



Coachella Valley Mosquito and Vector Control District

43420 Trader Place, Indio, CA 92201 | (760) 342-8287 | cvmosquito.org

Finance Committee Meeting

Via Zoom and In-Person

Tuesday, April 12, 2022

1:00 p.m.

AGENDA

Materials related to an agenda item that are submitted to the Finance Committee after distribution of the agenda packets are available for public inspection in the Clerk of the Board's office during normal business hours and on the District's website.

Pursuant to Assembly Bill 361, this meeting will be conducted by video and/or teleconference as well as in-person public access to the meeting location. To view/listen/participate in the meeting live, please join by calling 1-888-475-4499 (toll-free), Meeting ID: [839 9622 4402](https://us02web.zoom.us/j/83996224402), or click this link to join: <https://us02web.zoom.us/j/83996224402> or attend in person at the District office located at the address listed above. Written public comment may also be submitted to the Clerk of the Board by 11:00 a.m. on Tuesday, April 12, 2022, at mtallion@cvmosquito.org. Transmittal prior to the meeting is required. Any correspondence received during or after the meeting will be distributed to the Finance Committee as soon as practicable and retained for the official record.

Assistance for those with disabilities: If you have a disability and need an accommodation to participate in the meeting, please call the Clerk of the Board at (760) 342-8287 for assistance so the necessary arrangement can be made.

- 1. Call to Order** – Doug Walker, Treasurer
- 2. Roll Call**
- 3. Confirmation of Agenda**
- 4. Public Comments**

Those wishing to address the Finance Committee should send an email to the Clerk of the Board by 11:00 a.m. on Tuesday, April 12, 2022, at mtallion@cvmosquito.org, or appear at the meeting to provide public comments.

A. PUBLIC Comments — NON-AGENDA ITEMS: This time is for members of the public to address the Finance Committee on items of general interest (a non-agenda item) within the subject matter jurisdiction of the District. The District values your comments; however, pursuant to the Brown Act, the Board cannot take action on items not listed on the posted Agenda. **Comments are limited to a total of three (3) minutes per speaker for non-agenda items.**

B. PUBLIC Comments — AGENDA ITEMS: This time is for members of the public to address the Finance Committee on agenda items (Open and Closed Sessions). **Comments are limited to three (3) minutes per speaker per agenda item.**

All comments are to be directed to the Finance Committee and shall be devoid of any personal attacks. Members of the public are expected to maintain a professional, courteous decorum during public comments.

5. Items of General Consent – None

6. Old Business

A. Budget Calendar **(Pg. 4)**

7. New Business

A. Draft FY2022-2023 Budget **(Pg. 6)**

B. Capital Project – District Sterile Mosquito Program **(Pg. 173)**

8. Schedule Next Meeting

9. Trustee and/or Staff Comments/Future Agenda Items

10. Adjournment

Certification of Posting

I certify that on April 8, 2022, I posted a copy of the foregoing agenda near the regular meeting place of the Board of Trustees of the Coachella Valley Mosquito & Vector Control District and on the District's website, said time being at least 72 hours in advance of the meeting of the Board of Trustees (Government Code Section 54954.2)

Executed at Indio, California, on April 8, 2022.

Melissa Tallion, Clerk of the Board

FY2022-23 BUDGET CALENDAR

STAGE	TASK TO BE COMPLETED	ACTIVITIES	STAKEHOLDERS	DEADLINE
STAFF	Budget Templates created	Templates in Microix Budget Workflow Created. Sent to Department Budget managers (complete)	Administrative Finance Manager	January 17, 2022
	Personnel Salary & Benefits	Updated information from Payroll & benefits added to Workflow. Budget spreadsheets & formulae created.	Administrative Finance Manager	Ongoing
	Budget Workshop for Managers	Help facilitate & train staff to build budget in Workflow	Management & Supervisory Team	February 7, 2022
	Budget docs to AFM & GM	General Manager to review and approve budget documents	GM, Management & Supervisory Team	March 7, 2022
	Completion of first draft	Team to review and adjust budget according to GM & AFM suggestion & direction	GM, Management & Supervisory Team	March 25, 2021
	Draft 1 Budget	Preparation of first draft of FY2022/2023 Budget for Finance Committee Budget Meeting. PDF and hard copy to FC Trustees	Finance	April 1, 2022
FINANCE COMMITTEE	Draft 1 for Finance Committee	Emailed to Finance Committee For Review email questions or meet. Reserve Study to be emailed with draft Budget	Finance Committee Department heads, General Manager & Administrative Finance Manager	April 8, 2022
	Draft 1 for Finance Committee	Finance Committee to review draft budget & reserve study & discuss in meeting **FINANCE COMMITTEE MEETING	Finance Committee General Manager & Administrative Finance Manager	Tuesday April 12, 2022 1:00 p.m. - 2:30 p.m.

STAFF	Updated salary	Salary & Benefits Proposals & scenarios	Administrative Finance Manager	April 29
FINANCE COMMITTEE	Final Draft for Finance Committee	Final draft of FY2022/2023 Budget for Finance Committee Budget Meeting, attended by General Manager, Finance Committee and Administrative Finance Manager. **FINANCE COMMITTEE MEETING	Finance Committee General Manager & Administrative Finance Manager	May 3, 2022 1:00pm – 3:00pm
BOARD	Final Draft for Budget Workshop	Budget Workshop for in depth discussion BOARD MEETING	Board of Trustees Workshop	May 10, 2022 4:30pm – 5:30pm
	Adoption of Final Draft	Adoption of FY2022/2023 Budget BOARD MEETING	Board of Trustees Board Meeting	June 14, 2022
	Set Benefit Assessment Rate	Adopt Resolution – Intention to Levy Assessment, Preliminary approval of engineer’s report and providing notice of hearing for the CVMVCD mosquito, fire ant, and disease surveillance and vector control assessment BOARD MEETING	Board of Trustees Board Meeting	June 14, 2022
	Adopt Benefit Assessment Resolution	Adopt Resolution approving Engineer’s Report, Confirming Diagram and Assessment, and Ordering the Levy of Assessments for fiscal year 2022-23 for the Coachella Valley Mosquito and Vector Control District Mosquito, Fire Ant and Disease Control Assessment Public Hearing BOARD MEETING	Public Hearing	July 12, 2022

Major Assumptions

REVENUE ASSUMPTION

- The Benefit Assessment rate reduced by \$1 to \$1.50 to between \$12.89 and \$13.39 per Single Family Equivalent with current estimate of total revenue being \$2,106,311.
- Property tax revenue to increase 5%
- Property tax increment revenue to increase 5%

EXPENDITURE ASSUMPTION

The District employs 68 full-time equivalents (FTE), increased with seasonal (part-time) staff beginning early summer 3.8 FTE, totaling 71.8 full-time equivalents (FTE). An increase of 1.8 FTE

- Cost of living adjustment 3 % for all employees.
- CalPERS Employer Rate decrease from 9.13% to 9.12% (Classic members).
- CalPERS unfunded accrued liability (UAL) reduced from \$363,024 to \$190,024

CAPITAL RESERVES FORECAST

The total beginning Capital Fund balance for July 1, 2022, is estimated to be \$15,399,667, the ending balance at June 30, 2023 estimated to be \$15,588,231. Capital planning for FY2022-23 includes establishing Capital Project SIT Insectary Fund Reserve, with a \$1 million fund transfer from the General Fund (from the FY2021-22 budget surplus), and a \$500,000 transfer from the Operating Budget.

- **General Reserve** beginning balance \$11,968,314, \$1 million transfer to Capital Project SIT Insectary Fund. Ending balance **\$10,968,314.** ↓
- **Thermal Facility Remediation Fund Reserve** beginning balance \$129,139, fund transfer of \$39,655 and revenue of \$15,400. No budget expenses planned in this fiscal year. Ending balance **\$184,194.** ↑
- **Capital Equipment Replacement Fund Reserve** beginning balance \$620,254, interest and fund transfer of \$88,842 minus planned equipment purchases of \$220,551. Ending balance **\$488,545.** ↓
- **Capital Facility Replacement Fund Reserve** beginning balance \$2,681,960 interest and fund transfer of \$444,718 minus facility capital improvement expenses of \$439,500. Ending balance **\$2,687,178.** ↑
- **Capital Project SIT Insectary Fund Reserve** beginning balance \$0, fund transfer from General Fund of \$1 million plus \$500,000 fund transfer from Operating Budget minus feasibility study expenses of \$40,000 and capital equipment of \$200,000. Ending balance **\$1,260,000.** ↑

<u>Capital Reserves Forecast</u>	Beginning Balance July 1, 2022	Budgeted Revenue	Contribution from / (to) Operations and from Other Capital Funds	Budgeted Expenditure	Ending Balance June 30, 2023
GENERAL FUND					
Committed Reserves: <i>Public Health Emergency</i>	5,081,067				5,081,067
Assigned Reserves: <i>Operations</i>	5,800,000	13,303,088	(1,046,016) ⁽¹⁾	(12,257,073)	5,800,000
<i>Future Healthcare Liabilities (Net OPEB Liability)</i>	87,247				87,247
<i>Unassigned</i>	1,000,000		(1,000,000) ⁽²⁾		
Total	11,968,314	13,303,088	(2,046,016)	(12,257,073)	10,968,314
THERMAL FACILITY REMEDIATION FUND RESERVE					
Assigned Reserves: <i>Thermal Facility Remediation Fund</i>	129,139	15,400	39,655 ⁽¹⁾	0	184,194
Total	129,139	15,400	39,655	0	184,194
CAPITAL EQUIPMENT REPLACEMENT FUND					
Assigned Reserves: <i>Equipment</i>	620,254	2,481	86,361 ⁽¹⁾	(220,551)	488,545
Total	620,254	2,481	86,361	(220,551)	488,545
CAPITAL FACILITY REPLACEMENT FUND					
Assigned Reserves: <i>Facility & Vehicle Replacement</i>	2,681,960	24,718	420,000 ⁽¹⁾	(439,500)	2,687,178
Total	2,681,960	24,718	420,000	(439,500)	2,687,178
CAPITAL PROJECT SIT INSECTARY CONSTRUCTION FUND					
Assigned Reserves: <i>Capital Project SIT Insectary Construction</i>	0	0	1,500,000 ⁽¹⁾⁽²⁾	(240,000)	1,260,000
Total	0	0	1,500,000	(240,000)	1,260,000
Total Fund Balance	15,399,667	13,345,687	-	(13,157,124)	15,588,231
⁽¹⁾ Transfer to/from Operating Budget ⁽²⁾ Transfer to/from General Fund					

	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget
	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
Beginning Fund Balance	11,968,314	11,968,314	11,987,885	11,987,885	11,987,488
Property Taxes Current	11,029,612	11,470,797	11,929,629	12,406,814	12,903,086
Property Taxes Prior	62,165	36,817	36,817	36,817	36,817
Interest Income	42,000	42,000	42,000	42,000	42,000
Miscellaneous Revenue	63,000	63,000	63,000	63,000	63,000
Benefit Assessment Income	2,106,311	2,106,311	1,604,467	1,604,467	1,381,927
Total	13,303,088	13,718,925	13,675,913	14,153,098	14,426,831
Payroll	9,100,580	9,394,718	9,717,775	10,033,768	10,149,854
Administrative	932,243	956,296	984,985	1,014,534	1,044,971
Utility	116,207	119,693	123,284	126,982	130,792
Operating	2,108,043	2,139,205	2,213,414	2,290,853	2,371,718
Contribution to Capital Reserve	1,046,016	1,089,442	636,455	687,357	742,478
Total	13,303,088	13,699,354	13,675,912	14,153,495	14,439,813
Ending Fund Balance	11,968,314	11,987,885	11,987,885	11,987,488	11,974,506
Revenue Assumption	Property Tax rise 5% Benefit assessment lowered by \$1 to \$1.50 ↓	Property Tax rise 4% Benefit assessment remains same as previous year (PY)	Property Tax rise 4% Benefit assessment lowered by \$3 to 3.50 ↓	Property Tax rise 4% Benefit assessment remains same as PY	Property Tax rise 4% Benefit assessment lowered by \$1 to 1.50 ↓
Expenditure Assumption	Full time positions increase from 64.5 FTE to 68 FTE CalPERS UAL reduced from \$363,024 to \$190,024 \$500,000 transfer to capital project fund	3 % increase on all expenses \$500,000 transfer to capital project fund	3 % increase on all expenses; Retiree Healthcare prefunding reduced to \$100k; Capital project transfer \$0 Recruit Lab Ast 1 & Biologist	3 % increase on all expenses	3 % increase on all expenses UAL payment will be down to \$3500 in FY2026-27

OPERATING BUDGET REVENUE

The five-year forecast for revenue assumes that property taxes will rise 5% for Fiscal Year (FY) 2022-23 and 4% the following four years, The total operating revenue for FY 2022-23 is forecast to increase to \$13,303,088 which is 2.6% higher than the estimated actual for Fiscal Year Ending (FYE) June 30, 2022, of \$12,961,113.

REVENUE	ADOPTED BUDGET 2021-2022	ESTIMATED ACTUAL 6/30/2022	% DIFFERENCE	PROPOSED BUDGET 2022 -2023	% DIFFERENCE
PROPERTY TAXES CURRENT	9,765,531	10,513,359	7.7%	11,029,612	5%
PROPERTY TAXES PRIOR	32,805	60,946	85.8%	62,165	2%
INTEREST INCOME	42,000	42,000	0.0%	42,000	0%
MISCELLANEOUS	63,000	35,000	-44.4%	63,000	44%
BENEFIT ASSESSMENT	2,299,810	2,309,808	0.4%	2,106,311	-10%
TOTAL	\$12,203,146	\$12,961,113	6.2%	\$13,303,088	3%

REVENUE ASSUMPTION

- Benefit Assessment rates per Single Family Equivalent (SFE) is reduced by approximately \$1 estimated revenue from \$2,276,499 TO \$2,106,311
- Property Tax Current to increase by 5% in line with Assessors Valuation.

Interest revenue stays at \$42,000. Miscellaneous revenue includes \$16,000 estimated CalCard rebate, \$35,000 for USDA refund for expenses, and \$12,000 for reimbursement for testing other mosquito & vector control districts' mosquito samples for WNV or SLE.

OPERATING BUDGET EXPENDITURE

Total Operating budget expenditure for FY2022-23 is forecast to be \$13,303,089 this is a 4% increase over the estimated actual for FYE June 30, 2022.

EXPENDITURE	ADOPTED BUDGET 2021-2022	ESTIMATED ACTUAL 6/30/2022	% DIFFERENCE	PROPOSED BUDGET 2022-2023	% DIFFERENCE
PAYROLL	9,567,740	9,567,740	0%	9,100,580	-5%
ADMINISTRATIVE	948,329	866,045	-9%	932,243	7%
UTILITY	107,824	114,824	7%	116,207	1%
OPERATING	2,097,953	1,797,698	-14%	2,108,043	15%
CONTRIBUTION TO CAPITAL RESERVES	481,300	481,300	0.0%	1,046,016	54%
TOTAL EXPENSES & TRANSFERS	\$13,203,146	\$12,827,607	-3%	\$13,303,089	4%

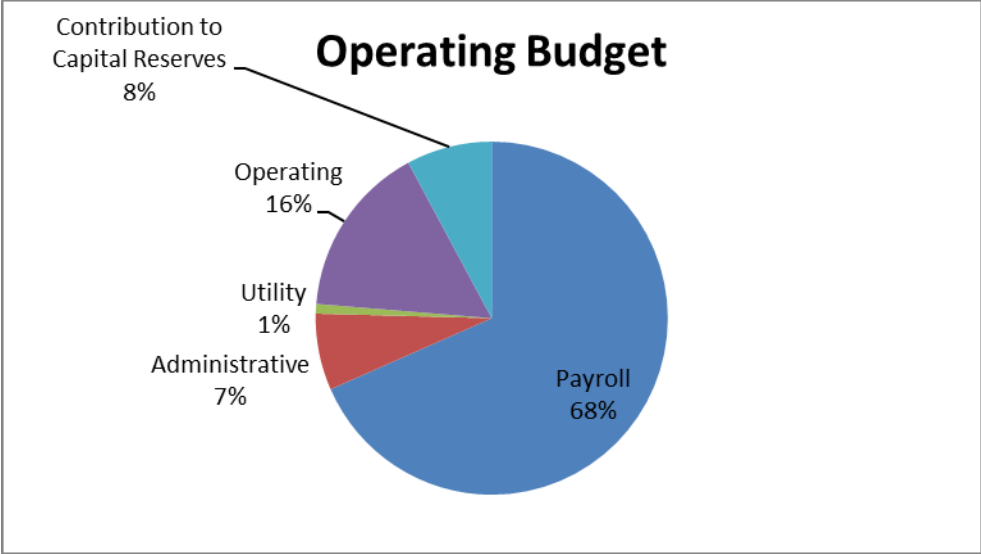


Figure 1 Operating Budget

Expenditures are broken down into Payroll, Administrative, Utility, Operating, and Contribution to Capital Reserves. Payroll costs, which account for 68% of the budget, are projected to decrease by 5% over the estimated actual for FYE June 30, 2022. The reason for the decrease is because of the prefunding of \$1million to CalPERS in prior year. Payroll is increasing because of 5 positions recruited mid FY 21-22 are now budgeted for the full year, one additional position of Operations Coordinator is included, a COLA of 3 %, and employee step increases.

The 2022-23 Operating expenses are budgeted to be 15% more than the latest estimate for 2021-22. Administrative expenses are projected to increase by 7%, Utility increase by 1%, and Contribution to Capital Reserves to increase by 54% because of the funding for the construction of insectary capital project.

EXPENDITURE ASSUMPTIONS EXPENDITURE ASSUMPTION

Payroll

The District employs 68 full-time equivalents (FTE), increased with seasonal (part-time) staff beginning early summer 3.8 FTE, totaling 71.8 full-time equivalents (FTE). This is an increase of 1.8 FTE compared to prior year.

Full Time Equivalent Fiscal Year Comparison

Department	Adopted FY2021-22		Proposed FY2022-23	
	Full Time FTEs	Part Time FTEs	Full Time FTEs	Part Time FTEs
Administration	2.0	0.0	2.0	0.0
Finance	4.0	0.0	4.0	0.0
Human Resources	3.0	0.0	3.0	0.0
Information Systems	3.0	0.0	3.0	0.0
Public Outreach	4.5	0.0	5.0	0.0
Fleet Maintenance	2.0	0.0	2.0	0.0
Buildings & Grounds Maintenance	2.0	0.0	2.0	0.0
Surveillance & Quality Control	10.5	0.4	11.0	0.4
Control Operations	33.5	5.1	36.0	3.4
Total	64.5	5.5	70.0	3.8

- Cost of living adjustment 3 % for all employees.
- CalPERS Employer Rate decrease from 9.13% to 9.12 % (Classic members).
- CalPERS unfunded accrued liability (UAL) reduced from \$363,024 to \$190,024
- 5% increase to all Manager pay scale steps.

Surveillance and Quality Control Department (SVQC)

Fully Funded Existing Position- Laboratory Technician

- The addition of one full-time Laboratory Technician hired mid FY21-22, is now budgeted for full fiscal year. This will increase SVQC Department staffing by 0.5 FTE.

Operations Department

Fully Funded Existing Position – Vector Control Technicians

- Three Vector Control Technician I positions hired mid FY 21-22 is now budgeted for full fiscal year. This will increase Operations Department staffing by 1.5 FTE.

Position Added

Operations Program Coordinator. This will increase Operations Department staffing by 1.0 FTE.

Public Outreach Department

Fully Funded Existing Position – Community Liaison

- Community Liaison position positions hired mid FY 21-22 is now budgeted for full fiscal year. This will increase Public Outreach Department staff by 0.5 FTE.

Upward Reclassification

- Current PIO will be reclassified to Public Information Manager. PIO position will not be budgeted for FY 22-23.

Administrative Expenses

- Workers' compensation insurance dues are increased to \$281,753 from \$256,139. Retrospective adjustment is estimated to be \$75,000. The retrospective adjustment for FY2021-22 was \$143,962, which reduced the workers compensation expenses for the year to \$112,177.

Utility Expenses

- Expenses are forecast to increase slightly over the estimated actual for June 30, 2021.

Operating Expenses

- Motor fuel is increased from FY2021-22 budget to \$130,300.
- Contingency Expense of \$110,000. This amount is less than 10 % of the Operating Expenses minus the Research Budget. This expense is built into the budget in case there is a need to buy more equipment, chemicals, or aerial services.

CAPITAL BUDGET – SUMMARY

The **Thermal Facility Remediation Fund Reserve** includes rental revenue of \$15,000 and a fund transfer from the General Fund of \$39,655.

Figure 2 Thermal Facility Remediation Fund Reserve Capital Budget

Coachella Valley Mosquito and Vector Control District THERMAL FACILITY REMEDIATION FUND RESERVE				
	Proposed Budget 2022-2023	Adopted Budget 2021-2022	Estimated Actual 2021-2022	Actual 2020-2021
Beginning Fund Balance	<u>129,139</u>	<u>63,688</u>	<u>75,239</u>	<u>9,109</u>
REVENUE				
Misc Revenue				25,570
Income from Lease	15,000	15,000	15,000	17,295
Interest	400	400	400	(77)
Transfer From General Operating Fund	<u>39,655</u>	<u>38,500</u>	<u>38,500</u>	<u>35,000</u>
TOTAL REVENUE	55,055	53,900	53,900	77,787
EXPENSES				
Professional Fees				
Maintenance	-	-		11,656
Capital				
TOTAL EXPENSES	-	-	-	11,656
Total Revenue Less Expense	<u><u>55,055</u></u>	<u><u>53,900</u></u>	<u><u>53,900</u></u>	<u><u>66,131</u></u>
Ending Fund Balance	<u>184,194</u>	<u>117,588</u>	<u>129,139</u>	<u>75,239</u>

Capital Equipment Replacement Fund Reserve Budget expenses total \$220,551. This is funded from an annual transfer of \$86,361 based on the funding schedule shown in the Capital Equipment Replacement Fund Reserve Budget.

Figure 3 Capital Equipment Replacement Fund Reserve Budget

Coachella Valley Mosquito and Vector Control District CAPITAL EQUIPMENT REPLACEMENT FUND RESERVE BUDGET				
	Proposed Budget 2022-2023	Adopted Budget 2021-2022	Estimated Actual 2021-2022	Actual 2020-2021
Beginning Fund Balance	<u>620,254</u>	<u>726,018</u>	<u>732,971</u>	<u>1,249,929</u>
REVENUE				
Transfer from General Fund				
Interest	2,481	2,904	2,904	
Sale of Assets	-	-		
Transfers From Operating Budget IT	86,361	47,506	47,506	43,187
Transfers From Operating Budget - Vehicles				-
TOTAL REVENUE	<u>88,842</u>	<u>50,410</u>	<u>50,410</u>	<u>43,187</u>
EXPENSES				
8415 Capital Outlay - IT	152,832	161,452	145,390	46,760
8415 Capital Outlay - Fleet Equipment				
8415 Capital Outlay - Facilities		14,450	11,237	-
8415 Capital Outlay - Operations	67,719	-		72,639
8415 Capital Outlay - Lab Equipment		6,500	6,500	-
8900 Transfer funds to Fund 14				444,706
TOTAL EXPENSES	<u>220,551</u>	<u>182,402</u>	<u>163,126</u>	<u>564,105</u>
Total Revenue Less Expense	<u>(131,709)</u>	<u>(131,992)</u>	<u>572,339</u>	<u>(520,918)</u>
Ending Fund Balance	<u>488,545</u>	<u>594,026</u>	<u>620,254</u>	<u>729,012</u>

FY2022-23 Capital Facility Replacement Fund Reserve Budget includes capital expenses for areas, General Common Area, Building Interiors, Building Exteriors, and Mechanical totaling \$439,500. This is funded from an annual transfer of \$420,000 based on the funding schedule shown in the Capital Replacement Fund Reserve Budget.

Figure 3 - Capital Facility Replacement Fund Reserve Budget

Coachella Valley Mosquito and Vector Control District CAPITAL FACILITY REPLACEMENT FUND RESERVE BUDGET				
	Proposed Budget 2022-2023	Adopted Budget 2021-2022	Estimated Actual 2021-2022	Actual 2020-2021
Beginning Fund Balance	<u>2,681,960</u>	<u>2,659,312</u>	<u>2,649,434</u>	<u>1,935,038</u>
REVENUE				
Transfer from Vehicle Fund	-	-		
Interest	24,718	18,395	19,312	
Transfers From Operating Budget	420,000	395,294	395,294	840,000
Sale of Assets			-	
TOTAL REVENUE	<u>444,718</u>	<u>413,689</u>	<u>414,606</u>	<u>840,000</u>
CAPITAL EXPENSES				
General Common Area	40,000	50,000		
Building Interiors	161,500	200,000	203,462	
Building Exteriors	120,000	48,000	84,715	
Mechanical	78,000	48,500	93,903	17,519
Fleet	40,000	-		108,086
TOTAL EXPENSES	<u>439,500</u>	<u>346,500</u>	<u>382,080</u>	<u>125,605</u>
Total Revenue Less Expense	<u>5,218</u>	<u>67,189</u>	<u>32,526</u>	<u>714,395</u>
Ending Fund Balance	<u>2,687,178</u>	<u>2,726,501</u>	<u>2,681,960</u>	<u>2,649,434</u>

FY2022-23 Capital Project Fund Reserve Budget includes \$40,000 budget for feasibility study for laboratory expansion to add new insectary for the Sterile Insect Technique (SIT). This is funded from a transfer of \$500,000 from the Operating Budget and a one-off fund transfer from the General Fund of \$1,000,000.

**Coachella Valley Mosquito and Vector Control District
CAPITAL PROJECT FUND BUDGET**

	<u>Proposed Budget 2022-2023</u>	<u>Adopted Budget 2021-2022</u>	<u>Estimated Actual 2021-2022</u>	<u>Actual 2020-2021</u>
Beginning Fund Balance	-			
REVENUE				
Transfer from General Fund	1,000,000			
Interest				
Transfers From Operating Budget	500,000			
Sale of Assets				
TOTAL REVENUE	1,500,000			
CAPITAL EXPENSES				
Professional Services	40,000			
Capital Expenditure	200,000			
TOTAL EXPENSES	240,000			
Total Revenue Less Expense	1,260,000			
Ending Fund Balance	1,260,000			

**Coachella Valley Mosquito and Vector Control District
GENERAL OPERATING BUDGET**

	Preliminary Budget 2022-2023	Amended Budget 2021-2022	Estimated Actual 2021-2022	Actual 2020-2021
Beginning Spendable Fund Balance	11,968,314	11,122,022	11,834,807	12,482,535
REVENUES				
Property Taxes Current	11,029,612	9,765,531	10,513,359	10,149,733
Property Taxes Prior	62,165	32,805	60,946	27,942
Interest Income	42,000	42,000	42,000	(4,854)
Miscellaneous Revenue	63,000	63,000	35,000	106,625
*Benefit Assessment Income	2,106,311	2,299,810	2,309,808	2,282,794
TOTAL REVENUES	13,303,088	12,203,146	12,961,113	12,562,240
EXPENSES				
Payroll Expense				
5101 Payroll - Full Time	5,910,271	5,378,287	5,378,287	5,047,596
5102 Payroll - Seasonal	142,020	203,400	203,400	154,385
5103 Temporary Services	6,900	6,900	6,900	6,900
5105 Overtime Expenses	34,120	45,120	45,120	24,297
5150 CalPERS Employer Payment of Unfunded Liability	190,024	1,363,024	1,363,024	314,253
5150 CalPERS State Retirement Expense	562,832	510,096	510,096	469,116
5155 Social Security Expense	360,143	331,680	331,680	318,120
5165 Medicare Expense	84,227	77,570	77,570	77,707
5170 Cafeteria Plan Expense	1,263,700	1,136,828	1,136,828	1,116,117
5172 Retiree Healthcare	392,420	372,588	372,588	358,313
5180 Deferred Compensation	121,857	108,010	108,010	95,830
5195 Unemployment Insurance	32,065	34,235	34,235	35,773
Total Payroll Expense	9,100,580	9,567,740	9,567,740	8,018,407
Administrative Expense				
5250 Tuition Reimbursement	20,000	20,000	12,000	27,148
5300 Employee Incentive	15,500	15,500	11,000	6,104
5301 Employee Support	-	-	-	1,028
5302 Wellness	5,600	5,600	1,000	103
5305 Employee Assistance Program	4,000	3,200	3,800	3,830
6000 Property & Liability Insurance	213,570	176,406	210,308	169,455
Retrospective Adjustment	(20,000)	(20,000)	(22,043)	(18,097)
Sub Total	193,570			
6001 Workers' Compensation Insurance	281,753	256,607	256,139	233,914
Retrospective Adjustment	(75,000)	(75,000)	(143,962)	(74,750)
Sub Total	206,753			
6050 Dues & Memberships	36,754	35,176	34,000	38,554
State Certified Technician Fees	6,741	7,640	4,000	
6060 Public Outreach Materials	27,360	7,950	7,000	26,289
6065 Recruitment/Advertising	7,500	7,500	6,158	5,897
6070 Office Supplies	21,121	17,111	16,121	15,272
6075 Postage	5,750	5,750	1,100	1,356
6080 Computer & Network Systems	8,199	8,199	8,199	4,350
6085 Bank Service Charges	250	200	250	1,021
6090 Local Agency Formation Commission	2,400	2,400	2,243	2,164
6095 Professional Fees				
Finance	41,300	36,000	40,000	40,703
Information Systems	-	-	-	1,850
Administration	-	40,000	22,103	7,150
Public Outreach	3,800	71,000	59,796	2,170
Laboratory	-	45,000	30,000	

**Coachella Valley Mosquito and Vector Control District
GENERAL OPERATING BUDGET**

		Preliminary Budget 2022-2023	Amended Budget 2021-2022	Estimated Actual 2021-2022	Actual 2020-2021
6100	Attorney Fees - General Counsel	68,000	68,000	70,000	72,986
6100	Attorney Fees - Labor Relations	-	-		-
6100	Attorney Fees - Personnel	-	-		902
6105	Legal Services - Abatement	1,000	1,000		
6106	HR Risk Management	4,500	6,000	1,500	10,585
6110	Conference Expense				
	MVCAC Committee Assignments	13,400	11,000	6,933	
	Annual Conference Expense	21,735	18,800	15,034	5,209
	Trustee Travel	19,200	14,600	3,000	
6115	Trustee In-Lieu Expense	13,200	13,200	13,200	13,100
6120	Trustee Support Expense	7,600	7,600	1,200	682
6200	Meetings Expense	7,010	4,890	1,500	1,087
6210	Promotion & Education	28,000	5,000	5,000	23,108
6220	Public Outreach Advertising	56,000	46,000	46,000	29,196
6500	Benefit Assessment Expense	86,000	86,000	143,466	44,227
Total Administrative Expense		932,243	948,329	866,045	696,593
Utility Expense					
6400	Utilities	114,383	106,000	113,000	112,882
6410	Telecommunications	1,824	1,824	1,824	1,973
Total Utility Expense		116,207	107,824	114,824	114,855
Operating Expense					
7000	Uniform Expense	54,985	44,727	48,191	45,175
7050	Safety Expense	32,170	32,375	26,268	32,459
7100	Physician Fees	5,000	5,000	3,982	4,090
7150	IT Communications	56,500	56,860	50,456	64,430
7200	Maintenance Supplies	3,000	3,000	3,293	2,188
7300	Building & Grounds Maintenance	42,000	42,000	50,422	47,585
7310	Calibration & Certification of Equipment	6,170	6,170	6,170	12167
7350	Permits, Licenses & Fees	6,427	8,273	9,141	26,957
7360	Software Licensing	31,335	22,305	22,305	
7400	Vehicle Maintenance & Repair	44,720	44,720	41,877	43,013
7420	Offsite Vehicle Maintenance & Repair	16,882	17,343	11,205	12,027
7450	Equipment Parts & Supplies	26,940	28,620	21,797	21,412
7500	Small Tools Expense	4,700	4,400	4,200	4,137
7550	Lab Operating Supplies	35,720	36,700	24,345	18,201
7570	Green Pool Surveillance	1,000	26,000	26,000	18,966
7575	Surveillance	72,510	60,360	63,360	52,502
7600	Staff Training				
	State Required CEU	1,300	1,674	2,155	148
	Professional Development	84,400	84,150	50,872	30,247
7650	Equipment Rentals	1,000	1,000	700	829
7675	Contract Services				
	Administration	12,000	7,500	9,342	11,527
	Information Systems	45,081	12,850	9,356	61,680
	Public Outreach	2,400	1,800		
	Fleet	21,446	19,670	13,934	12,650
	Facilities	76,400	60,400	80,400	100,886
	Operations	5,500	5,500	2,317	1,908
	Abatement	2,000	2,000		-
7680	Cloud Computing Services	104,499	101,370	101,370	

**Coachella Valley Mosquito and Vector Control District
GENERAL OPERATING BUDGET**

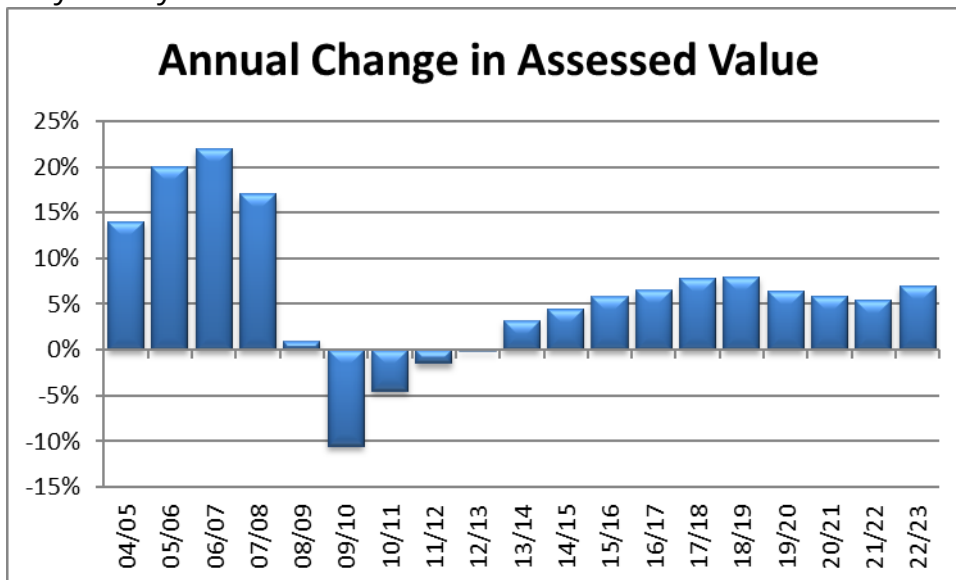
	Preliminary Budget 2022-2023	Amended Budget 2021-2022	Estimated Actual 2021-2022	Actual 2020-2021
7700 Motor Fuel & Oils	130,300	80,000	105,000	74,217
7750 Ops Operating Supplies	14,600	14,600	9,358	
7800 Control	-	-		
Chemical Control	558,116	696,780	592,254	429,190
Physical Control	15,500	14,500	-	601
7850 Aerial Applications	-	-		
Rural	135,000	134,213	147,675	87,626
Urban	96,000	75,000	34,200	59,570
7860 Unmanned Aircraft Applications	40,000	40,000	30,000	
8415 Operating Equipment	62,442	46,343	45,753	22,960
*8510 <i>Research Projects</i>	150,000	182,093	150,000	87,173
9000 Contingency Expense	110,000	109,750	-	-
Total Operating Expense	<u>2,108,043</u>	<u>2,130,046</u>	<u>1,797,698</u>	<u>1,398,688</u>
TOTAL EXPENSES	12,257,073	12,753,939	12,346,307	10,228,543
Contribution to Capital Reserves				
8900 Thermal Remediation Reserve	39,655	38,500	38,500	38,500
8900 Capital Facility Replacement Reserve	420,000	395,294	395,294	395,294
8900 Capital Project - SIT Insectory	500,000			
8900 Capital Equipment Replacement Reserve	86,361	47,506	47,506	47,506
Total Contribution to Capital Reserves	<u>1,046,016</u>	<u>481,300</u>	<u>481,300</u>	<u>481,300</u>
TOTAL EXPENSES & TRANSFERS	13,303,089	13,235,239	12,827,607	10,709,843
Operating Revenue Less Expenses, Transfers & Continge	<u>(0)</u>	<u>(1,032,093)</u>	<u>133,507</u>	<u>1,852,397</u>
TOTAL GENERAL FUND EXPENSES	13,303,089	13,235,239	12,827,607	10,709,843
Fund Transfer to Capital Project Fund Insectory	1,000,000			
Ending Spendable Fund Balance	<u>10,968,314</u>	<u>10,089,929</u>	<u>11,968,314</u>	<u>11,834,807</u>

BUDGET 2022-23
REVENUE

The fiscal year runs from July 1, 2022, to June 30, 2023. The District receives revenues from property taxes and a special benefit assessment that are collected by the County of Riverside through homeowner property tax bills. These monies are assessed and collected each fiscal year according to the following property tax calendar:

Lien Date:	January 1
Levy Date:	July 1
Due Date:	November 1 – 1 st Installment February 1 – 2 nd Installment
Delinquent Date:	December 10 – 1 st Installment April 10 – 2 nd Installment

The District’s three main sources of revenue are property taxes, redevelopment agency tax increment and the special benefit assessment. Revenue from property taxes is deposited directly to the County of Riverside Investment Pool until required, while the Benefit Assessment income is paid directly to the District. The Redevelopment Dissolution Act (ABX1 26) now sees tax increment income being distributed from the County rather than directly from redevelopment agencies. The main receipts of property tax and benefit assessment are distributed by the County of Riverside in January and May each year.



The amount of revenue the District receives is based on the assessed value of properties within the District’s boundaries. For FY2022-23, the Riverside

County Assessor's Office is forecasting an increase of over 7% increase in assessed valuation which will result in increasing property tax and tax increment receipts.

REVENUE ASSUMPTIONS

- **CURRENT PROPERTY TAX TO RISE BY 5 PERCENT BASED ON ASSESSOR'S OFFICE**
- **BENEFIT ASSESSMENT RATES PER SINGLE FAMILY EQUIVALENT (SFE) IS REDUCED BY APPROXIMATELY \$1 ESTIMATED REVENUE FROM \$2,276,499 TO \$2,106,311**
- **CURRENT PROPERTY TAX INCREMENT TO RISE BY 5 PERCENT**

SOURCES OF REVENUE

Property Tax - Current Secured: The ad valorem property tax income is the largest source of revenue for the District. According to Riverside County Assessor's Office in FY2022-23 property taxes are forecast to increase by 5 percent over FY2021-22 totals.

Redevelopment Tax Increment: For FY2022-23 RDA tax increment is estimated to increase by 5 percent over FY2021-22 totals. Tax Increment increased by \$600,000 over the budget amount because of the revised methodology for calculating residual allocations.

Benefit Assessment Income: The District benefit assessment income was approved on July 26, 2005, and reflected in Board Resolution No. 2005-04. At that time it was granted a maximum assessment rate of \$16 per single family home, increased each subsequent year by the Consumer Price Index-U for the Los Angeles-Riverside-Orange County area as of December of each succeeding year (the "CPI"), with a maximum annual adjustment not to exceed 3%. Should the annual CPI change exceed 3%, any percentage change in excess of 3% can be cumulatively reserved and can be added to the annual change in the CPI for years in which the CPI change is less than 3%. Property owners approved the initial assessment, including the CPI adjustment schedule, allowing the assessment to be levied and adjusted annually by up to the maximum annual CPI adjustment without any additional assessment ballot proceeding. The Benefit Assessment was reduced by 36 percent in the FY2008-09 Budget to \$10.55 per single family home; this was further reduced to \$9.14 for FY2009-10. FY2010-11 was reduced to \$6.14; FY2011-12 was reduced to \$3.07. FY2012-13 remained at \$3.07. For FY2013-14, FY2014-15 and FY2015-16 the Board of Trustees set the Benefit Assessment rate at \$6.07 a single family equivalent (SFE); for FY2016-17 the Board raised the assessment to \$9.15. For FY2017-18 the Assessment rate was \$10.21 for

FY2018 -19 it is \$12.49 per SFE. In FY2019-20 it rose to \$13.48 per SFE, in FY2020-21 the rate rose to \$14.48 per SFE.

REVENUE SUMMARY

Revenue	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Property Tax - Current	11,029,612	9,747,844	10,513,359	10,149,733
Property Tax - Prior	62,165	32,805	60,946	27,942
Interest Income	42,000	42,000	42,000	-4,854
Miscellaneous Revenue	63,000	63,000	35,000	106,625
Benefit Assessment Income	2,106,311	2,299,810	2,309,808	2,282,794
Total Revenue	\$13,506,586	\$12,203,146	12,961,113	12,562,240

REVENUE DESCRIPTION

Revenue Source	Description	2022-23 Budget
Property Tax - Current Secured	Secured property is generally non-movable property, such as houses and other buildings. Revenues are based on general valuation. The portion of revenue designated for taxing agencies, including special districts, is 1%. Forecast plus 4%	4,457,261
Property Tax - Current Supplemental	Current Supplemental Revenues: Funds derived from supplemental tax roll changes due to sale of property or new construction. This fund derives from the 1983 law allowing reassessment of property at the time of sale or new construction, rather than at the next tax year. The portion of revenue designated for taxing agencies, including special districts is 1%. Forecast plus 2%	31,172
Property Tax - Current Unsecured	Unsecured property is similar to secured property as noted above, and the revenue is based on the same formula. Unsecured property includes items such as motor homes, airplanes, boats, and other moveable personal property. The portion of revenue designated for taxing agencies, including special districts, is 1%. Forecast is plus 2%	199,247

Redevelopment Property Tax Increment	Formerly redevelopment pass-through revenue. This is budgeted with current property taxes. Forecast is plus 5%	6,305,008
Homeowners Tax Relief	This is the portion of tax funds replaced by State resources for tax relief for homeowners. In other words, the amount of homeowners' exemption on property valuation is paid to the County by the State. The portion of revenue designated for taxing agencies, including special districts, is 1%. Forecast is minus 2%	36,924
Property Tax - Prior Supp.	Unsecured property is as noted above; however, these revenues are for prior year taxes received. The portion of revenue designated for taxing agencies, including special districts, is 1%.	53,097
Property Tax - Prior Unsecured	Unsecured property is as noted above; however, these revenues are for prior year taxes received. The portion of revenue designated for taxing agencies, including special districts, is 1%.	9,069
Interest Income - LAIF/CDs	Return on invested funds that are held in the District's LAIF account with the State of California, Certificates of Deposits, Riverside County, bank interest, and government securities.	42,000
Other Miscellaneous Revenue	This category recognizes revenue from grants and service contracts. \$16,000	63,000
	USDA - \$35,000	
	Reimbursements from Testing - \$12,000	
Benefit Assessment Income	Revenues from Benefit Assessment. The rate for FY2022-23 is \$### per single family equivalent (SFE).	2,106,311

COACHELLA VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT

TABLE OF ORGANIZATION

Programs /	FY2022-23 Proposed Budget	FY2021-22 Approved Budget	FY2021-22 Estimated Actual	FY2020-21 Actual
Personnel				
Program 200 - Administration				
General Manager	1	1	1	1
Executive Assistant/Clerk of the E	1	1	0.8	1
	2	2	1.8	2
Program 201- Finance				
Administrative Finance Manager	1	1	1	1
Payroll Coordinator	1	1		
Accounting Technician II	0	0	1	1
Accounting Technician I	2	2	2	2
	4	4	4	4
Program 202 - Human Resources				
Human Resources Manager	1	1	1.2	1
Human Resources Specialist	1	1	0.8	1
Administrative Clerk	1	1	1	1
Seasonal Employees (*FTE)	0	0	0	0.4
	3	3	3	3.4
Program 210 - Information Systems				
IT Manager	1	1	1	1
IT/GIS Analyst	1	1	1	1
IT/GIS Assistant	1	1	1	1
	3	3	3	3
Program 215 - Public Outreach				
Public Information Manager	1	0	0	0
Public Information Officer	0	1	1	1
Community Liaison	2	1.5	1.5	0
Public Outreach Coordinator	0	0	0	0
Administrative Clerk	2	2	2	2
	5	4.5	4.5	3
Program 300 - Fleet Maintenance				
Shop Mechanic II	1	1	1	1
Shop Mechanic I	1	1	1	1
	2	2	2	2
Program 305 - Buildings & Grounds Maintenance				
Utility Worker	0	0	0	2
Facilities Maintenance Technician I	1	1	1	0
Facilities Maintenance Technician I	1	1	1	0
	2	2	2	2
Program 400 - Surveillance & Quality Control				
Laboratory Manager	1	1	1	1
Vector Ecologist	2	1.5	1.5	1
Biologist	3	3.5	3.5	4
Laboratory Assistant II	1	1	1	1
Laboratory Assistant I	2	2	2	1
Laboratory Technician	2	1.5	1.5	2
Seasonal Employees (*FTE)	0.4	0.4	0.4	1
	11.4	10.9	10.9	11

COACHELLA VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT

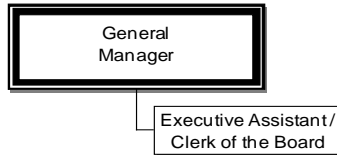
TABLE OF ORGANIZATION

Programs /	FY2022-23 Proposed Budget	FY2021-22 Approved Budget	FY2021-22 Estimated Actual	FY2020-21 Actual
<u>Personnel</u>				
Program 500 - Control Operations				
Operations Manager	1	1	1	1
<i>*Operations Coordinator</i>	1			
Field Supervisor	4	4	4	4
Administrative Clerk	1	1	1	1
Lead Vector Control Technician	3	3	3	3
Vector Control Technician II	7	7	7	7
Vector Control Technician I	19	17.5	17.5	16
Seasonal Employees (*FTE)	3.4	5.1	5.1	6.8
	39.4	38.6	38.6	38.8
TOTAL	71.8	70	69.8	69.2
*FTE - Full Time Equivalent				

FUND 01 – GENERAL OPERATING FUND
OPERATING BUDGET 2022-23
PROGRAM 200 – ADMINISTRATION PROGRAM

PROGRAM DESCRIPTION

Administration provides executive support to the operational, professional, and support staff of the District. Administration also ensures that resolutions are adopted correctly, minutes recorded properly, and meetings are held in compliance with the requirements of the Brown and Public Records Acts.



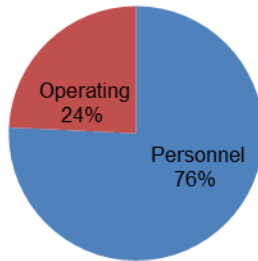
STAFFING SUMMARY

Title	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
General Manager	1	1	1	1
Executive Assistant/Clerk of the Board	1	1	1	1
Total Positions	2	2	2	2

EXPENDITURE SUMMARY

200 – ADMINISTRATION	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Personnel	410,007	410,949		
Operations & Maintenance	132,200	158,075		
Capital				
Total Expenditures	\$545,207	\$569,024	\$	\$

Budget Summary



ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund

Program **200 – Administration Program**

Account	Description	Justification	2022-23 Budget
5101	Payroll – Full Time	General Manager (1) Executive/Clerk of the Board (1)	284,665
5150	State Retirement	District contribution to CalPERS	33,697
5155	Social Security	District contribution is 6.2% of salary	15,710
5165	Medicare	District contribution is 1.45% of salary	3,674
5170	Cafeteria Plan	Based on current election	61,701
5180	Deferred Compensation	District contribution of 3.825% of salary for Non-CSEA represented employees	9,692
5195	Unemployment Insurance	6.2% of the first \$7,000 of each employee’s salary	868
5300	Employee Incentive	Jones Academy of Excellence lunch, employee anniversary plaques, employee awards and appreciation lunches, coffee and related supplies, drinking water dispensers and related supplies, flowers	6,500
6050	Corporate Memberships	CSDA \$8,300-due 12/2022 MVCAC \$12,500-due 7/2022 AMCA \$8,000-due 7/2022	28,800
6050 Sub Acct: 014	State Required CEU	Annual CDPH Recertification Fees General Manager (1)	175

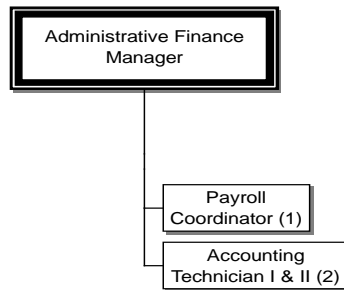
6070	Office Supplies	Photocopying/printing supplies, miscellaneous office supplies, holiday cards	475
6075	Postage	Postage for public records requests and misc.	250
6090	LAFCO	SB2838 Local Government Reorganization Act of 2000 calls for payment to fund LAFCO	2,400

6095	Professional Fees	Emergency Operations Plan Consultant & Training Strategic Planning Consultant	0
6100	Attorney Fees - General	General legal matters	48,000
6100 Sub Acct: 059	Attorney Fees - Litigation	Litigation and warrant/court appearance	20,000
6110 Sub Acct: 010	MVCAC Committee Assignments	MVCAC Committee Travel Fall Meeting \$600 Spring and Legislative Day \$800	1,400
6110 Sub Acct: 023	MVCAC Annual Conference	MVCAC Annual Conference	1,500
6200	Meetings Expense	Staff meetings and other meetings	2,000
7000	Uniform Expense	District apparel	200
7050	Safety Expense	Safety equipment, supplies, and ergonomic assessments and related expenses	2,300
7600 Sub Acct: 027	Professional Development	General Manager AMCA Conference \$1,700 CSDA Annual Conference \$1,600 Executive Assistant/Clerk of the Board CSDA Clerk of the Board \$1,200 Webinars/other training (s) \$375	5,100
7675	Contract Services	AIS –service plan for printer =\$ 1440/yr Marlin – printer lease =\$6600/yr Pitney Bowes – meter lease =\$ 3960/yr	12,000
7700	Motor Fuel & Oils	Fuel & oils for department vehicle(s)	500

FUND 01 – GENERAL OPERATING FUND
OPERATING BUDGET 2022-23
PROGRAM 201 – FINANCE PROGRAM

PROGRAM DESCRIPTION

The Finance department handles all of the fiscal operations of the District. Finance work manages and assembles the annual budget, accounting work, bookkeeping etc., working with the District auditor, managing the cash flow and investments, and handling accounts payable and payroll.

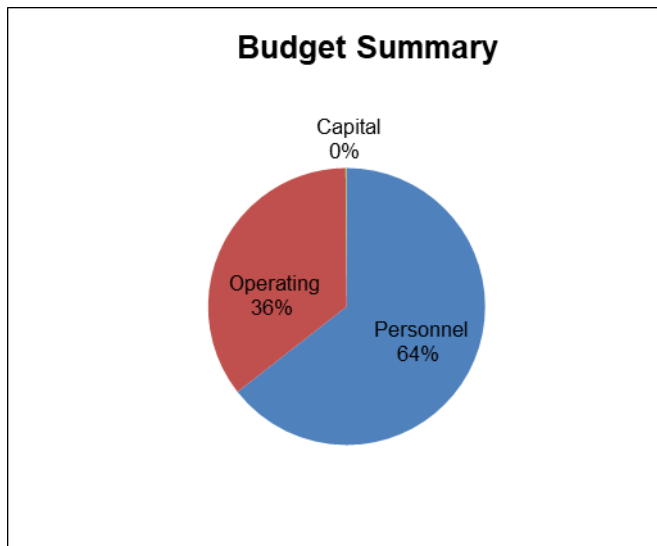


STAFFING SUMMARY

Title	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Administrative Finance Manager	1	1	1	1
Payroll Coordinator	1	1	1	0
Accounting Technician I&II	2	2	2	3
Total Positions	4	4	4	4

EXPENDITURE SUMMARY

201 - FINANCE	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Personnel	609,963	559,751		
Operations & Maintenance	335,510	292,996		
Capital	1,200	800		
Total Expenditures	\$946,673	853,547		\$



ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund

Program **201 - Finance**

Account	Description	Justification	2022-23 Budget
5101	Payroll – Full Time	Administrative Finance Manager (1) Payroll Coordinator (1) Accounting Technician I & II (2)	411,258
5105	Overtime	Finance Committee Meetings Annual Audits Special Projects	500
5150	State Retirement	District contribution to CalPERS	50,011

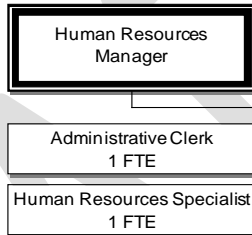
5155	Social Security	District contribution is 6.2% of salary	23,540
5165	Medicare	District contribution is 1.45% of salary	5,505
5170	Cafeteria Plan	Based on current election	102,889
5180	Deferred Compensation	District contribution of 3.825% of salary for Non-CSEA represented employees	14,523
5195	Unemployment Insurance	6.2% of the first \$7,000 of each employee's salary	1,736
6000	Property & Liability Insurance	District wide insurance - Premium - VCJPA Liability 163,458 VCJPA Property 25,382 VCJPA General Fund 11,316 VCJPA Group Fidelity Premium VCJPA Auto 4,970 Alliant Crime 2,252 Alliant Deadly Weapons \$592 AvQuest \$5,600 Business Travel Estimated Retrospective Adjustment (\$20,000)	193,570
6050	Dues & Memberships	Government Finance Officers Association (GFOA) \$160 4 x CA Society of Municipal Finance Officers (CSMFO) \$440	440
6050 Sub Acct: 014	State Required CEU	Annual CDPH Recertification Fees: Administrative Finance Manager (1) Accounting Technician I (1)	300
6060	Reproduction & Printing	Cost for preparation of annual budget: printing, binding and associated supplies	1,000
6065	Advertising	Public notices for Bids, Benefit Assessment, surplus sales	3,500
6070	Office Supplies	Accounting, photocopying, binders, divider pages and miscellaneous office supplies.	1,200
6085	Bank Fees	County fees for funds held in Treasury etc.	250
6095	Professional Fees	Audit Services Actuarial Services Reserve Study Update CalPERS Administration Fees Payroll Processing Fees	41,300
6110 Sub Acct: 010	MVCAC Committee Assignments	MVCAC Committee Travel Fall Meeting \$0.00/Employee Spring Meeting \$800/Employee Planning Session \$0.00Employee	
6110 Sub	MVCAC Annual Conference	MVCAC Annual Conference \$1,200/Employee	1,200

Acct: 023			
6200	Meeting Expense	Staff Meeting(s)	250
6500	Benefit Assessment Expense	County charges for assessment roll \$71,000 Engineer - \$15,000	86,000
7000	Uniform Expense	District Apparel	300
7050	Safety Expense	Supplies	300
7600 Sub Acct: 027	Professional Development	Administrative Finance Manager CaPERS 1,100 GFOA Virtual \$500 Accounting Staff Abila Training \$2,200 - San Diego CaPERS 1,100 CSMFO 1,000	5,900
8415	Equipment	Third screen for Accounting Technicians Chair	1,200

FUND 01 – GENERAL OPERATING FUND
OPERATING BUDGET 2022-23
PROGRAM 202 – HUMAN RESOURCES PROGRAM

PROGRAM DESCRIPTION

Human Resources provide comprehensive human resources services to assist all District departments in recruitment, selection, and hiring of the most qualified employees. Human Resources administers employee benefits, coordinates employee recognition, processes performance evaluations, conducts new employee orientations, coordinates training and development, and ensures compliance with District personnel policies, and State and Federal regulations.

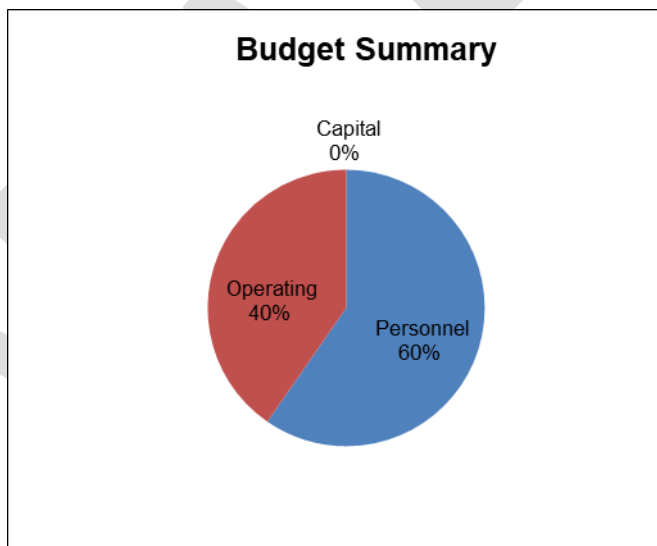


STAFFING SUMMARY

Title	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Human Resources Manager	1	1	1	1
Human Resources Specialist	1	1	1	1
Administrative Clerk	1	1	1	1
Total Positions	3	3	3	3

EXPENDITURE SUMMARY

202 - HUMAN RESOURCES	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Personnel	441,262	408,234		
Operations & Maintenance	298,624	267,642		
Capital				
Total Expenditures	739,886	\$675,876		



ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund

Program **202 – Human Resources Program**

Account	Description	Justification	2022-23 Budget
5101	Payroll – Full Time	Human Resources Manager (1) Human Resources Specialist (1) Administrative Clerk (1)	319,626
5150	State Retirement	District contribution to CalPERS	43,813
5155	Social Security	District contribution is 6.2% of salary	18,832
5165	Medicare	District contribution is 1.45% of salary	4,404
5170	Cafeteria Plan	Based on current election	41,667
5180	Deferred Compensation	District contribution of 3.825% of salary for Non-CSEA represented employees	11,618
5195	Unemployment Insurance	6.2% of the first \$7,000 of each employee's salary	1,302
5250	Tuition Reimbursement	District Education Fund to reimburse employees for tuition and textbook expenses incurred in pursuing degree programs.	20,000
5300	Employee Incentive	Employee Recognition Event and Team Building Events	9,000
5302	Wellness	Open Enrollment Supplies - \$600.00 Wellness Coach - \$5,000.00	5,600
5305	Employee Assistance Program	Wellness Works EAP services	4,000
6001	Workers' Compensation Insurance	VCJPA Workers Comp Insurance Premium \$281,752.90 Estimated Retrospective Adjustment (\$75,000)	206,753
6050	Dues & Memberships	HR Manager and HR Specialist CalPELRA - \$740 IPMA-HR - \$228 SHRM - \$438 PIHRA - \$250 Liebert Library - \$995 ASPA - \$120 DocuSign Annual Subscription - \$600 Survey Monkey Annual Subscription - \$384	2,771

6065	Recruitment & Advertising	Pre-employment background screenings - \$2,000 Advertising of classified ads for recruitment - \$2,000	4,000
6070	Office Supplies	General Office Supplies: Paper, Binders, Dividers, File Folders, Pens, etc. California Chamber - Required Employment Law Posters, Pamphlets, and CA HR Quick Guide - \$400 Desk Chairs for HR Manager, HR Specialist, and Administrative Clerk - \$900 Enclosed Outdoor Bulletin Board - \$1,500 Beyond the Bite Academy Plaques - \$300	4,000
6106	HR Risk Management	LCW Employment Relations Consortium	4,500
6200	Meetings Expense	Staff Training Supplies LCW Consortium Hosting Supplies	300
7000	Uniform Expense	District Apparel	200
7050	Safety Expense	First aid kit supplies COVID-19 Prevention Supplies Safety equipment	3,000
7100	Physician Fees	Pre-employment physician screenings, first aid services	5,000
7600 Sub Acct: 027	Professional Development	HR Manager & HR Specialist CALPELRA \$2,200/per employee (2) LCW \$2000/per employee (2) Training Webinars Clerical Staff Training \$200	9,500
District Wide Professional Development			
7600 Sub Acct: 065	Beyond the Bite Academy	Excel & Word Training (12 Attendees) - \$3,250 Becoming A Leader (Outside Speaker) - \$1,500 Assigned Reading Material - \$60	20,000
	District Wide Safety Training	Violence Awareness in the Workplace Training (Compliance Training Group) - \$875	
	District Wide Supervisory Training	Coaching Within the Workplace (CPS-HR) - \$1,800 Giving and Receiving Feedback (CPS-HR) - \$1,800	
	Mandatory District Wide training	Technician MVCAC Annual 5,000	

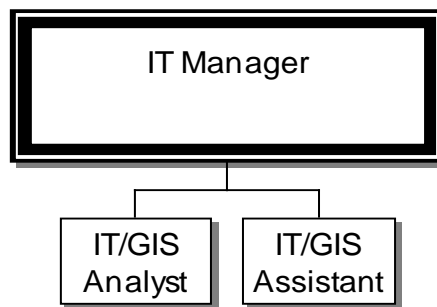
**FUND 01 – GENERAL OPERATING FUND
 OPERATING BUDGET 2022-23
 PROGRAM 210 – INFORMATION SYSTEMS PROGRAM**

PROGRAM DESCRIPTION

Information Technology (IT) provides a full range of services including end-user and server support, telecommunications management, network operations, systems development and Geographical Information Services (GIS). The function of IT is to deliver innovative information technology solutions to provide citizens, the business community and District staff with convenient access to appropriate information and services, enhancing the mission and activities of the Coachella Valley Mosquito and Vector Control District.

The Geographic Information System is a division of the IT Department and a District-wide program of spatial data and application development. GIS manages the District's Mobile Inspection Application, a state-of-the-art wireless mapping and data services utilized by Vector Control, Bio-Control and Surveillance for field data capture.

It is the District's vision to become the leading environmental friendly organization in controlling mosquitoes and other vectors by being compliant with NPDES requirements through accurate recording in the GIS program of applications of all regulated and authorized public health control products.



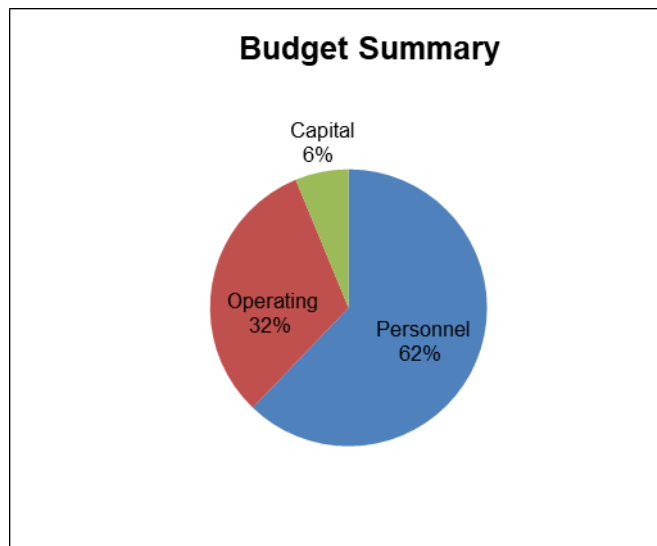
STAFFING SUMMARY

Title	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
IT Manager	1	1	1	1

IT/GIS Analyst	1	1	1	1
IT/GIS Assistant	1	1	1	1
Total Positions	3	3	3	3

EXPENDITURE SUMMARY

210 – INFORMATION SYSTEMS	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Personnel	521,463	491,262		
Operations & Maintenance	267,473	249,998		
Transfer to Capital	52,256	43,187		
Total Expenditures	\$841,192	784,447		



ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund

Program **210 - Information Systems Program**

Account	Description	Justification	2022-23 Budget
5101	Payroll – Full Time	Information Technology Manager (1) IT/GIS Analyst (1) IT/GIS Assistant (1)	392,656
5105	Payroll – Over Time	Information Technology Overtime Estimation	1,200
5150	State Retirement	District contribution to CalPERS	43,528
5155	Social Security	District contribution is 6.2% of salary	22,965
5165	Medicare	District contribution is 1.45% of salary	5,371
5170	Cafeteria Plan	Based on current selection	40,275
5180	Deferred Compensation	District contribution of 3.825% of salary for Non CSEA represented employees	14,168
5195	Unemployment Insurance	6.2% of the first \$7,000 of an employee's salary	1,301
6050	Dues & Memberships	Municipal Information Systems Association of California Certification Training Books FireFly Essentials CBT Nuggets	1,915
6050 Sub Acct: 014	State Required CEU	Annual CDPF Recertification Fees Information Technology Manager (1) IT/GIS Assistant (1)	200
6060	Reproduction & Printing	Printing materials and supplies	300
6070	Office Supplies	Paper, binders and misc. office supplies	500
6080	Computer & Network Systems	Server, Desktop, VoIP Phones, Network Equipment, Tablet Accessories	8,199
6110 Sub Acct: 010	MVCAC Committee Assignments	MVCAC Committee Travel Fall Meeting \$800/Employee Spring Meeting \$800/Employee **Sub Acct need updating**	1,600
6110 Sub Acct: 023	MVCAC Annual Conference	MVCAC Annual Conference \$1,200/Employee **Sub Acct need updating**	1,200
6200	Meetings Expense	Staff Meetings	200
6410	Telecommunications	Plain Old Telephone Service (POTS) Landlines	1,824
7000	Uniform Expense	District Apparel	300
7150	IT Communications	Monthly Internet Services 5,520.00	56,500

		Monthly Voice Over IP (VOIP) Phone Services	20,400.00	
		Business Cell Phones & Wireless Devices	29,400.00	
		Arkadian	480.00	
		AccuConference Annual Standard	700.00	
		Wildcard SSL Renewal		
7360	Software Licensing	ArcGIS Desktop Advanced Concurrent Use Primary Maintenance	3,000.00	31,335
		ArcGIS Desktop Standard Concurrent Use Primary Maintenance	1,500.00	
		ArcGIS Desktop Standard Concurrent Use Secondary Maintenance	1,200.00	
		ArcGIS Desktop Basic Concurrent Use Primary Maintenance	700.00	
		ArcGIS Desktop Basic Concurrent Use Secondary Maintenance	1,000.00	
		ArcGIS Enterprise Advanced Up to Four Cores Maintenance	10,000.00	
		ArcGIS Spatial Analyst for Desktop Concurrent Use License	2,500.00	
		EZ Signer Check Signing Software	200.00	
		Base GeoTracker Pro Subscription	755.00	
		Deployment Software: JS Reports, DevOps, GitHub	1,500.00	
		Tableau Creator (Online + Desktop)	1,800.00	
		Microsoft Windows Server 2019 Cals	3,100.00	
		Microsoft Windows Server 2019	1,600.00	
		Statistical Resistance Assays Software	225.00	
7450	Equipment Parts & Supplies	Server, Desktop, VoIP Phones, Network Equipment, Tablet Accessories	7,080.00	8,220
		3G to 4G Cell Phone Migration	1,140.00	
7570	Aerial Pool Surveillance	Neglected Pool Flight/Unmanned Aerial Systems UAV Digital Map Project Salton Sea		1,000

7600 Sub Acct: 027	Professional Development	Municipal Information Systems Association of California UC ESRI Conference Certification Training State Required CEU (Gold Card) Training	4,600
7675	Contract Services	CivicCMS Standard 1,990.00 Annual - District Website DJI Care Refresh - 150.00 Phantom 4 Pro Series Barracuda Energizer, Replacement & Cloud Services 5,300.00 DropVision Service & Support Agreement - Microscope 1,200.00 DropVison Service & Support - Drone 1,600.00 Tableau Licenses for CalSurv 900.00 Monitor 4/5/LT GeoTracker Pro Subscription 240.00 Sophos Firewall Maintenance 4,700.00 Sophos XG330 FullGuard Plus with Enhanced Plus Support Add-On 500.00 Cisco SMARTnet - Extended Service Agreement 3,200.00 Digital Network Architecture Essentials 2,400.00 Video Surveillance Maintenance Agreement 7,168.00 Intercept X for Desktop 5,300.00 Intercept X for Server 2,637.00 Mobile Management 4,784.00	45,081
7680	Cloud Computing Services (.070)	MedalliaZingle SMS 4,488.00 Zoom Video Communications Inc. 5,640.00 Fleetio Fleet Maintenance System 6,720.00 Fleet Spartan Fuel Management Maintenance 1,800.00 Redbeam Cloud Annual Software Maintenance 1800.00 Creative Cloud ALL MLP Team 12 Mo - Public Outreach Coordinator 960.00 Creative Cloud ALL MLP Team 12 Mo - Community Liaison 1,920.00 Premier Support by nfpAccounting Technologies, Inc 3,357.00 MIP Fund Accounting Maintenance & Support 9,987.00 Maintenance - Microix Modules 2,908.00	104,499

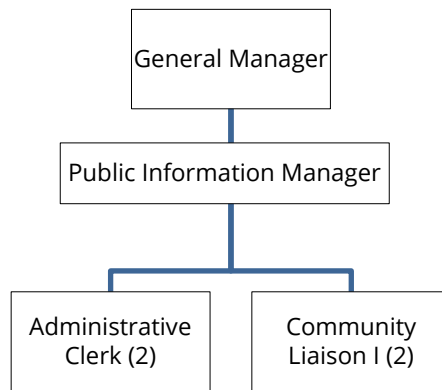
		TimeClockPlus Time Management System Cloud	2,850.00	
		TeamViewer Premium Subscription	1,236.00	
		Support for Mobile Devices	801.00	
		AddOn Channel	769.00	
		CSP O365 Enterprise E3	9,744.00	
		CSP Business Basic	2,860.00	
		CSP EMS Enterprise Mobility + Security E5	13,760.00	
		Exchange Online (Plan 1)	126.00	
		Audio Conference	675.00	
		Canva Pro Annual Subscription - Public Outreach Coordinator	180.00	
		Canva Pro Annual Subscription - Community Liaison	360.00	
		Nearmap Aerial Imagery Service	13,000.00	
		NextDoor Seasonal Subscription (May-Sept)	6,000.00	
		Constant Contact Online E-Mail Marketing	787.50	
		ArcGIS Online (Editor) - Vector Ecologist (2)	400.00	
		ArcGIS Online (Editor) - Biologist (4)	800.00	
7680	Cloud Computing Services (.068)	Barracuda Essentials Security Edition (M365 Backup)	3,600.00	
		ArchiveSocial Social Media Archiving Subscription	2,388.00	
		Codero Dedicated Offsite Server	3,800.00	
8900	Transfer to Capita Replacement			86,361

FUND 01 – GENERAL OPERATING FUND
OPERATING BUDGET 2022-23
PROGRAM 215 – PUBLIC OUTREACH PROGRAM

PROGRAM DESCRIPTION

The Public Outreach Department aims to educate residents and visitors of the Coachella Valley community on how to reduce mosquito and vector threats and protect public health from mosquito- and vector-borne diseases. The Department raises awareness about District programs, services, and activities through the dissemination of vector control and disease prevention information to Coachella Valley residents.

This includes the conceptualization of District materials such as brochures, news releases, feature articles, manuals; promotional items with District messaging; mass advertising; and digital content. The Department is responsible for media and stakeholder relations, community engagement, and ensuring that the District’s mission and messaging are spread throughout the Coachella Valley. Departmental outreach involves presentations to city, county, community, HOAs, and partner agency meetings; staffing informational booths at fairs, health related collaborations, and community events; and interactive educational opportunities at schools or in a virtual setting.



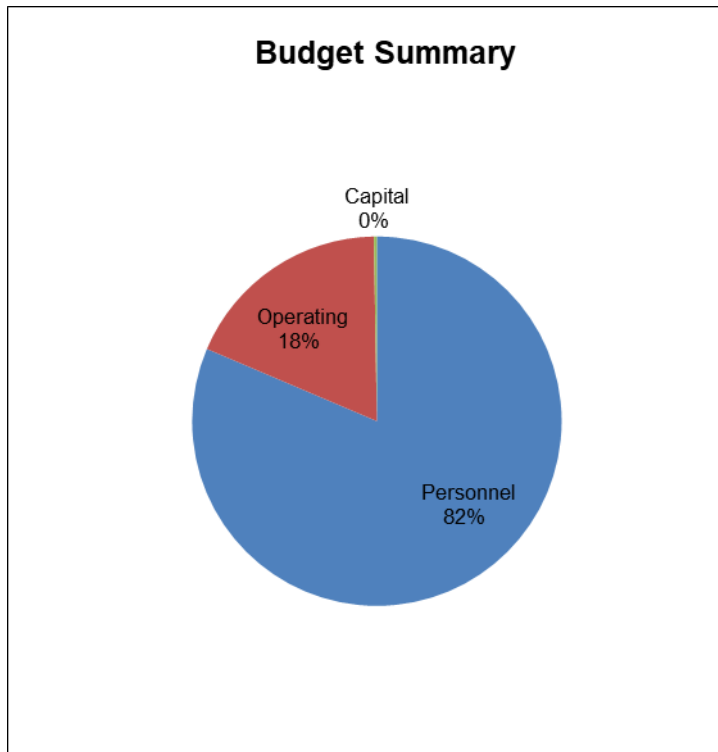
STAFFING SUMMARY

Title	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Public Information Manager	1	0	0	0
Public Information Officer	0	1	1	1

Community Liaison I	2	1.5	1.5	1
Administrative Clerk	2	2	2	2
Total Positions	5	4.5	4.5	4

EXPENDITURE SUMMARY

215 - PUBLIC OUTREACH	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Personnel	624,084	510,018		
Operations & Maintenance	140,614	152,483		
Capital	2,000	-		
Total Expenditures	766,698	\$662,501		



This year the Public Outreach Department's goals are to:

- Complete 2018 Strategic Implementation projects including a valley wide market research project and surveys.
- Enhance the District’s public identity and trust through expanding accessibility to our education information virtually.
- Expand social media presence using targeted ads and videos.
- Create outreach campaigns with clear and consistent messaging.
- Continue to develop stronger ties with cities and local agencies to ensure local governments carry our community message of prevention and protection; provide messaging to all staff to communicate to the public.
- Continue to update the District website to be more user-friendly to the general public and enhance transparency by making content more visible to the user and develop more interactive elements.
- Refine educational outreach with more online tools for student learning and expanded District-based learning opportunities for all age levels.
- Develop and implement community and school programs training volunteers to further the mission of the District.
- Develop and carry out surveys on behavior change triggers in targeted areas and develop messaging and programs to get communities to make standing water source elimination a habit.
- Participate in the industry’s training and networking programs to collaborate with nationwide outreach best practices.

ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund

Program **215 – Public Outreach Program**

Account	Description	Justification	Budget 2022-23
5101	Payroll – Full Time	Public Information Manager (1) Community Liaison I (2) Administrative Clerk (2)	421,914
5103	Temporary	Intern	-
5105	Overtime	Public Outreach Events Date Fest Evening and weekend events	11,920
5150	State Retirement	District contribution to CalPERS	33,859
5155	Social Security	District contribution is 6.2% of salary	25,156
5165	Medicare	District contribution is 1.45% of salary	5,883
5170	Cafeteria Plan	Based on current election	107,663
5180	Deferred Compensation	District contribution of 3.825% of salary for Non CSEA represented employees	15,520

5195	Unemployment Insurance	6.2% of the first \$7,000 of each employee's salary	2,170
6050	Dues and Membership	CAPIO PRSA GSM (2) Toastmasters (3)	1,058
6050 Sub Acct: 014	State Required CEU	Gold card (4)	600
6060	Reproduction & Printing	Paper – cardstock, transparency, labels ULV and WALs notification materials Invasive Aedes Inspection/Outreach materials Aedes application notices RIFA Authorization duplicate forms business cards WNV outbreak outreach materials Backpack printing Postcards Stickers Frames	23,560
6070	Office Supplies	Desert Sun digital Subscription Die cutter replacement parts Misc office supplies	1,456
6075	Postage	Aedes and WALs postcards Yellow Notification Postcards General Public Outreach Materials	2,000
6095	Professional Services	Graphic design fees Professional headshots	3,800
6110 Sub Acct: 010	MVCAC Committee Assignments	MVCAC Committee Assignments Fall and Spring Quarterly Legislative Day	1,600
6110 Sub Acct: 023	MVCAC Annual Conference	MVCAC Annual Conference – PIO, CMs (2)	3,600
6200	Meetings Expense	Staff Meeting(s) Spring meeting with civic leaders	2,340
6210	Promotion & Education	Date Fest Registration Misc booth fees Science fair certificates Flyswatters Repellent Studio supplies Display banners canopy carrier foldable wagon Promotional items <ul style="list-style-type: none"> • Sponges • pencils/pens/crayons • Screen patches • Plastic lifecycle toys • magnifying glasses 	28,000

		<ul style="list-style-type: none"> • flash light • keychains 	
6220	Public Outreach Advertising	Spring Advertising Campaign Summer Advertising Campaign Social media ads Aedes campaigns	56,000
7000	Uniform Expense	Branded shirts Branded sweatshirts/jackets	1,000
7600 Sub Acct: 027	Staff Training	AMCA Annual Meeting CAPIO Annual Meeting GSMCON (2) PRSA Emergency Management Training - California Specialized Training Institute Webinars/seminars/workshops Master PIO - FEMA	11,400
7600 Sub Acct: 014	Staff Training	State VCT exams	0
7675	Contract Services	AIS -service plan for printer Marlin - printer lease	2,400
7700	Motor Fuel & Oils	Fuel & oils for department vehicle(s)	1,800
7680	Cloud Computing services	iPad and pencil (2)	2,000

**FUND 01 – GENERAL OPERATING FUND
 OPERATING BUDGET 2022-23
 PROGRAM 225 – DISTRICT WIDE**

PROGRAM DESCRIPTION

District Wide budget provides overview of expenses that are not specific to any specific department or program, but are applicable to the entire organization. It includes expenses for employee recruitment advertising, tuition reimbursement and membership fees directly related to the District as a whole. Attorney fees, utilities and contingency items are estimated in this program as well since those services and related expenses are provided at the District level.

ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund
 Program **225 – District Wide**

Account	Description	Justification	Budget 2022-23
5150.01	CalPERS Employer Payment of Unfunded Liability	District share of unfunded liability resulting from the Risk Pool consolidation & assumption changes. Classic \$184,358 PEPRAs \$5,666	190,024
5172	Retiree Healthcare	CalPERS Retiree Healthcare pre-funding for future retirees Annual Required Contribution (ARC) \$312,420 For current retirees \$80,000	392,420

FUND 01 – GENERAL OPERATING FUND
OPERATING BUDGET 2022-23
PROGRAM 250 – TRUSTEE SUPPORT PROGRAM

PROGRAM DESCRIPTION

The Health and Safety Code, Section 2000-2093 empowers the Board of Trustees to be the legislative body of the District. Their primary function is the establishment of policies and definition of guidelines. Trustees are also responsible for ensuring the financial stability and approval of the annual budget. The Trustee Support Program includes in-lieu expenses, travel expenses, and registration fees for attendance at conferences and training seminars that benefit members of the Board of Trustees.

ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund

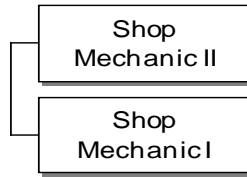
Program **250 – Trustee Support Program**

Account	Description	Justification	Budget 2022-23
5155	Social Security Expense	District Contribution 6.2%	818
5165	Medicare Expense	District Contribution is 1.45% of salary	191
5195	Unemployment Insurance	6.2% of the first \$7,000 in earnings	818
6110	Conference Travel	Registration fees and related travel expenses to attend the CSDA Conference, MVCAC Conference and Quarterly Meetings. In addition designated Trustee per Resolution 2011-24 to attend MVCAC Annual, Spring, Fall and Summer meetings and AMCA	19,200
6115	In-Lieu	State law permits a maximum of \$100/Month compensation payable to each Trustee for conducting District business, for attending Board and Committee meetings.	13,200
6120	Trustee Support	Expenses for meals during official meetings dealing with direct support of Trustee activities. Security services public meetings	7,600
7000	Uniform Expense	District Shirt for each Trustee	200

FUND 01 – GENERAL OPERATING FUND
OPERATING BUDGET 2022-23
PROGRAM 300 – FLEET MAINTENANCE PROGRAM

PROGRAM DESCRIPTION

Fleet Maintenance is tasked with the maintenance, repair and upgrade of all District vehicles, trailers, off-road vehicles including ATV's, Argos, golf carts, work horse and other special equipment.

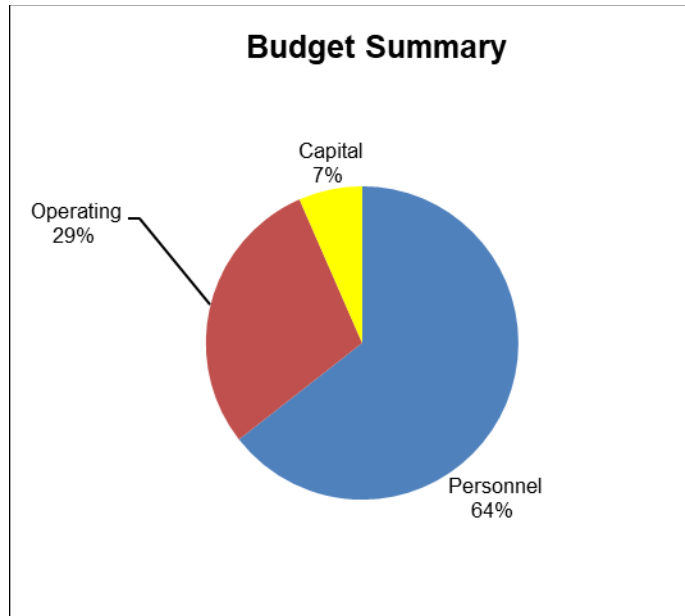


STAFFING SUMMARY

Title	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Shop Mechanic II	1	1	1	1
Shop Mechanic I	1	1	1	1
Total Positions	2	2	2	2

EXPENDITURE SUMMARY

300 – FLEET MAINTENANCE	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Personnel	229,742	216,898		
Operations & Maintenance	103,298	99,909		
Capital	23,427	2,928		
Total Expenditures	\$356,467	320,035		



ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund

Program **300 – Fleet Maintenance Program**

Account	Description	Justification	Budget 2022-23
5101	Payroll – Full Time	Shop Mechanic II (1) Shop Mechanic I (1)	165,787
5105	Overtime	Required work outside normal hours for emergencies	1,500
5150	State Retirement	District Contribution to CalPERS	13,341
5155	Social Security	District Contribution is 6.2% of salary	9,876
5165	Medicare	District Contribution is 1.45% of salary	2,310
5170	Cafeteria Plan	Based on current election.	36,061
5195	Unemployment Insurance	6.2% of the first \$7,000 of each employee's salary	868
6050 Sub Acct: 014	State Required CEU	Annual CDPH Recertification Fees Shop Mechanic II (1) Shop Mechanic I (1)	300
6070	Office Supplies	Printer toners, paper, misc. batteries, inventory bins and general office supplies	535
6200	Meeting Expense	Staff Meeting(s)	150
7000	Uniform Expense	Rentals of department uniforms	2,300

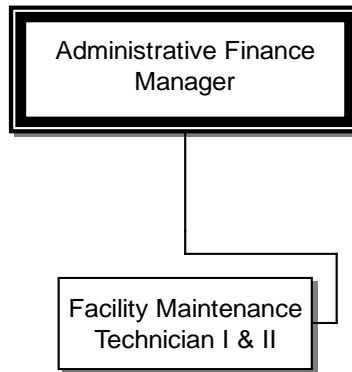
7050	Safety Expense	Nitrile Gloves Welding Helmet Protective Eye Wear Hearing Protection Protective Footwear ATV/UTV Helmets (3)	3,220
7350	Permits, Licenses & Fees	Recurring fees for permits, Smog certificates AQMD Annual Testing AQMD Emission Fees AQMD Liquid Fuel Disp EPA ID Registration Fee	3,270
7400	Vehicle Parts & Supplies	Repairs and Maintenance Supplies: CarQuest, Napa, Batteries for fleet vehicles & trailers	24,000
7400 Sub Acct: 025	Specialty Vehicle Parts & Supplies	Repairs and Maintenance Parts, Supplies and Tires for District specialty off-road vehicles such as: Argo, Forklifts, Workhorses, Polaris	13,000
7400 Sub Acct: 064	Tire Services	Vehicle Tire Management	7,720
7420	Offsite Vehicle Maintenance & Repair	Windshield Replacement Services Washing Services Towing Services Alignment Services Part Assembly Key Duplication Hazardous Chemical Removal Services Body Repair Services Vehicle Graphics & Lettering Dealership services Forklift (Gas) Tire Purchase/Installation	16,882
7450	Equipment and Application Parts & Supplies	Fasteners, electrical supplies, parts for all equipment not considered a registered vehicle, ULV Equipment , welding equipment supplies and repairs, repairs and parts for major equipment (hoists, air compressor, power reels, tire mounting equipment)	5,720
7500	Small Tools Furniture & Equipment (Non-Capital)	Replacement of small tools	3,500
7600 Sub Acct: 014	State Required CEU	State Required CEU Training \$400 per person Certification exam application fees	
7600 Sub Acct: 027	Professional Development	Napa, General trainings, ASE certification A1-A8, and related travel expenses Shop Mechanic I and Shop Mechanic II	300

7675	Maintenance Contracts	Annual support fees for Fleet Maintenance programs: Networkfleet Services ALLDATA Repair & Diagnostics Genisys EVO 5.0 Handheld Software Updates Light Duty Harness plus OBD-II Adapter Kit 5500-Diagnostics + GPS Light Duty Harness plus OBD-II Adapter Kit	20,246
7700	Motor Fuel & Oils	Fuel & oils for department vehicle(s)	1,500
8415	Non-Capitalized Equipment	6' Recycled Rubber Parking Blocks for Fleet Parking Traffic Safety Square Column Protector Crew Chief Upright Portable Oil Draining Steniner Protect-O-Screen Welding Screen Rhino Mobile Fixturing Welding Stations & Clamps	23,427

**FUND 01 – GENERAL OPERATING FUND
 OPERATING BUDGET 2022-23
 PROGRAM 305 – BUILDINGS & GROUNDS MAINTENANCE PROGRAM**

PROGRAM DESCRIPTION

The Buildings and Grounds Maintenance is tasked with the maintenance, repair and upgrade of all District facilities, property and special equipment that maintains the District facility and grounds in excellent condition. Additionally, the department oversees the service contracts for Heating, Ventilating, and Air Conditioning maintenance, Landscape maintenance, Janitorial service, and Security.



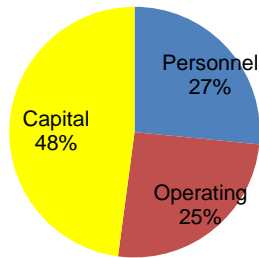
STAFFING SUMMARY

Title	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Facility Maintenance Technician I & II	2	2	2	2
Total Positions	2	2	2	2

EXPENDITURE SUMMARY

305 BUILDINGS & GROUNDS MAINTENANCE	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Personnel	252,407	239,241		
Operations & Maintenance	254,143	230,072		
Capital	459,655	431,344		
Total Expenditures	966,204	\$900,657		

Budget Summary



ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund

Program **305 – Buildings & Grounds Maintenance Program**

Account	Description	Justification	Budget 2022-23
5101	Payroll - Full Time	Facility Maintenance Technician I & II (2)	176,621
5105	Overtime	Required work outside normal hours	2,000
5150.01	State Retirement Expense	District contribution to CalPERS	14,187
5155	Social Security Expense	District contribution is 6.2% of salary	10,578
5165	Medicare Expense	District contribution is 1.45% of salary	2,474

5170	Cafeteria Plan	Based on current election	45,678
5195	Unemployment Insurance	6.2% of the first \$7,000 of each employee's salary	868
6050 Sub Acct: 014	State Required CEU	Annual CDPH Recertification Fees: Facility Maintenance Technician I & II (2)	300
6200	Meeting Expense	Staff Meeting(s)	150
6400	Utilities	Burrtec Waste \$5,500 So Cal Gas Co \$3,800 Imperial Irrigation District \$77,000 Indio Water Authority \$15,000 Valley Sanitary District \$8,083	109,383
7000	Uniform Expense	Rentals of department uniforms, towels and mats	6,600
7050	Safety Expense	Safety Equipment & Supplies First aid materials, safety clothing, protective footwear, etc.	3,350
7200	Household Supplies	Cleaning supplies, paper towels, toilet paper, floor products, disinfectants, hand soap, latex gloves, trash bags, etc.	3,000
7300 Sub Acct: 012	Repair & Maintenance	Bio Building, Laboratory and Tank Room Includes replacement lighting for tank room	10,000
7300 Sub Acct: 024	Repair & Maintenance	Administration Building	5,000
7300 Sub Acct: 035	Repair & Maintenance	Operations Building	5,000
7300 Sub Acct: 044	Repair & Maintenance	Shop and Grounds	16,000
7300 Sub Acct: 049	Repair & Maintenance	Special Projects:	5,000
7300 Sub Acct: 053	Solar Panel Maintenance	Solar panel cleaning Maintenance & repairs	1,000
7350	Permits, Licenses & Fees	City of Indio Private Fire Hydrant Place of Assembly Alarm Permit Desert Fire Extinguisher Automatic Fire System Service – Flammable Storage 1	1,260

		Automatic Fire System Service – Flammable Storage 2 Fire Extinguishers Testing/Certification Fire Suppression Testing/Certification	
7500	Small Tools	Replacement of tools – Landscaping Equipment	1,200
7600 Sub Acct: 027	Professional Development	Electrical Troubleshooting & Preventative Maintenance Workshop Part II and related lodging/travel expenses	3,000
7650	Equipment Rentals	Rental of power tools, heavy equipment and vehicles	1,000
7675	Contract Services	Janitorial Services \$56,000 Security Alarm Services \$2,400 Security Services \$18,000	76,400
7700	Motor Fuel & Oils	Fuel & Oils for department vehicle(s)	800
8900 Sub Acct: 066	Transfer to Thermal Remediation Fund	Contribution to capital reserves	
8900 Sub Acct: 067	Transfer to Facility Capital Reserves	Annual Reserve Contribution	

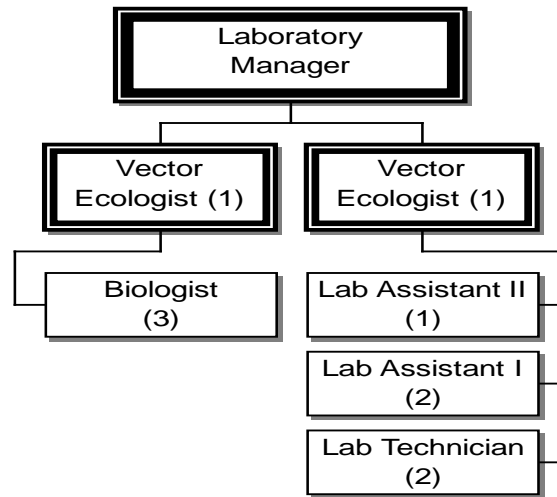
FUND 01 – GENERAL OPERATING FUND
OPERATING BUDGET 2022-23
PROGRAM 400 – SURVEILLANCE AND QUALITY CONTROL PROGRAM

PROGRAM DESCRIPTION

The District's Surveillance and Quality Control Program is charged with conducting vector surveillance and disease detection; quality control and efficacy of products; implementing the biological control program; partnering with community organizations for physical control; and ensuring compliance with environmental regulations.

Determining where vectors are and whether residents are at risk of contracting an arboviral disease are important components of the District's Integrated Vector Management (IVM) Program. The staff monitors and analyzes data including immature and adult mosquito abundance; virus activity in mosquitoes and wild birds; and climate variables such as temperature, humidity, and Salton Sea water level. This analysis, our virus transmission risk model, allows Operations and Public Outreach Departments to focus control efforts where they will have the most impact.

The Surveillance and Quality Control Program conducts quality control assays, product efficacy assays, and resistance assays to ensure that control products and biological control organisms work as they should. Assays are also conducted to assist the Control Operations Department in using the most effective dose and method of application in the field. This department is responsible for production of the biological control organisms used in the IVM program and for working with community organizations to develop and evaluate physical control of vectors. Staff also oversee and report on environmental and regulatory issues related to vector control.

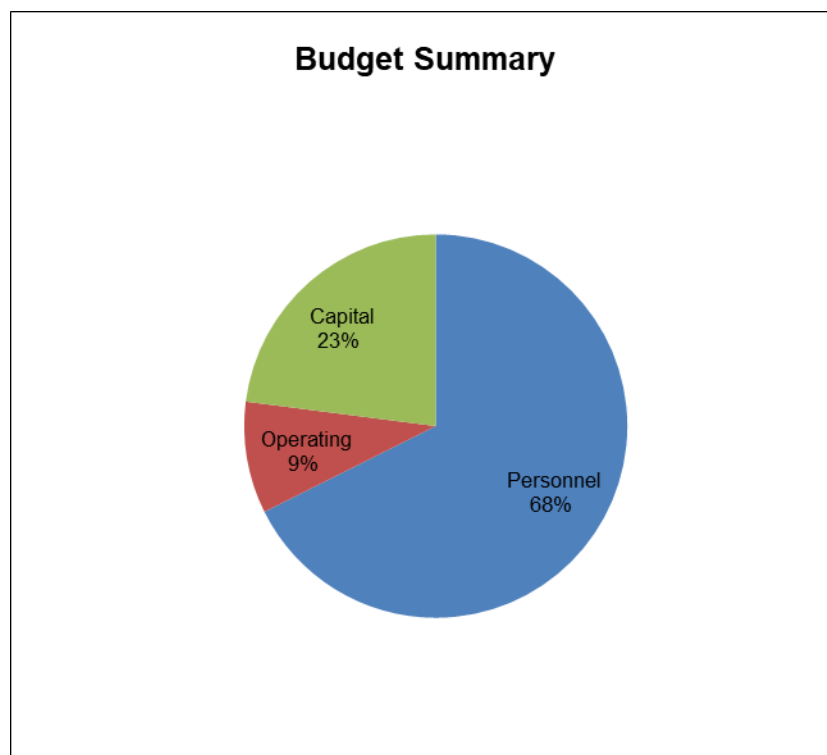


STAFFING SUMMARY

Title	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Laboratory Manager	1	1	1	1
Vector Ecologist	2	1.67	1.67	1
Biologist	3	3.33	3.33	4
Laboratory Assistant II	1	1	1	1
Laboratory Assistant I	2	2	2	1
Laboratory Technician	2	1.5	1.5	2
Seasonal Employees (FTE)	0.4	1.3	1.3	0.5
Total Positions	11.4	11.8	11.8	10.5

EXPENDITURE SUMMARY

400 - SURVEILLANCE AND QUALITY CONTROL	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Personnel	1,472,949	1,337,407		
Operations & Maintenance	205,233	221,215		
Capital	500,000	24,500		
Total Expenditures	2,178,183	1,583,122		



This year the Surveillance and Quality Control Department's goals are to:

- Revise *Aedes* surveillance: The District detected *Aedes aegypti* within its service area in 2016. As the detections of new locations have primarily involved service requests from residents, trapping was driven by location. The Surveillance and Quality Control Department adjusted the location of traps in 2021 for some of the jurisdictions and will be completing that in 2022.

- Rapid detection of arbovirus samples: The Surveillance and Quality Control Department currently conducts virus testing for the *Culex* mosquitoes that it collects, testing for West Nile virus, St. Louis encephalitis virus, and western equine encephalomyelitis virus. Testing these mosquitoes at the District has benefited the District's Control Operations Department and the residents by allowing for a rapid response to positive samples. In reviewing the continued need for expanded arbovirus testing that has been necessary with the re-emergence of St. Louis encephalitis virus, the Surveillance and Quality Control Department has expanded the number of samples budgeted to be tested.
- Examine product efficacy: The Surveillance and Quality Control Department will examine several new and existing mosquito control products to define the efficacy and residual activity for mosquitoes in the Coachella Valley. Assays planned include using adulticides in storm water structures, coverage of area-wide applications using truck-mounted equipment to mosquito sources in urban portions of the valley, examination of adulticide applications in response to virus-positive mosquito samples, and efficacy of products approved for controlling mosquito larvae. The Department will continue examining procedures needed for Sterile Mosquito Control Methods, including better understanding of the behavior of *Aedes aegypti*.
- Ensure regulatory compliance: The Surveillance and Quality Control Department will continue to ensure that the District is compliant with relevant environmental laws and regulations. In this fiscal year, the Surveillance and Quality Control Department will apply for the District's National Pollutant Discharge Elimination System permit for compliance with state enforcement of the Clean Water Act if it becomes available.

ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund

Program **400 – Surveillance and Quality Control Program**

Account	Description	Justification	Budget 2022-23
5101	Payroll – Full Time	Laboratory Manager (1) Vector Ecologist (1.67) Biologist (3.33)	1,045,965

		Laboratory Assistant II (1) Laboratory Assistant I (2) Laboratory Technician (15)	
5102	Payroll – Seasonal	1Seasonals (890 max hours) per seasonal (0.5FTE)	16,020
5103	Temporary Services	Health Careers Connection Intern \$6,900	6,900
5105	Overtime	Holiday Tank and Colony Care – 44 hours ULV Calibration - 8 hours ULV Evaluations – 5 Evaluations -160 hours <ul style="list-style-type: none"> • CSEA -24 Hours/Evaluation • Teamster – 8 Hours/Evaluation Emergency/Epidemic/ Response and Special Projects <ul style="list-style-type: none"> • CSEA – 20 hours • Teamster – 20 hours Total Hours – 252 hours	12,000
5150	State Retirement	District contribution to CalPERS	98,178
5155	Social Security	District contribution is 6.2% of salary	64,039
5165	Medicare	District contribution is 1.45%	14,977
5170	Cafeteria Plan	Based on current elections	184,084
5180	Deferred Compensation	District contribution of 3.825% of salary for Non CSEA represented employees	25,577
5195	Unemployment Insurance	6.2% of the first \$7,000 of each employee’s salary	5,208
6050	Dues & Memberships	ESA \$155 (3) SOVE \$70 (3) Board Certified Entomologist renewal \$100 (1) FAA UAS Certification \$150 (2-year license)	925
6050 Sub Acct: 014	State Required CEU	Exams for 2 employees for 4 exams each (8 X 36)	576
6060	Reproduction and Printing	Fees for publishing scientific manuscripts	2,500
6070	Office Supplies	Printing and general office supplies Printer contract \$2,000 Office supplies \$2,000 Posters (12) \$1,200 3D printer supplies (\$3,000)	8,200
6075	Postage	PCR Confirmation Shipping 5 times/season \$100/shipment = \$500	2,000

		Misc. Shipping \$1500 UPS – includes Aedes samples for CDZ testing	
6110 Sub Acct: 010	MVCAC Committee Assignments	MVCAC Committee Travel Fall Meeting \$1000/Employee (3) Planning Meeting northern CA - \$800/Employee (2) Spring Meeting northern CA \$1000/Employee (3)	7600
6110 Sub Acct: 023	MVCAC Annual Conference	MVCAC Annual Conference \$1,200/Employee (5)	6000
6200	Meeting Expense	Staff Meeting(s)	500
7000	Uniform Expense	District Apparel Professional Shirts \$175/Employee (7 = \$1225) Cintas Rental Uniforms Year = \$7,420 Towel Purchase Cleaning Service \$240/year	8,885
7050	Safety Expense	Personal protection equipment Laboratory & Field safety equipment	5,000
7310 FUND 14	Maintenance & Calibration	PCR Maintenance Contract \$2,900 Microscope services \$770 BSL Cert & Hood Certification \$1,000 Pipette Calibration \$1,500	6,170
7350	Permits	RivCo DEH Level II Waste Permit - 55 AQMD Annual Emergency Electric Generator Permit Fee AQMD Generator Emissions Flat Fee NPDES Clean Water Act permit	1,900
7450	Equipment Parts & Supplies	Small equipment for laboratory, routine replacement, wear and tear – 3,500 Distilled water (Puretec) - 2000	5,500
7550	Lab Operating Supplies	Routine supplies and maintenance, mosquito rearing supplies, 6,000 AirGas – dry ice \$18,000 Biohazard disposal - \$5,000	29,000
7575 Sub Acct: 026	Surveillance – External PCR	External Mosquito PCR <ul style="list-style-type: none"> Confirmation testing at DART \$110 (5 pools at \$22) Aedes pools - \$6600 (300 pools at \$22 each) Supplies for external PCR - \$600 	7,310
7575 Sub Acct: 045	Surveillance – Internal PCR	Internal Mosquito PCR @ \$6.50/Sample Testing 6000 pools <ul style="list-style-type: none"> 	39,000
7575 Sub Acct: 057	Surveillance – Traps & Parts	Traps & Parts – routine needs \$9000 Batteries for traps - \$3000 BG Lures - \$3200 Replace 20 of BG Sentinel traps - \$4500	19,700

7600 Sub Acct: 027	Professional Development	AMCA \$1,500/Employee (4) ESA \$2,000/Employee (3) IFA \$1,500/Employee (2) PBESA \$1500/Employee (1) CSDA \$650/Employee (1) Professional development courses -\$1500	18,650
7700	Motor Fuel & Oils	Fuel & oils for department vehicle(s)	25,000
8415	Equipment	Digital pipettes (single and multi-channel) (\$6,200) Chairs (task chairs at benches) - \$5000	11,200
8900	Transfer to Capital Project Fund	Transfer to capital project fund for Insectory Construction	500,000

2021-2022 SEASONAL HIRING SCHEDULE

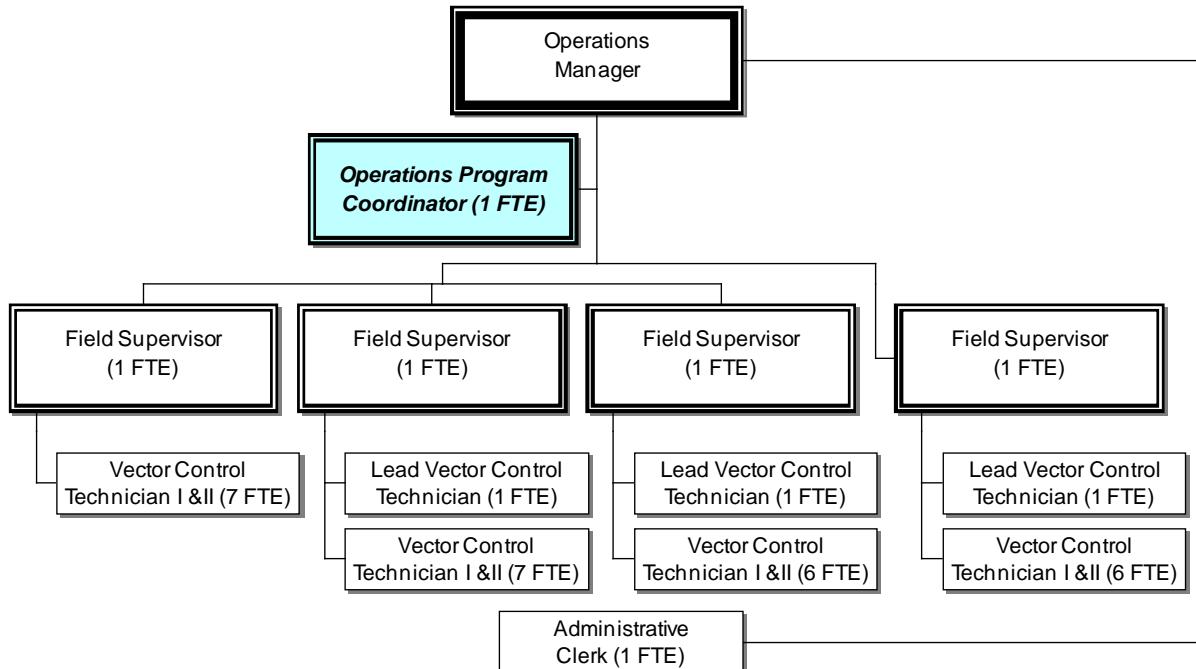
PROGRAM	PERIOD	NUMBER
Mosquito Traps	7/1 - 11/30/22	1

FUND 01 – GENERAL OPERATING FUND
OPERATING BUDGET 2022-23
PROGRAM 500 – CONTROL OPERATIONS PROGRAM

PROGRAM DESCRIPTION

Control Operations Program is responsible for environmentally friendly and effective suppression of pathogen-carrying vectors and mosquitoes for the purpose to reduce the transmission risks to humans and other animals of diseases caused by West Nile, Saint Louis and western equine virus. The District covers a 2,400 square mile area where a dozen resort and residential communities provide ample vector and nuisance species habitat ranging from the Salton Sea marshes to agricultural habitats, neglected pools and different urban locations. State Certified Vector Control Technicians take care of site inspections, surveillance, preventive chemical applications, and, when appropriate, use biocontrol measures such as use of mosquito-eating fish and other integrated vector management control methods. They also execute a call - requested inspections for controlling red imported fire ants, eye gnats and flies, and provide site inspections for rodent proofing residential and public properties and other nuisance and vector species.

The Red Imported Fire Ants (RIFA) program is focused on suppressing the population of RIFA and maintaining the level of infestation to minimum. Currently the program is addressing large green areas/golf courses as well as the residential call reporting RIFA infestation.

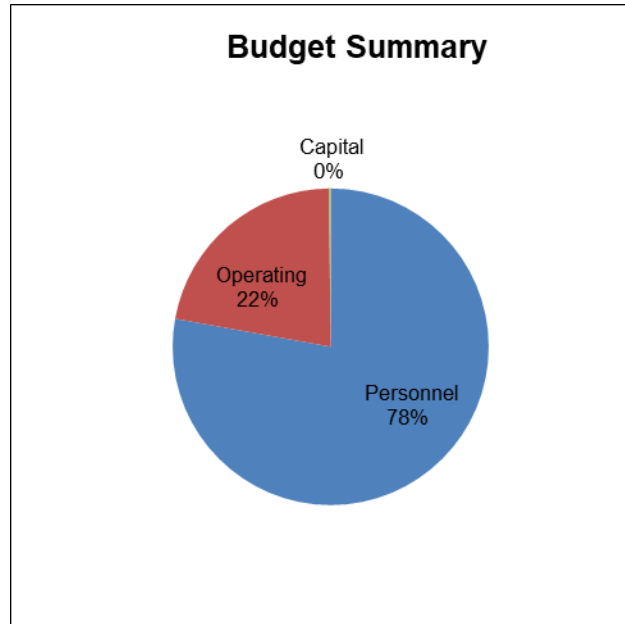


STAFFING SUMMARY

Title	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Operations Manager	1	1	1	1
Operations Coordinator	1	0	0	0
Field Supervisor	4	4	4	4
Administrative Clerk	1	1	1	1
Lead Vector Control Technician	3	3	3	3
VCT II	7	7	7	7
VCT I	19	17.5	17.5	16
Seasonal Employees (FTE)	3.4	5.1	5.1	6.8
Total Positions	39.4	38.6	38.6	38.8

EXPENDITURE SUMMARY

500 - CONTROL OPERATIONS	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Personnel	3,954,431	3,663,039		
Operations & Maintenance	1,159,656	1,229,793		
Capital	24,615	24,615		
Total Expenditures	\$5,138,702	4,917,447		



ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund

Program **500 – Control Operations Program**

Account	Description	Justification	Budget 2022-23
5101	Payroll – Full Time	See staffing summary	2,691,778
5102	Payroll – Seasonal	10 Seasonal 700 hours (890 max) per seasonal FTE 3.4	126,000
5105	Overtime	Budgeted in contingency	5,000
5150	State Retirement	District Contribution to CalPERS	232,218
5155	Social Security	District Contribution is 6.2% of salary	168,629
5165	Medicare	District Contribution is 1.45% of salary	39,437
5170	Cafeteria Plan	Based on current election	643,682
5180	Deferred Compensation	District contribution of 3.825% of salary for Non CSEA represented employees	30,760
5195	Unemployment Insurance	6.2% of the first \$7,000 of each employee’s salary	16,926
6050	Dues & Membership	SOVE (1) FAA Certifications	845

6050 Sub Acct: 014	State Required CEU	Annual CDPH Recertification Fees: Operations Manager (1) Field Supervisor (4) Lead Technician (3) Vector Control Technician II (8) Vector Control Technician (14) @\$143/each	4,290
6070	Office Supplies	General office and printing supplies	5,000
6075	Postage	UPS/USPS mailing costs - anticipate abatement mailings	1,500
6110 Sub Acct: 010	MVCAC Committee Assignments	MVCAC Committee Travel Planning Meeting - \$800/Employee Spring Meeting \$800/Employee	1,600
6110 Sub Acct: 023	MVCAC Annual Conference	MVCAC Annual Conference - (1) OPS Manager, (2) Supervisors, (1) Lead Tech, (1) VCT Talk/Poster	7,835
6200	Meetings Expense	Staff and Farmer Meeting(s)	1,120
7000	Uniform Expense	Uniforms Mats for Operations, Shop and Lab = \$6825; 100 Bath Towels = \$1014; 125 Bar Towels = \$520.00; Environmental Fees=\$10,364.12; auto replace towels = \$620; Loaner Shirts = \$881.14; Supervisor Shirts \$120/Sup (5) = \$600yr 700 x 4 = 2,800 x 12 =33,600	35,000
7050	Safety Expense	Personal Protection Equipment: Gloves, boots, safety glasses, Deet, Dog Shield, Gatorade	15,000
7450	Equipment Parts & Supplies	Technician Sprayers (Murayama, B&G, Solo), Herd spreaders, parts and supplies	7,500
7600 Sub Acct: 014	State Required CEU	Certification exam application fees Make-up training expenses	1,000
7600 Sub Acct: 027	Professional Development	In House Training CDs/DVDs, Equipment Certification Training OSHA Training - \$250 for Safety Officer AMCA - Ops. Mgr., 2 Field Supervisors @\$2000/ea.	6,250
7675	Contract Services	DBM Marlin Leasing	5,500
7700	Motor Fuel & Oils	Fuel and oils for department vehicles/equipment	100,000
7750	Field Supplies	Routine operating and maintenance supplies to aide control efforts	14,600
7800	Control	Total control budget	558,116

7800 Sub Acct: 028	Chemical Control	Larviciding/Adulticiding Products, Rodent Inspection Products, Fly, Eye Gnat Control Products WALS Vectobac WDG 5200 lbs. Aqua-Reslin 2 gallons 209,054.60 RIFA proudtcs 98,953	
7800 Sub Acct: 037	Physical Control	Source reduction - Artesian Well Rebate; Xeripave; Vegetation Management (suburban /rural), Fly Control	13,500
7850 Sub Acct: 029	Aerial Applications Rural	Larviciding and Adulticiding of Salton Sea Marsh Habitats and/or Duck Clubs. Aerial Adulticiding in response to WNV outbreak. - Salton Sea Aviation (\$2350/hr.)	135,000
7850 Sub Acct: 038	Aerial Applications Urban	Aerial services for larviciding for <i>Aedes aegypti</i> in urban areas @ \$3,000/hr. x 4-hour treatments @ 8 treatments	96,000
7860	Unmanned Aircraft Applications	Treatment applications & support for staff to implement drone program.	40,000
8415	Operations Equipment	Operations Equipment B & G Sprayers Solo Herd Spread Seeders Maruyama's Hand Spreaders Colt Handheld foggers (3) = \$12000 Solos (15) =\$2500	24,615
9000	Contingency Expense	Based on risk assessment	110,000

**FUND 01 – GENERAL OPERATING FUND
 OPERATING BUDGET 2022-23
 PROGRAM 580 – ABATEMENT/SOURCE REDUCTION**

PROGRAM DESCRIPTION

The Abatement Expense department supports the costs associated with the abatement procedure such as court filing fees and contract services to provide corrective measures to abated property such as pool draining and yard cleaning to reduce health and safety hazards.

EXPENDITURE SUMMARY

580 – ABATEMENT	2022-23 Proposed Budget	2020-21 Adopted Budget	2020-21 Estimated Actual	2019-20 Actual
Personnel	-	-	-	-
Operations & Maintenance	5,000	5,000	-	-
Capital	-	-	-	-
Total Expenditures	\$5,000	\$5,000	\$-	\$-

ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund
 Program **580 – Abatement**

Account	Description	Justification	Budget 2022-23
6105	Legal Services/ Filing Fees	Legal fees/ filing fees concerning abatement	1,000
7675	Contract Services	Expenses of contract services to provide corrective actions to abated property, if needed.	2,000
7800	Physical Control	Source reduction – Artesian Well Rebate; Xeripave; Vegetation Management (suburban /rural) , Fly Control	2,000

**FUND 01 – GENERAL OPERATING FUND
OPERATING BUDGET 2022-23
PROGRAM 600 – RESEARCH PROGRAM**

PROGRAM DESCRIPTION

BACKGROUND:

The District has had a long beneficial relationship with the vector control researchers from universities and other state/federal organizations. The purpose of research funded by the District is to develop and evaluate applied vector and vector-borne disease surveillance and/or integrated vector management (IVM) strategies. These projects ultimately improve the District's operations and surveillance programs and make the best use of the District's financial resources. Funded research leaves a legacy of knowledge in the form of publications and presentations that can be used by mosquito control districts in California, nationally, and around the world.

COLLABORATIVE RESEARCH PROJECTS

The goal of the collaborative research projects will be to develop and evaluate applied vector and vector-borne disease surveillance and/or integrated vector management (IVM) strategies. Funded projects should improve CVMVCD's operations and surveillance programs and make best use of the District's financial resources.

Listed below are CVMVCD's research interests for 2022-23:

CVMVCD Research Interests

These are the general interests of CVMVCD. Projects should address at least one of the following:

1. Arbovirus transmission cycles and environmental factors experienced in the Coachella Valley that may enhance the amplification of arboviruses within these cycles.
2. Implementation of newly emerging physical, biological, and chemical control methods for mosquito control in the Coachella Valley, including sterile mosquito studies.

3. Implementation of newly emerging mosquito surveillance methods in the Coachella Valley.
4. Development and application of novel control strategies for the red imported fire ant, *Solenopsis invicta*, in Coachella Valley urban habitats.
5. Development and application of novel surveillance and control strategies for synanthropic flies (e.g., eye gnats, house flies, filth flies) in rural and urban habitats in the Coachella Valley.

Specific Interests:

CVMVCD is highly interested in projects that address specific control issues in the Coachella Valley. Examples of these are, but are not limited to:

1. Implementation of novel mosquito or arbovirus surveillance methods or enhancement of current surveillance methods in the Coachella Valley.
 - a. *Aedes* mosquitoes and their associated arboviruses
 - b. *Culex quinquefasciatus* and *Cx. tarsalis*
 - c. West Nile Virus, St. Louis Encephalitis virus, Western Equine Encephalomyelitis virus
2. Development and implementation of novel or enhanced physical, chemical, and biological control methods targeting at least one of the following:
 - a. Mosquitoes (primarily *Cx.tarsalis*, *Cx. quinquefasciatus*, *Ae. aegypti*)
 - b. Red imported fire ants, *Solenopsis invicta*
 - c. Synanthropic flies (e.g. eye gnats, house flies, filth flies)
3. Analysis of environmental factors experienced in the Coachella Valley that may influence the amplification of arbovirus transmission with suggested operational strategies to minimize transmission.

RFP will be issued in the summer of 2022

**ALLOCATION TO THE AMERICAN MOSQUITO CONTROL ASSOCIATION (AMCA)
MOSQUITO RESEARCH FOUNDATION (MRF)**

SUMMARY – The Mosquito Research Foundation is devoted to funding needed research to enhance the understanding of the ecology of mosquitoes and the epidemiology of the diseases that they transmit. The MRF moved from being

an independent granting agency to being governed through the American Mosquito Control Association in 2017. Currently one member from the District serves on the committee which is reviewing the guidelines and proposals.

POTENTIAL BENEFITS – Helping support the MRF allows more projects impacting mosquito control in the United States to be funded than what the District alone can fund.

ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund

Program **600 – Research Program**

Account	Description	Justification	Budget 2022-23
8510	Research Projects	Funds available for research Fund encumbered \$87,173.40 Balance \$62,826.60 Budget for annual 2022 is \$125,653.14	150,000

**FUND 01 – GENERAL OPERATING FUND
 OPERATING BUDGET 2022-23
 PROGRAM 601 – USDA COOP AGREEMENT PROGRAM**

PROGRAM DESCRIPTION

BACKGROUND:

The District has had beneficial relationship with the United States Department of Agriculture (USDA). A group of investigators at the USDA Center for Medical, Agricultural and Veterinary Entomology (CMAVE) conduct research to evaluate vector control strategies in hot, arid environments with the main goal of finding methods to protect US soldiers overseas from vectors and vector borne diseases. Their research is funded by the Department of Defense Deployed Warfighter Program. The USDA CMAVE researchers selected our District to investigate vector control strategies because of the environmental similarity to locations in the Middle East, as well as the District’s staff and facility to assist in research. The District provides labor, materials, and laboratory space to assist in the research projects. In return the District gets funds to compensate for the use of staff time and materials, funding for District staff to receive extra information in vector control by funding travel to conferences, up-to-date information on vector control methods in our desert environment, and the opportunity to work alongside from and learn from outstanding researchers.

ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund

Program **601 – USDA COOP Agreement Program**

Account	Description	Justification	Budget 2022-23
4530	USDA Reimbursement	Reimbursements for expenses encumbered by the District for research projects under Agreement No. 58-6036-5-003	35,000

Account	Description	Justification	Budget 2022-23
7550	Materials & Supplies	Materials and supplies for research projects	7,100

**FUND 01 – GENERAL OPERATING FUND
 OPERATING BUDGET 2022-23
 PROGRAM 602 – LABORATORY TESTING PROGRAM**

PROGRAM DESCRIPTION

BACKGROUND:

The District began testing mosquito samples for the three most common arboviruses of public health concern in California, St Louis Encephalitis virus (SLE), Western Equine Encephalitis virus (WEE) and West Nile virus (WNV) at the District's expanded laboratory in late 2014. The District routinely tests about 6,000 mosquito samples. The District has the capability to test more samples with the existing staff. The District has been in discussion with other nearby vector control agencies to perform testing of mosquito samples for these agencies. The District performs testing for the cost of materials and labor used. This would allow for these agencies to test mosquito samples at a lower cost than sending them to the UC Davis Arbovirus Research and Training (DART) group. If the District tests more samples then the cost of testing will stay low as more samples tested per plate makes the testing process cheaper per sample. However, the District only wants to test samples for a few smaller agencies as too many samples would increase labor. This will be the 7th year for testing samples.

Goal to Test 1,000 samples

ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 01 – General Fund

Program **602 – Laboratory Testing Program**

Account	Description	Justification	Budget 2022-23
4530	Reimbursement	Reimbursements for testing	14,000

Account	Description	Justification	Budget 2022-23
7575	Materials & Supplies	Materials and supplies \$6.50/Sample	6,500

**Coachella Valley Mosquito and Vector Control District
THERMAL FACILITY REMEDIATION FUND RESERVE**

	Proposed Budget 2022-2023	Adopted Budget 2021-2022	Estimated Actual 2021-2022	Actual 2020-2021
Beginning Fund Balance	<u>129,139</u>	<u>63,688</u>	<u>75,239</u>	<u>9,109</u>
REVENUE				
Misc Revenue				25,570
Income from Lease	15,000	15,000	15,000	17,295
Interest	400	400	400	(77)
Transfer From General Operating Fund	39,655	38,500	38,500	35,000
TOTAL REVENUE	55,055	53,900	53,900	77,787
EXPENSES				
Professional Fees				
Maintenance	-	-		11,656
Capital				
TOTAL EXPENSES	-	-	-	11,656
Total Revenue Less Expense	<u>55,055</u>	<u>53,900</u>	<u>53,900</u>	<u>66,131</u>
Ending Fund Balance	<u>184,194</u>	<u>117,588</u>	<u>129,139</u>	<u>75,239</u>

FUND 12 – THERMAL FACILITY REMEDIATION FUND RESERVES
BUDGET 2022-23
PROGRAM 900 –THERMAL FACILITY REMEDIATION FUND RESERVES

PROGRAM DESCRIPTION

This program details capital expenditures for ongoing improvements at the District’s Thermal Facility. In FY2008-09, substantial funds were used to finance a remediation action plan that included capping the soil with asphalt. One of the recommendations from the engineering firm hired to design the remedial action plan was to repair or repave the whole area every 10 years. Estimated cost based on today’s valuation is \$450,000; increase by CPI of 3 % the estimated liability is \$605,000. Revenue to fund this includes a transfer from the General Fund and Rental Income from the lease with the current occupiers, both annually increased by CPI.

BUDGET SUMMARY

900 –THERMAL FACILITY REMEDATION FUND RESERVES	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Beginning Fund Balance	63,688	63,688	75,239	9,109
Revenue & Transfer from General Fund	55,055	53,900	53,900	77,787
Expenditure	0	0	0	11,656
Ending Fund Balance	184,194	117,588	129,139	75,239

Element Objective and Strategy: The objective of the Thermal Facility Remediation Fund Reserves is enhancing the quality of life for the community through fiscally responsible funding of the remediation and maintenance program. Our strategy is to fund the continual lifetime remediation maintenance obligation over a continual ten year period.

ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 12 – Thermal Facility Remediation Fund Reserves

Program **900 – THERMAL FACILITY REMEDIATION FUND RESERVES**

Revenue

Account	Description	Justification	Budget 2022-23
4900	Transfer from Gen Fund	Transfer from General Operating Fund	39,655
4520	Interest	Interest from investments	400
4530	Miscellaneous Receipts	Lease agreement with Coachella Unified School District	15,000

Expenditure

Account	Description	Justification	Budget 2022-23
6095	Professional Fees	Project Manager	
8415	Paving	Remediation project	

Funding Schedule (Inflation 3%)

Fiscal Year Ending	Year	Estimated Expense	Revenue	Fund Transfer	Fund Balance	% Funded
	0	450,000				
FYE 6/30/21	1	463,500	17,295	35,000	63,688	14%
FYE 6/30/22	2	477,405	15,000	38,500	117,188	25%
FYE 6/30/23	3	491,727	15,000	39,655	171,843	35%
FYE 6/30/24	4	506,479	15,450	40,845	228,138	45%
FYE 6/30/25	5	521,673	15,914	42,070	286,121	55%
FYE 6/30/26	6	537,324	16,391	43,332	345,844	64%
FYE 6/30/27	7	553,443	16,883	44,632	407,359	74%
FYE 6/30/28	8	570,047	17,389	45,971	470,719	83%
FYE 6/30/29	9	587,148	17,911	47,350	535,980	91%
FYE 6/30/30	10	604,762	18,448	48,771	603,199	100%

**Coachella Valley Mosquito and Vector Control District
CAPITAL EQUIPMENT REPLACEMENT FUND RESERVE BUDGET**

	Proposed Budget 2022-2023	Adopted Budget 2021-2022	Estimated Actual 2021-2022	Actual 2020-2021
Beginning Fund Balance	620,254	726,018	732,971	1,249,929
REVENUE				
Transfer from General Fund				
Interest	2,481	2,904	2,904	
Sale of Assets	-	-		
Transfers From Operating Budget IT	86,361	47,506	47,506	43,187
Transfers From Operating Budget - Vehicles				-
TOTAL REVENUE	88,842	50,410	50,410	43,187
EXPENSES				
8415 Capital Outlay - IT	152,832	161,452	145,390	46,760
8415 Capital Outlay - Fleet Equipment				
8415 Capital Outlay - Facilities		14,450	11,237	-
8415 Capital Outlay - Operations	67,719	-		72,639
8415 Capital Outlay - Lab Equipment		6,500	6,500	-
8900 Transfer funds to Fund 14				444,706
TOTAL EXPENSES	220,551	182,402	163,126	564,105
Total Revenue Less Expense	(131,709)	(131,992)	572,339	(520,918)
Ending Fund Balance	488,545	594,026	620,254	729,012

FUND 13 – CAPITAL REPLACEMENT FUND BUDGET 2022-23
PROGRAM – INFORMATION TECHNOLOGY, FACILITIES, OPERATING AND LAB EQUIPMENT

PROGRAM DESCRIPTION

The Capital Replacement Fund Budget Program is tasked with the purchasing, replacement and upgrade of all District facilities, property, vehicles, information technology equipment and major software.

EXPENDITURE SUMMARY

FLEET, FACILITIES, OPERATING & LAB EQUIPMENT	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Beginning Fund Balance	620,254	726,018	732,971	1,249,929
Revenue	2,481	2,904	2,904	0
Transfers from Operating Budget	86,361	47,506	47,506	4,3187
Transfer to Facility Fund	-			(444,706)
Capital Expenditure	(220,551)	(182,402)	(163,126)	(119,399)
Ending Fund Balance	488,545	666,141	726,018	729,012

ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 13 – Capital Replacement Fund

Revenue

Description	Justification	Budget Amount 2022-23
Bank Interest	Interest from Equipment Replacement Fund	2,481
Transfer from Operating Budget	Equipment Replacement – Annual Depreciation	86,361

ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 13 – Capital Replacement Fund

Account	Description	Justification	Budget 2022-23
8415	Capital Outlay - IT	Intel Server Host 10,000.00 Surface Laptop 3 Core i7 dGPU/16GB/ 512GB 13.5 10,000.00 Human Resources (1) Biologist (3) USB-C to VGA Adapter for Surface Laptop 280.00 USB-C to HDMI Adapter for Surface Laptop 280.00 Dock for Surface Book 640.00 Microsoft Scult Ergonomic Keyboard with Mouse 500.00 HEX Surface Book Sleeve 1160.00 19" EA 193MI-BK LED Monitor 2,320.00 Tripp Lite Isobar Surge Protector 360.00 Samsung Tablet Galaxy S6 2,697.00 Laboratory Assistant I Laboratory Technician Samsung Tablet Cover 135.00 Video 130,000.00 Surveillance Storage Archiver	152,832
8415	Capital Outlay - Operations	BigTex 50LA Tandem Axle Utility Trailer Monitor LT2 in Portable Case UAV Trailer UAV 200 Gallon Tank UAV 20 Gallon Tank UAV Inverter Generator Operations Polaris Ranger EV	67,719

Income / Expense Years 0 to 10										
Fiscal Year	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Starting Reserve Balance	620,254	488,545	503,136	375,261	416,894	478,403	583,901	668,651	705,569	783,013
One off Reserve Contribution										
Annual Reserve Contribution	86,361	94,997	104,497	114,946	126,441	139,085	152,994	168,293	185,122	203,635
Interest Earnings	2,481	1,954	2,013	1,501	1,668	1,914	2,336	2,675	2,822	3,132
Total Income	709,096	585,496	609,646	491,709	545,003	619,401	739,231	839,619	893,513	989,780
#	Component									
Shop Equipment										
301	Vehicle lift				50,000					
302	Coats tire changer				-					
303	Coats wheel balancers				5,000					
304	Air compressor	5,000								
305	Electric hoist lift overhead winch	8,000								
306	Metal insert gas (mig) welder				4,000					
307	Tungsten inert gas (tig) welder				4,200					
308	Tube bender				1,400					
309	Metal-cutting band saw									
310	Drill press				2,000					
311	Electric forklift									
312	Electric forklift charging station									
312	Genie GS1930 Scissor Lift									
313	Jet HN-16T Bench Hand Notcher									
314	Abrasive Media Cabinet Vertical									
	Sub Total	-	13,000	-	-	66,600	-	-	-	-
Laboratory Equipment										
401	Electric Automatic Steam Pressure Sterilizer			11,320						
402	Lab Furniture									
403	MagMax Express								49,000	
404	Qiagen Retsch Tissue Lyser								5,500	
405	ABI 7500 Fast RT-PCR Machine								56,000	
406	DropVision Microscope & Software		10,000							
407	Network Automation Engine									
408	ULT Freezer									
409	Tissue Lyser									
410	Microplate Washer			10,495						
	Sub Total	-	-	10,000	21,815	-	-	-	-	110,500

Income / Expense Years 0 to 10										
Fiscal Year	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Operations Equipment										
5001	& Monitor Mapping Equipment			16,000						
5002	4S GPS Monitor Tracking Unit			14,000						
5003	Tifa Power Fogging & ULY Machine						18,000			
5004	Workhorse						8,370			
5005	Workhorse						8,370			
5006	Workhorse						8,370			
5007	Workhorse						8,370			
5008	Cushman Hauler 800X Cart					7,100				
5009	Cushman Hauler 800X Cart					7,100				
5010	Cushman Hauler 800X Cart					7,100				
5011	Cushman Hauler 800X Cart					7,100				
5012	Cushman Hauler 800X Cart					7,100				
5013	2018 Polaris Sportsman 1000									
5014	Polaris Ranger EV	16,912								
5015	Polaris Ranger EV	16,912								
5016	2012 Frontier 650 Argo		23,000							
5017	2014 EZ-Go 1500			9,800						
5018	2014 EZ-Go Terrain 1500			9,700						
5019	2019 Argo							22,700		
5020	Polaris Ranger700HD Quad									
5021	2010 Polaris Ranger700HD Quad & Mattracks									
5022	Nurse Trailer									
5023	Guardian 190 ES ULY Fogger w/ GPS & Monitor Mapping Equipment									
5024	A1 Super Duty Mister						19,100			19,100
5025	A1 Super Duty Mister							19,100		1,145
5026	Adulticide Mixing Station									
5027	Big Tex 50LA Tandem Axle Utility Trail	3,245								
5028	Monitor LT2 in Portable Case	2,200								
5029	Monitor LT2 in Portable Case	2,200								
5030	Mobile UAV Trailer, 250 gallon tanks	20250								
5031	Mobile UAV Honda Inverter Generator	6,000								
Sub Total		67,719	23,000	19,500	30,000	-	35,500	70,580	41,800	- 20,245

Income / Expense Years 0 to 10

Fiscal Year		2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
IT Equipment											
2101	Polycom VOIP Telephones										7,000
2102	IT Toughbooks - replacement tablets			30,000							
2103	Cisco Catalyst Network Switch			9,245							
2104	Storage Area Network Server		9,300								9,300
2105	Board Room A/V Equipment										49,829
2106	Precision Vision Drone		17,060								17,060
2107	Supervisor Laptops				10,000						
2108	Manager Laptops				13,000						
2109	Desktops		20,000								
2110	IT Staff Laptops HP Zbook G5 Mobile W/S										
2111	PrecisionVision 35 Application Drone										
2112	Samson Galaxy Docking Stations										
2113	5 Cisco Switches plus equipment										
2114	2021 Laptop, tablet equipment etc										
2115	Fuel Management System										
2116	Intel Server	10,000									
2117	Surface Latops 4	10,000									
2118	Samson Galaxy Tablets	2,832									
2119	Video Surveillance Archiver	130,000									
	Sub Total	152,832	46,360	39,245	23,000	-	-	-	-	-	83,189
IT Software											
2107	Accounting Software								16,000		
2108	Microix Budget Software								76,250		
2109	ESRI ArcGIS (Upgraded)			150,639							
2110	Website			15,000							
	Sub Total	-	-	165,639	-	-	-	-	92,250		
	Total Expenses	220,551	82,360	234,384	74,815	66,600	35,500	70,580	134,050	110,500	103,434
	Ending Reserve Balance	488,545	503,136	375,261	416,894	478,403	583,901	668,651	705,569	783,013	886,346

Funding Level

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Annual Reserve Contribution	Interest Income	Projected Reserve Expenses
2023	\$620,254	\$675,790	92%	Strong	\$86,361	\$2,481	\$220,551
2024	\$488,545	\$769,074	64%	Fair	\$94,997	\$1,954	\$82,360
2025	\$503,136	\$712,609	71%	Strong	\$104,497	\$2,013	\$234,384
2026	\$375,261	\$712,107	53%	Fair	\$114,946	\$1,501	\$74,815
2027	\$416,894	\$734,896	57%	Fair	\$126,441	\$1,668	\$66,600
2028	\$478,403	\$893,316	54%	Fair	\$139,085	\$1,914	\$35,500
2029	\$583,901	\$872,573	67%	Fair	\$152,994	\$2,336	\$70,580
2030	\$668,651	\$929,234	72%	Strong	\$168,293	\$2,675	\$134,050
2031	\$705,569	\$933,857	76%	Strong	\$185,122	\$2,822	\$110,500
2032	\$783,013	\$1,019,226	77%	Strong	\$203,635	\$3,132	\$103,434

**Coachella Valley Mosquito and Vector Control District
CAPITAL FACILITY REPLACEMENT FUND RESERVE BUDGET**

	Proposed Budget 2022-2023	Adopted Budget 2021-2022	Estimated Actual 2021-2022	Actual 2020-2021
Beginning Fund Balance	2,681,960	2,659,312	2,649,434	1,935,038
REVENUE				
Transfer from Vehicle Fund	-	-		
Interest	24,718	18,395	19,312	
Transfers From Operating Budget	420,000	395,294	395,294	840,000
Sale of Assets			-	
TOTAL REVENUE	444,718	413,689	414,606	840,000
CAPITAL EXPENSES				
General Common Area	40,000	50,000		
Building Interiors	161,500	200,000	203,462	
Building Exteriors	120,000	48,000	84,715	
Mechanical	78,000	48,500	93,903	17,519
Fleet	40,000	-		108,086
TOTAL EXPENSES	439,500	346,500	382,080	125,605
Total Revenue Less Expense	5,218	67,189	32,526	714,395
Ending Fund Balance	2,687,178	2,726,501	2,681,960	2,649,434

**FUND 14 – DISTRICT FACILITY CAPITAL REPLACEMENT FUND BUDGET
2022-23
PROGRAM 950 – DISTRICT FACILITY CAPITAL REPLACEMENT FUND**

PROGRAM DESCRIPTION

This program details capital expenditures for ongoing improvements at the District’s Indio Facility. In FY2017-18, a reserve study projected 30 year costs for maintenance, repair and replacement of District facilities and equipment.

BUDGET SUMMARY

950 – DISTRICT FACILITY CAPITAL REPLACEMENT FUND	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Beginning Fund Balance				
-	2,681,960	2,659,312	2,649,434	1,935,038
Revenue & Transfer from General Fund	444,718	413,689	414,606	840,000
Expenses	439,500	346,500	372,080	125,605
Ending Fund Balance	2,687,178	2,726,501	2,691,960	2,649,434

The objective of the **DISTRICT FACILITY CAPITAL REPLACEMENT FUND** is enhancing the quality of life for the community through fiscally responsible funding of the repair and maintenance program. Our strategy is to fund the continual lifetime maintenance obligation over a continual 30 year period.

ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 14 – **DISTRICT FACILITY CAPITAL REPLACEMENT FUND**

Program **950 – DISTRICT FACILITY CAPITAL REPLACEMENT FUND**

Revenue

Account	Description	Justification	Budget 2021-22
4900	Transfer from Gen Fund	Annual Reserve Contribution	395,294
4520	Interest	Interest from investments	18,395

ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 14 – **DISTRICT FACILITY CAPITAL REPLACEMENT FUND**

Program **950 – DISTRICT FACILITY CAPITAL REPLACEMENT FUND**

Account	Description	Justification	Budget 2022-23
General Common Areas			
8415	Capital Improvement	1950 Electric vehicle charging station	40,000
Total General Common Areas			\$40,000

Account	Description	Justification	Budget 2022-23
BUILDING INTERIORS			
7300	Repair & Maintenance	Component 601 – Carpet Board Room - replace Component 1110 Interior Surfaces = Repaint Administration	44,500
8415	Capital Improvement	Component 2350 Periodic Remodel Project – Administration / Board Room Component 909 Bathrooms - Administration 907 Wall Coverings - Admin Lobby	65,000
8487	Building Furnishing	Component 902 – Furniture Administrative Furniture / Board Room Component 911 – Check in Desk Remodel	52,000

		Total Building Interiors	\$161,500

Account	Description	Justification	Budget 2022-23
BUILDING EXTERIORS			
7300	Repair & Maintenance	1115 Stucco - Administration & Operations	20,000
8415	Capital Improvement	Component 717 Door Replacements and Window Addition to Lab	100,000
		Total Building Exteriors	120,000

Account	Description	Justification	Budget 2022-23
MECHANICAL			
7310	Maintenance & Calibration	Component 354 - Lab Equipment Lab equipment calibration	12,500
7675	Repair & Maintenance	Component 303 - HVAC	24,500
8415	Capital Improvement	Component 370 IT Equipment Network Equipment	11,500
		Total Mechanical	\$48,500

Account	Description	Justification	Budget 2022-23
FLEET			
8415	Capital Equipment	Component 10063 Electric Vehicle - Admin	40,000

INCOME/EXPENSE YEARS 0 TO 4

Income / Expense Years 0 to 4					
Fiscal Year	2022-23	2023-24	2024-25	2025-26	
Starting Reserve Balance	2,681,960	2,687,178	2,363,678	2,655,274	
One off Reserve Contribution					
Annual Reserve Contribution	420,000	453,600	489,888	529,079	
Vehicle sales					
Interest Earnings	24,718	22,570	23,969	23,341	
Total Income	3,126,678	3,163,348	2,877,535	3,207,694	

#	Component				
General Common Areas					
103	Concrete Surface - ADA Entrance Work	-	-	-	-
201	Asphalt - Remove & Replace	-	-	-	-
202	Asphalt - Seal/Fill	-	-	50,393	-
414	Flag Pole - Replace	-	-	-	-
415	Wood Pergolas - Replace	-	-	-	27,318
420	Large Canvas Awnings - Replace	-	-	-	-
502	Chain Link Fence - Replace	-	-	-	-
503	Metal Rail - Replace	-	-	-	-
707	Vehicle/Trash Gates - Replace	-	-	-	-
802	Pole Lights - Replace	-	-	-	-
902	Exterior Furnishings - Replace	-	31,930	-	6,010
1107	Metal Rail - Repaint	-	-	2,122	-
1107	Perimeter Metal Fence - Repaint	-	-	12,731	-
1950	EV Charging Station	40,000			
	Sub Total	40,000	31,930	65,246	33,328

Income / Expense Years 0 to 4					
Fiscal Year		2022-23	2023-24	2024-25	2025-26
Building Interiors					
113	Coated - Floors - Resurface		10,000		
415	Electric Roll-Up Shade - Replace	-	-		
601	Carpet - Replace	32,000			
606	Vinyl Flooring (A) - Replace	-		68,959	
606	Vinyl Flooring (B) - Replace	-	-		
610	Tile Floor - Replace	-	-		
902	Furniture - Replace	25,000	31,930		
904	Kitchen (Admin) - Remodel	-	-	-	-
906	Acoustic Ceiling Panels - Replace	-	-	-	-
907	Wallcoverings - Replace	10,000			
909	Restrooms - Refurbish	10,000	-	-	-
910	Built-In Cabinetry (A) - Replace	-			
910	Built-In Cabinetry (B) - Replace	-		-	-
911	Check-In Desk - Remodel	27,000	-	-	-
912	Sinks - Replace	-	-	-	-
913	Stainless Steel Counters - Replace				
1110	Interior Surfaces - Repaint	12,500		31,827	-
2350	Periodic Remodel Projects	45,000	-	-	-
	Sub Total	161,500	41,930	100,786	-
Building Exteriors					
701	Roll-Up Doors - Replace	-	-	-	-
710	Car/FOB Reader System - Replace	-	-	-	-
715	Utility Doors - Replace	-	-	-	-
717	Windows & Doors (Glass) - Replace	100,000	-	-	-
1115	Stucco - Repaint	20,000	-	-	-
1125	Metal Corrugated Siding - Replace	-	-	-	-
1301	Roof (Modified Bitumen) - Replace		160,000	-	-
1302	Roof (Single Ply) - Replace	-	-	-	-
1308	Metal Roofs (Curved) - Replace	-	-	-	-
1309	Metal Roofs (Flat) - Replace	-	-	-	-
1310	Gutters/Downspouts - Replace	-	-	-	-
	Sub Total	120,000	160,000	-	-

Income / Expense Years 0 to 4					
Fiscal Year		2022-23	2023-24	2024-25	2025-26
Mechanical					
302	Generator/Transfer Switch - Replace				
303	HVAC/Packaged Systems - Replace	25,000	25,750	26,523	27,318
305	Surveillance/Brivo System - Replace	-	-	-	-
306	Centrifugal Fans - Replace	-	-	-	-
309	Chiller System - Replace	-	-	-	-
328	Fire Alarm/Systems - Upgrade	-	-	-	-
332	Bolier/Water Heaters - Replace	-	-	-	-
334	Water Treatment System - Replace	-	-	-	-
354	Lab Equipment - Annual Projects	15,000	15,450	15,914	16,391
355	Lab Equipment - Replace (2008)	-	10,300	-	-
355	Lab Equipment - Replace (2010)	15,000	-	-	-
355	Lab Equipment - Replace (2011)	-	15,450	-	-
355	Lab Equipment - Replace (2014)	-	-	-	-
355	Lab Equipment - Replace (2017)	-	-	-	-
356	Deep Freezer - Replace A	-	-	-	14,205
356	Deep Freezer - Replace B	-	-	-	-
360	Chambers/Pressurer Sys - Mod/Upgrade	-	-	-	6,556
365	Bio Equipment - Partial Replace	10,000	-	-	10,927
370	IT/Audio Equip - Annual Projects	13,000	13,390	13,792	14,205
705	Gate Operators - Replace	-	19,570	-	-
712	Dispensers / Fountains - Replace	-	-	-	6,556
929	Appliances - Replace	-	18,540	-	-
1001	Backflow Devices - Replace	-	-	-	-
1312	Solar Panels (A) - Replace	-	-	-	480,800
1312	Solar Panels (B) - Replace	-	-	-	133,859
1313	Solar Panel Invertors - Replace	-	33,475	-	-
1818	Fuel Tank Controls - Replace	-	-	-	-
1903	Shop/Utility Equipment - Replace	-	-	-	-
	Sub Total	78,000	151,925	56,229	710,817
Vehicles					
	Full size Truck		413,885		225,645
	Electric Passenger Vehicle	40,000			
	Sub Total	40,000	413,885	-	225,645
	Total Expenses	439,500	799,670	222,261	969,790
	Ending Reserve Balance	2,687,178	2,363,678	2,655,274	2,237,904

FUNDING STATUS

		Funding Level	Rating		Interest				0.70%
		0-30%	Weak						
		31-70	Fair						
		71-100	Strong						
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Annual Reserve Contribution	Special Funding Needs	Surplus Sales	Interest Income	Projected Reserve Expenses
2023	\$2,681,960	\$4,228,998	63.4%	Fair	\$420,000			\$24,718	\$439,500
2024	\$2,687,178	\$4,022,228	66.8%	Fair	\$453,600			\$22,570	\$799,670
2025	\$2,363,678	\$4,212,466	56.1%	Fair	\$489,888			\$23,969	\$222,261
2026	\$2,655,274	\$4,698,978	56.5%	Fair	\$529,079			\$23,341	\$969,401
2027	\$2,238,293	\$4,447,794	50.3%	Fair	\$571,405			\$22,383	\$773,236
2028	\$2,058,845	\$4,270,632	48.2%	Fair	\$617,118			\$20,588	\$689,565
2029	\$2,006,986	\$4,246,004	47.3%	Fair	\$666,487			\$20,070	\$390,485
2030	\$2,303,058	\$4,326,129	53.2%	Fair	\$719,806			\$23,031	\$376,864
2031	\$2,669,031	\$4,736,601	56.3%	Fair	\$777,391			\$26,690	\$1,480,265
2032	\$1,992,847	\$5,193,902	38.4%	Fair	\$839,582			\$19,928	\$175,381
2033	\$2,676,977	\$4,549,521	58.8%	Fair	\$906,748			\$26,770	\$715,649

**Coachella Valley Mosquito and Vector Control District
CAPITAL PROJECT FUND BUDGET**

	Proposed Budget 2022-2023	Adopted Budget 2021-2022	Estimated Actual 2021-2022	Actual 2020-2021
Beginning Fund Balance	<u>-</u>			
REVENUE				
Transfer from General Fund	1,000,000			
Interest				
Transfers From Operating Budget	500,000			
Sale of Assets				
	<hr/>			
TOTAL REVENUE	1,500,000			
CAPITAL EXPENSES				
Professional Services	40,000			
Capital Expenditure	200,000			
	<hr/>			
TOTAL EXPENSES	240,000			
	<hr/>			
Total Revenue Less Expense	<u>1,260,000</u>			
	<hr/>			
Ending Fund Balance	<u>1,260,000</u>			

FUND 15 – CAPITAL PROJECT - SIT BUDGET 2022-23
PROGRAM 900 –SIT INSECTORY CAPITAL PROJECT FUND

PROGRAM DESCRIPTION

BUDGET SUMMARY

900 – SIT INSECTORY CAPITAL PROJECT FUND	2022-23 Proposed Budget	2021-22 Adopted Budget	2021-22 Estimated Actual	2020-21 Actual
Beginning Fund Balance	0	0	0	0
Revenue & Transfer from General Fund	1,500,000	0	0	0
Expenditure	240,000	0	0	0
Ending Fund Balance	1,260,000	0	0	0

ACCOUNT DESCRIPTION AND BUDGET JUSTIFICATION

Fund 15 – CAPITAL PROJECT - SIT BUDGET 2022-23
PROGRAM 900 –SIT INSECTORY CAPITAL PROJECT FUND

Revenue

Account	Description	Justification	Budget 2022-23
4900	Transfer from Gen Fund	Transfer from General Operating Fund	1,500,000

Expenditure

Account	Description	Justification	Budget 2022-23
6095	Professional Fees	Feasibility Study	40,000
8415	Capital Expenditure	Irradiator equipment	200,000

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**Coachella Valley MVCD
Indio, CA**



Report #: 34313-4
Beginning: July 1, 2022
Expires: June 30, 2023

**RESERVE STUDY
Update "No-Site-Visit"**

March 29, 2022

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Coachella Valley MVCD

Report #: 34313-4

Indio, CA

of Units: 1

Level of Service: Update "No-Site-Visit"

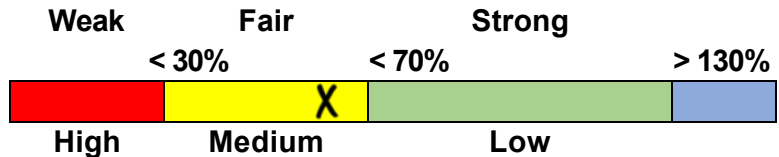
July 1, 2022 through June 30, 2023

Findings & Recommendations

as of July 1, 2022

Projected Starting Reserve Balance	\$2,681,960
Fully Funded Balance	\$4,228,998
Average Reserve Deficit (Surplus) Per Unit	\$1,547,038
Percent Funded	63.4 %
Recommended 2022 Monthly Reserve Contributions	\$35,000
Most Recent Reserve Contribution Rate	\$32,941

Reserve Fund Strength: 63.4%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.00 %

Annual Inflation Rate 3.00 %

- This is an Update "No-Site-Visit" Reserve Study.
- This Reserve Study was prepared by a credentialed Reserve Specialist (RS).
- Because the Reserve Fund is at 63.4 % Funded, this means the need for additional funding and/or deferred maintenance risk is currently Medium.
- The multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded". This is a low risk position where cash flow problems are extremely rare.
- Based on this starting point, anticipated future expenses, and the historical Reserve contribution rate, our recommendation is to budget Monthly Reserve contributions of \$35,000. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).
- The purpose of the Reserve Study is to serve as a budget planning tool, which incorporates the reserve fund balance, budgeted contributions, a list of significant repair/replacement projects, and a recommended funding plan. The component list contains cost estimates and approximate schedules for predictable reserve expenses. These figures are strictly estimates unless otherwise noted. This document is dynamic and, therefore, we recommend that it be updated annually, with an on-site inspection update every three years to address changing needs, priorities, and financial conditions.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away.

The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Summary table.

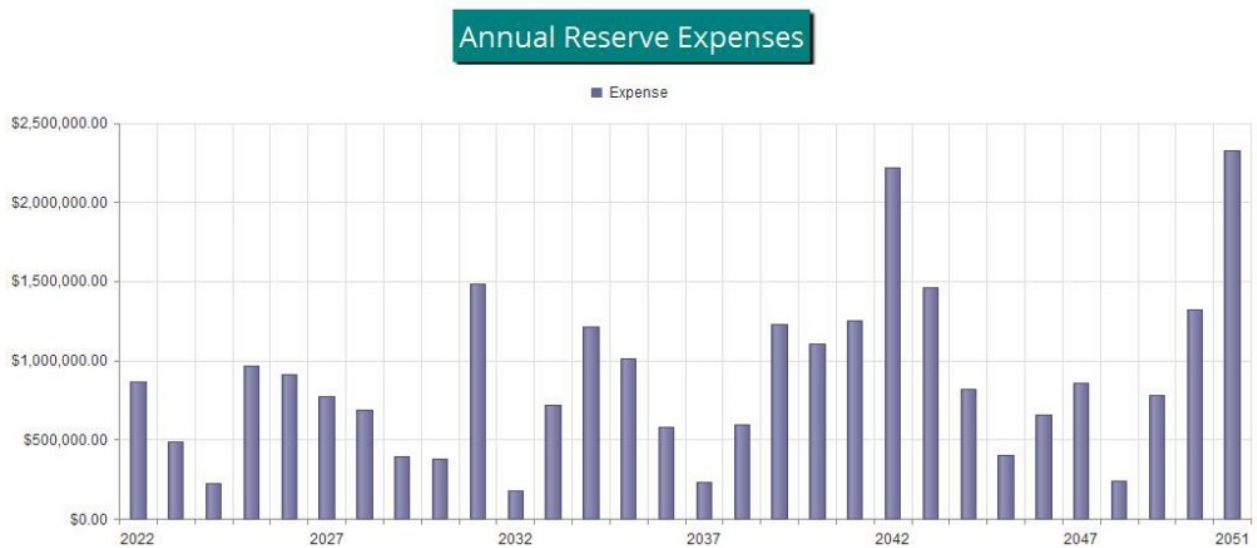


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$2,681,960 as-of the start of your Fiscal Year on 7/1/2022. This is based on your actual balance on 2/28/2022 of \$2,782,215 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$4,228,998. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 63.4 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$35,000 Monthly this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

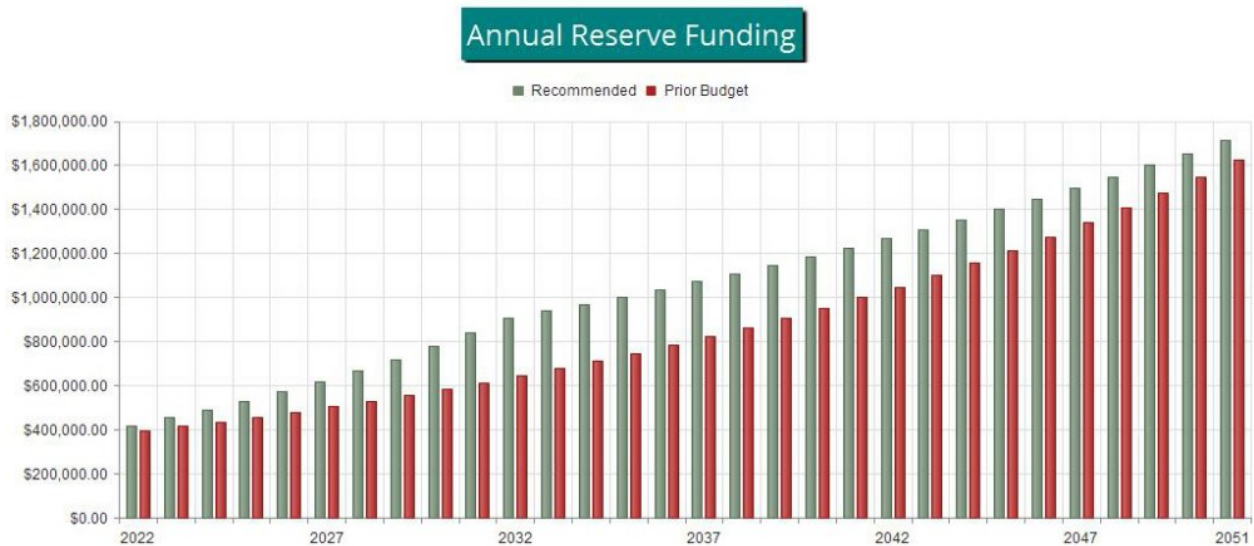


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

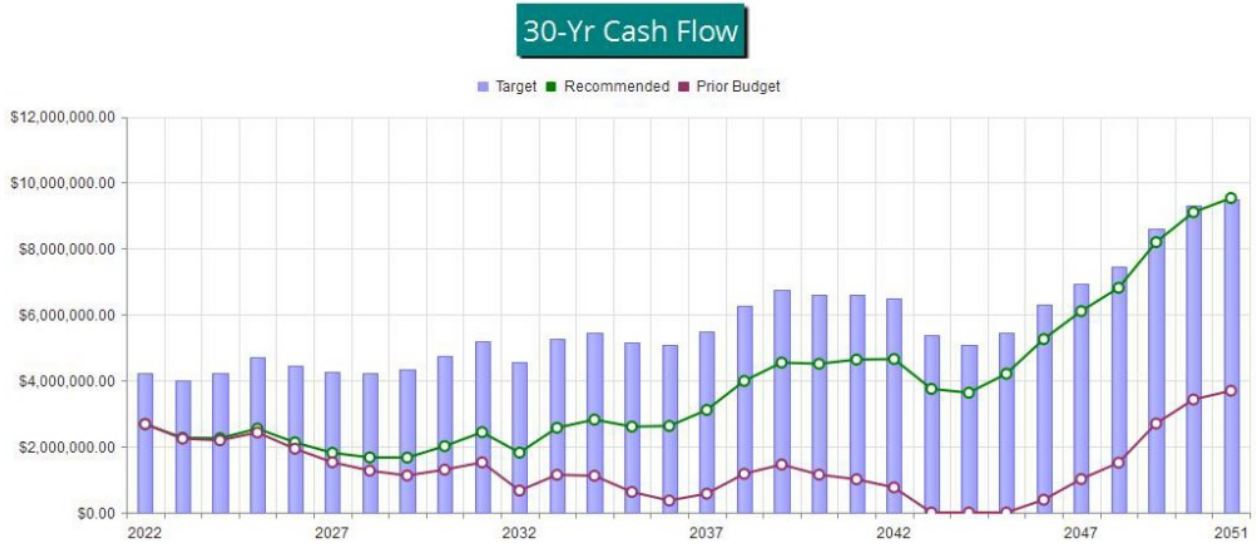


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

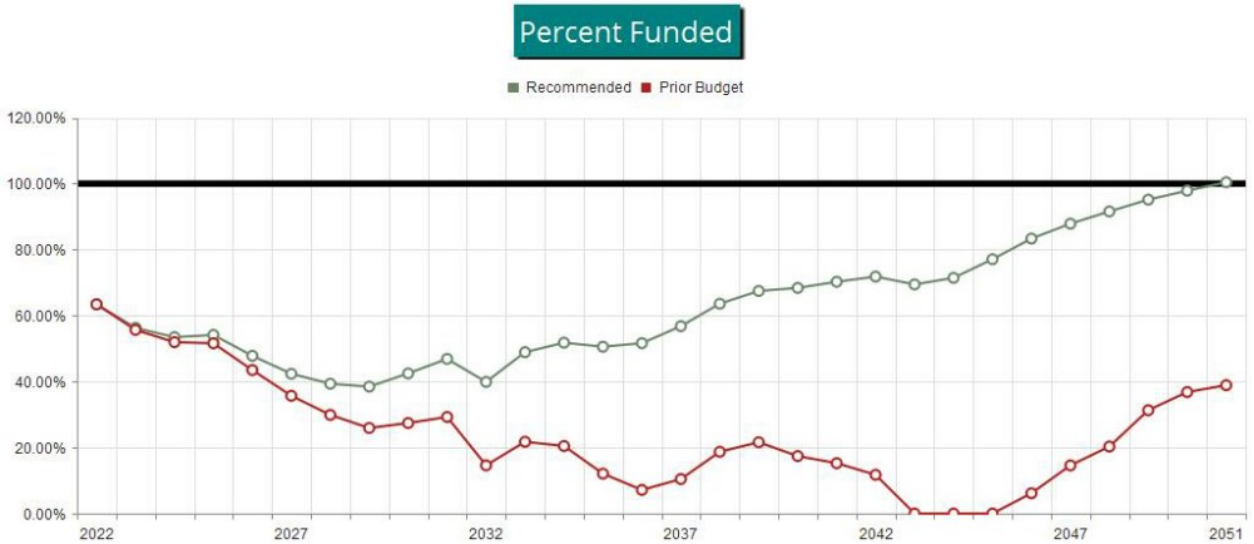


Figure 4



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

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

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

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

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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

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

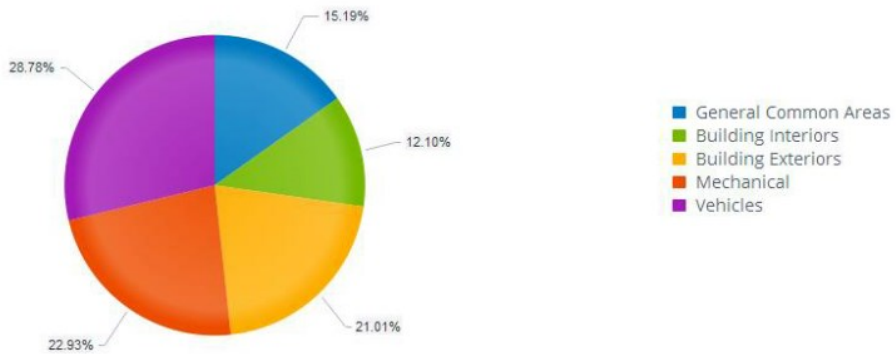


	Useful Life		2022 Rem. Useful Life		Estimated Replacement Cost in 2022	2022 Expenditures	07/01/2022 Current Fund Balance	07/01/2022 Fully Funded Balance	Remaining Bal. to be Funded	2022 Contributions
	Min	Max	Min	Max						
	General Common Areas	5	30	0						
Building Interiors	10	40	0	19	\$810,500	\$320,500	\$430,283	\$590,217	\$380,217	\$35,800
Building Exteriors	10	40	0	19	\$1,407,500	\$180,000	\$255,600	\$960,600	\$1,151,900	\$38,018
Mechanical	1	30	0	18	\$1,536,000	\$78,000	\$706,691	\$929,439	\$829,309	\$119,094
Vehicles	8	8	0	6	\$1,928,000	\$244,500	\$1,126,906	\$1,127,688	\$801,094	\$187,765
					\$6,699,500	\$863,000	\$2,681,960	\$4,228,998	\$4,017,540	\$420,000

Percent Funded: 63.4%

Budget Summary

Percentage of Total Estimated Replacement Costs



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
General Common Areas					
201	Asphalt - Remove/Replace (A)	~ 100,000 GSF	25	6	\$400,000
201	Asphalt - Remove/Replace (B)	~ 10,000 GSF	20	17	\$72,500
202	Asphalt - Seal/Fill	~ 110,000 GSF	5	2	\$47,500
414	Flag Pole - Replace	(1) Flag Pole	30	9	\$3,000
415	Wood Pergolas - Replace	(2) Structures; (1) Beam	20	3	\$25,000
420	Large Canvas Awnings - Replace	(3) 50 X 70 Structures	30	20	\$250,000
502	Chain Link Fence - Replace	~ 1,620 LF	30	9	\$38,000
503	Metal Rail - Replace	~ 114 LF	25	4	\$4,000
503	Perimeter Metal Fence - Replace	~ 801 LF	30	11	\$50,000
707	Vehicle/Trash Gates - Replace	(11) Gates	25	4	\$44,000
802	Pole Lights - Replace	(13) Fixtures	25	4	\$24,000
902	Exterior Furnishings - Replace	(18) Assorted Pieces	10	3	\$5,500
1107	Metal Rail - Repaint	~ 114 LF	5	2	\$2,000
1107	Perimeter Metal Fence - Repaint	~ 801 LF	5	2	\$12,000
1950	EV Charging Station - Replace	(1) Total	16	0	\$40,000
Building Interiors					
113	Coated Floors - Resurface	~ 3,645 GSF	20	0	\$10,000
415	Electric Roll-Up Shade - Replace	(1) 16x14 Shade	15	6	\$7,000
601	Carpet - Replace (Board Rm)	Board Room	10	0	\$11,000
601	Carpet (General) - Replace	~ 384 GSY	10	0	\$21,000
606	Vinyl Flooring (A) - Replace	~ 6,490 GSF	15	2	\$65,000
606	Vinyl Flooring (B) - Replace	~ 2,630 GSF	15	7	\$26,000
610	Tile Floor - Replace	~ 1,800 GSF	30	9	\$45,000
902	Furniture - Replace (General)	Assorted Pieces	20	1	\$31,000
902	Furniture -Replace (Admin/Board Rm)	Assorted Pieces	20	0	\$25,000
904	Kitchen (Admin) - Remodel	Kitchen Area	15	6	\$21,000
906	Acoustic Ceiling Panels - Replace	~ 10,600 GSF	40	19	\$58,000
907	Wallcoverings - Replace	~ 1,220 GSF	20	0	\$10,000
909	Restrooms - Refurbish	Restroom Allowance	15	0	\$78,000
909	Restrooms - Refurbish (Admin)	Restroom Allowance	15	14	\$10,000
910	Built-In Cabinetry (A) - Replace	~ 205 LF	20	0	\$65,000
910	Built-In Cabinetry (B) - Replace	~ 254 LF	20	12	\$125,000
911	Check-In Desk - Remodel	(1) Check-In Counter	20	0	\$27,000
912	Sinks - Replace	(25) Fixtures	15	7	\$27,000
913	Stainless Steel Counters - Replace	~ 52 LF	20	0	\$16,000
1110	Interior Surfaces - Paint (Admin)	Admin area	10	0	\$12,500
1110	Interior Surfaces - Paint (General)	~ 37,600 GSF	10	2	\$30,000
2350	Periodic Remodel Projects (2022)	Lab, Admin, Ops, etc...	20	19	\$45,000
2350	Periodic Remodel Projects (2023)	Lab, Admin, Ops, etc...	20	0	\$45,000
Building Exteriors					
701	Roll-Up Doors - Replace	(9) Doors	25	4	\$21,000
715	Utility Doors - Replace	(28) Doors	25	4	\$29,000
717	Windows & Doors (Glass) - Replace	~(99) Windows/Doors	35	14	\$160,000
1115	Stucco - Repaint	~ 12,800 GSF	10	0	\$20,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1125	Metal Corrugated Siding - Replace	~ 6,100 GSF	30	9	\$85,000
1301	Roof (Modified Bitumen) - Replace	~ 11,600 GSF	20	0	\$160,000
1302	Roof (Lab) - Replace	~ 3,650 GSF	20	12	\$52,500
1308	Metal Roofs (Curved) - Replace	~ 14,500 GSF	40	19	\$340,000
1309	Metal Roofs (Flat) - Replace	~ 38,600 GSF	30	9	\$500,000
1310	Gutters/Downspouts - Replace	~ 2,680 LF	25	4	\$40,000
Mechanical					
302	Generator/Transfer Switch - Replace	~ Generac 130 KW; Switch	25	17	\$125,000
303	HVAC/Packaged Systems - Replace	(17) Assorted Systems	1	0	\$25,000
303	Split Unit - Replace	(1) System	15	14	\$80,000
305	CCTV/Card Reader/Burglar Alarm	Allowance	12	11	\$118,500
306	Roof Ventilators - Replace	(4) Fans	15	6	\$7,000
307	Vektor Exhaust Fans & VFDs -Replace	(3) Fans	15	11	\$28,000
309	Chiller System - Replace	(1) Carrier System	25	18	\$16,000
310	Dehumidifiers - Replace	(3) Ebac DD400 Desiccant	15	11	\$30,000
328	Fire Alarm/Systems- Upgrade	Extensive Systems	30	9	\$60,000
332	Boilers/Water Heaters - Replace	Assorted Systems	25	17	\$38,000
334	Water Treatment System - Replace	(1) System	12	4	\$22,500
354	Lab Equipment - Annual Projects	Assorted Systems	1	0	\$15,000
355	Lab Equipment - Replace (2008)	(1) Meiji Microscope	15	1	\$10,000
355	Lab Equipment - Replace (2010)	(1) Microplate Washer	12	0	\$15,000
355	Lab Equipment - Replace (2011)	(1) Pressure Sterilizer	12	1	\$15,000
355	Lab Equipment - Replace (2014)	(4) Assorted Systems	15	7	\$150,000
355	Lab Equipment - Replace (2017)	(1) Tissue Lyser	15	10	\$13,000
356	Deep Freezer - Replace (2017)	(1) Thermo Scientific	8	3	\$13,000
356	Deep Freezer - Replace (2019)	(1) Thermo Scientific	8	5	\$13,000
360	Chambers/Pressure Sys. -Mod/Upgrade	Screens, Condensers, etc.	6	3	\$6,000
365	Bio Equipment - Partial Replace	Assorted Pieces	3	0	\$10,000
370	IT/Audio Equip. - Annual Projects	Servers, Computing, etc..	1	0	\$13,000
705	Gate Operators - Replace	(2) Operators	20	1	\$19,000
712	Dispensers/Fountains - Replace	(6) Assorted Systems	15	3	\$6,000
929	Appliances - Replace	Allowance	10	1	\$18,000
1001	Backflow Devices - Replace	(3) 2" Units	30	9	\$7,000
1312	Solar Panels (A) - Replace	(1) System; 108 Kw	15	3	\$440,000
1312	Solar Panels (B) - Replace	(1) System; 35 Kw	15	3	\$122,500
1313	Solar Panel Inverters - Replace	(22) Inverters	8	1	\$32,500
1818	Fuel Tank, Controls - Replace	Tank, Pumps, ID System..	25	4	\$35,000
1903	Shop/Utility Equipment - Replace	Assorted Pieces	25	4	\$33,000
Vehicles					
10001	2005 CHEVROLET	(1) Vehicle	8	0	\$45,000
10002	2005 FORD	(1) Vehicle	8	0	\$36,000
10003	2010 FORD	(1) Vehicle	8	1	\$29,500
10004	2010 FORD	(1) Vehicle	8	1	\$29,500
10005	2008 FORD	(1) Vehicle	8	1	\$29,500
10006	2008 FORD	(1) Vehicle	8	1	\$29,500
10007	2015 FORD	(1) Vehicle	8	1	\$29,500
10008	2015 FORD	(1) Vehicle	8	1	\$29,500
10009	2015 FORD	(1) Vehicle	8	1	\$29,500
10010	2015 FORD	(1) Vehicle	8	1	\$29,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
10011	2017 CHEVROLET	(1) Vehicle	8	3	\$29,500
10012	2017 CHEVROLET	(1) Vehicle	8	3	\$29,500
10013	2015 FORD	(1) Vehicle	8	1	\$29,500
10014	2017 CHEVROLET	(1) Vehicle	8	3	\$29,500
10015	2013 FORD	(1) Vehicle	8	0	\$29,500
10016	2015 FORD	(1) Vehicle	8	1	\$29,500
10017	2017 CHEVROLET	(1) Vehicle	8	3	\$29,500
10018	2017 CHEVROLET	(1) Vehicle	8	3	\$29,500
10019	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10020	2017 CHEVROLET	(1) Vehicle	8	3	\$29,500
10021	2017 CHEVROLET	(1) Vehicle	8	3	\$29,500
10022	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10023	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10024	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10025	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10026	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10027	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10028	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10029	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10030	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10031	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10032	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10033	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10034	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10035	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10036	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10037	2018 CHEVROLET	(1) Vehicle	8	4	\$29,500
10038	2019 CHEVROLET	(1) Vehicle	8	5	\$29,500
10039	2019 CHEVROLET	(1) Vehicle	8	5	\$29,500
10040	2019 CHEVROLET	(1) Vehicle	8	5	\$29,500
10041	2019 CHEVROLET	(1) Vehicle	8	5	\$29,500
10042	2019 CHEVROLET	(1) Vehicle	8	5	\$29,500
10043	2019 CHEVROLET	(1) Vehicle	8	5	\$29,500
10044	2019 CHEVROLET	(1) Vehicle	8	5	\$29,500
10045	2019 CHEVROLET	(1) Vehicle	8	5	\$29,500
10046	2019 CHEVROLET	(1) Vehicle	8	5	\$29,500
10047	2019 CHEVROLET	(1) Vehicle	8	5	\$29,500
10048	2019 CHEVROLET	(1) Vehicle	8	5	\$29,500
10049	2019 CHEVROLET	(1) Vehicle	8	5	\$29,500
10050	2019 CHEVROLET	(1) Vehicle	8	5	\$29,500
10051	2019 CHEVROLET	(1) Vehicle	8	5	\$29,500
10052	2020 FORD	(1) Connect Cargo Van	8	5	\$31,000
10053	2020 CHEVROLET	(1) Silverado V6	8	5	\$30,000
10054	2020 CHEVROLET	(1) Silverado V6	8	5	\$30,000
10055	2020 CHEVROLET	(1) Silverado V6	8	5	\$30,000
10056	2020 CHEVROLET	(1) Silverado V8	8	5	\$33,500
10057	2020 CHEVROLET	(1) Silverado V8	8	5	\$33,500
10058	2006 Dodge	(1) Caravan	8	0	\$31,000
10059	2006 Ford	(1) Explorer	8	0	\$33,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
10060	2007 Ford	(1) Ranger	8	0	\$29,500
10061	2021 CHEVROLET	(1) Silverado 1500	8	6	\$33,500
10062	2021 CHEVROLET	(1) Silverado 2500	8	6	\$46,000
10063	Electric Vehicle	(1) Vehicle for Admin	8	0	\$40,000
<hr/>					
142	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
General Common Areas								
201	Asphalt - Remove/Replace (A)	\$400,000	X	19	/	25	=	\$304,000
201	Asphalt - Remove/Replace (B)	\$72,500	X	3	/	20	=	\$10,875
202	Asphalt - Seal/Fill	\$47,500	X	3	/	5	=	\$28,500
414	Flag Pole - Replace	\$3,000	X	21	/	30	=	\$2,100
415	Wood Pergolas - Replace	\$25,000	X	17	/	20	=	\$21,250
420	Large Canvas Awnings - Replace	\$250,000	X	10	/	30	=	\$83,333
502	Chain Link Fence - Replace	\$38,000	X	21	/	30	=	\$26,600
503	Metal Rail - Replace	\$4,000	X	21	/	25	=	\$3,360
503	Perimeter Metal Fence - Replace	\$50,000	X	19	/	30	=	\$31,667
707	Vehicle/Trash Gates - Replace	\$44,000	X	21	/	25	=	\$36,960
802	Pole Lights - Replace	\$24,000	X	21	/	25	=	\$20,160
902	Exterior Furnishings - Replace	\$5,500	X	7	/	10	=	\$3,850
1107	Metal Rail - Repaint	\$2,000	X	3	/	5	=	\$1,200
1107	Perimeter Metal Fence - Repaint	\$12,000	X	3	/	5	=	\$7,200
1950	EV Charging Station - Replace	\$40,000	X	16	/	16	=	\$40,000
Building Interiors								
113	Coated Floors - Resurface	\$10,000	X	20	/	20	=	\$10,000
415	Electric Roll-Up Shade - Replace	\$7,000	X	9	/	15	=	\$4,200
601	Carpet - Replace (Board Rm)	\$11,000	X	10	/	10	=	\$11,000
601	Carpet (General) - Replace	\$21,000	X	10	/	10	=	\$21,000
606	Vinyl Flooring (A) - Replace	\$65,000	X	13	/	15	=	\$56,333
606	Vinyl Flooring (B) - Replace	\$26,000	X	8	/	15	=	\$13,867
610	Tile Floor - Replace	\$45,000	X	21	/	30	=	\$31,500
902	Furniture - Replace (General)	\$31,000	X	19	/	20	=	\$29,450
902	Furniture -Replace (Admin/Board Rm)	\$25,000	X	20	/	20	=	\$25,000
904	Kitchen (Admin) - Remodel	\$21,000	X	9	/	15	=	\$12,600
906	Acoustic Ceiling Panels - Replace	\$58,000	X	21	/	40	=	\$30,450
907	Wallcoverings - Replace	\$10,000	X	20	/	20	=	\$10,000
909	Restrooms - Refurbish	\$78,000	X	15	/	15	=	\$78,000
909	Restrooms - Refurbish (Admin)	\$10,000	X	1	/	15	=	\$667
910	Built-In Cabinetry (A) - Replace	\$65,000	X	20	/	20	=	\$65,000
910	Built-In Cabinetry (B) - Replace	\$125,000	X	8	/	20	=	\$50,000
911	Check-In Desk - Remodel	\$27,000	X	20	/	20	=	\$27,000
912	Sinks - Replace	\$27,000	X	8	/	15	=	\$14,400
913	Stainless Steel Counters - Replace	\$16,000	X	20	/	20	=	\$16,000
1110	Interior Surfaces - Paint (Admin)	\$12,500	X	10	/	10	=	\$12,500
1110	Interior Surfaces - Paint (General)	\$30,000	X	8	/	10	=	\$24,000
2350	Periodic Remodel Projects (2022)	\$45,000	X	1	/	20	=	\$2,250
2350	Periodic Remodel Projects (2023)	\$45,000	X	20	/	20	=	\$45,000
Building Exteriors								
701	Roll-Up Doors - Replace	\$21,000	X	21	/	25	=	\$17,640
715	Utility Doors - Replace	\$29,000	X	21	/	25	=	\$24,360
717	Windows & Doors (Glass) - Replace	\$160,000	X	21	/	35	=	\$96,000
1115	Stucco - Repaint	\$20,000	X	10	/	10	=	\$20,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1125	Metal Corrugated Siding - Replace	\$85,000	X	21	/	30	=	\$59,500
1301	Roof (Modified Bitumen) - Replace	\$160,000	X	20	/	20	=	\$160,000
1302	Roof (Lab) - Replace	\$52,500	X	8	/	20	=	\$21,000
1308	Metal Roofs (Curved) - Replace	\$340,000	X	21	/	40	=	\$178,500
1309	Metal Roofs (Flat) - Replace	\$500,000	X	21	/	30	=	\$350,000
1310	Gutters/Downspouts - Replace	\$40,000	X	21	/	25	=	\$33,600
Mechanical								
302	Generator/Transfer Switch - Replace	\$125,000	X	8	/	25	=	\$40,000
303	HVAC/Packaged Systems - Replace	\$25,000	X	1	/	1	=	\$25,000
303	Split Unit - Replace	\$80,000	X	1	/	15	=	\$5,333
305	CCTV/Card Reader/Burglar Alarm	\$118,500	X	1	/	12	=	\$9,875
306	Roof Ventilators - Replace	\$7,000	X	9	/	15	=	\$4,200
307	Vektor Exhaust Fans & VFDs -Replace	\$28,000	X	4	/	15	=	\$7,467
309	Chiller System - Replace	\$16,000	X	7	/	25	=	\$4,480
310	Dehumidifiers - Replace	\$30,000	X	4	/	15	=	\$8,000
328	Fire Alarm/Systems- Upgrade	\$60,000	X	21	/	30	=	\$42,000
332	Boilers/Water Heaters - Replace	\$38,000	X	8	/	25	=	\$12,160
334	Water Treatment System - Replace	\$22,500	X	8	/	12	=	\$15,000
354	Lab Equipment - Annual Projects	\$15,000	X	1	/	1	=	\$15,000
355	Lab Equipment - Replace (2008)	\$10,000	X	14	/	15	=	\$9,333
355	Lab Equipment - Replace (2010)	\$15,000	X	12	/	12	=	\$15,000
355	Lab Equipment - Replace (2011)	\$15,000	X	11	/	12	=	\$13,750
355	Lab Equipment - Replace (2014)	\$150,000	X	8	/	15	=	\$80,000
355	Lab Equipment - Replace (2017)	\$13,000	X	5	/	15	=	\$4,333
356	Deep Freezer - Replace (2017)	\$13,000	X	5	/	8	=	\$8,125
356	Deep Freezer - Replace (2019)	\$13,000	X	3	/	8	=	\$4,875
360	Chambers/Pressure Sys. -Mod/Upgrade	\$6,000	X	3	/	6	=	\$3,000
365	Bio Equipment - Partial Replace	\$10,000	X	3	/	3	=	\$10,000
370	IT/Audio Equip. - Annual Projects	\$13,000	X	1	/	1	=	\$13,000
705	Gate Operators - Replace	\$19,000	X	19	/	20	=	\$18,050
712	Dispensers/Fountains - Replace	\$6,000	X	12	/	15	=	\$4,800
929	Appliances - Replace	\$18,000	X	9	/	10	=	\$16,200
1001	Backflow Devices - Replace	\$7,000	X	21	/	30	=	\$4,900
1312	Solar Panels (A) - Replace	\$440,000	X	12	/	15	=	\$352,000
1312	Solar Panels (B) - Replace	\$122,500	X	12	/	15	=	\$98,000
1313	Solar Panel Inverters - Replace	\$32,500	X	7	/	8	=	\$28,438
1818	Fuel Tank, Controls - Replace	\$35,000	X	21	/	25	=	\$29,400
1903	Shop/Utility Equipment - Replace	\$33,000	X	21	/	25	=	\$27,720
Vehicles								
10001	2005 CHEVROLET	\$45,000	X	8	/	8	=	\$45,000
10002	2005 FORD	\$36,000	X	8	/	8	=	\$36,000
10003	2010 FORD	\$29,500	X	7	/	8	=	\$25,813
10004	2010 FORD	\$29,500	X	7	/	8	=	\$25,813
10005	2008 FORD	\$29,500	X	7	/	8	=	\$25,813
10006	2008 FORD	\$29,500	X	7	/	8	=	\$25,813
10007	2015 FORD	\$29,500	X	7	/	8	=	\$25,813
10008	2015 FORD	\$29,500	X	7	/	8	=	\$25,813
10009	2015 FORD	\$29,500	X	7	/	8	=	\$25,813
10010	2015 FORD	\$29,500	X	7	/	8	=	\$25,813

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
10011	2017 CHEVROLET	\$29,500	X	5	/	8	=	\$18,438
10012	2017 CHEVROLET	\$29,500	X	5	/	8	=	\$18,438
10013	2015 FORD	\$29,500	X	7	/	8	=	\$25,813
10014	2017 CHEVROLET	\$29,500	X	5	/	8	=	\$18,438
10015	2013 FORD	\$29,500	X	8	/	8	=	\$29,500
10016	2015 FORD	\$29,500	X	7	/	8	=	\$25,813
10017	2017 CHEVROLET	\$29,500	X	5	/	8	=	\$18,438
10018	2017 CHEVROLET	\$29,500	X	5	/	8	=	\$18,438
10019	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10020	2017 CHEVROLET	\$29,500	X	5	/	8	=	\$18,438
10021	2017 CHEVROLET	\$29,500	X	5	/	8	=	\$18,438
10022	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10023	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10024	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10025	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10026	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10027	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10028	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10029	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10030	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10031	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10032	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10033	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10034	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10035	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10036	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10037	2018 CHEVROLET	\$29,500	X	4	/	8	=	\$14,750
10038	2019 CHEVROLET	\$29,500	X	3	/	8	=	\$11,063
10039	2019 CHEVROLET	\$29,500	X	3	/	8	=	\$11,063
10040	2019 CHEVROLET	\$29,500	X	3	/	8	=	\$11,063
10041	2019 CHEVROLET	\$29,500	X	3	/	8	=	\$11,063
10042	2019 CHEVROLET	\$29,500	X	3	/	8	=	\$11,063
10043	2019 CHEVROLET	\$29,500	X	3	/	8	=	\$11,063
10044	2019 CHEVROLET	\$29,500	X	3	/	8	=	\$11,063
10045	2019 CHEVROLET	\$29,500	X	3	/	8	=	\$11,063
10046	2019 CHEVROLET	\$29,500	X	3	/	8	=	\$11,063
10047	2019 CHEVROLET	\$29,500	X	3	/	8	=	\$11,063
10048	2019 CHEVROLET	\$29,500	X	3	/	8	=	\$11,063
10049	2019 CHEVROLET	\$29,500	X	3	/	8	=	\$11,063
10050	2019 CHEVROLET	\$29,500	X	3	/	8	=	\$11,063
10051	2019 CHEVROLET	\$29,500	X	3	/	8	=	\$11,063
10052	2020 FORD	\$31,000	X	3	/	8	=	\$11,625
10053	2020 CHEVROLET	\$30,000	X	3	/	8	=	\$11,250
10054	2020 CHEVROLET	\$30,000	X	3	/	8	=	\$11,250
10055	2020 CHEVROLET	\$30,000	X	3	/	8	=	\$11,250
10056	2020 CHEVROLET	\$33,500	X	3	/	8	=	\$12,563
10057	2020 CHEVROLET	\$33,500	X	3	/	8	=	\$12,563
10058	2006 Dodge	\$31,000	X	8	/	8	=	\$31,000
10059	2006 Ford	\$33,500	X	8	/	8	=	\$33,500

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
10060	2007 Ford	\$29,500	X	8	/	8	=	\$29,500
10061	2021 CHEVROLET	\$33,500	X	2	/	8	=	\$8,375
10062	2021 CHEVROLET	\$46,000	X	2	/	8	=	\$11,500
10063	Electric Vehicle	\$40,000	X	8	/	8	=	\$40,000
								\$4,228,998

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
General Common Areas					
201	Asphalt - Remove/Replace (A)	25	\$400,000	\$16,000	2.97 %
201	Asphalt - Remove/Replace (B)	20	\$72,500	\$3,625	0.67 %
202	Asphalt - Seal/Fill	5	\$47,500	\$9,500	1.76 %
414	Flag Pole - Replace	30	\$3,000	\$100	0.02 %
415	Wood Pergolas - Replace	20	\$25,000	\$1,250	0.23 %
420	Large Canvas Awnings - Replace	30	\$250,000	\$8,333	1.55 %
502	Chain Link Fence - Replace	30	\$38,000	\$1,267	0.23 %
503	Metal Rail - Replace	25	\$4,000	\$160	0.03 %
503	Perimeter Metal Fence - Replace	30	\$50,000	\$1,667	0.31 %
707	Vehicle/Trash Gates - Replace	25	\$44,000	\$1,760	0.33 %
802	Pole Lights - Replace	25	\$24,000	\$960	0.18 %
902	Exterior Furnishings - Replace	10	\$5,500	\$550	0.10 %
1107	Metal Rail - Repaint	5	\$2,000	\$400	0.07 %
1107	Perimeter Metal Fence - Repaint	5	\$12,000	\$2,400	0.45 %
1950	EV Charging Station - Replace	16	\$40,000	\$2,500	0.46 %
Building Interiors					
113	Coated Floors - Resurface	20	\$10,000	\$500	0.09 %
415	Electric Roll-Up Shade - Replace	15	\$7,000	\$467	0.09 %
601	Carpet - Replace (Board Rm)	10	\$11,000	\$1,100	0.20 %
601	Carpet (General) - Replace	10	\$21,000	\$2,100	0.39 %
606	Vinyl Flooring (A) - Replace	15	\$65,000	\$4,333	0.80 %
606	Vinyl Flooring (B) - Replace	15	\$26,000	\$1,733	0.32 %
610	Tile Floor - Replace	30	\$45,000	\$1,500	0.28 %
902	Furniture - Replace (General)	20	\$31,000	\$1,550	0.29 %
902	Furniture -Replace (Admin/Board Rm)	20	\$25,000	\$1,250	0.23 %
904	Kitchen (Admin) - Remodel	15	\$21,000	\$1,400	0.26 %
906	Acoustic Ceiling Panels - Replace	40	\$58,000	\$1,450	0.27 %
907	Wallcoverings - Replace	20	\$10,000	\$500	0.09 %
909	Restrooms - Refurbish	15	\$78,000	\$5,200	0.96 %
909	Restrooms - Refurbish (Admin)	15	\$10,000	\$667	0.12 %
910	Built-In Cabinetry (A) - Replace	20	\$65,000	\$3,250	0.60 %
910	Built-In Cabinetry (B) - Replace	20	\$125,000	\$6,250	1.16 %
911	Check-In Desk - Remodel	20	\$27,000	\$1,350	0.25 %
912	Sinks - Replace	15	\$27,000	\$1,800	0.33 %
913	Stainless Steel Counters - Replace	20	\$16,000	\$800	0.15 %
1110	Interior Surfaces - Paint (Admin)	10	\$12,500	\$1,250	0.23 %
1110	Interior Surfaces - Paint (General)	10	\$30,000	\$3,000	0.56 %
2350	Periodic Remodel Projects (2022)	20	\$45,000	\$2,250	0.42 %
2350	Periodic Remodel Projects (2023)	20	\$45,000	\$2,250	0.42 %
Building Exteriors					
701	Roll-Up Doors - Replace	25	\$21,000	\$840	0.16 %
715	Utility Doors - Replace	25	\$29,000	\$1,160	0.22 %
717	Windows & Doors (Glass) - Replace	35	\$160,000	\$4,571	0.85 %
1115	Stucco - Repaint	10	\$20,000	\$2,000	0.37 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1125	Metal Corrugated Siding - Replace	30	\$85,000	\$2,833	0.53 %
1301	Roof (Modified Bitumen) - Replace	20	\$160,000	\$8,000	1.48 %
1302	Roof (Lab) - Replace	20	\$52,500	\$2,625	0.49 %
1308	Metal Roofs (Curved) - Replace	40	\$340,000	\$8,500	1.58 %
1309	Metal Roofs (Flat) - Replace	30	\$500,000	\$16,667	3.09 %
1310	Gutters/Downspouts - Replace	25	\$40,000	\$1,600	0.30 %
Mechanical					
302	Generator/Transfer Switch - Replace	25	\$125,000	\$5,000	0.93 %
303	HVAC/Packaged Systems - Replace	1	\$25,000	\$25,000	4.64 %
303	Split Unit - Replace	15	\$80,000	\$5,333	0.99 %
305	CCTV/Card Reader/Burglar Alarm	12	\$118,500	\$9,875	1.83 %
306	Roof Ventilators - Replace	15	\$7,000	\$467	0.09 %
307	Vektor Exhaust Fans & VFDs -Replace	15	\$28,000	\$1,867	0.35 %
309	Chiller System - Replace	25	\$16,000	\$640	0.12 %
310	Dehumidifiers - Replace	15	\$30,000	\$2,000	0.37 %
328	Fire Alarm/Systems- Upgrade	30	\$60,000	\$2,000	0.37 %
332	Boilers/Water Heaters - Replace	25	\$38,000	\$1,520	0.28 %
334	Water Treatment System - Replace	12	\$22,500	\$1,875	0.35 %
354	Lab Equipment - Annual Projects	1	\$15,000	\$15,000	2.78 %
355	Lab Equipment - Replace (2008)	15	\$10,000	\$667	0.12 %
355	Lab Equipment - Replace (2010)	12	\$15,000	\$1,250	0.23 %
355	Lab Equipment - Replace (2011)	12	\$15,000	\$1,250	0.23 %
355	Lab Equipment - Replace (2014)	15	\$150,000	\$10,000	1.86 %
355	Lab Equipment - Replace (2017)	15	\$13,000	\$867	0.16 %
356	Deep Freezer - Replace (2017)	8	\$13,000	\$1,625	0.30 %
356	Deep Freezer - Replace (2019)	8	\$13,000	\$1,625	0.30 %
360	Chambers/Pressure Sys. -Mod/Upgrade	6	\$6,000	\$1,000	0.19 %
365	Bio Equipment - Partial Replace	3	\$10,000	\$3,333	0.62 %
370	IT/Audio Equip. - Annual Projects	1	\$13,000	\$13,000	2.41 %
705	Gate Operators - Replace	20	\$19,000	\$950	0.18 %
712	Dispensers/Fountains - Replace	15	\$6,000	\$400	0.07 %
929	Appliances - Replace	10	\$18,000	\$1,800	0.33 %
1001	Backflow Devices - Replace	30	\$7,000	\$233	0.04 %
1312	Solar Panels (A) - Replace	15	\$440,000	\$29,333	5.44 %
1312	Solar Panels (B) - Replace	15	\$122,500	\$8,167	1.51 %
1313	Solar Panel Inverters - Replace	8	\$32,500	\$4,063	0.75 %
1818	Fuel Tank, Controls - Replace	25	\$35,000	\$1,400	0.26 %
1903	Shop/Utility Equipment - Replace	25	\$33,000	\$1,320	0.24 %
Vehicles					
10001	2005 CHEVROLET	8	\$45,000	\$5,625	1.04 %
10002	2005 FORD	8	\$36,000	\$4,500	0.83 %
10003	2010 FORD	8	\$29,500	\$3,688	0.68 %
10004	2010 FORD	8	\$29,500	\$3,688	0.68 %
10005	2008 FORD	8	\$29,500	\$3,688	0.68 %
10006	2008 FORD	8	\$29,500	\$3,688	0.68 %
10007	2015 FORD	8	\$29,500	\$3,688	0.68 %
10008	2015 FORD	8	\$29,500	\$3,688	0.68 %
10009	2015 FORD	8	\$29,500	\$3,688	0.68 %
10010	2015 FORD	8	\$29,500	\$3,688	0.68 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
10011	2017 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10012	2017 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10013	2015 FORD	8	\$29,500	\$3,688	0.68 %
10014	2017 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10015	2013 FORD	8	\$29,500	\$3,688	0.68 %
10016	2015 FORD	8	\$29,500	\$3,688	0.68 %
10017	2017 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10018	2017 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10019	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10020	2017 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10021	2017 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10022	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10023	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10024	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10025	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10026	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10027	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10028	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10029	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10030	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10031	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10032	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10033	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10034	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10035	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10036	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10037	2018 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10038	2019 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10039	2019 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10040	2019 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10041	2019 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10042	2019 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10043	2019 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10044	2019 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10045	2019 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10046	2019 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10047	2019 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10048	2019 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10049	2019 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10050	2019 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10051	2019 CHEVROLET	8	\$29,500	\$3,688	0.68 %
10052	2020 FORD	8	\$31,000	\$3,875	0.72 %
10053	2020 CHEVROLET	8	\$30,000	\$3,750	0.70 %
10054	2020 CHEVROLET	8	\$30,000	\$3,750	0.70 %
10055	2020 CHEVROLET	8	\$30,000	\$3,750	0.70 %
10056	2020 CHEVROLET	8	\$33,500	\$4,188	0.78 %
10057	2020 CHEVROLET	8	\$33,500	\$4,188	0.78 %
10058	2006 Dodge	8	\$31,000	\$3,875	0.72 %
10059	2006 Ford	8	\$33,500	\$4,188	0.78 %
10060	2007 Ford	8	\$29,500	\$3,688	0.68 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
10061	2021 CHEVROLET	8	\$33,500	\$4,188	0.78 %
10062	2021 CHEVROLET	8	\$46,000	\$5,750	1.07 %
10063	Electric Vehicle	8	\$40,000	\$5,000	0.93 %
142	Total Funded Components			\$539,077	100.00 %

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
General Common Areas					
201 Asphalt - Remove/Replace (A)	25	6	\$400,000	\$304,000	\$1,038.81
201 Asphalt - Remove/Replace (B)	20	17	\$72,500	\$10,875	\$235.36
202 Asphalt - Seal/Fill	5	2	\$47,500	\$28,500	\$616.79
414 Flag Pole - Replace	30	9	\$3,000	\$2,100	\$6.49
415 Wood Pergolas - Replace	20	3	\$25,000	\$21,250	\$81.16
420 Large Canvas Awnings - Replace	30	20	\$250,000	\$83,333	\$541.05
502 Chain Link Fence - Replace	30	9	\$38,000	\$26,600	\$82.24
503 Metal Rail - Replace	25	4	\$4,000	\$3,360	\$10.39
503 Perimeter Metal Fence - Replace	30	11	\$50,000	\$31,667	\$108.21
707 Vehicle/Trash Gates - Replace	25	4	\$44,000	\$36,960	\$114.27
802 Pole Lights - Replace	25	4	\$24,000	\$20,160	\$62.33
902 Exterior Furnishings - Replace	10	3	\$5,500	\$3,850	\$35.71
1107 Metal Rail - Repaint	5	2	\$2,000	\$1,200	\$25.97
1107 Perimeter Metal Fence - Repaint	5	2	\$12,000	\$7,200	\$155.82
1950 EV Charging Station - Replace	16	0	\$40,000	\$40,000	\$162.31
Building Interiors					
113 Coated Floors - Resurface	20	0	\$10,000	\$10,000	\$32.46
415 Electric Roll-Up Shade - Replace	15	6	\$7,000	\$4,200	\$30.30
601 Carpet - Replace (Board Rm)	10	0	\$11,000	\$11,000	\$71.42
601 Carpet (General) - Replace	10	0	\$21,000	\$21,000	\$136.34
606 Vinyl Flooring (A) - Replace	15	2	\$65,000	\$56,333	\$281.34
606 Vinyl Flooring (B) - Replace	15	7	\$26,000	\$13,867	\$112.54
610 Tile Floor - Replace	30	9	\$45,000	\$31,500	\$97.39
902 Furniture - Replace (General)	20	1	\$31,000	\$29,450	\$100.63
902 Furniture -Replace (Admin/Board Rm)	20	0	\$25,000	\$25,000	\$81.16
904 Kitchen (Admin) - Remodel	15	6	\$21,000	\$12,600	\$90.90
906 Acoustic Ceiling Panels - Replace	40	19	\$58,000	\$30,450	\$94.14
907 Wallcoverings - Replace	20	0	\$10,000	\$10,000	\$32.46
909 Restrooms - Refurbish	15	0	\$78,000	\$78,000	\$337.61
909 Restrooms - Refurbish (Admin)	15	14	\$10,000	\$667	\$43.28
910 Built-In Cabinetry (A) - Replace	20	0	\$65,000	\$65,000	\$211.01
910 Built-In Cabinetry (B) - Replace	20	12	\$125,000	\$50,000	\$405.79
911 Check-In Desk - Remodel	20	0	\$27,000	\$27,000	\$87.65
912 Sinks - Replace	15	7	\$27,000	\$14,400	\$116.87
913 Stainless Steel Counters - Replace	20	0	\$16,000	\$16,000	\$51.94
1110 Interior Surfaces - Paint (Admin)	10	0	\$12,500	\$12,500	\$81.16
1110 Interior Surfaces - Paint (General)	10	2	\$30,000	\$24,000	\$194.78
2350 Periodic Remodel Projects (2022)	20	19	\$45,000	\$2,250	\$146.08
2350 Periodic Remodel Projects (2023)	20	0	\$45,000	\$45,000	\$146.08
Building Exteriors					
701 Roll-Up Doors - Replace	25	4	\$21,000	\$17,640	\$54.54
715 Utility Doors - Replace	25	4	\$29,000	\$24,360	\$75.31
717 Windows & Doors (Glass) - Replace	35	14	\$160,000	\$96,000	\$296.80

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
1115	Stucco - Repaint	10	0	\$20,000	\$20,000	\$129.85
1125	Metal Corrugated Siding - Replace	30	9	\$85,000	\$59,500	\$183.96
1301	Roof (Modified Bitumen) - Replace	20	0	\$160,000	\$160,000	\$519.41
1302	Roof (Lab) - Replace	20	12	\$52,500	\$21,000	\$170.43
1308	Metal Roofs (Curved) - Replace	40	19	\$340,000	\$178,500	\$551.87
1309	Metal Roofs (Flat) - Replace	30	9	\$500,000	\$350,000	\$1,082.10
1310	Gutters/Downspouts - Replace	25	4	\$40,000	\$33,600	\$103.88
Mechanical						
302	Generator/Transfer Switch - Replace	25	17	\$125,000	\$40,000	\$324.63
303	HVAC/Packaged Systems - Replace	1	0	\$25,000	\$25,000	\$1,623.14
303	Split Unit - Replace	15	14	\$80,000	\$5,333	\$346.27
305	CCTV/Card Reader/Burglar Alarm	12	11	\$118,500	\$9,875	\$641.14
306	Roof Ventilators - Replace	15	6	\$7,000	\$4,200	\$30.30
307	Vektor Exhaust Fans & VFDs -Replace	15	11	\$28,000	\$7,467	\$121.19
309	Chiller System - Replace	25	18	\$16,000	\$4,480	\$41.55
310	Dehumidifiers - Replace	15	11	\$30,000	\$8,000	\$129.85
328	Fire Alarm/Systems- Upgrade	30	9	\$60,000	\$42,000	\$129.85
332	Boilers/Water Heaters - Replace	25	17	\$38,000	\$12,160	\$98.69
334	Water Treatment System - Replace	12	4	\$22,500	\$15,000	\$121.74
354	Lab Equipment - Annual Projects	1	0	\$15,000	\$15,000	\$973.89
355	Lab Equipment - Replace (2008)	15	1	\$10,000	\$9,333	\$43.28
355	Lab Equipment - Replace (2010)	12	0	\$15,000	\$15,000	\$81.16
355	Lab Equipment - Replace (2011)	12	1	\$15,000	\$13,750	\$81.16
355	Lab Equipment - Replace (2014)	15	7	\$150,000	\$80,000	\$649.26
355	Lab Equipment - Replace (2017)	15	10	\$13,000	\$4,333	\$56.27
356	Deep Freezer - Replace (2017)	8	3	\$13,000	\$8,125	\$105.50
356	Deep Freezer - Replace (2019)	8	5	\$13,000	\$4,875	\$105.50
360	Chambers/Pressure Sys. -Mod/Upgrade	6	3	\$6,000	\$3,000	\$64.93
365	Bio Equipment - Partial Replace	3	0	\$10,000	\$10,000	\$216.42
370	IT/Audio Equip. - Annual Projects	1	0	\$13,000	\$13,000	\$844.03
705	Gate Operators - Replace	20	1	\$19,000	\$18,050	\$61.68
712	Dispensers/Fountains - Replace	15	3	\$6,000	\$4,800	\$25.97
929	Appliances - Replace	10	1	\$18,000	\$16,200	\$116.87
1001	Backflow Devices - Replace	30	9	\$7,000	\$4,900	\$15.15
1312	Solar Panels (A) - Replace	15	3	\$440,000	\$352,000	\$1,904.49
1312	Solar Panels (B) - Replace	15	3	\$122,500	\$98,000	\$530.23
1313	Solar Panel Inverters - Replace	8	1	\$32,500	\$28,438	\$263.76
1818	Fuel Tank, Controls - Replace	25	4	\$35,000	\$29,400	\$90.90
1903	Shop/Utility Equipment - Replace	25	4	\$33,000	\$27,720	\$85.70
Vehicles						
10001	2005 CHEVROLET	8	0	\$45,000	\$45,000	\$365.21
10002	2005 FORD	8	0	\$36,000	\$36,000	\$292.17
10003	2010 FORD	8	1	\$29,500	\$25,813	\$239.41
10004	2010 FORD	8	1	\$29,500	\$25,813	\$239.41
10005	2008 FORD	8	1	\$29,500	\$25,813	\$239.41
10006	2008 FORD	8	1	\$29,500	\$25,813	\$239.41
10007	2015 FORD	8	1	\$29,500	\$25,813	\$239.41
10008	2015 FORD	8	1	\$29,500	\$25,813	\$239.41
10009	2015 FORD	8	1	\$29,500	\$25,813	\$239.41

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
10010 2015 FORD	8	1	\$29,500	\$25,813	\$239.41
10011 2017 CHEVROLET	8	3	\$29,500	\$18,438	\$239.41
10012 2017 CHEVROLET	8	3	\$29,500	\$18,438	\$239.41
10013 2015 FORD	8	1	\$29,500	\$25,813	\$239.41
10014 2017 CHEVROLET	8	3	\$29,500	\$18,438	\$239.41
10015 2013 FORD	8	0	\$29,500	\$29,500	\$239.41
10016 2015 FORD	8	1	\$29,500	\$25,813	\$239.41
10017 2017 CHEVROLET	8	3	\$29,500	\$18,438	\$239.41
10018 2017 CHEVROLET	8	3	\$29,500	\$18,438	\$239.41
10019 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10020 2017 CHEVROLET	8	3	\$29,500	\$18,438	\$239.41
10021 2017 CHEVROLET	8	3	\$29,500	\$18,438	\$239.41
10022 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10023 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10024 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10025 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10026 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10027 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10028 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10029 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10030 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10031 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10032 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10033 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10034 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10035 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10036 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10037 2018 CHEVROLET	8	4	\$29,500	\$14,750	\$239.41
10038 2019 CHEVROLET	8	5	\$29,500	\$11,063	\$239.41
10039 2019 CHEVROLET	8	5	\$29,500	\$11,063	\$239.41
10040 2019 CHEVROLET	8	5	\$29,500	\$11,063	\$239.41
10041 2019 CHEVROLET	8	5	\$29,500	\$11,063	\$239.41
10042 2019 CHEVROLET	8	5	\$29,500	\$11,063	\$239.41
10043 2019 CHEVROLET	8	5	\$29,500	\$11,063	\$239.41
10044 2019 CHEVROLET	8	5	\$29,500	\$11,063	\$239.41
10045 2019 CHEVROLET	8	5	\$29,500	\$11,063	\$239.41
10046 2019 CHEVROLET	8	5	\$29,500	\$11,063	\$239.41
10047 2019 CHEVROLET	8	5	\$29,500	\$11,063	\$239.41
10048 2019 CHEVROLET	8	5	\$29,500	\$11,063	\$239.41
10049 2019 CHEVROLET	8	5	\$29,500	\$11,063	\$239.41
10050 2019 CHEVROLET	8	5	\$29,500	\$11,063	\$239.41
10051 2019 CHEVROLET	8	5	\$29,500	\$11,063	\$239.41
10052 2020 FORD	8	5	\$31,000	\$11,625	\$251.59
10053 2020 CHEVROLET	8	5	\$30,000	\$11,250	\$243.47
10054 2020 CHEVROLET	8	5	\$30,000	\$11,250	\$243.47
10055 2020 CHEVROLET	8	5	\$30,000	\$11,250	\$243.47
10056 2020 CHEVROLET	8	5	\$33,500	\$12,563	\$271.88
10057 2020 CHEVROLET	8	5	\$33,500	\$12,563	\$271.88
10058 2006 Dodge	8	0	\$31,000	\$31,000	\$251.59

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
10059 2006 Ford	8	0	\$33,500	\$33,500	\$271.88
10060 2007 Ford	8	0	\$29,500	\$29,500	\$239.41
10061 2021 CHEVROLET	8	6	\$33,500	\$8,375	\$271.88
10062 2021 CHEVROLET	8	6	\$46,000	\$11,500	\$373.32
10063 Electric Vehicle	8	0	\$40,000	\$40,000	\$324.63
142 Total Funded Components				\$4,228,998	\$35,000

30-Year Reserve Plan Summary

Report # 34313-4
No-Site-Visit

Fiscal Year Start: 2022

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date				Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2022	\$2,681,960	\$4,228,998	63.4 %	Medium	\$420,000	\$0	\$24,718	\$863,000
2023	\$2,263,678	\$4,022,228	56.3 %	Medium	\$453,600	\$0	\$22,570	\$487,705
2024	\$2,252,142	\$4,212,466	53.5 %	Medium	\$489,888	\$0	\$23,969	\$222,259
2025	\$2,543,741	\$4,698,978	54.1 %	Medium	\$529,079	\$0	\$23,341	\$969,795
2026	\$2,126,365	\$4,447,794	47.8 %	Medium	\$571,405	\$0	\$19,669	\$908,286
2027	\$1,809,154	\$4,270,632	42.4 %	Medium	\$617,118	\$0	\$17,391	\$773,236
2028	\$1,670,427	\$4,246,004	39.3 %	Medium	\$666,487	\$0	\$16,665	\$689,565
2029	\$1,664,014	\$4,326,129	38.5 %	Medium	\$719,806	\$0	\$18,371	\$390,485
2030	\$2,011,706	\$4,736,601	42.5 %	Medium	\$777,391	\$0	\$22,221	\$376,864
2031	\$2,434,454	\$5,193,902	46.9 %	Medium	\$839,582	\$0	\$21,238	\$1,480,265
2032	\$1,815,009	\$4,549,521	39.9 %	Medium	\$906,748	\$0	\$21,907	\$175,381
2033	\$2,568,283	\$5,251,573	48.9 %	Medium	\$937,578	\$0	\$26,916	\$715,649
2034	\$2,817,128	\$5,440,597	51.8 %	Medium	\$969,456	\$0	\$27,094	\$1,209,758
2035	\$2,603,919	\$5,149,417	50.6 %	Medium	\$1,002,417	\$0	\$26,123	\$1,009,617
2036	\$2,622,842	\$5,079,397	51.6 %	Medium	\$1,036,499	\$0	\$28,649	\$578,566
2037	\$3,109,425	\$5,475,721	56.8 %	Medium	\$1,071,740	\$0	\$35,470	\$229,021
2038	\$3,987,614	\$6,269,162	63.6 %	Medium	\$1,108,179	\$0	\$42,643	\$593,741
2039	\$4,544,696	\$6,736,696	67.5 %	Medium	\$1,145,858	\$0	\$45,247	\$1,227,239
2040	\$4,508,561	\$6,592,483	68.4 %	Medium	\$1,184,817	\$0	\$45,707	\$1,102,325
2041	\$4,636,759	\$6,600,138	70.3 %	Low	\$1,225,100	\$0	\$46,432	\$1,254,634
2042	\$4,653,658	\$6,479,503	71.8 %	Low	\$1,266,754	\$0	\$41,982	\$2,216,098
2043	\$3,746,296	\$5,394,149	69.5 %	Medium	\$1,309,823	\$0	\$36,870	\$1,462,192
2044	\$3,630,798	\$5,082,844	71.4 %	Low	\$1,354,357	\$0	\$39,168	\$818,176
2045	\$4,206,147	\$5,456,523	77.1 %	Low	\$1,400,406	\$0	\$47,287	\$398,664
2046	\$5,255,175	\$6,305,428	83.3 %	Low	\$1,448,019	\$0	\$56,774	\$655,576
2047	\$6,104,392	\$6,948,055	87.9 %	Low	\$1,497,252	\$0	\$64,549	\$855,308
2048	\$6,810,884	\$7,438,099	91.6 %	Low	\$1,548,159	\$0	\$74,996	\$239,382
2049	\$8,194,657	\$8,612,125	95.2 %	Low	\$1,600,796	\$0	\$86,459	\$777,451
2050	\$9,104,461	\$9,303,084	97.9 %	Low	\$1,655,223	\$0	\$93,146	\$1,320,134
2051	\$9,532,696	\$9,492,809	100.4 %	Low	\$1,711,501	\$0	\$92,679	\$2,325,930

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$2,681,960	\$2,263,678	\$2,252,142	\$2,543,741	\$2,126,365
Annual Reserve Contribution	\$420,000	\$453,600	\$489,888	\$529,079	\$571,405
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$24,718	\$22,570	\$23,969	\$23,341	\$19,669
Total Income	\$3,126,678	\$2,739,847	\$2,765,999	\$3,096,160	\$2,717,440
# Component					
General Common Areas					
201 Asphalt - Remove/Replace (A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove/Replace (B)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Fill	\$0	\$0	\$50,393	\$0	\$0
414 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
415 Wood Pergolas - Replace	\$0	\$0	\$0	\$27,318	\$0
420 Large Canvas Awnings - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$4,502
503 Perimeter Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
707 Vehicle/Trash Gates - Replace	\$0	\$0	\$0	\$0	\$49,522
802 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$27,012
902 Exterior Furnishings - Replace	\$0	\$0	\$0	\$6,010	\$0
1107 Metal Rail - Repaint	\$0	\$0	\$2,122	\$0	\$0
1107 Perimeter Metal Fence - Repaint	\$0	\$0	\$12,731	\$0	\$0
1950 EV Charging Station - Replace	\$40,000	\$0	\$0	\$0	\$0
Building Interiors					
113 Coated Floors - Resurface	\$10,000	\$0	\$0	\$0	\$0
415 Electric Roll-Up Shade - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace (Board Rm)	\$11,000	\$0	\$0	\$0	\$0
601 Carpet (General) - Replace	\$21,000	\$0	\$0	\$0	\$0
606 Vinyl Flooring (A) - Replace	\$0	\$0	\$68,959	\$0	\$0
606 Vinyl Flooring (B) - Replace	\$0	\$0	\$0	\$0	\$0
610 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
902 Furniture - Replace (General)	\$0	\$31,930	\$0	\$0	\$0
902 Furniture -Replace (Admin/Board Rm)	\$25,000	\$0	\$0	\$0	\$0
904 Kitchen (Admin) - Remodel	\$0	\$0	\$0	\$0	\$0
906 Acoustic Ceiling Panels - Replace	\$0	\$0	\$0	\$0	\$0
907 Wallcoverings - Replace	\$10,000	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$78,000	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Admin)	\$0	\$0	\$0	\$0	\$0
910 Built-In Cabinetry (A) - Replace	\$65,000	\$0	\$0	\$0	\$0
910 Built-In Cabinetry (B) - Replace	\$0	\$0	\$0	\$0	\$0
911 Check-In Desk - Remodel	\$27,000	\$0	\$0	\$0	\$0
912 Sinks - Replace	\$0	\$0	\$0	\$0	\$0
913 Stainless Steel Counters - Replace	\$16,000	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Paint (Admin)	\$12,500	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Paint (General)	\$0	\$0	\$31,827	\$0	\$0
2350 Periodic Remodel Projects (2022)	\$0	\$0	\$0	\$0	\$0
2350 Periodic Remodel Projects (2023)	\$45,000	\$0	\$0	\$0	\$0
Building Exteriors					
701 Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$23,636
715 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$32,640
717 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$20,000	\$0	\$0	\$0	\$0
1125 Metal Corrugated Siding - Replace	\$0	\$0	\$0	\$0	\$0
1301 Roof (Modified Bitumen) - Replace	\$160,000	\$0	\$0	\$0	\$0
1302 Roof (Lab) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs (Curved) - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roofs (Flat) - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$45,020
Mechanical					
302 Generator/Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC/Packaged Systems - Replace	\$25,000	\$25,750	\$26,523	\$27,318	\$28,138
303 Split Unit - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2022	2023	2024	2025	2026
305 CCTV/Card Reader/Burglar Alarm	\$0	\$0	\$0	\$0	\$0
306 Roof Ventilators - Replace	\$0	\$0	\$0	\$0	\$0
307 Vektor Exhaust Fans & VFDs -Replace	\$0	\$0	\$0	\$0	\$0
309 Chiller System - Replace	\$0	\$0	\$0	\$0	\$0
310 Dehumidifiers - Replace	\$0	\$0	\$0	\$0	\$0
328 Fire Alarm/Systems- Upgrade	\$0	\$0	\$0	\$0	\$0
332 Boilers/Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
334 Water Treatment System - Replace	\$0	\$0	\$0	\$0	\$25,324
354 Lab Equipment - Annual Projects	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883
355 Lab Equipment - Replace (2008)	\$0	\$10,300	\$0	\$0	\$0
355 Lab Equipment - Replace (2010)	\$15,000	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2011)	\$0	\$15,450	\$0	\$0	\$0
355 Lab Equipment - Replace (2014)	\$0	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2017)	\$0	\$0	\$0	\$0	\$0
356 Deep Freezer - Replace (2017)	\$0	\$0	\$0	\$14,205	\$0
356 Deep Freezer - Replace (2019)	\$0	\$0	\$0	\$0	\$0
360 Chambers/Pressure Sys. -Mod/Upgrade	\$0	\$0	\$0	\$6,556	\$0
365 Bio Equipment - Partial Replace	\$10,000	\$0	\$0	\$10,927	\$0
370 IT/Audio Equip. - Annual Projects	\$13,000	\$13,390	\$13,792	\$14,205	\$14,632
705 Gate Operators - Replace	\$0	\$19,570	\$0	\$0	\$0
712 Dispensers/Fountains - Replace	\$0	\$0	\$0	\$6,556	\$0
929 Appliances - Replace	\$0	\$18,540	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1312 Solar Panels (A) - Replace	\$0	\$0	\$0	\$480,800	\$0
1312 Solar Panels (B) - Replace	\$0	\$0	\$0	\$133,859	\$0
1313 Solar Panel Inverters - Replace	\$0	\$33,475	\$0	\$0	\$0
1818 Fuel Tank, Controls - Replace	\$0	\$0	\$0	\$0	\$39,393
1903 Shop/Utility Equipment - Replace	\$0	\$0	\$0	\$0	\$37,142
Vehicles					
10001 2005 CHEVROLET	\$45,000	\$0	\$0	\$0	\$0
10002 2005 FORD	\$36,000	\$0	\$0	\$0	\$0
10003 2010 FORD	\$0	\$30,385	\$0	\$0	\$0
10004 2010 FORD	\$0	\$30,385	\$0	\$0	\$0
10005 2008 FORD	\$0	\$30,385	\$0	\$0	\$0
10006 2008 FORD	\$0	\$30,385	\$0	\$0	\$0
10007 2015 FORD	\$0	\$30,385	\$0	\$0	\$0
10008 2015 FORD	\$0	\$30,385	\$0	\$0	\$0
10009 2015 FORD	\$0	\$30,385	\$0	\$0	\$0
10010 2015 FORD	\$0	\$30,385	\$0	\$0	\$0
10011 2017 CHEVROLET	\$0	\$0	\$0	\$32,235	\$0
10012 2017 CHEVROLET	\$0	\$0	\$0	\$32,235	\$0
10013 2015 FORD	\$0	\$30,385	\$0	\$0	\$0
10014 2017 CHEVROLET	\$0	\$0	\$0	\$32,235	\$0
10015 2013 FORD	\$29,500	\$0	\$0	\$0	\$0
10016 2015 FORD	\$0	\$30,385	\$0	\$0	\$0
10017 2017 CHEVROLET	\$0	\$0	\$0	\$32,235	\$0
10018 2017 CHEVROLET	\$0	\$0	\$0	\$32,235	\$0
10019 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10020 2017 CHEVROLET	\$0	\$0	\$0	\$32,235	\$0
10021 2017 CHEVROLET	\$0	\$0	\$0	\$32,235	\$0
10022 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10023 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10024 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10025 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10026 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10027 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10028 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10029 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10030 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10031 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10032 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10033 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10034 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10035 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10036 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10037 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$33,203
10038 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10039 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10040 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2022	2023	2024	2025	2026
10041 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10042 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10043 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10044 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10045 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10046 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10047 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10048 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10049 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10050 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10051 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10052 2020 FORD	\$0	\$0	\$0	\$0	\$0
10053 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10054 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10055 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10056 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10057 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10058 2006 Dodge	\$31,000	\$0	\$0	\$0	\$0
10059 2006 Ford	\$33,500	\$0	\$0	\$0	\$0
10060 2007 Ford	\$29,500	\$0	\$0	\$0	\$0
10061 2021 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10062 2021 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10063 Electric Vehicle	\$40,000	\$0	\$0	\$0	\$0
Total Expenses	\$863,000	\$487,705	\$222,259	\$969,795	\$908,286
Ending Reserve Balance	\$2,263,678	\$2,252,142	\$2,543,741	\$2,126,365	\$1,809,154

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$1,809,154	\$1,670,427	\$1,664,014	\$2,011,706	\$2,434,454
Annual Reserve Contribution	\$617,118	\$666,487	\$719,806	\$777,391	\$839,582
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,391	\$16,665	\$18,371	\$22,221	\$21,238
Total Income	\$2,443,663	\$2,353,579	\$2,402,191	\$2,811,318	\$3,295,274
# Component					
General Common Areas					
201 Asphalt - Remove/Replace (A)	\$0	\$477,621	\$0	\$0	\$0
201 Asphalt - Remove/Replace (B)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Fill	\$0	\$0	\$58,419	\$0	\$0
414 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$3,914
415 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
420 Large Canvas Awnings - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$49,581
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
503 Perimeter Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
707 Vehicle/Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
802 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
902 Exterior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Rail - Repaint	\$0	\$0	\$2,460	\$0	\$0
1107 Perimeter Metal Fence - Repaint	\$0	\$0	\$14,758	\$0	\$0
1950 EV Charging Station - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
113 Coated Floors - Resurface	\$0	\$0	\$0	\$0	\$0
415 Electric Roll-Up Shade - Replace	\$0	\$8,358	\$0	\$0	\$0
601 Carpet - Replace (Board Rm)	\$0	\$0	\$0	\$0	\$0
601 Carpet (General) - Replace	\$0	\$0	\$0	\$0	\$0
606 Vinyl Flooring (A) - Replace	\$0	\$0	\$0	\$0	\$0
606 Vinyl Flooring (B) - Replace	\$0	\$0	\$31,977	\$0	\$0
610 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$58,715
902 Furniture - Replace (General)	\$0	\$0	\$0	\$0	\$0
902 Furniture -Replace (Admin/Board Rm)	\$0	\$0	\$0	\$0	\$0
904 Kitchen (Admin) - Remodel	\$0	\$25,075	\$0	\$0	\$0
906 Acoustic Ceiling Panels - Replace	\$0	\$0	\$0	\$0	\$0
907 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Admin)	\$0	\$0	\$0	\$0	\$0
910 Built-In Cabinetry (A) - Replace	\$0	\$0	\$0	\$0	\$0
910 Built-In Cabinetry (B) - Replace	\$0	\$0	\$0	\$0	\$0
911 Check-In Desk - Remodel	\$0	\$0	\$0	\$0	\$0
912 Sinks - Replace	\$0	\$0	\$33,207	\$0	\$0
913 Stainless Steel Counters - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Paint (Admin)	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Paint (General)	\$0	\$0	\$0	\$0	\$0
2350 Periodic Remodel Projects (2022)	\$0	\$0	\$0	\$0	\$0
2350 Periodic Remodel Projects (2023)	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
701 Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
715 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
717 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1125 Metal Corrugated Siding - Replace	\$0	\$0	\$0	\$0	\$110,906
1301 Roof (Modified Bitumen) - Replace	\$0	\$0	\$0	\$0	\$0
1302 Roof (Lab) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs (Curved) - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roofs (Flat) - Replace	\$0	\$0	\$0	\$0	\$652,387
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical					
302 Generator/Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC/Package Systems - Replace	\$28,982	\$29,851	\$30,747	\$31,669	\$32,619
303 Split Unit - Replace	\$0	\$0	\$0	\$0	\$0
305 CCTV/Card Reader/Burglar Alarm	\$0	\$0	\$0	\$0	\$0
306 Roof Ventilators - Replace	\$0	\$8,358	\$0	\$0	\$0
307 Vektor Exhaust Fans & VFDs -Replace	\$0	\$0	\$0	\$0	\$0
309 Chiller System - Replace	\$0	\$0	\$0	\$0	\$0
310 Dehumidifiers - Replace	\$0	\$0	\$0	\$0	\$0
328 Fire Alarm/Systems- Upgrade	\$0	\$0	\$0	\$0	\$78,286

Fiscal Year	2027	2028	2029	2030	2031
332 Boilers/Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
334 Water Treatment System - Replace	\$0	\$0	\$0	\$0	\$0
354 Lab Equipment - Annual Projects	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572
355 Lab Equipment - Replace (2008)	\$0	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2010)	\$0	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2011)	\$0	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2014)	\$0	\$0	\$184,481	\$0	\$0
355 Lab Equipment - Replace (2017)	\$0	\$0	\$0	\$0	\$0
356 Deep Freezer - Replace (2017)	\$0	\$0	\$0	\$0	\$0
356 Deep Freezer - Replace (2019)	\$15,071	\$0	\$0	\$0	\$0
360 Chambers/Pressure Sys. -Mod/Upgrade	\$0	\$0	\$0	\$0	\$7,829
365 Bio Equipment - Partial Replace	\$0	\$11,941	\$0	\$0	\$13,048
370 IT/Audio Equip. - Annual Projects	\$15,071	\$15,523	\$15,988	\$16,468	\$16,962
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
712 Dispensers/Fountains - Replace	\$0	\$0	\$0	\$0	\$0
929 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$9,133
1312 Solar Panels (A) - Replace	\$0	\$0	\$0	\$0	\$0
1312 Solar Panels (B) - Replace	\$0	\$0	\$0	\$0	\$0
1313 Solar Panel Inverters - Replace	\$0	\$0	\$0	\$0	\$42,405
1818 Fuel Tank, Controls - Replace	\$0	\$0	\$0	\$0	\$0
1903 Shop/Utility Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles					
10001 2005 CHEVROLET	\$0	\$0	\$0	\$57,005	\$0
10002 2005 FORD	\$0	\$0	\$0	\$45,604	\$0
10003 2010 FORD	\$0	\$0	\$0	\$0	\$38,491
10004 2010 FORD	\$0	\$0	\$0	\$0	\$38,491
10005 2008 FORD	\$0	\$0	\$0	\$0	\$38,491
10006 2008 FORD	\$0	\$0	\$0	\$0	\$38,491
10007 2015 FORD	\$0	\$0	\$0	\$0	\$38,491
10008 2015 FORD	\$0	\$0	\$0	\$0	\$38,491
10009 2015 FORD	\$0	\$0	\$0	\$0	\$38,491
10010 2015 FORD	\$0	\$0	\$0	\$0	\$38,491
10011 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10012 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10013 2015 FORD	\$0	\$0	\$0	\$0	\$38,491
10014 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10015 2013 FORD	\$0	\$0	\$0	\$37,370	\$0
10016 2015 FORD	\$0	\$0	\$0	\$0	\$38,491
10017 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10018 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10019 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10020 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10021 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10022 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10023 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10024 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10025 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10026 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10027 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10028 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10029 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10030 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10031 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10032 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10033 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10034 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10035 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10036 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10037 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10038 2019 CHEVROLET	\$34,199	\$0	\$0	\$0	\$0
10039 2019 CHEVROLET	\$34,199	\$0	\$0	\$0	\$0
10040 2019 CHEVROLET	\$34,199	\$0	\$0	\$0	\$0
10041 2019 CHEVROLET	\$34,199	\$0	\$0	\$0	\$0
10042 2019 CHEVROLET	\$34,199	\$0	\$0	\$0	\$0
10043 2019 CHEVROLET	\$34,199	\$0	\$0	\$0	\$0
10044 2019 CHEVROLET	\$34,199	\$0	\$0	\$0	\$0
10045 2019 CHEVROLET	\$34,199	\$0	\$0	\$0	\$0
10046 2019 CHEVROLET	\$34,199	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
10047 2019 CHEVROLET	\$34,199	\$0	\$0	\$0	\$0
10048 2019 CHEVROLET	\$34,199	\$0	\$0	\$0	\$0
10049 2019 CHEVROLET	\$34,199	\$0	\$0	\$0	\$0
10050 2019 CHEVROLET	\$34,199	\$0	\$0	\$0	\$0
10051 2019 CHEVROLET	\$34,199	\$0	\$0	\$0	\$0
10052 2020 FORD	\$35,937	\$0	\$0	\$0	\$0
10053 2020 CHEVROLET	\$34,778	\$0	\$0	\$0	\$0
10054 2020 CHEVROLET	\$34,778	\$0	\$0	\$0	\$0
10055 2020 CHEVROLET	\$34,778	\$0	\$0	\$0	\$0
10056 2020 CHEVROLET	\$38,836	\$0	\$0	\$0	\$0
10057 2020 CHEVROLET	\$38,836	\$0	\$0	\$0	\$0
10058 2006 Dodge	\$0	\$0	\$0	\$39,270	\$0
10059 2006 Ford	\$0	\$0	\$0	\$42,437	\$0
10060 2007 Ford	\$0	\$0	\$0	\$37,370	\$0
10061 2021 CHEVROLET	\$0	\$40,001	\$0	\$0	\$0
10062 2021 CHEVROLET	\$0	\$54,926	\$0	\$0	\$0
10063 Electric Vehicle	\$0	\$0	\$0	\$50,671	\$0
Total Expenses	\$773,236	\$689,565	\$390,485	\$376,864	\$1,480,265
Ending Reserve Balance	\$1,670,427	\$1,664,014	\$2,011,706	\$2,434,454	\$1,815,009

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$1,815,009	\$2,568,283	\$2,817,128	\$2,603,919	\$2,622,842
Annual Reserve Contribution	\$906,748	\$937,578	\$969,456	\$1,002,417	\$1,036,499
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$21,907	\$26,916	\$27,094	\$26,123	\$28,649
Total Income	\$2,743,665	\$3,532,777	\$3,813,677	\$3,632,459	\$3,687,991
# Component					
General Common Areas					
201 Asphalt - Remove/Replace (A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove/Replace (B)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Fill	\$0	\$0	\$67,724	\$0	\$0
414 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
415 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
420 Large Canvas Awnings - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
503 Perimeter Metal Fence - Replace	\$0	\$69,212	\$0	\$0	\$0
707 Vehicle/Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
802 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
902 Exterior Furnishings - Replace	\$0	\$0	\$0	\$8,077	\$0
1107 Metal Rail - Repaint	\$0	\$0	\$2,852	\$0	\$0
1107 Perimeter Metal Fence - Repaint	\$0	\$0	\$17,109	\$0	\$0
1950 EV Charging Station - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
113 Coated Floors - Resurface	\$0	\$0	\$0	\$0	\$0
415 Electric Roll-Up Shade - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace (Board Rm)	\$14,783	\$0	\$0	\$0	\$0
601 Carpet (General) - Replace	\$28,222	\$0	\$0	\$0	\$0
606 Vinyl Flooring (A) - Replace	\$0	\$0	\$0	\$0	\$0
606 Vinyl Flooring (B) - Replace	\$0	\$0	\$0	\$0	\$0
610 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
902 Furniture - Replace (General)	\$0	\$0	\$0	\$0	\$0
902 Furniture -Replace (Admin/Board Rm)	\$0	\$0	\$0	\$0	\$0
904 Kitchen (Admin) - Remodel	\$0	\$0	\$0	\$0	\$0
906 Acoustic Ceiling Panels - Replace	\$0	\$0	\$0	\$0	\$0
907 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Admin)	\$0	\$0	\$0	\$0	\$15,126
910 Built-In Cabinetry (A) - Replace	\$0	\$0	\$0	\$0	\$0
910 Built-In Cabinetry (B) - Replace	\$0	\$0	\$178,220	\$0	\$0
911 Check-In Desk - Remodel	\$0	\$0	\$0	\$0	\$0
912 Sinks - Replace	\$0	\$0	\$0	\$0	\$0
913 Stainless Steel Counters - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Paint (Admin)	\$16,799	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Paint (General)	\$0	\$0	\$42,773	\$0	\$0
2350 Periodic Remodel Projects (2022)	\$0	\$0	\$0	\$0	\$0
2350 Periodic Remodel Projects (2023)	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
701 Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
715 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
717 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$242,014
1115 Stucco - Repaint	\$26,878	\$0	\$0	\$0	\$0
1125 Metal Corrugated Siding - Replace	\$0	\$0	\$0	\$0	\$0
1301 Roof (Modified Bitumen) - Replace	\$0	\$0	\$0	\$0	\$0
1302 Roof (Lab) - Replace	\$0	\$0	\$74,852	\$0	\$0
1308 Metal Roofs (Curved) - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roofs (Flat) - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical					
302 Generator/Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC/Package Systems - Replace	\$33,598	\$34,606	\$35,644	\$36,713	\$37,815
303 Split Unit - Replace	\$0	\$0	\$0	\$0	\$121,007
305 CCTV/Card Reader/Burglar Alarm	\$0	\$164,032	\$0	\$0	\$0
306 Roof Ventilators - Replace	\$0	\$0	\$0	\$0	\$0
307 Vektor Exhaust Fans & VFDs -Replace	\$0	\$38,759	\$0	\$0	\$0
309 Chiller System - Replace	\$0	\$0	\$0	\$0	\$0
310 Dehumidifiers - Replace	\$0	\$41,527	\$0	\$0	\$0
328 Fire Alarm/Systems- Upgrade	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2032	2033	2034	2035	2036
332 Boilers/Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
334 Water Treatment System - Replace	\$0	\$0	\$0	\$0	\$0
354 Lab Equipment - Annual Projects	\$20,159	\$20,764	\$21,386	\$22,028	\$22,689
355 Lab Equipment - Replace (2008)	\$0	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2010)	\$0	\$0	\$21,386	\$0	\$0
355 Lab Equipment - Replace (2011)	\$0	\$0	\$0	\$22,028	\$0
355 Lab Equipment - Replace (2014)	\$0	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2017)	\$17,471	\$0	\$0	\$0	\$0
356 Deep Freezer - Replace (2017)	\$0	\$17,995	\$0	\$0	\$0
356 Deep Freezer - Replace (2019)	\$0	\$0	\$0	\$19,091	\$0
360 Chambers/Pressure Sys. -Mod/Upgrade	\$0	\$0	\$0	\$0	\$0
365 Bio Equipment - Partial Replace	\$0	\$0	\$14,258	\$0	\$0
370 IT/Audio Equip. - Annual Projects	\$17,471	\$17,995	\$18,535	\$19,091	\$19,664
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
712 Dispensers/Fountains - Replace	\$0	\$0	\$0	\$0	\$0
929 Appliances - Replace	\$0	\$24,916	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1312 Solar Panels (A) - Replace	\$0	\$0	\$0	\$0	\$0
1312 Solar Panels (B) - Replace	\$0	\$0	\$0	\$0	\$0
1313 Solar Panel Inverters - Replace	\$0	\$0	\$0	\$0	\$0
1818 Fuel Tank, Controls - Replace	\$0	\$0	\$0	\$0	\$0
1903 Shop/Utility Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles					
10001 2005 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10002 2005 FORD	\$0	\$0	\$0	\$0	\$0
10003 2010 FORD	\$0	\$0	\$0	\$0	\$0
10004 2010 FORD	\$0	\$0	\$0	\$0	\$0
10005 2008 FORD	\$0	\$0	\$0	\$0	\$0
10006 2008 FORD	\$0	\$0	\$0	\$0	\$0
10007 2015 FORD	\$0	\$0	\$0	\$0	\$0
10008 2015 FORD	\$0	\$0	\$0	\$0	\$0
10009 2015 FORD	\$0	\$0	\$0	\$0	\$0
10010 2015 FORD	\$0	\$0	\$0	\$0	\$0
10011 2017 CHEVROLET	\$0	\$40,835	\$0	\$0	\$0
10012 2017 CHEVROLET	\$0	\$40,835	\$0	\$0	\$0
10013 2015 FORD	\$0	\$0	\$0	\$0	\$0
10014 2017 CHEVROLET	\$0	\$40,835	\$0	\$0	\$0
10015 2013 FORD	\$0	\$0	\$0	\$0	\$0
10016 2015 FORD	\$0	\$0	\$0	\$0	\$0
10017 2017 CHEVROLET	\$0	\$40,835	\$0	\$0	\$0
10018 2017 CHEVROLET	\$0	\$40,835	\$0	\$0	\$0
10019 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10020 2017 CHEVROLET	\$0	\$40,835	\$0	\$0	\$0
10021 2017 CHEVROLET	\$0	\$40,835	\$0	\$0	\$0
10022 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10023 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10024 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10025 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10026 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10027 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10028 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10029 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10030 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10031 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10032 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10033 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10034 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10035 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10036 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10037 2018 CHEVROLET	\$0	\$0	\$42,060	\$0	\$0
10038 2019 CHEVROLET	\$0	\$0	\$0	\$43,322	\$0
10039 2019 CHEVROLET	\$0	\$0	\$0	\$43,322	\$0
10040 2019 CHEVROLET	\$0	\$0	\$0	\$43,322	\$0
10041 2019 CHEVROLET	\$0	\$0	\$0	\$43,322	\$0
10042 2019 CHEVROLET	\$0	\$0	\$0	\$43,322	\$0
10043 2019 CHEVROLET	\$0	\$0	\$0	\$43,322	\$0
10044 2019 CHEVROLET	\$0	\$0	\$0	\$43,322	\$0
10045 2019 CHEVROLET	\$0	\$0	\$0	\$43,322	\$0
10046 2019 CHEVROLET	\$0	\$0	\$0	\$43,322	\$0

Fiscal Year	2032	2033	2034	2035	2036
10047 2019 CHEVROLET	\$0	\$0	\$0	\$43,322	\$0
10048 2019 CHEVROLET	\$0	\$0	\$0	\$43,322	\$0
10049 2019 CHEVROLET	\$0	\$0	\$0	\$43,322	\$0
10050 2019 CHEVROLET	\$0	\$0	\$0	\$43,322	\$0
10051 2019 CHEVROLET	\$0	\$0	\$0	\$43,322	\$0
10052 2020 FORD	\$0	\$0	\$0	\$45,525	\$0
10053 2020 CHEVROLET	\$0	\$0	\$0	\$44,056	\$0
10054 2020 CHEVROLET	\$0	\$0	\$0	\$44,056	\$0
10055 2020 CHEVROLET	\$0	\$0	\$0	\$44,056	\$0
10056 2020 CHEVROLET	\$0	\$0	\$0	\$49,196	\$0
10057 2020 CHEVROLET	\$0	\$0	\$0	\$49,196	\$0
10058 2006 Dodge	\$0	\$0	\$0	\$0	\$0
10059 2006 Ford	\$0	\$0	\$0	\$0	\$0
10060 2007 Ford	\$0	\$0	\$0	\$0	\$0
10061 2021 CHEVROLET	\$0	\$0	\$0	\$0	\$50,672
10062 2021 CHEVROLET	\$0	\$0	\$0	\$0	\$69,579
10063 Electric Vehicle	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$175,381	\$715,649	\$1,209,758	\$1,009,617	\$578,566
Ending Reserve Balance	\$2,568,283	\$2,817,128	\$2,603,919	\$2,622,842	\$3,109,425

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$3,109,425	\$3,987,614	\$4,544,696	\$4,508,561	\$4,636,759
Annual Reserve Contribution	\$1,071,740	\$1,108,179	\$1,145,858	\$1,184,817	\$1,225,100
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$35,470	\$42,643	\$45,247	\$45,707	\$46,432
Total Income	\$4,216,635	\$5,138,437	\$5,735,800	\$5,739,085	\$5,908,292
# Component					
General Common Areas					
201 Asphalt - Remove/Replace (A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove/Replace (B)	\$0	\$0	\$119,831	\$0	\$0
202 Asphalt - Seal/Fill	\$0	\$0	\$78,510	\$0	\$0
414 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
415 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
420 Large Canvas Awnings - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
503 Perimeter Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
707 Vehicle/Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
802 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
902 Exterior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Rail - Repaint	\$0	\$0	\$3,306	\$0	\$0
1107 Perimeter Metal Fence - Repaint	\$0	\$0	\$19,834	\$0	\$0
1950 EV Charging Station - Replace	\$0	\$64,188	\$0	\$0	\$0
Building Interiors					
113 Coated Floors - Resurface	\$0	\$0	\$0	\$0	\$0
415 Electric Roll-Up Shade - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace (Board Rm)	\$0	\$0	\$0	\$0	\$0
601 Carpet (General) - Replace	\$0	\$0	\$0	\$0	\$0
606 Vinyl Flooring (A) - Replace	\$0	\$0	\$107,435	\$0	\$0
606 Vinyl Flooring (B) - Replace	\$0	\$0	\$0	\$0	\$0
610 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
902 Furniture - Replace (General)	\$0	\$0	\$0	\$0	\$0
902 Furniture -Replace (Admin/Board Rm)	\$0	\$0	\$0	\$0	\$0
904 Kitchen (Admin) - Remodel	\$0	\$0	\$0	\$0	\$0
906 Acoustic Ceiling Panels - Replace	\$0	\$0	\$0	\$0	\$101,703
907 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$121,521	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Admin)	\$0	\$0	\$0	\$0	\$0
910 Built-In Cabinetry (A) - Replace	\$0	\$0	\$0	\$0	\$0
910 Built-In Cabinetry (B) - Replace	\$0	\$0	\$0	\$0	\$0
911 Check-In Desk - Remodel	\$0	\$0	\$0	\$0	\$0
912 Sinks - Replace	\$0	\$0	\$0	\$0	\$0
913 Stainless Steel Counters - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Paint (Admin)	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Paint (General)	\$0	\$0	\$0	\$0	\$0
2350 Periodic Remodel Projects (2022)	\$0	\$0	\$0	\$0	\$78,908
2350 Periodic Remodel Projects (2023)	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
701 Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
715 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
717 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1125 Metal Corrugated Siding - Replace	\$0	\$0	\$0	\$0	\$0
1301 Roof (Modified Bitumen) - Replace	\$0	\$0	\$0	\$0	\$0
1302 Roof (Lab) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs (Curved) - Replace	\$0	\$0	\$0	\$0	\$596,192
1309 Metal Roofs (Flat) - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical					
302 Generator/Transfer Switch - Replace	\$0	\$0	\$206,606	\$0	\$0
303 HVAC/Packaged Systems - Replace	\$38,949	\$40,118	\$41,321	\$42,561	\$43,838
303 Split Unit - Replace	\$0	\$0	\$0	\$0	\$0
305 CCTV/Card Reader/Burglar Alarm	\$0	\$0	\$0	\$0	\$0
306 Roof Ventilators - Replace	\$0	\$0	\$0	\$0	\$0
307 Vektor Exhaust Fans & VFDs -Replace	\$0	\$0	\$0	\$0	\$0
309 Chiller System - Replace	\$0	\$0	\$0	\$27,239	\$0
310 Dehumidifiers - Replace	\$0	\$0	\$0	\$0	\$0
328 Fire Alarm/Systems- Upgrade	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2037	2038	2039	2040	2041
332 Boilers/Water Heaters - Replace	\$0	\$0	\$62,808	\$0	\$0
334 Water Treatment System - Replace	\$0	\$36,106	\$0	\$0	\$0
354 Lab Equipment - Annual Projects	\$23,370	\$24,071	\$24,793	\$25,536	\$26,303
355 Lab Equipment - Replace (2008)	\$0	\$16,047	\$0	\$0	\$0
355 Lab Equipment - Replace (2010)	\$0	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2011)	\$0	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2014)	\$0	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2017)	\$0	\$0	\$0	\$0	\$0
356 Deep Freezer - Replace (2017)	\$0	\$0	\$0	\$0	\$22,796
356 Deep Freezer - Replace (2019)	\$0	\$0	\$0	\$0	\$0
360 Chambers/Pressure Sys. -Mod/Upgrade	\$9,348	\$0	\$0	\$0	\$0
365 Bio Equipment - Partial Replace	\$15,580	\$0	\$0	\$17,024	\$0
370 IT/Audio Equip. - Annual Projects	\$20,254	\$20,861	\$21,487	\$22,132	\$22,796
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
712 Dispensers/Fountains - Replace	\$0	\$0	\$0	\$10,215	\$0
929 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1312 Solar Panels (A) - Replace	\$0	\$0	\$0	\$749,071	\$0
1312 Solar Panels (B) - Replace	\$0	\$0	\$0	\$208,548	\$0
1313 Solar Panel Inverters - Replace	\$0	\$0	\$53,718	\$0	\$0
1818 Fuel Tank, Controls - Replace	\$0	\$0	\$0	\$0	\$0
1903 Shop/Utility Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles					
10001 2005 CHEVROLET	\$0	\$72,212	\$0	\$0	\$0
10002 2005 FORD	\$0	\$57,769	\$0	\$0	\$0
10003 2010 FORD	\$0	\$0	\$48,759	\$0	\$0
10004 2010 FORD	\$0	\$0	\$48,759	\$0	\$0
10005 2008 FORD	\$0	\$0	\$48,759	\$0	\$0
10006 2008 FORD	\$0	\$0	\$48,759	\$0	\$0
10007 2015 FORD	\$0	\$0	\$48,759	\$0	\$0
10008 2015 FORD	\$0	\$0	\$48,759	\$0	\$0
10009 2015 FORD	\$0	\$0	\$48,759	\$0	\$0
10010 2015 FORD	\$0	\$0	\$48,759	\$0	\$0
10011 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$51,728
10012 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$51,728
10013 2015 FORD	\$0	\$0	\$48,759	\$0	\$0
10014 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$51,728
10015 2013 FORD	\$0	\$47,339	\$0	\$0	\$0
10016 2015 FORD	\$0	\$0	\$48,759	\$0	\$0
10017 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$51,728
10018 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$51,728
10019 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10020 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$51,728
10021 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$51,728
10022 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10023 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10024 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10025 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10026 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10027 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10028 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10029 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10030 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10031 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10032 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10033 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10034 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10035 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10036 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10037 2018 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10038 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10039 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10040 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10041 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10042 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10043 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10044 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10045 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10046 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2037	2038	2039	2040	2041
10047 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10048 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10049 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10050 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10051 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10052 2020 FORD	\$0	\$0	\$0	\$0	\$0
10053 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10054 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10055 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10056 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10057 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10058 2006 Dodge	\$0	\$49,746	\$0	\$0	\$0
10059 2006 Ford	\$0	\$53,758	\$0	\$0	\$0
10060 2007 Ford	\$0	\$47,339	\$0	\$0	\$0
10061 2021 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10062 2021 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10063 Electric Vehicle	\$0	\$64,188	\$0	\$0	\$0
Total Expenses	\$229,021	\$593,741	\$1,227,239	\$1,102,325	\$1,254,634
Ending Reserve Balance	\$3,987,614	\$4,544,696	\$4,508,561	\$4,636,759	\$4,653,658

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$4,653,658	\$3,746,296	\$3,630,798	\$4,206,147	\$5,255,175
Annual Reserve Contribution	\$1,266,754	\$1,309,823	\$1,354,357	\$1,400,406	\$1,448,019
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$41,982	\$36,870	\$39,168	\$47,287	\$56,774
Total Income	\$5,962,394	\$5,092,989	\$5,024,323	\$5,653,839	\$6,759,968
# Component					
General Common Areas					
201 Asphalt - Remove/Replace (A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove/Replace (B)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Fill	\$0	\$0	\$91,015	\$0	\$0
414 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
415 Wood Pergolas - Replace	\$0	\$0	\$0	\$49,340	\$0
420 Large Canvas Awnings - Replace	\$451,528	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
503 Perimeter Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
707 Vehicle/Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
802 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
902 Exterior Furnishings - Replace	\$0	\$0	\$0	\$10,855	\$0
1107 Metal Rail - Repaint	\$0	\$0	\$3,832	\$0	\$0
1107 Perimeter Metal Fence - Repaint	\$0	\$0	\$22,993	\$0	\$0
1950 EV Charging Station - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
113 Coated Floors - Resurface	\$18,061	\$0	\$0	\$0	\$0
415 Electric Roll-Up Shade - Replace	\$0	\$13,022	\$0	\$0	\$0
601 Carpet - Replace (Board Rm)	\$19,867	\$0	\$0	\$0	\$0
601 Carpet (General) - Replace	\$37,928	\$0	\$0	\$0	\$0
606 Vinyl Flooring (A) - Replace	\$0	\$0	\$0	\$0	\$0
606 Vinyl Flooring (B) - Replace	\$0	\$0	\$49,819	\$0	\$0
610 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
902 Furniture - Replace (General)	\$0	\$57,669	\$0	\$0	\$0
902 Furniture -Replace (Admin/Board Rm)	\$45,153	\$0	\$0	\$0	\$0
904 Kitchen (Admin) - Remodel	\$0	\$39,066	\$0	\$0	\$0
906 Acoustic Ceiling Panels - Replace	\$0	\$0	\$0	\$0	\$0
907 Wallcoverings - Replace	\$18,061	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Admin)	\$0	\$0	\$0	\$0	\$0
910 Built-In Cabinetry (A) - Replace	\$117,397	\$0	\$0	\$0	\$0
910 Built-In Cabinetry (B) - Replace	\$0	\$0	\$0	\$0	\$0
911 Check-In Desk - Remodel	\$48,765	\$0	\$0	\$0	\$0
912 Sinks - Replace	\$0	\$0	\$51,735	\$0	\$0
913 Stainless Steel Counters - Replace	\$28,898	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Paint (Admin)	\$22,576	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Paint (General)	\$0	\$0	\$57,483	\$0	\$0
2350 Periodic Remodel Projects (2022)	\$0	\$0	\$0	\$0	\$0
2350 Periodic Remodel Projects (2023)	\$81,275	\$0	\$0	\$0	\$0
Building Exteriors					
701 Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
715 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
717 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$36,122	\$0	\$0	\$0	\$0
1125 Metal Corrugated Siding - Replace	\$0	\$0	\$0	\$0	\$0
1301 Roof (Modified Bitumen) - Replace	\$288,978	\$0	\$0	\$0	\$0
1302 Roof (Lab) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs (Curved) - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roofs (Flat) - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical					
302 Generator/Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC/Package Systems - Replace	\$45,153	\$46,507	\$47,903	\$49,340	\$50,820
303 Split Unit - Replace	\$0	\$0	\$0	\$0	\$0
305 CCTV/Card Reader/Burglar Alarm	\$0	\$0	\$0	\$233,870	\$0
306 Roof Ventilators - Replace	\$0	\$13,022	\$0	\$0	\$0
307 Vektor Exhaust Fans & VFDs -Replace	\$0	\$0	\$0	\$0	\$0
309 Chiller System - Replace	\$0	\$0	\$0	\$0	\$0
310 Dehumidifiers - Replace	\$0	\$0	\$0	\$0	\$0
328 Fire Alarm/Systems- Upgrade	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2042	2043	2044	2045	2046
332 Boilers/Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
334 Water Treatment System - Replace	\$0	\$0	\$0	\$0	\$0
354 Lab Equipment - Annual Projects	\$27,092	\$27,904	\$28,742	\$29,604	\$30,492
355 Lab Equipment - Replace (2008)	\$0	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2010)	\$0	\$0	\$0	\$0	\$30,492
355 Lab Equipment - Replace (2011)	\$0	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2014)	\$0	\$0	\$287,416	\$0	\$0
355 Lab Equipment - Replace (2017)	\$0	\$0	\$0	\$0	\$0
356 Deep Freezer - Replace (2017)	\$0	\$0	\$0	\$0	\$0
356 Deep Freezer - Replace (2019)	\$0	\$24,184	\$0	\$0	\$0
360 Chambers/Pressure Sys. -Mod/Upgrade	\$0	\$11,162	\$0	\$0	\$0
365 Bio Equipment - Partial Replace	\$0	\$18,603	\$0	\$0	\$20,328
370 IT/Audio Equip. - Annual Projects	\$23,479	\$24,184	\$24,909	\$25,657	\$26,426
705 Gate Operators - Replace	\$0	\$35,346	\$0	\$0	\$0
712 Dispensers/Fountains - Replace	\$0	\$0	\$0	\$0	\$0
929 Appliances - Replace	\$0	\$33,485	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1312 Solar Panels (A) - Replace	\$0	\$0	\$0	\$0	\$0
1312 Solar Panels (B) - Replace	\$0	\$0	\$0	\$0	\$0
1313 Solar Panel Inverters - Replace	\$0	\$0	\$0	\$0	\$0
1818 Fuel Tank, Controls - Replace	\$0	\$0	\$0	\$0	\$0
1903 Shop/Utility Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles					
10001 2005 CHEVROLET	\$0	\$0	\$0	\$0	\$91,476
10002 2005 FORD	\$0	\$0	\$0	\$0	\$73,181
10003 2010 FORD	\$0	\$0	\$0	\$0	\$0
10004 2010 FORD	\$0	\$0	\$0	\$0	\$0
10005 2008 FORD	\$0	\$0	\$0	\$0	\$0
10006 2008 FORD	\$0	\$0	\$0	\$0	\$0
10007 2015 FORD	\$0	\$0	\$0	\$0	\$0
10008 2015 FORD	\$0	\$0	\$0	\$0	\$0
10009 2015 FORD	\$0	\$0	\$0	\$0	\$0
10010 2015 FORD	\$0	\$0	\$0	\$0	\$0
10011 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10012 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10013 2015 FORD	\$0	\$0	\$0	\$0	\$0
10014 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10015 2013 FORD	\$0	\$0	\$0	\$0	\$59,967
10016 2015 FORD	\$0	\$0	\$0	\$0	\$0
10017 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10018 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10019 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10020 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10021 2017 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10022 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10023 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10024 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10025 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10026 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10027 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10028 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10029 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10030 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10031 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10032 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10033 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10034 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10035 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10036 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10037 2018 CHEVROLET	\$53,280	\$0	\$0	\$0	\$0
10038 2019 CHEVROLET	\$0	\$54,879	\$0	\$0	\$0
10039 2019 CHEVROLET	\$0	\$54,879	\$0	\$0	\$0
10040 2019 CHEVROLET	\$0	\$54,879	\$0	\$0	\$0
10041 2019 CHEVROLET	\$0	\$54,879	\$0	\$0	\$0
10042 2019 CHEVROLET	\$0	\$54,879	\$0	\$0	\$0
10043 2019 CHEVROLET	\$0	\$54,879	\$0	\$0	\$0
10044 2019 CHEVROLET	\$0	\$54,879	\$0	\$0	\$0
10045 2019 CHEVROLET	\$0	\$54,879	\$0	\$0	\$0
10046 2019 CHEVROLET	\$0	\$54,879	\$0	\$0	\$0

Fiscal Year	2042	2043	2044	2045	2046
10047 2019 CHEVROLET	\$0	\$54,879	\$0	\$0	\$0
10048 2019 CHEVROLET	\$0	\$54,879	\$0	\$0	\$0
10049 2019 CHEVROLET	\$0	\$54,879	\$0	\$0	\$0
10050 2019 CHEVROLET	\$0	\$54,879	\$0	\$0	\$0
10051 2019 CHEVROLET	\$0	\$54,879	\$0	\$0	\$0
10052 2020 FORD	\$0	\$57,669	\$0	\$0	\$0
10053 2020 CHEVROLET	\$0	\$55,809	\$0	\$0	\$0
10054 2020 CHEVROLET	\$0	\$55,809	\$0	\$0	\$0
10055 2020 CHEVROLET	\$0	\$55,809	\$0	\$0	\$0
10056 2020 CHEVROLET	\$0	\$62,320	\$0	\$0	\$0
10057 2020 CHEVROLET	\$0	\$62,320	\$0	\$0	\$0
10058 2006 Dodge	\$0	\$0	\$0	\$0	\$63,017
10059 2006 Ford	\$0	\$0	\$0	\$0	\$68,099
10060 2007 Ford	\$0	\$0	\$0	\$0	\$59,967
10061 2021 CHEVROLET	\$0	\$0	\$64,189	\$0	\$0
10062 2021 CHEVROLET	\$0	\$0	\$88,141	\$0	\$0
10063 Electric Vehicle	\$0	\$0	\$0	\$0	\$81,312
Total Expenses	\$2,216,098	\$1,462,192	\$818,176	\$398,664	\$655,576
Ending Reserve Balance	\$3,746,296	\$3,630,798	\$4,206,147	\$5,255,175	\$6,104,392

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$6,104,392	\$6,810,884	\$8,194,657	\$9,104,461	\$9,532,696
Annual Reserve Contribution	\$1,497,252	\$1,548,159	\$1,600,796	\$1,655,223	\$1,711,501
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$64,549	\$74,996	\$86,459	\$93,146	\$92,679
Total Income	\$7,666,193	\$8,434,039	\$9,881,912	\$10,852,830	\$11,336,876
# Component					
General Common Areas					
201 Asphalt - Remove/Replace (A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove/Replace (B)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Fill	\$0	\$0	\$105,511	\$0	\$0
414 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
415 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
420 Large Canvas Awnings - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$9,426
503 Perimeter Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
707 Vehicle/Trash Gates - Replace	\$0	\$0	\$0	\$0	\$103,689
802 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$56,558
902 Exterior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Rail - Repaint	\$0	\$0	\$4,443	\$0	\$0
1107 Perimeter Metal Fence - Repaint	\$0	\$0	\$26,655	\$0	\$0
1950 EV Charging Station - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
113 Coated Floors - Resurface	\$0	\$0	\$0	\$0	\$0
415 Electric Roll-Up Shade - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace (Board Rm)	\$0	\$0	\$0	\$0	\$0
601 Carpet (General) - Replace	\$0	\$0	\$0	\$0	\$0
606 Vinyl Flooring (A) - Replace	\$0	\$0	\$0	\$0	\$0
606 Vinyl Flooring (B) - Replace	\$0	\$0	\$0	\$0	\$0
610 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
902 Furniture - Replace (General)	\$0	\$0	\$0	\$0	\$0
902 Furniture -Replace (Admin/Board Rm)	\$0	\$0	\$0	\$0	\$0
904 Kitchen (Admin) - Remodel	\$0	\$0	\$0	\$0	\$0
906 Acoustic Ceiling Panels - Replace	\$0	\$0	\$0	\$0	\$0
907 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Admin)	\$0	\$0	\$0	\$0	\$23,566
910 Built-In Cabinetry (A) - Replace	\$0	\$0	\$0	\$0	\$0
910 Built-In Cabinetry (B) - Replace	\$0	\$0	\$0	\$0	\$0
911 Check-In Desk - Remodel	\$0	\$0	\$0	\$0	\$0
912 Sinks - Replace	\$0	\$0	\$0	\$0	\$0
913 Stainless Steel Counters - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Paint (Admin)	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Paint (General)	\$0	\$0	\$0	\$0	\$0
2350 Periodic Remodel Projects (2022)	\$0	\$0	\$0	\$0	\$0
2350 Periodic Remodel Projects (2023)	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
701 Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$49,488
715 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$68,340
717 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1125 Metal Corrugated Siding - Replace	\$0	\$0	\$0	\$0	\$0
1301 Roof (Modified Bitumen) - Replace	\$0	\$0	\$0	\$0	\$0
1302 Roof (Lab) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs (Curved) - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roofs (Flat) - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$94,263
Mechanical					
302 Generator/Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC/Package Systems - Replace	\$52,344	\$53,915	\$55,532	\$57,198	\$58,914
303 Split Unit - Replace	\$0	\$0	\$0	\$0	\$188,525
305 CCTV/Card Reader/Burglar Alarm	\$0	\$0	\$0	\$0	\$0
306 Roof Ventilators - Replace	\$0	\$0	\$0	\$0	\$0
307 Vektor Exhaust Fans & VFDs -Replace	\$0	\$60,385	\$0	\$0	\$0
309 Chiller System - Replace	\$0	\$0	\$0	\$0	\$0
310 Dehumidifiers - Replace	\$0	\$64,698	\$0	\$0	\$0
328 Fire Alarm/Systems- Upgrade	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
332 Boilers/Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
334 Water Treatment System - Replace	\$0	\$0	\$0	\$51,478	\$0
354 Lab Equipment - Annual Projects	\$31,407	\$32,349	\$33,319	\$34,319	\$35,348
355 Lab Equipment - Replace (2008)	\$0	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2010)	\$0	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2011)	\$31,407	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2014)	\$0	\$0	\$0	\$0	\$0
355 Lab Equipment - Replace (2017)	\$27,219	\$0	\$0	\$0	\$0
356 Deep Freezer - Replace (2017)	\$0	\$0	\$28,877	\$0	\$0
356 Deep Freezer - Replace (2019)	\$0	\$0	\$0	\$0	\$30,635
360 Chambers/Pressure Sys. -Mod/Upgrade	\$0	\$0	\$13,328	\$0	\$0
365 Bio Equipment - Partial Replace	\$0	\$0	\$22,213	\$0	\$0
370 IT/Audio Equip. - Annual Projects	\$27,219	\$28,036	\$28,877	\$29,743	\$30,635
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
712 Dispensers/Fountains - Replace	\$0	\$0	\$0	\$0	\$0
929 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1312 Solar Panels (A) - Replace	\$0	\$0	\$0	\$0	\$0
1312 Solar Panels (B) - Replace	\$0	\$0	\$0	\$0	\$0
1313 Solar Panel Inverters - Replace	\$68,048	\$0	\$0	\$0	\$0
1818 Fuel Tank, Controls - Replace	\$0	\$0	\$0	\$0	\$82,480
1903 Shop/Utility Equipment - Replace	\$0	\$0	\$0	\$0	\$77,767
Vehicles					
10001 2005 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10002 2005 FORD	\$0	\$0	\$0	\$0	\$0
10003 2010 FORD	\$61,766	\$0	\$0	\$0	\$0
10004 2010 FORD	\$61,766	\$0	\$0	\$0	\$0
10005 2008 FORD	\$61,766	\$0	\$0	\$0	\$0
10006 2008 FORD	\$61,766	\$0	\$0	\$0	\$0
10007 2015 FORD	\$61,766	\$0	\$0	\$0	\$0
10008 2015 FORD	\$61,766	\$0	\$0	\$0	\$0
10009 2015 FORD	\$61,766	\$0	\$0	\$0	\$0
10010 2015 FORD	\$61,766	\$0	\$0	\$0	\$0
10011 2017 CHEVROLET	\$0	\$0	\$65,528	\$0	\$0
10012 2017 CHEVROLET	\$0	\$0	\$65,528	\$0	\$0
10013 2015 FORD	\$61,766	\$0	\$0	\$0	\$0
10014 2017 CHEVROLET	\$0	\$0	\$65,528	\$0	\$0
10015 2013 FORD	\$0	\$0	\$0	\$0	\$0
10016 2015 FORD	\$61,766	\$0	\$0	\$0	\$0
10017 2017 CHEVROLET	\$0	\$0	\$65,528	\$0	\$0
10018 2017 CHEVROLET	\$0	\$0	\$65,528	\$0	\$0
10019 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10020 2017 CHEVROLET	\$0	\$0	\$65,528	\$0	\$0
10021 2017 CHEVROLET	\$0	\$0	\$65,528	\$0	\$0
10022 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10023 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10024 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10025 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10026 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10027 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10028 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10029 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10030 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10031 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10032 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10033 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10034 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10035 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10036 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10037 2018 CHEVROLET	\$0	\$0	\$0	\$67,494	\$0
10038 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$69,519
10039 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$69,519
10040 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$69,519
10041 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$69,519
10042 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$69,519
10043 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$69,519
10044 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$69,519
10045 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$69,519
10046 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$69,519

Fiscal Year	2047	2048	2049	2050	2051
10047 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$69,519
10048 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$69,519
10049 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$69,519
10050 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$69,519
10051 2019 CHEVROLET	\$0	\$0	\$0	\$0	\$69,519
10052 2020 FORD	\$0	\$0	\$0	\$0	\$73,054
10053 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$70,697
10054 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$70,697
10055 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$70,697
10056 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$78,945
10057 2020 CHEVROLET	\$0	\$0	\$0	\$0	\$78,945
10058 2006 Dodge	\$0	\$0	\$0	\$0	\$0
10059 2006 Ford	\$0	\$0	\$0	\$0	\$0
10060 2007 Ford	\$0	\$0	\$0	\$0	\$0
10061 2021 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10062 2021 CHEVROLET	\$0	\$0	\$0	\$0	\$0
10063 Electric Vehicle	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$855,308	\$239,382	\$777,451	\$1,320,134	\$2,325,930
Ending Reserve Balance	\$6,810,884	\$8,194,657	\$9,104,461	\$9,532,696	\$9,010,945



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Kevin Leonard, R.S., president, is a credentialed Reserve Specialist (#294). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

General Common Areas

Comp #: 103 Concrete Surfaces - Repair

Quantity: Extensive GSF

Location: Throughout the facility
 Funded?: No.
 History: 2021/2022: ADA Entrance Work \$74,975 (one-time expense, only minor projects expected moving forward)
 Comments:
 Useful Life: Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 201 Asphalt - Remove/Replace (A)

Quantity: ~ 100,000 GSF

Location: Drive areas
 Funded?: Yes.
 History:
 Comments:
 Useful Life: 25 years Remaining Life: 6 years
 Best Case: \$ 350,000 Worst Case: \$450,000
 Cost Source: ARI Cost Database

Comp #: 201 Asphalt - Remove/Replace (B)

Quantity: ~ 10,000 GSF

Location: Drive areas
 Funded?: Yes.
 History: Completed 2019
 Comments:
 Useful Life: 20 years Remaining Life: 17 years
 Best Case: \$ 65,000 Worst Case: \$80,000
 Lower estimate Higher estimate
 Cost Source: Client Cost History, Plus Inflation

Comp #: 202 Asphalt - Seal/Fill

Quantity: ~ 110,000 GSF

Location: Streets & Drives
 Funded?: Yes.
 History: 2010 completion for \$17,609. 2019: seal coat - \$14K, Crack Fill - \$5K, Restriping - \$8K
 Comments:
 Useful Life: 5 years Remaining Life: 2 years
 Best Case: \$ 40,000 Worst Case: \$55,000
 Lower estimate Higher estimate
 Cost Source: Estimate Provided by Client, Plus Inflation

Comp #: 414 Flag Pole - Replace

Quantity: (1) Flag Pole

Location: Adjacent Main Entry
 Funded?: Yes.
 History:
 Comments:
 Useful Life: 30 years Remaining Life: 9 years
 Best Case: \$ 2,500 Worst Case: \$3,500
 Lower estimate Higher estimate
 Cost Source: ARI Cost Database

Comp #: 415 Wood Pergolas - Replace

Quantity: (2) Structures; (1) Beam

Location: Grounds
 Funded?: Yes.
 History:
 Comments:
 Useful Life: 20 years Remaining Life: 3 years
 Best Case: \$ 20,000 Worst Case: \$30,000
 Lower estimate Higher estimate
 Cost Source: ARI Cost Database

Comp #: 420 Large Canvas Awnings - Replace**Quantity: (3) 50 X 70 Structures**

Location: Southwest yard area

Funded?: Yes.

History: 2012 installation for \$194,853

Comments:

Useful Life: 30 years

Remaining Life: 20 years

Best Case: \$ 240,000

Worst Case: \$260,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History, Plus Inflation

Comp #: 502 Chain Link Fence - Replace**Quantity: ~ 1,620 LF**

Location: Perimeter

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 32,000

Worst Case: \$44,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 503 Metal Rail - Replace**Quantity: ~ 114 LF**

Location: Adjacent Operations Building

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 3,000

Worst Case: \$5,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 503 Perimeter Metal Fence - Replace**Quantity: ~ 801 LF**

Location: Local perimeters throughout the facility

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 45,000

Worst Case: \$55,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 707 Vehicle/Trash Gates - Replace**Quantity: (11) Gates**

Location: Entry/exit areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 38,000

Worst Case: \$50,000

Lower estimate per set

Higher estimate

Cost Source: ARI Cost Database

Comp #: 802 Pole Lights - Replace**Quantity: (13) Fixtures**

Location: Throughout the common area

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 21,000

Worst Case: \$27,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 902 Exterior Furnishings - Replace **Quantity: (18) Assorted Pieces**
Location: Common area
Funded?: Yes.
History:
Comments:
Useful Life: 10 years Remaining Life: 3 years
Best Case: \$ 5,000 Worst Case: \$6,000
Lower estimate Higher estimate
Cost Source: ARI Cost Database

Comp #: 1107 Metal Rail - Repaint **Quantity: ~ 114 LF**
Location: Adjacent Operations Building
Funded?: Yes.
History:
Comments:
Useful Life: 5 years Remaining Life: 2 years
Best Case: \$ 1,500 Worst Case: \$2,500
Estimate to Paint Higher estimate
Cost Source: ARI Cost Database

Comp #: 1107 Perimeter Metal Fence - Repaint **Quantity: ~ 801 LF**
Location: Local perimeters throughout the facility
Funded?: Yes.
History:
Comments:
Useful Life: 5 years Remaining Life: 2 years
Best Case: \$ 9,000 Worst Case: \$15,000
Lower estimate to repaint Higher estimate
Cost Source: ARI Cost Database

Comp #: 1117 Wood Pergoals - Repair/Repaint **Quantity: (2) Structures; (1) Beam**
Location: Building exteriors
Funded?: No. Too small for Reserve designation.
History: 2021
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 1402 Monument Signs - Replace **Quantity: (2) Simple Pieces**
Location: Entrance to community
Funded?: No. Too small for Reserve designation.
History:
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 1901 Shipping Containers - Replace **Quantity: (3) Containers**
Location: Grounds
Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.
History:
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 1950 EV Charging Station - Replace **Quantity: (1) Total**
Location: Parking Lot
Funded?: Yes.
History: Planned to be installed 2022/2023
Comments:
Useful Life: 16 years Remaining Life: 0 years
Best Case: \$ 35,000 Worst Case: \$45,000
Cost Source: Estimate Provided by Client

Building Interiors

Comp #: 113 Coated Floors - Resurface

Quantity: ~ 3,645 GSF

Location: Bio control facility and lab
 Funded?: Yes.
 History:
 Comments:
 Useful Life: 20 years
 Best Case: \$ 8,000
 Lower estimate
 Cost Source: ARI Cost Database

Remaining Life: 0 years
 Worst Case: \$12,000
 Higher estimate

Comp #: 322 Service Lights - Replace

Quantity: Assorted Fixtures

Location: Non-ornate Lighting throughout the facility
 Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.
 History:
 Comments:
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 323 Ornate Lights - Replace

Quantity: (2) Fixtures

Location: Admin Building
 Funded?: No. Too small for Reserve designation.
 History:
 Comments:
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 415 Electric Roll-Up Shade - Replace

Quantity: (1) 16x14 Shade

Location: Building exteriors
 Funded?: Yes.
 History:
 Comments:
 Useful Life: 15 years
 Best Case: \$ 5,500
 Lower estimate
 Cost Source: ARI Cost Database

Remaining Life: 6 years
 Worst Case: \$8,500
 Higher estimate

Comp #: 601 Carpet - Replace (Board Rm)

Quantity: Board Room

Location: Board Room
 Funded?: Yes.
 History:
 Comments:
 Useful Life: 10 years
 Best Case: \$ 8,000
 Lower estimate
 Cost Source: Estimate Provided by Client, plus
 Inflation

Remaining Life: 0 years
 Worst Case: \$14,000
 Higher estimate

Comp #: 601 Carpet (General) - Replace

Quantity: ~ 384 GSY

Location: Remaining Admin bldg (besides board rm), Operations building, Laboratory.
 Funded?: Yes.
 History:
 Comments:
 Useful Life: 10 years
 Best Case: \$ 18,000
 Lower estimate
 Cost Source: Estimate Provided by Client, plus
 Inflation

Remaining Life: 0 years
 Worst Case: \$24,000
 Higher estimate

Comp #: 606 Vinyl Flooring (A) - Replace**Quantity: ~ 6,490 GSF**

Location: Admin, Maintenance, operations, bio control facility

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 55,000

Worst Case: \$75,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 606 Vinyl Flooring (B) - Replace**Quantity: ~ 2,630 GSF**

Location: Lab

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 7 years

Best Case: \$ 24,000

Worst Case: \$28,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 610 Tile Floor - Replace**Quantity: ~ 1,800 GSF**

Location: Throughout interiors

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 36,000

Worst Case: \$54,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 715 Doors - Replace**Quantity: (71) Doors**

Location: Non-ornate fixtures throughout the facility

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 902 Furniture - Replace (General)**Quantity: Assorted Pieces**

Location: Operations bldg and Laboratory

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 28,000

Worst Case: \$34,000

Lower estimate

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 902 Furniture -Replace (Admin/Board Rm)**Quantity: Assorted Pieces**

Location: Common area

Funded?: Yes.

History: 2022/2023: \$25,000

Comments: We separated this component from the general furniture replacement component because it is planned to be replaced in the upcoming FY.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Lower estimate

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 904 Kitchen (Admin) - Remodel**Quantity: Kitchen Area**

Location: Kitchen

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 19,000

Worst Case: \$23,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 906 Acoustic Ceiling Panels - Replace**Quantity: ~ 10,600 GSF**

Location: Throughout interiors

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 19 years

Best Case: \$ 46,000

Worst Case: \$70,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 907 Wallcoverings - Replace**Quantity: ~ 1,220 GSF**

Location: Lobby of admin building

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 8,000

Worst Case: \$12,000

Lower estimate

Higher estimate

Cost Source: Estimate Provided by Client, plus Inflation

Comp #: 908 Window Treatments - Replace**Quantity: ~ 105 LF**

Location: Interior windows

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 909 Restrooms - Refurbish**Quantity: Restroom Allowance**

Location: Bathrooms

Funded?: Yes.

History:

Comments: Administration bathrooms are planned for 2020 FY

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 66,000

Worst Case: \$90,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 909 Restrooms - Refurbish (Admin)**Quantity: Restroom Allowance**

Location: Bathrooms

Funded?: Yes.

History: 2022/2023

Comments: Administration bathrooms are planned for 2020/FY

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 9,000

Worst Case: \$11,000

Lower estimate

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 910 Built-In Cabinetry (A) - Replace**Quantity: ~ 205 LF**

Location: Throughout interiors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 60,000

Worst Case: \$70,000

Lower estimate

Higher estimate

Cost Source: Client Cost History, Plus Inflation

Comp #: 910 Built-In Cabinetry (B) - Replace**Quantity: ~ 254 LF**

Location: Labs

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 120,000

Worst Case: \$130,000

Lower estimate

Higher estimate

Cost Source: Client Cost History Plus Inflation

Comp #: 911 Check-In Desk - Remodel**Quantity: (1) Check-In Counter**

Location: Lobby of administration building

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$34,000

Lower estimate

Higher estimate

Cost Source: Estimate Provided by Client, plus Inflation

Comp #: 912 Sinks - Replace**Quantity: (25) Fixtures**

Location: Throughout the facility

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 7 years

Best Case: \$ 24,000

Worst Case: \$30,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 913 Stainless Steel Counters - Replace**Quantity: ~ 52 LF**

Location: Bio control facility

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 12,000

Worst Case: \$20,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database

Comp #: 1110 Interior Surfaces - Paint (Admin)**Quantity: Admin area**

Location: Interiors

Funded?: Yes.

History:

Comments: Admin area is being repainted in 2020 FY

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 10,000

Worst Case: \$15,000

Lower estimate to repaint

Higher estimate

Cost Source: Estimate Provided by Client, plus Inflation

Comp #: 1110 Interior Surfaces - Paint (General)

Quantity: ~ 37,600 GSF

Location: Operations building, Laboratory

Funded?: Yes.

History:

Comments: Admin area is being repainted in 2019/2020 FY

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 25,000

Worst Case: \$35,000

Lower estimate to repaint

Higher estimate

Cost Source: Estimate Provided by Client, plus Inflation

Comp #: 2330 Artwork/Markerboards - Replace

Quantity: (21) Pieces

Location: Throughout the facility

Funded?: No. Too small for Reserve designation.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2350 Periodic Remodel Projects (2022)

Quantity: Lab, Admin, Ops, etc...

Location: Throughout the facility

Funded?: Yes.

History: Admin/Board Room Remodel Planned for 2022/2023 FY

Comments:

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 40,000

Worst Case: \$50,000

Allowance for larger projects

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2350 Periodic Remodel Projects (2023)

Quantity: Lab, Admin, Ops, etc...

Location: Throughout the facility

Funded?: Yes.

History: Admin/Board Room Remodel Planned for 2021/2022 FY

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 40,000

Worst Case: \$50,000

Allowance for larger projects

Higher allowance

Cost Source: Estimate Provided by Client

Building Exteriors

Comp #: 501 Block Wall - Replace**Quantity: Extensive GSF**

Location: Perimeter

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 701 Roll-Up Doors - Replace**Quantity: (9) Doors**

Location: Maintenance shop and bio control facility

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 18,000

Worst Case: \$24,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 703 Intercom - Replace**Quantity: (1) System**

Location: Front entry; Gate

Funded?: No. Expected to be replaced with other gate projects. No separate funding provided.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 710 Card/FOB Reader System - Replace**Quantity: (1) System; (15) Readers**

Location: Access to gates and doors throughout facility.

Funded?: No. Funding has been provided in the "Mechanical" section of this report.

History: 2021

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 715 Utility Doors - Replace**Quantity: (28) Doors**

Location: Building exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 24,000

Worst Case: \$34,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 717 Windows & Doors (Glass) - Replace**Quantity: ~(99) Windows/Doors**

Location: Building Exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 14 years

Best Case: \$ 145,000

Worst Case: \$175,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 806 Ext. Service Lights - Replace**Quantity: Assorted Fixtures**

Location: Throughout common area

Funded?: No.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 1113 Metal Surfaces - Repaint**Quantity: Perimeters of buildings**

Location: Metal surfaces throughout the association

Funded?: No. Factored within Component #1115

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 1115 Stucco - Repaint**Quantity: ~ 12,800 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 15,000

Lower estimate to repaint

Cost Source: Estimate Provided by Client, plus

Inflation

Remaining Life: 0 years

Worst Case: \$25,000

Higher estimate

Comp #: 1117 Wood Surfaces - Repair/Repaint**Quantity: Operating Expense**

Location: Building exteriors/Wood trellises

Funded?: No. This is done in-house as an operating expense.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 1125 Metal Corrugated Siding - Replace**Quantity: ~ 6,100 GSF**

Location: Building exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 70,000

Lower estimate

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$100,000

Higher estimate

Comp #: 1126 Glass Blocks - Replace**Quantity: ~ 284 GSF**

Location: Building exteriors

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 1301 Roof (Modified Bitumen) - Replace**Quantity: ~ 11,600 GSF**

Location: Admin and communications buildings

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 150,000

Lower estimate to replace

Cost Source: ARI Cost Database

Remaining Life: 0 years

Worst Case: \$170,000

Higher estimate

Comp #: 1302 Roof (Lab) - Replace**Quantity: ~ 3,650 GSF**

Location: Lab (north building)

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 45,000

Worst Case: \$60,000

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1308 Metal Roofs (Curved) - Replace**Quantity: ~ 14,500 GSF**

Location: Lab, administration, communications, and bio control buildings

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 19 years

Best Case: \$ 300,000

Worst Case: \$380,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1309 Metal Roofs (Flat) - Replace**Quantity: ~ 38,600 GSF**

Location: Carports, maintenance shop, and storage building

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 440,000

Worst Case: \$560,000

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1310 Gutters/Downspouts - Replace**Quantity: ~ 2,680 LF**

Location: Building exteriors and carports

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 30,000

Worst Case: \$50,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1315 Roof Hatches - Replace**Quantity: (2) Hatches**

Location: Common area

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Mechanical

Comp #: 302 Generator/Transfer Switch - Replace**Quantity: ~ Generac 130 KW;
Switch**

Location: Adjacent Lab

Funded?: Yes.

History: 2014 installation

Comments:

Useful Life: 25 years

Best Case: \$ 100,000

Lower estimate

Cost Source: ARI Cost Database

Remaining Life: 17 years

Worst Case: \$150,000

Higher estimate

Comp #: 303 HVAC/Packaged Systems - Replace**Quantity: (17) Assorted Systems**

Location: Throughout the facility

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Best Case: \$ 24,000

Lower estimate

Cost Source: Estimate Provided by Client

Remaining Life: 0 years

Worst Case: \$26,000

Higher estimate

Comp #: 303 Split Unit - Replace**Quantity: (1) System**

Location: Outside of Lab Sorting Room

Funded?: Yes.

History: Planned to be installed 2022

Comments:

Useful Life: 15 years

Best Case: \$ 70,000

Lower estimate

Cost Source: Estimate Provided by Client

Remaining Life: 14 years

Worst Case: \$90,000

Higher estimate

Comp #: 305 CCTV/Card Reader/Burglar Alarm**Quantity: Allowance**

Location: Throughout the common area

Funded?: Yes.

History: 2021: \$118,462

Comments:

Useful Life: 12 years

Best Case: \$ 116,000

Cost Source: Client Cost History

Remaining Life: 11 years

Worst Case: \$121,000

Comp #: 306 Roof Ventilators - Replace**Quantity: (4) Fans**

Location: Rooftop of communications and administration building

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Best Case: \$ 5,000

Lower estimate

Cost Source: ARI Cost Database

Remaining Life: 6 years

Worst Case: \$9,000

Higher estimate

Comp #: 307 Vektor Exhaust Fans & VFDs -Replace**Quantity: (3) Fans**

Location: Stairwell areas

Funded?: Yes.

History: 2019: \$25,000

Comments: (3) Vortex Exhaust Fans: #1: M# VK-H-9-H15-X & S# 13385497;

#2: M# VK-H-9-H15-X & S# 13385501;

#3: M# VK-H-16-A30-X & S#13385503.

OEM DANFOSS Drives.

Installation of (1) - 3.0 HP Drive and (2) -

1.5 HP New DANFOSS Drives & OEM

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 23,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client, plus Inflation

Comp #: 309 Chiller System - Replace**Quantity: (1) Carrier System**

Location: Adjacent Laboratory

Funded?: Yes.

History: 2015 replacement for \$12,109

Comments:

Useful Life: 25 years

Remaining Life: 18 years

Best Case: \$ 12,000

Worst Case: \$20,000

Lower estimate

Higher estimate

Cost Source: Client Cost History, Plus Inflation

Comp #: 310 Dehumidifiers - Replace**Quantity: (3) Ebac DD400 Desiccant**

Location:

Funded?: Yes.

History: Installed 2019: \$25,000

Comments: (3) Ebac DD400 Desiccant Dehumidifiers were installed in 2019.

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 25,000

Worst Case: \$35,000

Cost Source: Estimate Provided by Client, plus Inflation

Comp #: 312 Pumps - Replace**Quantity: Assorted Small Pumps**

Location: Equipment Rooms

Funded?: No. Too small for Reserve designation.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 328 Fire Alarm/Systems- Upgrade**Quantity: Extensive Systems**

Location: Throughout the facility

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 50,000

Worst Case: \$70,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 332 Boilers/Water Heaters - Replace**Quantity: Assorted Systems**

Location: Throughout the facility

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 32,000

Worst Case: \$44,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 334 Water Treatment System - Replace**Quantity: (1) System**

Location: Lab Building storage

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 4 years

Best Case: \$ 20,000

Worst Case: \$25,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 354 Lab Equipment - Annual Projects**Quantity: Assorted Systems**

Location: Throughout the facility

Funded?: Yes.

History: 2021: \$13,903

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 12,000

Worst Case: \$18,000

Estimate for annual projects

Higher estimate

Cost Source: Client Cost History, Plus Inflation

Comp #: 355 Lab Equipment - Replace (2008)**Quantity: (1) Meiji Microscope**

Location: Throughout the facility

Funded?: Yes.

History: 2008 installation for \$6,412

Comments:

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 9,000

Worst Case: \$11,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History, Plus Inflation

Comp #: 355 Lab Equipment - Replace (2010)**Quantity: (1) Microplate Washer**

Location: Throughout the facility

Funded?: Yes.

History: 2010 installation for \$10,495

Comments:

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 14,000

Worst Case: \$16,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History, Plus Inflation

Comp #: 355 Lab Equipment - Replace (2011)**Quantity: (1) Pressure Sterilizer**

Location: Throughout the facility

Funded?: Yes.

History: 2011 installation for \$11,320

Comments:

Useful Life: 12 years

Remaining Life: 1 years

Best Case: \$ 14,000

Worst Case: \$16,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History, Plus Inflation

Comp #: 355 Lab Equipment - Replace (2014)**Quantity: (4) Assorted Systems**

Location: Throughout the facility

Funded?: Yes.

History: 2014 installation for \$124,644

Comments:

Useful Life: 15 years

Remaining Life: 7 years

Best Case: \$ 140,000

Worst Case: \$160,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History, Plus Inflation

Comp #: 355 Lab Equipment - Replace (2017)**Quantity: (1) Tissue Lyser**

Location: Throughout the facility

Funded?: Yes.

History: 2017 installation for \$11,129

Comments:

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 12,000

Worst Case: \$14,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History, Plus Inflation

Comp #: 356 Deep Freezer - Replace (2017)**Quantity: (1) Thermo Scientific**

Location: Lab

Funded?: Yes.

History: 2017 installation for \$15,000 (second was replaced in 2019 for \$12,000)

Comments:

Useful Life: 8 years

Remaining Life: 3 years

Best Case: \$ 11,000

Worst Case: \$15,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History Plus Inflation

Comp #: 356 Deep Freezer - Replace (2019)**Quantity: (1) Thermo Scientific**

Location: Lab

Funded?: Yes.

History: 2019: \$11,952

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 11,000

Worst Case: \$15,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History Plus Inflation

Comp #: 360 Chambers/Pressure Sys. -Mod/Upgrade**Quantity: Screens, Condensers, etc.**

Location: Lab

Funded?: Yes.

History: 2017 upgrades for \$40,000 (one-off, expected to be a lower cost in the future)

Comments:

Useful Life: 6 years

Remaining Life: 3 years

Best Case: \$ 4,000

Worst Case: \$8,000

Estimate to modify/upgrade

Higher estimate

Cost Source: Estimate Provided by Client, plus Inflation

Comp #: 365 Bio Equipment - Partial Replace**Quantity: Assorted Pieces**

Location: Grounds and Bio Facility

Funded?: Yes.

History:

Comments:

Useful Life: 3 years

Remaining Life: 0 years

Best Case: \$ 9,000

Worst Case: \$11,000

Allowance for partial replacements

Higher allowance

Cost Source: Allowance Estimate

Comp #: 370 IT/Audio Equip. - Annual Projects**Quantity: Servers, Computing, etc..**

Location: Throughout the facility

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 11,000

Worst Case: \$15,000

Allowance for replacement

Higher allowance

Cost Source: Client Cost History, Plus Inflation

Comp #: 705 Gate Operators - Replace**Quantity: (2) Operators**

Location: Entry/exit gates

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 14,000

Worst Case: \$24,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 712 Dispensers/Fountains - Replace**Quantity: (6) Assorted Systems**

Location: Throughout the facility

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 4,500

Worst Case: \$7,500

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 929 Appliances - Replace**Quantity: Allowance**

Location: Throughout the facility

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 16,000

Worst Case: \$20,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1001 Backflow Devices - Replace**Quantity: (3) 2" Units**

Location: Adjacent main entry

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 6,000

Worst Case: \$8,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1003 Irrigation Controllers - Replace**Quantity: (3) Rainbird Controllers**

Location: Common area

Funded?: No. Too small for Reserve designation.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1312 Solar Panels (A) - Replace**Quantity: (1) System; 108 Kw**

Location: East system

Funded?: Yes.

History: \$1,070,667 in 2008 (includes structures)

Comments: Cost estimate in 2019: \$3.18/kW

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 430,000

Worst Case: \$450,000

Lower estimate

Higher estimate

Cost Source: Estimate Provided by Client, plus Inflation

Comp #: 1312 Solar Panels (B) - Replace**Quantity: (1) System; 35 Kw**

Location: West system

Funded?: Yes.

History: \$235,399 in 2006 (includes structures)

Comments: Cost estimate in 2019: \$3.18/kW

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 115,000

Worst Case: \$130,000

Lower estimate

Higher estimate

Cost Source: Estimate Provided by Client, plus Inflation

Comp #: 1313 Solar Panel Inverters - Replace**Quantity: (22) Inverters**

Location: Parking lot adjacent to the operations building

Funded?: Yes.

History: \$29,600 in 2015

Comments:

Useful Life: 8 years

Remaining Life: 1 years

Best Case: \$ 30,000

Worst Case: \$35,000

Lower estimate

Higher estimate

Cost Source: Client Cost History, Plus Inflation

Comp #: 1818 Fuel Tank, Controls - Replace**Quantity: Tank, Pumps, ID System..**

Location: Central yard

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 30,000

Worst Case: \$40,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1820 Well System/Tank - Replace**Quantity: (1) Well; 5000-Gal. Tank**

Location: Grounds

Funded?: No. Non-operational system

History: 2019: Well Destruction: \$25,000.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1903 Shop/Utility Equipment - Replace**Quantity: Assorted Pieces**

Location: Shop interior

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 29,000

Worst Case: \$37,000

Lower estimate

Higher estimate

Cost Source: Allowance

Vehicles

Comp #: 10001 2005 CHEVROLET

Quantity: (1) Vehicle

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 40,000

Worst Case: \$50,000

Cost Source: Estimate Provided by Client

Comp #: 10002 2005 FORD

Quantity: (1) Vehicle

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 34,000

Worst Case: \$38,000

Cost Source: Estimate Provided by Client

Comp #: 10003 2010 FORD

Quantity: (1) Vehicle

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 1 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10004 2010 FORD

Quantity: (1) Vehicle

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 1 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10005 2008 FORD

Quantity: (1) Vehicle

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 1 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10006 2008 FORD

Quantity: (1) Vehicle

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 1 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10007 2015 FORD

Quantity: (1) Vehicle

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 1 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10008 2015 FORD **Quantity: (1) Vehicle**
Location: Vehicle Inventory
Funded?: Yes.
History:
Comments:
Useful Life: 8 years Remaining Life: 1 years
Best Case: \$ 26,000 Worst Case: \$33,000
Cost Source: Estimate Provided by Client

Comp #: 10009 2015 FORD **Quantity: (1) Vehicle**
Location: Vehicle Inventory
Funded?: Yes.
History:
Comments:
Useful Life: 8 years Remaining Life: 1 years
Best Case: \$ 26,000 Worst Case: \$33,000
Cost Source: Estimate Provided by Client

Comp #: 10010 2015 FORD **Quantity: (1) Vehicle**
Location: Vehicle Inventory
Funded?: Yes.
History:
Comments:
Useful Life: 8 years Remaining Life: 1 years
Best Case: \$ 26,000 Worst Case: \$33,000
Cost Source: Estimate Provided by Client

Comp #: 10011 2017 CHEVROLET **Quantity: (1) Vehicle**
Location: Vehicle Inventory
Funded?: Yes.
History:
Comments:
Useful Life: 8 years Remaining Life: 3 years
Best Case: \$ 26,000 Worst Case: \$33,000
Cost Source: Estimate Provided by Client

Comp #: 10012 2017 CHEVROLET **Quantity: (1) Vehicle**
Location: Vehicle Inventory
Funded?: Yes.
History:
Comments:
Useful Life: 8 years Remaining Life: 3 years
Best Case: \$ 26,000 Worst Case: \$33,000
Cost Source: Estimate Provided by Client

Comp #: 10013 2015 FORD **Quantity: (1) Vehicle**
Location: Vehicle Inventory
Funded?: Yes.
History:
Comments:
Useful Life: 8 years Remaining Life: 1 years
Best Case: \$ 26,000 Worst Case: \$33,000
Cost Source: Estimate Provided by Client

Comp #: 10014 2017 CHEVROLET **Quantity: (1) Vehicle**
Location: Vehicle Inventory
Funded?: Yes.
History:
Comments:
Useful Life: 8 years Remaining Life: 3 years
Best Case: \$ 26,000 Worst Case: \$33,000
Cost Source: Estimate Provided by Client

Comp #: 10015 2013 FORD **Quantity: (1) Vehicle**
Location: Vehicle Inventory
Funded?: Yes.
History:
Comments:
Useful Life: 8 years Remaining Life: 0 years
Best Case: \$ 26,000 Worst Case: \$33,000
Cost Source: Estimate Provided by Client

Comp #: 10016 2015 FORD **Quantity: (1) Vehicle**
Location: Vehicle Inventory
Funded?: Yes.
History:
Comments:
Useful Life: 8 years Remaining Life: 1 years
Best Case: \$ 26,000 Worst Case: \$33,000
Cost Source: Estimate Provided by Client

Comp #: 10017 2017 CHEVROLET **Quantity: (1) Vehicle**
Location: Vehicle Inventory
Funded?: Yes.
History:
Comments:
Useful Life: 8 years Remaining Life: 3 years
Best Case: \$ 26,000 Worst Case: \$33,000
Cost Source: Estimate Provided by Client

Comp #: 10018 2017 CHEVROLET **Quantity: (1) Vehicle**
Location: Vehicle Inventory
Funded?: Yes.
History:
Comments:
Useful Life: 8 years Remaining Life: 3 years
Best Case: \$ 26,000 Worst Case: \$33,000
Cost Source: Estimate Provided by Client

Comp #: 10019 2018 CHEVROLET **Quantity: (1) Vehicle**
Location: Vehicle Inventory
Funded?: Yes.
History:
Comments:
Useful Life: 8 years Remaining Life: 4 years
Best Case: \$ 26,000 Worst Case: \$33,000
Cost Source: Estimate Provided by Client

Comp #: 10020 2017 CHEVROLET **Quantity: (1) Vehicle**
Location: Vehicle Inventory
Funded?: Yes.
History:
Comments:
Useful Life: 8 years Remaining Life: 3 years
Best Case: \$ 26,000 Worst Case: \$33,000
Cost Source: Estimate Provided by Client

Comp #: 10021 2017 CHEVROLET **Quantity: (1) Vehicle**
Location: Vehicle Inventory
Funded?: Yes.
History:
Comments:
Useful Life: 8 years Remaining Life: 3 years
Best Case: \$ 26,000 Worst Case: \$33,000
Cost Source: Estimate Provided by Client

Comp #: 10022 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10023 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10024 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10025 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10026 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10027 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10028 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10029 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10030 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10031 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10032 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10033 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10034 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10035 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10036 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10037 2018 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10038 2019 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10039 2019 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client

Comp #: 10040 2019 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client, plus
Inflation**Comp #: 10041 2019 CHEVROLET****Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client, plus
Inflation**Comp #: 10042 2019 CHEVROLET****Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client, plus
Inflation

Comp #: 10043 2019 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client, plus
Inflation**Comp #: 10044 2019 CHEVROLET****Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client, plus
Inflation**Comp #: 10045 2019 CHEVROLET****Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client, plus
Inflation**Comp #: 10046 2019 CHEVROLET****Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client, plus
Inflation**Comp #: 10047 2019 CHEVROLET****Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client, plus
Inflation**Comp #: 10048 2019 CHEVROLET****Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Estimate Provided by Client, plus
Inflation

Comp #: 10049 2019 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 10050 2019 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 10051 2019 CHEVROLET**Quantity: (1) Vehicle**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 10052 2020 FORD**Quantity: (1) Connect Cargo Van**

Location: Vehicle Inventory

Funded?: Yes.

History: 2020: \$29,987

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 26,000

Worst Case: \$36,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 10053 2020 CHEVROLET**Quantity: (1) Silverado V6**

Location: Vehicle Inventory

Funded?: Yes.

History: 2020: \$28,841

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 27,000

Worst Case: \$33,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 10054 2020 CHEVROLET**Quantity: (1) Silverado V6**

Location: Vehicle Inventory

Funded?: Yes.

History: 2020: \$28,841

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 27,000

Worst Case: \$33,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 10055 2020 CHEVROLET**Quantity: (1) Silverado V6**

Location: Vehicle Inventory

Funded?: Yes.

History: 2020: \$28,841

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 27,000

Worst Case: \$33,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 10056 2020 CHEVROLET**Quantity: (1) Silverado V8**

Location: Vehicle Inventory

Funded?: Yes.

History: 2020: \$32,748

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 30,000

Worst Case: \$37,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 10057 2020 CHEVROLET**Quantity: (1) Silverado V8**

Location: Vehicle Inventory

Funded?: Yes.

History: 2020: \$32,748

Comments:

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 30,000

Worst Case: \$37,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 10058 2006 Dodge**Quantity: (1) Caravan**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 26,000

Worst Case: \$36,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 10059 2006 Ford**Quantity: (1) Explorer**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 30,000

Worst Case: \$37,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 10060 2007 Ford**Quantity: (1) Ranger**

Location: Vehicle Inventory

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 26,000

Worst Case: \$33,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 10061 2021 CHEVROLET**Quantity: (1) Silverado 1500**

Location: Vehicle Inventory

Funded?: Yes.

History: 2021: \$32,768

Comments:

Useful Life: 8 years

Remaining Life: 6 years

Best Case: \$ 30,000

Worst Case: \$37,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 10062 2021 CHEVROLET**Quantity: (1) Silverado 2500**

Location: Vehicle Inventory

Funded?: Yes.

History: 2021: \$44,976

Comments:

Useful Life: 8 years

Remaining Life: 6 years

Best Case: \$ 40,000

Worst Case: \$52,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 10063 Electric Vehicle

Quantity: (1) Vehicle for Admin

Location: Vehicle Inventory

Funded?: Yes.

History: Planned to be purchased 2022/2023: \$40,000

Comments:

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 35,000

Worst Case: \$45,000

Cost Source: Estimate Provided by Client



**Coachella Valley Mosquito and
Vector Control District**

April 12, 2022

Staff Report

Agenda Item: New Business

District Sterile Mosquito Program – **Jennifer A. Henke, M.S., Laboratory Manager**

Background:

The control of *Aedes aegypti* mosquito in the Coachella Valley remains a difficult but achievable task. Since the first detection in 2016, the District has examined ways to reduce the impact of this mosquito on the residents and visitors to the valley. Because of the global impact of *Aedes aegypti* as a vector of dengue, chikungunya, Zika, and yellow fever viruses, multiple methods are available to control the mosquito. One of the most promising for long-term control and potential elimination of the non-native mosquito is the release of sterile male mosquitoes. These sterile male mosquitoes, when they mate with the female mosquitoes in the valley, would ensure that she does not lay eggs that hatch, thus reducing the population over time.

The District has remained interested and committed to novel, environmentally responsible, and economically feasible control strategies. We believe that through continued, targeted investments in the long-term reduction of this and other vector mosquitoes, we can provide residents with the best options for reducing the potential for vector-borne diseases.

The District is posed to make an investment in sterile mosquitoes in a manner that would greatly benefit Coachella Valley residents. As agencies in Florida have begun to see the success of their releases come to fruition, we can learn from their work and incorporate the best options for our District. While staff is committed to considering all methods of mosquito control, currently the most promising approach to establishing a District sterile mosquito program is through sterilizing male mosquitoes with small doses of irradiation. For FY 22-23, we plan to determine the best doses for irradiating local mosquito populations and collaborate with companies on how to rear mosquitoes in mass quantities. With what is already known about the success of this strategy, and with current budget surplus, now is an opportune time to plan financially for either renovation or new construction to establish the necessary facilities to expand sterile mosquitoes as a viable control strategy thought out the District’s service area.

For Fiscal Year (FY) 2022-23, the District is proposing to transfer \$1million from the General Fund (FY2021-22 budget surplus), to the newly established Capital Project Sterile Mosquito Insectary Fund Reserve, and a \$500,000 transfer from the Operating Budget. Planned expenditure for FY2022-23 include feasibility study, and equipment.

Sterile Mosquito Program Timeline

