

Reserve Component List

	A	B	C	D	E	F
1	Component	Original Date	Useful Life	Years Left	EstCost	Comments/Past repairs
2	Pumps					
3	Small System Pump	2006			\$2,400	Replaced 2006 \$1,300 for pump
4	Filing 7 Pump	2017			\$2,000	
5	Large System Pump (New) 10HP	2020			\$6,958	New Pump 2020 \$4,256/Cost Update 2023
6	7.5 HP Backup Pump for LS 10HP	2020			\$4,307	In storage
7	Canal pump	2023			\$1,500	Replaced 2020 \$1,054/Replaced 2023
8	Backup Canal Pump	2020			\$1,500	Refurnished broken pump/in storage
9	Large System Isolation Valves	2017			\$750	
10						
11	Irrigation Infrastructure (Lines)					
12	Filing 1 & 3 Irrigation Infrastructure	1990/1993	Indefinite	20-30 years		Main Lines F1 \$959-2022, F1 \$2,100-2023
13	Small System Canal Pipe	1990				Cleanout \$2,000 - 2023
14	Filing 4 Courtyard Irrigation Infrastructure	1995	Indefinite	20-30 years		Main, Valves, Feeders, Emitters, Nozzles
15	Filing 4 Custom/Pond Infrastructure	1995	Indefinite	20-30 years		Main Line
16	Filing 4 Berm Irr Infrastructure	1995	Indefinite	20-30 years		Main, Valves, Feeders, Emitters
17	Filing 5 Irrigation Infrastructure-Main Line	1999	Indefinite	20-30 years		Main Line
18	Berm 6/Seasons Dr Irr Infrastructure	2000	Indefinite	20-30 years		Main, Valves, Feeders, Emitters, Filters
19	High Tiara Entrance Irrigation Infrastructure	1992	Indefinite	20-30 years		Main Line
20	Seasons Drive Controller Clock	2019			\$369	
21	High Tiara Controller Clock	2017			\$360	
22	Filing 1/3 Controller Clock					
23	Filing 7 Controller Clock					
24	Seasons Drive Zone Control at Snow Mesa Ln	2021			\$403	
25	Filing 7 Irrigation Infrastructure (Common)	2016				Main, Valves, Feeders, Emitters, Filters
26	SB Entrance Common Area Irr Infrastructure	1990				Main, Valves, Feeders, Emitters, Filters
27	Pond Float Replacement				\$120	every two years
28						
29	Other Irrigation Essential Components					
30	VFD	2021			\$3,750	Replaced 2015/2018/2021
31	VFD Fan	2006				\$1,000-\$5,000 Fan or Cooler - Proposed
32	Fountain				\$200	
33	Pond Landscaping after Dredging	2019			\$2,000	
34	Pond Dredging	2019			\$6,000	Partial dredge every 5 years
35	Proposed Netafim Filter				10,000	Proposed
36	Pond Pumpshed (New)Structure	2022			6,400	Completed

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37							
38	Landscaping						
39	Entrance Gardens Improvement	2022			\$1,200	Completed	
40	Corner Seasons & SMCT	2022			\$1,250	Completed	
41	Entrance Lights - So Broadway	2017			\$1,500		
42	High Tiara Lighting	2020			\$572		
43	So Broadway & High Tiara Signs	2021			\$1,850	Cleaning every 5 years - 2021 last clean	
44	Berm 4 Spruce Installed	2022			\$1,217	Completed	
45	Entry Median Rejuvenation	2023			\$2,200	Completed	
46	Pond Berm Reclamation	2022			\$4,246	Completed	
47	New Plants Pond Berm & Berm 4	2022				Included in Pond Berm 4	
48	High Tiara Pine - Remove & Install Dead Pine	2024			\$2,000	Proposed	
49	So Broadway Entrance Pine Grove Landscape Refre	2023			\$3,500	Proposed 2023 or 2024	
50							
51	Fences						
52	So Broadway Fence	1990			28,800	Replacement ?	
53	Seasons Dr Fence	2000			54,720	Replacement Proposed 2025	
54	F1 Pump Station Fence	1990			450	Painted 2022	
55	Pond Pump Station Fence	2017			1,575	Painted 2018	
56	*Painting Fences History	2018			11,980	SB & Seasons Dr Painting Only	
57	*Painting Fences History	2021			4,400	SoBroadway 1 section repair/paint	
58	*Painting Fences History	2022			1,150	Seasons Dr Repair & Paint	
59							
60	Driveway and Walkway Repair						
61	Filing 6 Shared Driveway	2000			3,500	Caulked 2022 \$2200	
62	Filing 6 Storm Water Drain Cleaning						
63	Filing 6 Detention Pond Cleanup						
64	Filing 4 Pond Concrete Walkway						
65	Filing 4 Lot D Gravel Walkway						
66	Filing 4 Lot F Gravel Walkway						
67	Filing 3 Gravel walkway						
68	Filing 6 Gravel walkway						
69	Wedge- Seasons Drive						
70	Filing 6 Mailbox/Irrigation Control Wall						
71							
72	This list is dated Oct 25, 2023; the list may change between that time and end of year.						