



POST ACTION AGENDA NOTICE

NOTICE OF THE WORK STUDY SESSION OF THE FOUNTAIN HILLS TOWN COUNCIL

Mayor Linda M. Kavanagh

Councilmember Dennis Brown

Councilmember Nick DePorter

Councilmember Cassie Hansen

Vice Mayor Henry Leger

Councilmember Alan Magazine

Councilmember Cecil A. Yates

TIME: 5:30 P.M.

WHEN: TUESDAY, APRIL 12, 2016

WHERE: FOUNTAIN HILLS COUNCIL CHAMBERS

16705 E. AVENUE OF THE FOUNTAINS, FOUNTAIN HILLS, AZ

Councilmembers of the Town of Fountain Hills will attend either in person or by telephone conference call; a quorum of the Town's various Commissions or Boards may be in attendance at the Work-Study Session.

ALL WORK-STUDY ITEMS LISTED ARE FOR DISCUSSION ONLY. NO ACTION CAN OR WILL BE TAKEN.

The primary purpose of work session meetings is to provide the Town Council with the opportunity for in-depth discussion and study of specific subjects. Public comment is not provided for on the Agenda and may be made only as approved by consensus of the Council. In appropriate circumstances, a brief presentation may be permitted by a member of the public or another interested party on an Agenda item if invited by the Mayor or the Town Manager to do so. The Presiding Officer may limit or end the time for such presentations.

AGENDA

- **CALL TO ORDER AND ROLL CALL** – Mayor Linda M. Kavanagh **5:30 PM**
- 1. **PRESENTATION AND DISCUSSION** of the Town of Fountain Hills' FY2016/17 - LEVEL 1 CAPITAL RESERVE ANALYSIS. **NO ACTION TAKEN**
- 2. **ADJOURNMENT. 6:28 PM**

DATED this 6th day of April, 2016.

Bevelyn J. Bender, Town Clerk

The Town of Fountain Hills endeavors to make all public meetings accessible to persons with disabilities. Please call 480-816-5100 (voice) or 1-800-367-8939 (TDD) 48 hours prior to the meeting to request a reasonable accommodation to attend this meeting or to obtain agenda information in large print format. Supporting documentation and staff reports furnished the council with this agenda are available for review in the Clerk's office.



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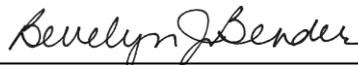
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TOWN OF FOUNTAIN HILLS

TOWN COUNCIL AGENDA ACTION FORM

Meeting Date: 4/12/2016

Meeting Type: Work Study Session

Agenda Type: Regular

Submitting Department: Development Services

Staff Contact Information: Raymond Rees /480-816-5180/rrees@fh.az.gov

Strategic Planning Goal: Not Applicable (NA)

Operational Priority: Not Applicable (NA)

REQUEST TO COUNCIL (Agenda Language): Presentation and discussion of the Town of Fountain Hill's FY 16/17 - Level 1 Capital Reserve Analysis.

Applicant:

Applicant Contact Information:

Owner:

Owner Contact Information:

Property Location:

Related Ordinance, Policy or Guiding Principle:

Staff Summary (background): Staff was asked to provide a reserve study analysis of all Town-owned facilities and assets for repairs and replacement excluding streets. The Town contracted with Capital Reserve Analysts, LLC to provide a level 1, "Full" Reserve Study. The study includes the following:

- Component Inventory (based on on-site visual observations and measurements)
- Condition Assessment
- Life and Valuation Estimates
- Funding Status
- 30-Year Funding Plan

A "draft" of the reserve study was briefly discussed at the 2016-17 council retreat. At that time staff was asked to have a representative of the vendor provide a presentation at a future council work study session regarding the study. Also at the retreat the Town Manager proposed and recommended in the FY 16-17 budget a transfer of \$1 million from the General Fund Reserves to the Facilities Replacement Fund.

Risk Analysis (options or alternatives with implications):

Fiscal Impact (initial and ongoing costs; budget status):

Budget Reference (page number):

Funding Source: NA

If Multiple Funds utilized, list here:

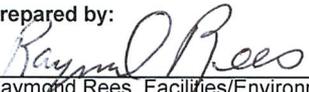
Recommendation(s) by Board(s) or Commission(s):

Staff Recommendation(s):

List Attachment(s): Reserve Study Analysis and Presentation

SUGGESTED MOTION (for Council use):

Prepared by:

 4/4/2016
Raymond Rees, Facilities/Environmental Supervisor 4/4/2016

Director's Approval:


Paul Mood, Development Services Director 4/4/2016

Approved:


Grady E. Miller, Town Manager 4/4/2016

Town of Fountain Hills

FY2016/2017

Level I Capital Reserve Study

Casey Arnett, P.R.A

Ph: 480-840-7130

www.azreserveanalysts.com



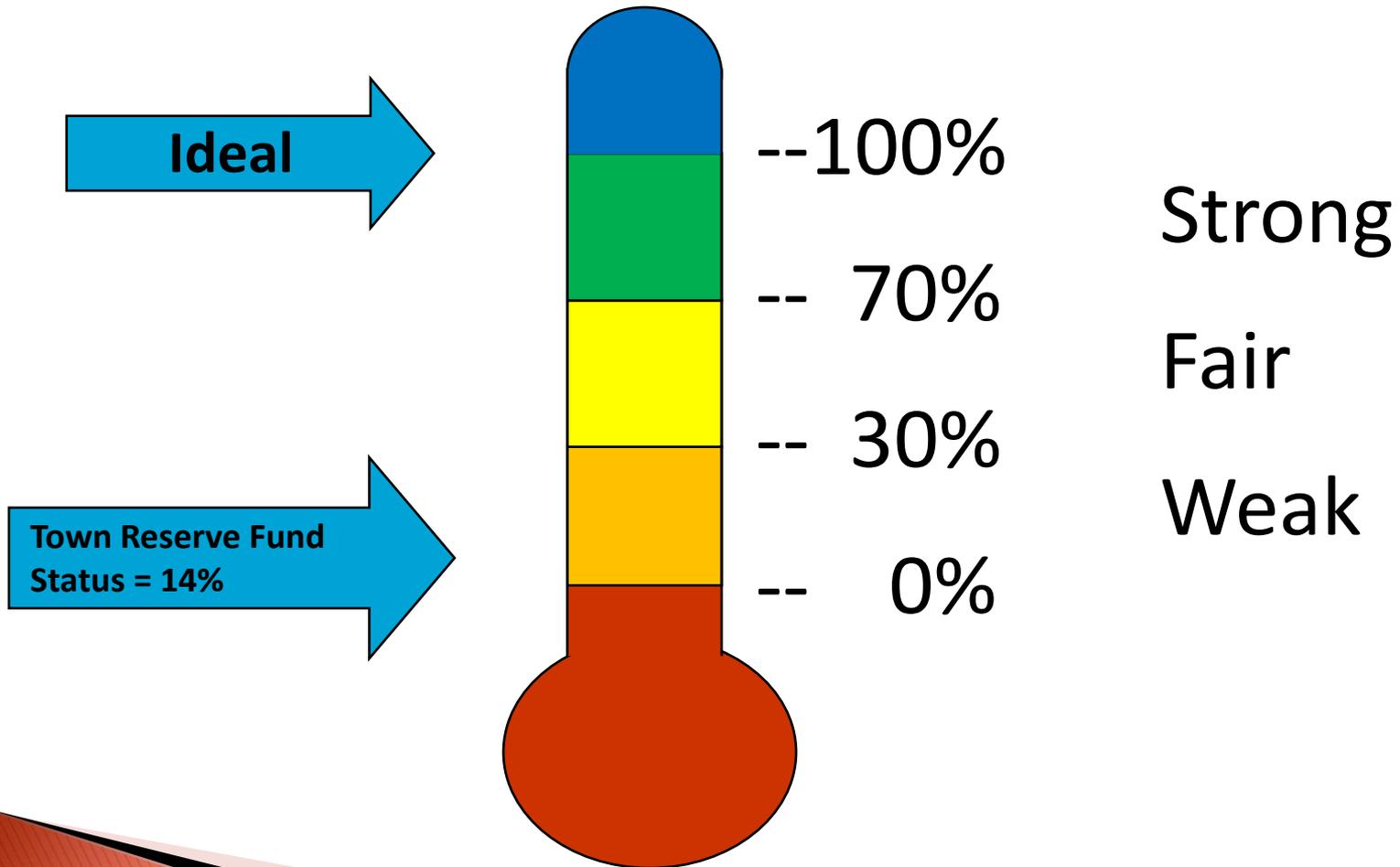
“Planning is bringing the future into the present so that you can do something about it now.” –Alan Lakein

Why have a Replacement Reserve Fund?



- 1. Funds for future repair or replacement of major common area assets.**
- 2. Offset physical deterioration of town-owned assets by accumulating financial assets.**

Reserve Fund Strength



***Percent
Funded***

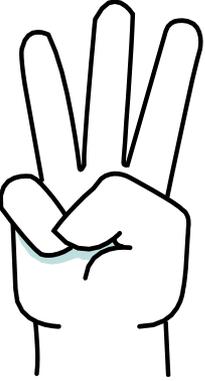
***Emergency
Funding***

70%+	1%
30%-70%	10%
0%-30%	37%

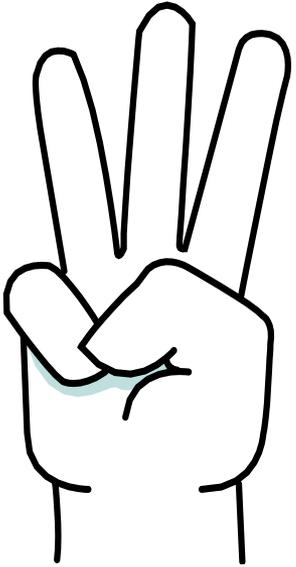


Reserve Study Report Answers...

- 1. Which components?**
- 2. Do we have Enough?**
- 3. How much to Contribute to Reserves?**



Reserve Study Results



- Reserve Component List
- Reserve Fund Status
- Reserve Funding Plan

Reserve Study

```
graph TD; A[Reserve Study] --> B[Physical Analysis]; A --> C[Financial Analysis];
```

Physical Analysis

Component Inventory
(responsibility)

Condition Assessment
(how long will it last)

Financial Analysis

Reserve Component Criteria

- 1. Owned Asset**
- 2. Limited Life**
- 3. Predictable Life**
- 4. Above Minimum Cost Threshold**

- 1. The Reserve Component list was developed from physical inspections and guidance from Town Facilities Department.**
- 2. Typically components with a useful life greater than 30 years are not considered as part of this analysis.**
- 3. This criteria eliminates unpredictable or random line items.**
- 4. No items with a cost less than \$10,000 have been included. This criteria eliminates smaller line items which can typically be funded with normal operating/maintenance funds.**

Typical Components

TOWN HALL:

- Parking Lot Asphalt
- Pole Lights
- Roofing Systems
- Mechanical Equipment (HVAC, Chillers, Elevators, Generators etc.)
- Paint (Interior/Exterior)
- Flooring (Carpet, Ceramic Tile, VCT etc.)
- Interior Lighting
- Cabinetry (Upper/Base Cabinets & Counter Tops)

FIRE STATIONS:

- Communication Equip.
- Fire Hoses
- Defibrillators
- SCBA Equipment
- Interior Finishes (Flooring, Cabinetry, Finishes etc.)
- Exterior Elements (Roofing and Painting)

PARKS & REC:

- Lake Elements (Liner, Pumps/Motors, Shoreline, Aeration etc.)
- Playground Equip.
- Irrigation Systems
- Ball Field Lighting
- Fencing
- Tennis Courts

Reserve Study

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graph TD; A[Reserve Study] --> B[Physical Analysis]; A --> C[Financial Analysis];
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Physical Analysis

Financial Analysis

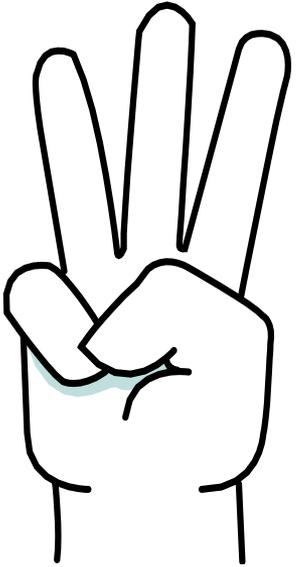
Fund Status

(how much \$ - bank)

Funding Plan

(willingness to pay)

Reserve Study Results



- Reserve Component List
- Reserve Fund Status
- Reserve Funding Plan

How to measure Reserve Fund Strength?

- \$/unit/yr. of age?
- % of annual budget?
- % of unit value?
- \$100,000?
- \$500,000?



How much is Enough?

The Fully Funded Balance represents the “used up” portion of a component or sometimes referred to as the component’s accrued deterioration.

$FFB = \text{Component Cost} \times \text{Component Age} / \text{Component Estimated Life}$

When the Reserve Balance equals the FFB, the Reserve Fund is “Fully Funded” or 100% Funded.

This question is really a question of risk tolerance. The closer the Reserve Balance is to 100%, the less risk exposure to emergency funding measures or deferred maintenance.

Individual Example Calculations

Location	Component	EL	RUL	Current Cost	Annual Deterioration	Fully Funded Balance
Town Hall	VCT Flooring - Replace	25	14	\$ 14,805	\$ 592	\$ 6,514
Lib./Musm./CC	Parking Lot – Mill	24	9	\$ 232,500	\$ 9,688	\$ 145,313

Fully Funded Balance

Fractional Age X Current Cost

(Summed for all components)

How much is Enough?

Aggregate Calculations

Location	Component	Avg. EL	Avg. RUL	Current Cost	Annual Deterioration	Fully Funded Balance
All Locations	Total of 199 Components	19.8	10.3	\$ 13,394,530	\$ 655,673	\$ 6,875,200

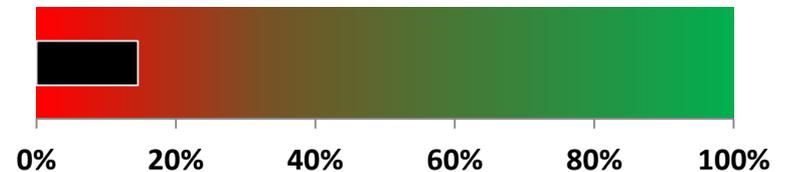
RECOMMENDATIONS

Starting Fund Balance..... \$1,000,000

Current Fund Strength..... 14.5%

Rec. Contribs./Year..... \$960,000

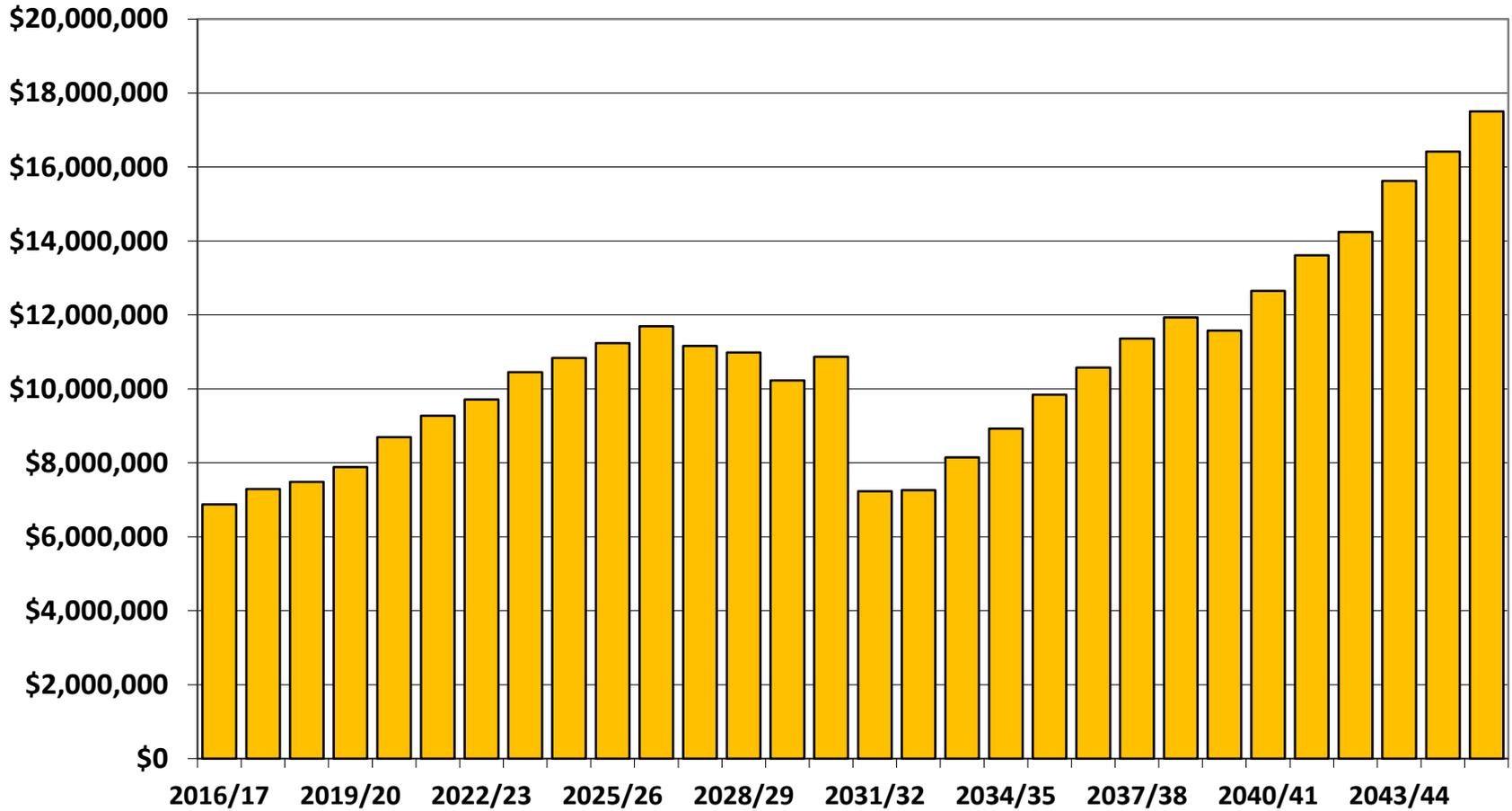
PERCENT FUNDED LEVEL



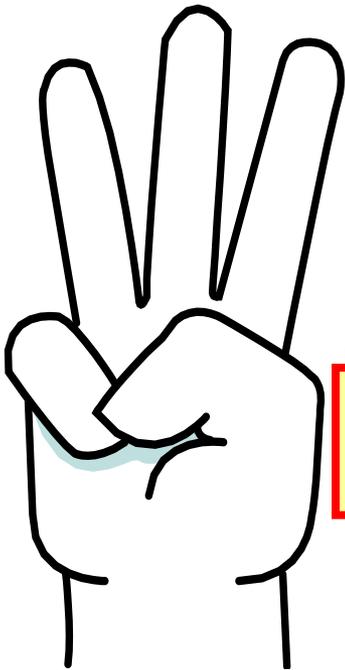
Fully Funded Reserve Balance

Category	Sub-Category	Current Replacement Cost	FFB
Civic Center	Town Hall	\$ 1,036,125	\$ 563,774
Civic Center	Com Center	\$ 1,149,360	\$ 712,595
Civic Center	Lib./Museum	\$ 561,550	\$ 326,635
Civic Center	Physical Plant	\$ 567,800	\$ 181,400
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Fire Stations	Throughout	\$ 40,000	\$ 36,000
Fire Stations	Station #3	\$ 341,420	\$ -
Fire Stations	Station #1	\$ 137,300	\$ 51,575
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Parks	Fountain Park	\$ 4,068,140	\$ 2,116,353
Parks	Golden Eagle	\$ 1,826,100	\$ 1,147,263
Parks	Four Peaks	\$ 1,068,110	\$ 678,963
Parks	Desert Vista	\$ 806,800	\$ 272,378
Parks	Linear Park	\$ 200,350	\$ 25,788
Community Theater	Comm. Theater	\$ 124,705	\$ 100,372
Kiwanis Building	Kiwanis	\$ 85,365	\$ 71,570
	Total	\$ 13,394,530	\$ 6,875,200

Fully Funded Balance - Movement



Reserve Study Results



- Reserve Component List
- Reserve Fund Status
- Reserve Funding Plan

Funding Principles

- **Sufficient Cash to fund repairs and replacements**
- **Stable Contribution rate over 30-year time frame**
- **Evenly Distributed**
- **Fiscally Responsible**

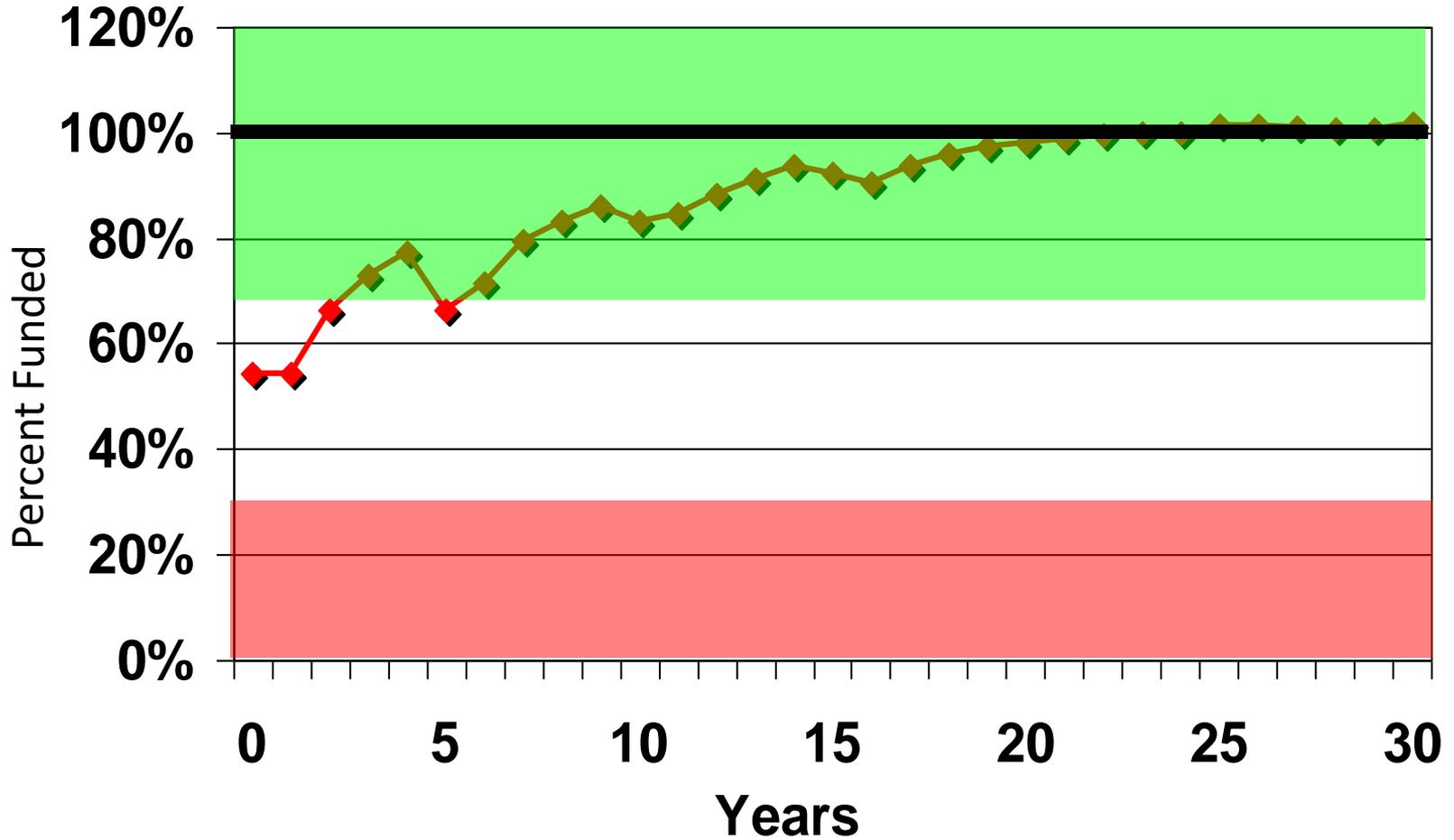
How Will You Fund Reserves?

- **Budgeted Contributions**
- **Loans (Contrib. + Bank Fees)**
- **Decline in asset values**

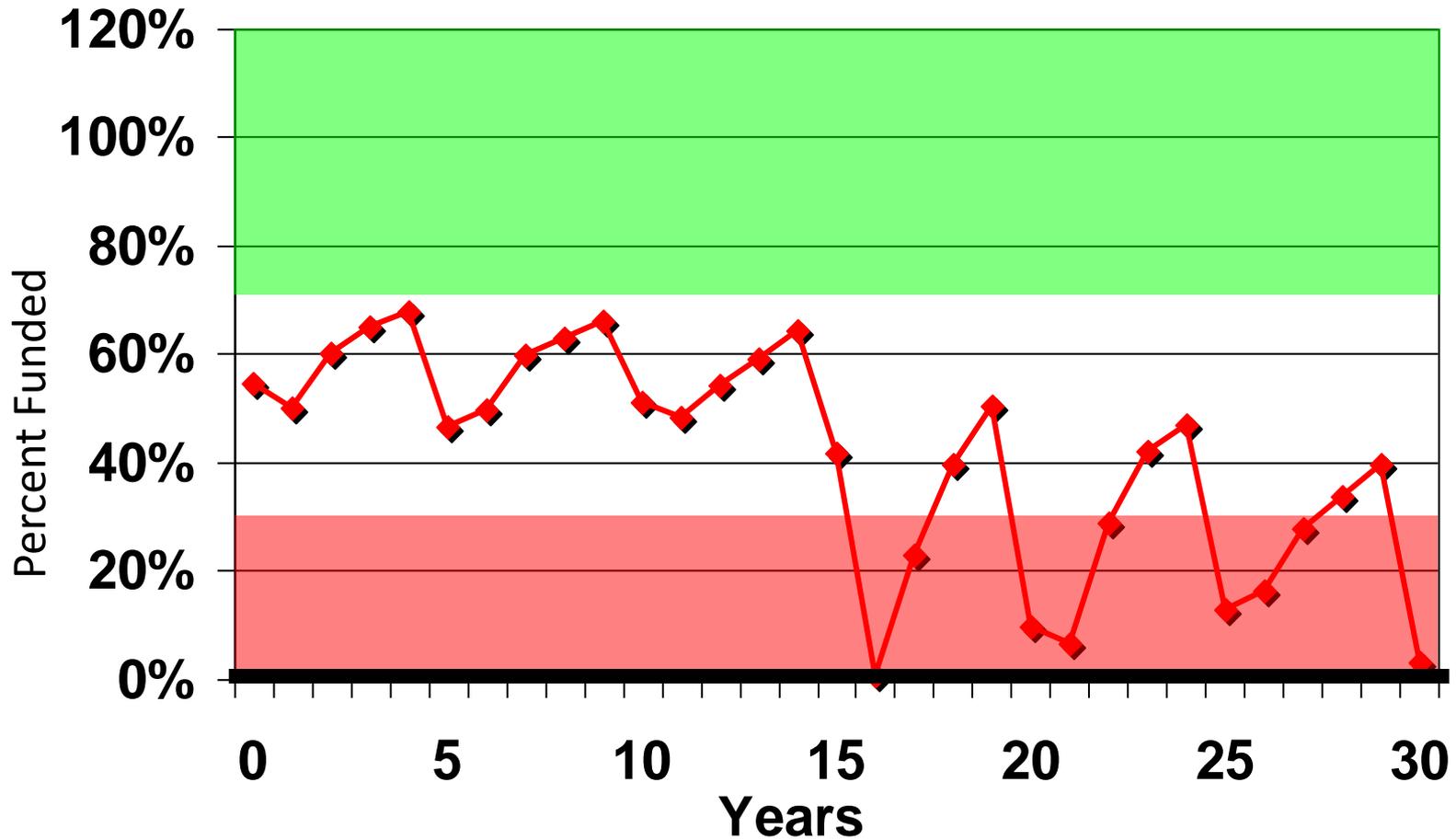
Reserve Funding Goals

- **Full Funding**
- **Baseline Funding**
- **Threshold Funding**

Fully Funding



Baseline Funding



Reserve Study Results - Executive Summary

Financial Assumptions

Average Annual Inflation Rate	3%
Average Interest Earned on Reserve Funds	1.65%
Analysis Period	7/1/2016 – 6/30/2045

Financial Data and Results

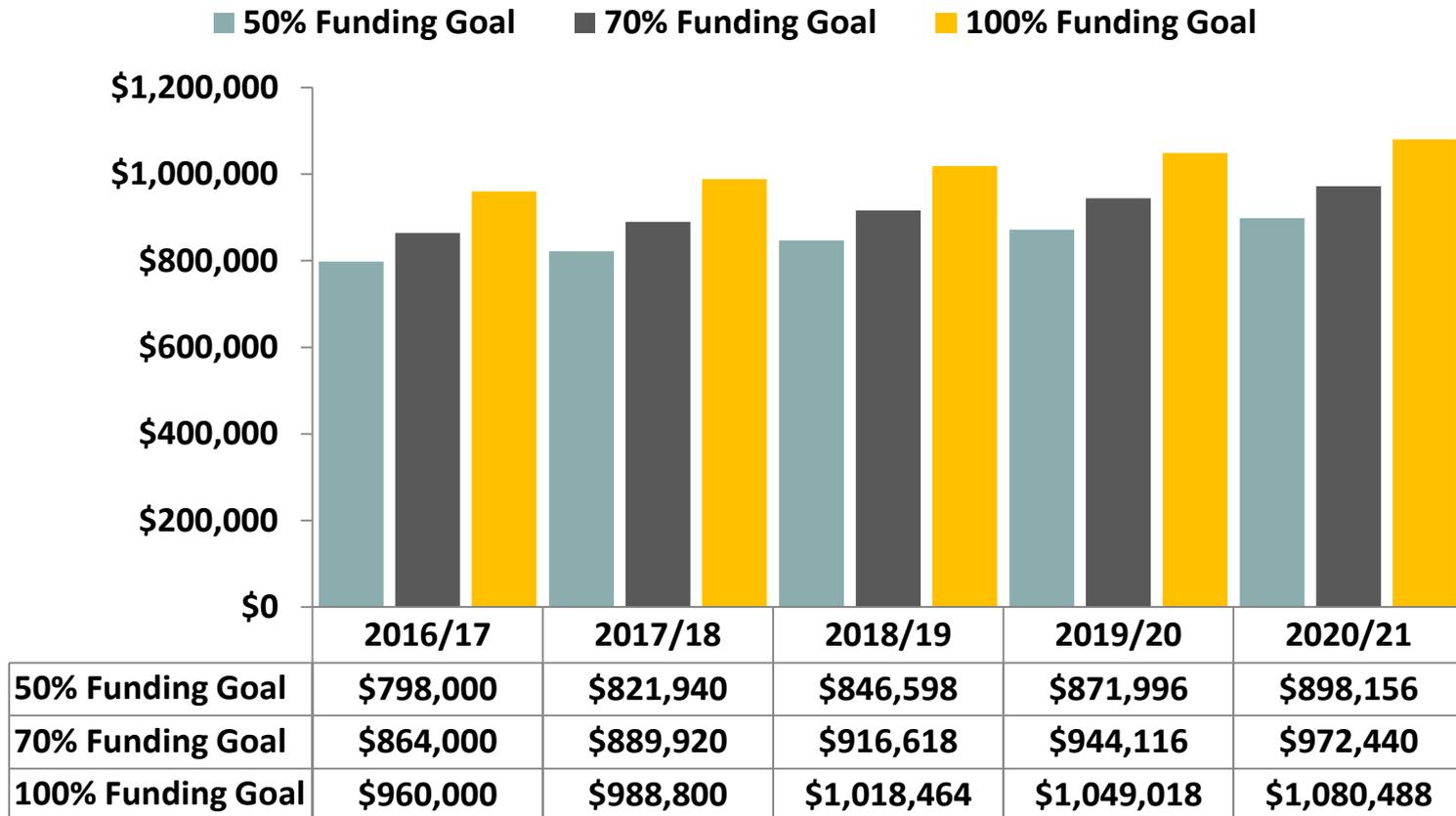
Starting Reserve Fund Balance	\$1,000,000
Fully Funded Reserve Fund Balance	\$6,875,200
Reserve Fund Strength	14.5%
Total Reserve Items included in analysis	199

Reserve Funding Scenarios

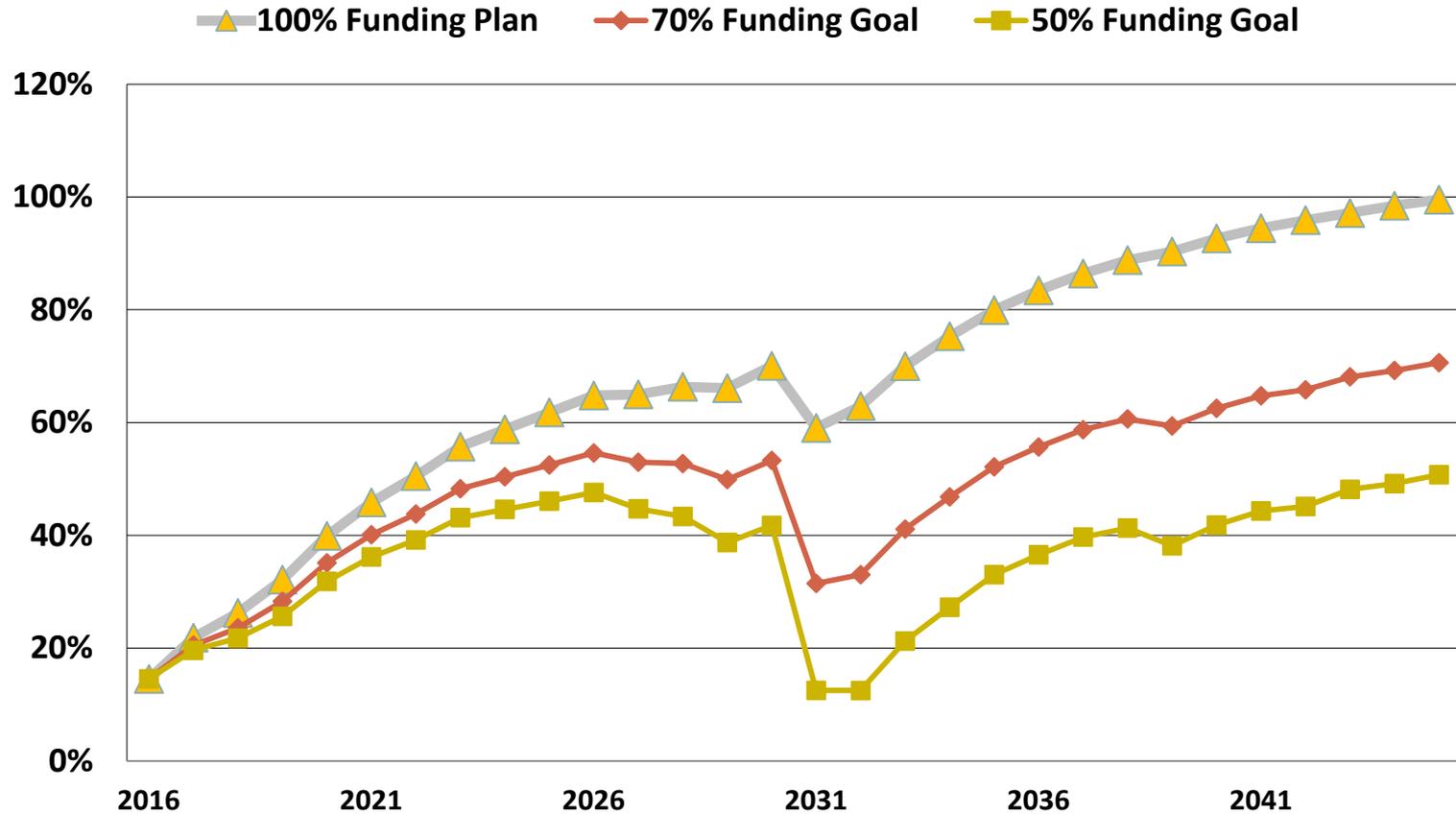
100% Funding Plan (Recommended)	\$960,000/Year
70% Funding Plan (Threshold)	\$864,000/Year
50% Funding Plan (Threshold)	\$798,000/Year

**the above funding plans included 3% annual increases for years 1-5 and 2% increases for years 5-30.*

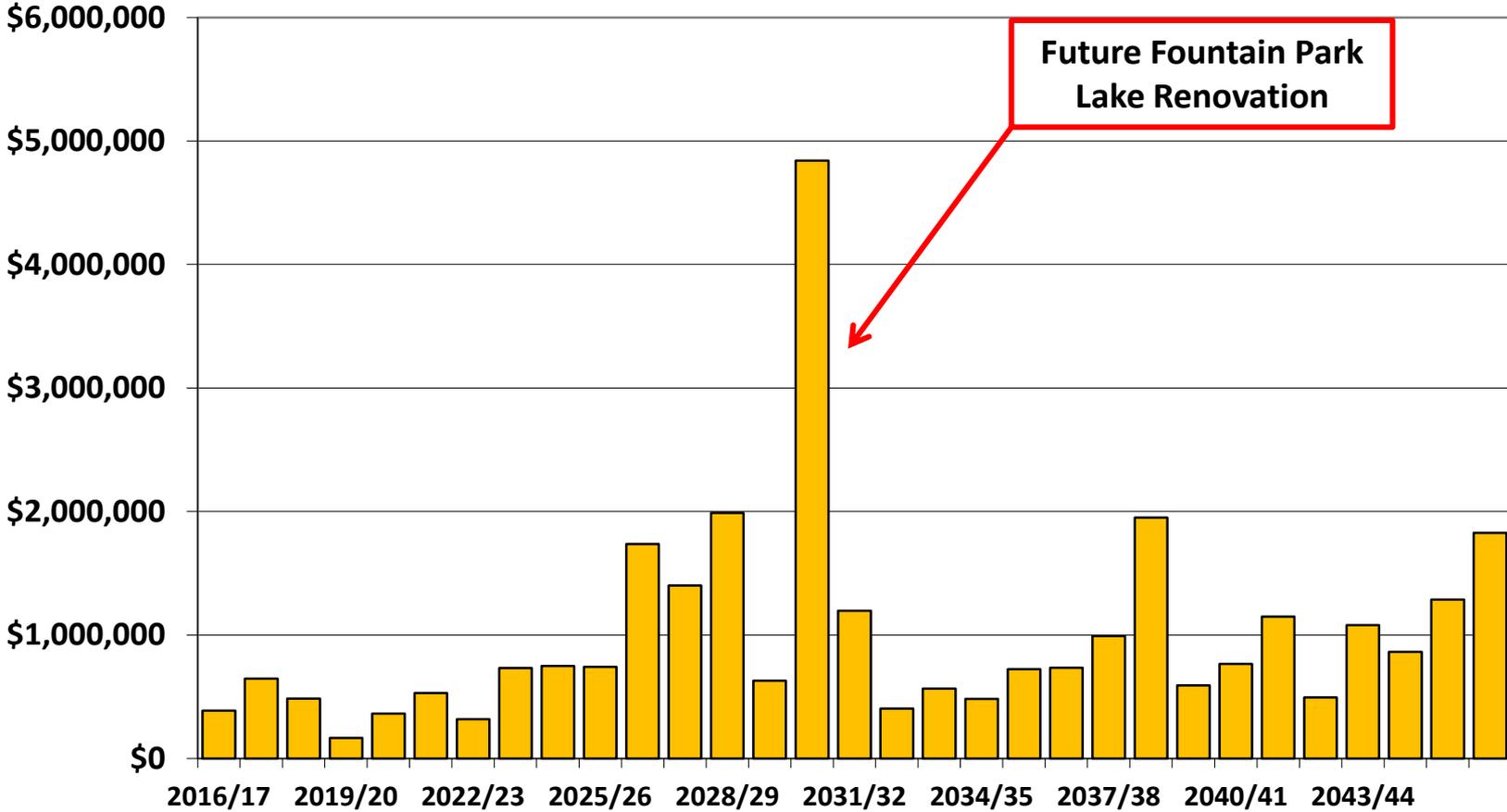
Funding Plan Comparison (5-Year)



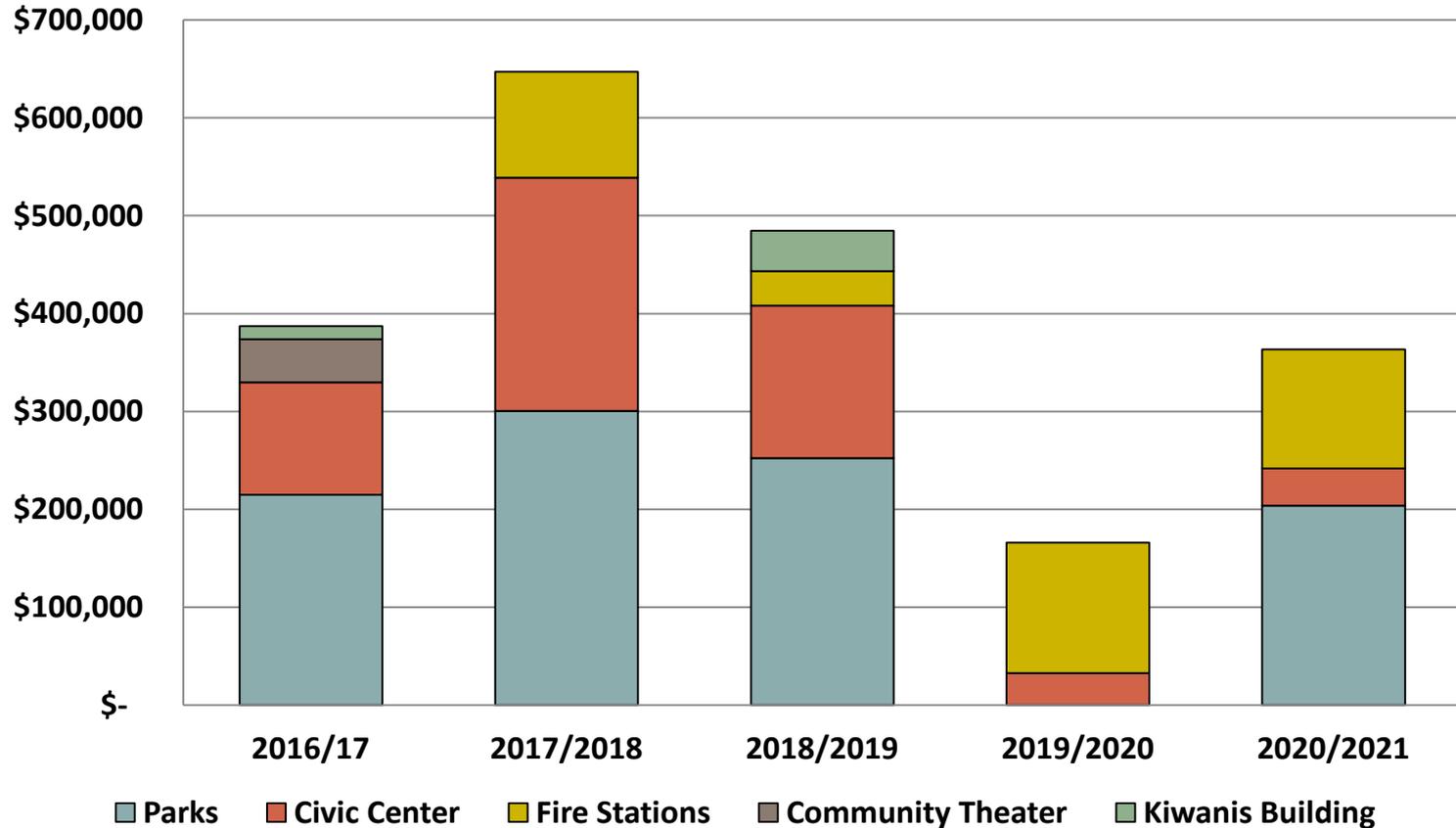
Funding Plan Comparison (Cont.)



Projected Reserve Expenditures



Immediate Projected Expenses (5-Years)





21289 E. Lords Way
Queen Creek, AZ 85142
support@azreservestudy.com
Tel: (480) 840-7130 Fax: (888) 842-9319

March 30, 2016

Town of Fountain Hills Development Services

Regarding: FY2016/17 - Level I Capital Replacement Reserve Analysis

We are pleased to submit this Level I Reserve Study for Town of Fountain Hills Development Services. This report is a budgeting tool designed to help you navigate the uncertain future. It contains financial projections to help you understand your future reserve expenses. This report will help you answer the questions “Do we have enough in our Reserve account?” and “How much do we need to contribute to our reserve fund?”

If you have questions about the Reserve Study, please contact us at (480) 840-7130. We look forward to doing business with you in the future.

Thank you,

Capital Reserve Analysts

Contents

Disclosure and Limitations	3
Report Guide	4
Executive Summary.....	5
Financial Analysis/Overview	5
Methodology.....	5
Reserve Component Listing & Expense Forecast by Year.....	5
Executive Summary	6
Reserve Fund Strength.....	7
Financial Overview	8
30-Year Summary of Expenditures	8
Percent Funded.....	8
Current Cost by Category	9
Current Replacement Cost by Category/Sub-Category	9
Methodology	10
Reserve Study.....	10
Reserve Component Four-Part Test	10
Determining Expected Useful Life	10
Cost Estimates.....	10
Reserve Funding Level	10
Recommended Funding Strategy.....	11
Recommended Funding Goal	12
Recommended Reserve Contribution	12
Reserve Fund Account	12
Projected Reserve Contributions.....	12
Projected Reserve Account Balance	13
Thirty Year Summary	14
Reserve Item Listing	15
Expense Forecast by Year (2016/17-2030/31)	22
Expense Forecast by Year (2031/32-2045/46)	29
Supplemental Disclosures	36
Definitions	37

Disclosure and Limitations

Because we have no control over future events, we cannot claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect that financial institutions will provide interest earnings on funds on-deposit. We believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The things we can control are measurements, which we attempt to establish within 5% accuracy. Your starting Reserve Balance and current Reserve interest earnings are also numbers that can be identified with a high degree of certainty. These figures have been provided to us, and were not confirmed by our independent research. Our projections assume a stable economic environment and lack of natural disasters. Because both the physical status and financial status of the entity change each year, this Reserve Study is by nature a “one-year” document. This information can and should be adjusted annually as part of the Reserve Study Update process so that more accurate estimates can be reflected in the Reserve plan.

Reality often differs from even the best assumptions due to changing economic factors, physical factors, or ownership expectations. Because many years of financial preparation help the preparation for large expenses, this Report shows expenses for the next 30 years. We fully expect a number of adjustments will be necessary through the interim years to both the cost and timing of distant expense projections.

It is our recommendation and that of the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually. We have relied upon the client to provide the current (or projected) Reserve Balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the Reserve Fund. In addition, we have considered the entity’s representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable.

Component quantities indicated in this Report were developed by Capital Reserves. No destructive or intrusive testing was performed, nor should the site inspection be assumed to be anything other than for budget purposes.

Objectives and Scope of Work

Background: The Town of Fountain Hills was incorporated in 1989. Since that time, the town has acquired, renovated and built new facilities. Major past projects include: Addition of the Community Center, Physical Plant and Library/Museum buildings (2001), Fountain Hills Lake Liner Rehabilitation (2001), Addition of the Town hall building (2005) and the addition of (4) Parks. Our assistance was requested to develop a long-term capital asset plan so the Town can plan and prepare for future expenditures.

1. A visual field inspection of the building elements and site improvements to determine the existing condition of town assets. The building elements and site improvements will be inspected in order to determine the typical or “average” condition of the elements. The building elements and site improvements will be field-measured, and the component quantities derived from these measurements will be included in the Reserve Study.
2. Estimation of the remaining life and the probable replacement/rehabilitation costs of the various components, based upon the field inspection of the components and any site-specific conditions that may affect the remaining life or replacement cost of these components.
3. Annual funding recommendations will be developed (with multiple funding goal scenarios considered) based upon the estimated life cycles of the observed components, the estimated replacement/rehabilitation costs of the observed components, and information supplied by the client for use in this analysis, and for the initial fiscal year of the analysis (as selected by the client) and the following thirty (30) fiscal years that constitute the standard 30-year analysis time window.
4. A report of our observations, Client-supplied information (as relevant to the analysis), and our conclusions will be prepared; and will include a schedule of the components considered in the analysis, including the estimated current replacement costs and life cycles of the considered components, projections of the estimated expenditures and recommended annual funding scenarios over the analysis time window, and a break-down of the projected capital projects considered in the analysis by fiscal year over the analysis time window.

Report Guide

The Board of Directors or governing body of common interest entities has a fiduciary responsibility to maintain and preserve the value of common area assets belonging to the entity. As part of their fiduciary duty, board/Council members are responsible for the long-term planning and funding of future major repairs and replacements of community assets such as; park maintenance, building renovations and parking lot repairs.

The purpose of this study is to provide the Town of Fountain Hills with an inventory of reserve components that require periodic repair and replacement and a reserve funding plan to offset the associated costs of these projects. This report provides replacement/repair cost estimates and maintenance schedules of each reserve component to assist the entity in making budget decisions regarding reserve funding.

This reserve study adheres to the Community Association Institute's (CAI) standards regarding service levels and disclosures. This report is in compliance with The American Institute of Certified Public Accountants (AICPA) guidelines for Common Interest Realty Associations. Recommendations and accompanying assumptions included herein are based on information provided to Capital Reserve Analysts and assembled for the Entity's use.

The report has been divided into four easy-to-understand sections:

Executive Summary

Provides an overview of the Town's current physical condition and financial situation, outlining significant findings and conclusions. This section of the report should be used as a quick reference in helping the reader to understand the parameters and results of the study.

Financial Analysis/Overview

Examines report findings such as current status of Reserve Fund levels, current funding plan and our recommendation for future reserve funding.

Methodology

Details the framework, methods, and materials used in developing the reserve study and the associated funding plan. This section provides a comprehensive understanding of the methodology and the process taken to develop the report.

Reserve Component Listing & Expense Forecast by Year

Lists the reserve components for which the Town is responsible to maintain along with each line item's expected useful life, current replacement cost and remaining useful life based on our on-site observations.

Executive Summary

Client Name Town of Fountain Hills	Location Fountain Hills, Arizona	Year Incorporated 1989
Project Description Town of Fountain Hills Inc.	Type of Study Level I Full Reserve Study	Funding Strategy Recommended Full Funding
Number of Units N/A	Date Prepared March 29, 2016	Next Study 2017



Project Summary

Report Period (Fiscal Year)	7/1/2016 – 6/30/2045
Inflation Rate	3.00%
Interest Rate	1.65%
Projected Starting Reserve Balance	\$1,000,000
Fully Funded Balance	\$6,875,200
Percent Funded	14.5%
Recommended Annual Reserve Contrib.	\$960,000

Financial Analysis

The Financial Analysis is made up of a finding of the client's current *Reserve Fund Status* (measured in cash and Percent Funded) and a recommendation for an appropriate Reserve contribution rate (*Funding Plan*) in order to adequately plan for the ongoing major maintenance, repair and replacement of owned assets.

1. Projected Starting Reserve Balance	\$1,000,000
2. Fully Funded Balance	\$6,875,200
3. Percent Funded	14.5%
4. Recommended Monthly Reserve Contributions	\$80,000
5. Report Start Date	7/1/2016

1. Your projected starting reserve balance is the dollar amount projected to be in reserve funds at the beginning of the report period. This amount is calculated based on client figures and is not audited.
2. Fully funded balance is the amount needed to cover future reserve expenses, reduce emergency funding risk and avoid delayed or deferred maintenance. The Fully Funded Balance is the total accrued deterioration for each component; the calculation can be expressed as follows: Current Cost X Effective age/ Useful life. For example an asset with a 10 year useful life and a \$10,000 replacement cost during year 5 of its service life would have a Fully Funded Balance of \$5,000. $[(\$10,000 \times 5)/10 = \$5,000]$ The sum of all the reserve components' FFB at The Town of Fountain Hills is \$7,127,225.
3. Percent funded compares what you currently have in the reserve account to the 100% funded level Reserve balance.
4. Recommended reserve contributions are the amount we recommend contributing to the reserve fund on a monthly basis in order to gradually increase your Reserve Fund to the 100% funded level. It should be noted, we are recommending contributions of **\$80,000/month or \$960,000 annually**. We recommend annual increases of 3% for 10 years followed by annual increases of 2% for the remaining 20 years.
5. Report start date is the date the funding model begins to calculate

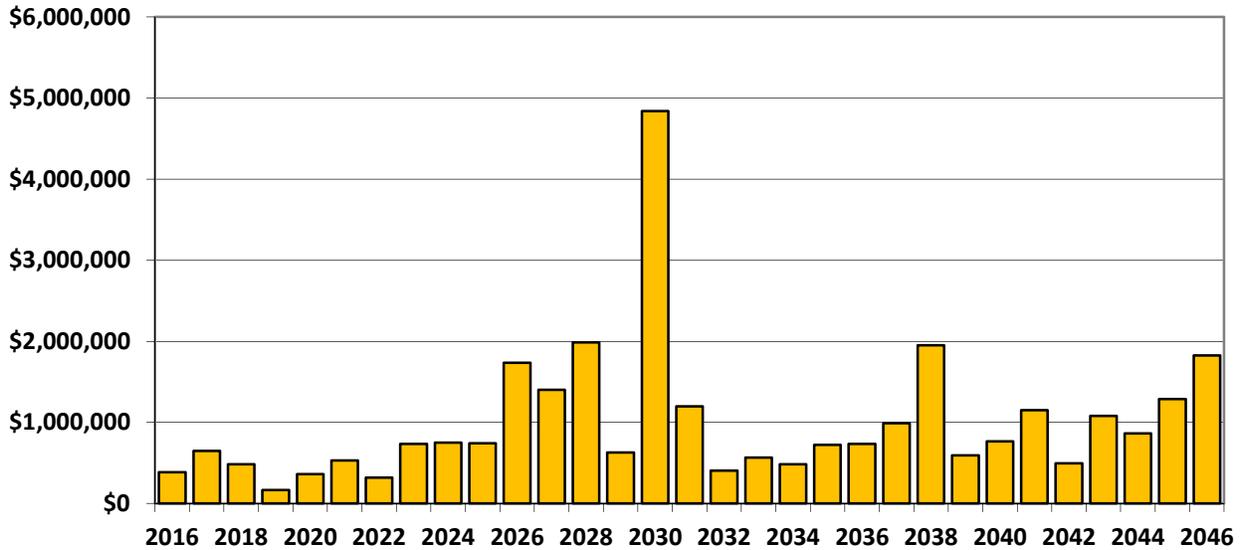
Reserve Fund Strength

Reserve fund strength is measured as a percentage. Typically entities with a percent funded level of 70% and above have a low risk for deferred maintenance. Conversely, entities with a percent funded level of 30% and below have a high risk of emergency funding needs and deferred maintenance. The Town of Fountain Hills' Reserve Fund percentage is currently **14.5%** this represents a **Weak** position.

Financial Overview

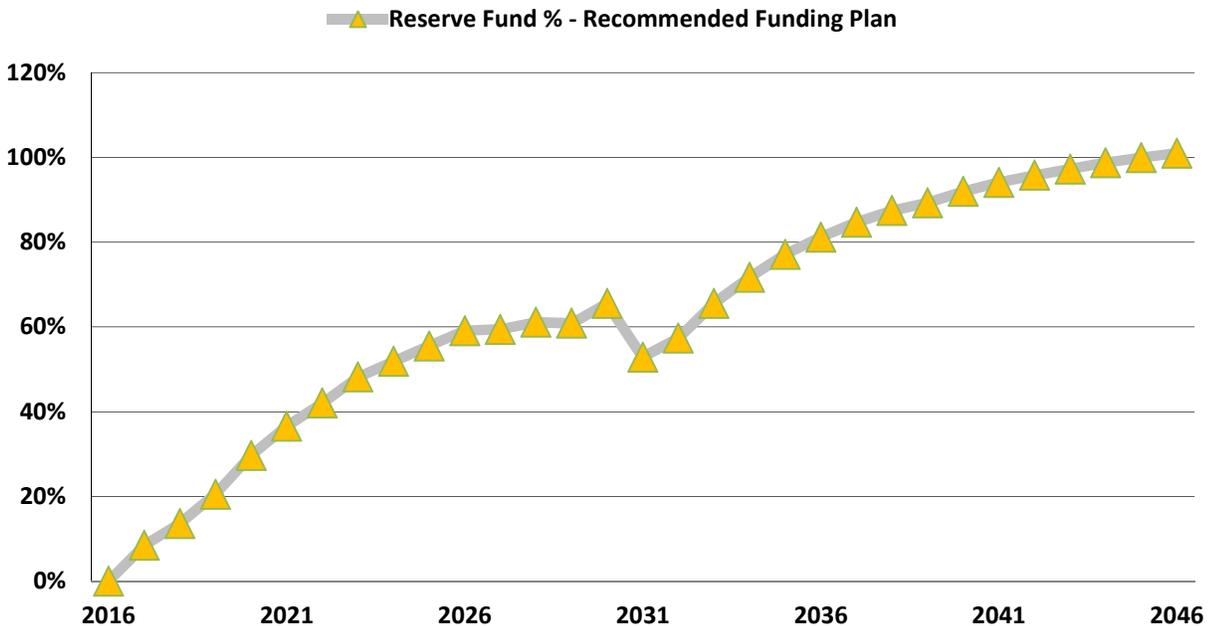
30-Year Summary of Expenditures

The graph below shows the array of the projected future expenses. As illustrated below, expenses are projected 30 years into the future, using the Inflation rate shown in the Executive Summary. This figure clearly shows the near term and future expenses which face the Town. Note the large future expenses in 2030 are due primarily to Fountain Park Lake renovations.

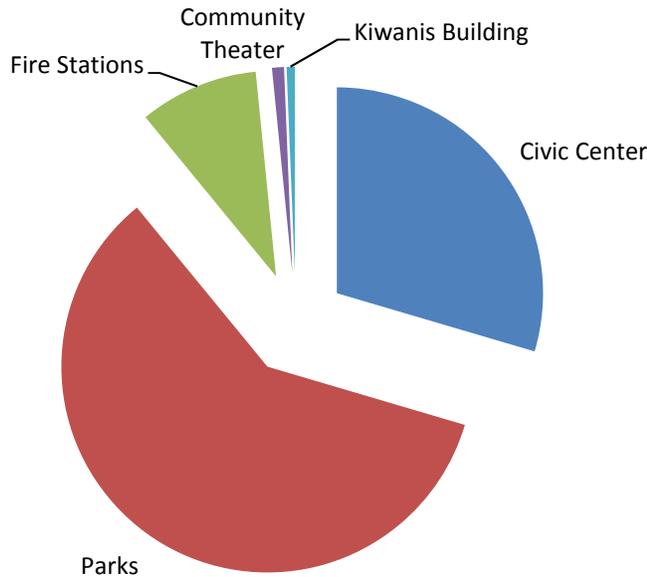


Percent Funded

The graph below highlights the movement of the reserve fund status based on our recommended funding plan of annual contributions of \$960,000.



Current Cost by Category



Current Replacement Cost by Category/Sub-Category

Category	Sub-Category	Current Cost	FFB
Civic Center	Town Hall	\$ 1,036,125	\$ 563,774
Civic Center	Com Center	\$ 1,149,360	\$ 712,595
Civic Center	Lib./Museum	\$ 561,550	\$ 326,635
Civic Center	Physical Plant	\$ 567,800	\$ 181,400
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Methodology

Reserve Study

A Reserve Study is a budgeting tool to help prepare and plan for future expenditures. It should be noted that the projections made in this study are just that, projections and do not predict with 100% surety the future. We do however, use well defined methodologies and extensive research is done in preparation of each Reserve Study. In this Report you will find the Reserve Component List. It contains our estimates for Useful Life, Remaining Useful Life, and the current repair or replacement cost for each major component the client is responsible to maintain or replace. Based on that list and your starting balance we calculated the Reserve Fund Strength, which is measured as “Percent Funded”, and created a recommended 30-year Reserve Funding Strategy to offset future Reserve expenditures.

Reserve Component Four-Part Test

There is a national-standard four-part test to determine which expenses should be funded through Reserves. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the limited life must be predictable. Fourth, the component must be above a minimum threshold cost. This means that Reserve Components should be major, predictable expenses. It is incorrect to include “lifetime” components, unpredictable expenses (such as insurance related losses), and expenses more appropriately handled from the Operational Budget.

No items have been reserved for which have an estimated useful life of less than one year or a total cost less than \$10,000

Determining Expected Useful Life

- 1) Visual Inspection (observed wear and age)
- 2) Cost Database of experience and similar projects
- 3) Client Component History
- 4) Vendor Expertise and Recommendations

Cost Estimates

Financial projections and our current cost estimates are established in this order:

- 1) Client Cost History
- 2) Comparison to Cost database
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating software

Reserve Funding Level

Do you have enough money in Reserves to fund future capital replacements? Reserve adequacy is measured by comparing where you need to be to where you are currently at with respect to Reserves:

- 1) Calculate your Fully Funded Balance (where you need to be).
- 2) Compare to the Reserve Fund Balance (where you currently are), and express as a percentage.

The Fully Funded Balance increases as assets deteriorate and age. The Fully Funded Balance shrinks when projects are completed.

Recommended Funding Strategy

We utilize four funding principles in establishing our recommended Reserve Contributions:

1. Ensuring that the client has sufficient funds to perform current reserve projects on time.
2. Put in place a stable contribution rate over the 30-years.
3. Evenly distributed contributions over the years. (Prepare now with manageable monthly contributions rather than face unmanageable expenses in the future)
4. Assist board members and officials in doing their fiduciary duty to guide the entity's future.

Recommended Funding Goal

Full Funding: maintains the Reserve Fund at a level equal to the physical deterioration that has occurred is called “Full Funding” (100% Funded). As each asset ages and becomes “used up”, the Reserve Fund grows proportionally. We have utilized the Full Funding approach for this analysis. Entities in the 100% range rarely experience deferred maintenance or the need to raise emergency capital.

Baseline Funding: allows the Reserves to fall close to zero, but not below zero. In these instances, deterioration occurs without matching Reserve contributions. With a low Percent Funded, emergency funding and deferred maintenance are common.

Threshold Funding: is the title of all other objectives randomly selected between Baseline Funding and Full Funding.

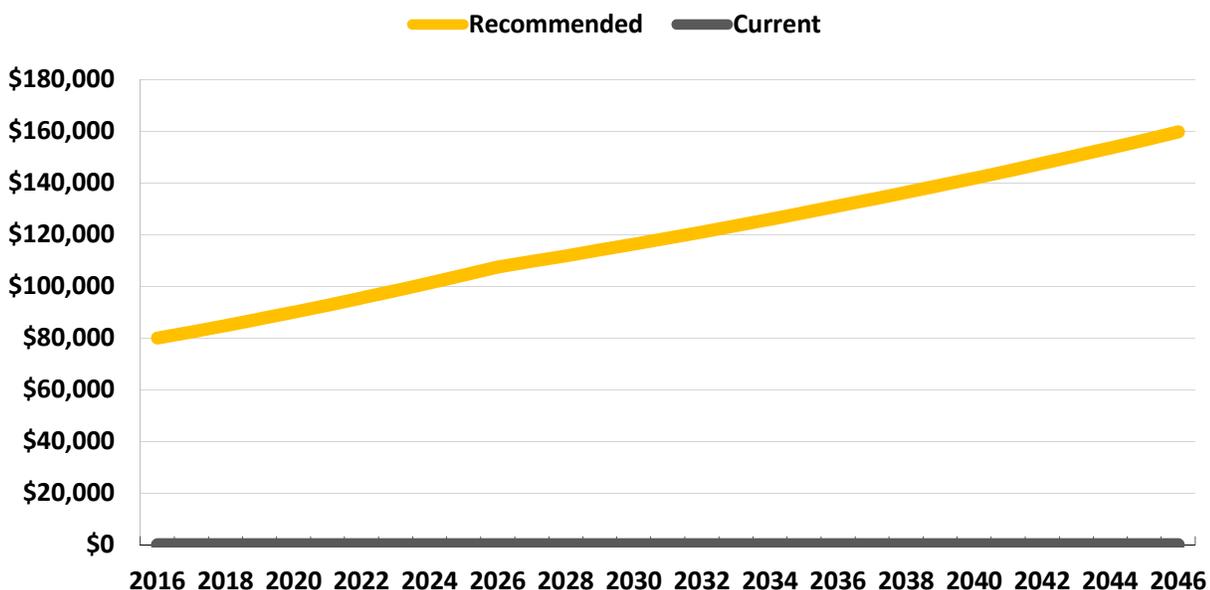
Recommended Reserve Contribution

In order to prepare for major capital expenditures associated with the Civic Center, (4) Parks, (2) Fire Stations (1 planned for 2021), a Community Theater and the Kiwanis Building we recommend establishing monthly reserve contributions of **\$83,430/month during 2016/17 with 3% annual increases for 10 years followed by 2% annual increases thereafter.**

Reserve Fund Account

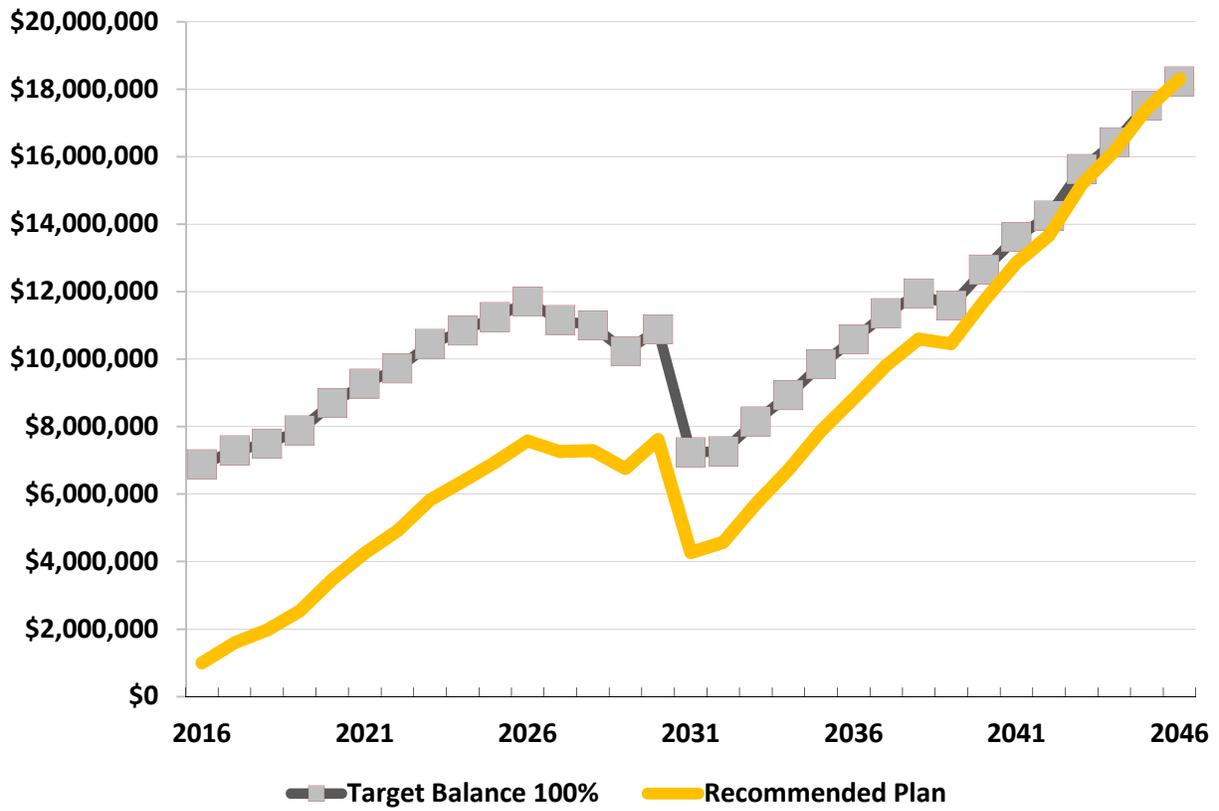
Projected Reserve Contributions

Reserve contributions should be set at a stable level in order to match annual deterioration and keep up with inflation; this level generally falls around 3-5% annual increases.



Projected Reserve Account Balance

The chart below illustrates our goal of gradually bringing the reserve fund balance to the 100%.



Thirty Year Summary

Fiscal Year	Beginning Balance	Fully Funded Balance	Percent Funded	Rating	Reserve Contribution	Interest Earned	Reserve Expenses	Ending Balance
2016/17	\$1,000,000	\$6,875,200	15%	Weak	\$960,000	\$21,387	\$387,215	\$1,594,172
2017/18	\$1,594,172	\$7,292,616	22%	Weak	\$988,800	\$29,345	\$647,030	\$1,965,286
2018/19	\$1,965,286	\$7,488,362	26%	Weak	\$1,018,464	\$37,111	\$484,662	\$2,536,200
2019/20	\$2,536,200	\$7,887,450	32%	Fair	\$1,049,018	\$49,505	\$166,095	\$3,468,628
2020/21	\$3,468,628	\$8,691,864	40%	Fair	\$1,080,488	\$63,629	\$363,247	\$4,249,499
2021/22	\$4,249,499	\$9,269,954	46%	Fair	\$1,112,903	\$75,484	\$531,272	\$4,906,614
2022/23	\$4,906,614	\$9,715,452	51%	Fair	\$1,146,290	\$88,449	\$319,230	\$5,822,124
2023/24	\$5,822,124	\$10,448,838	56%	Fair	\$1,180,679	\$100,516	\$733,085	\$6,370,234
2024/25	\$6,370,234	\$10,835,279	59%	Fair	\$1,216,099	\$109,792	\$748,737	\$6,947,388
2025/26	\$6,947,388	\$11,242,033	62%	Fair	\$1,252,582	\$119,746	\$742,090	\$7,577,627
2026/27	\$7,577,627	\$11,693,424	65%	Fair	\$1,290,160	\$122,270	\$1,736,555	\$7,253,502
2027/28	\$7,253,502	\$11,160,411	65%	Fair	\$1,315,976	\$119,876	\$1,402,174	\$7,287,180
2028/29	\$7,287,180	\$10,982,966	66%	Fair	\$1,342,308	\$115,788	\$1,987,568	\$6,757,708
2029/30	\$6,757,708	\$10,225,201	66%	Fair	\$1,369,168	\$118,492	\$630,184	\$7,615,185
2030/31	\$7,615,185	\$10,871,607	70%	Strong	\$1,396,565	\$97,977	\$4,840,499	\$4,269,228
2031/32	\$4,269,228	\$7,230,442	59%	Fair	\$1,424,510	\$72,870	\$1,196,893	\$4,569,715
2032/33	\$4,569,715	\$7,263,509	63%	Fair	\$1,453,015	\$84,692	\$404,145	\$5,703,277
2033/34	\$5,703,277	\$8,148,872	70%	Fair	\$1,482,090	\$102,426	\$567,034	\$6,720,758
2034/35	\$6,720,758	\$8,925,533	75%	Strong	\$1,511,746	\$120,287	\$482,895	\$7,869,896
2035/36	\$7,869,896	\$9,845,643	80%	Strong	\$1,541,996	\$137,636	\$724,391	\$8,825,138
2036/37	\$8,825,138	\$10,579,109	83%	Strong	\$1,572,852	\$153,684	\$735,196	\$9,816,478
2037/38	\$9,816,478	\$11,358,975	86%	Strong	\$1,604,324	\$168,295	\$991,649	\$10,597,450
2038/39	\$10,597,450	\$11,934,684	89%	Strong	\$1,636,427	\$173,570	\$1,951,226	\$10,456,221
2039/40	\$10,456,221	\$11,576,989	90%	Strong	\$1,669,172	\$182,780	\$593,556	\$11,714,616
2040/41	\$11,714,616	\$12,645,784	93%	Strong	\$1,702,572	\$202,546	\$765,835	\$12,853,900
2041/42	\$12,853,900	\$13,609,182	94%	Strong	\$1,736,640	\$218,579	\$1,149,829	\$13,659,290
2042/43	\$13,659,290	\$14,247,152	96%	Strong	\$1,771,391	\$237,703	\$494,700	\$15,173,684
2043/44	\$15,173,684	\$15,621,465	97%	Strong	\$1,806,836	\$258,311	\$1,079,913	\$16,158,917
2044/45	\$16,158,917	\$16,416,157	98%	Strong	\$1,842,991	\$276,798	\$862,572	\$17,416,134
2045/46	\$17,416,134	\$17,501,702	100%	Strong	\$1,879,869	\$294,469	\$1,288,075	\$18,302,397

Reserve Item Listing

This table lists the components surveyed as part of this study. We have used a \$10,000 threshold for items included in this model. Any assets with a replacement cost below \$10,000 are considered “Operational” and are not included in this study.

Column 6 – Unit: This column identifies the unit basis by which the component was measured.

Column 8 – EL: This column shows the typical life expectancy for each component from installation or since last major renovation date.

Column 9 – RUL: This column gives the approximate number of years remaining before repair/replacement is necessary. * Any items with a **0** are planned for repair/replacement during FY2016/17.

Column 10 – Current Replace Cost: This column lists the expected replacement and or repair cost for each line item in today’s dollars.

Item #	Location	Sub-Category	Reserve Asset Title	Quantity	Unit	Unit Cost	EL	RUL	Current Replace Cost
TCTH001	Town Hall	Mechanical	Hydraulic Elevator - Modernize	1	Unit	\$48,700	30	19	\$48,700
TCTH002	Town Hall	Mechanical	Air Handling Units - Replace	2	Unit	\$120,000	25	14	\$240,000
TCTH003	Town Hall	Mechanical	VAV Boxes - Replace/Upgrade	40	Unit	\$950	25	14	\$38,000
TCTH004	Town Hall	Mechanical	Standby Generator - Replace	1	Unit	\$60,000	30	14	\$60,000
TCTH005	Town Hall	Roofing	SPF Roofing - Replace	17,200	Sq Ft	\$4	30	19	\$68,800
TCTH006	Town Hall	Roofing	SPF Roofing - Recoat	17,200	Sq Ft	\$1	5	0	\$20,640
TCTH007	Town Hall	Roofing	Skylight System - Replace	380	Sq Ft	\$52	30	19	\$19,760
TCTH008	Town Hall	Paint-Exterior	Exterior Surface - Paint/Recoat	16,800	Sq Ft	\$2	15	4	\$33,600
TCTH009	Town Hall	Paint-Interior	Interior Surfaces - Paint	2	Floors	\$30,200	12	1	\$60,425
TCTH010	Town Hall	Flooring	Carpet - Replace	20,600	Sq Ft	\$5	12	1	\$92,700
TCTH011	Town Hall	Flooring	Ceramic Tile - Replace	3,100	Sq Ft	\$15	25	14	\$46,500
TCTH012	Town Hall	Flooring	VCT - Replace	4,230	Sq Ft	\$4	25	14	\$14,805
TCTH013	Town Hall	Furniture	Desks & Tables - Replace	86	Pieces	\$736	20	9	\$63,300
TCTH014	Town Hall	Lighting	Interior Lighting - Upgrade/Retrofit	1	LS	\$99,800	20	9	\$99,800
TCTH015	Town Hall	Remodel	1st & 2nd Floor RR's - Remodel	4	Unit	\$16,500	25	14	\$65,895
TCTH016	Town Hall	Remodel	DPS Locker Room - Remodel	1	Unit	\$17,200	25	14	\$17,200
TCTH017	Town Hall	Remodel	Interior Cabinetry - Remodel	1	LS	\$46,000	25	14	\$46,000

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Item #	Location	Sub-Category	Reserve Asset Title	Quantity	Unit	Unit			Current
						Cost	EL	RUL	Replace Cost
TCCC001	Com Center	Mechanical	Fan Coil Units - Replace	14	Unit	\$4,900	25	10	\$68,450
TCCC002	Com Center	Mechanical	Air Handling Units - Replace	8	Unit	\$22,600	25	10	\$180,730
TCCC003	Com Center	Kitchen Equip.	Exhaust/Fire Hood - Replace	1	Unit	\$15,000	30	15	\$15,000
TCCC004	Com Center	Kitchen Equip.	Convection Ovens - Replace	2	Unit	\$5,000	15	0	\$10,000
TCCC005	Com Center	Kitchen Equip.	SS Tables & Carts - Replace	49	Pieces	\$600	25	10	\$29,800
TCCC006	Com Center	Kitchen Equip.	Cooking Equipment - Replace	9	Pieces	\$3,300	18	3	\$30,000
TCCC007	Com Center	Roofing	SPF Roofing - Replace	30,100	Sq Ft	\$4	30	15	\$120,400
TCCC008	Com Center	Roofing	SPF Roofing - Recoat	30,100	Sq Ft	\$1	5	2	\$36,120
TCCC009	Com Center	Paint-Exterior	Exterior Surface - Paint	22,410	Sq Ft	\$2	10	1	\$44,820
TCCC010	Com Center	Paint-Interior	Interior Surfaces - Paint	1	LS	\$69,700	12	8	\$69,700
TCCC011	Com Center	Flooring	Carpet - Replace	16,600	Sq Ft	\$5	10	2	\$74,700
TCCC012	Com Center	Flooring	Ceramic Tile - Replace	8,100	Sq Ft	\$15	25	10	\$121,500
TCCC013	Com Center	Flooring	VCT - Replace (Rm 110/Seminar/Game)	2,616	Sq Ft	\$4	25	10	\$10,000
TCCC014	Com Center	Flooring	VCT - Replace (Rms 114/115)	1,884	Sq Ft	\$4	25	23	
TCCC015	Com Center	Flooring	Epoxy - Recoat (Kitchen Area)	2,800	Sq Ft	\$5	20	5	\$14,000
TCCC016	Com Center	Partitions	Operable Walls - Replace	2,840	Sq Ft	\$45	25	10	\$127,800
TCCC017	Com Center	Lighting	Interior Lighting - Upgrade/Retrofit	1	LS	\$90,800	20	5	\$90,800
TCCC018	Com Center	Remodel	Restrooms - Remodel	2	Unit	\$60,900	25	10	\$60,900
TCCC019	Com Center	Remodel	Interior Cabinetry - Remodel	1	LS	\$44,640	25	10	\$44,640
TCLM001	Lib./Museum	Mechanical	Fan Coil Units - Replace	8	Unit	\$5,700	25	10	\$45,750
TCLM002	Lib./Museum	Mechanical	Air Handling Units - Replace	4	Unit	\$26,600	25	10	\$106,420
TCLM003	Lib./Museum	Roofing	SPF Roofing - Replace	21,600	Sq Ft	\$4	30	15	\$86,400
TCLM004	Lib./Museum	Roofing	SPF Roofing - Recoat	21,600	Sq Ft	\$1	5	2	\$25,920
TCLM005	Lib./Museum	Paint-Exterior	Exterior Surface - Paint	16,770	Sq Ft	\$2	10	1	\$33,540
TCLM006	Lib./Museum	Paint-Interior	Interior Surfaces - Paint	1	LS	\$39,100	12	8	\$39,100
TCLM007	Lib./Museum	Flooring	Carpet - Replace	15,700	Sq Ft	\$5	10	6	\$70,650
TCLM008	Lib./Museum	Flooring	Ceramic Tile - Replace	900	Sq Ft	\$15	25	10	\$13,500
TCLM009	Lib./Museum	Lighting	Interior Lighting - Upgrade/Retrofit	1	LS	\$85,600	20	5	\$85,600
TCLM010	Lib./Museum	Remodel	Restrooms - Remodel	2	Unit	\$18,550	25	10	\$37,100
TCLM011	Lib./Museum	Remodel	Interior Cabinetry - Remodel	1	LS	\$17,570	25	10	\$17,570
TCPP001	Physical Plant	Mechanical	Cooling Tower - Replace (#2)	1	Unit	\$42,000	15	14	\$42,000
TCPP002	Physical Plant	Mechanical	Cooling Tower - Replace (#3)	1	Unit	\$42,000	15	14	\$42,000
TCPP003	Physical Plant	Mechanical	Water-Cooled Chiller - Install	1	Unit	\$165,000	30	30	\$165,000
TCPP004	Physical Plant	Mechanical	Water-Cooled Chillers - Replace	2	Unit	\$110,000	30	15	\$220,000
TCPP005	Physical Plant	Mechanical	Water-Cooled Chillers - Repair	2	Unit	\$10,000	10	5	\$20,000
TCPP006	Physical Plant	Mechanical	Circulating Pumps - Replace (CHP4&5)	2	Unit	\$15,400	15	0	\$30,800
TCPP007	Physical Plant	Mechanical	Circulating Pumps - Repair/Replace	1	LS	\$10,000	5	2	\$10,000
TCPP008	Physical Plant	Mechanical	Heat Exchanger - Replace	1	Unit	\$38,000	30	15	\$38,000
TCGR001	Civic Center	Grounds	Shade Screens - Replace	6,500	Sq Ft	\$8	10	9	\$48,750
TCGR002	Civic Center	Lib./Musm./CC	Pole Lights - Replace	53	Unit	\$1,000	30	15	\$53,000

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Item #	Location	Sub-Category	Reserve Asset Title	Quantity	Unit	Unit			Current
						Cost	EL	RUL	Replace Cost
TCGR003	Civic Center	Town Hall	Pole Lights - Replace	14	Unit	\$1,000	20	9	\$14,000
TCGR004	Civic Center	Town Hall	Asphalt - Mill & Overlay	32,000	Sq Ft	\$2	24	13	\$48,000
TCGR005	Civic Center	Lib./Musm./CC	Asphalt - Mill & Overlay	155,000	Sq Ft	\$2	24	9	\$232,500
TCGR006	Civic Center	All	Asphalt - Slurry Seal	187,000	Sq Ft	\$0		0	\$53,295
TCGR007	Civic Center	All	Asphalt - Seal + Stripe	187,000	Sq Ft	\$0	4	10	\$22,440
TCGR008	Civic Center	Grounds	Surveillance System - Replace	1	Unit	\$29,000	10	6	\$29,000
TCGR009	Civic Center	Grounds	Modular Building - Replace	1	Unit	\$145,000	25	23	\$145,000
FS12001	Sta. #1 & #2	Equipment	Defibrillators - Replace	4	Unit	\$20,000	10	3	\$80,000
FS12002	Sta. #1 & #2	Equipment	Extrication Equipment - Replace	2	Unit	\$30,000	12	5	\$60,000
FS12003	Sta. #1 & #2	Equipment	SCBA Equipment - Replace	20	Unit	\$4,000	10	8	\$80,000
FS12004	Sta. #1 & #2	Equipment	Vehicle Radios - Replace	14	Unit	\$3,000	10	3	\$42,000
FS12005	Sta. #1 & #2	Equipment	Thermal Image Cameras - Replace	3	Unit	\$10,000	10	5	\$30,000
FS12006	Sta. #1 & #2	Equipment	Personal Radios - Replace	12	Unit	\$9,000	10	4	\$108,000
FS12007	Sta. #1 & #2	Equipment	SCBA Air Compressor - Replace	1	Unit	\$65,000	20	1	\$65,000
FS12008	Sta. #1 & #2	Equipment	Standby Generators - Replace	2	Unit	\$43,000	30	24	\$86,000
FS12009	Sta. #1 & #2	Equipment	Fire Hoses - Replace	1	LS	\$25,000	10	5	\$25,000
FSALL001	Throughout	Equipment	AED Defibrillators - Replace	27	Unit	\$1,500	10	1	\$40,000
FS03001	Station #3	Equipment	Defibrillators - Replace	1	Unit	\$20,000	10	16	\$20,000
FS03002	Station #3	Equipment	Extrication Equipment - Replace	1	Unit	\$30,000	12	18	\$30,000
FS03003	Station #3	Equipment	SCBA Equipment - Replace	6	Unit	\$4,000	10	16	\$24,000
FS03004	Station #3	Equipment	Vehicle Radios - Replace	2	Unit	\$5,000	10	16	\$10,000
FS03005	Station #3	Equipment	Thermal Image Cameras - Replace	1	Unit	\$10,000	10	16	\$10,000
FS03006	Station #3	Equipment	Personal Radios - Replace	5	Unit	\$9,000	7	13	\$45,000
FS01001	Station #1	Remodel	Interior Surfaces - Remodel	1	LS	\$60,000	25	24	\$60,000
FS01002	Station #1	Remodel	Bunkhouse - Remodel	1	LS	\$20,000	25	22	\$20,000
FS01003	Station #1	Roofing	SPF Roofing - Replace (1991)	3,500	Sq Ft	\$4	30	5	\$14,000
FS01004	Station #1	Parking Lot	Asphalt - Mill & Overlay (1991)	22,200	Sq Ft	\$2	24	2	\$33,300
FS01005	Station #1	Parking Lot	Asphalt - Mill & Overlay (2005)	6,280	Sq Ft	\$2	24	13	\$10,000
FS02001	Station #2	Remodel	Interior Surfaces - Remodel	1	LS	\$80,000	25	25	\$80,000
FS02002	Station #2	Roofing	SPF Roofing - Replace	7,980	Sq Ft	\$4	30	30	\$31,920
FS02003	Station #2	Roofing	SPF Roofing - Recoat	7,980	Sq Ft	\$1	5	10	\$10,000
FS02004	Station #2	Parking Lot	Asphalt - Mill & Overlay	25,000	Sq Ft	\$2	24	24	\$37,500
FS03007	Station #3	Remodel	Interior Surfaces - Remodel	1	LS	\$80,000	25	31	\$80,000
FS03008	Station #3	Roofing	SPF Roofing - Replace	7,980	Sq Ft	\$4	30	36	\$31,920
FS03009	Station #3	Roofing	SPF Roofing - Recoat	7,980	Sq Ft	\$1	5	21	\$10,000
FS03010	Station #3	Parking Lot	Asphalt - Mill & Overlay	25,000	Sq Ft	\$2	24	30	\$37,500
FS03011	Station #3	Equipment	Standby Generator - Replace	1	Unit	\$43,000	30	36	\$43,000
PKFT001	Fountain Park	Lake	Lake Liner - Rehabilitate	23.50	Acres	\$104,004	30	14	\$2,444,100

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Item #	Location	Sub-Category	Reserve Asset Title	Quantity	Unit	Unit			Current
						Cost	EL	RUL	Replace Cost
PKFT002	Fountain Park	Lake	Shoreline - Repairs	6,060	LF	\$56	20	4	\$33,940
PKFT003	Fountain Park	Lake	Aeration Circ. Pumps - Replace	10	Unit	\$3,500	10	10	\$35,000
PKFT004	Fountain Park	Pump House	Aeration Control Panel - Replace	1	Unit	\$19,000	15	15	\$19,000
PKFT005	Fountain Park	Pump House	Ftn. Pump/Motor - Replace #1	1	Unit	\$130,000	25	7	\$130,000
PKFT006	Fountain Park	Pump House	Ftn. Pump/Motor - Rebuild #1	1	Unit	\$45,000	5	1	\$45,000
PKFT007	Fountain Park	Pump House	Ftn. Pump/Motor - Replace #2	1	Unit	\$130,000	25	7	\$130,000
PKFT008	Fountain Park	Pump House	Ftn. Pump/Motor - Rebuild #2	1	Unit	\$45,000	5	5	\$45,000
PKFT009	Fountain Park	Pump House	Ftn. Pump/Motor - Replace #3	1	Unit	\$130,000	25	7	\$130,000
PKFT010	Fountain Park	Pump House	Ftn. Pump/Motor - Rebuild #3	1	Unit	\$45,000	5	3	\$45,000
PKFT012	Fountain Park	Pump House	Irrigation Pumps - Replace	2	Unit	\$12,000	25	17	\$24,000
PKFT013	Fountain Park	Pump House	Irrigation Pump/Motors - Rebuild	2	Unit	\$5,000	5	0	\$10,000
PKFT014	Fountain Park	Pump House	Flowtronex Control Panel - Replace	1	Unit	\$30,000	20	12	\$30,000
PKFT015	Fountain Park	Pump House	Fertigation System - Replace	1	Unit	\$20,000	10	2	\$20,000
PKFT016	Fountain Park	Parking Lot West	Asphalt - Mill & Overlay	38,000	Sq Ft	\$2	24	5	\$57,000
PKFT017	Fountain Park	Parking Lot West	Pole Lights - Replace	9	Unit	\$2,500	30	11	\$22,500
PKFT018	Fountain Park	Parking Lot East	Asphalt - Mill & Overlay	22,500	Sq Ft	\$2	24	23	\$33,750
PKFT019	Fountain Park	Parking Lot East	Pole Lights - Replace	8	Unit	\$2,500	30	29	\$20,000
PKFT020	Fountain Park	Restrooms	Restroom Building - Remodel	1	LS	\$20,400	25	9	\$20,400
PKFT021	Fountain Park	Restrooms	Metal Roof - Replace	1,200	Sq Ft	\$11	30	14	\$13,200
PKFT022	Fountain Park	Grounds	Play Structures - Replace	2	Unit	\$50,000	20	8	\$100,000
PKFT023	Fountain Park	Grounds	Shade Screens - Replace (A)	1,750	Sq Ft	\$8	10	7	\$13,125
PKFT024	Fountain Park	Grounds	Shade Screens - Replace (B)	1,750	Sq Ft	\$8	10	0	\$13,125
PKFT025	Fountain Park	Grounds	Splash Pad - Renovate/Upgrade	1	LS	\$125,000	20	10	\$125,000
PKFT026	Fountain Park	Grounds	Ramada Roofs - Replace	3,150	Sq Ft	\$18	30	18	\$56,700
PKFT027	Fountain Park	Grounds	Bollard Lights - Replace	287	Unit	\$500	20	19	\$143,500
PKFT028	Fountain Park	Grounds	Benches - Replace	36	Unit	\$1,000	10	0	\$36,000
PKFT029	Fountain Park	Grounds	Picnic Tables - Replace	12	Unit	\$900	10	2	\$10,800
PKFT030	Fountain Park	Grounds	Irrigation System - Refurbish	1	LS	\$250,000	20	12	\$250,000
PKFT031	Fountain Park	Grounds	Irrig. Cluster Control Unit - Replace	1	Unit	\$12,000	10	2	\$12,000
PKGE001	Golden Eagle	Parking Lots	Asphalt - Mill & Overlay	82,600	Sq Ft	\$2	24	8	\$123,900
PKGE002	Golden Eagle	Parking Lots	Asphalt - Slurry Seal	82,600	Sq Ft	\$0		0	\$23,100
PKGE003	Golden Eagle	Parking Lots	Asphalt - Seal + Stripe	82,600	Sq Ft	\$0	8	9	\$10,000
PKGE004	Golden Eagle	Parking Lot	Pole Lights - Replace	30	Unit	\$2,500	30	11	\$75,000
PKGE005	Golden Eagle	Ball Fields	Backstops - Replace (#1-3)	3	Unit	\$30,000	25	2	\$90,000
PKGE006	Golden Eagle	Ball Fields	Backstops - Replace (#4)	1	Unit	\$30,000	25	6	\$30,000
PKGE007	Golden Eagle	Ball Fields	Chain Link Fence - Replace	3,700	LF	\$30	30	11	\$111,000
PKGE008	Golden Eagle	Ball Fields	Seating - Replace (Benches/Bleachers)	16	Unit	\$13,600	20	1	\$13,600
PKGE009	Golden Eagle	Ball Fields	Field Lighting - Replace	20	Unit	\$25,000	30	11	\$500,000
PKGE010	Golden Eagle	Ball Fields	Lighting Control Panels - Replace	2	Unit	\$16,000	15	12	\$32,000
PKGE011	Golden Eagle	Ball Fields	Scoreboards - Replace	3	Unit	\$20,000	15	12	\$60,000

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Item #	Location	Sub-Category	Reserve Asset Title	Quantity	Unit	Unit			Current
						Cost	EL	RUL	Replace Cost
PKGE012	Golden Eagle	Ball Fields	Irrigation System - Refurbish	1	LS	\$140,000	20	1	\$140,000
PKGE013	Golden Eagle	Ball Fields	Irrigation Controllers - Replace	4	Unit	\$4,000	10	0	\$16,000
PKGE014	Golden Eagle	Ball Fields	Irrigation Pump - Replace #1	1	Unit	\$10,000	25	6	\$10,000
PKGE015	Golden Eagle	Ball Fields	Irrigation Pump - Replace #2	1	Unit	\$10,000	25	20	\$10,000
PKGE016	Golden Eagle	Grounds	Metal Roofs - Replace	5,000	Sq Ft	\$11	30	11	\$55,000
PKGE017	Golden Eagle	Grounds	Pedestrian Bridge - Replace	1	Unit	\$40,000	25	6	\$40,000
PKGE018	Golden Eagle	Grounds	Picnic Tables - Replace	23	Unit	\$900	12	6	\$20,700
PKGE019	Golden Eagle	Grounds	Tennis Courts - Replace	4	Unit	\$30,000	0	4	\$120,000
PKGE020	Golden Eagle	Grounds	Tennis Courts - Seal/Crack Fill	4	Unit	\$6,300	8	8	\$25,200
PKGE021	Golden Eagle	Grounds	Tennis Lights - Replace	24	Unit	\$2,500	30	11	\$60,000
PKGE022	Golden Eagle	Grounds	Tennis Fence - Replace	4	Unit	\$14,500	30	11	\$58,000
PKGE023	Golden Eagle	Grounds	Tennis Fence - Repaint	4	Unit	\$3,200	8	4	\$12,800
PKGE024-1	Golden Eagle	Grounds	Play Structure - Replace (2016)	1	Unit	\$50,000	20	19	\$50,000
PKGE024	Golden Eagle	Grounds	Play Structures - Replace	2	Unit	\$40,000	20	1	\$80,000
PKGE025	Golden Eagle	Grounds	Shade Screens - Replace	3,200	Sq Ft	\$9	10	0	\$28,800
PKGE026	Golden Eagle	RR Building	RR/Control Building - Remodel	1	LS	\$31,000	25	6	\$31,000
PKFP001	Four Peaks	Parking Lot	Asphalt - Mill & Overlay	24,000	Sq Ft	\$2	24	6	\$36,000
PKFP002	Four Peaks	Grounds	Pole Lights - Replace (Area)	17	Unit	\$2,500	30	12	\$42,500
PKFP003	Four Peaks	Grounds	Pole Lights - Replace (Field)	15	Unit	\$25,000	30	12	\$375,000
PKFP004	Four Peaks	Grounds	Lighting Control Panel - Replace	1	Unit	\$16,000	15	13	\$16,000
PKFP005	Four Peaks	Grounds	Backstops - Replace	2	Unit	\$30,000	25	15	\$60,000
PKFP006	Four Peaks	Grounds	Chain Link Fence - Replace	2,000	LF	\$30	30	12	\$60,000
PKFP007	Four Peaks	Grounds	Decorative Metal Fence - Replace	640	LF	\$45	30	12	\$28,800
PKFP008	Four Peaks	Grounds	Irrigation System - Refurbish	1	LS	\$105,000	20	2	\$105,000
PKFP009	Four Peaks	Grounds	Irrigation Controllers - Replace	4	Unit	\$4,000	10	0	\$16,000
PKFP010	Four Peaks	Grounds	Metal Roofs - Replace	1,400	Sq Ft	\$11	30	12	\$15,400
PKFP011	Four Peaks	Grounds	Pedestrian Bridge - Replace	1	Unit	\$80,000	25	7	\$80,000
PKFP012	Four Peaks	Grounds	Tennis Courts - Replace	2	Unit	\$30,000		0	\$60,000
PKFP013	Four Peaks	Grounds	Tennis Courts - Seal/Crack Fill	2	Unit	\$6,300	8	8	\$12,600
PKFP014	Four Peaks	Grounds	Tennis Fence - Replace	2	Unit	\$14,500	30	12	\$29,000
PKFP015	Four Peaks	Grounds	Play Structures - Replace	2	Unit	\$40,000	20	9	\$80,000
PKFP016	Four Peaks	Grounds	Shade Screens - Replace	2,990	Sq Ft	\$9	10	8	\$26,910
PKFP017	Four Peaks	Grounds	RR/Control Building - Remodel	1	LS	\$24,900	25	7	\$24,900
PKDV001	Desert Vista	Parking Lot	Asphalt - Mill & Overlay	24,000	Sq Ft	\$2	24	16	\$36,000
PKDV002	Desert Vista	Grounds	Pole Lights - Replace (Area)	59	Unit	\$2,500	30	22	\$147,500
PKDV003	Desert Vista	Grounds	Pole Lights - Replace (Field)	11	Unit	\$25,000	30	22	\$275,000
PKDV004	Desert Vista	Grounds	Lighting Control Panel - Replace	1	Unit	\$16,000	15	7	\$16,000
PKDV005	Desert Vista	Grounds	Chain Link Fence - Replace	2,100	LF	\$30	30	21	\$63,000
PKDV005-1	Desert Vista	Grounds	Metal Fence - Replace (Skate)	420	LF	\$45	30	22	\$18,900
PKDV006	Desert Vista	Grounds	Irrigation System - Refurbish	1	LS	\$70,000	20	12	\$70,000

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Item #	Location	Sub-Category	Reserve Asset Title	Quantity	Unit	Unit		Current	
						Cost	EL	RUL	Replace Cost
PKDV007	Desert Vista	Grounds	Irrigation Controllers - Replace	3	Unit	\$4,000	10	0	\$12,000
PKDV008	Desert Vista	Grounds	Irrigation Pump - Replace	1	Unit	\$15,000	25	8	\$15,000
PKDV009	Desert Vista	Grounds	Metal Roofs - Replace	3,000	Sq Ft	\$11	30	22	\$33,000
PKDV010	Desert Vista	Grounds	Benches/Tables - Replace	18	Unit	\$800	12	4	\$14,400
PKDV011	Desert Vista	Grounds	Play Structures - Replace	2	Unit	\$32,000	20	12	\$64,000
PKDV012	Desert Vista	Grounds	Shade Screens - Replace	1,458	Sq Ft	\$9	10	1	\$13,100
PKDV013	Desert Vista	Grounds	RR/Control Building - Remodel	1	LS	\$28,900	25	17	\$28,900
PKLP001	Linear Park	Mechanical	Fountain Pumps - Replace	5	Unit	\$3,000	10	8	\$15,000
PKLP002	Linear Park	Fountains	Fountain Surfaces - Resurface	1,900	Sq Ft	\$6	12	10	\$10,450
PKLP003	Linear Park	Furniture	Park Furniture - Replace	31	Unit	\$1,468	12	10	\$45,500
PKLP004	Linear Park	Lighting	Pole Lights - Replace	25	Unit	\$2,500	30	28	\$62,500
PKLP005	Linear Park	Lighting	Bollard Lights - Replace	35	Unit	\$500	20	18	\$17,500
PKLP006	Linear Park	Grounds	Shade Screens - Replace	1,600	Sq Ft	\$9	10	8	\$14,400
PKLP007	Linear Park	Irrigation	Irrigation System - Refurbish	1	LS	\$35,000	15	13	\$35,000
CT00001	Comm Theater	Parking Lot	Pole Lights - Replace	10	Units	\$1,000	30	8	\$10,000
CT00002	Comm Theater	Parking Lot	Asphalt - Mill & Overlay	39,500	Sq Ft	\$2	24	8	\$59,250
CT00003	Comm Theater	Parking Lot	Asphalt - Slurry Seal	39,500	Sq Ft	\$0		0	\$11,060
CT00004	Comm Theater	Roofing	Tile Roofs - Refurbish	2,300	Sq Ft	\$5	30	5	\$11,500
CT00005	Comm Theater	Roofing	Built-Up Flat Roof - Replace	5,060	Sq Ft	\$4	20	0	\$18,975
CT00006	Comm Theater	Paint-Exterior	Exterior Surface - Paint	6,960	Sq Ft	\$2	10	0	\$13,920
KW00001	Kiwanis	Parking Lot	Asphalt - Mill & Overlay	13,160	Sq Ft	\$2	24	5	\$19,740
KW00002	Kiwanis	Parking Lot	Asphalt - Mill & Overlay	9,000	Sq Ft	\$2	24	0	\$13,500
KW00003	Kiwanis	Roofing	Built-Up Flat Roof - Replace	3,500	Sq Ft	\$4	20	10	\$13,125
KW00004	Kiwanis	Remodel	Interior Surfaces - Remodel	1	LS	\$39,000	25	2	\$39,000

Expense Forecast by Year (2016/17-2030/31)

Location	Reserve Asset	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
TOWN CENTER																
Town Hall	Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	Air Handling Units - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$363,022
Town Hall	VAV Boxes - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,478
Town Hall	Standby Generator - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,755
Town Hall	SPF Roofing - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	SPF Roofing - Recoat	\$20,640	\$0	\$0	\$0	\$0	\$23,927	\$0	\$0	\$0	\$0	\$27,738	\$0	\$0	\$0	\$0
Town Hall	Skylight System - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	Exterior Surface - Paint/Recoat	\$0	\$0	\$0	\$0	\$37,817	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	Interior Surfaces - Paint	\$0	\$62,237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,736	\$0
Town Hall	Carpet - Replace	\$0	\$95,481	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,133	\$0
Town Hall	Ceramic Tile - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,335
Town Hall	VCT - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,394
Town Hall	Desks & Tables - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,592	\$0	\$0	\$0	\$0	\$0
Town Hall	Interior Lighting - Upgrade/Retrofit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,216	\$0	\$0	\$0	\$0	\$0
Town Hall	1st & 2nd Floor RR's - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,672
Town Hall	DPS Locker Room - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,017
Town Hall	Interior Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,579
Com Center	Fan Coil Units - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,991	\$0	\$0	\$0	\$0
Com Center	Air Handling Units - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$242,886	\$0	\$0	\$0	\$0
Com Center	Exhaust/Fire Hood - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Convection Ovens - Replace	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	SS Tables & Carts - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,049	\$0	\$0	\$0	\$0
Com Center	Cooking Equipment - Replace	\$0	\$0	\$0	\$32,782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	SPF Roofing - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	SPF Roofing - Recoat	\$0	\$0	\$38,320	\$0	\$0	\$0	\$0	\$44,423	\$0	\$0	\$0	\$0	\$51,498	\$0	\$0
Com Center	Exterior Surface - Paint	\$0	\$46,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,041	\$0	\$0	\$0
Com Center	Interior Surfaces - Paint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,294	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Carpet - Replace	\$0	\$0	\$79,249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,504	\$0	\$0

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Location	Reserve Asset	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Com Center	Ceramic Tile - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163,286	\$0	\$0	\$0	\$0
Com Center	VCT - Replace (Rm 110/Seminar/Game)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,439	\$0	\$0	\$0	\$0
Com Center	VCT - Replace (Rms 114/115)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Epoxy - Recoat (Kitchen Area)	\$0	\$0	\$0	\$0	\$0	\$16,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Operable Walls - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,753	\$0	\$0	\$0	\$0
Com Center	Interior Lighting - Upgrade/Retrofit	\$0	\$0	\$0	\$0	\$0	\$105,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,845	\$0	\$0	\$0	\$0
Com Center	Interior Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,992	\$0	\$0	\$0	\$0
Lib./Museum	Fan Coil Units - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,484	\$0	\$0	\$0	\$0
Lib./Museum	Air Handling Units - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,020	\$0	\$0	\$0	\$0
Lib./Museum	SPF Roofing - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lib./Museum	SPF Roofing - Recoat	\$0	\$0	\$27,499	\$0	\$0	\$0	\$0	\$31,878	\$0	\$0	\$0	\$0	\$36,956	\$0	\$0
Lib./Museum	Exterior Surface - Paint	\$0	\$34,546	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,427	\$0	\$0	\$0
Lib./Museum	Interior Surfaces - Paint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,531	\$0	\$0	\$0	\$0	\$0	\$0
Lib./Museum	Carpet - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$84,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lib./Museum	Ceramic Tile - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,143	\$0	\$0	\$0	\$0
Lib./Museum	Interior Lighting - Upgrade/Retrofit	\$0	\$0	\$0	\$0	\$0	\$99,234	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lib./Museum	Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,859	\$0	\$0	\$0	\$0
Lib./Museum	Interior Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,613	\$0	\$0	\$0	\$0
Physical Plant	Cooling Tower - Replace (#2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,529
Physical Plant	Cooling Tower - Replace (#3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,529
Physical Plant	Water-Cooled Chiller - Install	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Plant	Water-Cooled Chillers - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Plant	Water-Cooled Chillers - Repair	\$0	\$0	\$0	\$0	\$0	\$23,185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Plant	Circulating Pumps - Replace (CHP4&5)	\$30,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Plant	Circulating Pumps - Repair/Replace	\$0	\$0	\$10,609	\$0	\$0	\$0	\$0	\$12,299	\$0	\$0	\$0	\$0	\$14,258	\$0	\$0
Physical Plant	Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Civic Center	Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,608	\$0	\$0	\$0	\$0	\$0
Civic Center	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Civic Center	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,267	\$0	\$0	\$0	\$0	\$0
Civic Center	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,490	\$0

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Location	Reserve Asset	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Civic Center	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,360	\$0	\$0	\$0	\$0	\$0	
Civic Center	Asphalt - Slurry Seal	\$53,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Civic Center	Asphalt - Seal + Stripe	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,157	\$0	\$0	\$0	\$33,943	
Civic Center	Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$34,628	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Civic Center	Modular Building - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
FIRE STATIONS																	
Sta. #1 & #2	Defibrillators - Replace	\$0	\$0	\$0	\$87,418	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,483	\$0
Sta. #1 & #2	Extrication Equipment - Replace	\$0	\$0	\$0	\$0	\$0	\$69,556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sta. #1 & #2	SCBA Equipment - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sta. #1 & #2	Vehicle Radios - Replace	\$0	\$0	\$0	\$45,895	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,678	\$0
Sta. #1 & #2	Thermal Image Cameras - Replace	\$0	\$0	\$0	\$0	\$0	\$34,778	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sta. #1 & #2	Personal Radios - Replace	\$0	\$0	\$0	\$0	\$121,555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163,360
Sta. #1 & #2	SCBA Air Compressor - Replace	\$0	\$66,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sta. #1 & #2	Standby Generators - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sta. #1 & #2	Fire Hoses - Replace	\$0	\$0	\$0	\$0	\$0	\$28,982	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Throughout	AED Defibrillators - Replace	\$0	\$41,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,369	\$0	\$0	\$0	\$0
Station #3	Defibrillators - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #3	Extrication Equipment - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #3	SCBA Equipment - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #3	Vehicle Radios - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #3	Thermal Image Cameras - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #3	Personal Radios - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,084	\$0
Station #1	Interior Surfaces - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #1	Bunkhouse - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #1	SPF Roofing - Replace (1991)	\$0	\$0	\$0	\$0	\$0	\$16,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #1	Asphalt - Mill & Overlay (1991)	\$0	\$0	\$35,328	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #1	Asphalt - Mill & Overlay (2005)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,685	\$0
Station #2	Interior Surfaces - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #2	SPF Roofing - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #2	SPF Roofing - Recoat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,439	\$0	\$0	\$0	\$0	\$0
Station #2	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Location	Reserve Asset	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Station #3	Interior Surfaces - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Station #3	SPF Roofing - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Station #3	SPF Roofing - Recoat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Station #3	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Station #3	Standby Generator - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
PARKS																	
Fountain Park	Lake Liner - Rehabilitate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,696,921
Fountain Park	Shoreline - Repairs	\$0	\$0	\$0	\$0	\$38,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Aeration Circ. Pumps - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,037	\$0	\$0	\$0	\$0	\$0
Fountain Park	Aeration Control Panel - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Ftn. Pump/Motor - Replace #1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Ftn. Pump/Motor - Rebuild #1	\$0	\$46,350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,159	\$0	\$0	\$0
Fountain Park	Ftn. Pump/Motor - Replace #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Ftn. Pump/Motor - Rebuild #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,159	\$0	\$0	\$0
Fountain Park	Ftn. Pump/Motor - Replace #3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Ftn. Pump/Motor - Rebuild #3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,159	\$0	\$0	\$0
Fountain Park	Irrigation Pumps - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Irrigation Pump/Motors - Rebuild	\$10,000	\$0	\$0	\$0	\$0	\$11,593	\$0	\$0	\$0	\$0	\$13,439	\$0	\$0	\$0	\$0	\$0
Fountain Park	Flowtronex Control Panel - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,773	\$0	\$0	\$0
Fountain Park	Fertigation System - Replace	\$0	\$0	\$21,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,515	\$0	\$0	\$0
Fountain Park	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$66,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,145	\$0	\$0	\$0	\$0
Fountain Park	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Restroom Building - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,617	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,966
Fountain Park	Play Structures - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,677	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Shade Screens - Replace (A)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Shade Screens - Replace (B)	\$13,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,639	\$0	\$0	\$0	\$0	\$0
Fountain Park	Splash Pad - Renovate/Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167,990	\$0	\$0	\$0	\$0	\$0
Fountain Park	Ramada Roofs - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Location	Reserve Asset	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Fountain Park	Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Benches - Replace	\$36,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,381	\$0	\$0	\$0	\$0
Fountain Park	Picnic Tables - Replace	\$0	\$0	\$11,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,398	\$0	\$0
Fountain Park	Irrigation System - Refurbish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$356,440	\$0	\$0
Fountain Park	Irrig. Cluster Control Unit - Replace	\$0	\$0	\$12,731	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,109	\$0	\$0
Golden Eagle	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,953	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Asphalt - Slurry Seal	\$23,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Asphalt - Seal + Stripe	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,048	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,818	\$0	\$0	\$0
Golden Eagle	Backstops - Replace (#1-3)	\$0	\$0	\$95,481	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Backstops - Replace (#4)	\$0	\$0	\$0	\$0	\$0	\$0	\$35,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,650	\$0	\$0	\$0
Golden Eagle	Seating - Replace (Benches/Bleachers)	\$0	\$14,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Field Lighting - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$692,117	\$0	\$0	\$0
Golden Eagle	Lighting Control Panels - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,624	\$0	\$0
Golden Eagle	Scoreboards - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,546	\$0	\$0
Golden Eagle	Irrigation System - Refurbish	\$0	\$144,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Irrigation Controllers - Replace	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,503	\$0	\$0	\$0	\$0
Golden Eagle	Irrigation Pump - Replace #1	\$0	\$0	\$0	\$0	\$0	\$0	\$11,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Irrigation Pump - Replace #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,133	\$0	\$0	\$0
Golden Eagle	Pedestrian Bridge - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$47,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$24,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Tennis Courts - Replace	\$0	\$0	\$0	\$0	\$135,061	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Tennis Courts - Seal/Crack Fill	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,923	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,054	\$0	\$0	\$0
Golden Eagle	Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,286	\$0	\$0	\$0
Golden Eagle	Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$14,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,250	\$0	\$0
Golden Eagle	Play Structure - Replace (2016)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Play Structures - Replace	\$0	\$82,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Shade Screens - Replace	\$28,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,705	\$0	\$0	\$0	\$0

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Location	Reserve Asset	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Golden Eagle	RR/Control Building - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$37,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$42,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Pole Lights - Replace (Area)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,595	\$0	\$0
Four Peaks	Pole Lights - Replace (Field)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$534,660	\$0	\$0
Four Peaks	Lighting Control Panel - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,497	\$0
Four Peaks	Backstops - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,546	\$0	\$0
Four Peaks	Decorative Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,062	\$0	\$0
Four Peaks	Irrigation System - Refurbish	\$0	\$0	\$111,395	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Irrigation Controllers - Replace	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,503	\$0	\$0	\$0	\$0
Four Peaks	Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,957	\$0	\$0
Four Peaks	Pedestrian Bridge - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Tennis Courts - Replace	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Tennis Courts - Seal/Crack Fill	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,961	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,347	\$0	\$0
Four Peaks	Play Structures - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,382	\$0	\$0	\$0	\$0	\$0
Four Peaks	Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,089	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	RR/Control Building - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Pole Lights - Replace (Area)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Pole Lights - Replace (Field)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Lighting Control Panel - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,678	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Metal Fence - Replace (Skate)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Irrigation System - Refurbish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,803	\$0	\$0
Desert Vista	Irrigation Controllers - Replace	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,127	\$0	\$0	\$0	\$0
Desert Vista	Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,002	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Benches/Tables - Replace	\$0	\$0	\$0	\$0	\$16,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Play Structures - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,249	\$0	\$0
Desert Vista	Shade Screens - Replace	\$0	\$13,493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,133	\$0	\$0	\$0

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Location	Reserve Asset	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Desert Vista	RR/Control Building - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Linear Park	Fountain Pumps - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,002	\$0	\$0	\$0	\$0	\$0	\$0
Linear Park	Fountain Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,044	\$0	\$0	\$0	\$0
Linear Park	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,148	\$0	\$0	\$0	\$0
Linear Park	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Linear Park	Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Linear Park	Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,241	\$0	\$0	\$0	\$0	\$0	\$0
Linear Park	Irrigation System - Refurbish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,399	\$0
COMM THEATER																
Comm Theater	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,668	\$0	\$0	\$0	\$0	\$0	\$0
Comm Theater	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,056	\$0	\$0	\$0	\$0	\$0	\$0
Comm Theater	Asphalt - Slurry Seal	\$11,060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comm Theater	Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0	\$13,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comm Theater	Built-Up Flat Roof - Replace	\$18,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comm Theater	Exterior Surface - Paint	\$13,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,707	\$0	\$0	\$0	\$0
KIWANIS																
Kiwanis	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$22,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kiwanis	Asphalt - Mill & Overlay	\$13,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kiwanis	Built-Up Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,639	\$0	\$0	\$0	\$0
Kiwanis	Interior Surfaces - Remodel	\$0	\$0	\$41,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$387,215	\$647,030	\$484,662	\$166,095	\$363,247	\$531,272	\$319,230	\$733,085	\$748,737	\$742,090	\$1,736,555	\$1,402,174	\$1,987,568	\$630,184	\$4,840,499

Expense Forecast by Year (2031/32-2045/46)

Location	Reserve Asset	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46
TOWN CENTER																
Town Hall	Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$85,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	Air Handling Units - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	VAV Boxes - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	Standby Generator - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	SPF Roofing - Replace	\$0	\$0	\$0	\$0	\$120,641	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	SPF Roofing - Recoat	\$32,156	\$0	\$0	\$0	\$0	\$37,278	\$0	\$0	\$0	\$0	\$43,216	\$0	\$0	\$0	\$0
Town Hall	Skylight System - Replace	\$0	\$0	\$0	\$0	\$34,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	Exterior Surface - Paint/Recoat	\$0	\$0	\$0	\$0	\$58,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	Interior Surfaces - Paint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,516	\$0	\$0	\$0	\$0
Town Hall	Carpet - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$194,093	\$0	\$0	\$0	\$0
Town Hall	Ceramic Tile - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	VCT - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	Desks & Tables - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$149,171
Town Hall	Interior Lighting - Upgrade/Retrofit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235,185
Town Hall	1st & 2nd Floor RR's - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	DPS Locker Room - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	Interior Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Fan Coil Units - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Air Handling Units - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Exhaust/Fire Hood - Replace	\$23,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Convection Ovens - Replace	\$15,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	SS Tables & Carts - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Cooking Equipment - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$55,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	SPF Roofing - Replace	\$187,579	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	SPF Roofing - Recoat	\$0	\$0	\$59,701	\$0	\$0	\$0	\$0	\$69,210	\$0	\$0	\$0	\$0	\$80,233	\$0	\$0
Com Center	Exterior Surface - Paint	\$0	\$0	\$0	\$0	\$0	\$0	\$83,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Interior Surfaces - Paint	\$0	\$0	\$0	\$0	\$0	\$125,886	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Carpet - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,133	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Location	Reserve Asset	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46
Com Center	Ceramic Tile - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	VCT - Replace (Rm 110/Seminar/Game)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	VCT - Replace (Rms 114/115)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Epoxy - Recoat (Kitchen Area)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,313	\$0	\$0	\$0	\$0
Com Center	Operable Walls - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Interior Lighting - Upgrade/Retrofit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,115	\$0	\$0	\$0	\$0
Com Center	Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Com Center	Interior Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lib./Museum	Fan Coil Units - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lib./Museum	Air Handling Units - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lib./Museum	SPF Roofing - Replace	\$134,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lib./Museum	SPF Roofing - Recoat	\$0	\$0	\$42,842	\$0	\$0	\$0	\$0	\$49,665	\$0	\$0	\$0	\$0	\$57,576	\$0	\$0
Lib./Museum	Exterior Surface - Paint	\$0	\$0	\$0	\$0	\$0	\$0	\$62,394	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lib./Museum	Interior Surfaces - Paint	\$0	\$0	\$0	\$0	\$0	\$70,619	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lib./Museum	Carpet - Replace	\$0	\$113,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,363	\$0	\$0	\$0
Lib./Museum	Ceramic Tile - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lib./Museum	Interior Lighting - Upgrade/Retrofit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$179,227	\$0	\$0	\$0	\$0
Lib./Museum	Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lib./Museum	Interior Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Plant	Cooling Tower - Replace (#2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,976
Physical Plant	Cooling Tower - Replace (#3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,976
Physical Plant	Water-Cooled Chiller - Install	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Plant	Water-Cooled Chillers - Replace	\$342,753	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Plant	Water-Cooled Chillers - Repair	\$31,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,876	\$0	\$0	\$0	\$0
Physical Plant	Circulating Pumps - Replace (CHP4&5)	\$47,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Plant	Circulating Pumps - Repair/Replace	\$0	\$0	\$16,528	\$0	\$0	\$0	\$0	\$19,161	\$0	\$0	\$0	\$0	\$22,213	\$0	\$0
Physical Plant	Heat Exchanger - Replace	\$59,203	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Civic Center	Shade Screens - Replace	\$0	\$0	\$0	\$0	\$85,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,883
Civic Center	Pole Lights - Replace	\$82,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Civic Center	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,992
Civic Center	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Location	Reserve Asset	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46
Civic Center	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Civic Center	Asphalt - Slurry Seal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Civic Center	Asphalt - Seal + Stripe	\$0	\$0	\$0	\$38,203	\$0	\$0	\$0	\$42,997	\$0	\$0	\$0	\$48,394	\$0	\$0	\$0
Civic Center	Surveillance System - Replace	\$0	\$46,536	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,541	\$0	\$0	\$0
Civic Center	Modular Building - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$286,170	\$0	\$0	\$0	\$0	\$0	\$0
FIRE STATIONS																
Sta. #1 & #2	Defibrillators - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,887	\$0	\$0	\$0	\$0	\$0	\$0
Sta. #1 & #2	Extrication Equipment - Replace	\$0	\$0	\$99,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,394
Sta. #1 & #2	SCBA Equipment - Replace	\$0	\$0	\$0	\$136,195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,034	\$0
Sta. #1 & #2	Vehicle Radios - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,891	\$0	\$0	\$0	\$0	\$0	\$0
Sta. #1 & #2	Thermal Image Cameras - Replace	\$46,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,813	\$0	\$0	\$0	\$0
Sta. #1 & #2	Personal Radios - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$219,542	\$0	\$0	\$0	\$0	\$0
Sta. #1 & #2	SCBA Air Compressor - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$120,919	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sta. #1 & #2	Standby Generators - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174,820	\$0	\$0	\$0	\$0	\$0
Sta. #1 & #2	Fire Hoses - Replace	\$38,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,344	\$0	\$0	\$0	\$0
Throughout	AED Defibrillators - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$74,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #3	Defibrillators - Replace	\$0	\$32,094	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,132	\$0	\$0	\$0
Station #3	Extrication Equipment - Replace	\$0	\$0	\$0	\$51,073	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #3	SCBA Equipment - Replace	\$0	\$38,513	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,758	\$0	\$0	\$0
Station #3	Vehicle Radios - Replace	\$0	\$16,047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,566	\$0	\$0	\$0
Station #3	Thermal Image Cameras - Replace	\$0	\$16,047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,566	\$0	\$0	\$0
Station #3	Personal Radios - Replace	\$0	\$0	\$0	\$0	\$0	\$81,275	\$0	\$0	\$0	\$0	\$0	\$0	\$99,958	\$0	\$0
Station #1	Interior Surfaces - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,968	\$0	\$0	\$0	\$0	\$0
Station #1	Bunkhouse - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,322	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #1	SPF Roofing - Replace (1991)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #1	Asphalt - Mill & Overlay (1991)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,814	\$0	\$0	\$0
Station #1	Asphalt - Mill & Overlay (2005)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #2	Interior Surfaces - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167,502	\$0	\$0	\$0	\$0
Station #2	SPF Roofing - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #2	SPF Roofing - Recoat	\$15,580	\$0	\$0	\$0	\$0	\$18,061	\$0	\$0	\$0	\$0	\$20,938	\$0	\$0	\$0	\$0
Station #2	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,230	\$0	\$0	\$0	\$0	\$0

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Location	Reserve Asset	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46
Station #3	Interior Surfaces - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #3	SPF Roofing - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #3	SPF Roofing - Recoat	\$0	\$0	\$0	\$0	\$0	\$0	\$18,603	\$0	\$0	\$0	\$0	\$21,566	\$0	\$0	\$0
Station #3	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station #3	Standby Generator - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PARKS																
Fountain Park	Lake Liner - Rehabilitate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Shoreline - Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,993	\$0	\$0	\$0	\$0	\$0
Fountain Park	Aeration Circ. Pumps - Replace	\$0	\$0	\$0	\$0	\$0	\$63,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Aeration Control Panel - Replace	\$29,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Ftn. Pump/Motor - Replace #1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Ftn. Pump/Motor - Rebuild #1	\$0	\$0	\$74,378	\$0	\$0	\$0	\$0	\$86,225	\$0	\$0	\$0	\$0	\$99,958	\$0	\$0
Fountain Park	Ftn. Pump/Motor - Replace #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Ftn. Pump/Motor - Rebuild #2	\$0	\$0	\$74,378	\$0	\$0	\$0	\$0	\$86,225	\$0	\$0	\$0	\$0	\$99,958	\$0	\$0
Fountain Park	Ftn. Pump/Motor - Replace #3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Ftn. Pump/Motor - Rebuild #3	\$0	\$0	\$74,378	\$0	\$0	\$0	\$0	\$86,225	\$0	\$0	\$0	\$0	\$99,958	\$0	\$0
Fountain Park	Irrigation Pumps - Replace	\$0	\$0	\$39,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Irrigation Pump/Motors - Rebuild	\$15,580	\$0	\$0	\$0	\$0	\$18,061	\$0	\$0	\$0	\$0	\$20,938	\$0	\$0	\$0	\$0
Fountain Park	Flowtronex Control Panel - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Fertigation System - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,322	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,324
Fountain Park	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,609	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,131
Fountain Park	Restroom Building - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Play Structures - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$228,793	\$0
Fountain Park	Shade Screens - Replace (A)	\$0	\$0	\$21,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,154	\$0	\$0
Fountain Park	Shade Screens - Replace (B)	\$0	\$0	\$0	\$0	\$0	\$23,705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Splash Pad - Renovate/Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Ramada Roofs - Replace	\$0	\$0	\$0	\$96,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Location	Reserve Asset	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46
Fountain Park	Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$251,628	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Benches - Replace	\$0	\$0	\$0	\$0	\$0	\$65,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Irrigation System - Refurbish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Park	Irrig. Cluster Control Unit - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Asphalt - Slurry Seal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Asphalt - Seal + Stripe	\$0	\$0	\$16,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,938	\$0	\$0	\$0	\$0
Golden Eagle	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Backstops - Replace (#1-3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199,916	\$0	\$0
Golden Eagle	Backstops - Replace (#4)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Seating - Replace (Benches/Bleachers)	\$0	\$0	\$0	\$0	\$0	\$0	\$25,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Field Lighting - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Lighting Control Panels - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,081	\$0	\$0
Golden Eagle	Scoreboards - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,277	\$0	\$0
Golden Eagle	Irrigation System - Refurbish	\$0	\$0	\$0	\$0	\$0	\$0	\$260,441	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0	\$28,898	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Irrigation Pump - Replace #1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Irrigation Pump - Replace #2	\$0	\$0	\$0	\$0	\$0	\$18,061	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Pedestrian Bridge - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Picnic Tables - Replace	\$0	\$0	\$0	\$35,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Tennis Courts - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Tennis Courts - Seal/Crack Fill	\$0	\$40,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,226	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$0	\$23,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,285	\$0
Golden Eagle	Play Structure - Replace (2016)	\$0	\$0	\$0	\$0	\$87,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Play Structures - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$148,824	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golden Eagle	Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0	\$52,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Location	Reserve Asset	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46
Golden Eagle	RR/Control Building - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Pole Lights - Replace (Area)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Pole Lights - Replace (Field)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Lighting Control Panel - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,607	\$0
Four Peaks	Backstops - Replace	\$93,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Decorative Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Irrigation System - Refurbish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0	\$28,898	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Pedestrian Bridge - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Tennis Courts - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Tennis Courts - Seal/Crack Fill	\$0	\$20,219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,613	\$0	\$0	\$0	\$0	\$0
Four Peaks	Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Four Peaks	Play Structures - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,525
Four Peaks	Shade Screens - Replace	\$0	\$0	\$0	\$45,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,568	\$0
Four Peaks	RR/Control Building - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Asphalt - Mill & Overlay	\$0	\$57,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Pole Lights - Replace (Area)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Pole Lights - Replace (Field)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$526,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Lighting Control Panel - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,658	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$117,199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Metal Fence - Replace (Skate)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Irrigation System - Refurbish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0	\$21,673	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,231	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Benches/Tables - Replace	\$0	\$23,108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,946	\$0
Desert Vista	Play Structures - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Vista	Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$24,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Town of Fountain Hills Development Services
Level I – Full Reserve Study

Location	Reserve Asset	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	
Desert Vista	RR/Control Building - Remodel	\$0	\$0	\$47,767	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Linear Park	Fountain Pumps - Replace	\$0	\$0	\$0	\$25,536	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,319	\$0	
Linear Park	Fountain Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Linear Park	Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Linear Park	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,995	\$0	
Linear Park	Bollard Lights - Replace	\$0	\$0	\$0	\$29,793	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Linear Park	Shade Screens - Replace	\$0	\$0	\$0	\$24,515	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,946	\$0	
Linear Park	Irrigation System - Refurbish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,077	\$0	
COMM THEATER																	
Comm Theater	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comm Theater	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comm Theater	Asphalt - Slurry Seal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comm Theater	Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comm Theater	Built-Up Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0	\$34,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comm Theater	Exterior Surface - Paint	\$0	\$0	\$0	\$0	\$0	\$25,141	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
KIWANIS																	
Kiwanis	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,519
Kiwanis	Asphalt - Mill & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,443	\$0	\$0	\$0	\$0	\$0	\$0
Kiwanis	Built-Up Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kiwanis	Interior Surfaces - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,630	\$0	\$0	\$0
Total Expenses		\$1,196,893	\$404,145	\$567,034	\$482,895	\$724,391	\$735,196	\$991,649	\$1,951,226	\$593,556	\$765,835	\$1,149,829	\$494,700	\$1,079,913	\$862,572	\$1,288,075	

Supplemental Disclosures

General:

CRA has no other involvement(s) with The Town of Fountain Hills which could result in actual or perceived conflicts of interest.

Physical Analysis:

Capital Reserve Analysts did conduct a physical inspection.

Completeness:

CRA has found no material issues which, if not disclosed, would cause a distortion of the Town's situation.

Reliance on Client Data:

Information provided by the official representative of the client regarding financial, physical, quantity, or historical issues will be deemed reliable by CRA.

Scope:

This Reserve Study is a reflection of information provided to CRA and assembled for the client's use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

Reserve Balance:

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

Reserve Projects:

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.

Definitions

CASH FLOW METHOD: A method of developing 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 anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

COMPONENT: The individual line items in the Reserve Study developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Entity responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of entity design and organizational documents, a review of established entity precedents, and discussion with appropriate entity representative(s) of the entity or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See “Cash Flow Method.”

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See “Replacement Cost.”

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an entity total. Two formulae can be utilized, depending on the

provider’s sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$$\text{FFB} = \text{Current Cost X Effective Age / Useful Life}$$

Or

$$\text{FFB} = (\text{Current Cost X Effective Age / Useful Life}) + [(\text{Current Cost X Effective Age / Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - [(\text{Current Cost X Effective Age / Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than “Fully Funding.”

FUNDING PLAN: An entity’s plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

Funding Principles:

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual (or projected)* Reserve Balance to the *Fully Funded Balance*, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts

of the Reserve Study.

REMAINING USEFUL LIFE (RUL): Also referred to as “Remaining Life” (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have “zero” Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the entity has identified for use to defray the future repair or replacement of those major components which the entity is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. “Our budget and finance committee is soliciting proposals to update our Reserve Study for next year’s budget.”