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Update "With-Site-Visit" Reserve Study



Windmill Village HOA Buckeye, AZ

Report #: 19866-1
For Period Beginning: January 1, 2021
Expires: December 31, 2021

Date Prepared: December 2, 2020



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:

480-361-5340



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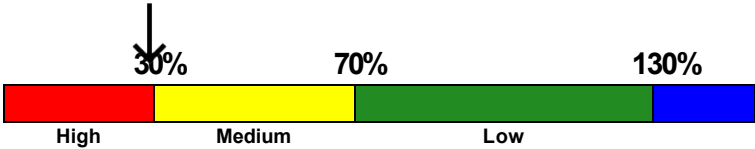
3- Minute Executive Summary

Association: Windmill Village HOA **Assoc. #: 19866-1**
Location: Buckeye, AZ **# of Units: 513**
Report Period: January 1, 2021 through December 31, 2021

Findings/Recommendations as-of: January 1, 2021

Projected Starting Reserve Balance	\$254,528
Current Fully Funded Reserve Balance	\$847,240
Average Reserve Deficit (Surplus) Per Unit	\$1,155
Percent Funded	30.0 %
2020 Reserve Contribution	\$1,350
Recommended 2021 Monthly Reserve Contribution	\$8,000
Recommended 2021 Special Assessments for Reserves	\$0

Reserves % Funded: 30.0%



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" Reserve Study based on a prior report prepared by another firm for your 2013 Fiscal Year. We performed the site inspection on 10/1/2020.

The Reserve expense threshold for this analysis is \$1,000. That means any Reserve related expenses under the threshold are not funded in the Reserve Study and need to be paid from the Operating Budget.

Your Reserve Fund is 30.0 % Funded. This means the Reserve Fund status is Fair, and special assessment risk is currently Medium.

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 \$8,000, followed by annual increases of 12% the next several years. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).

Executive Summary

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# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
GROUNDS			
100 Monuments - Refurbish	20	16	\$8,200
220 Concrete - Repair	5	0	\$4,000
380 Mailboxes - Replace	20	5	\$76,000
385 Billboards - Replace	10	0	\$6,000
500 Block Walls - Repair	25	10	\$40,000
502 Block Walls - Repaint	6	2	\$72,000
510 View Fence - Replace	36	20	\$150,000
520 Metal Fence/Rails - Repaint	6	2	\$24,000
600 Irrig. System - Replace (Community)	30	15	\$250,000
600 Irrig. System - Replace (Yuma Rd)	15	0	\$54,000
610 Irrigation Controllers - Replace	12	8	\$32,000
640 Landscape Granite - Replenish	10	3	\$265,000
662 Drywells - Partial Replace	30	15	\$22,000
ALL PLAYGROUNDS			
406 Bike Racks - Replace	20	5	\$4,000
412 Playground Equipment - Repair	20	15	\$16,000
414 Playground Sand - Sift/Replenish	10	5	\$7,000
422 Ramada Lights - Replace	20	11	\$5,000
425 Pole Lights - Replace	30	21	\$32,400
426 Pole Lights - Refurbish	10	1	\$7,200
430 Solar Batteries - Replace	6	0	\$4,000
440 Bollard Lights - Replace	12	3	\$8,000
480 Signage - Replace	15	7	\$6,000
520 Metal Surfaces - Repaint	6	0	\$4,500
PLAYGROUND #1			
405 Park Furniture - Replace (A)	12	0	\$5,200
405 Park Furniture - Replace (B)	12	8	\$2,200
410 Playground Equipment - Replace	20	5	\$50,000
415 Playground Turf - Replace	10	7	\$12,000
420 Ramada Roofs - Replace	30	15	\$10,000
PLAYGROUND #2			
405 Park Furniture - Replace	12	8	\$3,700
410 Playground Equipment - Replace	20	5	\$55,000
415 Playground Turf - Replace	10	1	\$12,000
420 Ramada Roof - Replace	30	15	\$5,000
PLAYGROUND #3			
405 Park Furniture - Replace	12	0	\$1,000
410 Playground Equipment - Replace	20	5	\$50,000
415 Playground Turf - Replace	10	1	\$13,000
PLAYGROUND #4			
405 Park Furniture - Replace	15	0	\$1,600
410 Playground Equipment - Replace	20	5	\$30,000
415 Playground Turf - Replace	10	1	\$10,000
38 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



RESERVE COMPONENT "FOUR-PART TEST"

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 10/1/2020, we started by visually inspecting the playgrounds, followed by the remaining common areas.

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



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all 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.

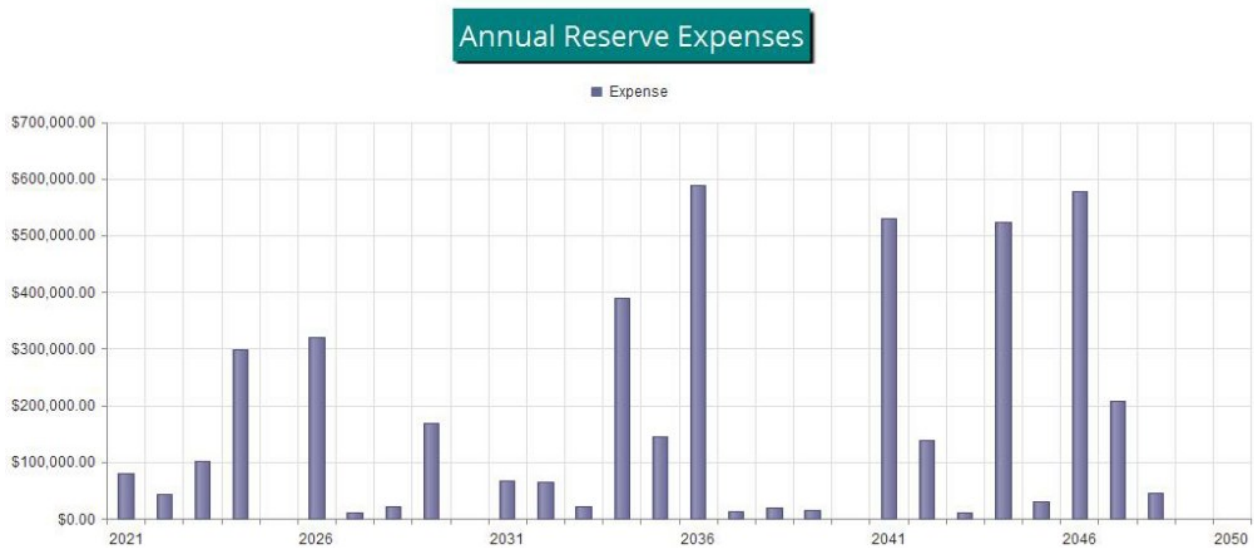


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$254,528 as-of the start of your fiscal year on 1/1/2021. This is based on your actual balance of \$253,178 on 11/30/2020 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/1/2021, your Fully Funded Balance is computed to be \$847,240. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 30.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$8,000 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.

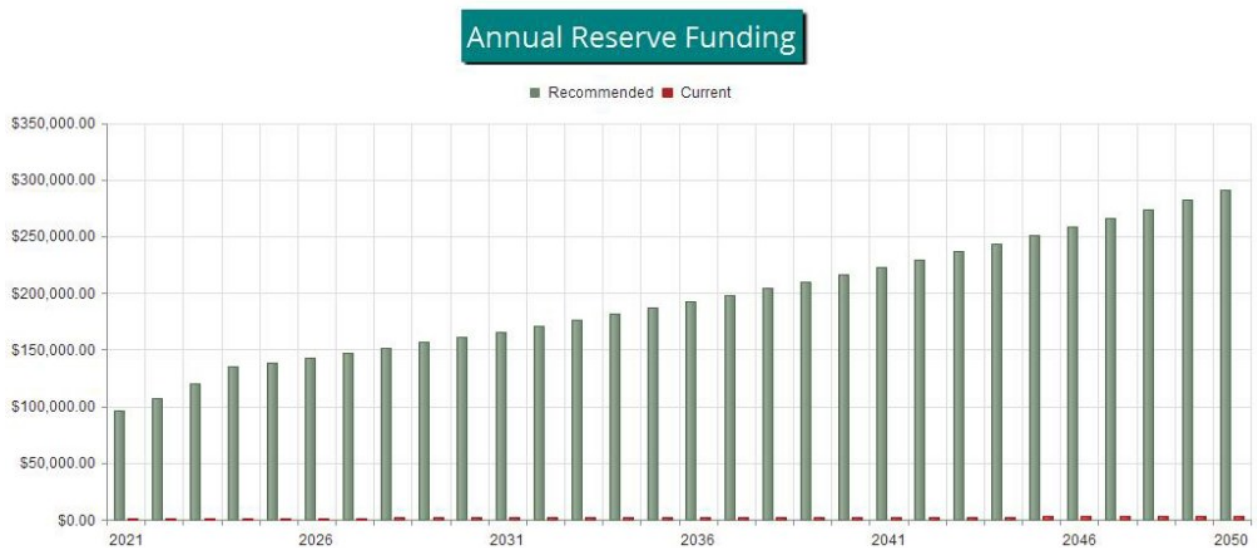


Figure 2

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.

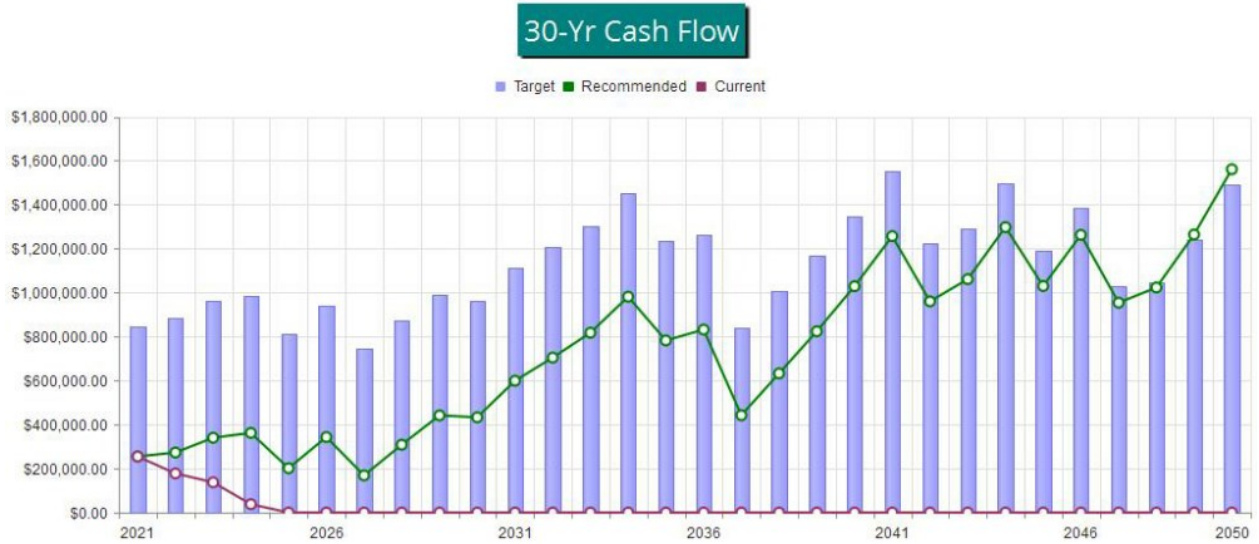


Figure 3

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

Executive Summary is a summary of your Reserve Components

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

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

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their 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.

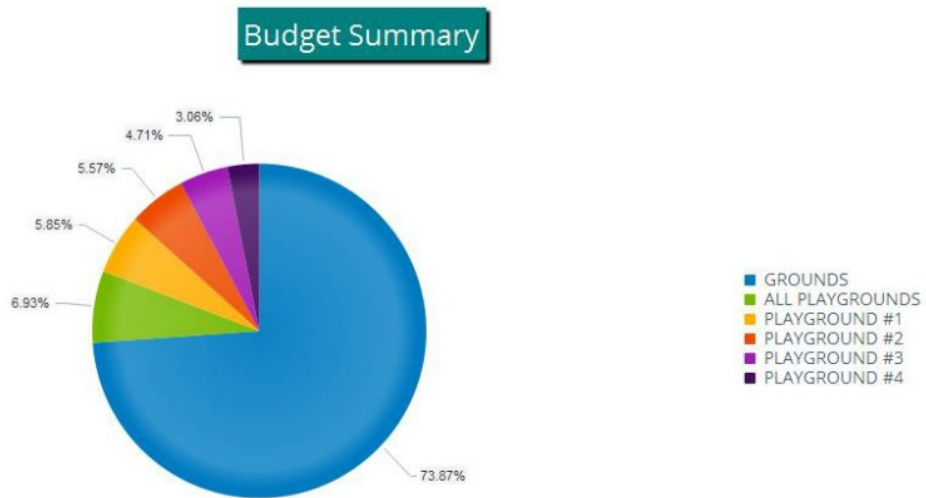
Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing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

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

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

	Useful Life		2021 Rem. Useful Life		Estimated Replacement Cost in 2021	2021 Expenditures	01/01/2021 Current Fund Balance	01/01/2021 Fully Funded Balance	Remaining Bal. to be Funded	2021 Contributions
	Min	Max	Min	Max						
GROUNDS	5	36	0	20	\$1,003,200	\$64,000	\$200,248	\$609,473	\$802,952	\$73,006
ALL PLAYGROUNDS	6	30	0	21	\$94,100	\$8,500	\$14,980	\$46,650	\$79,120	\$6,575
PLAYGROUND #1	10	30	0	15	\$79,400	\$5,200	\$5,200	\$52,033	\$74,200	\$4,905
PLAYGROUND #2	10	30	1	15	\$75,700	\$0	\$10,800	\$55,783	\$64,900	\$4,668
PLAYGROUND #3	10	20	0	5	\$64,000	\$1,000	\$12,700	\$50,200	\$51,300	\$4,096
PLAYGROUND #4	10	20	0	5	\$41,600	\$1,600	\$10,600	\$33,100	\$31,000	\$2,750
					\$1,358,000	\$80,300	\$254,528	\$847,240	\$1,103,472	\$96,000

Percent Funded: 30.0%



Reserve Component List Detail

19866-1
WSV

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
GROUNDS					
100	Monuments - Refurbish	(3) Monuments	20	16	\$8,200
220	Concrete - Repair	Numerous Sq Ft	5	0	\$4,000
380	Mailboxes - Replace	(38) Clusters	20	5	\$76,000
385	Billboards - Replace	(12) Billboards	10	0	\$6,000
500	Block Walls - Repair	Approx 119,000 Sq Ft	25	10	\$40,000
502	Block Walls - Repaint	Approx 119,000 Sq Ft	6	2	\$72,000
510	View Fence - Replace	Approx 5,600 LF	36	20	\$150,000
520	Metal Fence/Rails - Repaint	Approx 6,820 LF	6	2	\$24,000
600	Irrig. System - Replace (Community)	Lines, Valves, Heads	30	15	\$250,000
600	Irrig. System - Replace (Yuma Rd)	Lines, Valves, Heads	15	0	\$54,000
610	Irrigation Controllers - Replace	(10) ETwater	12	8	\$32,000
640	Landscape Granite - Replenish	Approx 817,730 Sq Ft	10	3	\$265,000
662	Drywells - Partial Replace	(6) Drywells	30	15	\$22,000
ALL PLAYGROUNDS					
406	Bike Racks - Replace	(5) Bike Racks	20	5	\$4,000
412	Playground Equipment - Repair	(5) Pieces	20	15	\$16,000
414	Playground Sand - Sift/Replenish	Approx 6,850 Sq Ft	10	5	\$7,000
422	Ramada Lights - Replace	(3) SolarKing Systems	20	11	\$5,000
425	Pole Lights - Replace	(12) Sentinel Lights	30	21	\$32,400
426	Pole Lights - Refurbish	(12) Sentinel Lights	10	1	\$7,200
430	Solar Batteries - Replace	(15) Batteries	6	0	\$4,000
440	Bollard Lights - Replace	Approx (16) Lights	12	3	\$8,000
480	Signage - Replace	(6) Signs	15	7	\$6,000
520	Metal Surfaces - Repaint	Poles, Bollards, Ramadas	6	0	\$4,500
PLAYGROUND #1					
405	Park Furniture - Replace (A)	(6) Pieces	12	0	\$5,200
405	Park Furniture - Replace (B)	(2) Pieces	12	8	\$2,200
410	Playground Equipment - Replace	(1) Play Structure	20	5	\$50,000
415	Playground Turf - Replace	Approx 500 Sq Ft	10	7	\$12,000
420	Ramada Roofs - Replace	(2) Roofs, ~560 Sq Ft	30	15	\$10,000
PLAYGROUND #2					
405	Park Furniture - Replace	(4) Pieces	12	8	\$3,700
410	Playground Equipment - Replace	(2) Pieces	20	5	\$55,000
415	Playground Turf - Replace	Approx 500 Sq Ft	10	1	\$12,000
420	Ramada Roof - Replace	(1) Ramada, ~280 Sq Ft	30	15	\$5,000
PLAYGROUND #3					
405	Park Furniture - Replace	(1) 6' bench	12	0	\$1,000
410	Playground Equipment - Replace	(1) Play Structure	20	5	\$50,000
415	Playground Turf - Replace	Approx 550 Sq Ft	10	1	\$13,000
PLAYGROUND #4					
405	Park Furniture - Replace	(2) Pieces	15	0	\$1,600
410	Playground Equipment - Replace	(1) Play Structure	20	5	\$30,000
415	Playground Turf - Replace	Approx 400 Sq Ft	10	1	\$10,000

38 Total Funded Components

Fully Funded Balance

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#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
GROUNDS								
100	Monuments - Refurbish	\$8,200	X	4	/	20	=	\$1,640
220	Concrete - Repair	\$4,000	X	5	/	5	=	\$4,000
380	Mailboxes - Replace	\$76,000	X	15	/	20	=	\$57,000
385	Billboards - Replace	\$6,000	X	10	/	10	=	\$6,000
500	Block Walls - Repair	\$40,000	X	15	/	25	=	\$24,000
502	Block Walls - Repaint	\$72,000	X	4	/	6	=	\$48,000
510	View Fence - Replace	\$150,000	X	16	/	36	=	\$66,667
520	Metal Fence/Rails - Repaint	\$24,000	X	4	/	6	=	\$16,000
600	Irrig. System - Replace (Community)	\$250,000	X	15	/	30	=	\$125,000
600	Irrig. System - Replace (Yuma Rd)	\$54,000	X	15	/	15	=	\$54,000
610	Irrigation Controllers - Replace	\$32,000	X	4	/	12	=	\$10,667
640	Landscape Granite - Replenish	\$265,000	X	7	/	10	=	\$185,500
662	Drywells - Partial Replace	\$22,000	X	15	/	30	=	\$11,000
ALL PLAYGROUNDS								
406	Bike Racks - Replace	\$4,000	X	15	/	20	=	\$3,000
412	Playground Equipment - Repair	\$16,000	X	5	/	20	=	\$4,000
414	Playground Sand - Sift/Replenish	\$7,000	X	5	/	10	=	\$3,500
422	Ramada Lights - Replace	\$5,000	X	9	/	20	=	\$2,250
425	Pole Lights - Replace	\$32,400	X	9	/	30	=	\$9,720
426	Pole Lights - Refurbish	\$7,200	X	9	/	10	=	\$6,480
430	Solar Batteries - Replace	\$4,000	X	6	/	6	=	\$4,000
440	Bollard Lights - Replace	\$8,000	X	9	/	12	=	\$6,000
480	Signage - Replace	\$6,000	X	8	/	15	=	\$3,200
520	Metal Surfaces - Repaint	\$4,500	X	6	/	6	=	\$4,500
PLAYGROUND #1								
405	Park Furniture - Replace (A)	\$5,200	X	12	/	12	=	\$5,200
405	Park Furniture - Replace (B)	\$2,200	X	4	/	12	=	\$733
410	Playground Equipment - Replace	\$50,000	X	15	/	20	=	\$37,500
415	Playground Turf - Replace	\$12,000	X	3	/	10	=	\$3,600
420	Ramada Roofs - Replace	\$10,000	X	15	/	30	=	\$5,000
PLAYGROUND #2								
405	Park Furniture - Replace	\$3,700	X	4	/	12	=	\$1,233
410	Playground Equipment - Replace	\$55,000	X	15	/	20	=	\$41,250
415	Playground Turf - Replace	\$12,000	X	9	/	10	=	\$10,800
420	Ramada Roof - Replace	\$5,000	X	15	/	30	=	\$2,500
PLAYGROUND #3								
405	Park Furniture - Replace	\$1,000	X	12	/	12	=	\$1,000
410	Playground Equipment - Replace	\$50,000	X	15	/	20	=	\$37,500
415	Playground Turf - Replace	\$13,000	X	9	/	10	=	\$11,700
PLAYGROUND #4								
405	Park Furniture - Replace	\$1,600	X	15	/	15	=	\$1,600
410	Playground Equipment - Replace	\$30,000	X	15	/	20	=	\$22,500
415	Playground Turf - Replace	\$10,000	X	9	/	10	=	\$9,000
								\$847,240

Component Significance

19866-1
WSV

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
GROUPS					
GROUPS					
100	Monuments - Refurbish	20	\$8,200	\$410	0.45 %
220	Concrete - Repair	5	\$4,000	\$800	0.88 %
380	Mailboxes - Replace	20	\$76,000	\$3,800	4.18 %
385	Billboards - Replace	10	\$6,000	\$600	0.66 %
500	Block Walls - Repair	25	\$40,000	\$1,600	1.76 %
502	Block Walls - Repaint	6	\$72,000	\$12,000	13.19 %
510	View Fence - Replace	36	\$150,000	\$4,167	4.58 %
520	Metal Fence/Rails - Repaint	6	\$24,000	\$4,000	4.40 %
600	Irrig. System - Replace (Community)	30	\$250,000	\$8,333	9.16 %
600	Irrig. System - Replace (Yuma Rd)	15	\$54,000	\$3,600	3.96 %
610	Irrigation Controllers - Replace	12	\$32,000	\$2,667	2.93 %
640	Landscape Granite - Replenish	10	\$265,000	\$26,500	29.12 %
662	Drywells - Partial Replace	30	\$22,000	\$733	0.81 %
ALL PLAYGROUNDS					
ALL PLAYGROUNDS					
406	Bike Racks - Replace	20	\$4,000	\$200	0.22 %
412	Playground Equipment - Repair	20	\$16,000	\$800	0.88 %
414	Playground Sand - Sift/Replenish	10	\$7,000	\$700	0.77 %
422	Ramada Lights - Replace	20	\$5,000	\$250	0.27 %
425	Pole Lights - Replace	30	\$32,400	\$1,080	1.19 %
426	Pole Lights - Refurbish	10	\$7,200	\$720	0.79 %
430	Solar Batteries - Replace	6	\$4,000	\$667	0.73 %
440	Bollard Lights - Replace	12	\$8,000	\$667	0.73 %
480	Signage - Replace	15	\$6,000	\$400	0.44 %
520	Metal Surfaces - Repaint	6	\$4,500	\$750	0.82 %
PLAYGROUND #1					
PLAYGROUND #1					
405	Park Furniture - Replace (A)	12	\$5,200	\$433	0.48 %
405	Park Furniture - Replace (B)	12	\$2,200	\$183	0.20 %
410	Playground Equipment - Replace	20	\$50,000	\$2,500	2.75 %
415	Playground Turf - Replace	10	\$12,000	\$1,200	1.32 %
420	Ramada Roofs - Replace	30	\$10,000	\$333	0.37 %
PLAYGROUND #2					
PLAYGROUND #2					
405	Park Furniture - Replace	12	\$3,700	\$308	0.34 %
410	Playground Equipment - Replace	20	\$55,000	\$2,750	3.02 %
415	Playground Turf - Replace	10	\$12,000	\$1,200	1.32 %
420	Ramada Roof - Replace	30	\$5,000	\$167	0.18 %
PLAYGROUND #3					
PLAYGROUND #3					
405	Park Furniture - Replace	12	\$1,000	\$83	0.09 %
410	Playground Equipment - Replace	20	\$50,000	\$2,500	2.75 %
415	Playground Turf - Replace	10	\$13,000	\$1,300	1.43 %
PLAYGROUND #4					
PLAYGROUND #4					
405	Park Furniture - Replace	15	\$1,600	\$107	0.12 %
410	Playground Equipment - Replace	20	\$30,000	\$1,500	1.65 %
415	Playground Turf - Replace	10	\$10,000	\$1,000	1.10 %
38	Total Funded Components			\$91,008	100.00 %

30-Year Reserve Plan Summary

19866-1
WSV

Fiscal Year Start: 2021

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 Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2021	\$254,528	\$847,240	30.0 %	Medium	7,011.11 %	\$96,000	\$0	\$2,636	\$80,300
2022	\$272,864	\$883,687	30.9 %	Medium	12.00 %	\$107,520	\$0	\$3,063	\$43,466
2023	\$339,981	\$961,978	35.3 %	Medium	12.00 %	\$120,422	\$0	\$3,509	\$101,846
2024	\$362,066	\$985,383	36.7 %	Medium	12.00 %	\$134,873	\$0	\$2,816	\$298,314
2025	\$201,441	\$810,111	24.9 %	High	3.00 %	\$138,919	\$0	\$2,721	\$0
2026	\$343,082	\$939,918	36.5 %	Medium	3.00 %	\$143,087	\$0	\$2,558	\$319,960
2027	\$168,767	\$747,226	22.6 %	High	3.00 %	\$147,379	\$0	\$2,385	\$10,149
2028	\$308,382	\$871,118	35.4 %	Medium	3.00 %	\$151,801	\$0	\$3,749	\$22,138
2029	\$441,794	\$989,736	44.6 %	Medium	3.00 %	\$156,355	\$0	\$4,372	\$169,621
2030	\$432,900	\$963,464	44.9 %	Medium	3.00 %	\$161,046	\$0	\$5,158	\$0
2031	\$599,103	\$1,114,676	53.7 %	Medium	3.00 %	\$165,877	\$0	\$6,514	\$67,196
2032	\$704,299	\$1,204,881	58.5 %	Medium	3.00 %	\$170,853	\$0	\$7,605	\$65,336
2033	\$817,421	\$1,303,488	62.7 %	Medium	3.00 %	\$175,979	\$0	\$8,990	\$20,959
2034	\$981,432	\$1,454,654	67.5 %	Medium	3.00 %	\$181,258	\$0	\$8,815	\$389,161
2035	\$782,344	\$1,235,115	63.3 %	Medium	3.00 %	\$186,696	\$0	\$8,068	\$145,209
2036	\$831,899	\$1,264,392	65.8 %	Medium	3.00 %	\$192,297	\$0	\$6,368	\$588,288
2037	\$442,275	\$842,428	52.5 %	Medium	3.00 %	\$198,066	\$0	\$5,372	\$13,159
2038	\$632,554	\$1,004,570	63.0 %	Medium	3.00 %	\$204,008	\$0	\$7,280	\$19,834
2039	\$824,008	\$1,169,214	70.5 %	Low	3.00 %	\$210,128	\$0	\$9,261	\$14,471
2040	\$1,028,925	\$1,348,969	76.3 %	Low	3.00 %	\$216,432	\$0	\$11,424	\$0
2041	\$1,256,781	\$1,553,810	80.9 %	Low	3.00 %	\$222,925	\$0	\$11,079	\$530,816
2042	\$959,968	\$1,222,986	78.5 %	Low	3.00 %	\$229,612	\$0	\$10,100	\$138,778
2043	\$1,060,903	\$1,291,115	82.2 %	Low	3.00 %	\$236,501	\$0	\$11,788	\$11,497
2044	\$1,297,695	\$1,497,620	86.7 %	Low	3.00 %	\$243,596	\$0	\$11,633	\$523,000
2045	\$1,029,924	\$1,188,859	86.6 %	Low	3.00 %	\$250,904	\$0	\$11,457	\$29,882
2046	\$1,262,402	\$1,384,298	91.2 %	Low	3.00 %	\$258,431	\$0	\$11,077	\$577,883
2047	\$954,027	\$1,026,875	92.9 %	Low	3.00 %	\$266,184	\$0	\$9,881	\$207,033
2048	\$1,023,060	\$1,046,594	97.8 %	Low	3.00 %	\$274,169	\$0	\$11,432	\$44,426
2049	\$1,264,235	\$1,240,453	101.9 %	Low	3.00 %	\$282,394	\$0	\$14,119	\$0
2050	\$1,560,748	\$1,492,134	104.6 %	Low	3.00 %	\$290,866	\$0	\$17,140	\$0

30-Year Income/Expense Detail

19866-1
WSV

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$254,528	\$272,864	\$339,981	\$362,066	\$201,441
Annual Reserve Contribution	\$96,000	\$107,520	\$120,422	\$134,873	\$138,919
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,636	\$3,063	\$3,509	\$2,816	\$2,721
Total Income	\$353,164	\$383,447	\$463,912	\$499,755	\$343,082
# Component					
GROUPS					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$4,000	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
385 Billboards - Replace	\$6,000	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Block Walls - Repaint	\$0	\$0	\$76,385	\$0	\$0
510 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence/Rails - Repaint	\$0	\$0	\$25,462	\$0	\$0
600 Irrig. System - Replace (Community)	\$0	\$0	\$0	\$0	\$0
600 Irrig. System - Replace (Yuma Rd)	\$54,000	\$0	\$0	\$0	\$0
610 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$289,573	\$0
662 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
ALL PLAYGROUNDS					
406 Bike Racks - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$0	\$0	\$0	\$0
414 Playground Sand - Sift/Replenish	\$0	\$0	\$0	\$0	\$0
422 Ramada Lights - Replace	\$0	\$0	\$0	\$0	\$0
425 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
426 Pole Lights - Refurbish	\$0	\$7,416	\$0	\$0	\$0
430 Solar Batteries - Replace	\$4,000	\$0	\$0	\$0	\$0
440 Bollard Lights - Replace	\$0	\$0	\$0	\$8,742	\$0
480 Signage - Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Surfaces - Repaint	\$4,500	\$0	\$0	\$0	\$0
PLAYGROUND #1					
405 Park Furniture - Replace (A)	\$5,200	\$0	\$0	\$0	\$0
405 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
420 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
PLAYGROUND #2					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$12,360	\$0	\$0	\$0
420 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
PLAYGROUND #3					
405 Park Furniture - Replace	\$1,000	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$13,390	\$0	\$0	\$0
PLAYGROUND #4					
405 Park Furniture - Replace	\$1,600	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$10,300	\$0	\$0	\$0
Total Expenses	\$80,300	\$43,466	\$101,846	\$298,314	\$0
Ending Reserve Balance	\$272,864	\$339,981	\$362,066	\$201,441	\$343,082

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$343,082	\$168,767	\$308,382	\$441,794	\$432,900
Annual Reserve Contribution	\$143,087	\$147,379	\$151,801	\$156,355	\$161,046
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,558	\$2,385	\$3,749	\$4,372	\$5,158
Total Income	\$488,727	\$318,531	\$463,932	\$602,521	\$599,103
# Component					
GROUPS					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$4,637	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$88,105	\$0	\$0	\$0	\$0
385 Billboards - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Block Walls - Repaint	\$0	\$0	\$0	\$91,207	\$0
510 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence/Rails - Repaint	\$0	\$0	\$0	\$30,402	\$0
600 Irrig. System - Replace (Community)	\$0	\$0	\$0	\$0	\$0
600 Irrig. System - Replace (Yuma Rd)	\$0	\$0	\$0	\$0	\$0
610 Irrigation Controllers - Replace	\$0	\$0	\$0	\$40,537	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
662 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
ALL PLAYGROUNDS					
406 Bike Racks - Replace	\$4,637	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$0	\$0	\$0	\$0
414 Playground Sand - Sift/Replenish	\$8,115	\$0	\$0	\$0	\$0
422 Ramada Lights - Replace	\$0	\$0	\$0	\$0	\$0
425 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
426 Pole Lights - Refurbish	\$0	\$0	\$0	\$0	\$0
430 Solar Batteries - Replace	\$0	\$4,776	\$0	\$0	\$0
440 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
480 Signage - Replace	\$0	\$0	\$7,379	\$0	\$0
520 Metal Surfaces - Repaint	\$0	\$5,373	\$0	\$0	\$0
PLAYGROUND #1					
405 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace (B)	\$0	\$0	\$0	\$2,787	\$0
410 Playground Equipment - Replace	\$57,964	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$14,758	\$0	\$0
420 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
PLAYGROUND #2					
405 Park Furniture - Replace	\$0	\$0	\$0	\$4,687	\$0
410 Playground Equipment - Replace	\$63,760	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
420 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
PLAYGROUND #3					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$57,964	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
PLAYGROUND #4					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$34,778	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$319,960	\$10,149	\$22,138	\$169,621	\$0
Ending Reserve Balance	\$168,767	\$308,382	\$441,794	\$432,900	\$599,103

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$599,103	\$704,299	\$817,421	\$981,432	\$782,344
Annual Reserve Contribution	\$165,877	\$170,853	\$175,979	\$181,258	\$186,696
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,514	\$7,605	\$8,990	\$8,815	\$8,068
Total Income	\$771,495	\$882,757	\$1,002,391	\$1,171,505	\$977,108
# Component					
GROUNDS					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$5,376	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
385 Billboards - Replace	\$8,063	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$53,757	\$0	\$0	\$0	\$0
502 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$108,906
510 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence/Rails - Repaint	\$0	\$0	\$0	\$0	\$36,302
600 Irrig. System - Replace (Community)	\$0	\$0	\$0	\$0	\$0
600 Irrig. System - Replace (Yuma Rd)	\$0	\$0	\$0	\$0	\$0
610 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$389,161	\$0
662 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
ALL PLAYGROUNDS					
406 Bike Racks - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$0	\$0	\$0	\$0
414 Playground Sand - Sift/Replenish	\$0	\$0	\$0	\$0	\$0
422 Ramada Lights - Replace	\$0	\$6,921	\$0	\$0	\$0
425 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
426 Pole Lights - Refurbish	\$0	\$9,966	\$0	\$0	\$0
430 Solar Batteries - Replace	\$0	\$0	\$5,703	\$0	\$0
440 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
480 Signage - Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Surfaces - Repaint	\$0	\$0	\$6,416	\$0	\$0
PLAYGROUND #1					
405 Park Furniture - Replace (A)	\$0	\$0	\$7,414	\$0	\$0
405 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
420 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
PLAYGROUND #2					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$16,611	\$0	\$0	\$0
420 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
PLAYGROUND #3					
405 Park Furniture - Replace	\$0	\$0	\$1,426	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$17,995	\$0	\$0	\$0
PLAYGROUND #4					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$13,842	\$0	\$0	\$0
Total Expenses	\$67,196	\$65,336	\$20,959	\$389,161	\$145,209
Ending Reserve Balance	\$704,299	\$817,421	\$981,432	\$782,344	\$831,899

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$831,899	\$442,275	\$632,554	\$824,008	\$1,028,925
Annual Reserve Contribution	\$192,297	\$198,066	\$204,008	\$210,128	\$216,432
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,368	\$5,372	\$7,280	\$9,261	\$11,424
Total Income	\$1,030,564	\$645,713	\$843,842	\$1,043,396	\$1,256,781
# Component					
GROUPS					
100 Monuments - Refurbish	\$0	\$13,159	\$0	\$0	\$0
220 Concrete - Repair	\$6,232	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
385 Billboards - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$0
510 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence/Rails - Repaint	\$0	\$0	\$0	\$0	\$0
600 Irrig. System - Replace (Community)	\$389,492	\$0	\$0	\$0	\$0
600 Irrig. System - Replace (Yuma Rd)	\$84,130	\$0	\$0	\$0	\$0
610 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
662 Drywells - Partial Replace	\$34,275	\$0	\$0	\$0	\$0
ALL PLAYGROUNDS					
406 Bike Racks - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$24,927	\$0	\$0	\$0	\$0
414 Playground Sand - Sift/Replenish	\$10,906	\$0	\$0	\$0	\$0
422 Ramada Lights - Replace	\$0	\$0	\$0	\$0	\$0
425 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
426 Pole Lights - Refurbish	\$0	\$0	\$0	\$0	\$0
430 Solar Batteries - Replace	\$0	\$0	\$0	\$6,810	\$0
440 Bollard Lights - Replace	\$12,464	\$0	\$0	\$0	\$0
480 Signage - Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Surfaces - Repaint	\$0	\$0	\$0	\$7,661	\$0
PLAYGROUND #1					
405 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$19,834	\$0	\$0
420 Ramada Roofs - Replace	\$15,580	\$0	\$0	\$0	\$0
PLAYGROUND #2					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
420 Ramada Roof - Replace	\$7,790	\$0	\$0	\$0	\$0
PLAYGROUND #3					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
PLAYGROUND #4					
405 Park Furniture - Replace	\$2,493	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$588,288	\$13,159	\$19,834	\$14,471	\$0
Ending Reserve Balance	\$442,275	\$632,554	\$824,008	\$1,028,925	\$1,256,781

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$1,256,781	\$959,968	\$1,060,903	\$1,297,695	\$1,029,924
Annual Reserve Contribution	\$222,925	\$229,612	\$236,501	\$243,596	\$250,904
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,079	\$10,100	\$11,788	\$11,633	\$11,457
Total Income	\$1,490,785	\$1,199,681	\$1,309,192	\$1,552,924	\$1,292,284
# Component					
GROUPS					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$7,224	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
385 Billboards - Replace	\$10,837	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Block Walls - Repaint	\$130,040	\$0	\$0	\$0	\$0
510 View Fence - Replace	\$270,917	\$0	\$0	\$0	\$0
520 Metal Fence/Rails - Repaint	\$43,347	\$0	\$0	\$0	\$0
600 Irrig. System - Replace (Community)	\$0	\$0	\$0	\$0	\$0
600 Irrig. System - Replace (Yuma Rd)	\$0	\$0	\$0	\$0	\$0
610 Irrigation Controllers - Replace	\$57,796	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$523,000	\$0
662 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
ALL PLAYGROUNDS					
406 Bike Racks - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$0	\$0	\$0	\$0
414 Playground Sand - Sift/Replenish	\$0	\$0	\$0	\$0	\$0
422 Ramada Lights - Replace	\$0	\$0	\$0	\$0	\$0
425 Pole Lights - Replace	\$0	\$60,274	\$0	\$0	\$0
426 Pole Lights - Refurbish	\$0	\$13,394	\$0	\$0	\$0
430 Solar Batteries - Replace	\$0	\$0	\$0	\$0	\$8,131
440 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
480 Signage - Replace	\$0	\$0	\$11,497	\$0	\$0
520 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$9,148
PLAYGROUND #1					
405 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$10,571
405 Park Furniture - Replace (B)	\$3,973	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
420 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
PLAYGROUND #2					
405 Park Furniture - Replace	\$6,683	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$22,324	\$0	\$0	\$0
420 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
PLAYGROUND #3					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$2,033
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$24,184	\$0	\$0	\$0
PLAYGROUND #4					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$18,603	\$0	\$0	\$0
Total Expenses	\$530,816	\$138,778	\$11,497	\$523,000	\$29,882
Ending Reserve Balance	\$959,968	\$1,060,903	\$1,297,695	\$1,029,924	\$1,262,402

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$1,262,402	\$954,027	\$1,023,060	\$1,264,235	\$1,560,748
Annual Reserve Contribution	\$258,431	\$266,184	\$274,169	\$282,394	\$290,866
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,077	\$9,881	\$11,432	\$14,119	\$17,140
Total Income	\$1,531,910	\$1,230,092	\$1,308,660	\$1,560,748	\$1,868,754
# Component					
GROUPS					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$8,375	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$159,127	\$0	\$0	\$0	\$0
385 Billboards - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Block Walls - Repaint	\$0	\$155,275	\$0	\$0	\$0
510 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence/Rails - Repaint	\$0	\$51,758	\$0	\$0	\$0
600 Irrig. System - Replace (Community)	\$0	\$0	\$0	\$0	\$0
600 Irrig. System - Replace (Yuma Rd)	\$0	\$0	\$0	\$0	\$0
610 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
662 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
ALL PLAYGROUNDS					
406 Bike Racks - Replace	\$8,375	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$0	\$0	\$0	\$0
414 Playground Sand - Sift/Replenish	\$14,656	\$0	\$0	\$0	\$0
422 Ramada Lights - Replace	\$0	\$0	\$0	\$0	\$0
425 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
426 Pole Lights - Refurbish	\$0	\$0	\$0	\$0	\$0
430 Solar Batteries - Replace	\$0	\$0	\$0	\$0	\$0
440 Bollard Lights - Replace	\$0	\$0	\$17,770	\$0	\$0
480 Signage - Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
PLAYGROUND #1					
405 Park Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$104,689	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$26,655	\$0	\$0
420 Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0
PLAYGROUND #2					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$115,158	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
420 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
PLAYGROUND #3					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$104,689	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
PLAYGROUND #4					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$62,813	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$577,883	\$207,033	\$44,426	\$0	\$0
Ending Reserve Balance	\$954,027	\$1,023,060	\$1,264,235	\$1,560,748	\$1,868,754

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. DJ Vlaming, R.S., company president, is a credentialed Reserve Specialist (#61). 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

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.

GROUNDS

Comp #: 100 Monuments - Refurbish**Quantity: (3) Monuments**

Location: Mounted on Yuma Rd & Windmill Village Blvd South, Lasso Ln & Windmill Village Blvd South and Tonto St between 221st Dr & Windmill Village Blvd South

Funded?: Yes.

History: Refurbished in 2017 for \$7,348. Previously original from around 2006.

Comments: Monuments consist of metal letters stating, "Windmill Village" with the community logo mounted to monument walls. Observed to be attractive and in good shape. This component funds to refurbish the monuments, which includes replacement of the metal letters, logo, etc.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 8,200

Worst Case: \$ 8,200

Cost Source: Client Cost History

Comp #: 110 Windmill - Replace**Quantity: (1) Windmill**

Location: Mounted on Yuma Rd & Windmill Village Blvd South

Funded?: No. This component has an extended life span with no expectancy to replace in the foreseeable future.

History: Installed around 2006.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 220 Concrete - Repair

Quantity: Numerous Sq Ft

Location: Common area walkways & landscape curbing

Funded?: Yes.

History:

Comments: There is no expectancy to completely replace the concrete. This component funds an allowance for periodic repairs and/or partial replacements as needed. Some cracking and lifting noted. Damaged landscape curbing also evident.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Allowance

Comp #: 380 Mailboxes - Replace

Quantity: (38) Clusters

Location: Mounted adjacent to streets throughout community

Funded?: Yes.

History: Installed around 2006.

Comments: Mailboxes include (18) 16-box, (9) 13-box and (11) 12-box clusters. Some fading and weathering evident. Still functional and in decent shape overall. Future replacement should be anticipated.

*Mfg. Date: 12/2005

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 76,000

Worst Case: \$ 76,000

Cost Source: ARI Cost Database

Comp #: 385 Billboards - Replace

Quantity: (12) Billboards

Location: Mounted adjacent to mailboxes & within common areas
Funded?: Yes.
History: Reportedly installed in 2013.
Comments: Observed to be older, worn and weathered.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 500 Block Walls - Repair

Quantity: Approx 119,000 Sq Ft

Location: Bordering common areas throughout community
Funded?: Yes.
History: Installed around 2006.
Comments: Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and/or partial replacement due to excessive settling or other sources of damage.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 40,000

Worst Case: \$ 40,000

Cost Source: ARI Cost Allowance

Comp #: 502 Block Walls - Repaint

Quantity: Approx 119,000 Sq Ft

Location: Bordering common areas throughout community (includes monument signs)

Funded?: Yes.

History: Repainted in 2017 for \$88,972 (cost included repainting view fence and culvert rails).

Comments: Surfaces were observed to be generally uniform and in fair shape. Chipping was noted along the bottom of the walls in some areas.

Useful Life:
6 years

Remaining Life:
2 years



Best Case: \$ 72,000

Worst Case: \$ 72,000

Cost Source: Client Cost History

Comp #: 510 View Fence - Replace

Quantity: Approx 5,600 LF

Location: Mounted on block walls bordering common areas & lot backyards

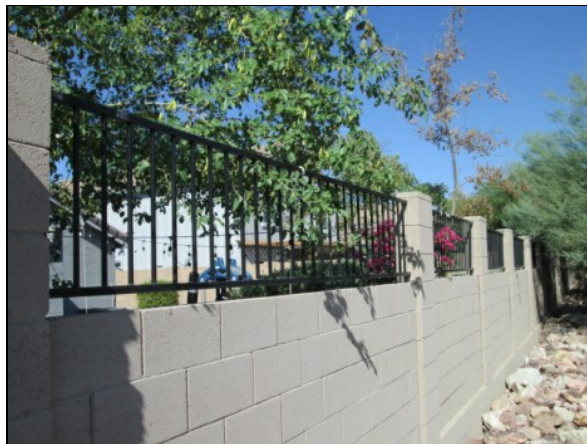
Funded?: Yes.

History: Installed around 2006.

Comments: This is 1.5' tall metal view fence. Observed to be intact, secure and in fair shape. Future replacement should be anticipated.

Useful Life:
36 years

Remaining Life:
20 years



Best Case: \$ 150,000

Worst Case: \$ 150,000

Cost Source: ARI Cost Database

Comp #: 515 Culvert Rails - Replace

Quantity: Approx 1,220 LF

Location: Common areas throughout community

Funded?: No. These are iron pipe rails mounted on top of concrete culverts. They have an extended life span with no expectancy to replace in the foreseeable future. Repairs should be addressed as a maintenance expense when needed.

History: Installed around 2006.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 520 Metal Fence/Rails - Repaint

Quantity: Approx 6,820 LF

Location: Common areas throughout community

Funded?: Yes.

History: Repainted in 2017 with the block walls.

Comments: Surfaces were observed to be uniform and in fair shape. This component funds to periodically repaint approximately 5,600 LF of view fence and 1,220 LF of culvert rails.

Useful Life:
6 years

Remaining Life:
2 years



Best Case: \$ 24,000

Worst Case: \$ 24,000

Cost Source: ARI Cost Database

Comp #: 600 Irrig. System - Replace (Community)

Quantity: Lines, Valves, Heads

Location: Common areas throughout community (excludes along Yuma Rd)

Funded?: Yes.

History: Installed around 2006.

Comments: This component funds to replace the irrigation system throughout the community.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 250,000

Worst Case: \$ 250,000

Cost Source: Estimate Provided by Client

Comp #: 600 Irrig. System - Replace (Yuma Rd)

Quantity: Lines, Valves, Heads

Location: South perimeter of community along Yuma Rd

Funded?: Yes.

History: Installed around 2006.

Comments: This component funds to replace the drip irrigation system along Yuma Rd (South perimeter of community).

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 54,000

Worst Case: \$ 54,000

Cost Source: 2018 ProQual Landscaping Proposal

Comp #: 610 Irrigation Controllers - Replace

Quantity: (10) ETwater

Location: Common areas throughout community

Funded?: Yes.

History: Replaced in 2017 for \$27,600. Previously original from around 2006.

Comments: These are web enabled smart controllers. Unable to access during our inspection. Assumed to be functional with no issues reported.

Useful Life:
12 years

Remaining Life:
8 years



Best Case: \$ 32,000

Worst Case: \$ 32,000

Cost Source: Client Cost History

Comp #: 630 Backflow Valves - Replace

Quantity: Approx (14) Valves

Location: Common areas throughout community

Funded?: No. Backflow valves typically last a long time. They can often be repaired and rebuilt rather than replaced. Recommend repairing or replacing as needed with Operating funds.

History: Installed around 2006.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 640 Landscape Granite - Replenish

Quantity: Approx 817,730 Sq Ft

Location: Common areas throughout the community

Funded?: Yes.

History:

Comments: Complete replacement of the landscape granite is not anticipated. Coverage will deplete over time, so this component funds an allowance to top dress the existing granite with a new 1" layer, which is approximately 4,090-tons.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: \$ 265,000

Worst Case: \$ 265,000

Cost Source: ARI Cost Database

Comp #: 660 Drywells - Inspect/Clean

Quantity: (6) Drywells

Location: Common areas throughout community

Funded?: No. Drywells are inspected/cleaned annually. Funding is included in the annual Operating budget.

History: Cleaned in 2019 for \$7,413.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 662 Drywells - Partial Replace

Quantity: (6) Drywells

Location: Common areas throughout community

Funded?: Yes.

History: Installed around 2006.

Comments: There is no expectancy to replace all drywells under normal circumstances. Replacement is usually the result of improper installation or neglect. This component funds a long-term allowance for partial replacement in the event some do fail.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 22,000

Worst Case: \$ 22,000

Cost reflects replacing (1) drywell

Cost Source: ARI Cost Allowance

ALL PLAYGROUNDS

Comp #: 406 Bike Racks - Replace

Quantity: (5) Bike Racks

Location: Playgrounds throughout community (includes tetherball court area)

Funded?: Yes.

History: Installed around 2006.

Comments: Observed to be functional and in fair shape.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

Comp #: 412 Playground Equipment - Repair

Quantity: (5) Pieces

Location: Playgrounds throughout community

Funded?: Yes.

History: Spent \$14,506 in 2017.

Comments: This component funds to repair the playground equipment between replacement intervals.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 16,000

Worst Case: \$ 16,000

Cost Source: Client Cost History

Comp #: 414 Playground Sand - Sift/Replenish

Quantity: Approx 6,850 Sq Ft

Location: Playgrounds throughout community

Funded?: Yes.

History: Sifted in 2017 for \$1,975.

Comments: There is no expectancy to completely replace the sand. This component funds to sift and replenish the sand with a 2" layer, which is approximately 70-tons.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 7,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Database

Comp #: 422 Ramada Lights - Replace

Quantity: (3) SolarKing Systems

Location: Mounted under ramadas at playgrounds throughout community

Funded?: Yes.

History: Installed around 2012.

Comments: These are solar powered lighting systems mounted to ramada roofs. Each system includes a LED light brick, solar panel and sealed-lead-acid battery. This component funds to completely replace the solar lighting systems eventually.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Comp #: 423 Ramada Lights - Refurbish

Quantity: (3) SolarKing Systems

Location: Mounted under ramadas at playgrounds throughout community

Funded?: No. Cost is below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History:

Comments: There is (1) LED light brick for each system. The LED light bricks will not last the entire life of the system. Recommend replacing the ramada LED light bricks as needed with Operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 425 Pole Lights - Replace

Quantity: (12) Sentinel Lights

Location: Mounted around playgrounds throughout community & mounted along East perimeter of community

Funded?: Yes.

History: Installed around 2012-2013.

Comments: These are Sentinel solar powered pole lights from SolarKing. Appear to be functional and in good shape. Future replacement should be anticipated. Combined cost with the refurbish component accounts for the total estimated replacement budget.

Useful Life:
30 years

Remaining Life:
21 years



Best Case: \$ 32,400

Worst Case: \$ 32,400

Add Refurbish for total cost

Cost Source: ARI Cost Database

Comp #: 426 Pole Lights - Refurbish

Quantity: (12) Sentinel Lights

Location: Mounted around playgrounds throughout community & mounted along East perimeter of community

Funded?: Yes.

History:

Comments: This component funds to periodically replace the LED light bricks. Each pole light has (2) LED light bricks.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 7,200

Worst Case: \$ 7,200

Cost Source: ARI Cost Database

Comp #: 430 Solar Batteries - Replace

Quantity: (15) Batteries

Location: Mounted at playgrounds throughout community

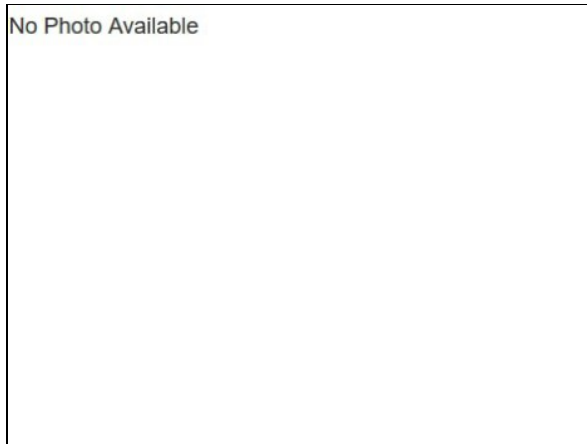
Funded?: Yes.

History: Assumed to still be original from around 2012-2013.

Comments: This component funds to periodically replace the solar batteries for the pole lights and ramada lights.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

Comp #: 440 Bollard Lights - Replace

Quantity: Approx (16) Lights

Location: Mounted around Playgrounds #1 & #2

Funded?: Yes.

History: Assumed to have been installed around 2012-2013 with the pole and ramada lights.

Comments: Appear to be functional and in fair shape. Some lights have significant rust damage. Repair or replace individually as needed with Operating funds. This component funds to completely replace the bollard lights.

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: ARI Cost Database

Comp #: 480 Signage - Replace

Quantity: (6) Signs

Location: Playgrounds throughout community

Funded?: Yes.

History: Installed around 2013, based on satellite imagery.

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

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 520 Metal Surfaces - Repaint

Quantity: Poles, Bollards, Ramadas

Location: Playgrounds throughout community (includes (2) pole lights on East perimeter of community)

Funded?: Yes.

History:

Comments: Surfaces were observed to be faded, oxidized and chipping with some rust evident. This component funds to periodically repaint the playground metal surfaces, which includes (12) pole lights, (16) bollard lights, (3) ramadas and (6) signs.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 4,500

Worst Case: \$ 4,500

Cost Source: ARI Cost Database

PLAYGROUND #1

Comp #: 405 Park Furniture - Replace (A)

Quantity: (6) Pieces

Location: Playground on corner of Lasso Ln & Windmill Village Blvd North (includes tetherball court area)

Funded?: Yes.

History: Installed around 2006.

Comments: Pieces include (1) 6' picnic table, (2) 6' benches, (1) trash can and (2) BBQ grills. Observed to be older, worn and weathered. Some rust is evident.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 5,200

Worst Case: \$ 5,200

Cost Source: ARI Cost Database

Comp #: 405 Park Furniture - Replace (B)

Quantity: (2) Pieces

Location: Playground on corner of Lasso Ln & Windmill Village Blvd North

Funded?: Yes.

History: Replaced in 2017. Previously original from around 2006.

Comments: Pieces include (1) 6' picnic table and (1) trash can. This furniture is mounted under the ramada closest to the play structure. Observed to be functional and in good shape.

Useful Life:
12 years

Remaining Life:
8 years



Best Case: \$ 2,200

Worst Case: \$ 2,200

Cost Source: ARI Cost Database

Comp #: 410 Playground Equipment - Replace

Quantity: (1) Play Structure

Location: Playground on corner of Lasso Ln & Windmill Village Blvd North

Funded?: Yes.

History: Installed around 2006.

Comments: This is a play structure manufactured by Playworld. Normal wear and weathering evident. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 50,000

Worst Case: \$ 50,000

Cost Source: ARI Cost Database

Comp #: 415 Playground Turf - Replace

Quantity: Approx 500 Sq Ft

Location: Playground on corner of Lasso Ln & Windmill Village Blvd North

Funded?: Yes.

History: Replaced in 2018 for \$10,520. Previously original from around 2006.

Comments: This is a cushioned surface designed to help absorb a child's fall. It also provides better access to the play structures for handicapped children. Observed to be intact, soft and in fair shape.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: Client Cost History

Comp #: 420 Ramada Roofs - Replace

Quantity: (2) Roofs, ~560 Sq Ft

Location: Playground on corner of Lasso Ln & Windmill Village Blvd North (includes tetherball court area)

Funded?: Yes.

History: Installed around 2006.

Comments: These ramadas have a standing seam, steel roof system. Long life expectancy under normal circumstances. Future replacement should still be planned, even if just for an aesthetic restoration.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database

Comp #: 450 Tetherball Court - Resurface

Quantity: (1) Court

Location: North of playground on corner of Lasso Ln & Windmill Village Blvd North

Funded?: No. The tetherball court is bare concrete with no court surface, therefore, no resurfacing is needed.

History: Installed around 2006.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

PLAYGROUND #2

Comp #: 405 Park Furniture - Replace

Quantity: (4) Pieces

Location: Playground on corner of Devin Dr & Windmill Village Blvd South

Funded?: Yes.

History: Replaced in 2017. Previously original from around 2006.

Comments: Pieces include (1) 6' picnic table, (1) 6' bench, (1) trash can and (1) BBQ grill. Observed to be functional and in good shape.

Useful Life:
12 years

Remaining Life:
8 years



Best Case: \$ 3,700

Worst Case: \$ 3,700

Cost Source: ARI Cost Database

Comp #: 410 Playground Equipment - Replace

Quantity: (2) Pieces

Location: Playground on corner of Devin Dr & Windmill Village Blvd South

Funded?: Yes.

History: Installed around 2006.

Comments: Pieces include (1) play structure and (1) 4-seat swing-set. Manufactured by Playworld. Normal wear and weathering evident. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 55,000

Worst Case: \$ 55,000

Cost Source: ARI Cost Database

Comp #: 415 Playground Turf - Replace

Quantity: Approx 500 Sq Ft

Location: Playground on corner of Devin Dr & Windmill Village Blvd South

Funded?: Yes.

History: Repaired in 2018. Original from around 2006.

Comments: This is a cushioned surface designed to help absorb a child's fall. It also provides better access to the play structures for handicapped children. Observed to older and getting stiff. Some cracks were also evident. Based on age, replacement should be expected soon.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: Client Cost History

Comp #: 420 Ramada Roof - Replace

Quantity: (1) Ramada, ~280 Sq Ft

Location: Playground on corner of Devin Dr & Windmill Village Blvd South

Funded?: Yes.

History: Installed around 2006.

Comments: These ramadas have a standing seam, steel roof system. Long life expectancy under normal circumstances. Future replacement should still be planned, even if just for an aesthetic restoration.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

PLAYGROUND #3

Comp #: 405 Park Furniture - Replace

Quantity: (1) 6' bench

Location: Playground on corner of Lasso Ln & 220th Ln
Funded?: Yes.
History: Installed around 2006.
Comments: Observed to be older, worn and weathered.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 1,000

Worst Case: \$ 1,000

Cost Source: ARI Cost Database

Comp #: 405 Park Furniture - Replace

Quantity: (1) Trash Can

Location: Playground on corner of Lasso Ln & 220th Ln
Funded?: No. Cost is below the Reserve expense threshold. Recommend replacing as needed with Operating funds.
History: Replaced in 2017. Previously original from around 2006.
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 410 Playground Equipment - Replace

Quantity: (1) Play Structure

Location: Playground on corner of Lasso Ln & 220th Ln

Funded?: Yes.

History: Installed around 2006.

Comments: This is a play structure manufactured by Playworld. Normal wear and weathering evident. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 50,000

Worst Case: \$ 50,000

Cost Source: ARI Cost Database

Comp #: 415 Playground Turf - Replace

Quantity: Approx 550 Sq Ft

Location: Playground on corner of Lasso Ln & 220th Ln

Funded?: Yes.

History: Repaired in 2018. Original from around 2006.

Comments: This is a cushioned surface designed to help absorb a child's fall. It also provides better access to the play structures for handicapped children. Observed to older and getting stiff. Some cracks were also evident. Based on age, replacement should be expected soon.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 13,000

Worst Case: \$ 13,000

Cost Source: Client Cost History

PLAYGROUND #4

Comp #: 405 Park Furniture - Replace

Quantity: (2) Pieces

Location: Playground adjacent to cul-de-sac on 219th Dr

Funded?: Yes.

History: Installed around 2006.

Comments: Pieces include (1) 6' bench and (1) trash can. Observed to be older, worn and weathered.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 1,600

Worst Case: \$ 1,600

Cost Source: ARI Cost Database

Comp #: 410 Playground Equipment - Replace

Quantity: (1) Play Structure

Location: Playground adjacent to cul-de-sac on 219th Dr

Funded?: Yes.

History: Installed around 2006.

Comments: This is a play structure manufactured by Playworld. Normal wear and weathering evident. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 30,000

Worst Case: \$ 30,000

Cost Source: ARI Cost Database

Comp #: 415 Playground Turf - Replace

Quantity: Approx 400 Sq Ft

Location: Playground adjacent to cul-de-sac on 219th Dr

Funded?: Yes.

History: Repaired in 2018. Original from around 2006.

Comments: This is a cushioned surface designed to help absorb a child's fall. It also provides better access to the play structures for handicapped children. Observed to older and getting stiff. Some cracks were also evident. Based on age, replacement should be expected soon.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database
