

**2025 Solar Hills Ranch Irrigation System Reserve Study Update (September, 2025)**

**On 9/14/2025 the \$100 Special Assessment was renewed for 2026.** A quorum of 25 lots (60%) was required; quorum was met. The tally was 27 yes, one no. The board also approved to increase funding from \$36,000 to \$100,000. **NOTE:** Some asset numbers/values have changed due to verification and repairs and will not match those from the 2019 study.

**Asset Replacement Values 2025**

| <b>Descriptions</b>                 | <b>Linear Feet</b> | <b>Unit Price</b> | <b>Total Value</b>  |
|-------------------------------------|--------------------|-------------------|---------------------|
| 2 inch Schedule 40 PVC              | 80                 | \$1.88            | \$150.40            |
| 4 inch Schedule 40 PVC              | 1,568              | \$4.86            | \$7,620.48          |
| 6 inch Schedule 40 PVC              | 1,640              | \$9.73            | \$15,957.20         |
| 8 inch Schedule 40 PVC              | 5,172              | \$15.14           | \$78,304.08         |
| 10 inch Schedule 40 PVC             | 156                | \$26.15           | \$4,079.40          |
| 12 inch Schedule 40 PVC             | 96                 | \$32.14           | \$3,085.00          |
| <b>(no labor included) Subtotal</b> | <b>8,712</b>       |                   | <b>\$109,196.56</b> |

**Drain pipes**

|                                     |              |         |                   |
|-------------------------------------|--------------|---------|-------------------|
| 2 inch PVC Schedule 40 PVC          | 206          | \$1.88  | \$387.28          |
| 4 inch PVC Schedule 40 PVC          | 335          | \$4.86  | \$1,628.10        |
| 8 inch PVC Schedule 40 PVC          | 471          | \$15.14 | \$7,130.94        |
| <b>(no labor included) Subtotal</b> | <b>1,012</b> |         | <b>\$9,146.32</b> |

|                                     | <b>Quantity</b> | <b>Unit Price</b> | <b>Total Value</b> |
|-------------------------------------|-----------------|-------------------|--------------------|
| Air Vac                             | 18              | \$80.00           | \$1,440.00         |
| 10 inch Tee                         | 1               | \$600.00          | \$600.00           |
| 8 inch Tee                          | 9               | \$200.00          | \$1,800.00         |
| 6 inch Tee                          | 5               | \$50.00           | \$250.00           |
| 2 inch reducer Tee's (approx.)      | 60              | \$50.00           | \$3,000.00         |
| <b>(no labor included) Subtotal</b> |                 |                   | <b>\$7,090.00</b>  |

NOTE: Does not include reducers

|                                     |   |            |                    |
|-------------------------------------|---|------------|--------------------|
| 12 inch Waterman Valve              | 1 | \$4,173.00 | \$4,173.00         |
| 10 inch Gate Valve                  | 1 | \$2,300.00 | \$2,300.00         |
| 8 inch Gate Valve                   | 5 | \$1,673.00 | \$8,365.00         |
| 6 inch Gate Valve                   | 2 | \$1,106.00 | \$2,212.00         |
| 4 inch Gate Valve                   | 4 | \$400.00   | \$1,600.00         |
| 2 inch Ball Valve                   | 3 | \$40.00    | \$120.00           |
| <b>(no labor included) Subtotal</b> |   |            | <b>\$18,770.00</b> |

|                  |   |         |  |
|------------------|---|---------|--|
| Drain Box        | 1 | unknown |  |
| Dock Replacement |   | unknown |  |
| <b>Subtotal</b>  |   |         |  |

|                                        |  |  |                     |
|----------------------------------------|--|--|---------------------|
| <b>Estimated Total Value of Assets</b> |  |  | <b>\$144,202.00</b> |
|----------------------------------------|--|--|---------------------|

**Estimated Labor Costs for Pipe Replacement Only**

|                                   |  |  |                     |
|-----------------------------------|--|--|---------------------|
| Trenching Labor - \$12/running ft |  |  | <b>\$116,664.00</b> |
|-----------------------------------|--|--|---------------------|

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### Physical Assets 2025

| Irrigation System Assets      | Units | Condition                        | Comments                 |
|-------------------------------|-------|----------------------------------|--------------------------|
| <b>Isolation Water Valves</b> |       |                                  |                          |
| 12 inch Waterman valve        | 1     |                                  |                          |
| 10 inch                       | 1     |                                  | replaced 2025            |
| 8 inch                        | 6     | 33 years old 1/2 life expectancy |                          |
| 6 inch                        | 2     | 33 years old 1/2 life expectancy |                          |
| 4 inch                        | 2     | 33 years old 1/2 life expectancy | new valve installed 1995 |

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|                              |   |                     |                |
|------------------------------|---|---------------------|----------------|
| <b>Drain Valves</b>          |   |                     |                |
| 8 inch                       | 2 | Fair PVC sewer pipe | Installed 2001 |
| 6 inch                       | 1 | Fair PVC sewer pipe | Installed 2001 |
| 4 inch                       | 4 | Fair PVC conduit    | replaced 2022  |
| 2 inch                       | 1 | Fair PVC sewer pipe | Abandoned      |
| Drain box for East Ditch 18" |   |                     | Installed 2011 |

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|                 |    |                                                 |  |
|-----------------|----|-------------------------------------------------|--|
| <b>Air Vacs</b> | 18 | Good condition, most of them have been repaired |  |
|-----------------|----|-------------------------------------------------|--|

|                                               |                    |                      |  |
|-----------------------------------------------|--------------------|----------------------|--|
| <b>Pipelines (irrigation and drain lines)</b> | <b>Linear Feet</b> |                      |  |
| 12 inch Schedule 40 PVC                       | 96                 |                      |  |
| 10 inch Schedule 40 PVC                       | 156                |                      |  |
| 8 inch Schedule 40 PVC                        | 5643               | includes drain lines |  |
| 6 inch Schedule 40 PVC                        | 1640               |                      |  |
| 4 inch Schedule 40 PVC                        | 1903               | includes drain lines |  |
| 2 inch Schedule 40 PVC                        | 206                |                      |  |
| NOTE: Total lengths is approximate            |                    | <b>9644</b>          |  |

|                              |  |  |                   |
|------------------------------|--|--|-------------------|
| Pond weir (head gate)        |  |  | UVWUA responsible |
| Pond ditch exit gates        |  |  |                   |
| Dock - currently 490 sq feet |  |  |                   |
|                              |  |  |                   |

| <b>Additional Pipe Assets</b> | <b>Number of items</b> | <b>Comments</b>                                            | <b>Lot</b>         |
|-------------------------------|------------------------|------------------------------------------------------------|--------------------|
| 2 inch Tee                    | 41                     | each lot has a single 2inch tee that connects to main      | all lots           |
| 10" - 12" elbow (90)          | 1                      |                                                            | Lot 18             |
| 4" elbow (90)                 | 2                      | One is for main line (lot 21) and other is a drain (lot 4) | Lots 2 - 21        |
| 10 x 10 x 10 Tee              | 1                      | main line delivery                                         | Lot 21             |
| 8 x 8 x 8 Tee                 | 3                      | One is for main and Lots 6/7 and 42 are drains             | Lots 6/7 - 37 - 42 |
| 8 x 6 x 8 Tee                 | 2                      | Inner loop tees                                            | Lots 23 - 42       |
| 8 x 8 x 4 Tee                 | 2                      | main line                                                  | Lots 3 - 15        |
| 8 x 4 x 8 Tee                 | 1                      | main line                                                  | Lot 37             |
| 6 x 4 x 6 Tee                 | 1                      | for 4" drain                                               | Lot 27             |