



**RESERVE STUDY  
FOR  
LOS RACIMOS HOMEOWNERS ASSOCIATION**



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November 2, 2017



## EXECUTIVE SUMMARY

### LOS RACIMOS HOMEOWNERS ASSOCIATION

November 2, 2017

Starting Reserve Balance 1/1/2018	\$300,000
Projected Fully Funded Reserve Balance 1/1/2018	\$1,150,907
Percent Fully Funded	26%
Current Annual Reserve Contribution	\$62,273

This study is based on the cash flow method of funding. This reserve analysis is based on an observation and assessment of the condition of the reserve fund based on a field assessment of the condition of the assets of the association, a projection of the useful life and remaining useful life of those assets, and the replacement costs for those assets. The financial information was provided by the association on the reserve fund balance and contribution to the fund. The general guideline used in our studies to determine whether the cost to replace or maintain an asset is paid from reserves or operations is if the replacement cost exceeds \$500 it is included in reserves. That can be modified at the direction of the Board.

Following are some key points relative to your study:

1. The study has a fiscal year beginning date of 1/12018.
2. The study reflects a beginning balance for the reserve fund of \$ 300,000 and an annual contribution of \$ 62,273. The financial information was provided by the association and was not audited. As reflected by the Current Assessment Funding Model Projection in the report, the reserve fund is underfunded. Reserve funds are generally considered to be in a healthy condition if the reserve balance is at or above 70% of the fully funded balance.
3. Because of the underfunded condition based on the current funding, an Alternate Funding Model was prepared and included in the report for consideration by the Association. The model includes special assessments of \$200,000 in 2018 and 2019 and increasing the annual contribution to the reserve fund to \$200,000 in 2018 with an annual 3% increase thereafter. Other funding alternatives can be prepared if desired by the Board. Note that the study includes a 3% inflation on costs based on current construction cost indexes so some increase in funding over time is recommended to stay even with cost increase from inflation.
4. This study should be compared with the operating budget to make sure there are no overlaps

or gaps of items in this study and in the operating budget.

5. The physical assessment of components was based on field reviews conducted on 2/9/2017 with a supplemental visit on 4/6/2017. The field review consisted of on-site observations of common areas and facilities. No sampling or destructive testing was performed. The on-site observation is not a comprehensive quality inspection. Quantification of assets was accomplished with a combination of on-site measurements, aerial photos and information provided by the association.
6. The consultant has no other involvement with the association that could be considered a conflict of interest. To our knowledge, there are no material issues that have not been disclosed that would cause a distortion of the association's reserve fund.

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## **Important Information**

The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience with local costs.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

This reserve analysis study is a reflection of information provided to or assembled by the consultant for the associations use, not for the purpose of performing an audit, quality/forensic analyses or background checks of historical records. Information provided by the official representative of the association regarding financial, physical, quantity, or historical issues is deemed reliable by the consultant.

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

FDReserve Studies would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis is prepared under the supervision of William A. Schlimgen PE, a registered professional engineer in Arizona with more than 10 years of experience in preparation of reserve studies and more than 40 years of engineering management, design, inspection and construction management experience.

# Part I

## Document

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

## Funding Options

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first, and only logical means that the Board of Directors has to ensure its ability to maintain the assets for which it is obligated, is by **assessing an adequate level of reserves** as part of the regular membership assessment, thereby distributing the cost of the replacements uniformly over the entire membership. The community is not only comprised of present members, but also future members. Any decision by the Board of Directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

Whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof, for example, to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The second option is for the association to **acquire a loan** from a lending institution in order to effect the required repairs. In many cases, banks will lend to an association using "future homeowner assessments" as collateral for the loan. With this method, the current board is pledging the future assets of an association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a \$150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the association by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

The fourth option is to pass a "**special assessment**" to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements

to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major “reserve” expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association’s overall budget.

## **Types of Reserve Studies**

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a “fund status” and “funding plan”.

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the “fund status and “funding plan.”

In an **Update without site inspection**, the reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

## **The Reserve Study: A Physical and a Financial Analysis**

There are two components of a reserve study: a physical analysis and a financial analysis.

### **Physical Analysis**

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the association’s major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

### **Developing a Component List**

The budget process begins with full inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

## Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of *operational expenses* include:

<b>Utilities:</b>	Bank Service Charges	Accounting
Electricity	Dues & Publications	Reserve Study
Gas	Licenses, Permits & Fees	<b>Repair Expenses:</b>
Water	Insurance(s)	Tile Roof Repairs
Telephone	<b>Services:</b>	Equipment Repairs
Cable TV	Landscaping	Minor Concrete Repairs
<b>Administrative:</b>	Pool Maintenance	Operating Contingency
Supplies	Street Sweeping	

## Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

Roof Replacements	Park/Play Equipment
Painting	Pool/Spa Re-plastering
Deck Resurfacing	Pool Equipment Replacement
Fencing Replacement	Pool Furniture Replacement
Asphalt Seal Coating	Tennis Court Resurfacing
Asphalt Repairs	Lighting Replacement
Asphalt Overlays	Insurance(s)
Equipment Replacement	Reserve Study
Interior Furnishings	

## Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

## Financial Analysis



The financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

### **Preparing the Reserve Study**

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

### **Funding Methods**

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The Threshold and the Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The Component Funding model is based upon the component methodology.

## Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association's need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Associations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

**Full Funding**---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

**Fully Funded Reserves = Age divided by Useful Life the results multiplied by Current Replacement Cost**

When an association's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

**The Threshold Funding Model (Minimum Funding).** The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance.

**The Threshold Funding Model.** This method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than \$0).

**The Current Assessment Funding Model.** This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time.

**The Component Funding Model.** This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position. The following details this calculation process.

### **Component Funding Model Distribution of Accumulated Reserves**

The "Distribution of Accumulated Reserves Report" is a "Component Funding Model" calculation. This distribution **does not** apply to the cash flow funding models.

When calculating reserves based upon the component methodology, a beginning reserve balance must be

allocated for each of the individual components considered in the analysis, before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets that have predetermined (fixed) reserve balances. The user can “fix” the accumulated reserve balance within the program on the individual asset’s detail page. If, by error, these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component’s age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

Fully Funded Reserves = (Age/Useful Life) x Current Replacement Cost

The software program performs the above calculations to the actual month the component was placed-in-service. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report.

If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of \$50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to “replenish” the account. If the \$50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately.

If the reserves are under-funded, the monthly contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes that may be under consideration.

## **Funding Reserves**

Three assessment and contribution figures are provided in the report, the “Monthly Reserve Assessment Required”, the “Average Net Monthly Interest Earned” contribution and the “Total Monthly Allocation

to Reserves.” The association should allocate the “Monthly Reserve Assessment Required” amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the “Total Monthly Allocation” to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the association’s operating accounts as the reserve accounts are allocated only those moneys net of taxes.

## **Users’ Guide to your Reserve Analysis Study**

Part II of your report contains the reserve analysis study for your association. There are seven types of reports in the study as described below.

### **Report Summaries**

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

### **Index Reports**

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the association as well as the actual reserves available. This information is valid only for the “Component Funding Model” calculation.

The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

### **Detail Reports**

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

### **Projections**

Thirty-year projections add to the usefulness of your reserve analysis study.

### **Definitions**

#### **Report I.D.**

Includes the Report Date (example: November 15, 1992), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

#### **Budget Year Beginning/Ending**

The budgetary year for which the report is prepared. For associations with fiscal years ending December 31<sup>st</sup>, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

#### **Number of Units and/or Phases**

If applicable, the number of units and/or phases included in this version of the report.

#### **Inflation**

This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

#### **Annual Assessment Increase**

This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those associations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

**Investment Yield Before Taxes**

The average interest rate anticipated by the association based upon its current investment practices.

**Taxes on Interest Yield**

The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

**Projected Reserve Balance**

The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

**Percent Fully Funded**

The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

**Phase Increment Detail and/or Age**

Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

**Monthly Assessment**

The assessment to reserves required by the association each month.

**Interest Contribution (After Taxes)**

The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

**Total Monthly Allocation**

The sum of the monthly assessment and interest contribution figures.

**Group and Category**

The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

**Percentage of Replacement or Repairs**

In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

**Placed-In-Service Date**

The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

**Estimated Useful Life**

The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

**Adjustment to Useful Life**

Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

**Estimated Remaining Life**

This calculation is completed internally based upon the report's fiscal year date and the date the asset was

placed-in-service.

**Replacement Year**

The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

**Annual Fixed Reserves**

An optional figure which, if used, will override the normal process of allocating reserves to each asset.

**Fixed Assessment**

An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

**Salvage Value**

The salvage value of the asset at the time of replacement, if applicable.

**One-Time Replacement**

Notation if the asset is to be replaced on a one-time basis.

**Current Replacement Cost**

The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

**Future Replacement Cost**

The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

**Component Inventory**

The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

# A Multi-Purpose Tool

Your Report is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

In addition, your reserve study serves a variety of useful purposes:

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- The reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your Report is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your Report is a tool that can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated.
- Since the reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.



**Los Racimos**  
Mesa, AZ  
**Current Assessment Funding Model Summary**

Report Date	November 02, 2017
Budget Year Beginning	January 01, 2018
Budget Year Ending	December 31, 2018
Total Units	259

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	0.00%
Interest Rate on Reserve Deposit	0.00%
Tax Rate on Interest	30.00%
2018 Beginning Balance	\$300,000

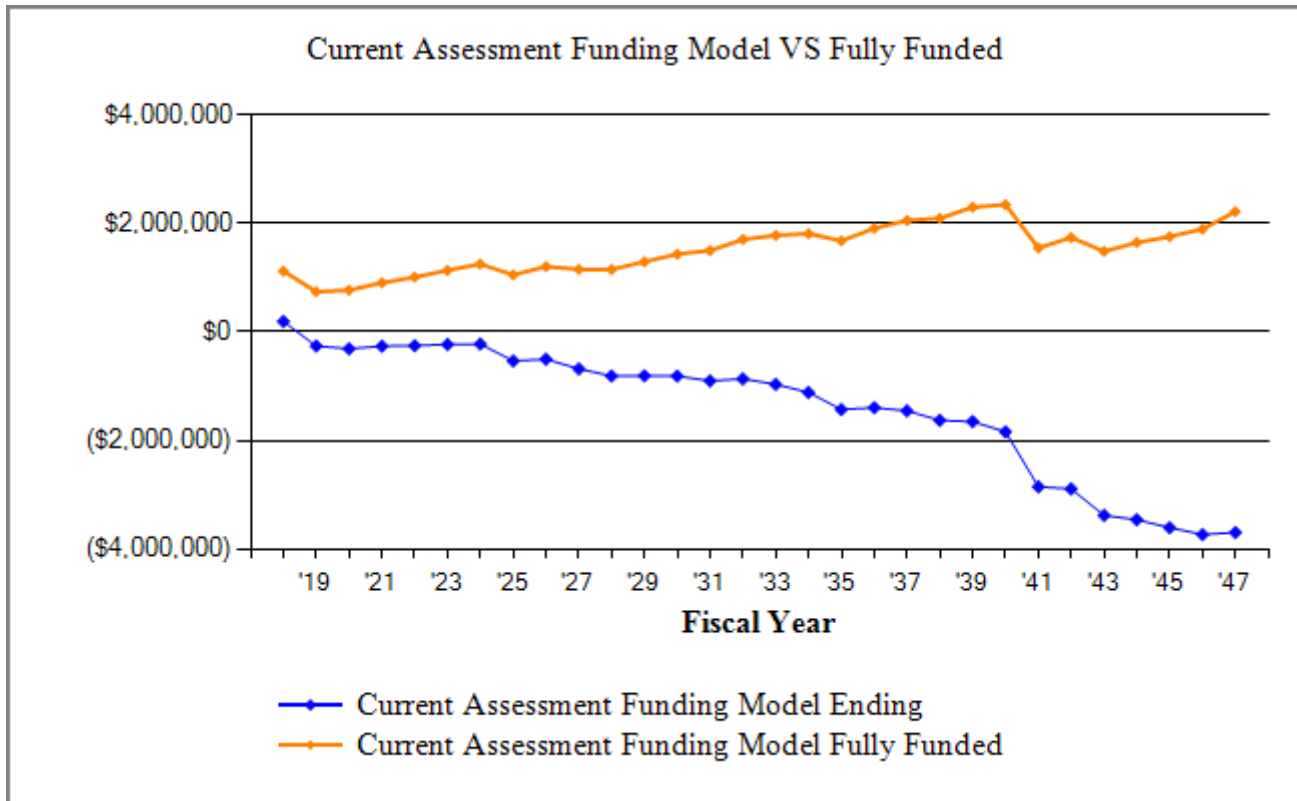
<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Annual Contribution <i>\$259.74 per unit annually</i>	\$67,273.00
Average Net Annual Interest Earned	
Total Annual Allocation to Reserves <i>\$259.74 per unit annually</i>	<u>\$67,273.00</u>

**Los Racimos**  
Mesa, AZ  
**Current Assessment Funding Model Projection**

Beginning Balance: \$300,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2018	1,767,229	67,273		174,198	193,075	1,121,785	17%
2019	1,820,246	67,273		520,783	-260,435	740,838	-35%
2020	1,874,853	67,273		117,198	-310,360	770,073	-40%
2021	1,931,099	67,273		19,259	-262,346	904,893	-29%
2022	1,989,032	67,273		57,108	-252,182	1,009,037	-25%
2023	2,048,703	67,273		43,644	-228,553	1,134,247	-20%
2024	2,110,164	67,273		61,828	-223,108	1,250,475	-18%
2025	2,173,469	67,273		379,312	-535,147	1,051,019	-51%
2026	2,238,673	67,273		35,176	-503,049	1,204,651	-42%
2027	2,305,833	67,273		243,699	-679,475	1,152,864	-59%
2028	2,375,008	67,273		198,120	-810,322	1,151,361	-70%
2029	2,446,258	67,273		64,540	-807,589	1,292,440	-62%
2030	2,519,646	67,273		73,787	-814,104	1,433,417	-57%
2031	2,595,235	67,273		155,452	-902,282	1,499,856	-60%
2032	2,673,092	67,273		30,101	-865,110	1,703,560	-51%
2033	2,753,285	67,273		167,323	-965,159	1,777,727	-54%
2034	2,835,884	67,273		215,140	-1,113,026	1,810,731	-61%
2035	2,920,960	67,273		381,965	-1,427,718	1,678,932	-85%
2036	3,008,589	67,273		33,878	-1,394,323	1,907,928	-73%
2037	3,098,847	67,273		127,103	-1,454,153	2,054,178	-71%
2038	3,191,812	67,273		241,513	-1,628,394	2,093,570	-78%
2039	3,287,566	67,273		89,713	-1,650,833	2,297,295	-72%
2040	3,386,193	67,273		253,788	-1,837,348	2,345,134	-78%
2041	3,487,779	67,273		1,082,828	-2,852,903	1,547,706	-184%
2042	3,592,413	67,273		106,047	-2,891,677	1,739,866	-166%
2043	3,700,185	67,273		553,633	-3,378,036	1,484,426	-228%
2044	3,811,191	67,273		149,085	-3,459,849	1,645,885	-210%
2045	3,925,526	67,273		211,789	-3,604,364	1,755,717	-205%
2046	4,043,292	67,273		194,726	-3,731,817	1,894,777	-197%
2047	4,164,591	67,273		30,082	-3,694,625	2,216,202	-167%

Los Racimos  
Mesa, AZ  
Current Assessment Funding Model VS Fully Funded Chart



**The Current Assessment Funding Model** is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

**Los Racimos**  
Mesa, AZ  
**Alternate Funding Model #1 Summary**

		<i>Report Parameters</i>	
Report Date	November 02, 2017	Inflation	3.00%
Budget Year Beginning	January 01, 2018	Interest Rate on Reserve Deposit	1.00%
Budget Year Ending	December 31, 2018	Tax Rate on Interest	30.00%
		Contingency	3.00%
Total Units	259	2018 Beginning Balance	\$300,000

Funding projection is based on a contribution of \$200,000 special assessments in 2018 & 2019. There would also be a contribution of \$200,000 from operating funds in 2018 and beyond with a 3% annual increase.

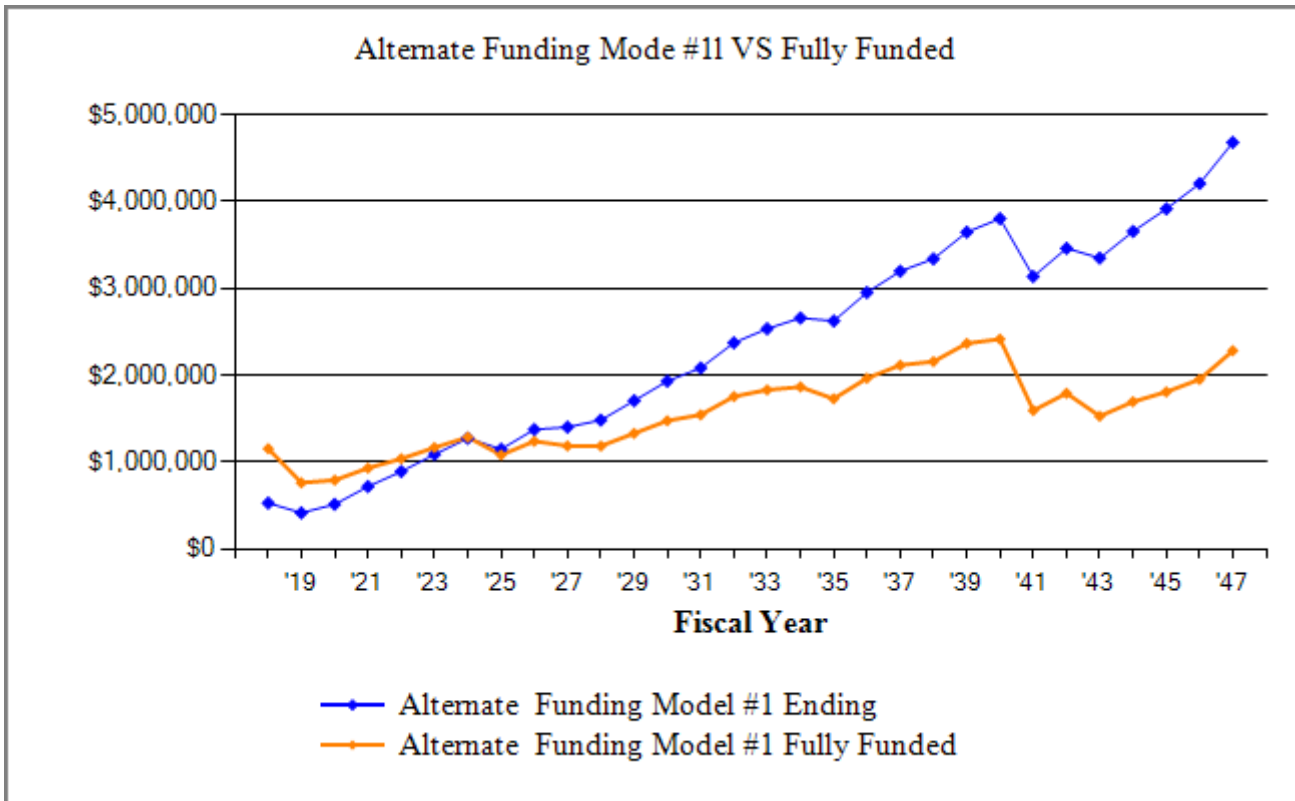
<i>Alternate Funding Model #1 Summary of Calculations</i>	
Required Annual Contribution	\$400,000.00
<i>\$1,544.40 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$3,680.61</u>
Total Annual Allocation to Reserves	\$403,680.61
<i>\$1,558.61 per unit annually</i>	

**Los Racimos**  
Mesa, AZ  
**Alternate Funding Model #1 Projection**

Beginning Balance: \$300,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2018	1,767,229	400,000	3,681	174,198	529,483	1,156,480	46%
2019	1,820,246	406,000	2,903	520,783	417,602	763,751	55%
2020	1,874,853	212,000	3,587	117,198	515,991	793,890	65%
2021	1,931,099	218,360	5,006	19,259	720,098	932,880	77%
2022	1,989,032	224,911	6,215	57,108	894,115	1,040,244	86%
2023	2,048,703	231,658	7,575	43,644	1,089,704	1,169,327	93%
2024	2,110,164	238,608	8,865	61,828	1,275,349	1,289,149	99%
2025	2,173,469	245,766	7,993	379,312	1,149,796	1,083,525	106%
2026	2,238,673	253,139	9,574	35,176	1,377,334	1,241,909	111%
2027	2,305,833	260,733	9,761	243,699	1,404,129	1,188,519	118%
2028	2,375,008	268,555	10,322	198,120	1,484,886	1,186,970	125%
2029	2,446,258	276,612	11,879	64,540	1,708,837	1,332,413	128%
2030	2,519,646	284,910	13,440	73,787	1,933,399	1,477,750	131%
2031	2,595,235	293,458	14,500	155,452	2,085,905	1,546,243	135%
2032	2,673,092	302,261	16,506	30,101	2,374,572	1,756,247	135%
2033	2,753,285	311,329	17,630	167,323	2,536,209	1,832,709	138%
2034	2,835,884	320,669	18,492	215,140	2,660,230	1,866,733	143%
2035	2,920,960	330,289	18,260	381,965	2,626,815	1,730,858	152%
2036	3,008,589	340,198	20,532	33,878	2,953,666	1,966,936	150%
2037	3,098,847	350,404	22,239	127,103	3,199,206	2,117,709	151%
2038	3,191,812	360,916	23,230	241,513	3,341,838	2,158,320	155%
2039	3,287,566	371,743	25,367	89,713	3,649,236	2,368,345	154%
2040	3,386,193	382,896	26,448	253,788	3,804,792	2,417,664	157%
2041	3,487,779	394,382	21,814	1,082,828	3,138,161	1,595,573	197%
2042	3,592,413	406,214	24,068	106,047	3,462,396	1,793,676	193%
2043	3,700,185	418,400	23,290	553,633	3,350,454	1,530,336	219%
2044	3,811,191	430,952	25,426	149,085	3,657,748	1,696,788	216%
2045	3,925,526	443,881	27,229	211,789	3,917,069	1,810,018	216%
2046	4,043,292	457,197	29,257	194,726	4,208,798	1,953,379	215%
2047	4,164,591	470,913	32,547	30,082	4,682,177	2,284,744	205%

**Los Racimos**  
Mesa, AZ  
**Alternate Funding Model #1 VS Fully Funded**



**Alternate Funding Model #1** is based on the alternate funding model, parameters, and reserve fund balance. Because it is calculated using the alternate funding model, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2018</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	1,500
Pole Lights - Replace	750
<b>Residential Buildings</b>	
Building Security Lights - Replace	2,000
Concrete Flooring - Resurface/Seal	20,000
Elevator Door Operator Conversion - Upgrade	17,300
Elevator Motor Starter - Upgrade	10,560
Mailboxes - Replace	4,200
Mailboxes - Replace	1,800
Residential Buildings Flourescent Lights - Replace/Repair	1,000
Stairwell Interiors - Paint	21,000
<b>Roofs</b>	
Residential Building Foam Roofs (1,3, 4,5,7,8) - Seal	72,000
Residential Building Foam Roofs (11) - Seal	13,920
<b>Recreation/Pool</b>	
Electric Panels - Repair/Replace	2,500
Pool Lounge Chairs - Restrap	1,000
Pool Pumps & Motors - Replace	2,400
Wrought Iron Fencing - Paint	2,268
<b>Total for 2018</b>	<b>\$174,198</b>
<b>Replacement Year 2019</b>	
<b>Grounds</b>	
Carports - Paint	20,209
Carports - Repair	5,150
Granite - Replace	1,159
Main Irrigation Line - Repair	1,545
Stucco Walls - Repair	5,150
<b>Residential Buildings</b>	
Elevator Roller Guide Assemblies - Upgrade	30,303
Exterior Surfaces - Paint	180,250
Gutters - Replace/Repair	5,150
Mailboxes - Replace	4,326

**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2019 continued...</i></b>	
Mailboxes - Replace	3,708
Residential Buildings Fluorescent Lights - Replace/Repair	1,030
<b>Roofs</b>	
Residential Buildings Foam Roofs (2,6) - Seal	24,720
<b>Clubhouse</b>	
Clubhouse Interior Walls - Paint	2,214
Kitchen - Remodel	5,150
<b>Recreation/Pool</b>	
Pool Deck-East Pool-Seal/Repair	2,060
Pool Furniture - Replace	1,030
Tennis Courts - Replace	123,600
Tennis Fencing - Replace	30,900
Tennis Lights - Replace	41,200
<b>Streets/Parking</b>	
Asphalt Parking Lots - Crack Seal & Seal Coat	31,930
<b>Total for 2019</b>	<b><u>\$520,783</u></b>
<b>Replacement Year 2020</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	1,591
RV Gates - Replace	764
<b>Residential Buildings</b>	
Building Security Lights - Replace	2,122
Elevator Hydraulic Pump Unit - Upgrade	87,896
Residential Buildings Fluorescent Lights - Replace/Repair	1,061
<b>Recreation/Pool</b>	
Pool Deck-West Pool - Seal/Repair	2,758
Pools - Resurface	21,006
<b>Total for 2020</b>	<b><u>\$117,198</u></b>
<b>Replacement Year 2021</b>	
<b>Grounds</b>	
Concrete - Repair	2,185



**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2021 continued...</i></b>	
Granite - Replace	1,229
Main Irrigation Line - Repair	1,639
<b>Residential Buildings</b>	
Residential Buildings Fluorescent Lights - Replace/Repair	1,093
<b>Clubhouse</b>	
Clubhouse Carpet - Replace	3,278
Maintenance Cart - Replace	4,371
<b>Recreation/Pool</b>	
Pool Filters - Replace	4,371
Pool Lounge Chairs - Restrap	1,093
<b>Total for 2021</b>	<b>\$19,259</b>
 <b>Replacement Year 2022</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	1,688
<b>Residential Buildings</b>	
Building Security Lights - Replace	2,251
Residential Buildings Fluorescent Lights - Replace/Repair	1,126
<b>Clubhouse</b>	
HVAC #1 - Replace	7,732
HVAC #2 - Replace	7,169
<b>Recreation/Pool</b>	
Pool Deck-East Pool-Seal/Repair	2,251
<b>Streets/Parking</b>	
Asphalt Parking Lots - Crack Seal & Seal Coat	34,891
<b>Total for 2022</b>	<b>\$57,108</b>
 <b>Replacement Year 2023</b>	
<b>Grounds</b>	
Granite - Replace	1,304
Main Irrigation Line - Repair	1,739
<b>Residential Buildings</b>	
Concrete Flooring - Resurface/Seal	23,185

**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2023 continued...</i></b>	
Residential Buildings Flourescent Lights - Replace/Repair	1,159
<b>Clubhouse</b>	
Clubhouse Foam Roof - Seal	2,345
Clubhouse Furniturishings - Replace	13,911
<b>Total for 2023</b>	<b>\$43,644</b>
<b>Replacement Year 2024</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	1,791
<b>Residential Buildings</b>	
Building Security Lights - Replace	2,388
Gutters - Replace/Repair	5,970
Residential Buildings Flourescent Lights - Replace/Repair	1,194
<b>Roofs</b>	
Residential Buildings Foam Roofs (9,10,13) - Seal	46,425
<b>Recreation/Pool</b>	
Pool Lounge Chairs - Restrap	1,194
Pool Pumps & Motors - Replace	2,866
<b>Total for 2024</b>	<b>\$61,828</b>
<b>Replacement Year 2025</b>	
<b>Grounds</b>	
Carports - Paint	24,130
Concrete - Repair	2,460
Granite - Replace	1,384
Main Irrigation Line - Repair	1,845
<b>Residential Buildings</b>	
Carpet Hallways - Replace	91,011
Elevator HVAC - Work	40,832
Fire Alarm Panels - Work	30,747
Residential Buildings Flourescent Lights - Replace/Repair	1,230
Residential Buildings Underlayment Tile Roofs - Replace	123,541
<b>Roofs</b>	
Residential Building Foam Roofs (12) - Seal	17,120

**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2025 continued...</i></b>	
<b>Recreation/Pool</b>	
Pool Deck-East Pool-Seal/Repair	2,460
Pool Deck-West Pool - Seal/Repair	3,198
Pool Furniture - Replace	1,230
<b>Streets/Parking</b>	
Asphalt Parking Lots - Crack Seal & Seal Coat	38,126
<b>Total for 2025</b>	<b><u>\$379,312</u></b>
<b>Replacement Year 2026</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	1,900
<b>Residential Buildings</b>	
Building Security Lights - Replace	2,534
Residential Buildings Fluorescent Lights - Replace/Repair	1,267
Stairwell Interiors - Paint	26,602
<b>Recreation/Pool</b>	
Wrought Iron Fencing - Paint	2,873
<b>Total for 2026</b>	<b><u>\$35,176</u></b>
<b>Replacement Year 2027</b>	
<b>Grounds</b>	
Granite - Replace	1,468
Main Irrigation Line - Repair	1,957
Stucco Walls - Repair	6,524
<b>Residential Buildings</b>	
Exterior Surfaces - Paint	228,335
Residential Buildings Fluorescent Lights - Replace/Repair	1,305
<b>Clubhouse</b>	
Clubhouse Interior Walls - Paint	2,805
<b>Recreation/Pool</b>	
Pool Lounge Chairs - Restrap	1,305
<b>Total for 2027</b>	<b><u>\$243,699</u></b>

**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2028</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	2,016
<b>Residential Buildings</b>	
Building Security Lights - Replace	2,688
Concrete Flooring - Resurface/Seal	26,878
Residential Buildings Fluorescent Lights - Replace/Repair	1,344
<b>Roofs</b>	
Residential Building Foam Roofs (1,3, 4,5,7,8) - Seal	96,762
Residential Building Foam Roofs (11) - Seal	18,707
<b>Clubhouse</b>	
Maintenance Cart - Replace	5,376
<b>Recreation/Pool</b>	
Pool Deck-East Pool-Seal/Repair	2,688
<b>Streets/Parking</b>	
Asphalt Parking Lots - Crack Seal & Seal Coat	41,661
<b>Total for 2028</b>	<b>\$198,120</b>
<b>Replacement Year 2029</b>	
<b>Grounds</b>	
Carports - Repair	6,921
Concrete - Repair	2,768
Granite - Replace	1,557
Main Irrigation Line - Repair	2,076
<b>Residential Buildings</b>	
Gutters - Replace/Repair	6,921
Residential Buildings Fluorescent Lights - Replace/Repair	1,384
<b>Roofs</b>	
Residential Buildings Foam Roofs (2,6) - Seal	33,222
<b>Recreation/Pool</b>	
Restrooms - Remodel	9,690
<b>Total for 2029</b>	<b>\$64,540</b>
<b>Replacement Year 2030</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	2,139

**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2030 continued...</i></b>	
Main Irrigation Line - Replace	2,139
<b>Residential Buildings</b>	
Building Security Lights - Replace	2,852
Metal Railing - Replace	11,406
Residential Buildings Fluorescent Lights - Replace/Repair	1,426
Trash Cans - Replace	5,560
Trash Cans - Replace	4,990
<b>Clubhouse</b>	
Clubhouse Window Blinds - Replace	4,990
<b>Recreation/Pool</b>	
Pool Deck-West Pool - Seal/Repair	3,707
Pool Lounge Chairs - Restrap	1,426
Pool Pumps & Motors - Replace	3,422
<b>Streets/Parking</b>	
Asphalt RV Lot - Remove & Replace	29,731
<b>Total for 2030</b>	<b>\$73,787</b>
 <b>Replacement Year 2031</b>	
<b>Grounds</b>	
Carports - Paint	28,813
Granite - Replace	1,652
Main Irrigation Line - Repair	2,203
<b>Residential Buildings</b>	
Residential Buildings Fluorescent Lights - Replace/Repair	1,469
<b>Clubhouse</b>	
Garage Door - Replace	1,469
<b>Recreation/Pool</b>	
Pool Deck-East Pool-Seal/Repair	2,937
Pool Decks- Resurface	69,917
Pool Furniture - Replace	1,469
<b>Streets/Parking</b>	
Asphalt Parking Lots - Crack Seal & Seal Coat	45,525
<b>Total for 2031</b>	<b>\$155,452</b>

**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2032</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	2,269
<b>Residential Buildings</b>	
Building Security Lights - Replace	3,025
Mailboxes - Replace	18,756
Residential Buildings Fluorescent Lights - Replace/Repair	1,513
<b>Clubhouse</b>	
Clubhouse Carpet - Replace	4,538
<b>Total for 2032</b>	<b>\$30,101</b>
<b>Replacement Year 2033</b>	
<b>Grounds</b>	
Concrete - Repair	3,116
Granite - Replace	1,753
Main Irrigation Line - Repair	2,337
Pole Lights - Replace	1,168
<b>Residential Buildings</b>	
Carpet Hallways - Replace	115,290
Concrete Flooring - Resurface/Seal	31,159
Residential Buildings Fluorescent Lights - Replace/Repair	1,558
<b>Clubhouse</b>	
Clubhouse Foam Roof - Seal	3,152
<b>Recreation/Pool</b>	
Pool Filters - Replace	6,232
Pool Lounge Chairs - Restrap	1,558
<b>Total for 2033</b>	<b>\$167,323</b>
<b>Replacement Year 2034</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	2,407
<b>Residential Buildings</b>	
Building Security Lights - Replace	3,209
Elevator Roller Guide Assemblies - Upgrade	47,210

**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2034 continued...</i></b>	
Gutters - Replace/Repair	8,024
Residential Buildings Fluorescent Lights - Replace/Repair	1,605
Stairwell Interiors - Paint	33,699
<b>Roofs</b>	
Residential Buildings Foam Roofs (9,10,13) - Seal	62,391
<b>Recreation/Pool</b>	
Pool Deck-East Pool-Seal/Repair	3,209
Wrought Iron Fencing - Paint	3,639
<b>Streets/Parking</b>	
Asphalt Parking Lots - Crack Seal & Seal Coat	49,746
<b>Total for 2034</b>	<b>\$215,140</b>
 <b>Replacement Year 2035</b>	
<b>Grounds</b>	
Granite - Replace	1,859
Main Irrigation Line - Repair	2,479
Stucco Walls - Repair	8,264
<b>Residential Buildings</b>	
Exterior Surfaces - Paint	289,248
Residential Buildings Fluorescent Lights - Replace/Repair	1,653
<b>Roofs</b>	
Residential Building Foam Roofs (12) - Seal	23,008
<b>Clubhouse</b>	
Clubhouse Interior Walls - Paint	3,554
Maintenance Cart - Replace	6,611
Restrooms - Remodel	8,264
<b>Recreation/Pool</b>	
Pool Deck-West Pool - Seal/Repair	4,297
Pools - Resurface	32,726
<b>Total for 2035</b>	<b>\$381,965</b>
 <b>Replacement Year 2036</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	2,554

**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2036 continued...</i></b>	
<b>Residential Buildings</b>	
Building Security Lights - Replace	3,405
Residential Buildings Fluorescent Lights - Replace/Repair	1,702
<b>Clubhouse</b>	
Clubhouse Furniturishings - Replace	20,429
<b>Recreation/Pool</b>	
Pool Lounge Chairs - Restrap	1,702
Pool Pumps & Motors - Replace	4,086
<b>Total for 2036</b>	<b>\$33,878</b>
 <b>Replacement Year 2037</b>	
<b>Grounds</b>	
Carports - Paint	34,404
Concrete - Repair	3,507
Granite - Replace	1,973
Main Irrigation Line - Repair	2,630
<b>Residential Buildings</b>	
Residential Buildings Fluorescent Lights - Replace/Repair	1,754
<b>Clubhouse</b>	
HVAC #1 - Replace	12,047
HVAC #2 - Replace	11,170
<b>Recreation/Pool</b>	
Pool Deck-East Pool-Seal/Repair	3,507
Pool Furniture - Replace	1,754
<b>Streets/Parking</b>	
Asphalt Parking Lots - Crack Seal & Seal Coat	54,359
<b>Total for 2037</b>	<b>\$127,103</b>
 <b>Replacement Year 2038</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	2,709
<b>Residential Buildings</b>	
Building Security Lights - Replace	3,612



**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2038 continued...</i></b>	
Concrete Flooring - Resurface/Seal	36,122
Elevator Door Operator Conversion - Upgrade	31,246
Mailboxes - Replace	7,586
Mailboxes - Replace	3,251
Residential Buildings Fluorescent Lights - Replace/Repair	1,806
<b>Roofs</b>	
Residential Building Foam Roofs (1,3, 4,5,7,8) - Seal	130,040
Residential Building Foam Roofs (11) - Seal	25,141
<b>Total for 2038</b>	<b>\$241,513</b>
 <b>Replacement Year 2039</b>	
<b>Grounds</b>	
Carports - Repair	9,301
Concrete Tables - Replace	3,349
Granite - Replace	2,093
Main Irrigation Line - Repair	2,790
<b>Residential Buildings</b>	
Gutters - Replace/Repair	9,301
Mailboxes - Replace	7,813
Mailboxes - Replace	6,697
Residential Buildings Fluorescent Lights - Replace/Repair	1,860
<b>Roofs</b>	
Residential Buildings Foam Roofs (2,6) - Seal	44,647
<b>Recreation/Pool</b>	
Pool Lounge Chairs - Restrap	1,860
<b>Total for 2039</b>	<b>\$89,713</b>
 <b>Replacement Year 2040</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	2,874
Mounument - Replace	14,371
<b>Residential Buildings</b>	
Building Security Lights - Replace	3,832
Elevator Hydraulic Pump Unit - Upgrade	158,749

**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2040 continued...</i></b>	
Residential Buildings Flourescent Lights - Replace/Repair	1,916
<b>Clubhouse</b>	
Clubhouse Interior Can Lighs - Replace	3,832
<b>Recreation/Pool</b>	
Pool Deck-East Pool-Seal/Repair	3,832
Pool Deck-West Pool - Seal/Repair	4,982
<b>Streets/Parking</b>	
Asphalt Parking Lots - Crack Seal & Seal Coat	59,399
<b>Total for 2040</b>	<b>\$253,788</b>
 <b>Replacement Year 2041</b>	
<b>Grounds</b>	
Concrete - Repair	3,947
Granite - Replace	2,220
Main Irrigation Line - Repair	2,960
<b>Residential Buildings</b>	
Carpet Hallways - Replace	146,045
Residential Buildings Flourescent Lights - Replace/Repair	1,974
<b>Streets/Parking</b>	
Asphalt Parking Lots - Remove & Replace	925,681
<b>Total for 2041</b>	<b>\$1,082,828</b>
 <b>Replacement Year 2042</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	3,049
<b>Residential Buildings</b>	
Building Security Lights - Replace	4,066
Residential Buildings Flourescent Lights - Replace/Repair	2,033
Stairwell Interiors - Paint	42,689
<b>Clubhouse</b>	
Clubhouse Doors & Windows - Replace	34,557
Maintenance Cart - Replace	8,131
<b>Recreation/Pool</b>	
Pool Lounge Chairs - Restrap	2,033

**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2042 continued...</i></b>	
Pool Pumps & Motors - Replace	4,879
Wrought Iron Fencing - Paint	4,610
<b>Total for 2042</b>	<b>\$106,047</b>
 <b>Replacement Year 2043</b>	
<b>Grounds</b>	
Carports - Paint	41,080
Granite - Replace	2,355
Main Irrigation Line - Repair	3,141
Stucco Walls - Repair	10,469
<b>Residential Buildings</b>	
Concrete Flooring - Resurface/Seal	41,876
Exterior Surfaces - Paint	366,411
Residential Buildings Fluorescent Lights - Replace/Repair	2,094
<b>Clubhouse</b>	
Clubhouse Carpet - Replace	6,281
Clubhouse Foam Roof - Seal	4,236
Clubhouse Interior Walls - Paint	4,502
<b>Recreation/Pool</b>	
Pool Deck-East Pool-Seal/Repair	4,188
Pool Furniture - Replace	2,094
<b>Streets/Parking</b>	
Asphalt Parking Lots - Crack Seal & Seal Coat	64,907
<b>Total for 2043</b>	<b>\$553,633</b>
 <b>Replacement Year 2044</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	3,235
<b>Residential Buildings</b>	
Building Security Lights - Replace	4,313
Gutters - Replace/Repair	10,783
Residential Buildings Fluorescent Lights - Replace/Repair	2,157
<b>Roofs</b>	
Residential Buildings Foam Roofs (9,10,13) - Seal	83,848

**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2044 continued...</i></b>	
<b>Clubhouse</b>	
Kitchen - Remodel	10,783
<b>Recreation/Pool</b>	
Wrought Iron Fencing - Replace	33,966
<b>Total for 2044</b>	<b>\$149,085</b>
 <b>Replacement Year 2045</b>	
<b>Grounds</b>	
Concrete - Repair	4,443
Granite - Replace	2,499
Main Irrigation Line - Repair	3,332
<b>Residential Buildings</b>	
Elevator HVAC - Work	73,747
Fire Alarm Panels - Work	55,532
Residential Buildings Fluorescent Lights - Replace/Repair	2,221
<b>Roofs</b>	
Residential Building Foam Roofs (12) - Seal	30,920
<b>Clubhouse</b>	
Clubhouse Tile Flooring - Replace	22,213
<b>Recreation/Pool</b>	
Pool Deck-West Pool - Seal/Repair	5,775
Pool Filters - Replace	8,885
Pool Lounge Chairs - Restrap	2,221
<b>Total for 2045</b>	<b>\$211,789</b>
 <b>Replacement Year 2046</b>	
<b>Grounds</b>	
Main Irrigation Line - Repair	3,432
<b>Residential Buildings</b>	
Building Security Lights - Replace	4,576
Residential Buildings Fluorescent Lights - Replace/Repair	2,288
<b>Recreation/Pool</b>	
Pool Deck-East Pool-Seal/Repair	4,576

**Los Racimos**  
Mesa, AZ  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2046 continued...</i></b>	
Pool Decks- Resurface	108,928
<b>Streets/Parking</b>	
Asphalt Parking Lots - Crack Seal & Seal Coat	70,926
<b>Total for 2046</b>	<b><u>\$194,726</u></b>
 <b>Replacement Year 2047</b>	
<b>Grounds</b>	
Granite - Replace	2,651
Main Irrigation Line - Repair	3,535
<b>Residential Buildings</b>	
# 5 Elevator Motor Starter - Upgrade	6,221
Residential Buildings Flourescent Lights - Replace/Repair	2,357
<b>Clubhouse</b>	
Clubhouse Underlayment Tile Roof - Replace	15,318
<b>Total for 2047</b>	<b><u>\$30,082</u></b>

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Backflow Valves - Replace**

Asset ID	1102	Asset Cost	
	Grounds	Percent Replacement	100%
	Equipment	Future Cost	
Placed in Service	February 2006	Assigned Reserves	<i>none</i>
No Useful Life		Annual Assessment	No Assessment
		Interest Contribution	
		Allocation	



Plans to replace from operation budget. 5 valves located throughout community.

2 - 6" lines

3 - 2" lines

1- 3/4" line

**Carports - Paint**

		32,700 SF	@ \$0.60
Asset ID	1018	Asset Cost	\$19,620.00
	Grounds	Percent Replacement	100%
	Painting	Future Cost	\$20,208.60
Placed in Service	December 2013	Assigned Reserves	\$16,350.00
Useful Life	6		
Replacement Year	2019	Annual Assessment	\$2,532.11
Remaining Life	1	Interest Contribution	<u>\$132.17</u>
		Reserve Allocation	\$2,664.29

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Carports - Paint continued...*



Needs paint. Work will be performed at same time as wrought iron fencing painting.

**Carports - Repair**

Asset ID	1017	1 LS	@ \$5,000.00
Grounds		Asset Cost	\$5,000.00
Grounds Components		Percent Replacement	100%
Placed in Service	December 2009	Future Cost	\$5,150.00
Useful Life	10	Assigned Reserves	\$4,500.00
Replacement Year	2019	Annual Assessment	\$418.28
Remaining Life	1	Interest Contribution	<u>\$34.43</u>
		Reserve Allocation	\$452.71

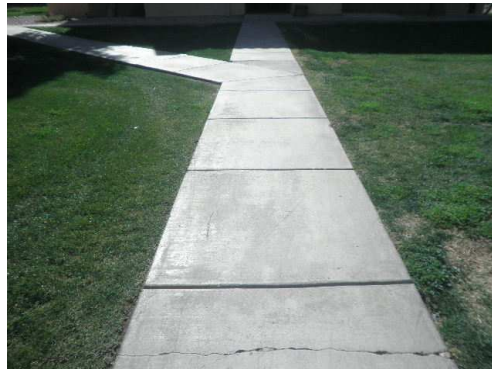


This asset is for \$5,000 every 5 years for repairs.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Concrete - Repair**

Asset ID	1005	1 LS	@ \$2,000.00
Grounds		Asset Cost	\$2,000.00
Grounds Components		Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$2,185.45
Useful Life	4	Assigned Reserves	<i>none</i>
Replacement Year	2021	Annual Assessment	\$489.23
Remaining Life	3	Interest Contribution	<u>\$3.42</u>
		Reserve Allocation	\$492.66



This asset is for \$2000 to be used every 4 years for repair or replacement of concrete components including curbs, gutters and walkways located throughout community.

**Concrete Tables - Replace**

Asset ID	1007	1 LS	@ \$1,800.00
Grounds		Asset Cost	\$1,800.00
Grounds Components		Percent Replacement	100%
Placed in Service	February 2009	Future Cost	\$3,348.53
Useful Life	30	Assigned Reserves	<i>none</i>
Replacement Year	2039	Annual Assessment	\$100.48
Remaining Life	21	Interest Contribution	<u>\$0.70</u>
		Reserve Allocation	\$101.18



Los Racimos  
Mesa, AZ  
Detail Report by Group Description

Concrete Tables - Replace continued...



Good condition. Located next to clubhouse and around corner of clubhouse along with trashcan. Purchased 2009 for a total of \$1,775.

Fountains - Refurbish		2 EA	
Asset ID	1009	Asset Cost	
Grounds		Percent Replacement	100%
Grounds Components		Future Cost	
Placed in Service	February 1980	Assigned Reserves	none
No Useful Life		Annual Assessment	No Assessment
		Interest Contribution	
		Allocation	



Non working condition. Association has no desire to repair, may turn into planters.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Granite - Replace**

Asset ID	1016	75 Ton	@ \$75.00
Grounds		Asset Cost	\$1,125.00
Grounds Components		Percent Replacement	20%
Placed in Service	February 2017	Future Cost	\$1,158.75
Useful Life	2	Assigned Reserves	<i>none</i>
Replacement Year	2019	Annual Assessment	\$783.65
Remaining Life	1	Interest Contribution	<u>\$5.49</u>
		Reserve Allocation	\$789.13



This asset is for 20% replacement every 2 years of the 75 tons.

**Irrigation Controllers - Replace**

Asset ID	1103	Asset Cost	
Grounds		Percent Replacement	100%
Equipment		Future Cost	
Placed in Service	February 2004	Assigned Reserves	<i>none</i>
No Useful Life		Annual Assessment	No Assessment
		Interest Contribution	
		Allocation	



Located exterior of clubhouse, building 1 and 10. 3 Rain Dial RD-1200-EXT and 2 Hunter Pro-

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Irrigation Controllers - Replace continued...*

C. Operationally funded.

**Main Irrigation Line - Repair**

Asset ID	1116	1 LS	@ \$1,500.00
	Grounds	Asset Cost	\$1,500.00
	Equipment	Percent Replacement	100%
Placed in Service	February 1980	Future Cost	\$1,500.00
Useful Life	1	Assigned Reserves	\$1,500.00
Replacement Year	2018	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	

Based on age of irrigation line, this asset is for repairs at \$1,500 per year. Please see asset ID # 1127 for replacement of the irrigation line.

**Main Irrigation Line - Replace**

Asset ID	1127	1 LS	@ \$1,500.00
	Grounds	Asset Cost	\$1,500.00
	Equipment	Percent Replacement	100%
Placed in Service	February 1980	Future Cost	\$2,138.64
Useful Life	50	Assigned Reserves	<i>none</i>
Replacement Year	2030	Annual Assessment	\$115.96
Remaining Life	12	Interest Contribution	\$0.81
		Reserve Allocation	\$116.77

If the irrigation line repairs continue to increase, then replacement of this asset may need to be adjusted.

**Mounument - Replace**

Asset ID	1015	1 EA	@ \$7,500.00
	Grounds	Asset Cost	\$7,500.00
	Signs	Percent Replacement	100%
Placed in Service	February 2010	Future Cost	\$14,370.77
Useful Life	30	Assigned Reserves	<i>none</i>
Replacement Year	2040	Annual Assessment	\$410.16
Remaining Life	22	Interest Contribution	\$2.87
		Reserve Allocation	\$413.03

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Mounument - Replace continued...*



Replaced in 2010 for a total of \$7,500. Located at corner of West Camino St. & North May St.

**Pole Lights - Replace**

Asset ID	1006	3 EA	@ \$250.00
Grounds		Asset Cost	\$750.00
Lighting		Percent Replacement	100%
Placed in Service	February 1980	Future Cost	\$750.00
Useful Life	15	Assigned Reserves	\$750.00
Replacement Year	2018	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	



**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**RV Gates - Replace**

Asset ID	1100	40 EA	@ \$18.00
Grounds		Asset Cost	\$720.00
Fencing/Security		Percent Replacement	100%
Placed in Service	February 1980	Future Cost	\$763.85
Useful Life	40	Assigned Reserves	<i>none</i>
Replacement Year	2020	Annual Assessment	\$257.39
Remaining Life	2	Interest Contribution	<u>\$1.80</u>
		Reserve Allocation	\$259.19



Working condition. Chain link fence rolling gates.

**Stucco Walls - Repair**

Asset ID	1014	1 LS	@ \$5,000.00
Grounds		Asset Cost	\$5,000.00
Grounds Components		Percent Replacement	100%
Placed in Service	February 2011	Future Cost	\$5,150.00
Useful Life	8	Assigned Reserves	<i>none</i>
Replacement Year	2019	Annual Assessment	\$3,482.87
Remaining Life	1	Interest Contribution	<u>\$24.38</u>
		Reserve Allocation	\$3,507.25



**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Stucco Walls - Repair continued...*



This asset is for \$5000 to be used every 8 years for repair or replacement sections of stucco walls located at perimeter of community, RV storage area, trash enclosures, monuments, parking areas, in and around pool areas etc.

<b>Grounds - Total Current Cost</b>	<b>\$46,515</b>
<b>Assigned Reserves</b>	<b>\$23,100</b>
<b>Fully Funded Reserves</b>	<b>\$32,901</b>

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**# 5 Elevator Motor Starter - Upgrade**

Asset ID	1115	1 LS	@ \$2,640.00
Residential Buildings		Asset Cost	\$2,640.00
Equipment		Percent Replacement	100%
Placed in Service	February 2017	Future Cost	\$6,221.33
Useful Life	30	Assigned Reserves	<i>none</i>
Replacement Year	2047	Annual Assessment	\$131.36
Remaining Life	29	Interest Contribution	<u>\$0.92</u>
		Reserve Allocation	\$132.28

Install Solid State Motor Starter for elevator #5.

**Building Security Lights - Replace**

Asset ID	1025	1 LS	@ \$2,000.00
Residential Buildings		Asset Cost	\$2,000.00
Lighting		Percent Replacement	100%
Placed in Service	October 2012	Future Cost	\$2,000.00
Useful Life	2	Assigned Reserves	\$2,000.00
Replacement Year	2018	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	



Asset is for \$2000 for repairs every 2 years. Replaced Oct 2012 for \$6,000. Located on exterior residential building walls.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Carpet Hallways - Replace**

Asset ID	1019	1 LS	@ \$74,000.00
Residential Buildings		Asset Cost	\$74,000.00
Building Components		Percent Replacement	100%
Placed in Service	February 2017	Future Cost	\$91,010.67
Useful Life	8	Assigned Reserves	<i>none</i>
Replacement Year	2025	Annual Assessment	\$8,609.81
Remaining Life	7	Interest Contribution	<u>\$60.27</u>
		Reserve Allocation	\$8,670.08



Approximately 5572 sq yards. RNB Flooring is replacing all carpet in 2016/2017 for a total of \$73,512.

**Concrete Flooring - Resurface/Seal**

Asset ID	1020	1 LS	@ \$20,000.00
Residential Buildings		Asset Cost	\$20,000.00
Building Components		Percent Replacement	100%
Placed in Service	February 2011	Future Cost	\$20,000.00
Useful Life	5	Assigned Reserves	\$20,000.00
Replacement Year	2018	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	



**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Concrete Flooring - Resurface/Seal continued...*



Approximately 5000 sf of acrylic concrete coating done in 2011. Sealed in 2013 for \$16,617. This asset, and the information contained herein, has been provided by the HOA board and incorporated into our report at their request.

**Elevator Door Operator Conversion - Upgrade**

Asset ID	1041	1 LS	@ \$17,300.00
Residential Buildings		Asset Cost	\$17,300.00
Equipment		Percent Replacement	100%
Placed in Service	February 1980	Future Cost	\$17,300.00
Useful Life	20	Assigned Reserves	\$17,300.00
Replacement Year	2018	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	
Replace original door operator motors, relays and resistors.			

**Elevator HVAC - Work**

Asset ID	1047	1 LS	@ \$33,200.00
Residential Buildings		Asset Cost	\$33,200.00
Equipment		Percent Replacement	100%
Placed in Service	February 1980	Future Cost	\$40,831.81
Useful Life	20	Assigned Reserves	<i>none</i>
Adjustment	25	Annual Assessment	\$3,862.78
Replacement Year	2025	Interest Contribution	\$27.04
Remaining Life	7	Reserve Allocation	\$3,889.82

Air conditioning code-required work for all 5 elevators. Quote from Arizona Elevator Solutions

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Elevator HVAC - Work continued...*

2016 for \$32,885 + tax.

**Elevator Hydraulic Pump Unit - Upgrade**

		1 LS	@ \$82,850.00
Asset ID	1049	Asset Cost	\$82,850.00
	Residential Buildings	Percent Replacement	100%
	Equipment	Future Cost	\$87,895.56
Placed in Service	February 1980	Assigned Reserves	<i>none</i>
Useful Life	20		
Adjustment	20	Annual Assessment	\$29,617.59
Replacement Year	2020	Interest Contribution	\$207.32
Remaining Life	2	Reserve Allocation	\$29,824.91

Install new submersible hydraulic pump units.

**Elevator Motor Starter - Upgrade**

		1 LS	@ \$10,560.00
Asset ID	1036	Asset Cost	\$10,560.00
	Residential Buildings	Percent Replacement	100%
	Equipment	Future Cost	\$10,560.00
Placed in Service	February 1980	Assigned Reserves	\$10,560.00
Useful Life	30		
Replacement Year	2018	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	

Install Solid State Motor Starter for all elevators except #5 as is was upgraded in 2017.

**Elevator Roller Guide Assemblies - Upgrade**

		1 LS	@ \$29,420.00
Asset ID	1046	Asset Cost	\$29,420.00
	Residential Buildings	Percent Replacement	100%
	Equipment	Future Cost	\$30,302.60
Placed in Service	February 1980	Assigned Reserves	\$28,665.64
Useful Life	15		
Adjustment	24	Annual Assessment	\$971.35
Replacement Year	2019	Interest Contribution	\$207.46
Remaining Life	1	Reserve Allocation	\$1,178.81

Install new upgraded, spring loaded, adjustable roller guides for all 5 elevators.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Exterior Surfaces - Paint**

Asset ID	1054	1 LS	@ \$175,000.00
Residential Buildings		Asset Cost	\$175,000.00
Painting		Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$180,250.00
Useful Life	8	Assigned Reserves	\$44,738.44
Adjustment	1	Annual Assessment	\$91,432.72
Replacement Year	2019	Interest Contribution	<u>\$953.20</u>
Remaining Life	1	Reserve Allocation	\$92,385.92



Approximately 592,000 sf of exterior surfaces of buildings including hallways, clubhouse, pool areas and perimeter walls. Painted during 2010 for \$175,000.

**Fire Alarm Panels - Work**

Asset ID	1028	1 LS	@ \$25,000.00
Residential Buildings		Asset Cost	\$25,000.00
Equipment		Percent Replacement	100%
Placed in Service	February 1980	Future Cost	\$30,746.85
Useful Life	20	Assigned Reserves	<i>none</i>
Adjustment	25	Annual Assessment	\$2,908.72
Replacement Year	2025	Interest Contribution	<u>\$20.36</u>
Remaining Life	7	Reserve Allocation	\$2,929.08

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Fire Alarm Panels - Work continued...*



Fire alarm panels located at each building cluster.

**Gutters - Replace/Repair**

Asset ID	1056	1 LS	@ \$5,000.00
Residential Buildings		Asset Cost	\$5,000.00
Gutters and Downspouts		Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$5,150.00
Useful Life	5	Assigned Reserves	<i>none</i>
Replacement Year	2019	Annual Assessment	\$3,482.87
Remaining Life	1	Interest Contribution	<u>\$24.38</u>
		Reserve Allocation	\$3,507.25



Asset is for \$5000 in replacement or repair of gutters every 5 years. In 2014 spent \$8,711 on buildings 9 - 11. In 2013 spent \$8,504 on various buildings.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Mailboxes - Replace**

Asset ID	1105	42 EA	@ \$100.00
Residential Buildings		Asset Cost	\$4,200.00
Mailboxes		Percent Replacement	100%
Placed in Service	January 2011	Future Cost	\$4,200.00
Useful Life	20	Assigned Reserves	\$4,200.00
Adjustment	-13	Annual Assessment	No Assessment
Replacement Year	2018	Interest Contribution	
Remaining Life	0	Reserve Allocation	



(2) - 21 box cluster located main entry in buildings 3, 4 and 5.

**Mailboxes - Replace**

Asset ID	1026	18 EA	@ \$100.00
Residential Buildings		Asset Cost	\$1,800.00
Mailboxes		Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$1,800.00
Useful Life	20	Assigned Reserves	\$1,800.00
Adjustment	-15	Annual Assessment	No Assessment
Replacement Year	2018	Interest Contribution	
Remaining Life	0	Reserve Allocation	

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Mailboxes - Replace continued...*



(1) - 18 box cluster located adjacent to elevator in buildings 3,4 & 5.

**Mailboxes - Replace**

Asset ID	1107	42 EA	@ \$100.00
Residential Buildings	Mailboxes	Asset Cost	\$4,200.00
Placed in Service	January 2013	Percent Replacement	100%
Useful Life	20	Future Cost	\$4,326.00
Adjustment	-14	Assigned Reserves	<i>none</i>
Replacement Year	2019	Annual Assessment	\$2,925.61
Remaining Life	1	Interest Contribution	<u>\$20.48</u>
		Reserve Allocation	\$2,946.09



(2) - 21 box cluster located main entry in buildings 6 & 7.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Mailboxes - Replace**

Asset ID	1106	36 EA	@ \$100.00
Residential Buildings		Asset Cost	\$3,600.00
Mailboxes		Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$3,708.00
Useful Life	20	Assigned Reserves	<i>none</i>
Adjustment	-14	Annual Assessment	\$2,507.67
Replacement Year	2019	Interest Contribution	<u>\$17.55</u>
Remaining Life	1	Reserve Allocation	\$2,525.22



(2) - 18 box cluster located main entry in buildings 1 & 2.

**Mailboxes - Replace**

Asset ID	1109	124 EA	@ \$100.00
Residential Buildings		Asset Cost	\$12,400.00
Mailboxes		Percent Replacement	100%
Placed in Service	January 1970	Future Cost	\$18,756.11
Useful Life	20	Assigned Reserves	<i>none</i>
Adjustment	42	Annual Assessment	\$865.53
Replacement Year	2032	Interest Contribution	<u>\$6.06</u>
Remaining Life	14	Reserve Allocation	\$871.59



**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Mailboxes - Replace continued...*



(124) cluster kiosk in courtyard area between buildings 8 - 10, 11-12 near west pool.

**Metal Railing - Replace**

Asset ID	1021	1 LS	@ \$8,000.00
Residential Buildings		Asset Cost	\$8,000.00
Building Components		Percent Replacement	100%
Placed in Service	February 1980	Future Cost	\$11,406.09
Useful Life	50	Assigned Reserves	<i>none</i>
Replacement Year	2030	Annual Assessment	\$618.44
Remaining Life	12	Interest Contribution	<u>\$4.33</u>
		Reserve Allocation	\$622.77



Good condition. Located on ground level hallways and roof access areas for buildings 1 & 4.



**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Residential Buildings Flourescent Lights - Replace/Repair**

Asset ID	1024	1 LS	@ \$1,000.00
Residential Buildings		Asset Cost	\$1,000.00
Lighting		Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$1,000.00
Useful Life	1	Assigned Reserves	\$1,000.00
Replacement Year	2018	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	



This asset is for repair or replacement of residential building flourescent lights located in hallways and in stairwells at \$1000 per year. Replaced Jan 2009 for \$7000. 222 ceiling mounted lights in hallways of buildings and 97 wall mounted lights in stairwells.

**Residential Buildings Underlayment Tile Roofs - Replace**

Asset ID	1057	28,700 SF	@ \$3.50
Residential Buildings		Asset Cost	\$100,450.00
Roofing		Percent Replacement	100%
Placed in Service	February 1980	Future Cost	\$123,540.83
Useful Life	30	Assigned Reserves	<i>none</i>
Adjustment	15	Annual Assessment	\$11,687.24
Replacement Year	2025	Interest Contribution	<u>\$81.81</u>
Remaining Life	7	Reserve Allocation	\$11,769.05

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

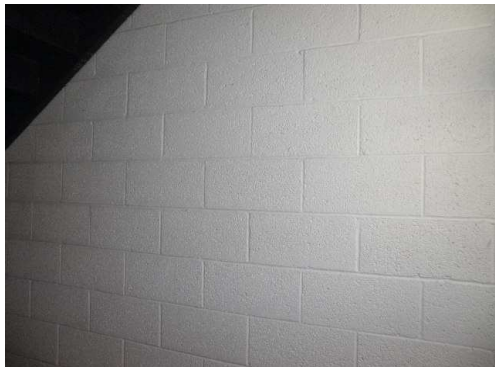
*Residential Buildings Underlayment Tile Roofs - Replace continued...*



Residential buildings only located above unit balconies & mailbox kiosk.

**Stairwell Interiors - Paint**

Asset ID	1051	1 LS	@ \$21,000.00
Residential Buildings		Asset Cost	\$21,000.00
Painting		Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$21,000.00
Useful Life	8	Assigned Reserves	\$21,000.00
Replacement Year	2018	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	



Located in stairways & trash rooms of each building includes ceilings and walls and located at stairwells and handrails plus stringers under the concrete steps. Approximately 35,000 sf of stairwell interiors. 644 lf of metal handrails and 3,051 lf of stringers under steps.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Trash Cans - Replace**

Asset ID	1027	6 EA	@ \$650.00
Residential Buildings		Asset Cost	\$3,900.00
Furnishings		Percent Replacement	100%
Placed in Service	February 2010	Future Cost	\$5,560.47
Useful Life	20	Assigned Reserves	<i>none</i>
Replacement Year	2030	Annual Assessment	\$301.49
Remaining Life	12	Interest Contribution	<u>\$2.11</u>
		Reserve Allocation	\$303.60



Good condition. Located 2 around corner from clubhouse, 1 at building 4 & 5, 1 at mailbox near west pool, 1 at east pool and 1 at west pool.

**Trash Cans - Replace**

Asset ID	1110	1 LS	@ \$3,500.00
Residential Buildings		Asset Cost	\$3,500.00
Equipment		Percent Replacement	100%
Placed in Service	February 2010	Future Cost	\$4,990.16
Useful Life	20	Assigned Reserves	<i>none</i>
Replacement Year	2030	Annual Assessment	\$270.57
Remaining Life	12	Interest Contribution	<u>\$1.89</u>
		Reserve Allocation	\$272.46

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Trash Cans - Replace continued...*



Located hallways of each building cluster. 5 total.

<b>Residential Buildings - Total Current Cost</b>	<b>\$641,020</b>
<b>Assigned Reserves</b>	<b>\$151,264</b>
<b>Fully Funded Reserves</b>	<b>\$513,238</b>

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Residential Building Foam Roofs (1,3, 4,5,7,8) - Seal**

Asset ID	1117	6 EA	@ \$12,000.00
	Roofs	Asset Cost	\$72,000.00
	Roofing	Percent Replacement	100%
Placed in Service	September 2008	Future Cost	\$72,000.00
Useful Life	10	Assigned Reserves	\$72,000.00
Replacement Year	2018	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	
USA Roofing 10 year warranty.			

**Residential Building Foam Roofs (11) - Seal**

Asset ID	1126	8,700 SF	@ \$1.60
	Roofs	Asset Cost	\$13,920.00
	Roofing	Percent Replacement	100%
Placed in Service	April 2007	Future Cost	\$13,920.00
Useful Life	10	Assigned Reserves	\$13,920.00
Replacement Year	2018	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	
AZ Foam & Spray 10 year warranty.			

**Residential Building Foam Roofs (12) - Seal**

Asset ID	1123	8,700 SF	@ \$1.60
	Roofs	Asset Cost	\$13,920.00
	Roofing	Percent Replacement	100%
Placed in Service	June 2015	Future Cost	\$17,119.84
Useful Life	10	Assigned Reserves	<i>none</i>
Replacement Year	2025	Annual Assessment	\$1,619.58
Remaining Life	7	Interest Contribution	<u>\$11.34</u>
		Reserve Allocation	\$1,630.91

USA Roofing 10 year warranty.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Residential Buildings Foam Roofs (2,6) - Seal**

Asset ID	1119	2 EA	@ \$12,000.00
	Roofs	Asset Cost	\$24,000.00
	Roofing	Percent Replacement	100%
Placed in Service	September 2009	Future Cost	\$24,720.00
Useful Life	10	Assigned Reserves	<i>none</i>
Replacement Year	2019	Annual Assessment	\$16,717.78
Remaining Life	1	Interest Contribution	<u>\$117.02</u>
		Reserve Allocation	\$16,834.80

USA Roofing 10 year warranty.

**Residential Buildings Foam Roofs (9,10,13) - Seal**

Asset ID	1122	24,300 SF	@ \$1.60
	Roofs	Asset Cost	\$38,880.00
	Roofing	Percent Replacement	100%
Placed in Service	September 2008	Future Cost	\$46,424.75
Useful Life	10	Assigned Reserves	<i>none</i>
Adjustment	6	Annual Assessment	\$5,141.90
Replacement Year	2024	Interest Contribution	<u>\$35.99</u>
Remaining Life	6	Reserve Allocation	\$5,177.90

USA Roofing 10 year warranty.

<b>Roofs - Total Current Cost</b>	<b>\$162,720</b>
<b>Assigned Reserves</b>	<b>\$85,920</b>
<b>Fully Funded Reserves</b>	<b>\$135,996</b>

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Clubhouse Carpet - Replace**

Asset ID	1058	1 LS	@ \$3,000.00
	Clubhouse	Asset Cost	\$3,000.00
	Building Components	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$3,278.18
Useful Life	11	Assigned Reserves	<i>none</i>
Replacement Year	2021	Annual Assessment	\$733.85
Remaining Life	3	Interest Contribution	<u>\$5.14</u>
		Reserve Allocation	\$738.98



Approximately 97 square yards.

**Clubhouse Doors & Windows - Replace**

Asset ID	1060	1 LS	@ \$17,000.00
	Clubhouse	Asset Cost	\$17,000.00
	Doors/Windows	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$34,557.50
Useful Life	30	Assigned Reserves	<i>none</i>
Replacement Year	2042	Annual Assessment	\$897.67
Remaining Life	24	Interest Contribution	<u>\$6.28</u>
		Reserve Allocation	\$903.95

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Clubhouse Doors & Windows - Replace continued...*



Replaced 2012 for \$16,460. Quantity includes 1 solid door entry, (7) 8'w X 7'h glass sliders and (2) 4'w X 5'h windows.

**Clubhouse Foam Roof - Replace**

		2,610 SF	@ \$4.50
Asset ID	1069	Asset Cost	\$11,745.00
	Clubhouse	Percent Replacement	100%
	Roofing	Future Cost	\$37,196.73
Placed in Service	March 2017	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	10	Annual Assessment	\$563.21
Replacement Year	2057	Interest Contribution	<u>\$3.94</u>
Remaining Life	39	Reserve Allocation	\$567.16

**Clubhouse Foam Roof - Seal**

		1 LS	@ \$2,023.00
Asset ID	1070	Asset Cost	\$2,023.00
	Clubhouse	Percent Replacement	100%
	Roofing	Future Cost	\$2,345.21
Placed in Service	March 2013	Assigned Reserves	<i>none</i>
Useful Life	10		
Replacement Year	2023	Annual Assessment	\$312.80
Remaining Life	5	Interest Contribution	<u>\$2.19</u>
		Reserve Allocation	\$314.99

USA Roofing 10 year warranty.



**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Clubhouse Furniturishings - Replace**

Asset ID	1063	1 LS	@ \$12,000.00
	Clubhouse	Asset Cost	\$12,000.00
	Furnishings	Percent Replacement	100%
Placed in Service	February 2010	Future Cost	\$13,911.29
Useful Life	13	Assigned Reserves	<i>none</i>
Replacement Year	2023	Annual Assessment	\$1,855.44
Remaining Life	5	Interest Contribution	<u>\$12.99</u>
		Reserve Allocation	\$1,868.43



Good condition. 39 various pieces of furniture.

**Clubhouse Interior Can Lighs - Replace**

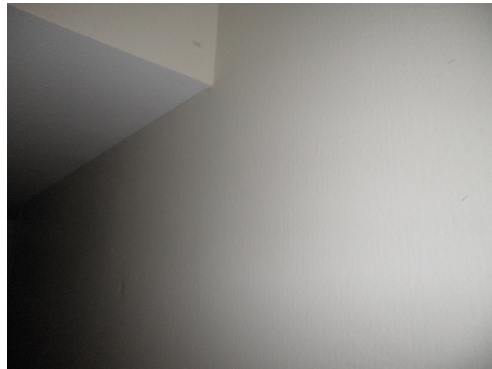
Asset ID	1062	1 LS	@ \$2,000.00
	Clubhouse	Asset Cost	\$2,000.00
	Lighting	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$3,832.21
Useful Life	30	Assigned Reserves	<i>none</i>
Replacement Year	2040	Annual Assessment	\$109.38
Remaining Life	22	Interest Contribution	<u>\$0.77</u>
		Reserve Allocation	\$110.14

16 interior light fixtures replaced 2010 can lights.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Clubhouse Interior Walls - Paint**

		4,300 SF	@ \$0.50
Asset ID	1066	Asset Cost	\$2,150.00
	Clubhouse	Percent Replacement	100%
	Painting	Future Cost	\$2,214.50
Placed in Service	January 2011	Assigned Reserves	\$1,881.25
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$216.47
Remaining Life	1	Interest Contribution	<u>\$14.68</u>
		Reserve Allocation	\$231.15



**Clubhouse Tile Flooring - Replace**

		1 LS	@ \$10,000.00
Asset ID	1059	Asset Cost	\$10,000.00
	Clubhouse	Percent Replacement	100%
	Building Components	Future Cost	\$22,212.89
Placed in Service	February 2010	Assigned Reserves	<i>none</i>
Useful Life	35		
Replacement Year	2045	Annual Assessment	\$507.40
Remaining Life	27	Interest Contribution	<u>\$3.55</u>
		Reserve Allocation	\$510.95



Good condition. Approximately 880 square feet.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Clubhouse Underlayment Tile Roof - Replace**

Asset ID	1071	1 LS	@ \$6,500.00
	Clubhouse	Asset Cost	\$6,500.00
	Roofing	Percent Replacement	100%
Placed in Service	April 2017	Future Cost	\$15,317.67
Useful Life	30	Assigned Reserves	<i>none</i>
Replacement Year	2047	Annual Assessment	\$323.42
Remaining Life	29	Interest Contribution	<u>\$2.26</u>
		Reserve Allocation	\$325.69



Approximately 2030 sf replacement of underlayment with 2 layers of 30# ASTM felt by USA Roofing.

**Clubhouse Window Blinds - Replace**

Asset ID	1061	1 LS	@ \$3,500.00
	Clubhouse	Asset Cost	\$3,500.00
	Building Components	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$4,990.16
Useful Life	20	Assigned Reserves	<i>none</i>
Replacement Year	2030	Annual Assessment	\$270.57
Remaining Life	12	Interest Contribution	<u>\$1.89</u>
		Reserve Allocation	\$272.46

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Clubhouse Window Blinds - Replace continued...*



8 vertical blinds replaced 2012 for \$3,300.

**Garage Door - Replace**

Asset ID	1067	1 LS	@ \$1,000.00
	Clubhouse	Asset Cost	\$1,000.00
	Doors/Windows	Percent Replacement	100%
Placed in Service	February 2001	Future Cost	\$1,468.53
Useful Life	30	Assigned Reserves	<i>none</i>
Replacement Year	2031	Annual Assessment	\$73.24
Remaining Life	13	Interest Contribution	<u>\$0.51</u>
		Reserve Allocation	\$73.75



**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**HVAC #1 - Replace**

Asset ID	1072	1 EA	@ \$6,870.00
	Clubhouse	Asset Cost	\$6,870.00
	Equipment	Percent Replacement	100%
Placed in Service	February 2007	Future Cost	\$7,732.25
Useful Life	15	Assigned Reserves	<i>none</i>
Replacement Year	2022	Annual Assessment	\$1,293.65
Remaining Life	4	Interest Contribution	<u>\$9.06</u>
		Reserve Allocation	\$1,302.71

5-Ton HVAC

**HVAC #2 - Replace**

Asset ID	1073	1 EA	@ \$6,370.00
	Clubhouse	Asset Cost	\$6,370.00
	Equipment	Percent Replacement	100%
Placed in Service	February 1980	Future Cost	\$7,169.49
Useful Life	15	Assigned Reserves	<i>none</i>
Adjustment	27	Annual Assessment	\$1,199.50
Replacement Year	2022	Interest Contribution	<u>\$8.40</u>
Remaining Life	4	Reserve Allocation	\$1,207.90

4-Ton HVAC

**Kitchen - Remodel**

Asset ID	1064	1 LS	@ \$5,000.00
	Clubhouse	Asset Cost	\$5,000.00
	Building Components	Percent Replacement	100%
Placed in Service	February 1980	Future Cost	\$5,150.00
Useful Life	25	Assigned Reserves	<i>none</i>
Adjustment	14	Annual Assessment	\$3,482.87
Replacement Year	2019	Interest Contribution	<u>\$24.38</u>
Remaining Life	1	Reserve Allocation	\$3,507.25

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Kitchen - Remodel continued...*



**Maintenance Cart - Replace**

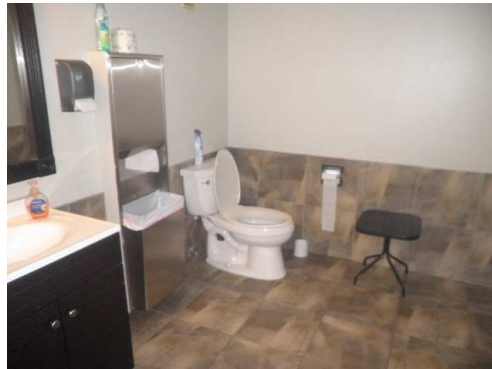
Asset ID	1068	1 EA	@ \$4,000.00
	Clubhouse	Asset Cost	\$4,000.00
	Equipment	Percent Replacement	100%
Placed in Service	February 2014	Future Cost	\$4,370.91
Useful Life	7	Assigned Reserves	<i>none</i>
Replacement Year	2021	Annual Assessment	\$978.46
Remaining Life	3	Interest Contribution	<u>\$6.85</u>
		Reserve Allocation	\$985.31



**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Restrooms - Remodel**

Asset ID	1065	2 EA	@ \$2,500.00
Clubhouse		Asset Cost	\$5,000.00
Building Components		Percent Replacement	100%
Placed in Service	February 2010	Future Cost	\$8,264.24
Useful Life	25	Assigned Reserves	<i>none</i>
Replacement Year	2035	Annual Assessment	\$310.74
Remaining Life	17	Interest Contribution	<u>\$2.18</u>
		Reserve Allocation	\$312.91



<b>Clubhouse - Total Current Cost</b>	<b>\$98,158</b>
<b>Assigned Reserves</b>	<b>\$1,881</b>
<b>Fully Funded Reserves</b>	<b>\$40,714</b>

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Electric Panels - Repair/Replace**

Asset ID	1086	1 LS	@ \$2,500.00
		Asset Cost	\$2,500.00
Recreation/Pool		Percent Replacement	100%
Equipment		Future Cost	\$2,500.00
Placed in Service	February 2018	Assigned Reserves	\$2,500.00
Useful Life	30		
Replacement Year	2018	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	



2 located at pools, 5 at residential buildings, 5 meter breakers.

**Pool Deck-East Pool-Seal/Repair**

Asset ID	1128	1 LS	@ \$2,000.00
		Asset Cost	\$2,000.00
Recreation/Pool		Percent Replacement	100%
Pool Area		Future Cost	\$2,060.00
Placed in Service	December 2016	Assigned Reserves	<i>none</i>
Useful Life	3		
Replacement Year	2019	Annual Assessment	\$1,393.15
Remaining Life	1	Interest Contribution	<u>\$9.75</u>
		Reserve Allocation	\$1,402.90



**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Pool Deck-East Pool-Seal/Repair continued...*



**Pool Deck-West Pool - Seal/Repair**

Asset ID	1088	1 LS	@ \$2,600.00
Recreation/Pool		Asset Cost	\$2,600.00
Pool Area		Percent Replacement	100%
Placed in Service	December 2015	Future Cost	\$2,758.34
Useful Life	5	Assigned Reserves	<i>none</i>
Replacement Year	2020	Annual Assessment	\$929.46
Remaining Life	2	Interest Contribution	<u>\$6.51</u>
		Reserve Allocation	\$935.97



**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Pool Decks- Resurface**

		10,580 SF	@ \$4.50
Asset ID	1074	Asset Cost	\$47,610.00
Recreation/Pool		Percent Replacement	100%
Pool Area		Future Cost	\$69,916.89
Placed in Service	January 2016	Assigned Reserves	none
Useful Life	15		
Replacement Year	2031	Annual Assessment	\$3,486.94
Remaining Life	13	Interest Contribution	\$24.41
		Reserve Allocation	\$3,511.35



**Pool Filters - Replace**

		2 EA	@ \$2,000.00
Asset ID	1084	Asset Cost	\$4,000.00
Recreation/Pool		Percent Replacement	100%
Equipment		Future Cost	\$4,370.91
Placed in Service	January 2009	Assigned Reserves	none
Useful Life	12		
Replacement Year	2021	Annual Assessment	\$978.46
Remaining Life	3	Interest Contribution	\$6.85
		Reserve Allocation	\$985.31



2 Pentair, 7.60 sf.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Pool Furniture - Replace**

Asset ID	1079	1 LS	@ \$1,000.00
		Asset Cost	\$1,000.00
Recreation/Pool		Percent Replacement	100%
Pool Area		Future Cost	\$1,030.00
Placed in Service	January 2013	Assigned Reserves	<i>none</i>
Useful Life	6		
Replacement Year	2019	Annual Assessment	\$696.57
Remaining Life	1	Interest Contribution	<u>\$4.88</u>
		Reserve Allocation	\$701.45



Chairs refurbished in 2013 for \$919.

**Pool Lounge Chairs - Restrap**

Asset ID	1078	1 LS	@ \$1,000.00
		Asset Cost	\$1,000.00
Recreation/Pool		Percent Replacement	100%
Pool Area		Future Cost	\$1,000.00
Placed in Service	February 1980	Assigned Reserves	\$1,000.00
Useful Life	3		
Replacement Year	2018	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Pool Lounge Chairs - Restrap continued...*



Asset is for restrapping of pool furniture for \$1000 every 3 years.

**Pool Pumps & Motors - Replace**

		2 EA	@ \$1,200.00
Asset ID	1085	Asset Cost	\$2,400.00
	Recreation/Pool	Percent Replacement	100%
	Equipment	Future Cost	\$2,400.00
Placed in Service	January 2005	Assigned Reserves	\$2,400.00
Useful Life	6		
Replacement Year	2018	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	



2 Pentair, 2-HP.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Pools - Resurface**

Asset ID	1076	4,400 SF	@ \$4.50
Recreation/Pool		Asset Cost	\$19,800.00
Pool Area		Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$21,005.82
Useful Life	15	Assigned Reserves	<i>none</i>
Replacement Year	2020	Annual Assessment	\$7,078.19
Remaining Life	2	Interest Contribution	<u>\$49.55</u>
		Reserve Allocation	\$7,127.74



**Ramada Roofs - Replace**

Asset ID	1082	Asset Cost	
Recreation/Pool		Percent Replacement	100%
Roofing		Future Cost	
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
No Useful Life		Annual Assessment	No Assessment
		Interest Contribution	
		Allocation	



Replaced 2016 with aluma wood should last lifetime of community.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Restrooms - Remodel**

Asset ID	1083	2 EA	@ \$3,500.00
Recreation/Pool		Asset Cost	\$7,000.00
Pool Area		Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$9,689.64
Useful Life	20	Assigned Reserves	<i>none</i>
Replacement Year	2029	Annual Assessment	\$575.16
Remaining Life	11	Interest Contribution	<u>\$4.03</u>
		Reserve Allocation	\$579.19



Located at pool.

**Tennis Courts - Replace**

Asset ID	1010	3 EA	@ \$40,000.00
Recreation/Pool		Asset Cost	\$120,000.00
Recreation Area		Percent Replacement	100%
Placed in Service	December 1980	Future Cost	\$123,600.00
Useful Life	50	Assigned Reserves	<i>none</i>
Adjustment	-11	Annual Assessment	\$83,588.90
Replacement Year	2019	Interest Contribution	<u>\$585.12</u>
Remaining Life	1	Reserve Allocation	\$84,174.02



**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Tennis Courts - Replace continued...*



Poor condition. Badly cracked. Replace one court. Cost assumes using post-tensioned concrete which should last indefinitely.

**Tennis Fencing - Replace**

Asset ID	1012	1 LS	@ \$30,000.00
		Asset Cost	\$30,000.00
Recreation/Pool		Percent Replacement	100%
Fencing/Security		Future Cost	\$30,900.00
Placed in Service	February 1980	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	-1	Annual Assessment	\$20,897.23
Replacement Year	2019	Interest Contribution	<u>\$146.28</u>
Remaining Life	1	Reserve Allocation	\$21,043.51



Fair condition. Fencing for one court approximately 360 lf.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Tennis Lights - Replace**

Asset ID	1013	1 LS	@ \$40,000.00
		Asset Cost	\$40,000.00
Recreation/Pool		Percent Replacement	100%
Lighting		Future Cost	\$41,200.00
Placed in Service	February 1980	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	9	Annual Assessment	\$27,862.97
Replacement Year	2019	Interest Contribution	<u>\$195.04</u>
Remaining Life	1	Reserve Allocation	\$28,058.01



16 lights on 13 poles

**Wrought Iron Fencing - Paint**

Asset ID	1081	630 LF	@ \$3.60
		Asset Cost	\$2,268.00
Recreation/Pool		Percent Replacement	100%
Painting		Future Cost	\$2,268.00
Placed in Service	January 2009	Assigned Reserves	\$2,268.00
Useful Life	8		
Replacement Year	2018	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	



**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Wrought Iron Fencing - Paint continued...*



Work will be performed at same time as carport paint.

**Wrought Iron Fencing - Replace**

Asset ID	1080	630 LF	@ \$25.00
	Recreation/Pool	Asset Cost	\$15,750.00
	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$33,966.31
Useful Life	35	Assigned Reserves	<i>none</i>
Replacement Year	2044	Annual Assessment	\$808.62
Remaining Life	26	Interest Contribution	<u>\$5.66</u>
		Reserve Allocation	\$814.28



Rusting at bottom.

<b>Recreation/Pool - Total Current Cost</b>	<b>\$297,928</b>
<b>Assigned Reserves</b>	<b>\$8,168</b>
<b>Fully Funded Reserves</b>	<b>\$230,731</b>

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Asphalt Parking Lots - Crack Seal & Seal Coat**

Asset ID	1111	1 LS	@ \$31,000.00
	Streets/Parking	Asset Cost	\$31,000.00
	Streets/Asphalt	Percent Replacement	100%
Placed in Service	August 2016	Future Cost	\$31,930.00
Useful Life	3	Assigned Reserves	\$20,666.67
Replacement Year	2019	Annual Assessment	\$7,519.39
Remaining Life	1	Interest Contribution	\$197.30
		Reserve Allocation	\$7,716.70



Performed by Sunland Asphalt 8/2016 includes Crack Seal, application of MasterSeal MTR Rubberized Sealer and Re-Stripe on approximately 255,185 sf plus asphalt repairs of approximately 3,566 sf remove and replacement for a total of \$42,423.00. New sealcoat cost includes RV lot.

**Asphalt Parking Lots - Remove & Replace**

Asset ID	1002	223,350 SF	@ \$2.10
	Streets/Parking	Asset Cost	\$469,035.00
	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2006	Future Cost	\$925,681.15
Useful Life	35	Assigned Reserves	<i>none</i>
Replacement Year	2041	Annual Assessment	\$25,181.10
Remaining Life	23	Interest Contribution	\$176.27
		Reserve Allocation	\$25,357.37

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

*Asphalt Parking Lots - Remove & Replace continued...*



Approximate 223,350 sf of driveways and parking areas. Resurfaced in 2006 for a total of \$234,360. If asphalt is maintained properly and assessed frequently this asset's useful life may be able to be extended.

**Asphalt RV Lot - Remove & Replace**

Asset ID	1003	9,930 SF	@ \$2.10
Streets/Parking		Asset Cost	\$20,853.00
Streets/Asphalt		Percent Replacement	100%
Placed in Service	February 1980	Future Cost	\$29,731.39
Useful Life	50	Assigned Reserves	<i>none</i>
Replacement Year	2030	Annual Assessment	\$1,612.04
Remaining Life	12	Interest Contribution	<u>\$11.28</u>
		Reserve Allocation	\$1,623.33



Poor condition. RV storage yard.

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

<b>Streets/Parking - Total Current Cost</b>	<b>\$520,888</b>
<b>Assigned Reserves</b>	<b>\$20,667</b>
<b>Fully Funded Reserves</b>	<b>\$197,327</b>

**Los Racimos**  
Mesa, AZ  
**Detail Report by Group Description**

**Detail Report Summary**

**Total of All Assets**

Assigned Reserves	\$291,000.00
Annual Contribution	\$388,000.00
Annual Interest	\$3,533.61
Annual Allocation	\$391,533.61

**Contingency at 3.00%**

Assigned Reserves	\$9,000.00
Annual Contribution	\$12,000.00
Annual Interest	\$109.29
Annual Allocation	\$12,109.29

**Grand Total**

Assigned Reserves	\$300,000.00
Annual Contribution	\$400,000.00
Annual Interest	\$3,642.90
Annual Allocation	\$403,642.89

**Los Racimos**  
Mesa, AZ  
**Category Detail Index**

Asset ID	Description	Replacement	Page
<b>Grounds</b>			
1102	Backflow Valves - Replace	Unfunded	2-22
1018	Carports - Paint	2019	2-22
1017	Carports - Repair	2019	2-23
1005	Concrete - Repair	2021	2-24
1007	Concrete Tables - Replace	2039	2-24
1009	Fountains - Refurbish	Unfunded	2-25
1016	Granite - Replace	2019	2-26
1103	Irrigation Controllers - Replace	Unfunded	2-26
1116	Main Irrigation Line - Repair	2018	2-27
1127	Main Irrigation Line - Replace	2030	2-27
1015	Mounument - Replace	2040	2-27
1006	Pole Lights - Replace	2018	2-28
1100	RV Gates - Replace	2020	2-29
1014	Stucco Walls - Repair	2019	2-29
<b>Residential Buildings</b>			
1115	# 5 Elevator Motor Starter - Upgrade	2047	2-31
1025	Building Security Lights - Replace	2018	2-31
1019	Carpet Hallways - Replace	2025	2-32
1020	Concrete Flooring - Resurface/Seal	2018	2-32
1041	Elevator Door Operator Conversion - Upgrade	2018	2-33
1047	Elevator HVAC - Work	2025	2-33
1049	Elevator Hydraulic Pump Unit - Upgrade	2020	2-34
1036	Elevator Motor Starter - Upgrade	2018	2-34
1046	Elevator Roller Guide Assemblies - Upgrade	2019	2-34
1054	Exterior Surfaces - Paint	2019	2-35
1028	Fire Alarm Panels - Work	2025	2-35
1056	Gutters - Replace/Repair	2019	2-36
1105	Mailboxes - Replace	2018	2-37
1026	Mailboxes - Replace	2018	2-37
1107	Mailboxes - Replace	2019	2-38
1106	Mailboxes - Replace	2019	2-39
1109	Mailboxes - Replace	2032	2-39
1021	Metal Railing - Replace	2030	2-40
1024	Residential Buildings Flourescent Lights - Replace/R..	2018	2-41
1057	Residential Buildings Underlayment Tile Roofs - Re..	2025	2-41

**Los Racimos**  
Mesa, AZ  
**Category Detail Index**

Asset ID	Description	Replacement	Page
<i>Residential Buildings Continued...</i>			
1051	Stairwell Interiors - Paint	2018	2-42
1027	Trash Cans - Replace	2030	2-43
1110	Trash Cans - Replace	2030	2-43
<b>Roofs</b>			
1117	Residential Building Foam Roofs (1,3, 4,5,7,8) - Seal	2018	2-45
1126	Residential Building Foam Roofs (11) - Seal	2018	2-45
1123	Residential Building Foam Roofs (12) - Seal	2025	2-45
1119	Residential Buildings Foam Roofs (2,6) - Seal	2019	2-46
1122	Residential Buildings Foam Roofs (9,10,13) - Seal	2024	2-46
<b>Clubhouse</b>			
1058	Clubhouse Carpet - Replace	2021	2-47
1060	Clubhouse Doors & Windows - Replace	2042	2-47
1069	Clubhouse Foam Roof - Replace	2057	2-48
1070	Clubhouse Foam Roof - Seal	2023	2-48
1063	Clubhouse Furniturishings - Replace	2023	2-49
1062	Clubhouse Interior Can Lighs - Replace	2040	2-49
1066	Clubhouse Interior Walls - Paint	2019	2-50
1059	Clubhouse Tile Flooring - Replace	2045	2-50
1071	Clubhouse Underlayment Tile Roof - Replace	2047	2-51
1061	Clubhouse Window Blinds - Replace	2030	2-51
1067	Garage Door - Replace	2031	2-52
1072	HVAC #1 - Replace	2022	2-53
1073	HVAC #2 - Replace	2022	2-53
1064	Kitchen - Remodel	2019	2-53
1068	Maintenance Cart - Replace	2021	2-54
1065	Restrooms - Remodel	2035	2-55
<b>Recreation/Pool</b>			
1086	Electric Panels - Repair/Replace	2018	2-56
1128	Pool Deck-East Pool-Seal/Repair	2019	2-56
1088	Pool Deck-West Pool - Seal/Repair	2020	2-57
1074	Pool Decks- Resurface	2031	2-58
1084	Pool Filters - Replace	2021	2-58
1079	Pool Furniture - Replace	2019	2-59

**Los Racimos**  
Mesa, AZ  
**Category Detail Index**

Asset ID	Description	Replacement	Page
<i>Recreation/Pool Continued...</i>			
1078	Pool Lounge Chairs - Restrap	2018	2-59
1085	Pool Pumps & Motors - Replace	2018	2-60
1076	Pools - Resurface	2020	2-61
1082	Ramada Roofs - Replace	Unfunded	2-61
1083	Restrooms - Remodel	2029	2-62
1010	Tennis Courts - Replace	2019	2-62
1012	Tennis Fencing - Replace	2019	2-63
1013	Tennis Lights - Replace	2019	2-64
1081	Wrought Iron Fencing - Paint	2018	2-64
1080	Wrought Iron Fencing - Replace	2044	2-65
<b>Streets/Parking</b>			
1111	Asphalt Parking Lots - Crack Seal & Seal Coat	2019	2-66
1002	Asphalt Parking Lots - Remove & Replace	2041	2-66
1003	Asphalt RV Lot - Remove & Replace	2030	2-67
	Total Funded Assets	73	
	Total Unfunded Assets	<u>4</u>	
	Total Assets	77	



**Los Racimos  
Mesa, AZ  
Spread Sheet**

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Description</b>										
<b>Grounds</b>										
Backflow Valves - Replace	<i>Unfunded</i>									
Carpports - Paint		20,209						24,130		
Carpports - Repair		5,150								
Concrete - Repair				2,185				2,460		
Concrete Tables - Replace										
Fountains - Refurbish	<i>Unfunded</i>									
Granite - Replace		1,159		1,229		1,304		1,384		1,468
Irrigation Controllers - Replace	<i>Unfunded</i>									
Main Irrigation Line - Repair	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957
Main Irrigation Line - Replace										
Mounument - Replace										
Pole Lights - Replace	750									
RV Gates - Replace			764							
Stucco Walls - Repair		5,150								6,524
<b>Grounds Total:</b>	<b>2,250</b>	<b>33,212</b>	<b>2,355</b>	<b>5,054</b>	<b>1,688</b>	<b>3,043</b>	<b>1,791</b>	<b>29,818</b>	<b>1,900</b>	<b>9,949</b>
<b>Residential Buildings</b>										
# 5 Elevator Motor Starter - Upgrade										
Building Security Lights - Replace	2,000		2,122		2,251		2,388		2,534	
Carpet Hallways - Replace								91,011		
Concrete Flooring - Resurface/Seal	20,000					23,185				
Elevator Door Operator Conversion - Upgrade	17,300									
Elevator HVAC - Work								40,832		
Elevator Hydraulic Pump Unit - Upgrade			87,896							
Elevator Motor Starter - Upgrade	10,560									
Elevator Roller Guide Assemblies - Upgrade		30,303								
Exterior Surfaces - Paint		180,250								228,335
Fire Alarm Panels - Work								30,747		
Gutters - Replace/Repair		5,150					5,970			
Mailboxes - Replace	4,200									
Mailboxes - Replace	1,800									
Mailboxes - Replace		4,326								

**Los Racimos  
Mesa, AZ  
Spread Sheet**

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Description</b>										
<i>Residential Buildings continued...</i>										
Mailboxes - Replace		3,708								
Mailboxes - Replace										
Metal Railing - Replace										
Residential Buildings Flourescent Lights - Re..	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
Residential Buildings Underlayment Tile Roof..								123,541		
Stairwell Interiors - Paint	21,000								26,602	
Trash Cans - Replace										
Trash Cans - Replace										
<b>Residential Buildings Total:</b>	<b>77,860</b>	<b>224,767</b>	<b>91,078</b>	<b>1,093</b>	<b>3,377</b>	<b>24,345</b>	<b>9,552</b>	<b>287,360</b>	<b>30,402</b>	<b>229,640</b>
<b>Roofs</b>										
Residential Building Foam Roofs (1,3, 4,5,7,8..	72,000									
Residential Building Foam Roofs (11) - Seal	13,920									
Residential Building Foam Roofs (12) - Seal								17,120		
Residential Buildings Foam Roofs (2,6) - Seal		24,720								
Residential Buildings Foam Roofs (9,10,13) - ..							46,425			
<b>Roofs Total:</b>	<b>85,920</b>	<b>24,720</b>					<b>46,425</b>	<b>17,120</b>		
<b>Clubhouse</b>										
Clubhouse Carpet - Replace				3,278						
Clubhouse Doors & Windows - Replace										
Clubhouse Foam Roof - Replace										
Clubhouse Foam Roof - Seal						2,345				
Clubhouse Furniturishings - Replace						13,911				
Clubhouse Interior Can Lighs - Replace										
Clubhouse Interior Walls - Paint		2,214								2,805
Clubhouse Tile Flooring - Replace										
Clubhouse Underlayment Tile Roof - Replace										
Clubhouse Window Blinds - Replace										
Garage Door - Replace										
HVAC #1 - Replace					7,732					
HVAC #2 - Replace					7,169					

**Los Racimos  
Mesa, AZ  
Spread Sheet**

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Description</b>										
<i>Clubhouse continued...</i>										
Kitchen - Remodel		5,150								
Maintenance Cart - Replace				4,371						
Restrooms - Remodel										
<b>Clubhouse Total:</b>		<b>7,364</b>		<b>7,649</b>	<b>14,902</b>	<b>16,257</b>				<b>2,805</b>
<b>Recreation/Pool</b>										
Electric Panels - Repair/Replace	2,500									
Pool Deck-East Pool-Seal/Repair		2,060			2,251			2,460		
Pool Deck-West Pool - Seal/Repair			2,758					3,198		
Pool Decks- Resurface										
Pool Filters - Replace				4,371						
Pool Furniture - Replace		1,030						1,230		
Pool Lounge Chairs - Restrapp	1,000			1,093			1,194			1,305
Pool Pumps & Motors - Replace	2,400						2,866			
Pools - Resurface			21,006							
Ramada Roofs - Replace	<i>Unfunded</i>									
Restrooms - Remodel										
Tennis Courts - Replace		123,600								
Tennis Fencing - Replace		30,900								
Tennis Lights - Replace		41,200								
Wrought Iron Fencing - Paint	2,268								2,873	
Wrought Iron Fencing - Replace										
<b>Recreation/Pool Total:</b>	<b>8,168</b>	<b>198,790</b>	<b>23,764</b>	<b>5,464</b>	<b>2,251</b>		<b>4,060</b>	<b>6,887</b>	<b>2,873</b>	<b>1,305</b>
<b>Streets/Parking</b>										
Asphalt Parking Lots - Crack Seal & Seal Coat		31,930			34,891			38,126		
Asphalt Parking Lots - Remove & Replace										
Asphalt RV Lot - Remove & Replace										
<b>Streets/Parking Total:</b>		<b>31,930</b>			<b>34,891</b>			<b>38,126</b>		
<b>Year Total:</b>	<b>174,198</b>	<b>520,783</b>	<b>117,198</b>	<b>19,259</b>	<b>57,108</b>	<b>43,644</b>	<b>61,828</b>	<b>379,312</b>	<b>35,176</b>	<b>243,699</b>

**Los Racimos  
Mesa, AZ  
Spread Sheet**

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
<b>Description</b>										
<b>Grounds</b>										
Backflow Valves - Replace	<i>Unfunded</i>									
Carports - Paint				28,813						34,404
Carports - Repair		6,921								
Concrete - Repair		2,768				3,116				3,507
Concrete Tables - Replace										
Fountains - Refurbish	<i>Unfunded</i>									
Granite - Replace		1,557		1,652		1,753		1,859		1,973
Irrigation Controllers - Replace	<i>Unfunded</i>									
Main Irrigation Line - Repair	2,016	2,076	2,139	2,203	2,269	2,337	2,407	2,479	2,554	2,630
Main Irrigation Line - Replace			2,139							
Mounument - Replace										
Pole Lights - Replace						1,168				
RV Gates - Replace										
Stucco Walls - Repair								8,264		
<b>Grounds Total:</b>	<b>2,016</b>	<b>13,323</b>	<b>4,277</b>	<b>32,668</b>	<b>2,269</b>	<b>8,374</b>	<b>2,407</b>	<b>12,603</b>	<b>2,554</b>	<b>42,514</b>
<b>Residential Buildings</b>										
# 5 Elevator Motor Starter - Upgrade										
Building Security Lights - Replace	2,688		2,852		3,025		3,209		3,405	
Carpet Hallways - Replace						115,290				
Concrete Flooring - Resurface/Seal	26,878					31,159				
Elevator Door Operator Conversion - Upgrade										
Elevator HVAC - Work										
Elevator Hydraulic Pump Unit - Upgrade										
Elevator Motor Starter - Upgrade										
Elevator Roller Guide Assemblies - Upgrade							47,210			
Exterior Surfaces - Paint								289,248		
Fire Alarm Panels - Work										
Gutters - Replace/Repair		6,921					8,024			
Mailboxes - Replace										
Mailboxes - Replace										
Mailboxes - Replace										

**Los Racimos  
Mesa, AZ  
Spread Sheet**

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
<b>Description</b>										
<i>Residential Buildings continued...</i>										
Mailboxes - Replace										
Mailboxes - Replace					18,756					
Metal Railing - Replace			11,406							
Residential Buildings Flourescent Lights - Re..	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754
Residential Buildings Underlayment Tile Roof..										
Stairwell Interiors - Paint							33,699			
Trash Cans - Replace			5,560							
Trash Cans - Replace			4,990							
<b>Residential Buildings Total:</b>	<b>30,910</b>	<b>8,305</b>	<b>26,234</b>	<b>1,469</b>	<b>23,294</b>	<b>148,007</b>	<b>93,747</b>	<b>290,901</b>	<b>5,107</b>	<b>1,754</b>
<b>Roofs</b>										
Residential Building Foam Roofs (1,3, 4,5,7,8..	96,762									
Residential Building Foam Roofs (11) - Seal	18,707									
Residential Building Foam Roofs (12) - Seal								23,008		
Residential Buildings Foam Roofs (2,6) - Seal		33,222								
Residential Buildings Foam Roofs (9,10,13) - ..							62,391			
<b>Roofs Total:</b>	<b>115,469</b>	<b>33,222</b>					<b>62,391</b>	<b>23,008</b>		
<b>Clubhouse</b>										
Clubhouse Carpet - Replace					4,538					
Clubhouse Doors & Windows - Replace										
Clubhouse Foam Roof - Replace										
Clubhouse Foam Roof - Seal						3,152				
Clubhouse Furniturishings - Replace									20,429	
Clubhouse Interior Can Lighs - Replace										
Clubhouse Interior Walls - Paint								3,554		
Clubhouse Tile Flooring - Replace										
Clubhouse Underlayment Tile Roof - Replace										
Clubhouse Window Blinds - Replace			4,990							
Garage Door - Replace				1,469						
HVAC #1 - Replace										12,047
HVAC #2 - Replace										11,170

**Los Racimos  
Mesa, AZ  
Spread Sheet**

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
<b>Description</b>										
<i>Clubhouse continued...</i>										
Kitchen - Remodel										
Maintenance Cart - Replace	5,376							6,611		
Restrooms - Remodel								8,264		
<b>Clubhouse Total:</b>	<b>5,376</b>		<b>4,990</b>	<b>1,469</b>	<b>4,538</b>	<b>3,152</b>		<b>18,429</b>	<b>20,429</b>	<b>23,216</b>
<b>Recreation/Pool</b>										
Electric Panels - Repair/Replace										
Pool Deck-East Pool-Seal/Repair	2,688			2,937			3,209			3,507
Pool Deck-West Pool - Seal/Repair			3,707					4,297		
Pool Decks- Resurface				69,917						
Pool Filters - Replace						6,232				
Pool Furniture - Replace				1,469						1,754
Pool Lounge Chairs - Restrapp			1,426			1,558			1,702	
Pool Pumps & Motors - Replace			3,422						4,086	
Pools - Resurface								32,726		
Ramada Roofs - Replace	<i>Unfunded</i>									
Restrooms - Remodel		9,690								
Tennis Courts - Replace										
Tennis Fencing - Replace										
Tennis Lights - Replace										
Wrought Iron Fencing - Paint							3,639			
Wrought Iron Fencing - Replace										
<b>Recreation/Pool Total:</b>	<b>2,688</b>	<b>9,690</b>	<b>8,555</b>	<b>74,322</b>		<b>7,790</b>	<b>6,849</b>	<b>37,024</b>	<b>5,788</b>	<b>5,261</b>
<b>Streets/Parking</b>										
Asphalt Parking Lots - Crack Seal & Seal Coat	41,661			45,525			49,746			54,359
Asphalt Parking Lots - Remove & Replace										
Asphalt RV Lot - Remove & Replace			29,731							
<b>Streets/Parking Total:</b>	<b>41,661</b>		<b>29,731</b>	<b>45,525</b>			<b>49,746</b>			<b>54,359</b>
<b>Year Total:</b>	<b>198,120</b>	<b>64,540</b>	<b>73,787</b>	<b>155,452</b>	<b>30,101</b>	<b>167,323</b>	<b>215,140</b>	<b>381,965</b>	<b>33,878</b>	<b>127,103</b>

**Los Racimos  
Mesa, AZ  
Spread Sheet**

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
<b>Description</b>										
<b>Grounds</b>										
Backflow Valves - Replace	<i>Unfunded</i>									
Carpports - Paint						41,080				
Carpports - Repair		9,301								
Concrete - Repair				3,947				4,443		
Concrete Tables - Replace		3,349								
Fountains - Refurbish	<i>Unfunded</i>									
Granite - Replace		2,093		2,220		2,355		2,499		2,651
Irrigation Controllers - Replace	<i>Unfunded</i>									
Main Irrigation Line - Repair	2,709	2,790	2,874	2,960	3,049	3,141	3,235	3,332	3,432	3,535
Main Irrigation Line - Replace										
Mounument - Replace			14,371							
Pole Lights - Replace										
RV Gates - Replace										
Stucco Walls - Repair						10,469				
<b>Grounds Total:</b>	<b>2,709</b>	<b>17,533</b>	<b>17,245</b>	<b>9,128</b>	<b>3,049</b>	<b>57,045</b>	<b>3,235</b>	<b>10,273</b>	<b>3,432</b>	<b>6,186</b>
<b>Residential Buildings</b>										
# 5 Elevator Motor Starter - Upgrade										6,221
Building Security Lights - Replace	3,612		3,832		4,066		4,313		4,576	
Carpet Hallways - Replace				146,045						
Concrete Flooring - Resurface/Seal	36,122					41,876				
Elevator Door Operator Conversion - Upgrade	31,246									
Elevator HVAC - Work								73,747		
Elevator Hydraulic Pump Unit - Upgrade			158,749							
Elevator Motor Starter - Upgrade										
Elevator Roller Guide Assemblies - Upgrade										
Exterior Surfaces - Paint						366,411				
Fire Alarm Panels - Work								55,532		
Gutters - Replace/Repair		9,301					10,783			
Mailboxes - Replace	7,586									
Mailboxes - Replace	3,251									
Mailboxes - Replace		7,813								

**Los Racimos  
Mesa, AZ  
Spread Sheet**

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
<b>Description</b>										
<i>Residential Buildings continued...</i>										
Mailboxes - Replace		6,697								
Mailboxes - Replace										
Metal Railing - Replace										
Residential Buildings Flourescent Lights - Re..	1,806	1,860	1,916	1,974	2,033	2,094	2,157	2,221	2,288	2,357
Residential Buildings Underlayment Tile Roof..										
Stairwell Interiors - Paint					42,689					
Trash Cans - Replace										
Trash Cans - Replace										
<b>Residential Buildings Total:</b>	<b>83,623</b>	<b>25,672</b>	<b>164,497</b>	<b>148,019</b>	<b>48,787</b>	<b>410,380</b>	<b>17,253</b>	<b>131,500</b>	<b>6,864</b>	<b>8,578</b>
<b>Roofs</b>										
Residential Building Foam Roofs (1,3, 4,5,7,8..	130,040									
Residential Building Foam Roofs (11) - Seal	25,141									
Residential Building Foam Roofs (12) - Seal								30,920		
Residential Buildings Foam Roofs (2,6) - Seal		44,647								
Residential Buildings Foam Roofs (9,10,13) - ..							83,848			
<b>Roofs Total:</b>	<b>155,181</b>	<b>44,647</b>					<b>83,848</b>	<b>30,920</b>		
<b>Clubhouse</b>										
Clubhouse Carpet - Replace						6,281				
Clubhouse Doors & Windows - Replace					34,557					
Clubhouse Foam Roof - Replace										
Clubhouse Foam Roof - Seal						4,236				
Clubhouse Furniturishings - Replace										
Clubhouse Interior Can Lighs - Replace			3,832							
Clubhouse Interior Walls - Paint						4,502				
Clubhouse Tile Flooring - Replace								22,213		
Clubhouse Underlayment Tile Roof - Replace										15,318
Clubhouse Window Blinds - Replace										
Garage Door - Replace										
HVAC #1 - Replace										
HVAC #2 - Replace										



**Los Racimos  
Mesa, AZ  
Spread Sheet**

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
<b>Description</b>										
<i>Clubhouse continued...</i>										
Kitchen - Remodel							10,783			
Maintenance Cart - Replace					8,131					
Restrooms - Remodel										
<b>Clubhouse Total:</b>			<b>3,832</b>		<b>42,689</b>	<b>15,019</b>	<b>10,783</b>	<b>22,213</b>		<b>15,318</b>
<b>Recreation/Pool</b>										
Electric Panels - Repair/Replace										
Pool Deck-East Pool-Seal/Repair			3,832			4,188			4,576	
Pool Deck-West Pool - Seal/Repair			4,982					5,775		
Pool Decks- Resurface									108,928	
Pool Filters - Replace								8,885		
Pool Furniture - Replace						2,094				
Pool Lounge Chairs - Restrapp		1,860			2,033			2,221		
Pool Pumps & Motors - Replace					4,879					
Pools - Resurface										
Ramada Roofs - Replace	<i>Unfunded</i>									
Restrooms - Remodel										
Tennis Courts - Replace										
Tennis Fencing - Replace										
Tennis Lights - Replace										
Wrought Iron Fencing - Paint					4,610					
Wrought Iron Fencing - Replace							33,966			
<b>Recreation/Pool Total:</b>		<b>1,860</b>	<b>8,814</b>		<b>11,522</b>	<b>6,281</b>	<b>33,966</b>	<b>16,882</b>	<b>113,504</b>	
<b>Streets/Parking</b>										
Asphalt Parking Lots - Crack Seal & Seal Coat			59,399			64,907			70,926	
Asphalt Parking Lots - Remove & Replace				925,681						
Asphalt RV Lot - Remove & Replace										
<b>Streets/Parking Total:</b>			<b>59,399</b>	<b>925,681</b>		<b>64,907</b>			<b>70,926</b>	
<b>Year Total:</b>	<b>241,513</b>	<b>89,713</b>	<b>253,788</b>	<b>1,082,828</b>	<b>106,047</b>	<b>553,633</b>	<b>149,085</b>	<b>211,789</b>	<b>194,726</b>	<b>30,082</b>