst Case: \$10,200

**Comp #: 201 Asphalt - Remove & Replace**

**Quantity: Approx (3,750,000) GSF**

Location: Streets and drives throughout  
 Funded?: No.  
 History: The roads are currently not the maintenance responsibility of the City. The control will pass from the developer to the City in the near future. In fair condition. Roads are General Fund responsibility, therefore no Reserve funding is required.  
 Comments:  
 Useful Life:  
 Best Case:  
 Cost Source:

Remaining Life:  
 Worst Case:

**Comp #: 303 Water Feature Pumps - Replace**

**Quantity: (5) Assorted Pumps**

Location: Main pump room at Central Park  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 10 years  
 Best Case: \$ 20,000  
 Cost Source: ARI Cost Database

Remaining Life: 0 years  
 Worst Case: \$31,000

**Comp #: 304 VFDs - Replace**

**Quantity: (5) VFDs**

Location: Main pump room at Central Park  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 10 years  
 Best Case: \$ 102,000  
 Cost Source: Client Cost History, Plus Inflation

Remaining Life: 0 years  
 Worst Case: \$128,000

**Comp #: 320 Pole Lights - Replace**

**Quantity: (61) Fixtures**

Location: Throughout property  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 25 years  
 Best Case: \$ 75,000  
 Cost Source: ARI Cost Database

Remaining Life: 10 years  
 Worst Case: \$100,000

**Comp #: 321 Landscape Lights - Replace****Quantity: (15) Fixtures**

Location: Central Park

Funded?: No.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

**Comp #: 322 Street Lights - Replace****Quantity: Assorted Fixtures**

Location: Riverpark street

Funded?: No.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

**Comp #: 323 School Field Lights - Replace****Quantity: Approx (24) Fixture**

Location: School Field

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Best Case: \$ 367,000

Cost Source: Client Cost History, Plus Inflation

Remaining Life: 10 years

Worst Case: \$408,000

**Comp #: 405 Play Equipment - Replace****Quantity: (25) Assorted Pieces**

Location: Parks

Funded?: Yes.

History:

Comments:

Useful Life: 16 years

Best Case: \$ 332,000

Cost Source: ARI Cost Database

Remaining Life: 1 years

Worst Case: \$434,000

**Comp #: 406 Dog Waste Stations - Replace****Quantity: (24) Stations**

Location: At each park

Funded?: No.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

**Comp #: 407 BBQs - Replace****Quantity: (24) BBQs**

Location: Common areas

Funded?: Yes.

History: Done in 7/2019 for \$11,298.

Comments:

Useful Life: 10 years

Best Case: \$ 9,300

Cost Source: Client Cost History

Remaining Life: 9 years

Worst Case: \$13,300

**Comp #: 408 Exercise Equipment - Replace****Quantity: (10) VitaCourse Stations**

Location: Parks

Funded?: Yes.

History:

Comments:

Useful Life: 16 years

Best Case: \$ 10,200

Cost Source: ARI Cost Database

Remaining Life: 1 years

Worst Case: \$15,300

**Comp #: 409 Park Furniture - Replace** **Quantity: (97) Assorted Pieces**  
Location: Central common areas  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 15 years Remaining Life: 0 years  
Best Case: \$ 50,000 Worst Case: \$74,000  
Cost Source: ARI Cost Database

---

**Comp #: 410 Trash Receptacles - Replace** **Quantity: (63) Metal Receptacles**  
Location: Central common areas  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 16 years Remaining Life: 1 years  
Best Case: \$ 32,000 Worst Case: \$45,000  
Cost Source: ARI Cost Database

---

**Comp #: 411 Drinking Fountains - Replace** **Quantity: (8) Fountains**  
Location: Adjacent to bathrooms  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 16 years Remaining Life: 1 years  
Best Case: \$ 13,100 Worst Case: \$16,300  
Cost Source: ARI Cost Database

---

**Comp #: 412 Play Surface - Replace** **Quantity: Approx (12,500) GSF**  
Location: Common area parks and tot lot areas  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 8 years Remaining Life: 1 years  
Best Case: \$ 218,000 Worst Case: \$400,000  
Cost Source: ARI Cost Database

---

**Comp #: 413 Wood Chips - Replace** **Quantity: Approx (530) GSF**  
Location: Parks  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 8 years Remaining Life: 1 years  
Best Case: \$ 3,400 Worst Case: \$4,300  
Cost Source: ARI Cost Database

---

**Comp #: 414 Dog Park Assets - Replace** **Quantity: (10) Assorted Pieces**  
Location: Windrow Park  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 10 years Remaining Life: 8 years  
Best Case: \$ 10,200 Worst Case: \$15,300  
Cost Source: ARI Cost Database

---

**Comp #: 501 Block Wall - Repair** **Quantity: Approx (260) LF**  
Location: Perimeter of district near Vineyards Park Extension #2  
Funded?: No.  
History:  
Comments:  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

---

**Comp #: 501 Block Wall (2018) - Repair** **Quantity: Approx (1,820) LF**  
Location: Perimeter of final phase  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 25 years Remaining Life: 23 years  
Best Case: \$ 31,000 Worst Case: \$41,000  
Cost Source: ARI Cost Database

---

**Comp #: 502 Chain Link Fence - Replace** **Quantity: Approx (760) LF**  
Location: Tennis court perimeters at parks  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 25 years Remaining Life: 10 years  
Best Case: \$ 22,000 Worst Case: \$25,000  
Cost Source: ARI Cost Database

---

**Comp #: 502 Galvanized Chain Link - Replace** **Quantity: Approx (2,560) LF**  
Location: Final Phase  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 25 years Remaining Life: 23 years  
Best Case: \$ 47,000 Worst Case: \$60,000  
Cost Source: ARI Cost Database

---

**Comp #: 503 Metal Fence/Rail - Repair** **Quantity: 20% of Approx 10,900 LF**  
Location: Property perimeters  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 10 years Remaining Life: 1 years  
Best Case: \$ 78,000 Worst Case: \$100,000  
Cost Source: ARI Cost Database

---

**Comp #: 504 Wire Metal Fence - Replace** **Quantity: Approx (275) LF**  
Location: Windrow Park - Dog Park  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 25 years Remaining Life: 23 years  
Best Case: \$ 5,100 Worst Case: \$6,600  
Cost Source: ARI Cost Database

---

**Comp #: 505 Powder Coat Galvanized Fence - Repl** **Quantity: Approx (1,629) LF**  
Location: Final phase in 2018  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 30 years Remaining Life: 28 years  
Best Case: \$ 58,000 Worst Case: \$75,000  
Cost Source: ARI Cost Database

---

**Comp #: 506 Vinyl Chain Link Fence - Replace** **Quantity: Approx (11,515) LF**  
Location: Final phase  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 30 years Remaining Life: 28 years  
Best Case: \$ 470,000 Worst Case: \$588,000  
Cost Source: ARI Cost Database

---

**Comp #: 509 Shade Structures - Replace** **Quantity: (4) 18x18 Structures**  
Location: Patio areas  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 25 years Remaining Life: 10 years  
Best Case: \$ 29,000 Worst Case: \$41,000  
Cost Source: ARI Cost Database

---

**Comp #: 509 Wood Trellis - Replace** **Quantity: (3) Trellis Structures**  
Location: Central park  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 25 years Remaining Life: 10 years  
Best Case: \$ 17,000 Worst Case: \$26,000  
Cost Source: ARI Cost Database

---

**Comp #: 514 Metal Bollards - Replace** **Quantity: (25) Bollards**  
Location: Park perimeter walkways  
Funded?: No.  
History:  
Comments:  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

---

**Comp #: 705 Powdered Swing Gates - Replace** **Quantity: (4) Gates/Motors**  
Location: Detention basins  
Funded?: No.  
History:  
Comments:  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

---

**Comp #: 708 Trash Gates - Replace** **Quantity: (8) Double Metal Gates**  
Location: Refuse areas  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 18 years Remaining Life: 3 years  
Best Case: \$ 14,700 Worst Case: \$23,000  
Cost Source: ARI Cost Database

---

**Comp #: 803 Water Heaters - Replace** **Quantity: (8) Assorted Heaters**  
Location: School concessions and bathroom buildings  
Funded?: No.  
History:  
Comments:  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

---

**Comp #: 900 Electrical Room - Repair** **Quantity: (1) Room**  
Location: Main pump room at Central Park  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 10 years Remaining Life: 0 years  
Best Case: \$ 300,000 Worst Case: \$400,000  
Cost Source: Estimate Provided by Client

---

**Comp #: 901 Appliances - Replace** **Quantity: (16) Assorted Pieces**  
Location: School concession kitchens  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 15 years Remaining Life: 3 years  
Best Case: \$ 41,000 Worst Case: \$51,000  
Cost Source: ARI Cost Database

---

**Comp #: 909 Bathrooms - Refurbish** **Quantity: (12) Bathrooms**  
Location: East Park, Vineyards Park, Windrow Park, Crescent Park and school field  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 15 years Remaining Life: 0 years  
Best Case: \$ 37,000 Worst Case: \$61,000  
Cost Source: ARI Cost Database

---

**Comp #: 910 Fire Station- Maintain/Refurbish** **Quantity: (1) Building**  
Location: Fire Station #7 at 330 Turnout Park Circle  
Funded?: No.  
History:  
Comments:  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

---

**Comp #: 911 Concession Buildings - Refurbish** **Quantity: (2) Buildings**  
Location: School Field  
Funded?: No.  
History:  
Comments:  
Useful Life: 2 years Remaining Life:  
Best Case: Worst Case:  
Cost Source:

---

**Comp #: 1001 Backflow Devices - Replace** **Quantity: (22) Backflows**  
Location: Adjacent to irrigation controllers  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 20 years Remaining Life: 5 years  
Best Case: \$ 34,000 Worst Case: \$45,000  
Cost Source: ARI Cost Database

---

**Comp #: 1002 Irrigation Pumps - Replace** **Quantity: (23) Hydroboost Pumps**  
Location: Courtyard areas  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 15 years Remaining Life: 0 years  
Best Case: \$ 248,000 Worst Case: \$262,000  
Cost Source: Estimate Provided by Client

---

**Comp #: 1003 Irrigation Controllers - Replace** **Quantity: (43) Rain Master Units**  
Location: Courtyard area landscape  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 15 years Remaining Life: 0 years  
Best Case: \$ 142,000 Worst Case: \$182,000  
Cost Source: Estimate Provided by Client

---

**Comp #: 1107 Metal Fence/Rail - Powder Coat** **Quantity: Approx (10,900) LF**  
Location: Handrails and fencing throughout property  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 10 years Remaining Life: 1 years  
Best Case: \$ 111,000 Worst Case: \$134,000  
Cost Source: ARI Cost Database

---

**Comp #: 1115 Exteriors - Repaint** **Quantity: (4) Buildings**  
Location: School field concession and bathroom buildings  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 10 years Remaining Life: 1 years  
Best Case: \$ 5,100 Worst Case: \$10,200  
Cost Source: ARI Cost Database

---

**Comp #: 1120 Bathroom Exteriors - Refurbish** **Quantity: (4) Buildings**  
Location: Parks  
Funded?: No.  
History:  
Comments:  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

---

**Comp #: 1304 Tile Roof - Replace Underlayment** **Quantity: Approx (1,570) GSF**  
Location: Rooftop of bathroom building  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 25 years Remaining Life: 10 years  
Best Case: \$ 8,000 Worst Case: \$11,200  
Cost Source: ARI Cost Database

---

**Comp #: 1308 Metal Roofs - Replace** **Quantity: Approx (3,430) GSF**  
Location: School concession and bathroom roofs  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 30 years Remaining Life: 15 years  
Best Case: \$ 39,000 Worst Case: \$46,000  
Cost Source: ARI Cost Database

---

**Comp #: 1308 Metal Trash Enclosure Roofs-Replace** **Quantity: (5) Approx 1,240 GSF**  
Location: Vineyards, Crescent, East Parks and school field  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 30 years Remaining Life: 15 years  
Best Case: \$ 13,900 Worst Case: \$16,400  
Cost Source: ARI Cost Database

---

**Comp #: 1401 Assorted Signage - Replace** **Quantity: (32) Assorted Signs**  
Location: At each park  
Funded?: No.  
History:  
Comments:  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

---

**Comp #: 1402 Monument Signs - Replace** **Quantity: (6) Stone Monuments**  
Location: Entrances/Exits of property  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 20 years Remaining Life: 5 years  
Best Case: \$ 25,000 Worst Case: \$40,000  
Cost Source: ARI Cost Database

---

**Comp #: 1403 Fitness Stations Signs - Replace** **Quantity: (10) Signs**  
Location: Vineyard Park and extensions  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 15 years Remaining Life: 0 years  
Best Case: \$ 5,100 Worst Case: \$7,100  
Cost Source: ARI Cost Database

---

**Comp #: 1604 Tennis Courts - Resurface** **Quantity: (2) Courts**  
Location: Crescent and East Parks  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 7 years Remaining Life: 0 years  
Best Case: \$ 13,300 Worst Case: \$18,400  
Cost Source: ARI Cost Database

---

**Comp #: 1606 Basketball Eqp - Replace** **Quantity: (12) Hoops**  
Location: Vineyard Park and Crescent Park  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 20 years Remaining Life: 5 years  
Best Case: \$ 14,700 Worst Case: \$22,000  
Cost Source: ARI Cost Database

---

**Comp #: 1607 Basketball Courts - Resurface** **Quantity: (6) Courts**  
Location: Vineyard Park, Crescent Park, East Park and Windrow Park  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 7 years Remaining Life: 0 years  
Best Case: \$ 40,000 Worst Case: \$49,000  
Cost Source: ARI Cost Database

---

**Comp #: 1608 Metal Bleachers - Replace** **Quantity: Assorted Bleachers**  
Location: School field  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 20 years Remaining Life: 5 years  
Best Case: \$ 20,000 Worst Case: \$31,000  
Cost Source: ARI Cost Database

---

**Comp #: 1705 Fountain - Refurbish** **Quantity: (1) 78' Diam Fountain**  
Location: Central park  
Funded?: Yes.  
History:  
Comments:  
Useful Life: 20 years Remaining Life: 5 years  
Best Case: \$ 20,000 Worst Case: \$31,000  
Cost Source: ARI Cost Database

---



**Comp #: 1803 Fire Panels - Replace**

**Quantity: (4) Panels**

Location: Utility rooms of concession stand and bathroom buildings

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 20,000

Worst Case: \$29,000

Cost Source: ARI Cost Database

---

**Comp #: 1809 Sump Pumps - Replace**

**Quantity: (2) 1/2 HP Pumps**

Location: Main pump room at Central Park

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 4,100

Worst Case: \$6,100

Cost Source: ARI Cost Database

---

**Comp #: 1810 RTV - Replace**

**Quantity: (1) Vehicle**

Location: Maintenance yard

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 12,000

Worst Case: \$18,000

Cost Source: ARI Cost Database

---