



June 01, 2013

PROPERTY ASSET EVALUATION

FOR

ZAHARA AT LAS SENDAS

Mesa, Arizona





Thank you for choosing **Arizona Reserve Services, LLC** for Your Commercial Office needs. We strive to be the very best in the industry and want to keep your business by providing something that no one else does, a higher level of service. The contents of this document are based on all visual assets of Your Office Condo Association and any special inclusions your appointed representative(s) have requested. The use of Geotechnical, Engineering, Licensed/ Bonded Contractors, and Surveying services were not used for the development of this report or to determine any liability or responsibility of defect/ damage, thus Arizona reserve Services, LLC will not be responsible for any findings as a result of these services being applied.

The process used for the development of this document are based on actual current costs of materials and labor provided by local contractors, vendors, and professional services that are licensed to conduct operations in the State of Arizona. That combined with reviewing the past trends of material cost fluctuations, inflation, and consumer price index allow us to provide future costs to allow Zahara at Las Sendas to prepare for its long term needs. The current site conditions are based on our own experiences of community development, homebuilding and landscaping of over 19 years, working for small private and large publically traded companies with great success. We currently recommend you update your reserve study on an annual basis as the present market is being impacted by rising petroleum costs combined with unstable business conditions.

This report was developed for the Your Commercial Condo Association and shall not be distributed to any outside party, other than its intended user, without the explicit written consent of Arizona Reserve Services, LLC.

Thank you again for choosing Arizona Reserve Services, LLC and we would greatly appreciate any input or recommendations you may have in our effort to provide better Service.

Respectfully,

Bryan Whittaker

President

Arizona Reserve Services, LLC

bryan@arsllc.biz



ZAHARA AT LAS SENDAS

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ZAHARA AT LAS SENDAS

SITE MAP





INTRODUCTION AND OVERVIEW

This Reserve Study Update was prepared by Arizona Reserve Services, LLC at the direction of the Board of directors of Zahara at Las Sendas Professional Park Owner's Association. This Reserve Study is based on documentation provided by Zahara at Las Sendas' Association and its authorized agent and the assumption that the build out date for this property is 2006 based on the Maricopa County Recorder's website. There were no technical services such as Survey, Geotechnical Engineering, Civil Engineering or Architectural services used in building this report. The benefit of a Reserve Study is the association's ability to plan long term for financial needs and set appropriate assessments early on in an effort to maintain the value of the community and avoid special assessments. It is recommended that the reserve study be updated on an annual basis as a result of the fluctuating market and to keep the association in a state of financial readiness.

This Reserve Study provides financial guidance and recommendations on condition, repair, and replacement of assets owned by the community association. All recommendations, assumptions and values are based on local municipal standard, manufacturer's recommendations, local material providers, local/ reputable contractors and vendors and other subject matter experts. Additionally provided in this Reserve Study may be recommendations for maintenance practice based on use and elemental conditions specific to Your Community. Maintenance of assets should be performed per industry standards and manufacturer's recommendations and should also be in the current maintenance plan and budget. These facets of maintenance will not be included in the Reserve and may consist of, but not limited to, monthly contracted maintenance, minor repairs of less than \$500.00, significant weather events and or acts of criminal or reckless behaviors. There will be a contingency included in the report that will provide a non allocated fund reserve for each year that should assist in some of these instances. As you read this Reserve Analysis, you will notice the term "useful life" which refers to the anticipated life expectancy of each component. The value or time frame given to the "useful life" is not a guarantee that the component will last that long as there are many contributing factors that may lengthen or shorten the components "useful life". This term is a guideline only and should be considered as such.



EXECUTIVE SUMMARY

Report Date: June01, 2012

Prepared By: Bryan Whittaker

Date projected: 2013 -2042

Prepared For: Zahara at Las Sendas CA

Management Company and Point of Contact: TCT Property Services LLC,

Jessica Meyers

Estimated Inflation Rate:	<u>3%</u>	Number of Units	<u>NA</u>
Net MMA Interest Rate:	<u>1.13%</u>	Contribution per unit / per month	<u>NA</u>
Contingency Rate:	<u>3%</u>	Annual Contribution Increases	<u>(*)</u>
Fully Funded Annual%:	<u>0%+</u>	Contribution/ Month Starting 2013	<u>\$.00</u>
Fully Funded 30 year%	<u>0%</u>	Contributions /Year Starting 2013	<u>\$.00</u>
		Date Components put in Service	<u>2006</u>
		Current Reserve Balance	<u>\$.00</u>

(*) See funding plan for recommendations

Estimated Inflation Rate: The current estimated rate of inflation is 3%. All foreign trade has been excluded from this estimate.

Recommended Minimum Contribution and increase per unit / per year: This is based on the cost of repairs and inflation combined with the community needs over the next 30 years. All funding plans are based on 100% funded. Please see funding plans 2 through 4 for recommendations.

NOTES

Please see pages 7 and 8 for details.



1. Damaged Carport, marked in green on the second photo. We did notice new construction on one of the building adjacent to the carport. This may be the cause of the damage as large equipment is used for delivering materials and delivering and picking up roll off containers.





2. There are a few missing plastic caps on the wrought iron posts along the north and northwest perimeter. These caps protect the inside of the steel from moisture and rust while serving as a safety feature as well.





FUNDING FOR CAPITAL ASSETS

Zahara at Las Sendas Professional Park Association receives assessments from all of its members to fund the operations of your Homeowner's Association and to provide adequate reserve savings to repair and replace your assets as necessary. It is critical to maintain the community's assets, and repair and replace as necessary to protect the interest of the community and maintain property values and marketability of the homes in the community.

NOTE: Any increase to assessments or implementation of Special Assessments must be conducted as described in the Zahara at Las Sendas governing documents.

It may be necessary to increase the assessments collected, per your governing documents, to keep up with the rising costs of professional services such as Landscape Maintenance, Roofing Maintenance, Asphalt Maintenance, etc. This also applies to repair and/ or replacement of your assets during, or at the end of, their useful lives. Material costs continue to rise along with increases in the cost of doing business and the current rates of inflation. We recommend that this option be discussed and assessed on an annual basis in an effort to make sure the need does not exceed the Association's ability to raise assessments.

The Board of Directors for Zahara at Las Sendas may want to propose another option of funding to the members of the association, a Special Assessment. A Special Assessment is an assessment that is not typically collected unless there are circumstances that demand attention in which the association cannot fund based on the current reserve funds available. This is typically a onetime contribution and is for a specific purpose. Most governing documents require a voting process to take place of all members.

It is recommended that the community budget for investments such as CD's or government Bonds for long term financial planning and use interest earning accounts for reserves and other accounts that hold association monies.



OPERATING EXPENSES FOR THE COMMUNITY ASSOCIATION

Zahara at Las Sendas has an operating account, which is funded from assessments, for the operation of its ongoing expected costs. These costs are typically budgeted for, on an annual basis creating the Annual Budget, and are a tool used and approved by the Board of Directors and maintained by Zahara at Las Sendas' Management Company. This budget covers expected expenses that are supposed to meet your Association's needs and some examples are listed below and are not accounted for in the reserve study;

1. **Utilities** – **Water, Electricity, Phone, Cable TV, Natural Gas** for the use of landscape, pools or water features, clubhouse kitchen and bath facilities, entry gates, lighting, irrigation controllers, or any other common use for utilities that is the responsibility of the Association. This may include water or sewer for individual units as well.
2. **Contracted Services**- Landscape Maintenance, Pool Maintenance, Play structure Maintenance and Cleaning, Pest Control, Security, street sweeping, Electrical Gate services, Fire Services, maid/ cleaning services, backflow testing, and any other service specific to Zahara at Las Sendas' needs that are contracted and are an expected reasonable cost.
3. **Professional Services**- Insurance, Taxes, Legal Services, Banking services, reserve studies, Administrative services and supplies, and accounting services are all examples of expected professional service costs.
4. **Minor maintenance repairs** – Your annual budget should have some provisions for minor expected maintenance repairs to the assets your association is responsible for. A few examples are sprinkler heads and valves, tree stakes, pool chemicals, pre-emergent and post emergent, supplies for restroom facilities and clubhouses, etc.

There may be some things in Zahara at Las Sendas that are not included in the annual operating budget or in the reserve study because they are not an actual asset of the association. Some examples are **publicly maintained** streets, curb and concrete sidewalks, streetlights, water meters, and fire hydrants.

RESERVE EXPENSES FOR THE COMMUNITY ASSOCIATION

These expenses are major and must be quantified and prepared for far in advance to ensure the funds will be available when needed. These expenses are not regular in comparison to the operating budget and are based on the projected life expectancy of the asset or the condition of the asset and its need for repair or replacement.



HOW TO USE THE ASSET DESCRIPTION EVALUATION AND CASHFLOW

This next portion of the report is the description and evaluation of each significant asset in Zahara at Las Sendas that would require future savings for maintenance and repair. This section will detail the quantity of units, current cost of assets and the cost to maintain or replace as needed for the 30 year projection including the forecasted annual increases. This portion works together with the 30 Year Financial Projection Cash Flow portion and the Maintenance Summary Schedule.

MAINTENANCE SUMMARY SCHEDULE

This portion of the document tells you what work will need to be done each year for the 30 year projection.

30 YEAR FINANCIAL PROJECTION CASH FLOW

This part of the document shows you how much Zahara at Las Sendas will spend on maintenance or replacement of each component listed, each time throughout the 30 year projection. At the end of each row, you will find a total for all monies to be spent on each asset. At the end of each column, you will see how much money is to be spent each year and the last column will be the 30 year total of needed dollars.

DESCRIPTION AND EVALUATION OF ASSETS

The unit pricing for the components in this Reserve Study/ Update are based on actual cost provided by local Contractors and Vendors that service the Maricopa County/ Pinal County Area. In some cases, online resources are used for electrical and pool equipment. The unit costs are based on an average of high and low bids providing the ability to choose vendors and contractors that are reputable in quality and service. All quantities are based on a site inspection of visible and accessible assets unless plans are available for takeoff purposes.

As you read this portion of the analysis, you will notice the term “expected useful life”. The expected useful life of any asset may be determined by the manufacturer or an industry standard of acceptance. This may also be adjusted based on the expectations of the Members of the Homeowner’s Association, by the actual use or improper use of the asset, exposure to the elements, how it was engineered and constructed, and most importantly how it is maintained. It is more cost efficient to maintain and make small repairs than to replace.

We recommend that Zahara at Las Sendas hires a third party to inspect your assets at a minimum of one time per year to ensure that maintenance is being conducted to avoid significant costs when they might have been avoided. This is a service we can provide for you at a value.



Asset #100	Mail Boxes	Quantity	CBU's
Constructed	2006	Current Cost to replace	\$11,300.00
Useful Life	20 years	Cost to replace 2026	\$16,594.00
Years Remaining	13 years		
Replacement	20 26		

The cluster box units in Zahara at Las Sendas are owned and maintained by the Association. The useful life for this component averages at 20 years based on use and exposure. The material cost information was provided by AF Florence Manufacturing. We have added shipping and handling, installation and disposal of existing units.

4 – 16 unit 1 drop box, 2 Parcel lockers with 4” mounting post AF Florence Vigilant High Security Series Model # 1565-16 @ \$2,300.00 each = \$9,200.00

1 12 Unit 1 drop box, 1Parcel locker with 4” mounting post AF Florence Vigilant High Security Series Model # 1565-12 @ \$2,100.00

Total = \$11,300.00





Asset #114	Bench Replacement	Quantity	8
Constructed	Assumed 2012	Current Cost to replace	\$4,800.00
Useful Life	10 years	Cost to Replace 2022	\$6,263.00
Years Remaining	9 years	Cost to Replace 2032	\$8,417.00
Replacement	2026	Cost to Replace 2042	\$11,312.00

The benches appear to be new and of mixed variety and material. The concrete and recycled plastic bench will last longer than the cast aluminum benches. As a result we have funded a budget for replacement every 10 years. We strongly encourage the Association to only purchase commercial grade benches.

8 Benches at \$600.00 each = **\$4,800.00**





Asset #114	Pole Lighting Fixtures	Quantity	14
Constructed	2006	Current Cost to replace	\$14,000.00
Useful Life	20 years	Cost to Replace 2026	\$20,559.00
Years Remaining	13 years		
Replacement	2026		

The Pole mounted light fixtures on the property light the parking areas and are owned by the association. The manufacturer information is not legible so we have used pricing based on a GE product commonly used by APS and SRP.

We have funded for the fixture replacement only and have given the fixtures the maximum useful life of 20 years. This includes the single wall mounted fixture over the exit lane of the parking garage as well.

14 - 150 watt General Electric Shoe box fixtures removed and replaced at \$ 1,000.00 each totaling **\$14,000.00**





Asset #118	Concrete Component Maintenance	Quantity	See Below
Constructed	2006	Current Cost to Maintain	\$12,997.00
Useful Life	15 year maintenance schedule	Cost to Maintain 2036	\$25,651.00
Years Remaining	23 years		
Replacement	2036		

The sidewalks have some minor cracks that are within the Maricopa Associated Government (MAG) standards of acceptance and these types of cracks are to be expected. As this product has a useful life that should last the life of the community, the dollars reflected in the reserve study are typically for maintenance and upkeep every **15 years** starting in year 30 when the asphalt will need to be replaced or milled and overlaid. It should be expected that any safety hazards be repaired immediately. Funding is based on 10% of the total replacement cost and not all concrete components will need replacement. We strongly recommend that an inspection of this asset be performed by a professional no less than one time per year. This is a service we offer and will provide for you with a detailed report, photos of the necessary repairs, and proposals for the replacement or repair. We recommend that a minimum of 410 square feet of concrete be removed and replaced at any one time as the concrete material providers charge a 5 cubic yard minimum delivery charge to the contractors. 410 square feet at 4" depth is 5 cubic yards, thus maximizing the use of your funds.

Approximately 3,740' of curb removed and replaced at \$21.50 each = **\$80,410.00**

Approximately 7,080 Square Feet of sidewalk removed and replaced at \$7.00 each = **\$49,560.00**

Total = \$129,970.00 at 5% = **\$12,997.00**





Asset #119	Irrigation Controllers	Quantity	2
Constructed	2006	Current Cost to replace	\$600.00
Useful Life	12 years	Cost to Replace 2018	\$696.00
Years Remaining	5 years	Cost to Replace 2030	\$992.00
Replacement	2018, 2030 and 2042	Cost to Replace 2042	\$1,414.00

This component was not accessible at the time of inspection. The count and size of controllers was estimated based on the number of valves and location. This component has a useful life ranging from 8 to 15 years depending on use and exposure. We have estimated the useful to be 15 years as the controllers are high quality and typically come with a 10 year warranty on parts.

2 - 8 Hunter ICC Controllers, Installed @ \$300.00 each = **\$600.00**

This Price includes removal, replacement, valve ID and reprogramming.

This component controls the electric landscape valves.



Asset #120	Backflow Preventers	Quantity	9
Constructed	2006	Current Cost to replace	\$8,400.00
Useful Life	15 years	Cost to Replace 2021	\$10,641.00
Years Remaining	8 years	Cost to Replace 2036	\$16,578.00
Replacement	2021and 2036		

This component separates the potable drinking water from the landscape water preventing backflow of stagnant water that carries harmful bacteria in to the city water. These components have a useful life of 15 years before needing replacement. We are not sure when this component was last replaced but we are assuming they have been replaced at least one time since the community has been in service.

3 – 2” Febco 825YA backflow device removed and replaced @ \$1,200.00 ea TOTAL = **\$3,600.00**

4 – 1 ½” Febco 825YA backflow device removed and replaced @ \$1,000.00 ea TOTAL = **\$4,000.00**

1 – 1” Febco 825YA backflow device removed and replaced = **\$500.00**

1 – ½” Febco 825YA backflow device removed and replaced = **\$300.00**

Total = **\$8,400.00**





Asset #123	Granite Replenishment	Quantity	60 Tons
Constructed	Assumed 2012	Current Cost to Maintain	\$3,600.00
Useful Life	5 years	Cost to Maintain 2017	\$4,052.00
Years Remaining	4 years	Cost to Maintain 2022	\$4,697.00
Current Unit Cost	\$60.00 per ton	Cost to Maintain 2027	\$5,445.00
		Cost to Maintain 2032	\$6,313.00
		Cost to Maintain 2037	\$7,318.00
		Cost to Maintain 2042	\$8,484.00

We recommend replenishing 30 Tons of landscape granite in 2015 to cover the areas where granite is missing and to fill in some of the trip hazards adjacent to the concrete walk ways. After that we have funded for 30 tons of landscape granite every 5 years for maintenance purposes. The granite should be regularly maintained by the landscape maintenance contractor and any replenishment should be preformed prior to the scheduled pre-emergent treatment to avoid duplicate efforts and cost.

60 tons X \$60.00 = **\$3,600.00**





Asset #125	Masonry Wall	Quantity	NA
Constructed	2006	Current Cost to Repair	NA
Useful Life	NA		
Years Remaining	NA		
Repairs	NA		

The masonry wall in this community is made of an 8”X6”X16” or 8”X8”X16” masonry block, fully grouted with concrete and rebar /bond beam reinforced. Due to the construction specs of this component it should last the life of the property providing it is maintained as needed. As the masonry block is not directly in contact with excessive irrigation water, combined with its structural integrity, we have not funded for the repair or replacement of this component.





Asset #126	Wrought Iron Replacement	Quantity	See Below
Constructed	2006	Current Cost to replace	\$27,300.00
Useful Life	30 years	Cost to Replace 2036	\$53,879.00
Years Remaining	23 years		
Replacement	2036		

The wrought iron is in good condition and should reach a useful life of 30 years providing it is maintained and painted as needed. We are not sure when this component was last painted and have estimated a time frame beyond the useful life of the paint and the iron is starting to rust. The trash enclosure gates are not funded as they should last the life of the property and not need replacement due to expiration of useful life. Typically assets like these are damaged by collision which can be recovered through insurance.

Improper use, such as climbing, vehicle damage or vandalism will contribute to the degradation of this component. We recommend that these components be inspected by a professional on an annual basis to ensure appropriate maintenance is being scheduled.

Approximately 700' lf of 40' tall Iron Fence @ \$39.00 each = **\$27,300.00**

Approximately 340' lf of 40' tall Iron Fence (Heavy Duty) **UNFUNDED as it's useful life is 40+ years.**





Asset #127A	Paint Units and Masonry Wall Ext.	Quantity	See Below
Last Painted	2006	Current Cost to paint	\$63,064.00
Useful Life	10 years	Cost to Paint 2016	\$68,912.00
Years Remaining	3 years	Cost to Paint 2026	\$92,612.00
Current Unit Cost	\$1.00/ sq ft (\$0.40/ sq ft)	Cost to Paint 2036	\$124,462.00

The perimeter walls and stucco walls should be inspected on an annual basis to ensure repairs are made in a timely manner in an effort to extend the life of the paint and the wall itself. The masonry component, to include stucco, will not last the life of the community if it is not painted and maintained when needed. Please be sure to include any crack repair to the block wall or stucco in the scope of work for the painting company as this is a necessary practice prior to painting. Please ensure all wall repairs are made prior to painting to avoid duplicate efforts and costs. We recommend the use of high quality exterior paint to ensure longevity. We have provided funding for airless spray paint application with prep and minor crack repair

Approximately 59,060 Square Feet of building exterior prep and paint @ \$1.00 each = **\$59,060.00**

Approximately 10,010 Square Feet of masonry Wall Paint @ \$0.40 each =**\$4,004.00**

Total =\$63,064.00





Asset #128	Paint Metal Components	Quantity	(See Below)
Last Painted	2006	Current cost to paint	\$11,120.00
Useful Life	6 years (Best practice, as needed)	Cost to paint 2014	\$11,454.00
Years Remaining	years	Cost to paint 2020	\$13,676.00
Current Unit Price	NA	Cost to paint 2026	\$16,330.00
		Cost to paint 2032	\$19,499.00
		Cost to paint 2036	\$2,349.00
		Cost to paint 2042	\$26,205.00

This includes the iron fence, bollard lights, trash enclosure gates, covered parking and the street light poles. We have funded for the use of a high sheen acrylic paint specifically designed for to be used on metal components and applied electrostatically. Brush and roll of regular latex paint will be significantly cheaper but will require a more frequent application schedule. We have included the rental of a mechanical lift machine for mobilizing equipment on the roof for painting visibility shields. In 2036 the majority of the iron is scheduled for replacement so we have only funded the heavy duty Iron to be painted at that time.

1,040' of 40" wrought Iron Fence @ \$3.50 each = **\$3,640.00**

8 Trash enclosure gates, lump sum = **\$1,000.00**

14 Parking light poles @ \$120.00 each = **\$1,680.00**

Covered Parking Stall Frames and Fascia (standard airless spray) Lump sum @ **\$4,800.00**

Total = \$11,120.00



Asset #135A	Kiosk Replacement	Quantity	2
Last Installed	2006	Current Cost to Replace	\$64,000.00
Useful Life	NA		
Years Remaining	NA		
Replacement	NA		

The Kiosk is in new condition and shows no signs of needed repair. This component is made of coated aluminum and should last the life of the complex and not need replacement or major repair unless damaged by collision, vandalism or acts of nature. We have estimated the replacement value for these components to be \$32,000.00 each for insurance purposes.





Asset # 206	Asphalt Seal Coat/ Crack Seal	Quantity	8,699 sq yards
Last Sealed	2006	Current Cost to replace	\$17,719.00
Useful Life	5 years standard(As needed, Best)	Cost to replace 2014	\$18,251.00
Years Remaining	years	Cost to Replace 2019	\$21,157.00
Current Unit Cost	\$1.00 per square yard	Cost to Replace 2024	\$24,527.00
		Cost to Replace 2029	\$28,434.00
		Cost to Replace 2036	\$11,545.00
		Cost to Replace 2041	\$40,540.00

Sealants and Crack Sealants can last up to 5 years but may need adjusting based on the use and exposure of the parking lot and the type of material used. We highly recommend the use of Master Seal MTR Asphalt Emulsion, applied every 5 years, for the seal coat as these products last longer than other types of sealants. We also recommend crack seal for all curbs, utility adjustments and valley gutters, where the asphalt meets the concrete and any cracking ¼” or wider in the asphalt that is visible. This will prevent moisture from penetrating in to the sub-grade and prevent asphalt movement and excessive cracking. These numbers include the cleaning of the roads 2 times prior to the application. Rain or excessive humidity will delay drying time. After replacement of asphalt, it is critical to maintain the asphalt as needed. We have a fog seal coat budgeted in for 2036 as the new asphalt will need this to happen within the first year for best maintenance practices.

Approximately 8,699SQ YDS of PolyKote TA1000(2 coats) @ \$1.00 per Sq Yard = **\$8,699.00**

Approximately 4000 LF of crack Seal @ \$0.63 per LF = **\$2,520.00**

Estimated Asphalt repairs prior to seal coat = **\$2,500.00**

Professional Contracting and inspection Services =**\$2,500.00**

Painting and Striping lump sum= **\$1,500.00**

TOTAL = \$17,719.00



Asset # 208	Asphalt Replace	Quantity	8,699 sq yards
Constructed	2006	Current Cost to replace	\$152,861.00
Useful Life	30 years	Cost to Resurface 2036	\$301,684.00
Years Remaining	23 years		
Resurface	2036		

Asphalt typically has a 20 to 30 year useful life before an overlay will be necessary. This is determined on how the asphalt was designed and built, and how well the asphalt has been maintained and the exposure and use of this component. We have assessed the useful life of this component to be 30 years based on the current condition and minimal use. By the overlay process, the asphalt’s useful life could be extended another 30 years depending on use, exposure, and maintenance practices. It will be necessary to adjust the manholes, sewer clean out ports, and water valve adjustments as a result of the inverted crown your asphalt has for drainage purposes. **Traffic control and water use are included.** We highly recommend the use of a Survey company for locating the wet utility adjustments need to be removed and replaced and for drainage purposes on the finish elevation of the asphalt. We further recommend the use of a Geotechnical Firm to for material samples and density testing of the finished product to ensure the asphalt is being installed per municipal specifications ensuring the product and workmanship provided by the contractor. The overlay is to be a minimum of 1.5” to ensure the product reaches the required density without unraveling or falling apart during the rolling process.

Approximately 8,699 sq. yd. of 2” overlay of asphalt @ \$14.50/ sq yd with 50% removals = **\$126,135.50**

11 Manhole / Storm Drain Adjustments (including removals) @ \$425.00 each = **\$4,675.00**

17 Water Valve Adjustments (including Removals) @ \$350.00 each = **\$5,950.00**

4 Fire Hydrant Markers @ \$25.00=**\$100.00**

Survey Services Estimated at **\$5,000.00**

Geotechnical Services Estimated at **\$7,500.00**

Contract and Construction Management Estimated at **\$3,500.00**

TOTAL = \$152,860.50

We highly recommend that the HOA hire a third party to manage and inspect the mill and overlay process. This is a service we can provide but there are many qualified agencies to choose from.

ALL ASPHALT PRODUCTS, WITH THE EXCEPTION OF POLYMER BASED MATERIALS, ARE PETROLEUM BASED PRODUCTS AND PRICING IS SUBJECT TO CHANGE DAILY AS A RESULT OF THE CURRENT MARKET AND AVAILABILITY OF OIL.



THE ROADS ARE THE MOST EXPENSIVE ASSET THE ASSOCIATION OWNS AND IT IS ABSOLUTELY CRITICAL THAT THIS ASSET BE MAINTAINED AS NEEDED TO ENSURE THE COMMUNITY VALUE, SAFETY, ACCESS, AND PROPER WORKINGS OF THE WET UTILITIES THAT THE ROADS COVER.

SEAL COATING



MILLING AND OVERLAY OF NEW ASPHALT





Asset #404	Flat Roof Replace	Quantity	20,182 sq ft
Constructed	2006	Current Cost to Replace	\$76,692.00
Useful Life	12 years	Cost to Replace 2018	\$86,318.00
Years Remaining	5 years	Cost to Replace 2030	\$126,760.00
Resurface	2018, 2030 and 20 42	Cost to Replace 2042	\$180,760.00

Built up roofing has a useful life ranging from 10 to 25 years. The built up portion of your roofing has an estimated useful life of 12 years. All roofing information was provided by Roofing Southwest. We strongly encourage the association to have the roof inspected and cleaned a minimum of one time per year and have repairs made as needed to ensure and possibly extend the life of the roof.

Approximately 20,182 Sq. Ft. of Asphalt Shingle Roofing @\$3.80 per square foot = **\$76,691.60**





Asset #404 B	<u>Tile Roof Underlayment Replacement</u>	Quantity	<u>39,978 sq ft</u>
Constructed	<u>2006</u>	Current Cost to Replace	<u>\$139,923.00</u>
Useful Life	<u>20 years</u>	Cost to Replace 2026	<u>\$205,482.00</u>
Years Remaining	<u>13 years</u>		
Resurface	<u>2026</u>		

Tile roofing systems have 2 separate components that have different useful lives. The underlayment has an average useful life of 20 years while the roofing tiles can last longer than 50 years. The useful life of the underlayment can be extended by implementing a maintenance plan causing the roof to be inspected and repaired at a minimum annual occurrence. We have extended the useful life of this component based on the assumption the association will initiate a maintenance program. It is critical to have the roofing cleaned and maintained as needed. We have provided a separate roofing inspection along with a proposal for repairs and maintenance.

Approximately 39,978 Sq. Ft. of Roofing underlayment @\$3.50 per square foot = **\$139,923.00**





PROFESSIONAL SERVICES/ CONTRACTOR/ VENDOR LIST

The professionals, contractors and vendors listed below are reputable professionals and contributed to the development of this report by providing current material and labor costs for their specific fields of expertise(with the exception of professional services.) These professionals are being listed for your convenience and in an effort to provide you actual costs of the repair and replacement of your assets. This is a free service to Zahara at Las Sendas as part of the reserve study and there are no compensations provided to Arizona reserve Services, LLC by any of the services listed in this directory.

PROFESSIONAL SERVICES

Civil Engineering;

M2 Group Inc.....Jose Montoya.....480-539-7497

Financial/ Investments;

Wachovia Securities.....Thomas Griffin.....1-800-833-3405

Geotechnical Services;

Construction Inspection Testing (CIT).....480-446-9876

Geotechnologies Inc (GTI).....Dr. Peter Fleming.....480-922-2899

Legal;

Mulcahy Law FirmBeth Mulcahy Esq./ Kristen Rosenbeck Esq.602-241-1093

The Law Firm of John Chaix.....John Chaix.....602-235-9399

Shaw & Lines.....Augustus Shaw.....480-456-1500

Survey;

EPS Group Inc.....Brandyn Jones.....480-503-2250

Jack Johnson and Associates.....Dave Ferguson.....480-214-0370

M2 Group Inc.....Jose Montoya.....480-539-7497

ASSOCIATION CONSULTANT EXPERTS AND GENERAL CONTRACTORS

John Wayne Construction.....David Dillon.....480-346-1270

CONTRACTORS AND SERVICE PROVIDERS



Arborists:

- All Year Round tree Care..... Larry Brown.....602-647-4747
- AAA Landscape.....Jackie Hales602-437-2690
- Caretaker Inc.....Jim Potts.....480-545-9755

Asphalt/ Slurry Seal:

- F n F Construction.....Jose Castillo.....602-390-3383
- American Asphalt.....Rich LeFebvre.....602-558-2381
- Cholla Pavement Maintenance Inc.....Chance Cherry.....480-893-1044

Automated Gate Services:

- Signature Gates.....Kori Malave.....602-695-6031
- Park Pro.....Trace Beatty.....602-254-0770
- Signal Gates.....602-997-6891

Backflow Testing and Repair:

- Backflow Prevention Device.....Scott Brueckner.....602-788-5411
- AAA Landscape.....Brian Fero.....602-437-2690

Brick Pavers:

- Paver Dean.....Derek Lester.....480-969-4995

Concrete:

- HW Johnson, LLC.....Paul Chapman602-447-8055
- Temcon Concrete.....Bobby Bernal Sr.....480-893-1789

Dry Well Maintenance, Repair, and Replacement:

- Torrent Resources.....Neva Andrade.....602-268-0785

Handy Man Services:

- Caretaker Inc.....Jim Potts.....480-545-9755



New Look Restoration.....Bill Sykes.....602-697-6200

Landscape Construction;

Gothic Landscape.....Brent Kline.....602-470-1711

Siteworks Landscape Development.....Mike Larsen.....480-820-1600

AAA Landscape.....Cheryl Walter.....602-437-2690

Landscape Maintenance;

Gothic Grounds Management.....Michael Scheidt.....602-305-3690

AAA Landscape.....Jackie Hales602-437-2690

Caretaker Inc.....Jim Potts.....480-545-9755

Blue Marble Landscape.....Dennis Lynch.....480-251-0401

Lighting/ Electrical;

Brooks Brothers Electric.....Keef Brooks.....602-266-9499

Cissell Electric.....Mark Cissell.....602-614-9466

Masonry;

Dean Fence and Gate..... Derek Lester.....480-969-4995

Trinity MasonryChip Rish.....602-757-7685

Painting;

Kommerical Painting Services.....Richard Bircher.....602-616-0107

Wall Masters.....Dave McCarthy.....480-577-4604

Dean Fence and Gate.....Derek Lester.....480-969-4995

Pest Control;

Bircher Exterminating Services.....Richard Bircher.....602-616-0107



Play Structure, Tot Lots, Recreational Amenities Installation and Replacement;

- Desert Jewel & Associates.....Shanna Liles.....1-800-456-7903
- Recreation Design Concepts.....Jeffery Johnson.....480-890-8393
- Landscape Structures.....Kevin.....763-370-7264
- Dave Bang and Associates.....480-892-2266

Play Structure, Tot Lots, Recreational Amenities Maintenance, Cleaning, and Repair;

- Tot Lot Services, Inc.....Richard Bircher.....602-616-0107

Pool, Spa, and Water Feature Maintenance;

- Doctor Pool.....Tim Kempton.....480-343-5308

Pool installation and Design;

- California Pools.....Paul Tipton.....480-345-0005

Recreational Amenities- Basketball/ Tennis Courts

- Arizona Master Court.....480-990-4152

Roofing;

- Sprayfoam Southwest.....Robert Timmons.....480-752-8550
- Mulcock Roofing

Security;

- Tin Star Protection.....Landon Rankin.....480-234-0550

Sewer Services;

- The Pipeline Company.....Don Young.....602-768-3027
- Southwest Pipeline.....Stanton White.....602-309-3544
- Pipeline Video and Hydro Vac.....602-237-0292

Stamped Asphalt;

- Creative Paving Solutions.....Hadar Rahav.....480-941-2766



Windows, New Install and Replacement:

Panoramic Windows.....Brian Dietsch.....602-363-3419

Wrought Iron;

Cactus Ornamental Iron.....Andy Alvis.....480-834-0774

Dean Fence and Gate.....Derek Lester.....480-969-4995

Crossroads Fence, LLC.....Bill Wallis.....480-239-9745

Granite Material Providers

Kalamazoo Materials.....Mike Price.....520-631-8268

Irrigation Material Suppliers

Sprinkler World of Your City.....Kelly Cox.....480-892-5001

Sign Manufacturers and Installers

Sign World.....Todd Verley.....480-982-6696