

## Reserve Study Transmittal Letter

Date: July 23, 2020  
To: Lorrie Olson, Caughlin Ranch Management  
From: Browning Reserve Group (BRG)

**Re: Caughlin Ranch HOA; Update w/ Site Visit Review**

Attached, please find the reserve study for Caughlin Ranch HOA. To assist in your understanding of the study, and to highlight key information you may need quickly, we have listed below some of the important information contained in the study. At BRG our goal is to bring clarity from complexity, so should you have any questions, please do not hesitate to contact us anytime.

1. Where do I find the recommended reserve contribution for the 2021 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$198,210** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$7.20 /Lot/month @ 2293**. For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

2. Where do I find the status of the reserve fund, based on the Percent Funded calculation?

This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2021, the Association is **38.0%** funded.

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

Nevada statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

In 2020, a Reserve Assessment is being adopted in the amount of \$200 per lot which totals \$458,600 for the CMU Retaining Wall Repairs.

3. Where do I find the assumptions for interest and inflation factors?

While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **1.25%** for the interest rate and **1.25%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.

4. What pages from the reserve study get mailed to the members (homeowners)?

Please see the last section of the reserve study, "Member Distribution Materials." These are the last two pages (or more) of the study which can be removed, and copied, for distribution to the membership with the budget packet. This packet includes all state mandated disclosures related to the reserves and the reserve study. **This section of the study is a stand-alone packet with its own cover and table of contents.**

5. What are the next steps?

This study meets the NV NRS and NAC Requirements for a site visit study every five years. Beginning in 2013, we added "Section X-b" to assist the association during execution of NV Form 609. Section X-b displays, in Form 609 order, reserve study elements that must be entered on to Form 609.

The next site visit study will be due in five years. For the intervening four years, BRG proposes doing an Update Without Site Visit Study, at a nominal cost, which will include the preparation of a reserve study and assistance in reviewing the study per NRS 116.31152 1(b).

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2020) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Caughlin Ranch HOA on this study.



## **RESERVE STUDY**

Update w/ Site Visit Review

## **Caughlin Ranch HOA**

Final

Published - July 23, 2020

Prepared for the 2021 Fiscal Year

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## Caughlin Ranch HOA

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### Member Distribution Materials

*The following Reserve Study sections, located at the end of the report, should be provided to each member.*

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### Reserve Study Summary

A Reserve Study was conducted of Caughlin Ranch HOA (the "**Association**"). An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan.

Caughlin Ranch HOA is a Planned Community with a total of 2,293 Lots.

### Physical Inspection

Browning Reserve Group ("**BRG**") conducted a physical inspection of the Association. The inspection encompassed those major components that the Association is required to maintain. For this study components are determined to be major components if:

1. As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than \$1,000.
2. Such additional components, if any, determined by the Board of Directors.

During the inspection, BRG utilized the services of our own construction cost estimator. In addition, independent contractors were retained to render opinions on selected components as indicated in Section VI, Included Component Listing.

Supplemental information to the physical inspection may have been obtained from the following sources:

1. Project plans where available.
2. Maintenance records of the reserve components where available.
3. Association board members, management and staff.

### Summary of Reserves

For the fiscal year in which the Reserve Study was prepared in, 2020, the reserve contribution was per the existing 2020 budget unless otherwise noted in "*Section III, Reserve Funding Plan.*" In addition BRG relied on the Association to provide an accurate 2020 Beginning Reserve Balance.

**The status of the Association's reserves, as reflected in the following Reserve Study, is as follows:**

1. **The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
  - a. **Its current estimated replacement cost;**
  - b. **Its estimated useful life; and**
  - c. **Its estimated remaining useful life.**
2. **It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$1,811,395.**
  - **[For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]**
3. **The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2021 is estimated to be \$688,803, constituting 38.0% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**
4. **Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$198,210 [*\$7.20 per Lot per month (average)*] for the fiscal year ending December 31, 2021 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.**

### **Funding Assessment**

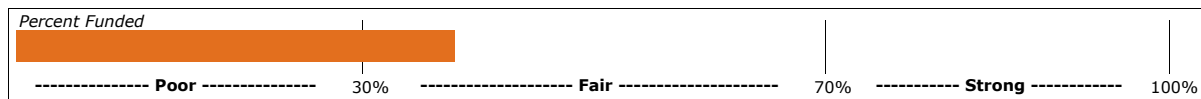
Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

Nevada statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

In 2020, a Reserve Assessment is being adopted in the amount of \$200 per lot which totals \$458,600 for the CMU Retaining Wall Repairs.

### **Percent Funded Status**

Based on paragraphs 1 - 3 above, the Association is 38.0% funded in the fiscal year for which the study is prepared for, 2021. The following scale can be used as a measure to determine the Association's 2021 financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring future special assessments and/or large reserve contribution increases.



## Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in *Section III, Reserve Fund Balance Forecast*) was developed using the Cash Flow method. This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

## Funding Goals

The funding goal employed for Caughlin Ranch HOA is

### **Threshold Funding:**

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

## Limitations

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

## Statutory Disclosures

### Compliance

The Reserve Study was conducted pursuant to *NRS 116.31151*, *NRS 116.31152*, and *NAC 116.415-430*.

This reserve study was produced under the responsible charge of Robert Browning who holds Professional Community Association Manager (PCAM) and Reserve Specialist (RS) designations from CAI. Pursuant to Nevada regulation R145-06, Mr. Browning is a Nevada Reserve Study Specialist (RSS #5).

### Life Expectancy

**The projected life expectancy of the major components and the funding needs of the reserves of the Association are based upon the Association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the Association.**

## Supplemental Disclosures

### General:

BRG has no other involvement(s) with the Association which could result in actual or perceived conflicts of interest.

### Personnel Credentials:

BRG is a licensed general building contractor in California, #768851, and the owner, Robert W Browning, holds the Reserve Specialist designation, #46 from the Community Associations Institute.

### Completeness:

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

### Reliance on Client Data:

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

### Scope:

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

### Reserve Balance:

The actual 2020 beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited (by BRG).

### Reserve Projects:

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

### Component Quantities:

The Association warrants the previously developed component quantities are accurate and reliable.



*Browning Reserve Group*

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>00100 - Caughlin Ranch HOA Office</b>																	
<b>02000 - Concrete</b>																	
230 - Walkways 1,250 sf CH HOA Office Exterior Concrete (5%)	875	6 3				908						979					
Total 02000 - Concrete	875					908						979					
<b>03000 - Painting: Exterior</b>																	
130 - Surface Restoration 3,400 sf Office Exterior	8,000	5 1		8,100					8,619					9,171			
Total 03000 - Painting: Exterior	8,000			8,100					8,619					9,171			
<b>03500 - Painting: Interior</b>																	
100 - Building 11,439 sf Interior Spaces	12,583	10 4					13,224										14,973
Total 03500 - Painting: Interior	12,583						13,224										14,973
<b>04000 - Structural Repairs</b>																	
210 - Wood: Siding & Trim 3,400 sf Office Exterior	44,200	50 25															
918 - Doors 6 Exterior Doors (33%)	3,320	10 12													3,854		
922 - Doors 22 Interior Doors (50%)	9,900	12 11												11,350			
Total 04000 - Structural Repairs	57,420													11,350	3,854		
<b>05000 - Roofing</b>																	
456 - Pitched: Dimensional Composition 6 Squares- Office Roof	4,650	25 10										5,265					
700 - Gutters / Downspouts 261 lf Office	2,871	25 10											3,251				
Total 05000 - Roofing	7,521												8,516				
<b>08000 - Rehab</b>																	
226 - Restrooms 3 Restrooms	9,600	10 16															
230 - Kitchen Kitchen	4,500	20 1		4,556													
Total 08000 - Rehab	14,100			4,556													
<b>18000 - Landscaping</b>																	
100 - Irrigation: Misc. Grounds	2,130	2 1		2,157		2,211		2,266		2,324		2,382		2,442		2,503	
Total 18000 - Landscaping	2,130			2,157		2,211		2,266		2,324		2,382		2,442		2,503	
<b>20000 - Lighting</b>																	

See Section VI-b for Excluded Components

Caughlin Ranch HOA  
30 Year Expense Forecast - Detailed  
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Reserve Component	Current Replacement	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
100 - Exterior: Misc. Fixtures 4 Building Lights	1,040	20 7								1,134							
Total 20000 - Lighting	1,040									1,134							
<b>21000 - Signage</b>																	
714 - Entry Signs 2 CH HOA Building & Maint Entry Signage	3,000	15 4					3,153										
792 - Monument CH HOA Parking Lot Entry Sign	1,500	15 7								1,636							
Total 21000 - Signage	4,500						3,153			1,636							
<b>22000 - Office Equipment</b>																	
100 - Miscellaneous Website	3,000	8 0	3,000								3,313						
100 - Telephone Equipment Cloud VoIP Phone System	4,256	8 6							4,585								5,064
110 - Miscellaneous VMS Software	16,920	6 5						18,004						19,397			
120 - Miscellaneous Website Development	8,100	5 4					8,513					9,058					9,639
200 - Computers, Misc. Server	13,891	5 4					14,599					15,534					16,530
206 - Computers, Misc. HOA Office	6,228	6 1		6,306						6,794						7,320	
210 - Computers, Misc. 2 Office Workstations	4,920	6 3				5,107						5,502					
214 - Computers, Misc. 3 Office Workstations	13,944	9 2			14,295									15,986			
222 - Computers, Misc. Maintenance Manager Laptop	2,460	6 4					2,585						2,785				
224 - Computers, Misc. HOA Office Laptop	2,460	6 0	2,460						2,650						2,855		
226 - Tablet Computer 9 Samsung Tablets	2,134	3 0	2,134			2,215			2,299			2,386			2,477		
300 - Copier HOA Office- Ricoh	4,930	6 4					5,181						5,582				
360 - Telephone Equipment 9 L & M Cell Phones	3,150	3 2			3,229			3,352			3,479			3,611			3,748
Total 22000 - Office Equipment	86,393		7,594	6,306	17,524	7,322	30,878	21,356	9,535	6,794	6,793	32,481	8,367	38,994	5,332	7,320	34,981
<b>23000 - Mechanical Equipment</b>																	
204 - HVAC Mitsubishi Mr Slim Unit	3,115	15 6							3,356								
212 - HVAC 3 Exterior Units	16,500	15 7								17,999							
600 - Water Heater Stairs To Loft In Attic Access	2,000	15 1		2,025													
604 - Water Heater Small Conference Room	1,040	15 8									1,149						
Total 23000 - Mechanical Equipment	22,655			2,025					3,356	17,999	1,149						
<b>24000 - Furnishings</b>																	
640 - Modular Office Desk 3 Office Furnishings	3,690	15 7								4,025							



See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful /	Cost	Remaining	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
644 - Modular Office Desk Reception Desk & Cabinets	6,600	15	0	6,600															
645 - Modular Office Desk HOA Office- Reception Desk & Cabinets (2020 Only)[nr:1]	350	1	0	350															
900 - Miscellaneous Folding Tables & Meeting Chairs	4,788	10	5							5,095									
906 - Miscellaneous Office Furnishings	33,715	12	4						35,433										
908 - Miscellaneous Conference Table & 10 Chairs	2,975	15	12														3,453		
910 - Window Coverings Various Window Coverings	15,000	15	7									16,363							
914 - Window Coverings HOA Office- Soft Shade Window Coverings	2,295	15	0	2,295															
Total 24000 - Furnishings	69,413			9,245					35,433	5,095		20,388					3,453		
<b>24500 - Audio / Visual</b>																			
160 - Television Television 55"	1,800	10	4						1,892										2,142
Total 24500 - Audio / Visual	1,800								1,892										2,142
<b>24600 - Safety / Access</b>																			
696 - Security System HOA Office	5,450	6	4						5,728						6,171				
Total 24600 - Safety / Access	5,450								5,728						6,171				
<b>25000 - Flooring</b>																			
200 - Carpeting 345 Sq. Yds. Office Interiors	25,000	10	0	25,000											28,307				
500 - Stone 674 sf Slate Tile- Entry, Restrooms/Hall, Etc.	10,110	20	12														11,735		
600 - Vinyl 25 Sq. Yds. Copy Room	700	15	15																
700 - Hardwood Floors 276 sf Faux Wood- Kitchen, Restroom, Sm Ofc	3,341	20	0	3,341															
Total 25000 - Flooring	39,151			28,341											28,307		11,735		
<b>25500 - Wallcoverings</b>																			
320 - Paneling 744 sf Large Conference Room	5,952	20	7									6,493							
Total 25500 - Wallcoverings	5,952											6,493							
<b>27000 - Appliances</b>																			
200 - Refrigerator Office Kitchen	1,700	10	9											1,901					
Total 27000 - Appliances	1,700													1,901					
<b>30000 - Miscellaneous</b>																			
902 - Miscellaneous Christmas Lights, Wreaths & Batteries	6,010	8	1		6,085									6,721					
Total 30000 - Miscellaneous	6,010				6,085									6,721					

See Section VI-b for Excluded Components

Caughlin Ranch HOA  
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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>32000 - Undesignated</b>																	
100 - Miscellaneous Reserve Items	1,140	1 0	1,140	1,154	1,169	1,183	1,198	1,213	1,228	1,244	1,259	1,275	1,291	1,307	1,323	1,340	1,357
Total 32000 - Undesignated	1,140		1,140	1,154	1,169	1,183	1,198	1,213	1,228	1,244	1,259	1,275	1,291	1,307	1,323	1,340	1,357
Total [Caughlin Ranch HOA Office] Expenditures Inflated @ 1.25%			46,320	30,383	18,693	11,624	91,505	29,931	22,738	58,011	9,200	45,738	52,652	63,264	25,698	11,163	53,453
<b>00200 - Caughlin Ranch HOA</b>																	
<b>02000 - Concrete</b>																	
220 - Miscellaneous 21,131 sf Various Areas (1%)	3,550	8 2			3,639								4,020				
Total 02000 - Concrete	3,550				3,639								4,020				
<b>19000 - Fencing</b>																	
390 - Vinyl 80 lf Village Green Parkway	5,740	20 0	5,740														
990 - Masonry Wall: On-going Maint. 857 lf Along S McCarran Blvd (3%)	3,856	10 7								4,207							
Total 19000 - Fencing	9,596		5,740							4,207							
<b>19500 - Retaining Wall</b>																	
220 - Rockery Various Locations- Rockery Inspections	1,500	2 2			1,538		1,576		1,616		1,657		1,698		1,741		1,785
230 - Rockery Six Year Rockery Wall Inspections	2,500	6 6							2,693						2,902		
410 - Miscellaneous Keystone Wall Repair Caughlin Parkway[nr:1]	350,000	20 0	350,000														
Total 19500 - Retaining Wall	354,000		350,000		1,538		1,576		4,310		1,657		1,698		4,643		1,785
<b>21000 - Signage</b>																	
790 - Monument 2 Caughlin Pkwy & McCarran Blvd Locations	17,510	15 1		17,729													
796 - Monument Cashell Blvd & McCarran Pkwy	2,000	22 2			2,050												
800 - Monument Cashell Blvd At Caughlin Crest Park	2,200	22 2			2,255												
804 - Monument Village Green Park	3,000	22 3				3,114											
808 - Monument 2 Caughlin Square & Hampton Ln	5,000	22 3				5,190											
812 - Monument Village Green Pkwy & Fox Creek Trail	4,000	22 5						4,256									
816 - Monument Village Green Pkwy & Sommerville Wy	9,000	22 5						9,577									
820 - Monument Village Green Pkwy & Lockerbie Pl	4,600	22 5						4,895									
830 - Monument Chaparral & Hemlock Way	3,725	22 3				3,866											
840 - Monument 2 Eastwood & Bramble	7,450	22 1		7,543													
844 - Monument Greensburg Cir & McCarran Blvd	14,343	22 20															

See Section VI-b for Excluded Components

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30 Year Expense Forecast - Detailed  
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Reserve Component	Current Replacement Cost	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
848 - Monument Caughlin Glen & Caughlin Crossing	3,725	22 3				3,866											
852 - Monument 2 Caughlin Pkwy & Kensington Ln	8,000	22 1		8,100													
856 - Monument Caughlin Parkway & Caughlin Creek	4,145	22 19															
860 - Monument Plateau Rd & Water Hold Rd	4,000	22 3				4,152											
864 - Monument Caughlin Pkwy & Sierra Crest Way	3,725	22 10											4,218				
868 - Monument 2 Creekridge Trail & Caughlin Pkwy	7,840	22 19															
872 - Monument Seasons Trail & Caughlin Pkwy	3,725	22 10											4,218				
876 - Monument S MCCarron Pkwy & W Plum Ln	4,000	15 12														4,643	
Total 21000 - Signage	111,988			33,372	4,306	20,189		18,728					8,435			4,643	
<b>26000 - Outdoor Equipment</b>																	
324 - Picnic Table: Metal 3 Trails & Roadside	4,470	20 10											5,061				
Total 26000 - Outdoor Equipment	4,470												5,061				
<b>31000 - Reserve Study</b>																	
120 - 5 Year Update with Site Visit Reserve Study	6,000	5 0	6,000					6,384					6,794				
500 - Annual Update Update	1,200	5 1		1,215					1,293					1,376			
502 - Annual Update Update	1,200	5 2			1,230					1,309					1,393		
504 - Annual Update Update	1,200	5 3				1,246					1,325					1,410	
506 - Annual Update Update	1,400	5 4					1,471					1,566					1,666
Total 31000 - Reserve Study	11,000		6,000	1,215	1,230	1,246	1,471	6,384	1,293	1,309	1,325	1,566	6,794	1,376	1,393	1,410	1,666
Total [Caughlin Ranch HOA] Expenditures Inflated @ 1.25%			361,740	34,587	10,713	21,434	3,048	25,112	5,602	5,516	2,982	1,566	26,008	1,376	10,679	1,410	3,451
<b>00300 - Pine Bluff</b>																	
<b>01000 - Paving</b>																	
120 - Asphalt: State Spec. Slurry 4,300 sf Paths- Type II Slurry Seal	1,935	6 1		1,959						2,111						2,274	
200 - Asphalt: Ongoing Repairs 4,300 sf -Path Repairs (3%)	564	6 1		571						616						663	
400 - Asphalt: Major Repairs 4,300 sf Path Remove & Replace	22,575	25 22															
Total 01000 - Paving	25,074			2,531						2,726						2,937	
<b>18000 - Landscaping</b>																	
104 - Irrigation: Controllers 2 -Community Entrances	2,000	20 17															
200 - Irrigation: Valves 12 Irrigation Valves	2,400	15 15															
300 - Irrigation: Backflow Preventors 2 -Community Entrances	2,800	20 17															

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
340 - Irrigation: Pumps Booster Pump & Hot Box Enclosure	1,500	5 2			1,538					1,636					1,741		
Total 18000 - Landscaping	8,700				1,538					1,636					1,741		
<b>19500 - Retaining Wall</b>																	
960 - Consulting/Engineering Gabion Cube Basket Retaining Walls	4,000	25 23															
Total 19500 - Retaining Wall	4,000																
<b>21000 - Signage</b>																	
792 - Monument 2 -Community Entrances	20,000	25 23															
Total 21000 - Signage	20,000																
Total [Pine Bluff] Expenditures Inflated @ 1.25%				2,531	1,538					4,363					1,741	2,937	
<b>00400 - Parks</b>																	
<b>01000 - Paving</b>																	
760 - Bollards 4 Village Green Parking Lot	2,320	30 26															
Total 01000 - Paving	2,320																
<b>04000 - Structural Repairs</b>																	
800 - Wood: Gazebo Repairs Village Green Park BBQ Area- Maintain	1,065	10 4					1,119										1,267
910 - Building Maintenance Village Green- Log Play Cabin	3,195	30 15															
914 - Doors 3 Village Green Park- Restroom Bldg	3,825	25 5						4,070									
Total 04000 - Structural Repairs	8,085						1,119	4,070									1,267
<b>05000 - Roofing</b>																	
448 - Pitched: Dimensional Composition 8 Squares- Village Green Park- Shade Structure	6,200	30 5						6,597									
452 - Pitched: Dimensional Composition 6 Squares- Village Green- Restroom Bldg	4,650	25 19															
Total 05000 - Roofing	10,850							6,597									
<b>08000 - Rehab</b>																	
222 - Restrooms 2 Village Green Restroom Bldg (50%)	5,320	13 7								5,803							
Total 08000 - Rehab	5,320									5,803							
<b>14000 - Recreation</b>																	
900 - Miscellaneous 4 Village Green- Horseshoe Pits	1,080	10 2			1,107										1,254		
Total 14000 - Recreation	1,080				1,107										1,254		
<b>17000 - Tennis Court</b>																	
100 - Reseal 14,400 sf [2] Village Green Park Courts	15,000	7 1		15,188							16,567						
500 - Resurface 14,400 sf [2] Village Green Park Courts	38,880	21 15															
Total 17000 - Tennis Court	53,880			15,188							16,567						

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<b>19000 - Fencing</b>																	
100 - Chain Link: 4' 168 If Village Green Park Tennis Courts	2,016	30 20															
130 - Chain Link: 10' 520 If Village Green Park Tennis Courts	10,920	30 20															
Total 19000 - Fencing	12,936																
<b>20000 - Lighting</b>																	
280 - Pole Lights 19 Village Green Park	11,400	10 8									12,591						
Total 20000 - Lighting	11,400										12,591						
<b>24600 - Safety / Access</b>																	
700 - Security System Village Green Park	15,960	6 4					16,773						18,071				
710 - Security System Village Green Park- Sonic Wall	1,125	3 1		1,139			1,182			1,227			1,274			1,322	
Total 24600 - Safety / Access	17,085			1,139			17,955			1,227			19,345			1,322	
<b>26000 - Outdoor Equipment</b>																	
100 - Tot Lot: Play Equipment Village Green Park	172,216	20 0	172,216														
104 - Tot Lot: Play Equipment Eastridge Park- Bryce Canyon & Hemlock Way	19,155	20 13														22,512	
108 - Tot Lot: Play Equipment Caughlin Crest Park- Cashill Bld & Hemlock Way	35,110	20 17															
140 - Tot Lot: Safety Surface Caughlin Crest Park- Cashill Bld & Hemlock Wy	32,855	10 7								35,840							
150 - Tot Lot: Safety Surface Village Green Park Tot Lot	41,725	10 0	41,725										47,244				
154 - Tot Lot: Safety Surface V G Park- Tot Lot Nugget Refurbish	2,500	3 3				2,595			2,693			2,796			2,902		
200 - Pedestal Grill BBQ 3 Village Green Park	960	15 5						1,022									
204 - Pedestal Grill BBQ 2 Caughlin Crest Park- Cashill Bld & Hemlock Wy	640	15 8									707						
218 - Barbecue Village Green Park- Masonry BBQ	530	8 5						564								623	
300 - Benches Caughlin Crest Park- Cashill Bld & Hemlock Wy	640	12 3				664											
306 - Benches 4 Village Green Park	2,560	12 1		2,592												3,009	
312 - Picnic Table: Metal 10 Village Green Park	16,000	20 5						17,025									
320 - Picnic Table: Metal 3 Eastridge Park- Bryce Canyon & Hemlock Way	4,470	20 10											5,061				
380 - Garbage Receptacles 6 Village Green- Coated Containers	4,470	14 7								4,876							

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement Cost	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
384 - Garbage Receptacles Caughlin Crest Park- Cashill Bld & Hemlock Wy	320	15 8									353						
388 - Garbage Receptacles Eastridge Park- Bryce Canyon & Hemlock Wy	320	15 8									353						
480 - Drinking Fountain 3 Village Green Park	11,175	20 9										12,497					
900 - Chain Link Backstop Baseball Field Arched Backstop & Benches	12,769	30 15															
904 - Miscellaneous Village Green Park- Amphitheater Canvas Awning	21,340	7 3				22,150							24,163				
Total 26000 - Outdoor Equipment	379,755		213,941	2,592		25,410		18,611	2,693	40,716	1,414	15,293	76,468		2,902	26,144	
Total [Parks] Expenditures Inflated @ 1.25%			213,941	18,919	1,107	25,410	19,075	29,278	2,693	47,747	30,572	15,293	95,813		4,156	27,466	1,267

**00500 - Paths**

**01000 - Paving**

139 - Asphalt: State Spec. Slurry 143,980 sf Type II (2024 Only)[nr:1]	64,791	6 4					68,092										
151 - Asphalt: State Spec. Slurry 132,334 sf Type II (2022 Only)[nr:1]	59,550	6 2			61,048												
155 - Asphalt: State Spec. Slurry 112,886 sf Type II (2023 Only)[nr:1]	50,799	6 3				52,728											
171 - Asphalt: State Spec. Slurry 48,868 sf Type II (2025 Only)[nr:1]	21,991	6 5						23,400									
174 - Asphalt: State Spec. Slurry 181,202 sf Type II in 2031 & Ongoing	81,541	6 11											93,480				
178 - Asphalt: State Spec. Slurry 112,886 sf Type II in 2032 & Ongoing	50,799	6 12												58,965			
182 - Asphalt: State Spec. Slurry 143,980 sf Type II in 2033 & Ongoing	64,791	6 13														76,147	
205 - Asphalt: Ongoing Repairs Walking Paths Repairs (2021 Only)[nr:1]	71,943	2 1		72,842													
209 - Asphalt: Ongoing Repairs 132,334 sf Full Depth HMA Patch 2022 (4%)[nr:1]	27,790	6 2			28,489												
211 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2023 (4%)[nr:1]	23,706	6 3				24,606											
215 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2024 (4%)[nr:1]	30,236	6 4					31,776										
230 - Asphalt: Ongoing Repairs 181,202 sf Full Depth HMA Patch 2037 (3%)	23,804	6 17															
234 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2038 (3%)	14,816	6 18															
238 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2039 (3%)	18,897	6 19															
340 - Asphalt: Overlay 48,868 sf 1.5" HMA OL- 2022	100,179	25 2			102,700												

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
344 - Asphalt: Overlay 132,334 sf 1.5" HMA OL- 2028	271,285	25 8									299,630						
348 - Asphalt: Overlay 112,886 sf 1.5" HMA OL- 2029	231,416	25 9										258,791					
352 - Asphalt: Overlay 143,980 sf 1.5" HMA OL- 2030	295,159	25 10											334,200				
410 - Asphalt: Crackfill Annual Until 2028[nr:8]	5,255	1 1		5,321	5,387	5,455	5,523	5,592	5,662	5,732	5,804						
414 - Asphalt: Crackfill Annual After 2034	5,255	1 14															6,253
920 - Consulting/Engineering Various Projects	4,795	2 0	4,795		4,916		5,039		5,166		5,296		5,429		5,566		5,706
930 - Consulting/Engineering Slurry Seal Year (2022 Only)[nr:1]	7,500	5 2			7,689												
940 - Consulting/Engineering Slurry Seal Year (2023 Only)[nr:1]	7,500	5 3				7,785											
950 - Consulting/Engineering Slurry Seal Year (2024 Only)[nr:1]	7,500	5 4					7,882										
960 - Consulting/Engineering Slurry Seal Year (2025 Only)[nr:1]	7,500	6 5						7,981									
Total 01000 - Paving	1,548,798		4,795	78,163	210,229	90,573	118,312	36,972	10,828	5,732	310,730	258,791	339,629	93,480	64,531	76,147	11,959
Total [Paths] Expenditures Inflated @ 1.25%			4,795	78,163	210,229	90,573	118,312	36,972	10,828	5,732	310,730	258,791	339,629	93,480	64,531	76,147	11,959
<b>00600 - Ponds</b>																	
<b>18500 - Lakes / Ponds</b>																	
920 - Miscellaneous Pond Maintenance	5,852	1 1		5,925	5,999	6,074	6,150	6,227	6,305	6,384	6,463	6,544	6,626	6,709	6,793	6,878	6,964
930 - Miscellaneous 7 Irrigation Pump Stations A,N,B,P,E,G,I (50%)	10,000	5 6							10,774					11,464			
931 - Miscellaneous Irrigation Pump Stations (2020 Only)[nr:1]	5,409	1 0	5,409														
933 - Miscellaneous 2021 Only[nr:1]	5,500	2 1		5,569													
934 - Miscellaneous 4 Irrigation Pump Stations C,O,H,K (50%)	10,000	5 3				10,380					11,045					11,753	
Total 18500 - Lakes / Ponds	36,761		5,409	11,494	5,999	16,454	6,150	6,227	17,079	6,384	17,508	6,544	6,626	18,173	6,793	18,630	6,964
Total [Ponds] Expenditures Inflated @ 1.25%			5,409	11,494	5,999	16,454	6,150	6,227	17,079	6,384	17,508	6,544	6,626	18,173	6,793	18,630	6,964
<b>00700 - Maintenance Bldg &amp; Equipment</b>																	
<b>03000 - Painting: Exterior</b>																	
120 - Surface Restoration 1,536 sf Maintenance Building	1,500	5 1		1,519					1,616					1,720			
450 - Wood Fencing 500 sf Maintenance Yard Perimeter	319	5 2			327					348					371		
Total 03000 - Painting: Exterior	1,819			1,519	327				1,616	348				1,720	371		
<b>04000 - Structural Repairs</b>																	
200 - Wood: Siding & Trim 1,536 sf Maintenance Building	19,968	40 15															
912 - Doors 2 Maintenance Bldg Roll Up Doors	4,000	18 11												4,586			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total 04000 - Structural Repairs	23,968													4,586			
<b>05000 - Roofing</b>																	
440 - Pitched: Dimensional Composition 14 Squares- Comp & Metal Roofing	10,850	25 17															
444 - Pitched: Dimensional Composition 4 Squares- Maintenance Carport Structure	2,500	25 1		2,531													
Total 05000 - Roofing	13,350			2,531													
<b>23000 - Mechanical Equipment</b>																	
200 - HVAC Maintenance Building	1,065	15 3				1,105											
Total 23000 - Mechanical Equipment	1,065					1,105											
<b>27000 - Appliances</b>																	
248 - Ice Machine Maintenance Building	4,105	15 11												4,706			
Total 27000 - Appliances	4,105													4,706			
<b>30000 - Miscellaneous</b>																	
706 - Vehicle Cushman	10,000	15 5						10,641									
710 - Vehicle AUSA Utility Vehicle	8,491	15 11												9,734			
712 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,000	9 5						6,384									7,140
716 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,000	9 5						6,384									7,140
718 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,000	9 5						6,384									7,140
720 - Tractor 3 Scagg/Turf Tigerlo Riding Mowers	45,000	9 5						47,884									53,548
722 - Maintenance Equipment 3 Truck Safety Cages	14,370	30 13														16,889	
724 - Maintenance Equipment Snow Plow Attachment- HTS Western	7,985	20 17															
726 - Maintenance Equipment Electric Seeder	1,065	15 11												1,221			
728 - Maintenance Equipment Snow Plow Attachment 2017	8,610	20 17															
732 - Maintenance Equipment Cut-Off Hand Held Saw 2017	1,425	20 16															
734 - Maintenance Equipment 2 Toro Turfmaster Walk Behind Push Mowers 2017	4,000	20 2			4,101												
738 - Maintenance Equipment Aerator Attachment 2018	2,890	10 8									3,192						
750 - Maintenance Equipment 14 Weed Eater String Trimmers (50%)	3,745	2 0	3,745		3,839		3,936		4,035		4,136		4,240		4,347		4,456
754 - Maintenance Equipment 4 String Trimmers 2017	1,500	20 16															



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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
760 - Maintenance Equipment 2 Hedge Trimmers	2,470	10 2			2,532										2,867		
764 - Maintenance Equipment 2 Hedge Trimmers- 2020	2,470	10 0	2,470										2,797				
770 - Maintenance Equipment Bear Cat Chipper	17,000	15 14															20,229
810 - Maintenance Equipment 8 Truck Side Tool Boxes (50%)	3,520	9 12													4,086		
822 - Maintenance Equipment Billy Goat Leaf Vacuum- 2017	6,630	10 7								7,232							
824 - Maintenance Equipment 4 Walk-Behind Mowers- Racer	20,220	12 9										22,612					
826 - Maintenance Equipment 4 Backpack Blowers- 2013, 2014, 2016 & 2018	2,440	5 0	2,440					2,596					2,763				
834 - Maintenance Equipment 2 Stihl 28" Bar Chainsaws	1,510	7 2			1,548							1,689					
836 - Maintenance Equipment 3 Stihl 16" Bar Chainsaws	2,265	7 1		2,293							2,502						
838 - Maintenance Equipment 2 Grinders	1,700	10 1		1,721										1,949			
840 - Generator Dayton Generator	1,000	15 1		1,013													
842 - Maintenance Equipment Honda GX Power Washer	1,065	4 3				1,105				1,162				1,221			
844 - Maintenance Equipment Tailgate Sand & Salt Spreader	4,255	20 12													4,939		
846 - Maintenance Equipment Ryan Sod Cutter	4,255	10 1		4,308										4,878			
848 - Maintenance Equipment Toro Snow Blower	2,055	5 2			2,107					2,242					2,385		
850 - Maintenance Equipment Toro Snow Blower	1,810	5 1		1,833					1,950					2,075			
852 - Maintenance Equipment Honda Track Drive Snow Blower	3,935	6 1		3,984						4,292						4,625	
854 - Maintenance Equipment Billy Goat Push Behind Aerator	2,000	10 7								2,182							
856 - Maintenance Equipment Fertilizer Spreader	1,500	15 0	1,500														
858 - Maintenance Equipment Husqvarna SG13 Stump Grinder 2018	4,385	10 8									4,843						
862 - Trailer 4 Trailers	8,520	20 10											9,647				
864 - Tractor Bobcat S220 Skid Steer	50,000	15 10											56,614				
865 - Tractor Bobcat S220 Skid Steer Bucket	1,835	20 19															
866 - Tractor John Deere Backhoe	44,690	20 10											50,601				
870 - Maintenance Equipment GM3000 Airless Paint Sprayer	1,280	12 6							1,379								
874 - Maintenance Truck 2004 Ford F350	38,000	16 1		38,475													
878 - Maintenance Truck 2005 Ford Ranger	26,600	12 2			27,269												31,653

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
880 - Maintenance Truck 2006 Ford Ranger	26,600	12 3				27,610											
882 - Maintenance Truck 2007 Ford F150	26,600	12 5						28,305									
886 - Maintenance Truck 2011 Ford Ranger	16,600	10 4					17,446										19,753
888 - Vehicle 2012 Ford Escape	10,640	9 6							11,463								
890 - Maintenance Truck 2013 Ford F150 Super Crew 4x4	32,985	12 6							35,537								
892 - Maintenance Truck 2014 Ford F150 Supercrew 4x4	34,860	15 6							37,558								
894 - Maintenance Truck 2013 Ford F150 Supercab	27,560	15 6							29,693								
898 - Maintenance Truck 2010 Ford Ranger	27,560	15 10											31,205				
900 - Maintenance Truck Truck Fleet Maintenance	17,555	1 1		17,774	17,997	18,222	18,449	18,680	18,913	19,150	19,389	19,632	19,877	20,125	20,377	20,632	20,890
990 - Maintenance Equipment Miscellaneous Equipment	10,510	1 1		10,641	10,774	10,909	11,045	11,184	11,323	11,465	11,608	11,753	11,900	12,049	12,200	12,352	12,506
Total 30000 - Miscellaneous	615,961		10,155	82,043	70,167	57,846	50,876	138,442	151,852	47,725	45,671	55,685	189,644	53,252	51,201	54,497	184,455
Total [Maintenance Bldg & Equipment] Expenditures Inflated @ 1.25%			10,155	86,093	70,494	58,952	50,876	138,442	153,468	48,073	45,671	55,685	189,644	64,263	51,571	54,497	184,455
<b>00800 - Landscaping &amp; Irrigation</b>																	
<b>18000 - Landscaping</b>																	
104 - Irrigation: Controllers 82 Community (10%)	2,173	1 1		2,200	2,228	2,256	2,284	2,312	2,341	2,370	2,400	2,430	2,460	2,491	2,522	2,554	2,586
450 - Drainage System Maint. Caughlin Pkwy Drainage Channel & Culvert	5,060	4 0	5,060				5,318				5,589				5,873		
451 - Drainage System Maint. Caughlin Pkwy Drainage Chnl & Culvert (2020 Only)[nr:1]	19,338	2 0	19,338														
Total 18000 - Landscaping	26,571		24,398	2,200	2,228	2,256	7,601	2,312	2,341	2,370	7,989	2,430	2,460	2,491	8,396	2,554	2,586
Total [Landscaping & Irrigation] Expenditures Inflated @ 1.25%			24,398	2,200	2,228	2,256	7,601	2,312	2,341	2,370	7,989	2,430	2,460	2,491	8,396	2,554	2,586
Total Expenditures Inflated @ 1.25%			666,758	264,369	321,000	226,702	296,567	268,275	214,749	178,196	424,652	386,047	712,832	243,048	173,564	194,804	264,134
Total Current Replacement Cost	3,675,321																

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Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>00100 - Caughlin Ranch HOA Office</b>															
<b>02000 - Concrete</b>															
230 - Walkways 1,250 sf CH HOA Office Exterior Concrete (5%)	1,054						1,136						1,224		
Total 02000 - Concrete	1,054						1,136						1,224		
<b>03000 - Painting: Exterior</b>															
130 - Surface Restoration 3,400 sf Office Exterior		9,759					10,385					11,050			
Total 03000 - Painting: Exterior		9,759					10,385					11,050			
<b>03500 - Painting: Interior</b>															
100 - Building 11,439 sf Interior Spaces										16,954					
Total 03500 - Painting: Interior										16,954					
<b>04000 - Structural Repairs</b>															
210 - Wood: Siding & Trim 3,400 sf Office Exterior											60,297				
918 - Doors 6 Exterior Doors (33%)								4,363							
922 - Doors 22 Interior Doors (50%)									13,174						
Total 04000 - Structural Repairs								4,363	13,174		60,297				
<b>05000 - Roofing</b>															
456 - Pitched: Dimensional Composition 6 Squares- Office Roof															
700 - Gutters / Downspouts 261 lf Office															
Total 05000 - Roofing															
<b>08000 - Rehab</b>															
226 - Restrooms 3 Restrooms		11,711										13,260			
230 - Kitchen Kitchen							5,841								
Total 08000 - Rehab		11,711					5,841					13,260			
<b>18000 - Landscaping</b>															
100 - Irrigation: Misc. Grounds	2,566		2,631		2,697		2,765		2,834		2,906		2,979		3,054
Total 18000 - Landscaping	2,566		2,631		2,697		2,765		2,834		2,906		2,979		3,054
<b>20000 - Lighting</b>															
100 - Exterior: Misc. Fixtures 4 Building Lights													1,454		
Total 20000 - Lighting													1,454		
<b>21000 - Signage</b>															
714 - Entry Signs 2 CH HOA Building & Maint Entry Signage					3,799										
792 - Monument CH HOA Parking Lot Entry Sign								1,971							

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Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 21000 - Signage					3,799			1,971							
<b>22000 - Office Equipment</b>															
100 - Miscellaneous Website		3,660								4,042					
100 - Telephone Equipment Cloud VoIP Phone System								5,594							
110 - Miscellaneous VMS Software			20,899						22,516						24,258
120 - Miscellaneous Website Development					10,256					10,914					11,613
200 - Computers, Misc. Server					17,589					18,716					19,915
206 - Computers, Misc. HOA Office					7,886						8,496				
210 - Computers, Misc. 2 Office Workstations	5,928						6,386						6,881		
214 - Computers, Misc. 3 Office Workstations						17,877									19,991
222 - Computers, Misc. Maintenance Manager Laptop		3,001						3,233						3,483	
224 - Computers, Misc. HOA Office Laptop				3,076						3,314					
226 - Tablet Computer 9 Samsung Tablets	2,571			2,669			2,770			2,875			2,984		
300 - Copier HOA Office- Ricoh		6,014						6,479							6,981
360 - Telephone Equipment 9 L & M Cell Phones			3,891			4,038			4,192			4,351			4,516
Total 22000 - Office Equipment	8,499	12,675	24,789	5,745	35,731	21,915	9,156	15,306	26,707	39,861	8,496	4,351	9,865	10,464	80,294
<b>23000 - Mechanical Equipment</b>															
204 - HVAC Mitsubishi Mr Slim Unit							4,043								
212 - HVAC 3 Exterior Units								21,686							
600 - Water Heater Stairs To Loft In Attic Access		2,440													
604 - Water Heater Small Conference Room									1,384						
Total 23000 - Mechanical Equipment		2,440					4,043	21,686	1,384						
<b>24000 - Furnishings</b>															
640 - Modular Office Desk 3 Office Furnishings								4,850							
644 - Modular Office Desk Reception Desk & Cabinets	7,952														
645 - Modular Office Desk HOA Office- Reception Desk & Cabinets (2020 Only)[nr:1]															
900 - Miscellaneous Folding Tables & Meeting Chairs	5,769									6,532					
906 - Miscellaneous Office Furnishings		41,129												47,740	

See Section VI-b for Excluded Components

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908 - Miscellaneous Conference Table & 10 Chairs													4,161		
910 - Window Coverings Various Window Coverings								19,714							
914 - Window Coverings HOA Office- Soft Shade Window Coverings	2,765														
Total 24000 - Furnishings	16,486	41,129						24,564			6,532		4,161	47,740	
<b>24500 - Audio / Visual</b>															
160 - Television Television 55"										2,425					
Total 24500 - Audio / Visual										2,425					
<b>24600 - Safety / Access</b>															
696 - Security System HOA Office		6,648						7,163						7,717	
Total 24600 - Safety / Access		6,648						7,163						7,717	
<b>25000 - Flooring</b>															
200 - Carpeting 345 Sq. Yds. Office Interiors						32,051									
500 - Stone 674 sf Slate Tile- Entry, Restrooms/Hall, Etc.															
600 - Vinyl 25 Sq. Yds. Copy Room	843														
700 - Hardwood Floors 276 sf Faux Wood- Kitchen, Restroom, Sm Ofc						4,284									
Total 25000 - Flooring	843					36,335									
<b>25500 - Wallcoverings</b>															
320 - Paneling 744 sf Large Conference Room													8,324		
Total 25500 - Wallcoverings													8,324		
<b>27000 - Appliances</b>															
200 - Refrigerator Office Kitchen					2,153										2,437
Total 27000 - Appliances					2,153										2,437
<b>30000 - Miscellaneous</b>															
902 - Miscellaneous Christmas Lights, Wreaths & Batteries			7,423								8,199				
Total 30000 - Miscellaneous			7,423								8,199				
<b>32000 - Undesignated</b>															
100 - Miscellaneous Reserve Items	1,374	1,391	1,408	1,426	1,443	1,462	1,480	1,498	1,517	1,536	1,555	1,575	1,594	1,614	1,634
Total 32000 - Undesignated	1,374	1,391	1,408	1,426	1,443	1,462	1,480	1,498	1,517	1,536	1,555	1,575	1,594	1,614	1,634
Total [Caughlin Ranch HOA Office] Expenditures Inflated @ 1.25%	30,822	85,752	36,251	7,171	45,823	59,711	34,806	76,552	45,617	60,776	87,985	30,235	29,601	67,536	87,419
<b>00200 - Caughlin Ranch HOA</b>															
<b>02000 - Concrete</b>															

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220 - Miscellaneous 21,131 sf Various Areas (1%)				4,440								4,903			
Total 02000 - Concrete				4,440								4,903			
<b>19000 - Fencing</b>															
390 - Vinyl 80 If Village Green Parkway						7,359									
990 - Masonry Wall: On-going Maint. 857 If Along S McCarran Blvd (3%)			4,763										5,393		
Total 19000 - Fencing			4,763			7,359							5,393		
<b>19500 - Retaining Wall</b>															
220 - Rockery Various Locations- Rockery Inspections		1,830		1,876		1,923		1,971		2,021		2,072		2,124	
230 - Rockery Six Year Rockery Wall Inspections				3,126						3,368					
410 - Miscellaneous Keystone Wall Repair Caughlin Parkway[nr:1]															
Total 19500 - Retaining Wall		1,830		5,002		1,923		1,971		5,389		2,072		2,124	
<b>21000 - Signage</b>															
790 - Monument 2 Caughlin Pkwy & McCarran Blvd Locations		21,360													
796 - Monument Cashell Blvd & McCarran Pkwy										2,695					
800 - Monument Cashell Blvd At Caughlin Crest Park										2,964					
804 - Monument Village Green Park											4,093				
808 - Monument 2 Caughlin Square & Hampton Ln											6,821				
812 - Monument Village Green Pkwy & Fox Creek Trail													5,594		
816 - Monument Village Green Pkwy & Sommerville Wy													12,587		
820 - Monument Village Green Pkwy & Lockerbie Pl														6,433	
830 - Monument Chaparral & Hemlock Way											5,082				
840 - Monument 2 Eastwood & Bramble									9,914						
844 - Monument Greensburg Cir & McCarran Blvd						18,388									
848 - Monument Caughlin Glen & Caughlin Crossing											5,082				
852 - Monument 2 Caughlin Pkwy & Kensington Ln									10,646						
856 - Monument Caughlin Parkway & Caughlin Creek					5,248										
860 - Monument Plateau Rd & Water Hold Rd											5,457				
864 - Monument Caughlin Pkwy & Sierra Crest Way															

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868 - Monument 2 Creekridge Trail & Caughlin Pkwy					9,927										
872 - Monument Seasons Trail & Caughlin Pkwy															
876 - Monument S MCCarron Pkwy & W Plum Ln													5,594		
Total 21000 - Signage		21,360			15,176	18,388			20,560	5,659	26,534		30,208		
<b>26000 - Outdoor Equipment</b>															
324 - Picnic Table: Metal 3 Trails & Roadside															
Total 26000 - Outdoor Equipment															
<b>31000 - Reserve Study</b>															
120 - 5 Year Update with Site Visit Reserve Study	7,229					7,692					8,185				
500 - Annual Update Update		1,464					1,558					1,657			
502 - Annual Update Update			1,482					1,577					1,678		
504 - Annual Update Update				1,501					1,597					1,699	
506 - Annual Update Update					1,773					1,886					2,007
Total 31000 - Reserve Study	7,229	1,464	1,482	1,501	1,773	7,692	1,558	1,577	1,597	1,886	8,185	1,657	1,678	1,699	2,007
Total [Caughlin Ranch HOA] Expenditures Inflated @ 1.25%	7,229	24,654	6,245	10,943	16,948	35,363	1,558	3,549	22,156	12,935	34,719	8,633	37,279	3,823	2,007
<b>00300 - Pine Bluff</b>															
<b>01000 - Paving</b>															
120 - Asphalt: State Spec. Slurry 4,300 sf Paths- Type II Slurry Seal					2,450						2,640				
200 - Asphalt: Ongoing Repairs 4,300 sf -Path Repairs (3%)					715						770				
400 - Asphalt: Major Repairs 4,300 sf Path Remove & Replace								29,670							
Total 01000 - Paving					3,165			29,670			3,410				
<b>18000 - Landscaping</b>															
104 - Irrigation: Controllers 2 -Community Entrances			2,470												
200 - Irrigation: Valves 12 Irrigation Valves	2,892														
300 - Irrigation: Backflow Preventors 2 -Community Entrances			3,458												
340 - Irrigation: Pumps Booster Pump & Hot Box Enclosure			1,853					1,971					2,098		
Total 18000 - Landscaping	2,892		7,781					1,971					2,098		
<b>19500 - Retaining Wall</b>															
960 - Consulting/Engineering Gabion Cube Basket Retaining Walls								5,323							
Total 19500 - Retaining Wall								5,323							
<b>21000 - Signage</b>															

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792 - Monument									26,614						
2 -Community Entrances															
Total 21000 - Signage									26,614						
Total [Pine Bluff] Expenditures Inflated @ 1.25%	2,892		7,781		3,165			31,641	31,937		3,410		2,098		
<b>00400 - Parks</b>															
<b>01000 - Paving</b>															
760 - Bollards												3,204			
4 Village Green Parking Lot															
Total 01000 - Paving												3,204			
<b>04000 - Structural Repairs</b>															
800 - Wood: Gazebo Repairs									1,435						
Village Green Park BBQ Area- Maintain															
910 - Building Maintenance	3,849														
Village Green- Log Play Cabin															
914 - Doors															
3 Village Green Park- Restroom Bldg															
Total 04000 - Structural Repairs	3,849								1,435						
<b>05000 - Roofing</b>															
448 - Pitched: Dimensional Composition															
8 Squares- Village Green Park- Shade Structure															
452 - Pitched: Dimensional Composition					5,888										
6 Squares- Village Green- Restroom Bldg															
Total 05000 - Roofing					5,888										
<b>08000 - Rehab</b>															
222 - Restrooms						6,820									
2 Village Green Restroom Bldg (50%)															
Total 08000 - Rehab						6,820									
<b>14000 - Recreation</b>															
900 - Miscellaneous								1,419							
4 Village Green- Horseshoe Pits															
Total 14000 - Recreation								1,419							
<b>17000 - Tennis Court</b>															
100 - Reseal	18,072							19,714							21,505
14,400 sf [2] Village Green Park Courts															
500 - Resurface	46,844														
14,400 sf [2] Village Green Park Courts															
Total 17000 - Tennis Court	64,916							19,714							21,505
<b>19000 - Fencing</b>															
100 - Chain Link: 4'						2,585									
168 lf Village Green Park Tennis Courts															
130 - Chain Link: 10'						14,000									
520 lf Village Green Park Tennis Courts															
Total 19000 - Fencing						16,584									
<b>20000 - Lighting</b>															
280 - Pole Lights				14,257										16,142	
19 Village Green Park															



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Total 20000 - Lighting				14,257										16,142	
<b>24600 - Safety / Access</b>															
700 - Security System Village Green Park		19,469						20,976						22,599	
710 - Security System Village Green Park- Sonic Wall		1,372			1,424			1,479			1,535			1,593	
Total 24600 - Safety / Access		20,842			1,424			22,455			1,535			24,192	
<b>26000 - Outdoor Equipment</b>															
100 - Tot Lot: Play Equipment Village Green Park						220,787									
104 - Tot Lot: Play Equipment Eastridge Park- Bryce Canyon & Hemlock Way															
108 - Tot Lot: Play Equipment Caughlin Crest Park- Cashill Bld & Hemlock Way			43,366												
140 - Tot Lot: Safety Surface Caughlin Crest Park- Cashill Bld & Hemlock Wy			40,580											45,948	
150 - Tot Lot: Safety Surface Village Green Park Tot Lot						53,493									
154 - Tot Lot: Safety Surface V G Park- Tot Lot Nugget Refurbish	3,012			3,126			3,245			3,368				3,496	
200 - Pedestal Grill BBQ 3 Village Green Park						1,231									
204 - Pedestal Grill BBQ 2 Caughlin Crest Park- Cashill Bld & Hemlock Wy									852						
218 - Barbecue Village Green Park- Masonry BBQ							688								760
300 - Benches Caughlin Crest Park- Cashill Bld & Hemlock Wy	771													895	
306 - Benches 4 Village Green Park											3,492				
312 - Picnic Table: Metal 10 Village Green Park											21,827				
320 - Picnic Table: Metal 3 Eastridge Park- Bryce Canyon & Hemlock Way															
380 - Garbage Receptacles 6 Village Green- Coated Containers							5,802								
384 - Garbage Receptacles Caughlin Crest Park- Cashill Bld & Hemlock Wy									426						
388 - Garbage Receptacles Eastridge Park- Bryce Canyon & Hemlock Wy									426						
480 - Drinking Fountain 3 Village Green Park															16,022
900 - Chain Link Backstop Baseball Field Arched Backstop & Benches	15,384														

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904 - Miscellaneous Village Green Park- Amphitheater Canvas Awning			26,358							28,752					
Total 26000 - Outdoor Equipment	19,168		110,304	3,126		275,511	9,735		1,703	32,121	25,319		50,339		16,781
Total [Parks] Expenditures Inflated @ 1.25%	87,933	20,842	110,304	17,383	7,312	298,916	9,735	43,588	1,703	33,556	26,854	3,204	50,339	40,335	38,287
<b>00500 - Paths</b>															
<b>01000 - Paving</b>															
139 - Asphalt: State Spec. Slurry 143,980 sf Type II (2024 Only)[nr:1]															
151 - Asphalt: State Spec. Slurry 132,334 sf Type II (2022 Only)[nr:1]															
155 - Asphalt: State Spec. Slurry 112,886 sf Type II (2023 Only)[nr:1]															
171 - Asphalt: State Spec. Slurry 48,868 sf Type II (2025 Only)[nr:1]															
174 - Asphalt: State Spec. Slurry 181,202 sf Type II in 2031 & Ongoing			100,714						108,508						116,905
178 - Asphalt: State Spec. Slurry 112,886 sf Type II in 2032 & Ongoing				63,528						68,444					
182 - Asphalt: State Spec. Slurry 143,980 sf Type II in 2033 & Ongoing					82,039						88,387				
205 - Asphalt: Ongoing Repairs Walking Paths Repairs (2021 Only)[nr:1]															
209 - Asphalt: Ongoing Repairs 132,334 sf Full Depth HMA Patch 2022 (4%)[nr:1]															
211 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2023 (4%)[nr:1]															
215 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2024 (4%)[nr:1]															
230 - Asphalt: Ongoing Repairs 181,202 sf Full Depth HMA Patch 2037 (3%)			29,401						31,677						34,128
234 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2038 (3%)				18,529						19,963					
238 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2039 (3%)					23,928						25,780				
340 - Asphalt: Overlay 48,868 sf 1.5" HMA OL- 2022													140,102		
344 - Asphalt: Overlay 132,334 sf 1.5" HMA OL- 2028															
348 - Asphalt: Overlay 112,886 sf 1.5" HMA OL- 2029															
352 - Asphalt: Overlay 143,980 sf 1.5" HMA OL- 2030															
410 - Asphalt: Crackfill Annual Until 2028[nr:8]															
414 - Asphalt: Crackfill Annual After 2034	6,331	6,411	6,491	6,572	6,654	6,737	6,821	6,907	6,993	7,080	7,169	7,258	7,349	7,441	7,534

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920 - Consulting/Engineering Various Projects		5,849		5,997		6,147		6,302		6,461		6,623		6,790	
930 - Consulting/Engineering Slurry Seal Year (2022 Only)[nr:1]															
940 - Consulting/Engineering Slurry Seal Year (2023 Only)[nr:1]															
950 - Consulting/Engineering Slurry Seal Year (2024 Only)[nr:1]															
960 - Consulting/Engineering Slurry Seal Year (2025 Only)[nr:1]															
Total 01000 - Paving	6,331	12,260	136,606	94,625	112,621	12,884	6,821	13,209	147,177	101,947	121,336	13,882	147,451	14,231	158,566
Total [Paths] Expenditures Inflated @ 1.25%	6,331	12,260	136,606	94,625	112,621	12,884	6,821	13,209	147,177	101,947	121,336	13,882	147,451	14,231	158,566
<b>00600 - Ponds</b>															
<b>18500 - Lakes / Ponds</b>															
920 - Miscellaneous Pond Maintenance	7,051	7,139	7,228	7,318	7,410	7,502	7,596	7,691	7,787	7,885	7,983	8,083	8,184	8,286	8,390
930 - Miscellaneous 7 Irrigation Pump Stations A,N,B,P,E,G,I (50%)		12,199					12,981					13,812			
931 - Miscellaneous Irrigation Pump Stations (2020 Only)[nr:1]															
933 - Miscellaneous 2021 Only[nr:1]															
934 - Miscellaneous 4 Irrigation Pump Stations C,O,H,K (50%)				12,506					13,307					14,160	
Total 18500 - Lakes / Ponds	7,051	19,338	7,228	19,824	7,410	7,502	20,577	7,691	21,095	7,885	7,983	21,896	8,184	22,446	8,390
Total [Ponds] Expenditures Inflated @ 1.25%	7,051	19,338	7,228	19,824	7,410	7,502	20,577	7,691	21,095	7,885	7,983	21,896	8,184	22,446	8,390
<b>00700 - Maintenance Bldg &amp; Equipment</b>															
<b>03000 - Painting: Exterior</b>															
120 - Surface Restoration 1,536 sf Maintenance Building		1,830					1,947					2,072			
450 - Wood Fencing 500 sf Maintenance Yard Perimeter			394					420					446		
Total 03000 - Painting: Exterior		1,830	394				1,947	420				2,072	446		
<b>04000 - Structural Repairs</b>															
200 - Wood: Siding & Trim 1,536 sf Maintenance Building	24,058														
912 - Doors 2 Maintenance Bldg Roll Up Doors															5,735
Total 04000 - Structural Repairs	24,058														5,735
<b>05000 - Roofing</b>															
440 - Pitched: Dimensional Composition 14 Squares- Comp & Metal Roofing			13,401												
444 - Pitched: Dimensional Composition 4 Squares- Maintenance Carport Structure												3,453			
Total 05000 - Roofing			13,401									3,453			

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<b>23000 - Mechanical Equipment</b>															
200 - HVAC Maintenance Building				1,332											
Total 23000 - Mechanical Equipment				1,332											
<b>27000 - Appliances</b>															
248 - Ice Machine Maintenance Building												5,670			
Total 27000 - Appliances												5,670			
<b>30000 - Miscellaneous</b>															
706 - Vehicle Cushman						12,820									
710 - Vehicle AUSA Utility Vehicle												11,728			
712 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower									7,984						
716 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower									7,984						
718 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower									7,984						
720 - Tractor 3 Scagg/Turf Tigerlo Riding Mowers									59,882						
722 - Maintenance Equipment 3 Truck Safety Cages															
724 - Maintenance Equipment Snow Plow Attachment- HTS Western				9,863											
726 - Maintenance Equipment Electric Seeder												1,471			
728 - Maintenance Equipment Snow Plow Attachment 2017				10,635											
732 - Maintenance Equipment Cut-Off Hand Held Saw 2017			1,738												
734 - Maintenance Equipment 2 Toro Turfmaster Walk Behind Push Mowers 2017									5,257						
738 - Maintenance Equipment Aerator Attachment 2018				3,614										4,092	
750 - Maintenance Equipment 14 Weed Eater String Trimmers (50%)		4,568		4,683		4,801		4,922		5,046		5,173		5,303	
754 - Maintenance Equipment 4 String Trimmers 2017		1,830													
760 - Maintenance Equipment 2 Hedge Trimmers									3,246						
764 - Maintenance Equipment 2 Hedge Trimmers- 2020						3,167									
770 - Maintenance Equipment Bear Cat Chipper															24,373
810 - Maintenance Equipment 8 Truck Side Tool Boxes (50%)							4,569								
822 - Maintenance Equipment Billy Goat Leaf Vacuum- 2017				8,189									9,272		

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Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
824 - Maintenance Equipment 4 Walk-Behind Mowers- Racer							26,247								
826 - Maintenance Equipment 4 Backpack Blowers- 2013, 2014, 2016 & 2018	2,940					3,128					3,329				
834 - Maintenance Equipment 2 Stihl 28" Bar Chainsaws		1,842							2,009						
836 - Maintenance Equipment 3 Stihl 16" Bar Chainsaws	2,729							2,977							3,247
838 - Maintenance Equipment 2 Grinders							2,207								
840 - Generator Dayton Generator		1,220													
842 - Maintenance Equipment Honda GX Power Washer	1,283				1,349				1,417				1,489		
844 - Maintenance Equipment Tailgate Sand & Salt Spreader															
846 - Maintenance Equipment Ryan Sod Cutter							5,523								
848 - Maintenance Equipment Toro Snow Blower			2,538					2,701					2,874		
850 - Maintenance Equipment Toro Snow Blower		2,208					2,349					2,500			
852 - Maintenance Equipment Honda Track Drive Snow Blower					4,983						5,368				
854 - Maintenance Equipment Billy Goat Push Behind Aerator			2,470										2,797		
856 - Maintenance Equipment Fertilizer Spreader	1,807														
858 - Maintenance Equipment Husqvarna SG13 Stump Grinder 2018				5,484										6,209	
862 - Trailer 4 Trailers															
864 - Tractor Bobcat S220 Skid Steer											68,210				
865 - Tractor Bobcat S220 Skid Steer Bucket					2,323										
866 - Tractor John Deere Backhoe															
870 - Maintenance Equipment GM3000 Airless Paint Sprayer				1,601											
874 - Maintenance Truck 2004 Ford F350			46,935												
878 - Maintenance Truck 2005 Ford Ranger											36,741				
880 - Maintenance Truck 2006 Ford Ranger	32,048												37,200		
882 - Maintenance Truck 2007 Ford F150			32,855												38,136
886 - Maintenance Truck 2011 Ford Ranger										22,366					
888 - Vehicle 2012 Ford Escape	12,819									14,336					
890 - Maintenance Truck 2013 Ford F150 Super Crew 4x4				41,250											

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892 - Maintenance Truck 2014 Ford F150 Supercrew 4x4							45,250								
894 - Maintenance Truck 2013 Ford F150 Supercab							35,775								
898 - Maintenance Truck 2010 Ford Ranger										37,597					
900 - Maintenance Truck Truck Fleet Maintenance	21,151	21,415	21,683	21,954	22,228	22,506	22,787	23,072	23,361	23,653	23,948	24,248	24,551	24,858	25,168
990 - Maintenance Equipment Miscellaneous Equipment	12,663	12,821	12,981	13,144	13,308	13,474	13,643	13,813	13,986	14,161	14,338	14,517	14,698	14,882	15,068
Total 30000 - Miscellaneous	87,440	47,643	148,149	91,730	44,191	59,897	158,351	55,989	124,608	79,561	152,790	96,377	92,882	55,344	105,993
Total [Maintenance Bldg & Equipment] Expenditures Inflated @ 1.25%	111,499	49,473	161,944	93,062	44,191	59,897	160,298	56,408	124,608	79,561	152,790	107,572	93,329	55,344	111,728
<b>00800 - Landscaping &amp; Irrigation</b>															
<b>18000 - Landscaping</b>															
104 - Irrigation: Controllors 82 Community (10%)	2,618	2,651	2,684	2,718	2,751	2,786	2,821	2,856	2,892	2,928	2,964	3,001	3,039	3,077	3,115
450 - Drainage System Maint. Caughlin Pkwy Drainage Channel & Culvert		6,173				6,487				6,818				7,165	
451 - Drainage System Maint. Caughlin Pkwy Drainage Chnl & Culvert (2020 Only)[nr:1]															
Total 18000 - Landscaping	2,618	8,823	2,684	2,718	2,751	9,273	2,821	2,856	2,892	9,745	2,964	3,001	3,039	10,242	3,115
Total [Landscaping & Irrigation] Expenditures Inflated @ 1.25%	2,618	8,823	2,684	2,718	2,751	9,273	2,821	2,856	2,892	9,745	2,964	3,001	3,039	10,242	3,115
Total Expenditures Inflated @ 1.25%	256,374	221,142	469,045	245,725	240,221	483,546	236,616	235,495	397,186	306,405	438,041	188,423	371,320	213,956	409,513

# 30 Year Reserve Funding Plan Cash Flow Method

Final

Prepared for the 2021 Fiscal Year

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Beginning Balance</b>	672,977	656,605	688,803	589,811	601,702	562,050	570,472	654,566	799,939	724,451
<b>Inflated Expenditures @ 1.3%</b>	666,758	264,369	321,000	226,702	296,567	268,275	214,749	178,196	424,652	386,047
<b>Reserve Contribution</b>	183,528	198,210	214,067	231,192	249,687	269,662	291,235	314,534	339,697	366,873
<i>Lots/month @ 2293</i>	6.67	7.20	7.78	8.40	9.07	9.80	10.58	11.43	12.35	13.33
<i>Percentage Increase</i>		8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
<b>Reserve Assessment / Other</b>	458,600 <sup>1</sup>	90,000	0	0	0	0	0	0	0	0
<b>Interest After Tax @ 1.25%</b>	8,258	8,357	7,942	7,401	7,228	7,034	7,609	9,034	9,468	8,936
<b>Ending Balance</b>	656,605	688,803	589,811	601,702	562,050	570,472	654,566	799,939	724,451	714,213

1) There is a "Reserve Assessment" of \$458,600 for the CMU retaining wall repairs. This is \$200 per lot in 2020. Also, in 2021, there is an anticipated \$90,000 reimbursement from the City of Reno for the 2020 Village Green Park improvements.

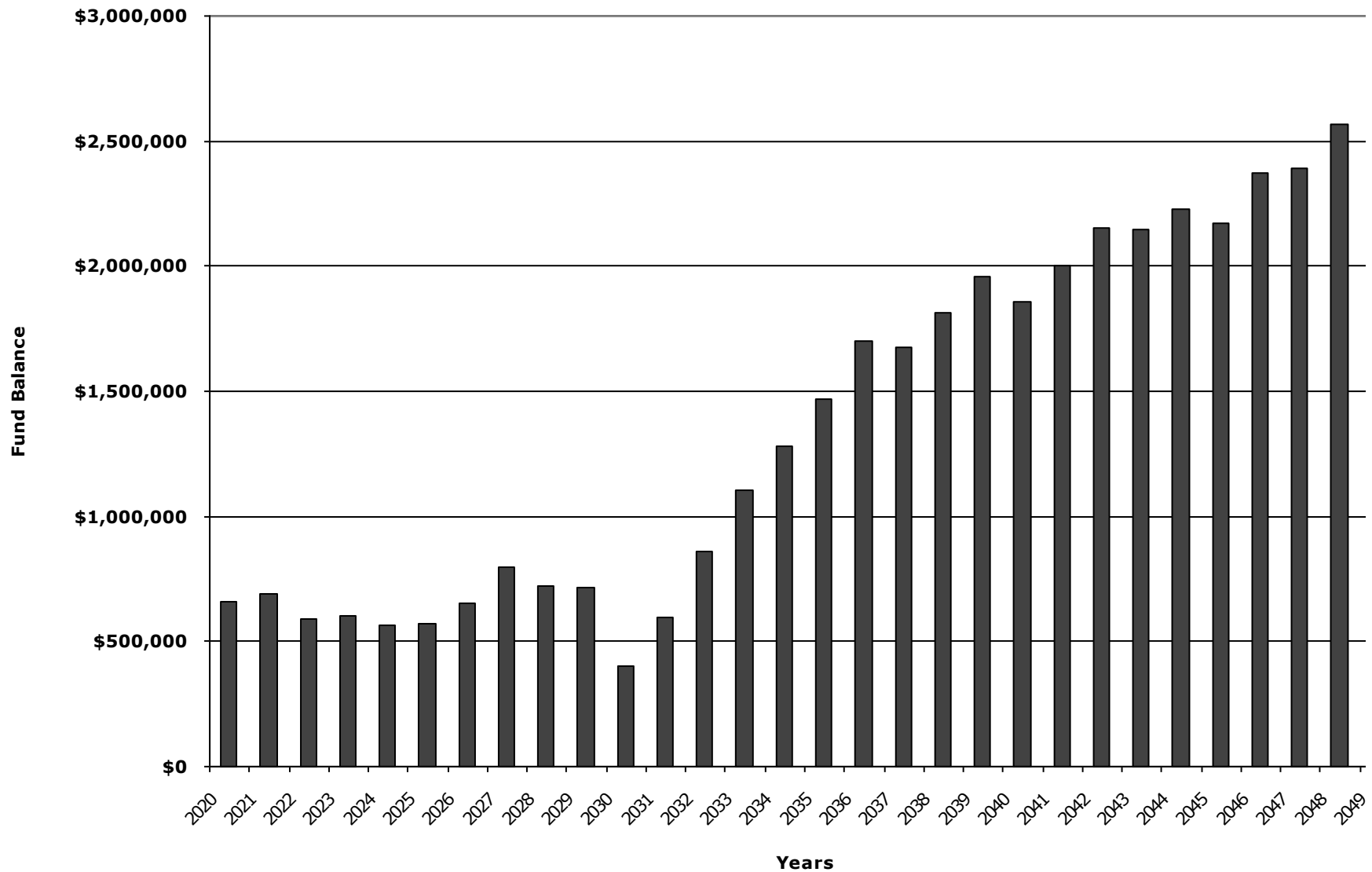
	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>Beginning Balance</b>	714,213	404,553	595,638	859,030	1,104,342	1,282,957	1,471,613	1,698,079	1,677,925	1,813,888
<b>Inflated Expenditures @ 1.3%</b>	712,832	243,048	173,564	194,804	264,134	256,374	221,142	469,045	245,725	240,221
<b>Reserve Contribution</b>	396,223	427,921	427,921	427,921	427,921	427,921	427,921	427,921	360,000	360,000
<i>Lots/month @ 2293</i>	14.40	15.55	15.55	15.55	15.55	15.55	15.55	15.55	13.08	13.08
<i>Percentage Increase</i>	8.0%	8.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-15.9%	0.0%
<b>Reserve Assessment / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest After Tax @ 1.25%</b>	6,949	6,212	9,035	12,195	14,828	17,109	19,688	20,969	21,688	23,422
<b>Ending Balance</b>	404,553	595,638	859,030	1,104,342	1,282,957	1,471,613	1,698,079	1,677,925	1,813,888	1,957,089

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Beginning Balance</b>	1,957,089	1,857,235	2,004,605	2,154,946	2,144,465	2,225,201	2,174,487	2,374,317	2,392,606	2,569,470
<b>Inflated Expenditures @ 1.3%</b>	483,546	236,616	235,495	397,186	306,405	438,041	188,423	371,320	213,956	409,513
<b>Reserve Contribution</b>	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000
<i>Lots/month @ 2293</i>	13.08	13.08	13.08	13.08	13.08	13.08	13.08	13.08	13.08	13.08
<i>Percentage Increase</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Reserve Assessment / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest After Tax @ 1.25%</b>	23,691	23,987	25,836	26,704	27,141	27,327	28,253	29,608	30,820	31,809
<b>Ending Balance</b>	1,857,235	2,004,605	2,154,946	2,144,465	2,225,201	2,174,487	2,374,317	2,392,606	2,569,470	2,551,766

# 30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

Final

Prepared for the 2021 Fiscal Year





# 30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

Final

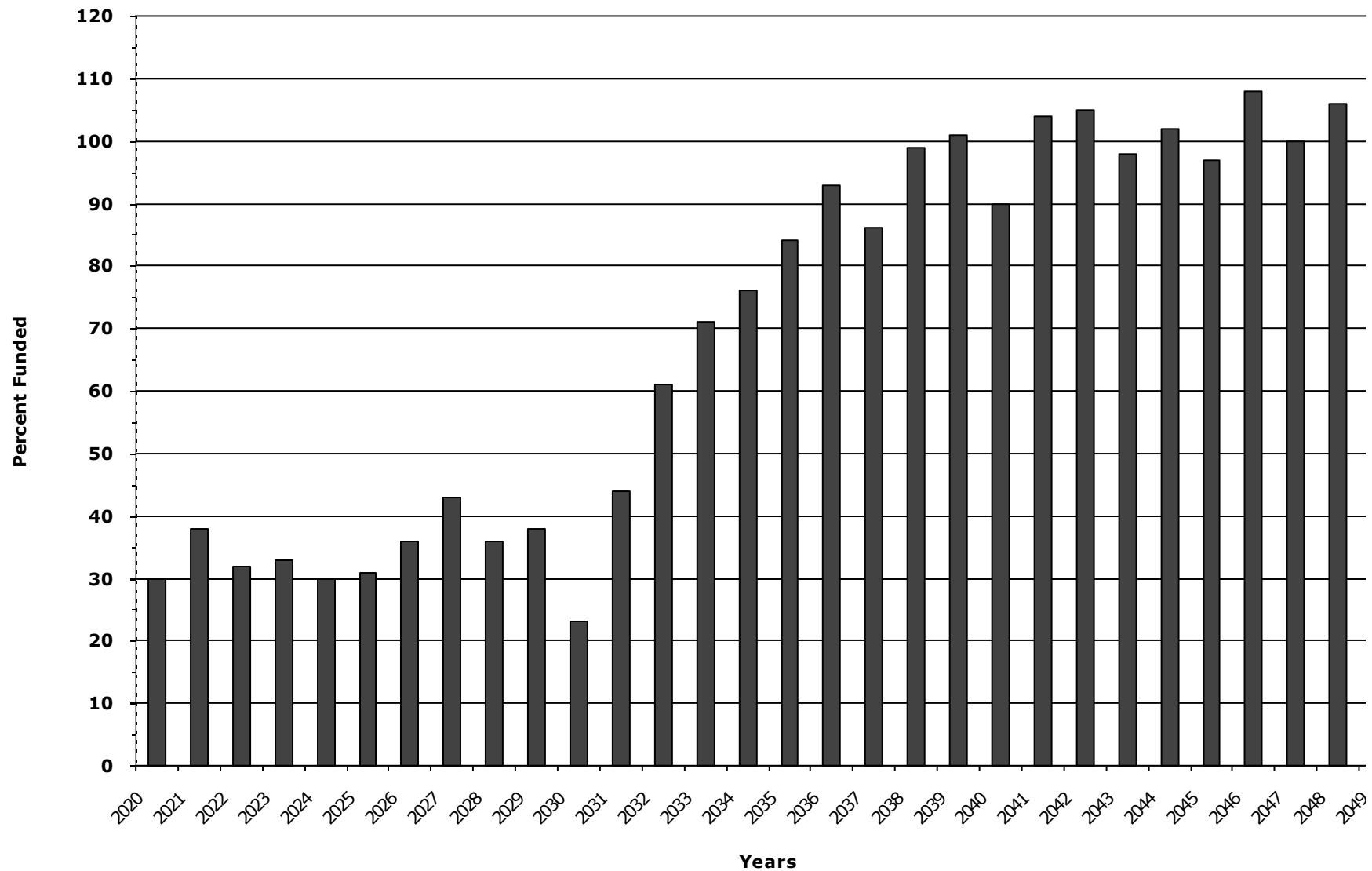
Prepared for the 2021 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 1.25%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2020	672,977	2,169,493	30.3%	666,758	183,528	458,600	8,258	656,605
2021	656,605	1,811,395	38.0%	264,369	198,210	90,000	8,357	688,803
2022	688,803	1,843,462	32.0%	321,000	214,067	0	7,942	589,811
2023	589,811	1,807,495	33.3%	226,702	231,192	0	7,401	601,702
2024	601,702	1,856,071	30.3%	296,567	249,687	0	7,228	562,050
2025	562,050	1,820,326	31.3%	268,275	269,662	0	7,034	570,472
2026	570,472	1,811,505	36.1%	214,749	291,235	0	7,609	654,566
2027	654,566	1,873,179	42.7%	178,196	314,534	0	9,034	799,939
2028	799,939	1,985,345	36.5%	424,652	339,697	0	9,468	724,451
2029	724,451	1,857,354	38.5%	386,047	366,873	0	8,936	714,213
2030	714,213	1,770,514	22.8%	712,832	396,223	0	6,949	404,553
2031	404,553	1,355,527	43.9%	243,048	427,921	0	6,212	595,638
2032	595,638	1,415,064	60.7%	173,564	427,921	0	9,035	859,030
2033	859,030	1,554,010	71.1%	194,804	427,921	0	12,195	1,104,342
2034	1,104,342	1,681,637	76.3%	264,134	427,921	0	14,828	1,282,957
2035	1,282,957	1,750,898	84.0%	256,374	427,921	0	17,109	1,471,613
2036	1,471,613	1,832,828	92.6%	221,142	427,921	0	19,688	1,698,079
2037	1,698,079	1,955,451	85.8%	469,045	427,921	0	20,969	1,677,925
2038	1,677,925	1,832,649	99.0%	245,725	360,000	0	21,688	1,813,888
2039	1,813,888	1,938,520	101.0%	240,221	360,000	0	23,422	1,957,089
2040	1,957,089	2,055,434	90.4%	483,546	360,000	0	23,691	1,857,235
2041	1,857,235	1,931,641	103.8%	236,616	360,000	0	23,987	2,004,605
2042	2,004,605	2,060,569	104.6%	235,495	360,000	0	25,836	2,154,946
2043	2,154,946	2,196,548	97.6%	397,186	360,000	0	26,704	2,144,465
2044	2,144,465	2,174,873	102.3%	306,405	360,000	0	27,141	2,225,201
2045	2,225,201	2,249,256	96.7%	438,041	360,000	0	27,327	2,174,487
2046	2,174,487	2,195,755	108.1%	188,423	360,000	0	28,253	2,374,317
2047	2,374,317	2,398,846	99.7%	371,320	360,000	0	29,608	2,392,606
2048	2,392,606	2,423,874	106.0%	213,956	360,000	0	30,820	2,569,470
2049	2,569,470	2,613,182	97.6%	409,513	360,000	0	31,809	2,551,766

# 30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

Final

Prepared for the 2021 Fiscal Year



## Reserve Fund Balance Forecast Component Method

Final

Prepared for the 2021 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00100 - Caughlin Ranch HOA Office</b>									
<b>02000 - Concrete</b>									
230 - Walkways 1,250 sf CH HOA Office Exterior Concrete (5%)	875	6	3	908	151	438	591	0.05%	92
<b>03000 - Painting: Exterior</b>									
130 - Surface Restoration 3,400 sf Office Exterior	8,000	5	1	8,100	1,620	6,400	8,100	0.50%	983
<b>03500 - Painting: Interior</b>									
100 - Building 11,439 sf Interior Spaces	12,583	10	4	13,224	1,322	7,550	8,918	0.40%	802
<b>04000 - Structural Repairs</b>									
210 - Wood: Siding & Trim 3,400 sf Office Exterior	44,200	50	25	60,297	1,206	22,100	23,271	0.37%	732
918 - Doors 6 Exterior Doors (33%)	3,320	10	12	3,854	296	255	280	0.09%	180
922 - Doors 22 Interior Doors (50%)	9,900	12	11	11,350	946	825	1,671	0.29%	574
Sub-total [04000 - Structural Repairs]	57,420			75,501	2,448	23,180	25,222	0.75%	1,485
<b>05000 - Roofing</b>									
456 - Pitched: Dimensional Composition 6 Squares- Office Roof	4,650	25	10	5,265	211	2,790	3,013	0.06%	128
700 - Gutters / Downspouts 261 lf Office	2,871	25	10	3,251	130	1,723	1,860	0.04%	79
Sub-total [05000 - Roofing]	7,521			8,516	341	4,513	4,874	0.10%	207
<b>08000 - Rehab</b>									
226 - Restrooms 3 Restrooms	9,600	10	16	11,711	689	565	608	0.21%	418
230 - Kitchen Kitchen	4,500	20	1	4,556	228	4,275	4,556	0.07%	138
Sub-total [08000 - Rehab]	14,100			16,267	917	4,840	5,164	0.28%	556

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00100 - Caughlin Ranch HOA Office</b>									
<b>18000 - Landscaping</b>									
100 - Irrigation: Misc. Grounds	2,130	2	1	2,157	1,078	1,065	2,157	0.33%	654
<b>20000 - Lighting</b>									
100 - Exterior: Misc. Fixtures 4 Building Lights	1,040	20	7	1,134	57	676	737	0.02%	34
<b>21000 - Signage</b>									
714 - Entry Signs 2 CH HOA Building & Maint Entry Signage	3,000	15	4	3,153	210	2,200	2,430	0.06%	128
792 - Monument CH HOA Parking Lot Entry Sign	1,500	15	7	1,636	109	800	911	0.03%	66
Sub-total [21000 - Signage]	4,500			4,789	319	3,000	3,341	0.10%	194
<b>22000 - Office Equipment</b>									
100 - Telephone Equipment Cloud VoIP Phone System	4,256	8	6	4,585	573	1,064	1,616	0.18%	348
100 - Miscellaneous Website	3,000	8	0	3,000	375	3,000	380	0.11%	227
110 - Miscellaneous VMS Software	16,920	6	5	18,004	3,001	2,820	5,711	0.92%	1,820
120 - Miscellaneous Website Development	8,100	5	4	8,513	1,703	1,620	3,281	0.52%	1,033
200 - Computers, Misc. Server	13,891	5	4	14,599	2,920	2,778	5,626	0.89%	1,771
206 - Computers, Misc. HOA Office	6,228	6	1	6,306	1,051	5,190	6,306	0.32%	638
210 - Computers, Misc. 2 Office Workstations	4,920	6	3	5,107	851	2,460	3,321	0.26%	516
214 - Computers, Misc. 3 Office Workstations	13,944	9	2	14,295	1,588	10,845	12,550	0.49%	963
222 - Computers, Misc. Maintenance Manager Laptop	2,460	6	4	2,585	431	820	1,245	0.13%	261
224 - Computers, Misc. HOA Office Laptop	2,460	6	0	2,460	410	2,460	415	0.13%	249
226 - Tablet Computer 9 Samsung Tablets	2,134	3	0	2,134	711	2,134	720	0.22%	431
300 - Copier HOA Office- Ricoh	4,930	6	4	5,181	864	1,643	2,496	0.26%	524
360 - Telephone Equipment 9 L & M Cell Phones	3,150	3	2	3,229	1,076	1,050	2,126	0.33%	653
Sub-total [22000 - Office Equipment]	86,393			89,998	15,554	37,885	45,792	4.76%	9,435

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00100 - Caughlin Ranch HOA Office</b>									
<b>23000 - Mechanical Equipment</b>									
204 - HVAC Mitsubishi Mr Slim Unit	3,115	15	6	3,356	224	1,869	2,103	0.07%	136
212 - HVAC 3 Exterior Units	16,500	15	7	17,999	1,200	8,800	10,024	0.37%	728
600 - Water Heater Stairs To Loft In Attic Access	2,000	15	1	2,025	135	1,867	2,025	0.04%	82
604 - Water Heater Small Conference Room	1,040	15	8	1,149	77	485	562	0.02%	46
Sub-total [23000 - Mechanical Equipment]	22,655			24,529	1,635	13,021	14,713	0.50%	992
<b>24000 - Furnishings</b>									
640 - Modular Office Desk 3 Office Furnishings	3,690	15	7	4,025	268	1,968	2,242	0.08%	163
644 - Modular Office Desk Reception Desk & Cabinets	6,600	15	0	6,600	440	6,600	446	0.13%	267
645 - Modular Office Desk HOA Office- Reception Desk & Cabinets (2020 Only)[nr:1]	350	1	0	0	0	350	0	0.00%	0
900 - Miscellaneous Folding Tables & Meeting Chairs	4,788	10	5	5,095	509	2,394	2,909	0.16%	309
906 - Miscellaneous Office Furnishings	33,715	12	4	35,433	2,953	22,477	25,602	0.90%	1,791
908 - Miscellaneous Conference Table & 10 Chairs	2,975	15	12	3,453	230	595	803	0.07%	140
910 - Window Coverings Various Window Coverings	15,000	15	7	16,363	1,091	8,000	9,113	0.33%	662
914 - Window Coverings HOA Office- Soft Shade Window Coverings	2,295	15	0	2,295	153	2,295	155	0.05%	93
Sub-total [24000 - Furnishings]	69,413			73,264	5,645	44,679	41,269	1.73%	3,424
<b>24500 - Audio / Visual</b>									
160 - Television Television 55"	1,800	10	4	1,892	189	1,080	1,276	0.06%	115
<b>24600 - Safety / Access</b>									
696 - Security System HOA Office	5,450	6	4	5,728	955	1,817	2,759	0.29%	579

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00100 - Caughlin Ranch HOA Office</b>									
<b>25000 - Flooring</b>									
200 - Carpeting 345 Sq. Yds. Office Interiors	25,000	10	0	25,000	2,500	25,000	2,531	0.77%	1,517
500 - Stone 674 sf Slate Tile- Entry, Restrooms/Hall, Etc.	10,110	20	12	11,735	587	4,044	4,606	0.18%	356
600 - Vinyl 25 Sq. Yds. Copy Room	700	15	15	843	53	44	47	0.02%	32
700 - Hardwood Floors 276 sf Faux Wood- Kitchen, Restroom, Sm Ofc	3,341	20	0	3,341	167	3,341	169	0.05%	101
Sub-total [25000 - Flooring]	39,151			40,920	3,307	32,429	7,354	1.01%	2,006
<b>25500 - Wallcoverings</b>									
320 - Paneling 744 sf Large Conference Room	5,952	20	7	6,493	325	3,869	4,218	0.10%	197
<b>27000 - Appliances</b>									
200 - Refrigerator Office Kitchen	1,700	10	9	1,901	190	170	344	0.06%	115
<b>30000 - Miscellaneous</b>									
902 - Miscellaneous Christmas Lights, Wreaths & Batteries	6,010	8	1	6,085	761	5,259	6,085	0.23%	461
<b>32000 - Undesignated</b>									
100 - Miscellaneous Reserve Items	1,140	1	0	1,140	1,140	1,140	1,154	0.35%	692
Sub-total Caughlin Ranch HOA Office	347,833			382,545	37,953	193,009	184,068	11.62%	23,023
<b>00200 - Caughlin Ranch HOA</b>									
<b>02000 - Concrete</b>									
220 - Miscellaneous 21,131 sf Various Areas (1%)	3,550	8	2	3,639	455	2,663	3,145	0.14%	276
<b>19000 - Fencing</b>									
390 - Vinyl 80 lf Village Green Parkway	5,740	20	0	5,740	287	5,740	291	0.09%	174
990 - Masonry Wall: On-going Maint. 857 lf Along S McCarran Blvd (3%)	3,856	10	7	4,207	421	1,157	1,562	0.13%	255
Sub-total [19000 - Fencing]	9,596			9,947	708	6,897	1,852	0.22%	429

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00200 - Caughlin Ranch HOA</b>									
<b>19500 - Retaining Wall</b>									
220 - Rockery Various Locations- Rockery Inspections	1,500	2	2	1,538	513	500	759	0.16%	311
230 - Rockery Six Year Rockery Wall Inspections	2,500	6	6	2,693	385	357	422	0.12%	233
410 - Miscellaneous Keystone Wall Repair Caughlin Parkway[nr:1]	350,000	20	0	0	0	350,000	0	0.00%	0
Sub-total [19500 - Retaining Wall]	354,000			4,231	897	350,857	1,181	0.27%	544

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00200 - Caughlin Ranch HOA</b>									
<b>21000 - Signage</b>									
790 - Monument 2 Caughlin Pkwy & McCarran Blvd Locations	17,510	15	1	17,729	1,182	16,343	17,729	0.36%	717
796 - Monument Cashell Blvd & McCarran Pkwy	2,000	22	2	2,050	93	1,818	1,933	0.03%	57
800 - Monument Cashell Blvd At Caughlin Crest Park	2,200	22	2	2,255	103	2,000	2,126	0.03%	62
804 - Monument Village Green Park	3,000	22	3	3,114	142	2,591	2,761	0.04%	86
808 - Monument 2 Caughlin Square & Hampton Ln	5,000	22	3	5,190	236	4,318	4,602	0.07%	143
812 - Monument Village Green Pkwy & Fox Creek Trail	4,000	22	5	4,256	193	3,091	3,314	0.06%	117
816 - Monument Village Green Pkwy & Sommerville Wy	9,000	22	5	9,577	435	6,955	7,456	0.13%	264
820 - Monument Village Green Pkwy & Lockerbie Pl	4,600	22	5	4,895	222	3,555	3,811	0.07%	135
830 - Monument Chaparral & Hemlock Way	3,725	22	3	3,866	176	3,217	3,429	0.05%	107
840 - Monument 2 Eastwood & Bramble	7,450	22	1	7,543	343	7,111	7,543	0.10%	208
844 - Monument Greensburg Cir & McCarran Blvd	14,343	22	20	18,388	836	1,304	1,980	0.26%	507
848 - Monument Caughlin Glen & Caughlin Crossing	3,725	22	3	3,866	176	3,217	3,429	0.05%	107
852 - Monument 2 Caughlin Pkwy & Kensington Ln	8,000	22	1	8,100	368	7,636	8,100	0.11%	223
856 - Monument Caughlin Parkway & Caughlin Creek	4,145	22	19	5,248	239	565	763	0.07%	145
860 - Monument Plateau Rd & Water Hold Rd	4,000	22	3	4,152	189	3,455	3,682	0.06%	114
864 - Monument Caughlin Pkwy & Sierra Crest Way	3,725	22	10	4,218	192	2,032	2,229	0.06%	116
868 - Monument 2 Creekridge Trail & Caughlin Pkwy	7,840	22	19	9,927	451	1,069	1,443	0.14%	274
872 - Monument Seasons Trail & Caughlin Pkwy	3,725	22	10	4,218	192	2,032	2,229	0.06%	116
876 - Monument S MCCarran Pkwy & W Plum Ln	4,000	15	12	4,643	310	800	1,080	0.09%	188
Sub-total [21000 - Signage]	111,988			123,236	6,076	73,108	79,638	1.86%	3,686



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00200 - Caughlin Ranch HOA</b>									
<b>26000 - Outdoor Equipment</b>									
324 - Picnic Table: Metal 3 Trails & Roadside	4,470	20	10	5,061	253	2,235	2,489	0.08%	154
<b>31000 - Reserve Study</b>									
120 - 5 Year Update with Site Visit Reserve Study	6,000	5	0	6,000	1,200	6,000	1,215	0.37%	728
500 - Annual Update Update	1,200	5	1	1,215	243	960	1,215	0.07%	147
502 - Annual Update Update	1,200	5	2	1,230	246	720	972	0.08%	149
504 - Annual Update Update	1,200	5	3	1,246	249	480	729	0.08%	151
506 - Annual Update Update	1,400	5	4	1,471	294	280	567	0.09%	179
Sub-total [31000 - Reserve Study]	11,000			11,162	2,232	8,440	4,698	0.68%	1,354
Sub-total Caughlin Ranch HOA	494,605			157,277	10,622	444,200	93,004	3.25%	6,443
<b>00300 - Pine Bluff</b>									
<b>01000 - Paving</b>									
120 - Asphalt: State Spec. Slurry 4,300 sf Paths- Type II Slurry Seal	1,935	6	1	1,959	327	1,613	1,959	0.10%	198
200 - Asphalt: Ongoing Repairs 4,300 sf -Path Repairs (3%)	564	6	1	571	95	470	571	0.03%	58
400 - Asphalt: Major Repairs 4,300 sf Path Remove & Replace	22,575	25	22	29,670	1,187	2,709	3,657	0.36%	720
Sub-total [01000 - Paving]	25,074			32,201	1,609	4,792	6,188	0.49%	976
<b>18000 - Landscaping</b>									
104 - Irrigation: Controllers 2 -Community Entrances	2,000	20	17	2,470	124	300	405	0.04%	75
200 - Irrigation: Valves 12 Irrigation Valves	2,400	15	15	2,892	181	150	162	0.06%	110
300 - Irrigation: Backflow Preventors 2 -Community Entrances	2,800	20	17	3,458	173	420	567	0.05%	105
340 - Irrigation: Pumps Booster Pump & Hot Box Enclosure	1,500	5	2	1,538	308	900	1,215	0.09%	187
Sub-total [18000 - Landscaping]	8,700			10,358	785	1,770	2,349	0.24%	476
<b>19500 - Retaining Wall</b>									
960 - Consulting/Engineering Gabion Cube Basket Retaining Walls	4,000	25	23	5,323	213	320	486	0.07%	129

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00300 - Pine Bluff</b>									
<b>21000 - Signage</b>									
792 - Monument	20,000	25	23	26,614	1,065	1,600	2,430	0.33%	646
2 -Community Entrances									
Sub-total Pine Bluff	57,774			74,496	3,671	8,482	11,453	1.12%	2,227
<b>00400 - Parks</b>									
<b>01000 - Paving</b>									
760 - Bollards	2,320	30	26	3,204	107	309	392	0.03%	65
4 Village Green Parking Lot									
<b>04000 - Structural Repairs</b>									
800 - Wood: Gazebo Repairs	1,065	10	4	1,119	112	639	755	0.03%	68
Village Green Park BBQ Area- Maintain									
910 - Building Maintenance	3,195	30	15	3,849	128	1,598	1,725	0.04%	78
Village Green- Log Play Cabin									
914 - Doors	3,825	25	5	4,070	163	3,060	3,253	0.05%	99
3 Village Green Park- Restroom Bldg									
Sub-total [04000 - Structural Repairs]	8,085			9,039	403	5,297	5,733	0.12%	244
<b>05000 - Roofing</b>									
448 - Pitched: Dimensional Composition	6,200	30	5	6,597	220	5,167	5,440	0.07%	133
8 Squares- Village Green Park- Shade Structure									
452 - Pitched: Dimensional Composition	4,650	25	19	5,888	236	1,116	1,318	0.07%	143
6 Squares- Village Green- Restroom Bldg									
Sub-total [05000 - Roofing]	10,850			12,485	455	6,283	6,759	0.14%	276
<b>08000 - Rehab</b>									
222 - Restrooms	5,320	13	7	5,803	446	2,455	2,900	0.14%	271
2 Village Green Restroom Bldg (50%)									
<b>14000 - Recreation</b>									
900 - Miscellaneous	1,080	10	2	1,107	111	864	984	0.03%	67
4 Village Green- Horseshoe Pits									
<b>17000 - Tennis Court</b>									
100 - Reseal	15,000	7	1	15,188	2,170	12,857	15,188	0.66%	1,316
14,400 sf [2] Village Green Park Courts									
500 - Resurface	38,880	21	15	46,844	2,231	11,109	13,122	0.68%	1,353
14,400 sf [2] Village Green Park Courts									
Sub-total [17000 - Tennis Court]	53,880			62,031	4,400	23,966	28,310	1.35%	2,669

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00400 - Parks</b>									
<b>19000 - Fencing</b>									
100 - Chain Link: 4' 168 lf Village Green Park Tennis Courts	2,016	30	20	2,585	86	672	748	0.03%	52
130 - Chain Link: 10' 520 lf Village Green Park Tennis Courts	10,920	30	20	14,000	467	3,640	4,054	0.14%	283
Sub-total [19000 - Fencing]	12,936			16,584	553	4,312	4,802	0.17%	335
<b>20000 - Lighting</b>									
280 - Pole Lights 19 Village Green Park	11,400	10	8	12,591	1,259	2,280	3,463	0.39%	764
<b>24600 - Safety / Access</b>									
700 - Security System Village Green Park	15,960	6	4	16,773	2,796	5,320	8,080	0.86%	1,696
710 - Security System Village Green Park- Sonic Wall	1,125	3	1	1,139	380	750	1,139	0.12%	230
Sub-total [24600 - Safety / Access]	17,085			17,912	3,175	6,070	9,219	0.97%	1,926

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00400 - Parks</b>									
<b>26000 - Outdoor Equipment</b>									
100 - Tot Lot: Play Equipment Village Green Park	172,216	20	0	172,216	8,611	172,216	8,718	2.64%	5,223
104 - Tot Lot: Play Equipment Eastridge Park- Bryce Canyon & Hemlock Way	19,155	20	13	22,512	1,126	6,704	7,758	0.34%	683
108 - Tot Lot: Play Equipment Caughlin Crest Park- Cashill Bld & Hemlock Way	35,110	20	17	43,366	2,168	5,267	7,110	0.66%	1,315
140 - Tot Lot: Safety Surface Caughlin Crest Park- Cashill Bld & Hemlock Wy	32,855	10	7	35,840	3,584	9,857	13,306	1.10%	2,174
150 - Tot Lot: Safety Surface Village Green Park Tot Lot	41,725	10	0	41,725	4,173	41,725	4,225	1.28%	2,531
154 - Tot Lot: Safety Surface V G Park- Tot Lot Nugget Refurbish	2,500	3	3	2,595	649	625	844	0.20%	394
200 - Pedestal Grill BBQ 3 Village Green Park	960	15	5	1,022	68	640	713	0.02%	41
204 - Pedestal Grill BBQ 2 Caughlin Crest Park- Cashill Bld & Hemlock Wy	640	15	8	707	47	299	346	0.01%	29
218 - Barbecue Village Green Park- Masonry BBQ	530	8	5	564	70	199	268	0.02%	43
300 - Benches Caughlin Crest Park- Cashill Bld & Hemlock Wy	640	12	3	664	55	480	540	0.02%	34
306 - Benches 4 Village Green Park	2,560	12	1	2,592	216	2,347	2,592	0.07%	131
312 - Picnic Table: Metal 10 Village Green Park	16,000	20	5	17,025	851	12,000	12,960	0.26%	516
320 - Picnic Table: Metal 3 Eastridge Park- Bryce Canyon & Hemlock Way	4,470	20	10	5,061	253	2,235	2,489	0.08%	154
380 - Garbage Receptacles 6 Village Green- Coated Containers	4,470	14	7	4,876	348	2,235	2,586	0.11%	211
384 - Garbage Receptacles Caughlin Crest Park- Cashill Bld & Hemlock Wy	320	15	8	353	24	149	173	0.01%	14
388 - Garbage Receptacles Eastridge Park- Bryce Canyon & Hemlock Wy	320	15	8	353	24	149	173	0.01%	14
480 - Drinking Fountain 3 Village Green Park	11,175	20	9	12,497	625	6,146	6,789	0.19%	379
900 - Chain Link Backstop Baseball Field Arched Backstop & Benches	12,769	30	15	15,384	513	6,385	6,895	0.16%	311
904 - Miscellaneous Village Green Park- Amphitheater Canvas Awning	21,340	7	3	22,150	3,164	12,194	15,433	0.97%	1,920
Sub-total [26000 - Outdoor Equipment]	379,755			401,504	26,569	281,851	93,918	8.13%	16,117
Sub-total Parks	502,711			542,262	37,479	333,687	156,480	11.47%	22,735

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<b>00500 - Paths</b>									
<b>01000 - Paving</b>									
139 - Asphalt: State Spec. Slurry 143,980 sf Type II (2024 Only)[nr:1]	64,791	6	4	68,092	11,349	21,597	32,800	3.47%	6,884
151 - Asphalt: State Spec. Slurry 132,334 sf Type II (2022 Only)[nr:1]	59,550	6	2	61,048	10,175	39,700	50,246	3.11%	6,172
155 - Asphalt: State Spec. Slurry 112,886 sf Type II (2023 Only)[nr:1]	50,799	6	3	52,728	8,788	25,399	34,289	2.69%	5,331
171 - Asphalt: State Spec. Slurry 48,868 sf Type II (2025 Only)[nr:1]	21,991	6	5	23,400	3,900	3,665	7,422	1.19%	2,366
174 - Asphalt: State Spec. Slurry 181,202 sf Type II in 2031 & Ongoing	81,541	6	11	93,480	7,790	6,795	7,505	2.38%	4,726
178 - Asphalt: State Spec. Slurry 112,886 sf Type II in 2032 & Ongoing	50,799	6	12	58,965	4,536	3,908	4,286	1.39%	2,751
182 - Asphalt: State Spec. Slurry 143,980 sf Type II in 2033 & Ongoing	64,791	6	13	76,147	5,439	4,628	5,046	1.66%	3,299
205 - Asphalt: Ongoing Repairs Walking Paths Repairs (2021 Only)[nr:1]	71,943	2	1	72,842	36,421	35,972	72,842	11.15%	22,093
209 - Asphalt: Ongoing Repairs 132,334 sf Full Depth HMA Patch 2022 (4%)[nr:1]	27,790	6	2	28,489	4,748	18,527	23,448	1.45%	2,880
211 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2023 (4%)[nr:1]	23,706	6	3	24,606	4,101	11,853	16,002	1.26%	2,488
215 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2024 (4%)[nr:1]	30,236	6	4	31,776	5,296	10,079	15,307	1.62%	3,213
230 - Asphalt: Ongoing Repairs 181,202 sf Full Depth HMA Patch 2037 (3%)	23,804	6	17	29,401	1,633	1,322	1,418	0.50%	991
234 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2038 (3%)	14,816	6	18	18,529	975	780	833	0.30%	592
238 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2039 (3%)	18,897	6	19	23,928	1,196	945	1,007	0.37%	726
340 - Asphalt: Overlay 48,868 sf 1.5" HMA OL- 2022	100,179	25	2	102,700	4,108	92,165	97,374	1.26%	2,492
344 - Asphalt: Overlay 132,334 sf 1.5" HMA OL- 2028	271,285	25	8	299,630	11,985	184,474	197,767	3.67%	7,270
348 - Asphalt: Overlay 112,886 sf 1.5" HMA OL- 2029	231,416	25	9	258,791	10,352	148,106	159,330	3.17%	6,279
352 - Asphalt: Overlay 143,980 sf 1.5" HMA OL- 2030	295,159	25	10	334,200	13,368	177,095	191,263	4.09%	8,109
410 - Asphalt: Crackfill Annual Until 2028[nr:8]	5,255	1	1	5,321	2,660	2,628	5,321	0.81%	1,614
414 - Asphalt: Crackfill Annual After 2034	5,255	1	14	6,253	417	350	380	0.13%	253
920 - Consulting/Engineering Various Projects	4,795	2	0	4,795	2,398	4,795	2,427	0.73%	1,454

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<b>00500 - Paths</b>									
<b>01000 - Paving</b>									
930 - Consulting/Engineering Slurry Seal Year (2022 Only)[nr:1]	7,500	5	2	7,689	1,538	4,500	6,075	0.47%	933
940 - Consulting/Engineering Slurry Seal Year (2023 Only)[nr:1]	7,500	5	3	7,785	1,557	3,000	4,556	0.48%	944
950 - Consulting/Engineering Slurry Seal Year (2024 Only)[nr:1]	7,500	5	4	7,882	1,576	1,500	3,038	0.48%	956
960 - Consulting/Engineering Slurry Seal Year (2025 Only)[nr:1]	7,500	6	5	7,981	1,330	1,250	2,531	0.41%	807
Sub-total [01000 - Paving]	1,548,798			1,706,457	157,636	805,033	942,514	48.24%	95,624
Sub-total Paths	1,548,798			1,706,457	157,636	805,033	942,514	48.24%	95,624
<b>00600 - Ponds</b>									
<b>18500 - Lakes / Ponds</b>									
920 - Miscellaneous Pond Maintenance	5,852	1	1	5,925	2,963	2,926	5,925	0.91%	1,797
930 - Miscellaneous 7 Irrigation Pump Stations A,N,B,P,E,G,I (50%)	10,000	5	6	10,774	1,539	1,429	1,688	0.47%	934
931 - Miscellaneous Irrigation Pump Stations (2020 Only)[nr:1]	5,409	1	0	0	0	5,409	0	0.00%	0
933 - Miscellaneous 2021 Only[nr:1]	5,500	2	1	5,569	2,784	2,750	5,569	0.85%	1,689
934 - Miscellaneous 4 Irrigation Pump Stations C,O,H,K (50%)	10,000	5	3	10,380	2,076	4,000	6,075	0.64%	1,259
Sub-total [18500 - Lakes / Ponds]	36,761			32,647	9,362	16,514	19,256	2.87%	5,679
Sub-total Ponds	36,761			32,647	9,362	16,514	19,256	2.87%	5,679
<b>00700 - Maintenance Bldg &amp; Equipment</b>									
<b>03000 - Painting: Exterior</b>									
120 - Surface Restoration 1,536 sf Maintenance Building	1,500	5	1	1,519	304	1,200	1,519	0.09%	184
450 - Wood Fencing 500 sf Maintenance Yard Perimeter	319	5	2	327	65	192	259	0.02%	40
Sub-total [03000 - Painting: Exterior]	1,819			1,846	369	1,392	1,777	0.11%	224

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<b>00700 - Maintenance Bldg &amp; Equipment</b>									
<b>04000 - Structural Repairs</b>									
200 - Wood: Siding & Trim 1,536 sf Maintenance Building	19,968	40	15	24,058	601	12,480	13,141	0.18%	365
912 - Doors 2 Maintenance Bldg Roll Up Doors	4,000	18	11	4,586	255	1,556	1,800	0.08%	155
Sub-total [04000 - Structural Repairs]	23,968			28,644	856	14,036	14,941	0.26%	519
<b>05000 - Roofing</b>									
440 - Pitched: Dimensional Composition 14 Squares- Comp & Metal Roofing	10,850	25	17	13,401	536	3,472	3,955	0.16%	325
444 - Pitched: Dimensional Composition 4 Squares- Maintenance Carport Structure	2,500	25	1	2,531	101	2,400	2,531	0.03%	61
Sub-total [05000 - Roofing]	13,350			15,932	637	5,872	6,486	0.20%	387
<b>23000 - Mechanical Equipment</b>									
200 - HVAC Maintenance Building	1,065	15	3	1,105	74	852	935	0.02%	45
<b>27000 - Appliances</b>									
248 - Ice Machine Maintenance Building	4,105	15	11	4,706	314	1,095	1,385	0.10%	190

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<b>00700 - Maintenance Bldg &amp; Equipment</b>									
<b>30000 - Miscellaneous</b>									
706 - Vehicle Cushman	10,000	15	5	10,641	709	6,667	7,425	0.22%	430
710 - Vehicle AUSA Utility Vehicle	8,491	15	11	9,734	649	2,264	2,866	0.20%	394
712 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,000	9	5	6,384	709	2,667	3,375	0.22%	430
716 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,000	9	5	6,384	709	2,667	3,375	0.22%	430
718 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,000	9	5	6,384	709	2,667	3,375	0.22%	430
720 - Tractor 3 Scagg/Turf Tigerlo Riding Mowers	45,000	9	5	47,884	5,320	20,000	25,313	1.63%	3,227
722 - Maintenance Equipment 3 Truck Safety Cages	14,370	30	13	16,889	563	8,143	8,730	0.17%	341
724 - Maintenance Equipment Snow Plow Attachment- HTS Western	7,985	20	17	9,863	493	1,198	1,617	0.15%	299
726 - Maintenance Equipment Electric Seeder	1,065	15	11	1,221	81	284	359	0.02%	49
728 - Maintenance Equipment Snow Plow Attachment 2017	8,610	20	17	10,635	532	1,292	1,744	0.16%	323
732 - Maintenance Equipment Cut-Off Hand Held Saw 2017	1,425	20	16	1,738	87	285	361	0.03%	53
734 - Maintenance Equipment 2 Toro Turfmaster Walk Behind Push Mowers 2017	4,000	20	2	4,101	205	3,600	3,848	0.06%	124
738 - Maintenance Equipment Aerator Attachment 2018	2,890	10	8	3,192	319	578	878	0.10%	194
750 - Maintenance Equipment 14 Weed Eater String Trimmers (50%)	3,745	2	0	3,745	1,873	3,745	1,896	0.57%	1,136
754 - Maintenance Equipment 4 String Trimmers 2017	1,500	20	16	1,830	91	300	380	0.03%	55
760 - Maintenance Equipment 2 Hedge Trimmers	2,470	10	2	2,532	253	1,976	2,251	0.08%	154
764 - Maintenance Equipment 2 Hedge Trimmers- 2020	2,470	10	0	2,470	247	2,470	250	0.08%	150
770 - Maintenance Equipment Bear Cat Chipper	17,000	15	14	20,229	1,349	1,133	2,295	0.41%	818
810 - Maintenance Equipment 8 Truck Side Tool Boxes (50%)	3,520	9	12	4,086	314	271	297	0.10%	191
822 - Maintenance Equipment Billy Goat Leaf Vacuum- 2017	6,630	10	7	7,232	723	1,989	2,685	0.22%	439
824 - Maintenance Equipment 4 Walk-Behind Mowers- Racer	20,220	12	9	22,612	1,884	5,055	6,824	0.58%	1,143



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<b>00700 - Maintenance Bldg &amp; Equipment</b>									
<b>30000 - Miscellaneous</b>									
826 - Maintenance Equipment 4 Backpack Blowers- 2013, 2014, 2016 & 2018	2,440	5	0	2,440	488	2,440	494	0.15%	296
834 - Maintenance Equipment 2 Stihl 28" Bar Chainsaws	1,510	7	2	1,548	221	1,079	1,310	0.07%	134
836 - Maintenance Equipment 3 Stihl 16" Bar Chainsaws	2,265	7	1	2,293	328	1,941	2,293	0.10%	199
838 - Maintenance Equipment 2 Grinders	1,700	10	1	1,721	172	1,530	1,721	0.05%	104
840 - Generator Dayton Generator	1,000	15	1	1,013	68	933	1,013	0.02%	41
842 - Maintenance Equipment Honda GX Power Washer	1,065	4	3	1,105	276	266	539	0.08%	168
844 - Maintenance Equipment Tailgate Sand & Salt Spreader	4,255	20	12	4,939	247	1,702	1,939	0.08%	150
846 - Maintenance Equipment Ryan Sod Cutter	4,255	10	1	4,308	431	3,830	4,308	0.13%	261
848 - Maintenance Equipment Toro Snow Blower	2,055	5	2	2,107	421	1,233	1,665	0.13%	256
850 - Maintenance Equipment Toro Snow Blower	1,810	5	1	1,833	367	1,448	1,833	0.11%	222
852 - Maintenance Equipment Honda Track Drive Snow Blower	3,935	6	1	3,984	664	3,279	3,984	0.20%	403
854 - Maintenance Equipment Billy Goat Push Behind Aerator	2,000	10	7	2,182	218	600	810	0.07%	132
856 - Maintenance Equipment Fertilizer Spreader	1,500	15	0	1,500	100	1,500	101	0.03%	61
858 - Maintenance Equipment Husqvarna SG13 Stump Grinder 2018	4,385	10	8	4,843	484	877	1,332	0.15%	294
862 - Trailer 4 Trailers	8,520	20	10	9,647	482	4,260	4,745	0.15%	293
864 - Tractor Bobcat S220 Skid Steer	50,000	15	10	56,614	3,774	16,667	20,250	1.16%	2,289
865 - Tractor Bobcat S220 Skid Steer Bucket	1,835	20	19	2,323	116	92	186	0.04%	70
866 - Tractor John Deere Backhoe	44,690	20	10	50,601	2,530	22,345	24,887	0.77%	1,535
870 - Maintenance Equipment GM3000 Airless Paint Sprayer	1,280	12	6	1,379	115	640	756	0.04%	70
874 - Maintenance Truck 2004 Ford F350	38,000	16	1	38,475	2,405	35,625	38,475	0.74%	1,459
878 - Maintenance Truck 2005 Ford Ranger	26,600	12	2	27,269	2,272	22,167	24,688	0.70%	1,378

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00700 - Maintenance Bldg &amp; Equipment</b>									
<b>30000 - Miscellaneous</b>									
880 - Maintenance Truck 2006 Ford Ranger	26,600	12	3	27,610	2,301	19,950	22,444	0.70%	1,396
882 - Maintenance Truck 2007 Ford F150	26,600	12	5	28,305	2,359	15,517	17,955	0.72%	1,431
886 - Maintenance Truck 2011 Ford Ranger	16,600	10	4	17,446	1,745	9,960	11,765	0.53%	1,058
888 - Vehicle 2012 Ford Escape	10,640	9	6	11,463	1,274	3,547	4,788	0.39%	773
890 - Maintenance Truck 2013 Ford F150 Super Crew 4x4	32,985	12	6	35,537	2,961	16,493	19,482	0.91%	1,796
892 - Maintenance Truck 2014 Ford F150 Supercrew 4x4	34,860	15	6	37,558	2,504	20,916	23,531	0.77%	1,519
894 - Maintenance Truck 2013 Ford F150 Supercab	27,560	15	6	29,693	1,980	16,536	18,603	0.61%	1,201
898 - Maintenance Truck 2010 Ford Ranger	27,560	15	10	31,205	2,080	9,187	11,162	0.64%	1,262
900 - Maintenance Truck Truck Fleet Maintenance	17,555	1	1	17,774	8,887	8,778	17,774	2.72%	5,391
990 - Maintenance Equipment Miscellaneous Equipment	10,510	1	1	10,641	5,321	5,255	10,641	1.63%	3,228
Sub-total [30000 - Miscellaneous]	615,961			669,143	65,413	319,840	375,615	20.02%	39,680
Sub-total Maintenance Bldg & Equipment	660,268			721,376	67,663	343,085	401,140	20.71%	41,045
<b>00800 - Landscaping &amp; Irrigation</b>									
<b>18000 - Landscaping</b>									
104 - Irrigation: Controllers 82 Community (10%)	2,173	1	1	2,200	1,100	1,087	2,200	0.34%	667
450 - Drainage System Maint. Caughlin Pkwy Drainage Channel & Culvert	5,060	4	0	5,060	1,265	5,060	1,281	0.39%	767
451 - Drainage System Maint. Caughlin Pkwy Drainage Chnl & Culvert (2020 Only)[nr:1]	19,338	2	0	0	0	19,338	0	0.00%	0
Sub-total [18000 - Landscaping]	26,571			7,260	2,365	25,485	3,481	0.72%	1,435
Sub-total Landscaping & Irrigation	26,571			7,260	2,365	25,485	3,481	0.72%	1,435

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
						[A]	[B]		
<b>Totals</b>	<b>3,675,321</b>			<b>3,624,320</b>	<b>326,750</b>	<b>2,169,493</b>	<b>1,811,395</b>	<b>100.00%</b>	<b>198,210</b>
						[EndBal]	[EndBal]		
						[A]	[B]		
<b>Percent Funded</b>						<b>30.27%</b>	<b>38.03%</b>		

**00100 - Caughlin Ranch HOA Office**

**02000 - Concrete**

230 - Walkways	Useful Life 6	Remaining Life 3	
1,250 sf CH HOA Office Exterior Concrete (5%)	Quantity 1,250	Unit of Measure	Square Feet
	Cost /SqFt \$14.00	Qty * \$/SqFt	\$17,500
	% Included 5.00%	Total Cost/Study	\$875
Summary	Replacement Year 2023	Future Cost	\$908

This is to repair, replace or grind concrete flatwork to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

2020- Remaining life per client.

2019- No expense reported so remaining life extended from 2019 to 2020.



## 00100 - Caughlin Ranch HOA Office

### 03000 - Painting: Exterior

130 - Surface Restoration	Useful Life 5	Remaining Life 1
3,400 sf Office Exterior	Quantity 3,400	Unit of Measure Square Feet
	Cost /SqFt \$2.35	
	% Included 100.00%	Total Cost/Study \$8,000
Summary	Replacement Year 2021	Future Cost \$8,100

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2020- \$8,000 anticipated cost per client.

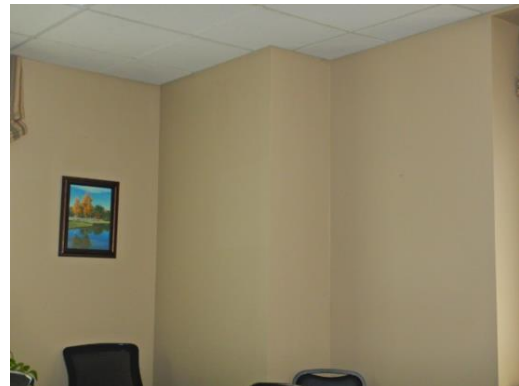
2017- Some wood surfaces exhibit chipping paint. The previous owner is painting the south and west elevations in 2017 at no cost to the association for \$2,975.



### 03500 - Painting: Interior

100 - Building	Useful Life 10	Remaining Life 4
11,439 sf Interior Spaces	Quantity 11,439	Unit of Measure Square Feet
	Cost /SqFt \$1.10	
	% Included 100.00%	Total Cost/Study \$12,583
Summary	Replacement Year 2024	Future Cost \$13,224

This is to prepare and paint all building interior spaces.



**00100 - Caughlin Ranch HOA Office**

**04000 - Structural Repairs**

210 - Wood: Siding & Trim	Useful Life 50	Remaining Life 25
3,400 sf Office Exterior	Quantity 3,400	Unit of Measure Square Feet
	Cost /SqFt \$13.00	
	% Included 100.00%	Total Cost/Study \$44,200
Summary	Replacement Year 2045	Future Cost \$60,297

This is to replace siding and wood trim. The actual scope of the work will depend on what is found after the existing siding is removed. Includes primer and paint on all new wood surfaces.

2020- No evidence of siding replacement observed. The siding appears about half life. Based on a 50 year life, this component has been amended to 100% replacement in 25 years. The siding should be assessed every few years to verify condition.



918 - Doors	Useful Life 10	Remaining Life 12
6 Exterior Doors (33%)	Quantity 6	Unit of Measure Items
	Cost /Itm \$1,660	Qty * \$/Itm \$9,960
	% Included 33.33%	Total Cost/Study \$3,320
Summary	Replacement Year 2032	Future Cost \$3,854

This is to repair, replace and maintain the doors.



## 00100 - Caughlin Ranch HOA Office

### 04000 - Structural Repairs

922 - Doors	Useful Life 12	Remaining Life 11	
22 Interior Doors (50%)	Quantity 22	Unit of Measure Items	
	Cost /Itm \$900	Qty * \$/Itm \$19,800	
	% Included 50.00%	Total Cost/Study \$9,900	
Summary	Replacement Year 2031	Future Cost \$11,350	

This is to repair, replace and maintain the doors.



### 05000 - Roofing

456 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 10	
6 Squares- Office Roof	Quantity 6	Unit of Measure Squares	
	Cost /Sqrs \$775		
	% Included 100.00%	Total Cost/Study \$4,650	
Summary	Replacement Year 2030	Future Cost \$5,265	

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.



## 00100 - Caughlin Ranch HOA Office

### 05000 - Roofing

700 - Gutters / Downspouts	Useful Life 25	Remaining Life 10
261 lf Office	Quantity 261	Unit of Measure Linear Feet
	Cost /l.f. \$11.00	
	% Included 100.00%	Total Cost/Study \$2,871
Summary	Replacement Year 2030	Future Cost \$3,251

This is to replace the gutters and downspouts.



### 08000 - Rehab

226 - Restrooms	Useful Life 10	Remaining Life 16
3 Restrooms	Quantity 3	Unit of Measure Room
	Cost /Rm \$3,200	
	% Included 100.00%	Total Cost/Study \$9,600
Summary	Replacement Year 2036	Future Cost \$11,711

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component. Paint is provided for within another component.





## 00100 - Caughlin Ranch HOA Office

### 08000 - Rehab

230 - Kitchen	Useful Life 20	Remaining Life 1	
Kitchen	Quantity 1	Unit of Measure	Room
	Cost /Rm	\$4,500	
	% Included	100.00%	Total Cost/Study \$4,500
Summary	Replacement Year	2021	Future Cost \$4,556

This is to rehab and redecorate the kitchen including items such as cabinets, countertops, fixtures, lighting, etc. Client input will further define this component. Appliances are provided for within other components.

2020- Per client, \$4,500 anticipated in 2021.

2019- No expense reported so remaining life extended from 2019 to 2020.

### 18000 - Landscaping

100 - Irrigation: Misc.	Useful Life 2	Remaining Life 1	
Grounds	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,130	
	% Included	100.00%	Total Cost/Study \$2,130
Summary	Replacement Year	2021	Future Cost \$2,157

This is for miscellaneous irrigation system repair in excess of the operating budget.

2019- No expenses indicated, so remaining life extended from 2019 to 2020.

2017- \$2,050 anticipated, actual cost may change.

2014- \$1,800 was expended for 4 pond intake screens.

2013- \$3,357 was expended for unspecified irrigation.



## 00100 - Caughlin Ranch HOA Office

### 20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 20	Remaining Life 7	
4 Building Lights	Quantity 4	Unit of Measure	Items
	Cost /Itm \$260		
	% Included 100.00%	Total Cost/Study	\$1,040
Summary	Replacement Year 2027	Future Cost	\$1,134

This is to replace miscellaneous exterior building lights.



### 21000 - Signage

714 - Entry Signs	Useful Life 15	Remaining Life 4	
2 CH HOA Building & Maint Entry Signage	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,500		
	% Included 100.00%	Total Cost/Study	\$3,000
Summary	Replacement Year 2024	Future Cost	\$3,153

This is to replace the sign on the building and at maintenance entrance.

792 - Monument	Useful Life 15	Remaining Life 7	
CH HOA Parking Lot Entry Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,500		
	% Included 100.00%	Total Cost/Study	\$1,500
Summary	Replacement Year 2027	Future Cost	\$1,636

This is to replace the custom identity HOA sign.



**00100 - Caughlin Ranch HOA Office**

**22000 - Office Equipment**

100 - Telephone Equipment	Useful Life 8	Remaining Life 6	
Cloud VoIP Phone System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,256	
	% Included	100.00%	Total Cost/Study \$4,256
Summary	Replacement Year	2026	Future Cost \$4,585

This is to replace phone equipment.

2019- Per client, system replaced with a cloud-based VoIP system for no cost in 2018, \$595 was expended in 2018, and association now owns the phones.  
2018- \$500 was expended for new phones. Per client, not replacing in 2020, moved remaining life from 2020 to 2026.  
2017- \$4,101 anticipated, actual cost may change. Later advised to replace in 2020.  
2009- \$3,114 was expended per information provided at the 2015 site visit meeting.

100 - Miscellaneous	Useful Life 8	Remaining Life 0	
Website	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,000	
	% Included	100.00%	Total Cost/Study \$3,000
Summary	Replacement Year	2020	Future Cost \$3,000

This is to repair/enhance the website.

2020- \$3,000 anticipated expenditure.

110 - Miscellaneous	Useful Life 6	Remaining Life 5	
VMS Software	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$16,920	
	% Included	100.00%	Total Cost/Study \$16,920
Summary	Replacement Year	2025	Future Cost \$18,004

This is to replace the VMS software.

2020- Per client, extend remaining life to 2025.  
2018- Per client, extend remaining life from 2020 to 2022.  
2014- VMS software replaced the Yardi software.

120 - Miscellaneous	Useful Life 5	Remaining Life 4	
Website Development	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,100	
	% Included	100.00%	Total Cost/Study \$8,100
Summary	Replacement Year	2024	Future Cost \$8,513

This is to retool the website and add features that keep up with member expectations.

2019- Per client, \$5,000 was expended in 2018 and \$3,000 additional is anticipated in 2019.

**00100 - Caughlin Ranch HOA Office**

**22000 - Office Equipment**

200 - Computers, Misc.	Useful Life 5	Remaining Life 4	
Server	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$13,891	
	% Included	100.00%	Total Cost/Study \$13,891
Summary	Replacement Year	2024	Future Cost \$14,599

This is to replace computers, printers, scanners and networking equipment as needed.

2020- Per client, \$13,562 was expended for server upgrades completed in 2019. Remaining life increased from 2021 to 2024. No specific cost was indicated.  
2019- Per client, \$500 was expended in 2018 to extend life for a 2019 replacement. No 2019 expenses indicated, so remaining life extended from 2019 to 2020.  
2018- \$1,676 was expended. Per client, \$11,659 anticipated in 2019, plan to replace every 5 years.  
2017- \$5,126 anticipated for a new server, actual cost may change.  
2016- GM computer replaced for approximately \$1,000.  
2008- Placed in service per information provided at the 2015 site visit meeting.

206 - Computers, Misc.	Useful Life 6	Remaining Life 1	
HOA Office	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,228	
	% Included	100.00%	Total Cost/Study \$6,228
Summary	Replacement Year	2021	Future Cost \$6,306

This is to replace computers, printers, scanners and networking equipment as needed.

Printers as follow:

- 1- HP LaserJet P1102W
- 1- HP LaserJet 1200 series
- 2- HP office Jet Pro 8600 Plus (added in 2020)
- 1- HP office Jet Pro 8720 (added in 2020)

2017- Client advised to keep all items, not in the next four components to be replaced in 2021.  
2016- \$1,010 was expended to replace GM computer, old computer was disposed.  
2015- \$1,189 was expended for new Dell computer (Sandy).



**00100 - Caughlin Ranch HOA Office**

**22000 - Office Equipment**

210 - Computers, Misc.	Useful Life 6	Remaining Life 3	
2 Office Workstations	Quantity 2	Unit of Measure	Items
	Cost /Itm \$2,460		
	% Included 100.00%	Total Cost/Study	\$4,920
Summary	Replacement Year 2023	Future Cost	\$5,107

This is to replace computer workstations.

2020- The remaining life has been reduced to 2023.

2018- Two replaced for \$3,270. One will be used for the DoorKing gate software programming. Since the DK computer is a salvage item, it may be replaced by a future salvaged item so it does not have its own component as of 2018.

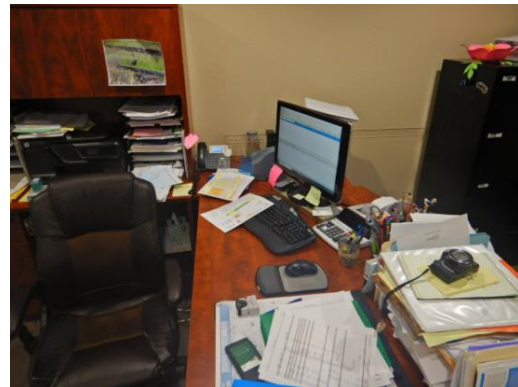
214 - Computers, Misc.	Useful Life 9	Remaining Life 2	
3 Office Workstations	Quantity 3	Unit of Measure	Items
	Cost /Itm \$4,648		
	% Included 100.00%	Total Cost/Study	\$13,944
Summary	Replacement Year 2022	Future Cost	\$14,295

This is to replace computer workstation.

2020- Quantity increase from 2 to 3. Components 22000/ 214 and 218 combined. Cost increased from \$3,352 to \$4,648. Increase zero remaining to 2022 per client.

2019- No expense indicated, so remaining life extended from 2019 to 2020.

2018- One will be replaced in 2019 per client.



222 - Computers, Misc.	Useful Life 6	Remaining Life 4	
Maintenance Manager Laptop	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,460		
	% Included 100.00%	Total Cost/Study	\$2,460
Summary	Replacement Year 2024	Future Cost	\$2,585

This is to replace the laptop used by Randy as of 2018.

2020- Reduced useful life from 9 to 6 to 4.

2019- Per client, extend remaining life from 2019 to 2020.

2018- This is scheduled to be replaced in 2019. There is a second office laptop that will be replaced by the previous laptop in this component in 2019, so the second laptop does not have its own component.

**00100 - Caughlin Ranch HOA Office**

**22000 - Office Equipment**

224 - Computers, Misc.	Useful Life 6	Remaining Life 0	
HOA Office Laptop	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,460		
	% Included 100.00%	Total Cost/Study	\$2,460
Summary	Replacement Year 2020	Future Cost	\$2,460

This is to replace the laptop.

2020- \$2,460 was expended. Client confirmed that a lap top was replaced. Created a new component for this laptop.

226 - Tablet Computer	Useful Life 3	Remaining Life 0	
9 Samsung Tablets	Quantity 9	Unit of Measure	Items
	Cost /Itm \$237		
	% Included 100.00%	Total Cost/Study	\$2,134
Summary	Replacement Year 2020	Future Cost	\$2,134

This is to replace the tablet computer.

2020- \$2,133.90 was expended to purchase Samsung Tablets. Cost and useful life per client.



**00100 - Caughlin Ranch HOA Office**

**22000 - Office Equipment**

300 - Copier	Useful Life 6	Remaining Life 4	
HOA Office- Ricoh	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,930		
	% Included 100.00%	Total Cost/Study	\$4,930
Summary	Replacement Year 2024	Future Cost	\$5,181

This is to replace the Ricoh MPC4503 copy machine.

2019- Per client, prior Savin C9125 was replaced with a used Ricoh for \$4,867 in 2018 and is anticipated for 2024 replacement.

2013- \$8,900 was expended.



360 - Telephone Equipment	Useful Life 3	Remaining Life 2	
9 L & M Cell Phones	Quantity 9	Unit of Measure	Items
	Cost /Itm \$350		
	% Included 100.00%	Total Cost/Study	\$3,150
Summary	Replacement Year 2022	Future Cost	\$3,229

This is to purchase cell phones.

2019- \$3,150 was expended to purchase L & M cell phones per client in 2020.



**00100 - Caughlin Ranch HOA Office**

**23000 - Mechanical Equipment**

204 - HVAC	Useful Life 15	Remaining Life 6
Mitsubishi Mr Slim Unit	Quantity 1	Unit of Measure System
	Cost /Sys \$3,115	
	% Included 100.00%	Total Cost/Study \$3,115
Summary	Replacement Year 2026	Future Cost \$3,356

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

exterior condenser- north side of building- split system heat pump, model MUH17TN  
interior heat exchanger- upstairs loft



212 - HVAC	Useful Life 15	Remaining Life 7
3 Exterior Units	Quantity 3	Unit of Measure System
	Cost /Sys \$5,500	
	% Included 100.00%	Total Cost/Study \$16,500
Summary	Replacement Year 2027	Future Cost \$17,999

This is to replace the HVAC system. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

- 1- Bryant: model # 561CP048-A, 4-ton, serial # 1197E15130
- 1- Bryant: model #561CP060-E, 5-ton, serial # 3000E03974
- 1- Day & Night: 561AJ042-A, 3.5-ton, serial # 2193E15493





**00100 - Caughlin Ranch HOA Office**

**23000 - Mechanical Equipment**

600 - Water Heater	Useful Life 15	Remaining Life 1	
Stairs To Loft In Attic Access	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,000	
	% Included	100.00%	Total Cost/Study \$2,000
Summary	Replacement Year	2021	Future Cost \$2,025

This is to replace the Bradford White 10 gallon water heater with a 30 gallon model.



604 - Water Heater	Useful Life 15	Remaining Life 8	
Small Conference Room	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,040	
	% Included	100.00%	Total Cost/Study \$1,040
Summary	Replacement Year	2028	Future Cost \$1,149

This is to replace the GE 10 gallon water heater.

2017- Placed into service in 2013 or 2014.



**00100 - Caughlin Ranch HOA Office**

**24000 - Furnishings**

640 - Modular Office Desk	Useful Life 15	Remaining Life 7	
3 Office Furnishings	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,230		
	% Included 100.00%	Total Cost/Study	\$3,690
Summary	Replacement Year 2027	Future Cost	\$4,025

This is to replace the modular desk systems including a desks, hutches and partitions.

2018- Per client, replacing 3 modular desks in 2027 for \$3,600.

2012- \$3,445 was expended for some replacements.



644 - Modular Office Desk	Useful Life 15	Remaining Life 0	
Reception Desk & Cabinets	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,600		
	% Included 100.00%	Total Cost/Study	\$6,600
Summary	Replacement Year 2020	Future Cost	\$6,600

This is to replace the reception desk and back cabinets.

2020- \$350 expended. Per client \$6,600 expended in 2020.

2019- Per client, include back cabinets with desk replacement in 2020. Increased estimate to \$6,500.

2018- Per client, anticipate \$4,747 to replace reception desk in 2020.

2012- \$3,445 was expended for some replacements.



**00100 - Caughlin Ranch HOA Office**

**24000 - Furnishings**

645 - Modular Office Desk	Useful Life	1	Remaining Life	0	Treatment [nr:1]
HOA Office- Reception Desk & Cabinets (2020 Only)	Quantity	1	Unit of Measure	Lump Sum	
	Cost /LS	\$350			
	% Included	100.00%	Total Cost/Study	\$350	
Summary	Replacement Year	2020	Future Cost	\$350	

This is to replace the reception desk and back cabinets.

2020- \$350 was expended.

900 - Miscellaneous	Useful Life	10	Remaining Life	5	
Folding Tables & Meeting Chairs	Quantity	1	Unit of Measure	Lump Sum	
	Cost /LS	\$4,788			
	% Included	100.00%	Total Cost/Study	\$4,788	
Summary	Replacement Year	2025	Future Cost	\$5,095	

This is to replace miscellaneous furnishings.

2020- updated inventory:

- 2- 8' folding tables
- 6- 6' folding tables
- 30- folding chairs
- 40- meeting stacking chairs
- 3- 8' wood tables
- 2- 6' wood tables



**00100 - Caughlin Ranch HOA Office**

**24000 - Furnishings**

906 - Miscellaneous	Useful Life 12	Remaining Life 4	
Office Furnishings	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$33,715	
	% Included	100.00%	Total Cost/Study \$33,715
Summary	Replacement Year	2024	Future Cost \$35,433

This is to replace the miscellaneous furnishings.

2020 updated inventory:

- 1- end table
- 1- sofa table
- 1- love seat
- 1- conference table (front reception area)- Client added 1 on 8/1/2015.
- 2- large soft chairs
- 2- dining tables
- 2- air purifiers- Client added in 2019.
- 3- book cabinets- Client added 2 on 8/6/2015.
- 4- guest chairs
- 8- office task chairs

File cabinets are as follows:

- 1- 2-drawer- Client reduced by 4 on 8/6/2015.
- 1- 2-drawer safe- Client added 8/6/2015.
- 5- 5-drawer
- 7- 4-drawer

2019- \$1,760 was expended to purchase 2 office air purifiers.



**00100 - Caughlin Ranch HOA Office**

**24000 - Furnishings**

908 - Miscellaneous	Useful Life 15	Remaining Life 12	
Conference Table & 10 Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,975	
	% Included	100.00%	Total Cost/Study \$2,975
Summary	Replacement Year	2032	Future Cost \$3,453

This is to replace the conference table and 10 chairs.

2017- \$2,865 was expended, \$1,959 for a new conference table (to replace 1 large wood conference table) plus \$906 for 10 new chairs (to replace 6 padded arm chairs).



910 - Window Coverings	Useful Life 15	Remaining Life 7	
Various Window Coverings	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$15,000	
	% Included	100.00%	Total Cost/Study \$15,000
Summary	Replacement Year	2027	Future Cost \$16,363

This is to replace the window coverings.

- 2- vertical blinds
- 11- valances- Client added 2 8/6/2015.
- 12- window blinds (\$1,800 in 2012) Client added 4 on 8/6/2015.
- 12- soft shades

## 00100 - Caughlin Ranch HOA Office

### 24000 - Furnishings

914 - Window Coverings	Useful Life 15	Remaining Life 0	
HOA Office- Soft Shade Window Coverings	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,295	
	% Included	100.00%	Total Cost/Study \$2,295
Summary	Replacement Year	2020	Future Cost \$2,295

This is to replace the soft shade window coverings.

2020- \$2,295 was expended to replace entry door, file room, loft and 2 picture window coverings.



### 24500 - Audio / Visual

160 - Television	Useful Life 10	Remaining Life 4	
Television 55"	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,800	
	% Included	100.00%	Total Cost/Study \$1,800
Summary	Replacement Year	2024	Future Cost \$1,892

This is to replace the television.

2020- Cost and remaining life per client.

2019- Per client, prior video projector and screen were disposed and replaced with a 55" TV for \$1,642 in 2018.

2018- Per client, change remaining life from 2023 to 2020.

2012- Video projector placed in service.



## 00100 - Caughlin Ranch HOA Office

### 24600 - Safety / Access

696 - Security System	Useful Life 6	Remaining Life 4	
HOA Office	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,450	
	% Included	100.00%	Total Cost/Study \$5,450
Summary	Replacement Year	2024	Future Cost \$5,728

This is to replace the security system.

2020- Per client, \$3,379 was expended in 2019 for 3 additional cameras to include labor for a total of 8 cameras on the office exterior.

2015- \$1,810 was expended for 5 cameras, one is a large round one.

### 25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 0	
345 Sq. Yds. Office Interiors	Quantity 345	Unit of Measure	Square Yard
	Cost /SqYd	\$72.46	
	% Included	100.00%	Total Cost/Study \$25,000
Summary	Replacement Year	2020	Future Cost \$25,000

This is to replace the carpeting.

Reception area- 75 sy  
Break/conference- 32 sy  
Office- 26 sy  
File- 26 sy  
Office- 26 sy  
Office- 26 sy  
Closet- 3 sy  
Conference- 85 sy  
Hall- 11 sy  
Alcove- 3 sy  
Stairs- 9 sy  
Loft- 23 sy

2020- \$25,000 anticipated expenditure.

2019- Per client, replacement anticipated in 2020.





**00100 - Caughlin Ranch HOA Office**

**25000 - Flooring**

500 - Stone	Useful Life 20	Remaining Life 12	
674 sf Slate Tile- Entry, Restrooms/Hall, Etc.	Quantity 674	Unit of Measure Square Feet	
	Cost /SqFt \$15.00		
	% Included 100.00%	Total Cost/Study \$10,110	
Summary	Replacement Year 2032	Future Cost \$11,735	

This is to replace the entry/reception area, restroom hall/2 restrooms and small area in large conference room slate tile flooring.

Reception/entry area- 400 sf  
 Restroom hall- 44 sf  
 Women's restroom- 88 sf  
 Men's restroom- 63 sf  
 Conference room (small portion)- 52 sf

2020- Several cracked tiles were observed.

2019- Client indicates that some areas previously listed as vinyl are slate tiles and a few are cracked.



600 - Vinyl	Useful Life 15	Remaining Life 15	
25 Sq. Yds. Copy Room	Quantity 25	Unit of Measure Square Yard	
	Cost /SqYd \$28.00		
	% Included 100.00%	Total Cost/Study \$700	
Summary	Replacement Year 2035	Future Cost \$843	

This is to replace the vinyl flooring.

2020- The vinyl flooring will be replaced with laminate along with the \$25,000 flooring project scheduled for 2020.

2019- Per client, anticipate 2020 replacement.





## 00100 - Caughlin Ranch HOA Office

### 25000 - Flooring

700 - Hardwood Floors	Useful Life	20	Remaining Life	0
276 sf Faux Wood- Kitchen, Restroom, Sm Ofc	Quantity	276	Unit of Measure	Square Feet
	Cost /SqFt	\$12.11		
	% Included	100.00%	Total Cost/Study	\$3,341
Summary	Replacement Year	2020	Future Cost	\$3,341

This is to replace the kitchen, restroom and small office (storage) faux wood flooring.

Kitchen- 162 sf  
Small office (storage)- 72 sf  
Restroom- 42 sf

2019- Client indicates that some areas previously listed as vinyl are faux wood and that replacement is anticipated in 2020.



### 25500 - Wallcoverings

320 - Paneling	Useful Life	20	Remaining Life	7
744 sf Large Conference Room	Quantity	744	Unit of Measure	Square Feet
	Cost /SqFt	\$8.00		
	% Included	100.00%	Total Cost/Study	\$5,952
Summary	Replacement Year	2027	Future Cost	\$6,493

This is to replace the wood wall paneling.



### 00100 - Caughlin Ranch HOA Office

#### 27000 - Appliances

200 - Refrigerator	Useful Life 10	Remaining Life 9	
Office Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,700	
	% Included	100.00%	Total Cost/Study \$1,700
Summary	Replacement Year	2029	Future Cost \$1,901

This is to replace the refrigerator.

2019- Per client, \$1,676 was expended to replace prior with an LG unit.

2009- Placed in service.



#### 30000 - Miscellaneous

902 - Miscellaneous	Useful Life 8	Remaining Life 1	
Christmas Lights, Wreaths & Batteries	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$6,010	
	% Included	100.00%	Total Cost/Study \$6,010
Summary	Replacement Year	2021	Future Cost \$6,085

This is for the Christmas lights, wreaths and batteries.

2019- Per client, \$3,048 was expended in 2018.

2013- Placed in service.

#### 32000 - Undesignated

100 - Miscellaneous	Useful Life 1	Remaining Life 0	
Reserve Items	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,140	
	% Included	100.00%	Total Cost/Study \$1,140
Summary	Replacement Year	2020	Future Cost \$1,140

This is for major unanticipated reserve component repairs.

2019- No expense reported so remaining life extended from 2019 to 2020.

## 00200 - Caughlin Ranch HOA

### 02000 - Concrete

220 - Miscellaneous	Useful Life 8	Remaining Life 2	
21,131 sf Various Areas (1%)	Quantity 21,131	Unit of Measure	Square Feet
	Cost /SqFt \$14.00	Qty * \$/SqFt	\$295,834
	% Included 1.20%	Total Cost/Study	\$3,550
Summary	Replacement Year 2022	Future Cost	\$3,639

This is to repair, replace or grind concrete flatwork to remove vertical displacements and to maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

Village Green Park- 14,056 sf  
Caughlin Crest Park- 2,056 sf  
path and street approaches- 3,540 sf  
bridges on paths behind Caughlin Club area- 1,479 sf

2019- Per client, \$10,645 was expended to grind Village Green Park sidewalks in 2018.

2018- \$9,670 was expended to grind 120 areas.

2017- \$3,466 anticipated for concrete repairs, actual cost may change.

2016- Additional- A section of path #10 was replaced with concrete in 2016 for \$10,000. Per engineer in 2016, the life exceeds the 30 year scope of the study so this is a one time expense. \$1,596 was expended concrete sidewalk repairs.

2015- \$989 was expended.



### 19000 - Fencing

390 - Vinyl	Useful Life 20	Remaining Life 0	
80 lf Village Green Parkway	Quantity 80	Unit of Measure	Linear Feet
	Cost /l.f. \$71.75		
	% Included 100.00%	Total Cost/Study	\$5,740
Summary	Replacement Year 2020	Future Cost	\$5,740

This is to repair and replace the vinyl fencing.

2020- \$5,740 was expended.

## 00200 - Caughlin Ranch HOA

### 19000 - Fencing

990 - Masonry Wall: On-going Maint.	Useful Life	10	Remaining Life	7
857 lf Along S McCarran Blvd (3%)	Quantity	857	Unit of Measure	Linear Feet
	Cost /l.f.	\$150	Qty * \$/l.f.	\$128,550
	% Included	3.00%	Total Cost/Study	\$3,856
Summary	Replacement Year	2027	Future Cost	\$4,207

This is for ongoing masonry wall maintenance. Since the core masonry wall useful life exceeds the scope of this thirty year study, this component provides for repair only and not full replacement. Maintenance may include paint touchup, graffiti removal, and vandalism/cracking/leaning repairs.

Located along S McCarran Blvd @ Meadow Glen Ct.

2017- \$2,822 was expended to paint McCarran side, per client 6/2/2018.

2015- Discussion was held regarding possible expedited wall replacement. This component is designed to maintain, not replace the existing wall. Client input will further define this component.



### 19500 - Retaining Wall

220 - Rockery	Useful Life	2	Remaining Life	2
Various Locations- Rockery Inspections	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$1,500		
	% Included	100.00%	Total Cost/Study	\$1,500
Summary	Replacement Year	2022	Future Cost	\$1,538

This is for ongoing rock retaining wall maintenance. Since the core wall useful life exceeds the scope of this thirty year study, this component provides for repairs only and not full replacement.

2020- \$1,500 bi-annually for engineers inspection and minor repairs, per client



**00200 - Caughlin Ranch HOA**

**19500 - Retaining Wall**

230 - Rockery	Useful Life 6	Remaining Life 6	
Six Year Rockery Wall Inspections	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,500	
	% Included	100.00%	Total Cost/Study \$2,500
Summary	Replacement Year	2026	Future Cost \$2,693
This is for ongoing rock retaining wall maintenance on a six-year cycle in addition to the biennial inspections.			
2020- \$2,500 every six years for engineers inspection and minor repairs, per client			

410 - Miscellaneous	Useful Life 20	Remaining Life 0	Treatment [nr:1]
Keystone Wall Repair Caughlin Parkway	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$350,000	
	% Included	100.00%	Total Cost/Study \$350,000
Summary	Replacement Year	2020	Future Cost \$350,000

This is to repair the keystone retainer wall. Replacement of this wall was anticipated to exceed the 30 year reserve study scope. Refer to Shields Engineering, Inc. report #19894, November 15, 2019.

E Creek Ridge Trail and Caughlin Parkway

2020- \$480,000 anticipated to repair failing wall. Useful life of 20 years per client, later client advised to make one-time only. Also, later the cost was set to \$350,000 including 20% contingencies.





## 00200 - Caughlin Ranch HOA

### 21000 - Signage

790 - Monument	Useful Life 15	Remaining Life 1	
2 Caughlin Pkwy & McCarran Blvd Locations	Quantity 2	Unit of Measure	Items
	Cost /Itm \$8,755		
	% Included 100.00%	Total Cost/Study	\$17,510
Summary	Replacement Year 2021	Future Cost	\$17,729

This is to replace stone & components at the 3' x 63' "Caughlin Ranch" monument signs. Painted one side only stucco over CMU custom identity monument signs.

#### Each Side

paint- approximately 1,000 sf of painted surfaces  
lettering- 13 plastic letters with 2 deco pieces  
lighting- 2 uplights



796 - Monument	Useful Life 22	Remaining Life 2	
Cashell Blvd & McCarran Pkwy	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,000		
	% Included 100.00%	Total Cost/Study	\$2,000
Summary	Replacement Year 2022	Future Cost	\$2,050

This is to replace the 3' x 8' "Caughlin Crest" painted carved wood monument sign which is supported by 2, 4" x 6" posts. A client provided cost and placed in service date will further define this component.

2020- Cost and remaining life per client.

2015- The sign needs stain maintenance but is structurally sound. Staining is paid from operating. All six sides of the sign should be kept sealed from moisture intrusion, especially the open grain ends.



**00200 - Caughlin Ranch HOA**

**21000 - Signage**

800 - Monument	Useful Life 22	Remaining Life 2	
Cashell Blvd At Caughlin Crest Park	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,200		
	% Included 100.00%	Total Cost/Study	\$2,200
Summary	Replacement Year 2022	Future Cost	\$2,255

This is to replace the 3' x 8' "Caughlin Crest" painted carved wood monument sign which is supported by 2, 4" x 6" posts. A client provided cost and placed in service date will further define this component. Cost includes footing repair.

2020- The sign is continuing in need of footing maintenance. Cost and remaining life per client.

2015- The sign needs cobble footing maintenance to consist of rock replacement and joint pointing. Painting and ongoing repair are paid from operating. All six sides of the sign should be kept sealed from moisture intrusion, especially the open grain ends.



804 - Monument	Useful Life 22	Remaining Life 3	
Village Green Park	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,000		
	% Included 100.00%	Total Cost/Study	\$3,000
Summary	Replacement Year 2023	Future Cost	\$3,114

This is to replace the 3' x 8' "Village Green Park" painted wood monument sign which is supported by 2, 6" x 8" posts. Painting and ongoing repair are paid from operating. Inflated anticipated cost is to upgrade the quality of the sign. Should client obtain a proposal, information received may be entered into the reserve study.

1- small up light

2020- Cost and remaining life per client.



## 00200 - Caughlin Ranch HOA

### 21000 - Signage

808 - Monument	Useful Life 22	Remaining Life 3
2 Caughlin Square & Hampton Ln	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,500	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2023	Future Cost \$5,190

This is to replace the 4' x 8' "Vantage Point" painted wood monument signs with plastic lettering and metal logo and supported by 4, , 8" x 8" posts each. Painting and ongoing repair are paid from operating. Replacement sign design may change. Should client obtain a proposal, information received may be entered into the reserve study.

1- up light each

2020- This sign needs paint touch-up. Cost and remaining life per client.



812 - Monument	Useful Life 22	Remaining Life 5
Village Green Pkwy & Fox Creek Trail	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,000	
	% Included 100.00%	Total Cost/Study \$4,000
Summary	Replacement Year 2025	Future Cost \$4,256

This is to replace the, 5' x 6' "Traditions" painted wood monument sign with bronze lettering and supported by 4, 4" x 6" posts. Painting and ongoing repair are paid from operating. Replacement sign design may change. Should client obtain a proposal, information received may be entered into the reserve study.

2020- A replacement cost and year will further define this component. Cost and remaining life per client.





**00200 - Caughlin Ranch HOA**

**21000 - Signage**

816 - Monument	Useful Life 22	Remaining Life 5	
Village Green Pkwy & Sommerville Wy	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,000		
	% Included 100.00%	Total Cost/Study	\$9,000
Summary	Replacement Year 2025	Future Cost	\$9,577

This is to replace the, 2' x 7' "Village Green" painted wood monument sign supported by used brick pilasters. Painting and ongoing repair are paid from operating. Replacement sign design may change. Should client obtain a proposal, information received may be entered into the reserve study.

2020- A replacement cost and year will further define this component. Cost and remaining life per client.  
2015- The pilasters need pointing, missing brick replacement and efflorescence wash. The sign needs painting.



820 - Monument	Useful Life 22	Remaining Life 5	
Village Green Pkwy & Lockerbie Pl	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,600		
	% Included 100.00%	Total Cost/Study	\$4,600
Summary	Replacement Year 2025	Future Cost	\$4,895

This is to replace the, 7' x 27' "Castle Ridge" painted stucco and stone over CMU monument sign. Painting and ongoing repair are paid from operating. Replacement sign design may change. Should client obtain a proposal, information received may be entered into the reserve study.

2015- Remaining life from 7 to 10 per client 7/9/2015. Stone was loose near the base of the pilasters.  
2013- \$4,560 was expended for new granite sign, repair to the ledgerstone and paint.



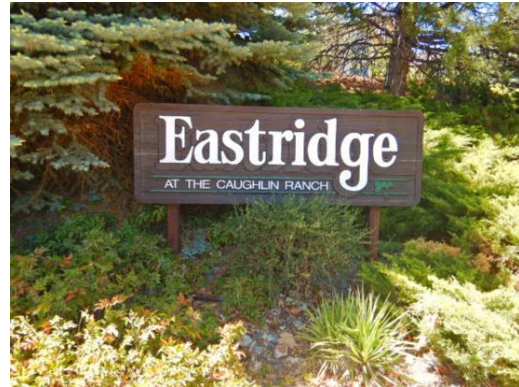
**00200 - Caughlin Ranch HOA**

**21000 - Signage**

830 - Monument	Useful Life 22	Remaining Life 3	
Chaparral & Hemlock Way	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,725		
	% Included 100.00%	Total Cost/Study	\$3,725
Summary	Replacement Year 2023	Future Cost	\$3,866

This is to replace the, 3' x 8' "Eastridge" painted carved wood monument sign which is supported by 2, 6" x 4" posts. Painting and ongoing repair are paid from operating. Replacement sign design may change. Should client obtain a proposal, information received may be entered into the reserve study.

2020- Added as a component of the reserve study per client.



840 - Monument	Useful Life 22	Remaining Life 1	
2 Eastwood & Bramble	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,725		
	% Included 100.00%	Total Cost/Study	\$7,450
Summary	Replacement Year 2021	Future Cost	\$7,543

This is to replace the, 2' x 4' "Mayberry Meadows" painted carved wood monument signs on cobble support. Painting and ongoing repair are paid from operating. Replacement sign design may change. Should client obtain a proposal, information received may be entered into the reserve study.

2020-

2017- \$7,146 anticipated, actual cost may change.



**00200 - Caughlin Ranch HOA**

**21000 - Signage**

844 - Monument	Useful Life 22	Remaining Life 20
Greensburg Cir & McCarran Blvd	Quantity 1	Unit of Measure Items
	Cost /Itm \$14,343	
	% Included 100.00%	Total Cost/Study \$14,343
Summary	Replacement Year 2040	Future Cost \$18,388

This is to replace the, 3' x 3' "Vista Pointe/Whispering Canyon/Westpointe" laminated monument sign between stone faced pilasters. Painting and ongoing repair are paid from operating.

2020- Site review confirms new sign was installed in 2018.

2019- Per client, \$14,166 total was expended for electrical and to include "Vista Pointe", "Westpointe" and "Whispering Canyon" signage in 2018.

2017- \$6,500 projected to be expended to replace sign and adding Vista Pointe & Ridge Hollow to signage face.

2015- The sign is in poor condition exhibiting delamination and general degradation.



848 - Monument	Useful Life 22	Remaining Life 3
Caughlin Glen & Caughlin Crossing	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,725	
	% Included 100.00%	Total Cost/Study \$3,725
Summary	Replacement Year 2023	Future Cost \$3,866

This is to replace the, 5' x 4' "Caughlin Glenn" painted carved wood monument sign supported by stone faced pilasters. Painting and ongoing repair are paid from operating. Replacement sign design may change. Should client obtain a proposal, information received may be entered into the reserve study.

1- small up light

2020- Site visit confirmed the sign has been painted by staff.

2017- \$3,588 anticipated, actual cost may change.



**00200 - Caughlin Ranch HOA**

**21000 - Signage**

852 - Monument	Useful Life 22	Remaining Life 1	
2 Caughlin Pkwy & Kensington Ln	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,000		
	% Included 100.00%	Total Cost/Study	\$8,000
Summary	Replacement Year 2021	Future Cost	\$8,100

This is to replace the, 2' x 6' "Cottages" painted wood monument sign supported by stone faced pilasters and flanked with vinyl fencing. Painting and ongoing repair are paid from operating. Replacement sign design may change. Should client obtain a proposal, information received may be entered into the reserve study.

2020- Replacement or refurbish is scheduled for 2021 per client. Cost per client.



856 - Monument	Useful Life 22	Remaining Life 19	
Caughlin Parkway & Caughlin Creek	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,145		
	% Included 100.00%	Total Cost/Study	\$4,145
Summary	Replacement Year 2039	Future Cost	\$5,248

This is to replace the, 3' x 10' "Juniper Trails" painted wood monument sign supported by a stone support. Painting and ongoing repair are paid from operating. Replacement sign design may change. Should client obtain a proposal, information received may be entered into the reserve study.

2020- Site review confirms the sign had been replaced in 2017. A client provided cost will further define this component.

2017- \$3,995 anticipated, actual cost may change.

2015- Remaining life from 20 to 1 per client 7/9/2015. The sign and footing are in very good condition appearing newer.





**00200 - Caughlin Ranch HOA**

**21000 - Signage**

860 - Monument	Useful Life 22	Remaining Life 3	
Plateau Rd & Water Hold Rd	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,000		
	% Included 100.00%	Total Cost/Study	\$4,000
Summary	Replacement Year 2023	Future Cost	\$4,152

This is to replace the, 3' x 8' "Entering Juniper Trails" painted wood monument sign supported by a stone support. Painting and ongoing repair are paid from operating. Replacement sign design may change. Should client obtain a proposal, information received may be entered into the reserve study.



864 - Monument	Useful Life 22	Remaining Life 10	
Caughlin Pkwy & Sierra Crest Way	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,725		
	% Included 100.00%	Total Cost/Study	\$3,725
Summary	Replacement Year 2030	Future Cost	\$4,218

This is to replace the, 6' x 8' "Evergreen" painted "can" monument signs on a stone faced support with uplights. Painting and ongoing repair are paid from operating. Replacement sign design may change. Should client obtain a proposal, information received may be entered into the reserve study.

2017- Repairs and repainting being made in 2017 for \$620, and this is extending the remaining life from 2023 to 2030.

2015- Quantity amended from 2 to 1 per client 7/9/2015.



**00200 - Caughlin Ranch HOA**

**21000 - Signage**

868 - Monument	Useful Life 22	Remaining Life 19	
2 Creekridge Trail & Caughlin Pkwy	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,920		
	% Included 100.00%	Total Cost/Study	\$7,840
Summary	Replacement Year 2039	Future Cost	\$9,927

This is to replace the, 5' x 10' "Creek Ridge" painted stucco monument signs on stone support. Painting and ongoing repair are paid from operating. Replacement sign design may change. Should client obtain a proposal, information received may be entered into the reserve study.

2020- Site visit confirms the signs were repaired and painted and appears new lettering was replaced in 2017.  
2017- \$7,554 anticipated to rebuild both signs.  
2015- These monuments need paint and minor stucco repair.



872 - Monument	Useful Life 22	Remaining Life 10	
Seasons Trail & Caughlin Pkwy	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,725		
	% Included 100.00%	Total Cost/Study	\$3,725
Summary	Replacement Year 2030	Future Cost	\$4,218

This is to replace the, 6' x 16' "Seasons" stone with wood trellis monument. Painting and ongoing repair are paid from operating. Replacement sign design may change. Should client obtain a proposal, information received may be entered into the reserve study.

2020- Repairs are needed in some areas of the stone face. The arbor needs staining. Joint painting and sealing will secure the loose stone.  
2015- The arbor needs stain maintenance.



## 00200 - Caughlin Ranch HOA

### 21000 - Signage

876 - Monument	Useful Life 15	Remaining Life 12
S McCarron Pkwy & W Plum Ln	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,000	
	% Included 100.00%	Total Cost/Study \$4,000
Summary	Replacement Year 2032	Future Cost \$4,643

This is to maintain the, 6' x 25' "Caughlin Ranch" "can" monument sign on a stone faced support wall. On-going repair is completed from operating. This is for maintenance only as the remaining life of this monument will exceed the scope of this 30 year reserve study.

2020- \$13,065 cost every 22 years is reduced to \$4,000 every 15 years.

2018- \$1,890 was expended for electrical work.

2017- \$12,585 anticipated for updating the sign.

2016- Per client 7/28/2016, \$13,000 anticipated for the CRHA monument sign. Added as a reserve study component. Association input may further define this component.



### 26000 - Outdoor Equipment

324 - Picnic Table: Metal	Useful Life 20	Remaining Life 10
3 Trails & Roadside	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,490	
	% Included 100.00%	Total Cost/Study \$4,470
Summary	Replacement Year 2030	Future Cost \$5,061

This is to replace the Plastisol coated expanded metal picnic tables.

### 31000 - Reserve Study

120 - 5 Year Update with Site Visit	Useful Life 5	Remaining Life 0
Reserve Study	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,000	
	% Included 100.00%	Total Cost/Study \$6,000
Summary	Replacement Year 2020	Future Cost \$6,000

This is to have a professional reserve study prepared for the association as required by NRS. This is for the 5-year complete reserve study which includes a visual observation of the accessible reserve components the association is obligated to maintain.

2020- \$6,000 anticipated expenditure.

2019- Moved office building study components to this study.

**00200 - Caughlin Ranch HOA**

**31000 - Reserve Study**

500 - Annual Update	Useful Life 5	Remaining Life 1	
Update	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,200	
	% Included	100.00%	Total Cost/Study \$1,200
Summary	Replacement Year	2021	Future Cost \$1,215

This is to revise the existing reserve study without performing an on-site visual observation.

2020- \$1,200 unit cost is increased to \$1,400.

502 - Annual Update	Useful Life 5	Remaining Life 2	
Update	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,200	
	% Included	100.00%	Total Cost/Study \$1,200
Summary	Replacement Year	2022	Future Cost \$1,230

This is to revise the existing reserve study without performing an on-site visual observation.

2020- \$1,200 unit cost is increased to \$1,400.

2018- \$1,000 was expended.

504 - Annual Update	Useful Life 5	Remaining Life 3	
Update	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,200	
	% Included	100.00%	Total Cost/Study \$1,200
Summary	Replacement Year	2023	Future Cost \$1,246

This is to revise the existing reserve study without performing an on-site visual observation.

2020- \$1,200 unit cost is increased to \$1,400.

2019- \$1,200 total was expended to update study and move office building study components to this study.

506 - Annual Update	Useful Life 5	Remaining Life 4	
Update	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,400	
	% Included	100.00%	Total Cost/Study \$1,400
Summary	Replacement Year	2024	Future Cost \$1,471

This is to revise the existing reserve study without performing an on-site visual observation.

2020- \$1,200 unit cost is increased to \$1,400.

2017- \$1,000 was expended.



## 00300 - Pine Bluff

### 01000 - Paving

120 - Asphalt: State Spec. Slurry	Useful Life 6	Remaining Life 1	
4,300 sf Paths- Type II Slurry Seal	Quantity 4,300	Unit of Measure	Square Feet
	Cost /SqFt \$0.450		
	% Included 100.00%	Total Cost/Study	\$1,935
Summary	Replacement Year 2021	Future Cost	\$1,959

This is to prepare the surface and apply a state specification Type II slurry seal.

approximately 5' x 860 lf. path with gravel shoulders

2020- The paths exhibit a need for sealing.

2018- \$1,720 was expended.



200 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 1	
4,300 sf -Path Repairs (3%)	Quantity 4,300	Unit of Measure	Square Feet
	Cost /SqFt \$5.25	Qty * \$/SqFt	\$22,575
	% Included 2.50%	Total Cost/Study	\$564
Summary	Replacement Year 2021	Future Cost	\$571

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed. Percent to include will increase as the paving ages.

approximately 5' x 860 lf. path with gravel shoulders

2020- The paths are in generally good condition.



### 00300 - Pine Bluff

#### 01000 - Paving

400 - Asphalt: Major Repairs	Useful Life	25	Remaining Life	22
4,300 sf Path Remove & Replace	Quantity	4,300	Unit of Measure	Square Feet
	Cost /SqFt	\$5.25		
	% Included	100.00%	Total Cost/Study	\$22,575
Summary	Replacement Year	2042	Future Cost	\$29,670

This is for major excavation, re-compaction and installation of new hot mix asphalt to selected areas. Work should include avoiding abrupt changes in surface elevation along path borders.



### 18000 - Landscaping

104 - Irrigation: Controllers	Useful Life	20	Remaining Life	17
2 -Community Entrances	Quantity	2	Unit of Measure	Items
	Cost /Itm	\$1,000		
	% Included	100.00%	Total Cost/Study	\$2,000
Summary	Replacement Year	2037	Future Cost	\$2,470

This is to replace the irrigation controllers.

2020- The controller type was not observed.



**00300 - Pine Bluff**  
**18000 - Landscaping**

200 - Irrigation: Valves  
12 Irrigation Valves

Useful Life	15	Remaining Life	15
Quantity	12	Unit of Measure	Items
Cost /Itm	\$200		
% Included	100.00%	Total Cost/Study	\$2,400
Replacement Year	2035	Future Cost	\$2,892

Summary

This is to replace the irrigation valves.



300 - Irrigation: Backflow Preventors  
2 -Community Entrances

Useful Life	20	Remaining Life	17
Quantity	2	Unit of Measure	Items
Cost /Itm	\$1,400		
% Included	100.00%	Total Cost/Study	\$2,800
Replacement Year	2037	Future Cost	\$3,458

Summary

This is to replace the backflow prevention valves.



**00300 - Pine Bluff**  
**18000 - Landscaping**

340 - Irrigation: Pumps	Useful Life 5	Remaining Life 2	
Booster Pump & Hot Box Enclosure	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,500	
	% Included	100.00%	Total Cost/Study \$1,500
Summary	Replacement Year	2022	Future Cost \$1,538

This is to replace the irrigation system pumps.



**19500 - Retaining Wall**

960 - Consulting/Engineering	Useful Life 25	Remaining Life 23	
Gabion Cube Basket Retaining Walls	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,000	
	% Included	100.00%	Total Cost/Study \$4,000
Summary	Replacement Year	2043	Future Cost \$5,323

This is to project the need for engineering and consulting professional fees and expenses to determine a cost and remaining life for repairing/ replacing the gabion retainer walls. No replacement is included in the reserve study due to the anticipated useful life.





## 00300 - Pine Bluff

### 21000 - Signage

792 - Monument	Useful Life 25	Remaining Life 23	
2 -Community Entrances	Quantity 2	Unit of Measure	Items
	Cost /Itm \$10,000		
	% Included 100.00%	Total Cost/Study	\$20,000
Summary	Replacement Year 2043	Future Cost	\$26,614

This is to replace the all metal custom identity "Pine Bluff" monument signs.



## 00400 - Parks

### 01000 - Paving

760 - Bollards	Useful Life 30	Remaining Life 26	
4 Village Green Parking Lot	Quantity 4	Unit of Measure	Items
	Cost /Itm \$580		
	% Included 100.00%	Total Cost/Study	\$2,320
Summary	Replacement Year 2046	Future Cost	\$3,204

This is to replace or repair damaged bollards. Painting is provided for within another component.

2016- \$2,236 was expended to install 4 parking lot bollards and chains to close off lots.



**00400 - Parks**

**04000 - Structural Repairs**

800 - Wood: Gazebo Repairs	Useful Life 10	Remaining Life 4
Village Green Park BBQ Area- Maintain	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,065	
	% Included 100.00%	Total Cost/Study \$1,065
Summary	Replacement Year 2024	Future Cost \$1,119

This is to repair the 40' x 60' shade structure which should have a useful exceeding the 30 year scope of the reserve study. Painting is completed thru operating. Particular attention should be paid to areas which are in contact with moisture. Roofing is provided for within another component.

6- lights\ fixtures



910 - Building Maintenance	Useful Life 30	Remaining Life 15
Village Green- Log Play Cabin	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,195	
	% Included 100.00%	Total Cost/Study \$3,195
Summary	Replacement Year 2035	Future Cost \$3,849

This is for general building repairs.



## 00400 - Parks

### 04000 - Structural Repairs

914 - Doors	Useful Life 25	Remaining Life 5	
3 Village Green Park- Restroom Bldg	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,275		
	% Included 100.00%	Total Cost/Study	\$3,825
Summary	Replacement Year 2025	Future Cost	\$4,070

This is to repair, replace and maintain the doors.



## 05000 - Roofing

448 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 5	
8 Squares- Village Green Park- Shade Structure	Quantity 8	Unit of Measure	Squares
	Cost /Sqrs \$775		
	% Included 100.00%	Total Cost/Study	\$6,200
Summary	Replacement Year 2025	Future Cost	\$6,597

This is to reroof the 24' x 24' shade structure with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2015- The shingles over the hips may require premature replacement.



**00400 - Parks**

**05000 - Roofing**

452 - Pitched: Dimensional Composition	Useful Life	25	Remaining Life	19
6 Squares- Village Green- Restroom Bldg	Quantity	6	Unit of Measure	Squares
	Cost /Sqrs	\$775		
	% Included	100.00%	Total Cost/Study	\$4,650
Summary	Replacement Year	2039	Future Cost	\$5,888

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life. A client provided cost will further define this component.

2014- Placed in service.





**00400 - Parks**

**08000 - Rehab**

222 - Restrooms	Useful Life 13	Remaining Life 7	
2 Village Green Restroom Bldg (50%)	Quantity 2	Unit of Measure Room	
	Cost /Rm \$5,320	Qty * \$/Rm \$10,640	
	% Included 50.00%	Total Cost/Study \$5,320	
Summary	Replacement Year 2027	Future Cost \$5,803	

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. on a percentage basis. Client input will further define this component. Painting is funded from operating.

- 1- stainless steel urinal (rusted)
- 2- stainless steel sinks
- 3- stainless steel toilets
- 5- interior and exterior lights

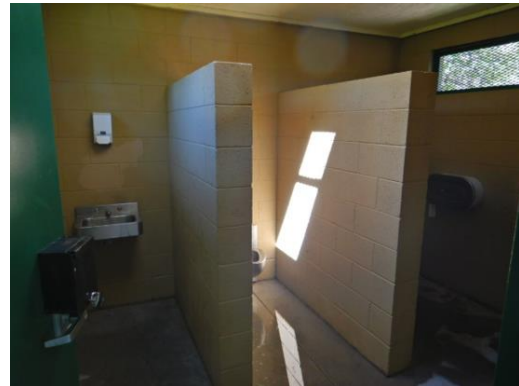
Provided for within other components:

- 2- access keypads
- 2- "World" hand dryers
- 3- doors

2020- Remaining life extended to 2027 per client.

2016- \$1,186 was expended to replace women's restroom key pad.

2013- \$7,690 was expended for new bathroom dispensers, 1 sink and 2 toilets (\$4,500) and combo locks (\$3,190) due to vandalism.



## 00400 - Parks

### 14000 - Recreation

900 - Miscellaneous	Useful Life 10	Remaining Life 2
4 Village Green- Horseshoe Pits	Quantity 4	Unit of Measure Items
	Cost /Itm \$270	
	% Included 100.00%	Total Cost/Study \$1,080
Summary	Replacement Year 2022	Future Cost \$1,107

This is to maintain the 4 horseshoe pits including sand and sand pit surrounds. Note that creosote treated timbers where the public has contact may not be an acceptable future use of this treated wood.



### 17000 - Tennis Court

100 - Reseal	Useful Life 7	Remaining Life 1
14,400 sf [2] Village Green Park Courts	Quantity 14,400	Unit of Measure Square Feet
	Cost /SqFt \$1.04	
	% Included 100.00%	Total Cost/Study \$15,000
Summary	Replacement Year 2021	Future Cost \$15,188

This is to reseal and re-stripe the tennis courts.

2- 60'x`120' courts

2020- \$15,000 anticipated in 2021 per client.

2014- Major work done at the courts by Color Crafters (775) 831-0388 in the amount of \$20,400. This included grinding 320' of bumped areas to make level. Filled cracks for 400'. Installed Glassgrid spanning fabric around post sets. Raised headers as needed. Applied 3-coat Novacrylic surfacing system to entire surface.



## 00400 - Parks

### 17000 - Tennis Court

500 - Resurface	Useful Life 21	Remaining Life 15
14,400 sf [2] Village Green Park Courts	Quantity 14,400	Unit of Measure Square Feet
	Cost /SqFt \$2.70	
	% Included 100.00%	Total Cost/Study \$38,880
Summary	Replacement Year 2035	Future Cost \$46,844

This is to resurface the tennis courts utilizing overlay, color coat and striping.

2- 60'x`120' courts



### 19000 - Fencing

100 - Chain Link: 4'	Useful Life 30	Remaining Life 20
168 lf Village Green Park Tennis Courts	Quantity 168	Unit of Measure Linear Feet
	Cost /l.f. \$12.00	
	% Included 100.00%	Total Cost/Study \$2,016
Summary	Replacement Year 2040	Future Cost \$2,585

This is to replace the 4' chain link fencing.



## 00400 - Parks

### 19000 - Fencing

130 - Chain Link: 10'	Useful Life 30	Remaining Life 20
520 lf Village Green Park Tennis Courts	Quantity 520	Unit of Measure Linear Feet
	Cost /l.f. \$21.00	
	% Included 100.00%	Total Cost/Study \$10,920
Summary	Replacement Year 2040	Future Cost \$14,000

This is to replace the 10' chain link fencing.



### 20000 - Lighting

280 - Pole Lights	Useful Life 10	Remaining Life 8
19 Village Green Park	Quantity 19	Unit of Measure Items
	Cost /Itm \$600	
	% Included 100.00%	Total Cost/Study \$11,400
Summary	Replacement Year 2028	Future Cost \$12,591

This is to replace the pole lights reusing the existing wiring and conduits. The poles should outlast the heads so replacement of the units in total will not be significant. Poles mounted in open, irrigated park areas may require accelerated replacement. A client provided cost history may further define this component.

2020- \$258 unit cost increased to \$600.

2019- Per client, \$4,844 was expended in 2018.

2018- \$3,738 was expended for new lens covers. Per client, omit annual costs, new lens anticipated per client in 2028.

2017- \$1,422 was expended for electrical repairs, per client 6/2/2018.

2015- Cost, useful and remaining life per client 7/9/2015. The lights vary in condition.



**00400 - Parks**

**24600 - Safety / Access**

700 - Security System	Useful Life 6	Remaining Life 4	
Village Green Park	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$15,960	
	% Included	100.00%	Total Cost/Study \$15,960
Summary	Replacement Year	2024	Future Cost \$16,773

This is to replace the security system.

2014- \$14,853 was expended for a new security system.

710 - Security System	Useful Life 3	Remaining Life 1	
Village Green Park- Sonic Wall	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,125	
	% Included	100.00%	Total Cost/Study \$1,125
Summary	Replacement Year	2021	Future Cost \$1,139

This is to replace the cyber security firewall sonicWall.

2019- No expenses indicated, so remaining life extended from 2019 to 2020.

2018 - \$1,100 anticipated for sonic wall in 2019 to be replaced every 3 years. Will need further input from client during next site visit. Added as a component of the reserve study per client.

**00400 - Parks**

**26000 - Outdoor Equipment**

100 - Tot Lot: Play Equipment	Useful Life 20	Remaining Life 0	
Village Green Park	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$172,216	
	% Included	100.00%	Total Cost/Study \$172,216
Summary	Replacement Year	2020	Future Cost \$172,216

This is to replace the tot lot play equipment and park elements that are being installed in 2020. Client should stay current with changing requirements for safe tot lots. Safety surface is provided within another component. A client provided cost and placed in service year will further define this component.

- 1- Ultra Zip R5 Small
- 1- Arch Swing Add-A-Bay, 2 Belts, 8' High
- 1- Arch Swing, 4 Playshare Seats, 8' high
- 1- Spin Max, Orbit
- 1- play system

Play equipment is estimated to cost \$172,216 and the play surface material (see related component) is estimated at \$41,275. The sum of these two elements is \$213,941 in 2020.

2020- \$213,941 proposal to replace equipment by Sierra Winds per proposal dated 5/20/2020. Per client, \$90,000 will be reimbursed by the City of Reno in 2021.  
2015- Per client in July 2015, the estimate, based on other purchases, should be reduced from \$70,000 to \$20,000.



**00400 - Parks**

**26000 - Outdoor Equipment**

104 - Tot Lot: Play Equipment	Useful Life 20	Remaining Life 13
Eastridge Park- Bryce Canyon & Hemlock Way	Quantity 1	Unit of Measure Items
	Cost /Itm \$19,155	
	% Included 100.00%	Total Cost/Study \$19,155
Summary	Replacement Year 2033	Future Cost \$22,512

This is to replace the tot lot play equipment. Client should stay current with changing requirements for safe tot lots. A client provided cost and placed in service year will further define this component. Safety surface is paid from operating.

2015- Remaining life from 12 to 18 per client 7/9/2015.

2013- \$8,000 was expended for upgrades, paint and install swings.

2012- \$4,200 was expended for repairs.





**00400 - Parks**

**26000 - Outdoor Equipment**

108 - Tot Lot: Play Equipment	Useful Life 20	Remaining Life 17	
Caughlin Crest Park- Cashill Bld & Hemlock Way	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$35,110	
	% Included	100.00%	Total Cost/Study \$35,110
Summary	Replacement Year	2037	Future Cost \$43,366

This is to replace the tot lot play equipment. Client should stay current with changing requirements for safe tot lots. Safety surface is provided within another component. A client provided cost and placed in service year will further define this component.

2017- \$33,825 was expended for new playground unit, Sierra Winds Products for Leisure. Total cost includes, permits, freight and installation. The City of Reno will refund \$36,000 total for play set replacement and the Vitriturf installation.

2016- \$31,859 was expended to replace play set. (Actual expenditure in 2017)

2015- Per client 7/9/2015, increase estimate from \$18,000 to \$22,000 and reduce remaining life from 2018 to 2016. This wood structure is leaning and exhibits splintered wood.

2013- \$1,500 was expended for new swings.





**00400 - Parks**

**26000 - Outdoor Equipment**

140 - Tot Lot: Safety Surface	Useful Life 10	Remaining Life 7	
Caughlin Crest Park- Cashill Bld & Hemlock Wy	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$32,855	
	% Included	100.00%	Total Cost/Study \$32,855
Summary	Replacement Year	2027	Future Cost \$35,840

This is to replace the play area Vitriturf impact absorbing safety surface. Tears, cracks and other damage should be patched immediately.

2017- \$31,651 was expended for Vitriturf pour in place rubber safety surface. Added as a reserve study component. The City of Reno will refund \$36,000 total for play set replacement and the Vitriturf installation. Added as a reserve study component.



150 - Tot Lot: Safety Surface	Useful Life 10	Remaining Life 0	
Village Green Park Tot Lot	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$41,725	
	% Included	100.00%	Total Cost/Study \$41,725
Summary	Replacement Year	2020	Future Cost \$41,725

This is to replace the play area Vitriturf impact absorbing safety surface. Tears, cracks and other damage should be patched immediately.

4549 Village Green Parkway

2020- \$41,725 proposal by Sierra Winds to complete NuPlay nuggets and Rubberific Mulch per proposal 5/13/2020. The City of Reno will refund \$41,725 total for the safety system installation.

Picture is prior the new replacement of the Vitriturf impact absorbing safety surface scheduled for 2020



**00400 - Parks**

**26000 - Outdoor Equipment**

154 - Tot Lot: Safety Surface	Useful Life 3	Remaining Life 3	
V G Park- Tot Lot Nugget Refurbish	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,500	
	% Included	100.00%	Total Cost/Study \$2,500
Summary	Replacement Year	2023	Future Cost \$2,595
This is to replenish the play area impact absorbing NuPlay nuggets.			

200 - Pedestal Grill BBQ	Useful Life 15	Remaining Life 5	
3 Village Green Park	Quantity 3	Unit of Measure	Items
	Cost /Itm	\$320	
	% Included	100.00%	Total Cost/Study \$960
Summary	Replacement Year	2025	Future Cost \$1,022
This is to replace the pedestal grill BBQ's. Includes shipping and installation.			



204 - Pedestal Grill BBQ	Useful Life 15	Remaining Life 8	
2 Caughlin Crest Park- Cashill Bld & Hemlock Wy	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$320	
	% Included	100.00%	Total Cost/Study \$640
Summary	Replacement Year	2028	Future Cost \$707
This is to replace the pedestal grill BBQ's. Includes shipping and installation.			



**00400 - Parks**

**26000 - Outdoor Equipment**

218 - Barbecue	Useful Life 8	Remaining Life 5
Village Green Park- Masonry BBQ	Quantity 1	Unit of Measure Items
	Cost /Itm \$530	
	% Included 100.00%	Total Cost/Study \$530
Summary	Replacement Year 2025	Future Cost \$564

This is to maintain the barbecue including grill and metal grill cover replacement, metal door replacement and block repair and pointing. With ongoing repair, the masonry structural support should exceed the 30 year scope of the reserve study.

2017- \$513 anticipated, actual cost may change.

2015- The grill needs repairs or replacement and exhibits failed attachment to the rear support and a worn cooking grid.



300 - Benches	Useful Life 12	Remaining Life 3
Caughlin Crest Park- Cashill Bld & Hemlock Wy	Quantity 1	Unit of Measure Items
	Cost /Itm \$640	
	% Included 100.00%	Total Cost/Study \$640
Summary	Replacement Year 2023	Future Cost \$664

This is to replace the coated bench.

**00400 - Parks**

**26000 - Outdoor Equipment**

306 - Benches	Useful Life 12	Remaining Life 1	
4 Village Green Park	Quantity 4	Unit of Measure	Items
	Cost /Itm \$640		
	% Included 100.00%	Total Cost/Study	\$2,560
Summary	Replacement Year 2021	Future Cost	\$2,592

This is to replace the Plastisol coated expanded metal benches.

2015- Per client 7/9/2015, reduce quantity from 8 to 4. Damage, probably caused by skateboards, was observed on the tables and benches.



312 - Picnic Table: Metal	Useful Life 20	Remaining Life 5	
10 Village Green Park	Quantity 10	Unit of Measure	Items
	Cost /Itm \$1,600		
	% Included 100.00%	Total Cost/Study	\$16,000
Summary	Replacement Year 2025	Future Cost	\$17,025

This is to replace the Plastisol coated expanded metal picnic tables.

2015- Damage, probably caused by skateboards, was observed on the tables and benches.



**00400 - Parks**

**26000 - Outdoor Equipment**

320 - Picnic Table: Metal	Useful Life 20	Remaining Life 10	
3 Eastridge Park- Bryce Canyon & Hemlock Way	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,490		
	% Included 100.00%	Total Cost/Study	\$4,470
Summary	Replacement Year 2030	Future Cost	\$5,061

This is to replace the Plastisol coated expanded metal picnic tables.

2015- \$650 is anticipated per client 7/10/2015.



380 - Garbage Receptacles	Useful Life 14	Remaining Life 7	
6 Village Green- Coated Containers	Quantity 6	Unit of Measure	Items
	Cost /Itm \$745		
	% Included 100.00%	Total Cost/Study	\$4,470
Summary	Replacement Year 2027	Future Cost	\$4,876

This is to replace the coated garbage containers.

2020- No replacement history. Percent to include increased from 50% to 100%. 7 year useful life increased to 14 years.





## 00400 - Parks

### 26000 - Outdoor Equipment

384 - Garbage Receptacles	Useful Life 15	Remaining Life 8	
Caughlin Crest Park- Cashill Bld & Hemlock Wy	Quantity 1	Unit of Measure	Items
	Cost /Itm \$320		
	% Included 100.00%	Total Cost/Study	\$320
Summary	Replacement Year 2028	Future Cost	\$353

This is to replace the drum/slat garbage containers.



388 - Garbage Receptacles	Useful Life 15	Remaining Life 8	
Eastridge Park- Bryce Canyon & Hemlock Wy	Quantity 1	Unit of Measure	Items
	Cost /Itm \$320		
	% Included 100.00%	Total Cost/Study	\$320
Summary	Replacement Year 2028	Future Cost	\$353

This is to replace the drum/slat garbage containers.

2020- Added as a component of the reserve study.



**00400 - Parks**

**26000 - Outdoor Equipment**

480 - Drinking Fountain	Useful Life	20	Remaining Life	9
3 Village Green Park	Quantity	3	Unit of Measure	Items
	Cost /Itm	\$3,725		
	% Included	100.00%	Total Cost/Study	\$11,175
Summary	Replacement Year	2029	Future Cost	\$12,497

This is to replace the Haws drinking fountains located near the restrooms, tennis courts and horseshoe pits.

2020- The fountain near the horseshoe area has a loose casing cover.

2015- Per client 7/9/2015, set remaining life to 2029. Some rust rot was observed.



900 - Chain Link Backstop	Useful Life	30	Remaining Life	15
Baseball Field Arched Backstop & Benches	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$12,769		
	% Included	100.00%	Total Cost/Study	\$12,769
Summary	Replacement Year	2035	Future Cost	\$15,384

This is to maintain the ballfield amenities located at the rear of Village Green Park .

1- 48' arch style backstop

2- 15' aluminum benches

2015- \$1,800 anticipated for unknown work per client 7/10/2015.



**00400 - Parks**

**26000 - Outdoor Equipment**

904 - Miscellaneous	Useful Life 7	Remaining Life 3	
Village Green Park- Amphitheater Canvas	Quantity 1	Unit of Measure	Items
Awning	Cost /Itm \$21,340		
	% Included 100.00%	Total Cost/Study	\$21,340
Summary	Replacement Year 2023	Future Cost	\$22,150

This is to replace the Eickleberger canvas awning.

2020- Awning was stored during the site review. Remaining life extended to 2023 per client.  
2017- \$2,452 total was expended including \$1,422 for additional new awning lights and \$1,030 to paint amphitheater.  
2016- \$3,370 was expended to add lights to awning.  
2014- \$20,050 was expended.





## 00500 - Paths

### 01000 - Paving

139 - Asphalt: State Spec. Slurry	Useful Life 6	Remaining Life 4	Treatment [nr:1]
143,980 sf Type II (2024 Only)	Quantity 143,980	Unit of Measure	Square Feet
	Cost /SqFt \$0.450		
	% Included 100.00%	Total Cost/Study	\$64,791
Summary	Replacement Year 2024	Future Cost	\$68,092

This is to prepare the surface and apply a state specification type II slurry seal.

2020- All state spec. type II slurry seal to be .45/sf, per client.

2019- Per client, \$88,191 was expended in 2018.

2018- \$64,683 was expended.

2016- Added to study for 2018 work. Quantity is the same in 2024, unlike the related 2016, 2017 work so this is ongoing.



151 - Asphalt: State Spec. Slurry	Useful Life 6	Remaining Life 2	Treatment [nr:1]
132,334 sf Type II (2022 Only)	Quantity 132,334	Unit of Measure	Square Feet
	Cost /SqFt \$0.450		
	% Included 100.00%	Total Cost/Study	\$59,550
Summary	Replacement Year 2022	Future Cost	\$61,048

This is to prepare the surface and apply a state specification type II slurry seal.

2020- All state spec. type II slurry seal to be .45/sf, per client.

2016- Added to study for 2022 work.



## 00500 - Paths

### 01000 - Paving

155 - Asphalt: State Spec. Slurry	Useful Life 6	Remaining Life 3	Treatment [nr:1]
112,886 sf Type II (2023 Only)	Quantity 112,886	Unit of Measure	Square Feet
	Cost /SqFt \$0.450		
	% Included 100.00%	Total Cost/Study	\$50,799
Summary	Replacement Year 2023	Future Cost	\$52,728

This is to prepare the surface and apply a state specification type II slurry seal.

2020- All state spec. type II slurry seal to be .45/sf, per client.

2016- Added to study for 2023 work.



171 - Asphalt: State Spec. Slurry	Useful Life 6	Remaining Life 5	Treatment [nr:1]
48,868 sf Type II (2025 Only)	Quantity 48,868	Unit of Measure	Square Feet
	Cost /SqFt \$0.450		
	% Included 100.00%	Total Cost/Study	\$21,991
Summary	Replacement Year 2025	Future Cost	\$23,400

This is to prepare the surface and apply a state specification type II slurry seal.

2020- All state spec. type II slurry seal to be .45/sf, per client.

2016- Added to study for 2025 work only.



## 00500 - Paths

### 01000 - Paving

174 - Asphalt: State Spec. Slurry	Useful Life 6	Remaining Life 11	
181,202 sf Type II in 2031 & Ongoing	Quantity 181,202	Unit of Measure	Square Feet
	Cost /SqFt \$0.450		
	% Included 100.00%	Total Cost/Study	\$81,541
Summary	Replacement Year 2031	Future Cost	\$93,480

This is to prepare the surface and apply a state specification type II slurry seal.

2020- All state spec. type II slurry seal to be .45/sf, per client.

2016- Added to study for 2031 work and ongoing.



178 - Asphalt: State Spec. Slurry	Useful Life 6	Remaining Life 12	
112,886 sf Type II in 2032 & Ongoing	Quantity 112,886	Unit of Measure	Square Feet
	Cost /SqFt \$0.450		
	% Included 100.00%	Total Cost/Study	\$50,799
Summary	Replacement Year 2032	Future Cost	\$58,965

This is to prepare the surface and apply a state specification type II slurry seal.

2020- All state spec. type II slurry seal to be .45/sf, per client.

2016- Added to study for 2032 work and ongoing.



## 00500 - Paths

### 01000 - Paving

182 - Asphalt: State Spec. Slurry	Useful Life 6	Remaining Life 13	
143,980 sf Type II in 2033 & Ongoing	Quantity 143,980	Unit of Measure	Square Feet
	Cost /SqFt \$0.450		
	% Included 100.00%	Total Cost/Study	\$64,791
Summary	Replacement Year 2033	Future Cost	\$76,147

This is to prepare the surface and apply a state specification type II slurry seal.

2020- All state spec. type II slurry seal to be .45/sf, per client.

2016- Added to study for 2033 work and ongoing.



205 - Asphalt: Ongoing Repairs	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Walking Paths Repairs (2021 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$71,943		
	% Included 100.00%	Total Cost/Study	\$71,943
Summary	Replacement Year 2021	Future Cost	\$72,842

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

2020- \$71,943 anticipated in 2021 to repair walking paths by SNC per 5/13/2020 proposal.

**00500 - Paths**

**01000 - Paving**

209 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 2	Treatment [nr:1]
132,334 sf Full Depth HMA Patch 2022 (4%)	Quantity 132,334	Unit of Measure Square Feet	
	Cost /SqFt \$5.25	Qty * \$/SqFt \$694,754	
	% Included 4.00%	Total Cost/Study \$27,790	
Summary	Replacement Year 2022	Future Cost \$28,489	

This is for miscellaneous repairs including a full depth HMA patch to a partial area as indicated by the percentage included above.



211 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 3	Treatment [nr:1]
112,886 sf Full Depth HMA Patch 2023 (4%)	Quantity 112,886	Unit of Measure Square Feet	
	Cost /SqFt \$5.25	Qty * \$/SqFt \$592,652	
	% Included 4.00%	Total Cost/Study \$23,706	
Summary	Replacement Year 2023	Future Cost \$24,606	

This is for miscellaneous repairs including a full depth HMA patch to a partial area as indicated by the percentage included above.





## 00500 - Paths

### 01000 - Paving

215 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 4	Treatment [nr:1]
143,980 sf Full Depth HMA Patch 2024 (4%)	Quantity 143,980	Unit of Measure Square Feet	
	Cost /SqFt \$5.25	Qty * \$/SqFt \$755,895	
	% Included 4.00%	Total Cost/Study \$30,236	
Summary	Replacement Year 2024	Future Cost \$31,776	

This is for miscellaneous repairs including a full depth HMA patch to a partial area as indicated by the percentage included above.



230 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 17	
181,202 sf Full Depth HMA Patch 2037 (3%)	Quantity 181,202	Unit of Measure Square Feet	
	Cost /SqFt \$5.25	Qty * \$/SqFt \$952,167	
	% Included 2.50%	Total Cost/Study \$23,804	
Summary	Replacement Year 2037	Future Cost \$29,401	

This is for miscellaneous repairs including a full depth HMA patch to a partial area as indicated by the percentage included above.

2016- Added to study per engineer's recommendation. BRG used 2.5% for inclusion amount instead of 2 variations at 2% & later at 3%. This can be adjusted as needed.



## 00500 - Paths

### 01000 - Paving

234 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 18	
112,886 sf Full Depth HMA Patch 2038 (3%)	Quantity 112,886	Unit of Measure Square Feet	
	Cost /SqFt \$5.25	Qty * \$/SqFt \$592,652	
	% Included 2.50%	Total Cost/Study \$14,816	
Summary	Replacement Year 2038	Future Cost \$18,529	

This is for miscellaneous repairs including a full depth HMA patch to a partial area as indicated by the percentage included above.

2016- Added to study per engineer's recommendation. BRG used 2.5% for inclusion amount instead of 2 variations at 2% & later at 3%. This can be adjusted as needed.



238 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 19	
143,980 sf Full Depth HMA Patch 2039 (3%)	Quantity 143,980	Unit of Measure Square Feet	
	Cost /SqFt \$5.25	Qty * \$/SqFt \$755,895	
	% Included 2.50%	Total Cost/Study \$18,897	
Summary	Replacement Year 2039	Future Cost \$23,928	

This is for miscellaneous repairs including a full depth HMA patch to a partial area as indicated by the percentage included above.

2016- Added to study per engineer's recommendation. BRG used 2.5% for inclusion amount instead of 2 variations at 2% & later at 3%. This can be adjusted as needed.



**00500 - Paths**

**01000 - Paving**

340 - Asphalt: Overlay	Useful Life 25	Remaining Life 2
48,868 sf 1.5" HMA OL- 2022	Quantity 48,868	Unit of Measure Square Feet
	Cost /SqFt \$2.05	
	% Included 100.00%	Total Cost/Study \$100,179
Summary	Replacement Year 2022	Future Cost \$102,700

This is to overlay the existing asphalt surface with 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions. Client may be required to raise the adjacent surfaces even to the new paved surface to avoid abrupt surface elevation changes.



344 - Asphalt: Overlay	Useful Life 25	Remaining Life 8
132,334 sf 1.5" HMA OL- 2028	Quantity 132,334	Unit of Measure Square Feet
	Cost /SqFt \$2.05	
	% Included 100.00%	Total Cost/Study \$271,285
Summary	Replacement Year 2028	Future Cost \$299,630

This is to overlay the existing asphalt surface with 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions. Client may be required to raise the adjacent surfaces even to the new paved surface to avoid abrupt surface elevation changes.



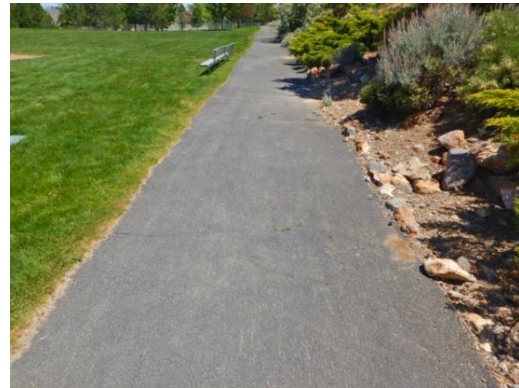


**00500 - Paths**

**01000 - Paving**

348 - Asphalt: Overlay	Useful Life 25	Remaining Life 9
112,886 sf 1.5" HMA OL- 2029	Quantity 112,886	Unit of Measure Square Feet
	Cost /SqFt \$2.05	
	% Included 100.00%	Total Cost/Study \$231,416
Summary	Replacement Year 2029	Future Cost \$258,791

This is to overlay the existing asphalt surface with 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions. Client may be required to raise the adjacent surfaces even to the new paved surface to avoid abrupt surface elevation changes.



352 - Asphalt: Overlay	Useful Life 25	Remaining Life 10
143,980 sf 1.5" HMA OL- 2030	Quantity 143,980	Unit of Measure Square Feet
	Cost /SqFt \$2.05	
	% Included 100.00%	Total Cost/Study \$295,159
Summary	Replacement Year 2030	Future Cost \$334,200

This is to overlay the existing asphalt surface with 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions. Client may be required to raise the adjacent surfaces even to the new paved surface to avoid abrupt surface elevation changes.



**00500 - Paths**

**01000 - Paving**

410 - Asphalt: Crackfill	Useful Life 1	Remaining Life 1	Treatment [nr:8]
Annual Until 2028	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,255	
	% Included	100.00%	Total Cost/Study \$5,255
Summary	Replacement Year	2021	Future Cost \$5,321

This is to clean cracks and fill with a premium hot rubberized crack filler. Cracks 1/4" or wider should be filled when observed.

2018- \$7,575 was expended.

2017- Total expected to be, per engineer, 5,921 If costing \$5,750.

2016- Added for 2017-2028 work.



414 - Asphalt: Crackfill	Useful Life 1	Remaining Life 14	
Annual After 2034	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,255	
	% Included	100.00%	Total Cost/Study \$5,255
Summary	Replacement Year	2034	Future Cost \$6,253

This is to clean cracks and fill with a premium hot rubberized crack filler. Cracks 1/4" or wider should be filled when observed.

2016- Added for 2034 and later work.



**00500 - Paths**

**01000 - Paving**

920 - Consulting/Engineering	Useful Life 2	Remaining Life 0	
Various Projects	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,795	
	% Included	100.00%	Total Cost/Study \$4,795
Summary	Replacement Year	2020	Future Cost \$4,795

This is for paving engineer and consultant professional fees and expenses.

2019- Per client, \$7,150 was expended in 2018.

2018- \$4,680 was expended.

2017- \$5,280 was expended per client 6/2/2018.

2016- Added to study per engineer at \$5,000/year starting in 2017. This is an average cost estimate where during overlay years the cost will be higher and during sealcoat years the cost may be lower.

930 - Consulting/Engineering	Useful Life 5	Remaining Life 2	Treatment [nr:1]
Slurry Seal Year (2022 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,500	
	% Included	100.00%	Total Cost/Study \$7,500
Summary	Replacement Year	2022	Future Cost \$7,689

This is for paving engineer and consultant professional fees and expenses for road slurry seal.

2020- \$7,500 per year consultation fees for years 2022, 2023, 2024 and 2025, per client.

940 - Consulting/Engineering	Useful Life 5	Remaining Life 3	Treatment [nr:1]
Slurry Seal Year (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,500	
	% Included	100.00%	Total Cost/Study \$7,500
Summary	Replacement Year	2023	Future Cost \$7,785

This is for paving engineer and consultant professional fees and expenses for road slurry seal.

2020- \$7,500 per year consultation fees for years 2022, 2023, 2024 and 2025, per client.

950 - Consulting/Engineering	Useful Life 5	Remaining Life 4	Treatment [nr:1]
Slurry Seal Year (2024 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,500	
	% Included	100.00%	Total Cost/Study \$7,500
Summary	Replacement Year	2024	Future Cost \$7,882

This is for paving engineer and consultant professional fees and expenses for road slurry seal.

2020- \$7,500 per year consultation fees for years 2022, 2023, 2024 and 2025, per client.

960 - Consulting/Engineering	Useful Life 6	Remaining Life 5	Treatment [nr:1]
Slurry Seal Year (2025 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,500	
	% Included	100.00%	Total Cost/Study \$7,500
Summary	Replacement Year	2025	Future Cost \$7,981

This is for paving engineer and consultant professional fees and expenses for road slurry seal.

2020- \$7,500 per year consultation fees for years 2022, 2023, 2024 and 2025, per client.

**00600 - Ponds**

**18500 - Lakes / Ponds**

920 - Miscellaneous	Useful Life 1	Remaining Life 1	
Pond Maintenance	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,852	
	% Included	100.00%	Total Cost/Study \$5,852
Summary	Replacement Year	2021	Future Cost \$5,925

This is for sediment removal, liner repairs, etc. Lakes and ponds are very dynamic and respond dramatically to environmental changes such as drought, temperature, runoff pollutants, and much more. Because lakes and ponds are complex living systems, professional management is necessary and is way beyond our reserve scope. Should client obtain a pond assessment, information received may be entered into the reserve study.

26 ponds in community, 9 are used for irrigation

2020- Cost and schedule per client.

2019- No expenses indicated, so remaining life extended from 2019 to 2020.

2017- \$1,517 was expended per client 6/2/2018.

2015- \$1,440 was expended for pond maintenance in 2015 per client 7/28/2016. Cost, useful and remaining life per client 7/10/2015.



**00600 - Ponds**

**18500 - Lakes / Ponds**

930 - Miscellaneous	Useful Life 5	Remaining Life 6	
7 Irrigation Pump Stations A,N,B,P,E,G,I (50%)	Quantity 7	Unit of Measure Items	
	Cost /Itm \$2,857	Qty * \$/Itm \$20,000	
	% Included 50.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2026	Future Cost \$10,774	

This is to maintain the pump stations. As not all equipment will fail simultaneously, this is to replace 50% of the equipment every 5 years.

5 hp pump  
pump end  
control box  
filter share- \$800

2020- Cost and schedule per client.

2016- \$5,475 was expended for pump repairs to Station A. In 2016, client reports there is a pump in the shop and there were expenses in 2015. A temporary component has been added to the study to have \$6,000 per year available every year for any pump needing work, until 2019. In 2020, the normal component remaining life kicks in.

2015- \$4,042 approximately was expended for pump repairs to E & I, per client, 7/28/2016. Station A added per client 7/9/2015.



931 - Miscellaneous	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Irrigation Pump Stations (2020 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,409		
	% Included 100.00%	Total Cost/Study \$5,409	
Summary	Replacement Year 2020	Future Cost \$5,409	

This is to maintain the pump stations. As not all equipment will fail simultaneously, this is to replace 50% of the equipment every 5 years.

2020- \$5,409 was expended for unspecified locations.

933 - Miscellaneous	Useful Life 2	Remaining Life 1	Treatment [nr:1]
2021 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,500		
	% Included 100.00%	Total Cost/Study \$5,500	
Summary	Replacement Year 2021	Future Cost \$5,569	

This is for the \$5,500 anticipated in 2021.

## 00600 - Ponds

### 18500 - Lakes / Ponds

934 - Miscellaneous	Useful Life 5	Remaining Life 3
4 Irrigation Pump Stations C,O,H,K (50%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$5,000	Qty * \$/Itm \$20,000
	% Included 50.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2023	Future Cost \$10,380

This is to maintain the pump stations. As not all equipment will fail simultaneously, this is to replace 50% of the equipment every 5 years.

5 hp pump McKay (replaced in 2016)  
 pump end  
 control box  
 filter share- \$800

2020- Remaining life per client.

2016- \$3,899 was expended to replace pump with new McKay 5 hp pump, Station C. In 2016, client reports there is a pump in the shop and there were expenses in 2015. A temporary component has been added to the study to have \$6,000 per year available every year for any pump needing work, until 2019. In 2020, the normal component remaining life kicks in.

2015- \$2,021 approximately was expended for pump repairs to H, per client, 7/28/2016.

## 00700 - Maintenance Bldg & Equipment

### 03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 5	Remaining Life 1
1,536 sf Maintenance Building	Quantity 1,536	Unit of Measure Square Feet
	Cost /SqFt \$0.977	
	% Included 100.00%	Total Cost/Study \$1,500
Summary	Replacement Year 2021	Future Cost \$1,519

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2020- The building exterior is in very poor condition. Anticipated cost per client.

2015- \$563 anticipated to paint entire building per client 7/10/2015. Paint maintenance is needed sooner than later.





## 00700 - Maintenance Bldg & Equipment

### 03000 - Painting: Exterior

450 - Wood Fencing	Useful Life 5	Remaining Life 2
500 sf Maintenance Yard Perimeter	Quantity 500	Unit of Measure Square Feet
	Cost /SqFt \$0.638	
	% Included 100.00%	Total Cost/Study \$319
Summary	Replacement Year 2022	Future Cost \$327

This is to prepare and paint both sides of the wood fencing.

2017- \$308 anticipated, actual cost may change.

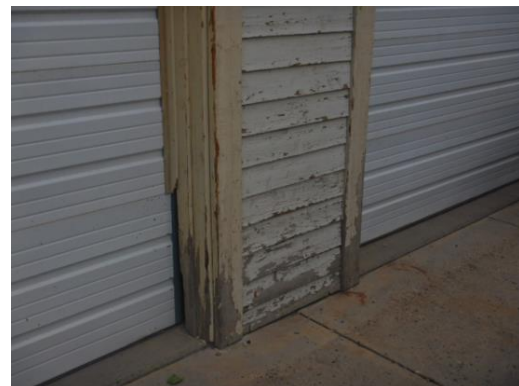


## 04000 - Structural Repairs

200 - Wood: Siding & Trim	Useful Life 40	Remaining Life 15
1,536 sf Maintenance Building	Quantity 1,536	Unit of Measure Square Feet
	Cost /SqFt \$13.00	
	% Included 100.00%	Total Cost/Study \$19,968
Summary	Replacement Year 2035	Future Cost \$24,058

This is to replace the horizontal siding and wood trim. The actual scope of the work will depend on what is found after the existing siding is removed. Includes primer and paint on all new wood surfaces. With proper paint maintenance, the siding should last as long as the building.

2020- \$8.50/ sf cost is increased to \$13/sf. The 21 year remaining life is decreased to 15. **It appears the building exterior maintenance is purposely being deferred. If the future plan is to replace the building in its entirety, the reserve study should reflect the information.**



## 00700 - Maintenance Bldg & Equipment

### 04000 - Structural Repairs

912 - Doors	Useful Life 18	Remaining Life 11	
2 Maintenance Bldg Roll Up Doors	Quantity 2	Unit of Measure	Items
	Cost /Itm \$2,000		
	% Included 100.00%	Total Cost/Study	\$4,000
Summary	Replacement Year 2031	Future Cost	\$4,586

This is to repair, replace and maintain the roll up doors.

2015- \$1,427 was expended to replace front man door.  
2013- Placed in service.



### 05000 - Roofing

440 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 17	
14 Squares- Comp & Metal Roofing	Quantity 14	Unit of Measure	Squares
	Cost /Sqrs \$775		
	% Included 100.00%	Total Cost/Study	\$10,850
Summary	Replacement Year 2037	Future Cost	\$13,401

This is to reroof with dimensional composition and metal roofing products. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2012- \$6,745 was expended for partial replacement.





## 00700 - Maintenance Bldg & Equipment

### 05000 - Roofing

444 - Pitched: Dimensional Composition	Useful Life	25	Remaining Life	1
4 Squares- Maintenance Carport Structure	Quantity	4	Unit of Measure	Squares
	Cost /Sqrs	\$625		
	% Included	100.00%	Total Cost/Study	\$2,500
Summary	Replacement Year	2021	Future Cost	\$2,531

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2020- Cost and remaining life per client.



### 23000 - Mechanical Equipment

200 - HVAC	Useful Life	15	Remaining Life	3
Maintenance Building	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$1,065		
	% Included	100.00%	Total Cost/Study	\$1,065
Summary	Replacement Year	2023	Future Cost	\$1,105

This is to replace the Tcore heat system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.



## 00700 - Maintenance Bldg & Equipment

### 27000 - Appliances

248 - Ice Machine	Useful Life 15	Remaining Life 11
Maintenance Building	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,105	
	% Included 100.00%	Total Cost/Study \$4,105
Summary	Replacement Year 2031	Future Cost \$4,706

This is to replace the Manitowoc/IY0304A commercial ice machine.

2016- \$3,906 was expended to purchase new Manitowoc/IY0304A ice machine.



### 30000 - Miscellaneous

706 - Vehicle	Useful Life 15	Remaining Life 5
Cushman	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2025	Future Cost \$10,641

This is to replace the cart.

Cushman

2020- Cost increased from \$3,400 to \$10,000 and remaining life extended from 2022 to 2024, per client.

Cushman was not on site during site review due to being out for repairs.

2019- Per client, \$3,360 was expended for Cushman repairs in 2018.

2015- The community owned 4 total Cushman 2 have been replace with a Kawasaki Mule ATV. One Daihatsu

Cushman will also not be replaced per client.

2015- Per client 7/9/2015, reduce estimate from \$2,500 to \$8,000 and set 2016 remaining life.

2003- Placed in service.

**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

710 - Vehicle	Useful Life 15	Remaining Life 11	
AUSA Utility Vehicle	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,491		
	% Included 100.00%	Total Cost/Study	\$8,491
Summary	Replacement Year 2031	Future Cost	\$9,734

This is to replace the AUSA/M 50 x 4 utility vehicle.

2020- AUSA utility vehicle was not on site during site review due to being out for repairs.

2016- \$8,079 was expended for a new AUSA utility vehicle.

2015- The community owned 4 total Cushman 2 have been replace with a Kawasaki Mule ATV. One Daihatsu Cushman will also not be replaced per client.

2015- Per client 7/9/2015, reduce estimate from \$2,500 to \$8,000 and set 2016 remaining life.

2003- Placed in service.

712 - Tractor	Useful Life 9	Remaining Life 5	
Scagg/Kawasaki 15HP Walk Behind Mower	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,000		
	% Included 100.00%	Total Cost/Study	\$6,000
Summary	Replacement Year 2025	Future Cost	\$6,384

This is to replace the walk behind mower.

2020- Cost increased from \$4,333 to \$6,000 per client.

2016- Scagg/Kawasaki 15 HP riding tractor mower replaced the prior Kohler 29 HP Turf Tiger.

2014- Placed in service.



716 - Tractor	Useful Life 9	Remaining Life 5	
Scagg/Kawasaki 15HP Walk Behind Mower	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,000		
	% Included 100.00%	Total Cost/Study	\$6,000
Summary	Replacement Year 2025	Future Cost	\$6,384

This is to replace the walk behind mower.

2020- Cost increased from \$4,333 to \$6,000 per client.

2016- Scagg/Kawasaki 15 HP replaced the Bob-Cat Textron.

2001- Placed in service.

## 00700 - Maintenance Bldg & Equipment

### 30000 - Miscellaneous

718 - Tractor	Useful Life 9	Remaining Life 5	
Scagg/Kawasaki 15HP Walk Behind Mower	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,000		
	% Included 100.00%	Total Cost/Study	\$6,000
Summary	Replacement Year 2025	Future Cost	\$6,384

This is to replace the walk behind mower.

2020- Cost increased from \$4,333 to \$6,000 per client.  
2016- Scagg/Kawasaki 15 HP replaced the Ransomes.  
2015- Per client 7/9/2015, reduce estimate from \$20,000 to \$14,000.  
2007- Placed in service.

720 - Tractor	Useful Life 9	Remaining Life 5	
3 Scagg/Turf Tigerlo Riding Mowers	Quantity 3	Unit of Measure	Items
	Cost /Itm \$15,000		
	% Included 100.00%	Total Cost/Study	\$45,000
Summary	Replacement Year 2025	Future Cost	\$47,884

This is to replace the Scagg/Turf Tigerlo riding mowers.

2020- Quantity increased from 1 to 3 and cost change from \$13,760 to \$15,000 per client.  
2016- Scagg/Turf Tigerlo replaced the Exmark Lazer Z.



## 00700 - Maintenance Bldg & Equipment

### 30000 - Miscellaneous

722 - Maintenance Equipment	Useful Life	30	Remaining Life	13
3 Truck Safety Cages	Quantity	3	Unit of Measure	Items
	Cost /Itm	\$4,790		
	% Included	100.00%	Total Cost/Study	\$14,370
Summary	Replacement Year	2033	Future Cost	\$16,889

This is to replace the truck safety cages.

2015- Per client 7/9/2015, increase quantity from 2 to 3 and set useful life to 30 and remaining life to 2033.  
2008-2010- Placed in service.



724 - Maintenance Equipment	Useful Life	20	Remaining Life	17
Snow Plow Attachment- HTS Western	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$7,985		
	% Included	100.00%	Total Cost/Study	\$7,985
Summary	Replacement Year	2037	Future Cost	\$9,863

This is to replace the HTS Western snow plow attachment.

2017- \$7,692 was expended for new snow plow attachment, Jordan's Truck & Trailer Equipment.  
2016- \$1,245 was expended for repairs, per client 6/29/2017.



**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

726 - Maintenance Equipment	Useful Life	15	Remaining Life	11
Electric Seeder	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$1,065		
	% Included	100.00%	Total Cost/Study	\$1,065
Summary	Replacement Year	2031	Future Cost	\$1,221

This is to replace the electric seeder.

2016- \$1,013 was expended. Added as a reserve study component. As a repair/cost history evolves, this component will be further defined.



728 - Maintenance Equipment	Useful Life	20	Remaining Life	17
Snow Plow Attachment 2017	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$8,610		
	% Included	100.00%	Total Cost/Study	\$8,610
Summary	Replacement Year	2037	Future Cost	\$10,635

This is to replace the snow plow attachment.

2017- \$7,692 was expended for new snow plow attachment. Added as a reserve study component.





**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

732 - Maintenance Equipment	Useful Life	20	Remaining Life	16
Cut-Off Hand Held Saw 2017	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$1,425		
	% Included	100.00%	Total Cost/Study	\$1,425
Summary	Replacement Year	2036	Future Cost	\$1,738
This is to replace the 14" 66.7 CC cut-off saw.				
S/N 181847334				

734 - Maintenance Equipment	Useful Life	20	Remaining Life	2
2 Toro Turfmaster Walk Behind Push Mowers 2017	Quantity	2	Unit of Measure	Items
	Cost /Itm	\$2,000		
	% Included	100.00%	Total Cost/Study	\$4,000
Summary	Replacement Year	2022	Future Cost	\$4,101
This is to replace the Toro 30" Turfmaster 30" walk behind push mowers.				
S/N 400404984				

2020- Quantity change from 1 to 2 per client. Cost and remaining life per client.  
2017- \$1,732 was expended for Turfmaster walk behind mower, Sierra Repair. Added as a reserve study component.  
2016- \$1,724 was expended for a Toro Turfmaster/22210 lawnmower.





## 00700 - Maintenance Bldg & Equipment

### 30000 - Miscellaneous

738 - Maintenance Equipment	Useful Life	10	Remaining Life	8
Aerator Attachment 2018	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$2,890		
	% Included	100.00%	Total Cost/Study	\$2,890
Summary	Replacement Year	2028	Future Cost	\$3,192

This is to replace the aerator.

2019- Per client, \$2,855 was expended to purchase in 2018.



750 - Maintenance Equipment	Useful Life	2	Remaining Life	0
14 Weed Eater String Trimmers (50%)	Quantity	14	Unit of Measure	Items
	Cost /Itm	\$535	Qty * \$/Itm	\$7,490
	% Included	50.00%	Total Cost/Study	\$3,745
Summary	Replacement Year	2020	Future Cost	\$3,745

This is to periodically replace the weed eaters on a percentage basis.

2019- No expenses indicated, so remaining life extended from 2019 to 2020.

2017- May be replaced per client.

2015- \$3,500 every other year for equipment replacement per client 7/9/2015.



**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

754 - Maintenance Equipment	Useful Life	20	Remaining Life	16
4 String Trimmers 2017	Quantity	4	Unit of Measure	Items
	Cost /Itm	\$375		
	% Included	100.00%	Total Cost/Study	\$1,500
Summary	Replacement Year	2036	Future Cost	\$1,830

This is to replace the string trimmers.

2017- \$1,452 was expended for 4 new string trimmers in 2016, Sierra Repair. Added as a reserve study component.

760 - Maintenance Equipment	Useful Life	10	Remaining Life	2
2 Hedge Trimmers	Quantity	2	Unit of Measure	Items
	Cost /Itm	\$1,235		
	% Included	100.00%	Total Cost/Study	\$2,470
Summary	Replacement Year	2022	Future Cost	\$2,532

This is to replace the Stihl hedge trimmers.

2020- Remaining life reduced from 2027 to 2022. Per client there are 2 older trimmers and 2 replaced in 2020 (added within another component)

2017- \$1,203 total (\$656 & \$547), was expended to replace 2 hedge trimmers per client 6/2/2018.

2015- 2017 remaining life per client.

2011- Placed in service.

764 - Maintenance Equipment	Useful Life	10	Remaining Life	0
2 Hedge Trimmers- 2020	Quantity	2	Unit of Measure	Items
	Cost /Itm	\$1,235		
	% Included	100.00%	Total Cost/Study	\$2,470
Summary	Replacement Year	2020	Future Cost	\$2,470

This is to replace the Stihl hedge trimmers.

2020- Remaining life reduced from 2027 to 2022. Per client there are 2 older trimmers and 2 replaced in 2020 (added within another component). No cost was indicated.

## 00700 - Maintenance Bldg & Equipment

### 30000 - Miscellaneous

770 - Maintenance Equipment	Useful Life 15	Remaining Life 14	
Bear Cat Chipper	Quantity 1	Unit of Measure	Items
	Cost /Itm \$17,000		
	% Included 100.00%	Total Cost/Study	\$17,000
Summary	Replacement Year 2034	Future Cost	\$20,229

This is to replace the Bear Cat Chipper.

2020- \$17,000 was expended in 2019 per client. Added as a component of the reserve study.



810 - Maintenance Equipment	Useful Life 9	Remaining Life 12	
8 Truck Side Tool Boxes (50%)	Quantity 8	Unit of Measure	Items
	Cost /Itm \$880	Qty * \$/Itm	\$7,040
	% Included 50.00%	Total Cost/Study	\$3,520
Summary	Replacement Year 2032	Future Cost	\$4,086

This is to periodically replace the truck side tool boxes on a percentage basis.

2020- Remaining life per client.

2019- Per client, \$1,732 was expended for 2 boxes in 2018. Increased quantity from 6 to 8, reduced replacement from 100% to 50% and useful life from 18 to 9 years which still yields an 18 year overall replacement cycle.

2016- \$957 was expended for a Top Sider tool box. Increased quantity from 5 to 6.



## 00700 - Maintenance Bldg & Equipment

### 30000 - Miscellaneous

822 - Maintenance Equipment	Useful Life	10	Remaining Life	7
Billy Goat Leaf Vacuum- 2017	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$6,630		
	% Included	100.00%	Total Cost/Study	\$6,630
Summary	Replacement Year	2027	Future Cost	\$7,232

This is to replace the Billy Goat leaf vacuum.

2017- \$6,466 was expended, per client 6/2/2018. Added as a component of the reserve study.



824 - Maintenance Equipment	Useful Life	12	Remaining Life	9
4 Walk-Behind Mowers- Racer	Quantity	4	Unit of Measure	Items
	Cost /Itm	\$5,055		
	% Included	100.00%	Total Cost/Study	\$20,220
Summary	Replacement Year	2029	Future Cost	\$22,612

This is to replace the mowers.

2016- \$1,724 was expended for a Toro Turfmaster/22210 lawnmower.  
2015- \$19,000 is anticipated for replacement per client 7/10/2015.  
2007- Placed in service.

## 00700 - Maintenance Bldg & Equipment

### 30000 - Miscellaneous

826 - Maintenance Equipment	Useful Life 5	Remaining Life 0	
4 Backpack Blowers- 2013, 2014, 2016 & 2018	Quantity 4	Unit of Measure	Items
	Cost /Itm \$610		
	% Included 100.00%	Total Cost/Study	\$2,440
Summary	Replacement Year 2020	Future Cost	\$2,440

This is to replace the backpack blowers.

2020- Confirmed quantity at site review. There is a total of 4.

2019- Per client, \$601 was expended to replace one unit in 2018. No 2019 expenses indicated, so remaining life extended from 2019 to 2020.

2018- Per client 6/2/2018, \$1,142 total (\$601 & \$541), was expended to replace 2 backpack blowers in 2017.

2017- \$598 was expended for 1 new blower in 2016. Changed quantity from 3 to 4.

2014- 1 was replaced.

2013- 2 was replaced.



834 - Maintenance Equipment	Useful Life 7	Remaining Life 2	
2 Stihl 28" Bar Chainsaws	Quantity 2	Unit of Measure	Items
	Cost /Itm \$755		
	% Included 100.00%	Total Cost/Study	\$1,510
Summary	Replacement Year 2022	Future Cost	\$1,548

This is to replace the chainsaws.

2015- \$1,433 total was expended to replace 2 Stihl chainsaws per client 7/28/2016. Per client 7/9/2015, increase quantity from 1 to 2.

2011- Placed in service.



## 00700 - Maintenance Bldg & Equipment

### 30000 - Miscellaneous

836 - Maintenance Equipment	Useful Life 7	Remaining Life 1	
3 Stihl 16" Bar Chainsaws	Quantity 3	Unit of Measure	Items
	Cost /Itm \$755		
	% Included 100.00%	Total Cost/Study	\$2,265
Summary	Replacement Year 2021	Future Cost	\$2,293

This is to replace the chainsaws.

2020- Quantity change from 2 to 3.  
2015- Per client 7/9/2015, increase quantity from 1 to 2.  
2011- Placed in service.



838 - Maintenance Equipment	Useful Life 10	Remaining Life 1	
2 Grinders	Quantity 2	Unit of Measure	Items
	Cost /Itm \$850		
	% Included 100.00%	Total Cost/Study	\$1,700
Summary	Replacement Year 2021	Future Cost	\$1,721

This is to replace the grinders.

1- bench mount  
1- hand held

2011- Placed in service.





## 00700 - Maintenance Bldg & Equipment

### 30000 - Miscellaneous

840 - Generator	Useful Life 15	Remaining Life 1	
Dayton Generator	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,000		
	% Included 100.00%	Total Cost/Study	\$1,000
Summary	Replacement Year 2021	Future Cost	\$1,013

This is to replace the Dayton 4000 generator.

2020- Cost increased from \$800 to \$3,000 per client. Cost later changed to \$1,000 per client.

2019- No expenses indicated, so remaining life extended from 2019 to 2020.

2003- Placed in service.



842 - Maintenance Equipment	Useful Life 4	Remaining Life 3	
Honda GX Power Washer	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,065		
	% Included 100.00%	Total Cost/Study	\$1,065
Summary	Replacement Year 2023	Future Cost	\$1,105

This is to replace the Honda GX power washer.

2020- Useful and remaining life per client.

2019- No expenses indicated, so remaining life extended from 2019 to 2020.

2017- May be replaced per client.

2013- Placed in service.





**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

844 - Maintenance Equipment	Useful Life 20	Remaining Life 12	
Tailgate Sand & Salt Spreader	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,255		
	% Included 100.00%	Total Cost/Study	\$4,255
Summary	Replacement Year 2032	Future Cost	\$4,939

This is to replace the sand and salt spreader. Located at the tunnel storage in Village Green Park.

2012- Placed in service.



846 - Maintenance Equipment	Useful Life 10	Remaining Life 1	
Ryan Sod Cutter	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,255		
	% Included 100.00%	Total Cost/Study	\$4,255
Summary	Replacement Year 2021	Future Cost	\$4,308

This is to replace the Ryan sod cutter. Located at the tunnel storage in Village Green Park.

2020- Extended remaining life from 2021 to 2024.

2019- No expenses indicated, so remaining life extended from 2019 to 2020.

2009- Placed in service.



**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

848 - Maintenance Equipment	Useful Life 5	Remaining Life 2	
Toro Snow Blower	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,055	
	% Included	100.00%	Total Cost/Study \$2,055
Summary	Replacement Year	2022	Future Cost \$2,107

This is to replace the Toro snow blower. Located at the tunnel storage in Village Green Park.

2017- \$2,003 was expended to replace the Toro snow blower with and unspecified model/type unit per client 6/2/2018.

2015- Per client 7/9/2015, set 2017 remaining life.



850 - Maintenance Equipment	Useful Life 5	Remaining Life 1	
Toro Snow Blower	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,810	
	% Included	100.00%	Total Cost/Study \$1,810
Summary	Replacement Year	2021	Future Cost \$1,833

This is to replace the Toro snow blower.

2019- No expenses indicated, so remaining life extended from 2019 to 2020.

2015- Per client 7/9/2015, set remaining life to 2019.

## 00700 - Maintenance Bldg & Equipment

### 30000 - Miscellaneous

852 - Maintenance Equipment	Useful Life 6	Remaining Life 1	
Honda Track Drive Snow Blower	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$3,935	
	% Included	100.00%	Total Cost/Study \$3,935
Summary	Replacement Year	2021	Future Cost \$3,984

This is to replace the Honda track drive snow blower.

2019- No expenses indicated, so remaining life extended from 2019 to 2020.



854 - Maintenance Equipment	Useful Life 10	Remaining Life 7	
Billy Goat Push Behind Aerator	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,000	
	% Included	100.00%	Total Cost/Study \$2,000
Summary	Replacement Year	2027	Future Cost \$2,182

This is to replace the Billy Goat aerator. Located at the tunnel storage in Village Green Park.

2020- Cost and schedule per client. Added as a component of the reserve study.



**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

856 - Maintenance Equipment	Useful Life	15	Remaining Life	0
Fertilizer Spreader	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$1,500		
	% Included	100.00%	Total Cost/Study	\$1,500
Summary	Replacement Year	2020	Future Cost	\$1,500

This is to replace the fertilizer spreader. Located at the tunnel storage in Village Green Park.

2020- Placed in service. Cost and schedule per client. Added as a component of the reserve study.



858 - Maintenance Equipment	Useful Life	10	Remaining Life	8
Husqvarna SG13 Stump Grinder 2018	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$4,385		
	% Included	100.00%	Total Cost/Study	\$4,385
Summary	Replacement Year	2028	Future Cost	\$4,843

This is to replace the Husqvarna SG13stump grinder.

2019- Per client, \$4,329 was expended to place in service in 2018.



## 00700 - Maintenance Bldg & Equipment

### 30000 - Miscellaneous

862 - Trailer	Useful Life	20	Remaining Life	10
4 Trailers	Quantity	4	Unit of Measure	Items
	Cost /Itm	\$2,130		
	% Included	100.00%	Total Cost/Study	\$8,520
Summary	Replacement Year	2030	Future Cost	\$9,647

This is to replace the trailers.

1985 utility trailer license # 00748S  
1996 mowing license # 60509X (may have had a different license # in 2020)  
1997 dump trailer license # 23628W  
2007 planter trailer license # 23627W

2020- Per client, they only have 4 trailers. The 1996 trailer may have a new license #. Previous # was 23634W.



864 - Tractor	Useful Life	15	Remaining Life	10
Bobcat S220 Skid Steer	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$50,000		
	% Included	100.00%	Total Cost/Study	\$50,000
Summary	Replacement Year	2030	Future Cost	\$56,614

This is to replace the Bobcat Skid Steer.

2020- Cost and remaining life per client.  
2019- Per client, \$3,761 was expended for repairs in 2018, and \$1,813 was expended for bucket attachment in 2019.  
2017- \$8,289 was expended for repairs per client 6/2/2018.  
2015- 2025 remaining life per client 7/9/2015.  
2006- Placed in service.





**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

865 - Tractor	Useful Life	20	Remaining Life	19
Bobcat S220 Skid Steer Bucket	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$1,835		
	% Included	100.00%	Total Cost/Study	\$1,835
Summary	Replacement Year	2039	Future Cost	\$2,323

This is to replace the Bobcat S220 skid steer bucket.

2019- \$1,813 expended for the bucket attachment. This component amended from a non-recurring to recurring component.



866 - Tractor	Useful Life	20	Remaining Life	10
John Deere Backhoe	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$44,690		
	% Included	100.00%	Total Cost/Study	\$44,690
Summary	Replacement Year	2030	Future Cost	\$50,601

This is to replace the backhoe.

2019- Per client, \$12,463 was expended for repairs in 2018.  
2017- \$5,155 was expended for repairs.  
2016- \$1,643 was expended for repairs per client 6/26/2017.  
2015- 2030 remaining life per client 7/9/2015.  
2011- Placed in service.



## 00700 - Maintenance Bldg & Equipment

### 30000 - Miscellaneous

870 - Maintenance Equipment	Useful Life 12	Remaining Life 6	
GM3000 Airless Paint Sprayer	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,280		
	% Included 100.00%	Total Cost/Study	\$1,280
Summary	Replacement Year 2026	Future Cost	\$1,379

This is to replace the paint sprayer. Located at the tunnel storage in Village Green Park.

2020- Remaining life per client.

2010- Placed in service.



874 - Maintenance Truck	Useful Life 16	Remaining Life 1	
2004 Ford F350	Quantity 1	Unit of Measure	Items
	Cost /Itm \$38,000		
	% Included 100.00%	Total Cost/Study	\$38,000
Summary	Replacement Year 2021	Future Cost	\$38,475

This is to replace the landscape crew dump truck.

2004 Ford F350  
License 499RWH

2020- Remaining life extended from 2020 to 2025 per client. Remaining life later changed to 2021 per client.

2018- Per client, decrease remaining life from 2021 to 2020.

2015- Decrease useful life from 2021 to 2015 and cost from \$35,000 to \$25,000 per client 7/10/2015.

2015- Increase useful life to 2021 per client 7/9/2015.

2004- Placed in service.





**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

878 - Maintenance Truck	Useful Life	12	Remaining Life	2	
2005 Ford Ranger	Quantity	1	Unit of Measure	Items	
	Cost /Itm	\$26,600			
	% Included	100.00%	Total Cost/Study	\$26,600	
Summary	Replacement Year	2022	Future Cost	\$27,269	

This is to replace the irrigation crew maintenance truck.

2005 Ford Ranger  
License 360SFB

2020- Remaining life extended from 2022 to 2025 per client. Remaining life later changed to 2022 per client.  
2018- Per client, extend remaining life from 2021 to 2022.  
2017- \$2,516 was expended to rebuild transmission in 2016, per client 6/29/2017.  
2015- 2019 remaining life per client 7/9/2015.  
2005- Placed in service.



**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

880 - Maintenance Truck	Useful Life	12	Remaining Life	3
2006 Ford Ranger	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$26,600		
	% Included	100.00%	Total Cost/Study	\$26,600
Summary	Replacement Year	2023	Future Cost	\$27,610

This is to replace the projects crew maintenance truck.

2006 Ford Ranger  
License 282TAD

2020- Remaining life extended from 2024 to 2025 per client. Remaining life later changed to 2023 per client.  
2018- Per client, extend remaining life from 2020 to 2024.  
2015- 2020 remaining life per client 7/9/2015.  
2006- Placed in service.



## 00700 - Maintenance Bldg & Equipment

### 30000 - Miscellaneous

882 - Maintenance Truck	Useful Life	12	Remaining Life	5
2007 Ford F150	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$26,600		
	% Included	100.00%	Total Cost/Study	\$26,600
Summary	Replacement Year	2025	Future Cost	\$28,305

This is to replace the mowing crew maintenance truck.

2007 Ford F150  
License 191UXT

2020- Remaining life reduced from 2026 to 2025 per client.  
2018- Per client, move remaining life from 2019 to 2026.  
2007- Placed in service.



886 - Maintenance Truck	Useful Life	10	Remaining Life	4
2011 Ford Ranger	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$16,600		
	% Included	100.00%	Total Cost/Study	\$16,600
Summary	Replacement Year	2024	Future Cost	\$17,446

This is to replace the projects crew maintenance truck.

2011 Ford Ranger  
License 693XHY

2020- Remaining life reduced from 2030 to 2025 per client. Remaining life later changed to 2024 per client.  
2018- Per client, extend remaining life from 2020 to 2030.  
2011- Placed in service.



**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

888 - Vehicle	Useful Life 9	Remaining Life 6	
2012 Ford Escape	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$10,640	
	% Included	100.00%	Total Cost/Study \$10,640
Summary	Replacement Year	2026	Future Cost \$11,463

This is to replace the office staff compact SUV.

2012 Ford Escape

License 024A96 (new license # as of 2020)

License 143LHH (previous license # before stolen)

2020- Remaining life reduced from 2032 to 2026 per client.

2018- Per client, extend remaining life from 2022 to 2032.

2015- \$10,000 anticipated from a \$20,000 total with a \$10,000 trade in per client. 2022 remaining life per client 7/9/2015.

2013- Placed in service.



**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

890 - Maintenance Truck	Useful Life	12	Remaining Life	6	
2013 Ford F150 Super Crew 4x4	Quantity	1	Unit of Measure	Items	
	Cost /Itm	\$32,985			
	% Included	100.00%	Total Cost/Study	\$32,985	
Summary	Replacement Year	2026	Future Cost	\$35,537	

This is to replace the planter crew maintenance truck.

2013 Ford F150 Super Crew 4x4  
License 054LRP

2020- Remaining life reduced from 2034 to 2026 per client.

2018- Per client, extend remaining life from 2022 to 2034.

2015- Added back into study per client 8/6/2015. 2022 remaining life per client 7/9/2015. Deleted per client 7/9/2015.

2014- Placed in service.



## 00700 - Maintenance Bldg & Equipment

### 30000 - Miscellaneous

892 - Maintenance Truck	Useful Life	15	Remaining Life	6	
2014 Ford F150 Supercrew 4x4	Quantity	1	Unit of Measure	Items	
	Cost /Itm	\$34,860			
	% Included	100.00%	Total Cost/Study	\$34,860	
Summary	Replacement Year	2026	Future Cost	\$37,558	

This is to replace the Jose's maintenance truck.

2014 Ford F150 Supercrew 4x4, 6-1/2' bed  
License 768AWE

2020- Remaining life reduced from 2036 to 2026 per client.  
2018- Per client, extend remaining life from 2029 to 2036.  
2015- 2014 remaining life per client 7/9/2015.



894 - Maintenance Truck	Useful Life	15	Remaining Life	6	
2013 Ford F150 Supercab	Quantity	1	Unit of Measure	Items	
	Cost /Itm	\$27,560			
	% Included	100.00%	Total Cost/Study	\$27,560	
Summary	Replacement Year	2026	Future Cost	\$29,693	

This is to replace Randy's maintenance truck.

2013 Ford F150 Supercab  
License 664D66

2020- Remaining life reduced from 2033 to 2026 per client.  
2018- \$26,883 was expended for a 2013 Ford F150 supercab, license plate not provided. Added as a component of the reserve study per client.



**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

898 - Maintenance Truck	Useful Life 15	Remaining Life 10	
2010 Ford Ranger	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$27,560	
	% Included	100.00%	Total Cost/Study \$27,560
Summary	Replacement Year	2030	Future Cost \$31,205

This is to replace irrigation crew maintenance truck.

2010 Ford Ranger  
License 535G45

2020- Remaining life set at 2027 per client. Added as a component of the reserve study. Remaining life later set to 2030 per client.



900 - Maintenance Truck	Useful Life 1	Remaining Life 1	
Truck Fleet Maintenance	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$17,555	
	% Included	100.00%	Total Cost/Study \$17,555
Summary	Replacement Year	2021	Future Cost \$17,774

This is for truck fleet maintenance.

2020- Remaining life extended from 2020 to 2021

2019- Per client, \$7,564 was expended in 2018 and \$965 was expended for Chevy lift truck repairs in 2018. No 2019 expenses indicated, so remaining life extended from 2019 to 2020.

2017- Work anticipated, actual cost unknown, per client.

2015- \$6,000 to \$16,500 cost per client 7/10/2015.

2014- \$3,770 was expended.

2013- \$17,285 was expended.



**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

990 - Maintenance Equipment	Useful Life	1	Remaining Life	1
Miscellaneous Equipment	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$10,510		
	% Included	100.00%	Total Cost/Study	\$10,510
Summary	Replacement Year	2021	Future Cost	\$10,641

This is for work not completed on equipment or vehicles listed in the reserve study. Expenditures should include the item receiving the repair.

2019- Per client, \$9,216 was expended in 2018. No 2019 expenses indicated, so remaining life extended from 2019 to 2020.

2017- \$1,004 total was expended including \$789 for engine pump and \$251 for air compressor per client 6/2/2018.

2016- \$7,808 was expended for maintenance through July 2016. Per client, increase estimate to \$10,000/year.

2015- \$2,850 was expended for equipment maintenance March-December 2015, per client 7/28/2016.

Component added per client in late 2015.

## 00800 - Landscaping & Irrigation

### 18000 - Landscaping

104 - Irrigation: Controllers	Useful Life	1	Remaining Life	1
82 Community (10%)	Quantity	82	Unit of Measure	Items
	Cost /Itm	\$265	Qty * \$/Itm	\$21,730
	% Included	10.00%	Total Cost/Study	\$2,173
Summary	Replacement Year	2021	Future Cost	\$2,200

This is to replace the irrigation controllers on a percentage basis as they generally have varying service life. This component assumes moderate replacement of the controllers has occurred but if not, the percentage to include and useful life should be increased. Client input will further define this component.

Client 2015 quantity, location, and cost estimates as follows:

- 1- Crest Park (\$600 each)
- 1- Eastridge Park (\$600 each)
- 1- Tennis Lake (\$250 each)
- 1- West Entrance (\$250 each)
- 1- Water Hole (\$250 each)
- 1- Vista (\$250 each)
- 1- Upper Entrance (\$250 each)
- 1- Power Station Buffer (\$250 each)
- 1- Scattergun (\$250 each)
- 1- Club Lakes (\$250 each)
- 1- Lower Entrance (\$250 each)
- 2- Village Green Park (\$600 each)
- 2- Seasons (\$250 each)
- 2- Creek Ridge North (\$250 each)
- 2- Caughlin Glen (\$250 each)
- 2- Vantage (\$250 each)
- 3- Castleridge (\$250 each)
- 3- Cottages (\$250 each)
- 3- West Pointe (\$250 each)
- 3- Traditions (\$250 each)
- 4- Caughlin Creek (\$250 each)
- 5- Evergreen (\$250 each)
- 5- Mountainshyre (\$250 each)
- 5- Mayberry River Run (\$250 each)
- 6- Deer Creek (\$350 each)
- 8- Greenbelt (\$250 each)
- 16- Planters (\$175 each)

2019- No expenses indicated, so remaining life extended from 2019 to 2020.

2017- \$2,184 anticipated, actual cost may change.



## 00800 - Landscaping & Irrigation

### 18000 - Landscaping

450 - Drainage System Maint.	Useful Life 4	Remaining Life 0	
Caughlin Pkwy Drainage Channel & Culvert	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,060	
	% Included	100.00%	Total Cost/Study \$5,060
Summary	Replacement Year	2020	Future Cost \$5,060

This is to repair and maintain the drainage system.

2019- Per client, \$20,000 is anticipated in 2020 and \$5,000 every 4 years thereafter. This and another component combined provide for the total \$20,000 in 2020.



451 - Drainage System Maint.	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Caughlin Pkwy Drainage Chnl & Culvert (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$19,338	
	% Included	100.00%	Total Cost/Study \$19,338
Summary	Replacement Year	2020	Future Cost \$19,338

This is to repair and maintain the drainage system.

2020- \$4,150 added to \$15,188 per client.

2019- Per client, \$20,000 is anticipated in 2020 and \$5,000 every 4 years thereafter. This and another component combined provide for the total \$20,000 in 2020.

**00100 - Caughlin Ranch HOA Office**

**24500 - Audio / Visual**

300 - PA System	Useful Life	10	Remaining Life	7
Public Address System	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$3,270		
	% Included	100.00%	Total Cost/Study	\$3,270
Summary	Replacement Year	N/A	Future Cost	N/A

This is to replace the public address system including the microphones, stands and miscellaneous equipment.

2020- Remove from study per client. BRG has excluded this component from funding consideration until the next reserve study when the component will be removed.

2018- Per client, increase current cost from \$1,038 to \$3,192.

**30000 - Miscellaneous**

998 - Vehicle	Useful Life	8	Remaining Life	1
Office Electric Tricycle	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$1,490		
	% Included	100.00%	Total Cost/Study	\$1,490
Summary	Replacement Year	N/A	Future Cost	N/A

This is to repair and replace the office electric tricycle.

2020- This vehicle will not be replaced; client confirm.

2013- Placed in service.

**00300 - Pine Bluff**

**19500 - Retaining Wall**

990 - Miscellaneous	Useful Life	50	Remaining Life	47
Gabion Cube Basket Walls	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$3,000		
	% Included	100.00%	Total Cost/Study	\$3,000
Summary	Replacement Year	N/A	Future Cost	N/A

This is for the gabion stone basket retainer walls. These walls are gabion cube baskets filled with stone and tied together with wire. The wire determines the useful life of the walls, typically 50+ years.

2020- This component is meant as a "place holder" as the useful life exceeds the 30 year reserve study scope and cannot be predicted at this time.

**00600 - Ponds**

**18500 - Lakes / Ponds**

939 - Miscellaneous	Useful Life 2	Remaining Life 2	Treatment [nr:1]
All Pumps: Short Term Work Thru 2019	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,306		
	% Included 100.00%	Total Cost/Study	\$6,306
Summary	Replacement Year N/A	Future Cost	N/A

This is to have \$6,000 per year available every year for any pump needing work until 2019 after which the normal component remaining life kicks in.

2019- Per client, \$3,941 total was expended to rebuild two pumps in 2018. No 2019 expenses indicated, so component is excluded.

2017- \$6,075 anticipated, actual cost may change.

2016- Client reports there is a pump in the shop and there were expenses in 2015.

**00700 - Maintenance Bldg & Equipment**

**30000 - Miscellaneous**

908 - Maintenance Truck	Useful Life 25	Remaining Life 10	
1986 Chevy C-30 Bucket Lift Truck	Quantity 1	Unit of Measure	Items
	Cost /Itm \$37,242		
	% Included 100.00%	Total Cost/Study	\$37,242
Summary	Replacement Year N/A	Future Cost	N/A

This is to replace the maintenance truck.

1986 Chevy C-30 bucket lift  
 License 221AVL

2020- Exclude component per client due to they will never replace the lift truck.

2019- Per client, \$965 was expended for repairs in 2018, so un-deleted this component.

2015- Deleted per client 7/9/2015.

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00100 - Caughlin Ranch HOA Office</b>							
<b>02000 - Concrete</b>							
230 - Walkways	\$875	6	3	1,250	\$14.00/SqFt (5%)		CH HOA Office Exterior Concrete
<b>03000 - Painting: Exterior</b>							
130 - Surface Restoration	\$8,000	5	1	3,400	\$2.35/SqFt		Office Exterior
<b>03500 - Painting: Interior</b>							
100 - Building	\$12,583	10	4	11,439	\$1.10/SqFt		Interior Spaces
<b>04000 - Structural Repairs</b>							
210 - Wood: Siding & Trim	\$44,200	50	25	3,400	\$13.00/SqFt		Office Exterior
918 - Doors	\$3,320	10	12	6	\$1,660/Itm (33%)		Exterior Doors
922 - Doors	\$9,900	12	11	22	\$900/Itm (50%)		Interior Doors
<b>05000 - Roofing</b>							
456 - Pitched: Dimensional Composition	\$4,650	25	10	6	\$775/Sqrs		Office Roof
700 - Gutters / Downspouts	\$2,871	25	10	261	\$11.00/l.f.		Office
<b>08000 - Rehab</b>							
226 - Restrooms	\$9,600	10	16	3	\$3,200/Rm		Restrooms
230 - Kitchen	\$4,500	20	1	1	\$4,500/Rm		Kitchen
<b>18000 - Landscaping</b>							
100 - Irrigation: Misc.	\$2,130	2	1	1	\$2,130/LS		Grounds
<b>20000 - Lighting</b>							
100 - Exterior: Misc. Fixtures	\$1,040	20	7	4	\$260/Itm		Building Lights
<b>21000 - Signage</b>							
714 - Entry Signs	\$3,000	15	4	2	\$1,500/Itm		CH HOA Building & Maint Entry Signage
792 - Monument	\$1,500	15	7	1	\$1,500/Itm		CH HOA Parking Lot Entry Sign
<b>22000 - Office Equipment</b>							
100 - Telephone Equipment	\$4,256	8	6	1	\$4,256/LS		Cloud VoIP Phone System
100 - Miscellaneous	\$3,000	8	0	1	\$3,000/LS		Website

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00100 - Caughlin Ranch HOA Office</b>							
<b>22000 - Office Equipment</b>							
110 - Miscellaneous	\$16,920	6	5	1	\$16,920/LS		VMS Software
120 - Miscellaneous	\$8,100	5	4	1	\$8,100/LS		Website Development
200 - Computers, Misc.	\$13,891	5	4	1	\$13,891/LS		Server
206 - Computers, Misc.	\$6,228	6	1	1	\$6,228/LS		HOA Office
210 - Computers, Misc.	\$4,920	6	3	2	\$2,460/Itm		Office Workstations
214 - Computers, Misc.	\$13,944	9	2	3	\$4,648/Itm		Office Workstations
222 - Computers, Misc.	\$2,460	6	4	1	\$2,460/Itm		Maintenance Manager Laptop
224 - Computers, Misc.	\$2,460	6	0	1	\$2,460/Itm		HOA Office Laptop
226 - Tablet Computer	\$2,134	3	0	9	\$237/Itm		Samsung Tablets
300 - Copier	\$4,930	6	4	1	\$4,930/Itm		HOA Office- Ricoh
360 - Telephone Equipment	\$3,150	3	2	9	\$350/Itm		L & M Cell Phones
<b>23000 - Mechanical Equipment</b>							
204 - HVAC	\$3,115	15	6	1	\$3,115/Sys		Mitsubishi Mr Slim Unit
212 - HVAC	\$16,500	15	7	3	\$5,500/Sys		Exterior Units
600 - Water Heater	\$2,000	15	1	1	\$2,000/Itm		Stairs To Loft In Attic Access
604 - Water Heater	\$1,040	15	8	1	\$1,040/Itm		Small Conference Room
<b>24000 - Furnishings</b>							
640 - Modular Office Desk	\$3,690	15	7	3	\$1,230/Itm		Office Furnishings
644 - Modular Office Desk	\$6,600	15	0	1	\$6,600/Itm		Reception Desk & Cabinets
645 - Modular Office Desk	\$350	1	0	1	\$350/LS [nr:1]		HOA Office- Reception Desk & Cabinets (2020 Only)
900 - Miscellaneous	\$4,788	10	5	1	\$4,788/LS		Folding Tables & Meeting Chairs
906 - Miscellaneous	\$33,715	12	4	1	\$33,715/LS		Office Furnishings
908 - Miscellaneous	\$2,975	15	12	1	\$2,975/LS		Conference Table & 10 Chairs
910 - Window Coverings	\$15,000	15	7	1	\$15,000/LS		Various Window Coverings
914 - Window Coverings	\$2,295	15	0	1	\$2,295/LS		HOA Office- Soft Shade Window Coverings
<b>24500 - Audio / Visual</b>							
160 - Television	\$1,800	10	4	1	\$1,800/Itm		Television 55"
<b>24600 - Safety / Access</b>							
696 - Security System	\$5,450	6	4	1	\$5,450/LS		HOA Office
<b>25000 - Flooring</b>							
200 - Carpeting	\$25,000	10	0	345	\$72.46/SqYd		Office Interiors
500 - Stone	\$10,110	20	12	674	\$15.00/SqFt		Slate Tile- Entry, Restrooms/Hall, Etc.



Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00100 - Caughlin Ranch HOA Office</b>							
<b>25000 - Flooring</b>							
600 - Vinyl	\$700	15	15	25	\$28.00/SqYd		Copy Room
700 - Hardwood Floors	\$3,341	20	0	276	\$12.11/SqFt		Faux Wood- Kitchen, Restroom, Sm Ofc
<b>25500 - Wallcoverings</b>							
320 - Paneling	\$5,952	20	7	744	\$8.00/SqFt		Large Conference Room
<b>27000 - Appliances</b>							
200 - Refrigerator	\$1,700	10	9	1	\$1,700/Itm		Office Kitchen
<b>30000 - Miscellaneous</b>							
902 - Miscellaneous	\$6,010	8	1	1	\$6,010/Itm		Christmas Lights, Wreaths & Batteries
<b>32000 - Undesignated</b>							
100 - Miscellaneous	\$1,140	1	0	1	\$1,140/LS		Reserve Items
<b>00200 - Caughlin Ranch HOA</b>							
<b>02000 - Concrete</b>							
220 - Miscellaneous	\$3,550	8	2	21,131	\$14.00/SqFt (1%)		Various Areas
<b>19000 - Fencing</b>							
390 - Vinyl	\$5,740	20	0	80	\$71.75/l.f.		Village Green Parkway
990 - Masonry Wall: On-going Maint.	\$3,856	10	7	857	\$150/l.f. (3%)		Along S McCarran Blvd
<b>19500 - Retaining Wall</b>							
220 - Rockery	\$1,500	2	2	1	\$1,500/LS		Various Locations- Rockery Inspections
230 - Rockery	\$2,500	6	6	1	\$2,500/LS		Six Year Rockery Wall Inspections
410 - Miscellaneous	\$350,000	20	0	1	\$350,000/LS [nr:1]		Keystone Wall Repair Caughlin Parkway
<b>21000 - Signage</b>							
790 - Monument	\$17,510	15	1	2	\$8,755/Itm		Caughlin Pkwy & McCarran Blvd Locations
796 - Monument	\$2,000	22	2	1	\$2,000/Itm		Cashell Blvd & McCarran Pkwy
800 - Monument	\$2,200	22	2	1	\$2,200/Itm		Cashell Blvd At Caughlin Crest Park
804 - Monument	\$3,000	22	3	1	\$3,000/Itm		Village Green Park
808 - Monument	\$5,000	22	3	2	\$2,500/Itm		Caughlin Square & Hampton Ln
812 - Monument	\$4,000	22	5	1	\$4,000/Itm		Village Green Pkwy & Fox Creek Trail
816 - Monument	\$9,000	22	5	1	\$9,000/Itm		Village Green Pkwy & Sommerville Wy
820 - Monument	\$4,600	22	5	1	\$4,600/Itm		Village Green Pkwy & Lockerbie Pl
830 - Monument	\$3,725	22	3	1	\$3,725/Itm		Chaparral & Hemlock Way
840 - Monument	\$7,450	22	1	2	\$3,725/Itm		Eastwood & Bramble
844 - Monument	\$14,343	22	20	1	\$14,343/Itm		Greensburg Cir & McCarran Blvd
848 - Monument	\$3,725	22	3	1	\$3,725/Itm		Caughlin Glen & Caughlin Crossing

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00200 - Caughlin Ranch HOA</b>							
<b>21000 - Signage</b>							
852 - Monument	\$8,000	22	1	2	\$4,000/Itm		Caughlin Pkwy & Kensington Ln
856 - Monument	\$4,145	22	19	1	\$4,145/Itm		Caughlin Parkway & Caughlin Creek
860 - Monument	\$4,000	22	3	1	\$4,000/Itm		Plateau Rd & Water Hold Rd
864 - Monument	\$3,725	22	10	1	\$3,725/Itm		Caughlin Pkwy & Sierra Crest Way
868 - Monument	\$7,840	22	19	2	\$3,920/Itm		Creekridge Trail & Caughlin Pkwy
872 - Monument	\$3,725	22	10	1	\$3,725/Itm		Seasons Trail & Caughlin Pkwy
876 - Monument	\$4,000	15	12	1	\$4,000/Itm		S MCCarron Pkwy & W Plum Ln
<b>26000 - Outdoor Equipment</b>							
324 - Picnic Table: Metal	\$4,470	20	10	3	\$1,490/Itm		Trails & Roadside
<b>31000 - Reserve Study</b>							
120 - 5 Year Update with Site Visit	\$6,000	5	0	1	\$6,000/Itm		Reserve Study
500 - Annual Update	\$1,200	5	1	1	\$1,200/LS		Update
502 - Annual Update	\$1,200	5	2	1	\$1,200/LS		Update
504 - Annual Update	\$1,200	5	3	1	\$1,200/LS		Update
506 - Annual Update	\$1,400	5	4	1	\$1,400/LS		Update
<b>00300 - Pine Bluff</b>							
<b>01000 - Paving</b>							
120 - Asphalt: State Spec. Slurry	\$1,935	6	1	4,300	\$.45/SqFt		Paths- Type II Slurry Seal
200 - Asphalt: Ongoing Repairs	\$564	6	1	4,300	\$5.25/SqFt (3%)		-Path Repairs
400 - Asphalt: Major Repairs	\$22,575	25	22	4,300	\$5.25/SqFt		Path Remove & Replace
<b>18000 - Landscaping</b>							
104 - Irrigation: Controllers	\$2,000	20	17	2	\$1,000/Itm		-Community Entrances
200 - Irrigation: Valves	\$2,400	15	15	12	\$200/Itm		Irrigation Valves
300 - Irrigation: Backflow Preventors	\$2,800	20	17	2	\$1,400/Itm		-Community Entrances
340 - Irrigation: Pumps	\$1,500	5	2	1	\$1,500/Itm		Booster Pump & Hot Box Enclosure
<b>19500 - Retaining Wall</b>							
960 - Consulting/Engineering	\$4,000	25	23	1	\$4,000/LS		Gabion Cube Basket Retaining Walls
<b>21000 - Signage</b>							
792 - Monument	\$20,000	25	23	2	\$10,000/Itm		-Community Entrances
<b>00400 - Parks</b>							
<b>01000 - Paving</b>							
760 - Bollards	\$2,320	30	26	4	\$580/Itm		Village Green Parking Lot

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00400 - Parks</b>							
<b>04000 - Structural Repairs</b>							
800 - Wood: Gazebo Repairs	\$1,065	10	4	1	\$1,065/Itm		Village Green Park BBQ Area- Maintain
910 - Building Maintenance	\$3,195	30	15	1	\$3,195/LS		Village Green- Log Play Cabin
914 - Doors	\$3,825	25	5	3	\$1,275/Itm		Village Green Park- Restroom Bldg
<b>05000 - Roofing</b>							
448 - Pitched: Dimensional Composition	\$6,200	30	5	8	\$775/Sqrs		Village Green Park- Shade Structure
452 - Pitched: Dimensional Composition	\$4,650	25	19	6	\$775/Sqrs		Village Green- Restroom Bldg
<b>08000 - Rehab</b>							
222 - Restrooms	\$5,320	13	7	2	\$5,320/Rm (50%)		Village Green Restroom Bldg
<b>14000 - Recreation</b>							
900 - Miscellaneous	\$1,080	10	2	4	\$270/Itm		Village Green- Horseshoe Pits
<b>17000 - Tennis Court</b>							
100 - Reseal	\$15,000	7	1	14,400	\$1.04/SqFt		[2] Village Green Park Courts
500 - Resurface	\$38,880	21	15	14,400	\$2.70/SqFt		[2] Village Green Park Courts
<b>19000 - Fencing</b>							
100 - Chain Link: 4'	\$2,016	30	20	168	\$12.00/l.f.		Village Green Park Tennis Courts
130 - Chain Link: 10'	\$10,920	30	20	520	\$21.00/l.f.		Village Green Park Tennis Courts
<b>20000 - Lighting</b>							
280 - Pole Lights	\$11,400	10	8	19	\$600/Itm		Village Green Park
<b>24600 - Safety / Access</b>							
700 - Security System	\$15,960	6	4	1	\$15,960/LS		Village Green Park
710 - Security System	\$1,125	3	1	1	\$1,125/LS		Village Green Park- Sonic Wall
<b>26000 - Outdoor Equipment</b>							
100 - Tot Lot: Play Equipment	\$172,216	20	0	1	\$172,216/LS		Village Green Park
104 - Tot Lot: Play Equipment	\$19,155	20	13	1	\$19,155/Itm		Eastridge Park- Bryce Canyon & Hemlock Way
108 - Tot Lot: Play Equipment	\$35,110	20	17	1	\$35,110/LS		Caughlin Crest Park- Cashill Bld & Hemlock Way
140 - Tot Lot: Safety Surface	\$32,855	10	7	1	\$32,855/LS		Caughlin Crest Park- Cashill Bld & Hemlock Wy
150 - Tot Lot: Safety Surface	\$41,725	10	0	1	\$41,725/LS		Village Green Park Tot Lot
154 - Tot Lot: Safety Surface	\$2,500	3	3	1	\$2,500/LS		V G Park- Tot Lot Nugget Refurbish
200 - Pedestal Grill BBQ	\$960	15	5	3	\$320/Itm		Village Green Park
204 - Pedestal Grill BBQ	\$640	15	8	2	\$320/Itm		Caughlin Crest Park- Cashill Bld & Hemlock Wy
218 - Barbecue	\$530	8	5	1	\$530/Itm		Village Green Park- Masonry BBQ

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00400 - Parks</b>							
<b>26000 - Outdoor Equipment</b>							
300 - Benches	\$640	12	3	1	\$640/Itm		Caughlin Crest Park- Cashill Bld & Hemlock Wy
306 - Benches	\$2,560	12	1	4	\$640/Itm		Village Green Park
312 - Picnic Table: Metal	\$16,000	20	5	10	\$1,600/Itm		Village Green Park
320 - Picnic Table: Metal	\$4,470	20	10	3	\$1,490/Itm		Eastridge Park- Bryce Canyon & Hemlock Way
380 - Garbage Receptacles	\$4,470	14	7	6	\$745/Itm		Village Green- Coated Containers
384 - Garbage Receptacles	\$320	15	8	1	\$320/Itm		Caughlin Crest Park- Cashill Bld & Hemlock Wy
388 - Garbage Receptacles	\$320	15	8	1	\$320/Itm		Eastridge Park- Bryce Canyon & Hemlock Wy
480 - Drinking Fountain	\$11,175	20	9	3	\$3,725/Itm		Village Green Park
900 - Chain Link Backstop	\$12,769	30	15	1	\$12,769/LS		Baseball Field Arched Backstop & Benches
904 - Miscellaneous	\$21,340	7	3	1	\$21,340/Itm		Village Green Park- Amphitheater Canvas Awning
<b>00500 - Paths</b>							
<b>01000 - Paving</b>							
139 - Asphalt: State Spec. Slurry	\$64,791	6	4	143,980	\$.45/SqFt [nr:1]		Type II (2024 Only)
151 - Asphalt: State Spec. Slurry	\$59,550	6	2	132,334	\$.45/SqFt [nr:1]		Type II (2022 Only)
155 - Asphalt: State Spec. Slurry	\$50,799	6	3	112,886	\$.45/SqFt [nr:1]		Type II (2023 Only)
171 - Asphalt: State Spec. Slurry	\$21,991	6	5	48,868	\$.45/SqFt [nr:1]		Type II (2025 Only)
174 - Asphalt: State Spec. Slurry	\$81,541	6	11	181,202	\$.45/SqFt		Type II in 2031 & Ongoing
178 - Asphalt: State Spec. Slurry	\$50,799	6	12	112,886	\$.45/SqFt		Type II in 2032 & Ongoing
182 - Asphalt: State Spec. Slurry	\$64,791	6	13	143,980	\$.45/SqFt		Type II in 2033 & Ongoing
205 - Asphalt: Ongoing Repairs	\$71,943	2	1	1	\$71,943/LS [nr:1]		Walking Paths Repairs (2021 Only)
209 - Asphalt: Ongoing Repairs	\$27,790	6	2	132,334	\$5.25/SqFt (4%) [nr:1]		Full Depth HMA Patch 2022
211 - Asphalt: Ongoing Repairs	\$23,706	6	3	112,886	\$5.25/SqFt (4%) [nr:1]		Full Depth HMA Patch 2023
215 - Asphalt: Ongoing Repairs	\$30,236	6	4	143,980	\$5.25/SqFt (4%) [nr:1]		Full Depth HMA Patch 2024
230 - Asphalt: Ongoing Repairs	\$23,804	6	17	181,202	\$5.25/SqFt (3%)		Full Depth HMA Patch 2037
234 - Asphalt: Ongoing Repairs	\$14,816	6	18	112,886	\$5.25/SqFt (3%)		Full Depth HMA Patch 2038
238 - Asphalt: Ongoing Repairs	\$18,897	6	19	143,980	\$5.25/SqFt (3%)		Full Depth HMA Patch 2039
340 - Asphalt: Overlay	\$100,179	25	2	48,868	\$2.05/SqFt		1.5" HMA OL- 2022
344 - Asphalt: Overlay	\$271,285	25	8	132,334	\$2.05/SqFt		1.5" HMA OL- 2028
348 - Asphalt: Overlay	\$231,416	25	9	112,886	\$2.05/SqFt		1.5" HMA OL- 2029
352 - Asphalt: Overlay	\$295,159	25	10	143,980	\$2.05/SqFt		1.5" HMA OL- 2030
410 - Asphalt: Crackfill	\$5,255	1	1	1	\$5,255/LS [nr:8]		Annual Until 2028
414 - Asphalt: Crackfill	\$5,255	1	14	1	\$5,255/LS		Annual After 2034
920 - Consulting/Engineering	\$4,795	2	0	1	\$4,795/LS		Various Projects
930 - Consulting/Engineering	\$7,500	5	2	1	\$7,500/LS [nr:1]		Slurry Seal Year (2022 Only)

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00500 - Paths</b>							
<b>01000 - Paving</b>							
940 - Consulting/Engineering	\$7,500	5	3	1	\$7,500/LS [nr:1]		Slurry Seal Year (2023 Only)
950 - Consulting/Engineering	\$7,500	5	4	1	\$7,500/LS [nr:1]		Slurry Seal Year (2024 Only)
960 - Consulting/Engineering	\$7,500	6	5	1	\$7,500/LS [nr:1]		Slurry Seal Year (2025 Only)
<b>00600 - Ponds</b>							
<b>18500 - Lakes / Ponds</b>							
920 - Miscellaneous	\$5,852	1	1	1	\$5,852/LS		Pond Maintenance
930 - Miscellaneous	\$10,000	5	6	7	\$2,857/Itm (50%)		Irrigation Pump Stations A,N,B,P,E,G,I
931 - Miscellaneous	\$5,409	1	0	1	\$5,409/LS [nr:1]		Irrigation Pump Stations (2020 Only)
933 - Miscellaneous	\$5,500	2	1	1	\$5,500/LS [nr:1]		2021 Only
934 - Miscellaneous	\$10,000	5	3	4	\$5,000/Itm (50%)		Irrigation Pump Stations C,O,H,K
<b>00700 - Maintenance Bldg &amp; Equipment</b>							
<b>03000 - Painting: Exterior</b>							
120 - Surface Restoration	\$1,500	5	1	1,536	\$.98/SqFt		Maintenance Building
450 - Wood Fencing	\$319	5	2	500	\$.64/SqFt		Maintenance Yard Perimeter
<b>04000 - Structural Repairs</b>							
200 - Wood: Siding & Trim	\$19,968	40	15	1,536	\$13.00/SqFt		Maintenance Building
912 - Doors	\$4,000	18	11	2	\$2,000/Itm		Maintenance Bldg Roll Up Doors
<b>05000 - Roofing</b>							
440 - Pitched: Dimensional Composition	\$10,850	25	17	14	\$775/Sqrs		Comp & Metal Roofing
444 - Pitched: Dimensional Composition	\$2,500	25	1	4	\$625/Sqrs		Maintenance Carport Structure
<b>23000 - Mechanical Equipment</b>							
200 - HVAC	\$1,065	15	3	1	\$1,065/Itm		Maintenance Building
<b>27000 - Appliances</b>							
248 - Ice Machine	\$4,105	15	11	1	\$4,105/Itm		Maintenance Building
<b>30000 - Miscellaneous</b>							
706 - Vehicle	\$10,000	15	5	1	\$10,000/Itm		Cushman
710 - Vehicle	\$8,491	15	11	1	\$8,491/Itm		AUSA Utility Vehicle
712 - Tractor	\$6,000	9	5	1	\$6,000/Itm		Scagg/Kawasaki 15HP Walk Behind Mower
716 - Tractor	\$6,000	9	5	1	\$6,000/Itm		Scagg/Kawasaki 15HP Walk Behind Mower
718 - Tractor	\$6,000	9	5	1	\$6,000/Itm		Scagg/Kawasaki 15HP Walk Behind Mower
720 - Tractor	\$45,000	9	5	3	\$15,000/Itm		Scagg/Turf Tigerlo Riding Mowers

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00700 - Maintenance Bldg &amp; Equipment</b>							
<b>30000 - Miscellaneous</b>							
722 - Maintenance Equipment	\$14,370	30	13	3	\$4,790/Itm		Truck Safety Cages
724 - Maintenance Equipment	\$7,985	20	17	1	\$7,985/Itm		Snow Plow Attachment- HTS Western
726 - Maintenance Equipment	\$1,065	15	11	1	\$1,065/Itm		Electric Seeder
728 - Maintenance Equipment	\$8,610	20	17	1	\$8,610/Itm		Snow Plow Attachment 2017
732 - Maintenance Equipment	\$1,425	20	16	1	\$1,425/Itm		Cut-Off Hand Held Saw 2017
734 - Maintenance Equipment	\$4,000	20	2	2	\$2,000/Itm		Toro Turfmaster Walk Behind Push Mowers 2017
738 - Maintenance Equipment	\$2,890	10	8	1	\$2,890/Itm		Aerator Attachment 2018
750 - Maintenance Equipment	\$3,745	2	0	14	\$535/Itm	(50%)	Weed Eater String Trimmers
754 - Maintenance Equipment	\$1,500	20	16	4	\$375/Itm		String Trimmers 2017
760 - Maintenance Equipment	\$2,470	10	2	2	\$1,235/Itm		Hedge Trimmers
764 - Maintenance Equipment	\$2,470	10	0	2	\$1,235/Itm		Hedge Trimmers- 2020
770 - Maintenance Equipment	\$17,000	15	14	1	\$17,000/Itm		Bear Cat Chipper
810 - Maintenance Equipment	\$3,520	9	12	8	\$880/Itm	(50%)	Truck Side Tool Boxes
822 - Maintenance Equipment	\$6,630	10	7	1	\$6,630/Itm		Billy Goat Leaf Vacuum- 2017
824 - Maintenance Equipment	\$20,220	12	9	4	\$5,055/Itm		Walk-Behind Mowers- Racer
826 - Maintenance Equipment	\$2,440	5	0	4	\$610/Itm		Backpack Blowers- 2013, 2014, 2016 & 2018
834 - Maintenance Equipment	\$1,510	7	2	2	\$755/Itm		Stihl 28" Bar Chainsaws
836 - Maintenance Equipment	\$2,265	7	1	3	\$755/Itm		Stihl 16" Bar Chainsaws
838 - Maintenance Equipment	\$1,700	10	1	2	\$850/Itm		Grinders
840 - Generator	\$1,000	15	1	1	\$1,000/Itm		Dayton Generator
842 - Maintenance Equipment	\$1,065	4	3	1	\$1,065/Itm		Honda GX Power Washer
844 - Maintenance Equipment	\$4,255	20	12	1	\$4,255/Itm		Tailgate Sand & Salt Spreader
846 - Maintenance Equipment	\$4,255	10	1	1	\$4,255/Itm		Ryan Sod Cutter
848 - Maintenance Equipment	\$2,055	5	2	1	\$2,055/Itm		Toro Snow Blower
850 - Maintenance Equipment	\$1,810	5	1	1	\$1,810/Itm		Toro Snow Blower
852 - Maintenance Equipment	\$3,935	6	1	1	\$3,935/Itm		Honda Track Drive Snow Blower
854 - Maintenance Equipment	\$2,000	10	7	1	\$2,000/Itm		Billy Goat Push Behind Aerator
856 - Maintenance Equipment	\$1,500	15	0	1	\$1,500/Itm		Fertilizer Spreader
858 - Maintenance Equipment	\$4,385	10	8	1	\$4,385/Itm		Husqvarna SG13 Stump Grinder 2018
862 - Trailer	\$8,520	20	10	4	\$2,130/Itm		Trailers
864 - Tractor	\$50,000	15	10	1	\$50,000/Itm		Bobcat S220 Skid Steer
865 - Tractor	\$1,835	20	19	1	\$1,835/LS		Bobcat S220 Skid Steer Bucket
866 - Tractor	\$44,690	20	10	1	\$44,690/Itm		John Deere Backhoe
870 - Maintenance Equipment	\$1,280	12	6	1	\$1,280/Itm		GM3000 Airless Paint Sprayer

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00700 - Maintenance Bldg &amp; Equipment</b>							
<b>30000 - Miscellaneous</b>							
874 - Maintenance Truck	\$38,000	16	1	1	\$38,000/Itm		2004 Ford F350
878 - Maintenance Truck	\$26,600	12	2	1	\$26,600/Itm		2005 Ford Ranger
880 - Maintenance Truck	\$26,600	12	3	1	\$26,600/Itm		2006 Ford Ranger
882 - Maintenance Truck	\$26,600	12	5	1	\$26,600/Itm		2007 Ford F150
886 - Maintenance Truck	\$16,600	10	4	1	\$16,600/Itm		2011 Ford Ranger
888 - Vehicle	\$10,640	9	6	1	\$10,640/Itm		2012 Ford Escape
890 - Maintenance Truck	\$32,985	12	6	1	\$32,985/Itm		2013 Ford F150 Super Crew 4x4
892 - Maintenance Truck	\$34,860	15	6	1	\$34,860/Itm		2014 Ford F150 Supercrew 4x4
894 - Maintenance Truck	\$27,560	15	6	1	\$27,560/Itm		2013 Ford F150 Supercab
898 - Maintenance Truck	\$27,560	15	10	1	\$27,560/Itm		2010 Ford Ranger
900 - Maintenance Truck	\$17,555	1	1	1	\$17,555/LS		Truck Fleet Maintenance
990 - Maintenance Equipment	\$10,510	1	1	1	\$10,510/Itm		Miscellaneous Equipment
<b>00800 - Landscaping &amp; Irrigation</b>							
<b>18000 - Landscaping</b>							
104 - Irrigation: Controllers	\$2,173	1	1	82	\$265/Itm (10%)		Community
450 - Drainage System Maint.	\$5,060	4	0	1	\$5,060/LS		Caughlin Pkwy Drainage Channel & Culvert
451 - Drainage System Maint.	\$19,338	2	0	1	\$19,338/LS [nr:1]		Caughlin Pkwy Drainage Chnl & Culvert (2020 Only)



Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00100 - Caughlin Ranch HOA Office</b>							
<b>24500 - Audio / Visual</b>							
300 - PA System	\$3,270	10	7	1	\$3,270/LS		Public Address System
<b>30000 - Miscellaneous</b>							
998 - Vehicle	\$1,490	8	1	1	\$1,490/Itm		Office Electric Tricycle
<b>00300 - Pine Bluff</b>							
<b>19500 - Retaining Wall</b>							
990 - Miscellaneous	\$3,000	50	47	1	\$3,000/LS		Gabion Cube Basket Walls
<b>00600 - Ponds</b>							
<b>18500 - Lakes / Ponds</b>							
939 - Miscellaneous	\$6,306	2	2	1	\$6,306/LS [nr:1]		All Pumps: Short Term Work Thru 2019
<b>00700 - Maintenance Bldg &amp; Equipment</b>							
<b>30000 - Miscellaneous</b>							
908 - Maintenance Truck	\$37,242	25	10	1	\$37,242/Itm		1986 Chevy C-30 Bucket Lift Truck

**Expenditures by Year - Next 3 Years**

Final

Prepared for the 2021 Fiscal Year

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 1.25%
<b>2020</b>			
<b>00100 - Caughlin Ranch HOA Office</b>			
<b>22000 - Office Equipment</b>			
100 - Miscellaneous Website	8	3,000	
224 - Computers, Misc. HOA Office Laptop	6	2,460	
226 - Tablet Computer 9 Samsung Tablets	3	2,134	
Total 22000 - Office Equipment:		7,594	7,594
<b>24000 - Furnishings</b>			
644 - Modular Office Desk Reception Desk & Cabinets	15	6,600	
645 - Modular Office Desk HOA Office- Reception Desk & Cabinets (2020 Only)[nr:1]	1	350	
914 - Window Coverings HOA Office- Soft Shade Window Coverings	15	2,295	
Total 24000 - Furnishings:		9,245	9,245
<b>25000 - Flooring</b>			
200 - Carpeting 345 Sq. Yds. Office Interiors	10	25,000	
700 - Hardwood Floors 276 sf Faux Wood- Kitchen, Restroom, Sm Ofc	20	3,341	
Total 25000 - Flooring:		28,341	28,341
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,140	
Total Caughlin Ranch HOA Office:		46,320	46,320
<b>00200 - Caughlin Ranch HOA</b>			
<b>19000 - Fencing</b>			
390 - Vinyl 80 lf Village Green Parkway	20	5,740	
<b>19500 - Retaining Wall</b>			
410 - Miscellaneous Keystone Wall Repair Caughlin Parkway[nr:1]	20	350,000	
<b>31000 - Reserve Study</b>			
120 - 5 Year Update with Site Visit Reserve Study	5	6,000	
Total Caughlin Ranch HOA:		361,740	361,740
<b>00400 - Parks</b>			
<b>26000 - Outdoor Equipment</b>			
100 - Tot Lot: Play Equipment Village Green Park	20	172,216	
150 - Tot Lot: Safety Surface Village Green Park Tot Lot	10	41,725	
Total 26000 - Outdoor Equipment:		213,941	213,941

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 1.25%
<b>2020</b>			
<b>00400 - Parks</b>			
Total Parks:		213,941	213,941
<b>00500 - Paths</b>			
<b>01000 - Paving</b>			
920 - Consulting/Engineering Various Projects	2	4,795	
Total Paths:		4,795	4,795
<b>00600 - Ponds</b>			
<b>18500 - Lakes / Ponds</b>			
931 - Miscellaneous Irrigation Pump Stations (2020 Only)[nr:1]	1	5,409	
Total Ponds:		5,409	5,409
<b>00700 - Maintenance Bldg &amp; Equipment</b>			
<b>30000 - Miscellaneous</b>			
750 - Maintenance Equipment 14 Weed Eater String Trimmers (50%)	2	3,745	
764 - Maintenance Equipment 2 Hedge Trimmers- 2020	10	2,470	
826 - Maintenance Equipment 4 Backpack Blowers- 2013, 2014, 2016 & 2018	5	2,440	
856 - Maintenance Equipment Fertilizer Spreader	15	1,500	
Total 30000 - Miscellaneous:		10,155	10,155
Total Maintenance Bldg & Equipment:		10,155	10,155
<b>00800 - Landscaping &amp; Irrigation</b>			
<b>18000 - Landscaping</b>			
450 - Drainage System Maint. Caughlin Pkwy Drainage Channel & Culvert	4	5,060	
451 - Drainage System Maint. Caughlin Pkwy Drainage Chnl & Culvert (2020 Only)[nr:1]	2	19,338	
Total 18000 - Landscaping:		24,398	24,398
Total Landscaping & Irrigation:		24,398	24,398
Total 2020:		666,758	
<b>2021</b>			
<b>00100 - Caughlin Ranch HOA Office</b>			
<b>03000 - Painting: Exterior</b>			
130 - Surface Restoration 3,400 sf Office Exterior	5	8,000	8,100
<b>08000 - Rehab</b>			
230 - Kitchen Kitchen	20	4,500	4,556
<b>18000 - Landscaping</b>			
100 - Irrigation: Misc. Grounds	2	2,130	2,157
<b>22000 - Office Equipment</b>			
206 - Computers, Misc. HOA Office	6	6,228	6,306

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 1.25%
<b>2021</b>			
<b>00100 - Caughlin Ranch HOA Office</b>			
<b>23000 - Mechanical Equipment</b>			
600 - Water Heater Stairs To Loft In Attic Access	15	2,000	2,025
<b>30000 - Miscellaneous</b>			
902 - Miscellaneous Christmas Lights, Wreaths & Batteries	8	6,010	6,085
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,140	1,154
Total Caughlin Ranch HOA Office:		30,008	30,383
<b>00200 - Caughlin Ranch HOA</b>			
<b>21000 - Signage</b>			
790 - Monument 2 Caughlin Pkwy & McCarran Blvd Locations	15	17,510	17,729
840 - Monument 2 Eastwood & Bramble	22	7,450	7,543
852 - Monument 2 Caughlin Pkwy & Kensington Ln	22	8,000	8,100
Total 21000 - Signage:		32,960	33,372
<b>31000 - Reserve Study</b>			
500 - Annual Update Update	5	1,200	1,215
Total Caughlin Ranch HOA:		34,160	34,587
<b>00300 - Pine Bluff</b>			
<b>01000 - Paving</b>			
120 - Asphalt: State Spec. Slurry 4,300 sf Paths- Type II Slurry Seal	6	1,935	1,959
200 - Asphalt: Ongoing Repairs 4,300 sf -Path Repairs (3%)	6	564	571
Total 01000 - Paving:		2,499	2,530
Total Pine Bluff:		2,499	2,530
<b>00400 - Parks</b>			
<b>17000 - Tennis Court</b>			
100 - Reseal 14,400 sf [2] Village Green Park Courts	7	15,000	15,188
<b>24600 - Safety / Access</b>			
710 - Security System Village Green Park- Sonic Wall	3	1,125	1,139
<b>26000 - Outdoor Equipment</b>			
306 - Benches 4 Village Green Park	12	2,560	2,592
Total Parks:		18,685	18,919
<b>00500 - Paths</b>			
<b>01000 - Paving</b>			
205 - Asphalt: Ongoing Repairs Walking Paths Repairs (2021 Only)[nr:1]	2	71,943	72,842
410 - Asphalt: Crackfill Annual Until 2028[nr:8]	1	5,255	5,321
Total 01000 - Paving:		77,198	78,163

Prepared for the 2021 Fiscal Year

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 1.25%
<b>2021</b>			
<b>00500 - Paths</b>			
Total Paths:		77,198	78,163
<b>00600 - Ponds</b>			
<b>18500 - Lakes / Ponds</b>			
920 - Miscellaneous Pond Maintenance	1	5,852	5,925
933 - Miscellaneous 2021 Only[nr:1]	2	5,500	5,569
Total 18500 - Lakes / Ponds:		11,352	11,494
Total Ponds:		11,352	11,494
<b>00700 - Maintenance Bldg &amp; Equipment</b>			
<b>03000 - Painting: Exterior</b>			
120 - Surface Restoration 1,536 sf Maintenance Building	5	1,500	1,519
<b>05000 - Roofing</b>			
444 - Pitched: Dimensional Composition 4 Squares- Maintenance Carport Structure	25	2,500	2,531
<b>30000 - Miscellaneous</b>			
836 - Maintenance Equipment 3 Stihl 16" Bar Chainsaws	7	2,265	2,293
838 - Maintenance Equipment 2 Grinders	10	1,700	1,721
840 - Generator Dayton Generator	15	1,000	1,013
846 - Maintenance Equipment Ryan Sod Cutter	10	4,255	4,308
850 - Maintenance Equipment Toro Snow Blower	5	1,810	1,833
852 - Maintenance Equipment Honda Track Drive Snow Blower	6	3,935	3,984
874 - Maintenance Truck 2004 Ford F350	16	38,000	38,475
900 - Maintenance Truck Truck Fleet Maintenance	1	17,555	17,774
990 - Maintenance Equipment Miscellaneous Equipment	1	10,510	10,641
Total 30000 - Miscellaneous:		81,030	82,042
Total Maintenance Bldg & Equipment:		85,030	86,092
<b>00800 - Landscaping &amp; Irrigation</b>			
<b>18000 - Landscaping</b>			
104 - Irrigation: Controllers 82 Community (10%)	1	2,173	2,200
Total Landscaping & Irrigation:		2,173	2,200
Total 2021:		261,105	264,368

## 2022

### 00100 - Caughlin Ranch HOA Office

#### 22000 - Office Equipment

214 - Computers, Misc. 3 Office Workstations	9	13,944	14,295
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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 1.25%
<b>2022</b>			
<b>00100 - Caughlin Ranch HOA Office</b>			
<b>22000 - Office Equipment</b>			
360 - Telephone Equipment 9 L & M Cell Phones	3	3,150	3,229
Total 22000 - Office Equipment:		17,094	17,524
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,140	1,169
Total Caughlin Ranch HOA Office:		18,234	18,693
<b>00200 - Caughlin Ranch HOA</b>			
<b>02000 - Concrete</b>			
220 - Miscellaneous 21,131 sf Various Areas (1%)	8	3,550	3,639
<b>19500 - Retaining Wall</b>			
220 - Rockery Various Locations- Rockery Inspections	2	1,500	1,538
<b>21000 - Signage</b>			
796 - Monument Cashell Blvd & McCarran Pkwy	22	2,000	2,050
800 - Monument Cashell Blvd At Caughlin Crest Park	22	2,200	2,255
Total 21000 - Signage:		4,200	4,305
<b>31000 - Reserve Study</b>			
502 - Annual Update Update	5	1,200	1,230
Total Caughlin Ranch HOA:		10,450	10,712
<b>00300 - Pine Bluff</b>			
<b>18000 - Landscaping</b>			
340 - Irrigation: Pumps Booster Pump & Hot Box Enclosure	5	1,500	1,538
Total Pine Bluff:		1,500	1,538
<b>00400 - Parks</b>			
<b>14000 - Recreation</b>			
900 - Miscellaneous 4 Village Green- Horseshoe Pits	10	1,080	1,107
Total Parks:		1,080	1,107
<b>00500 - Paths</b>			
<b>01000 - Paving</b>			
151 - Asphalt: State Spec. Slurry 132,334 sf Type II (2022 Only)[nr:1]	6	59,550	61,048
209 - Asphalt: Ongoing Repairs 132,334 sf Full Depth HMA Patch 2022 (4%)[nr:1]	6	27,790	28,489
340 - Asphalt: Overlay 48,868 sf 1.5" HMA OL- 2022	25	100,179	102,700
410 - Asphalt: Crackfill Annual Until 2028[nr:8]	1	5,255	5,387
920 - Consulting/Engineering Various Projects	2	4,795	4,916
930 - Consulting/Engineering Slurry Seal Year (2022 Only)[nr:1]	5	7,500	7,689

Prepared for the 2021 Fiscal Year

Reserve Component

Life Useful Current Replacement Cost Forecast Inflated Cost @ 1.25%

2022

00500 - Paths

01000 - Paving

Total	01000 - Paving:	205,069	210,229
	Total Paths:	205,069	210,229

00600 - Ponds

18500 - Lakes / Ponds

920 - Miscellaneous Pond Maintenance	1	5,852	5,999
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Total Ponds:	5,852	5,999
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00700 - Maintenance Bldg & Equipment

03000 - Painting: Exterior

450 - Wood Fencing 500 sf Maintenance Yard Perimeter	5	319	327
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30000 - Miscellaneous

734 - Maintenance Equipment 2 Toro Turfmaster Walk Behind Push Mowers 2017	20	4,000	4,101
750 - Maintenance Equipment 14 Weed Eater String Trimmers (50%)	2	3,745	3,839
760 - Maintenance Equipment 2 Hedge Trimmers	10	2,470	2,532
834 - Maintenance Equipment 2 Stihl 28" Bar Chainsaws	7	1,510	1,548
848 - Maintenance Equipment Toro Snow Blower	5	2,055	2,107
878 - Maintenance Truck 2005 Ford Ranger	12	26,600	27,269
900 - Maintenance Truck Truck Fleet Maintenance	1	17,555	17,997
990 - Maintenance Equipment Miscellaneous Equipment	1	10,510	10,774

Total	30000 - Miscellaneous:	68,445	70,167
Total Maintenance Bldg & Equipment:		68,764	70,494

00800 - Landscaping & Irrigation

18000 - Landscaping

104 - Irrigation: Controllers 82 Community (10%)	1	2,173	2,228
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Total Landscaping & Irrigation:	2,173	2,228
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Total 2022:	313,122	321,000
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This report is intended to assist the auditor while preparing the audit, review or compilation of Caughlin Ranch HOA's (the "Association") financial documents.

Browning Reserve Group ("BRG") prepared a reserve study for the Association during the 2020 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2021) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

This Reserve Study is an Update w/ Site Visit Review. An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan. Please note, in order to complete these study tasks, one or more visits were conducted by BRG to Caughlin Ranch HOA.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2020 and is the Association's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2019. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$672,977 is being used which ties to the last completed audit or review of the Association's financial statements. BRG then re-builds the first year of the study, in this case 2020, and estimates an ending reserve fund balance. Again, see Section III and the 2020 ending reserve balance estimate of \$656,605.

"Re-building" the first year of the study as mentioned above simply means using the 2020 adopted budget for the 2020 reserve contribution. Finally, the 2020 reserve expenses both actual and projected are estimated.

We find by using the above method a more accurate reserve study is possible because the beginning reserve fund balance ties directly to the Association's audited financial statement or, in the absence of an audit or review, the year end balance sheet. There is no need to rely on others for determining mid year reserve balances or estimating current year ending reserve balances. This approach forces all involved, to look at the current year's reserve fund activities so a more accurate ending reserve fund balance can be estimated.

With respect to the reserve component Percent Funded values on the next page(s), here are the calculations:

$$\begin{aligned}\text{FFB} &= \text{Year Cost} \times \text{Year Effective Age} / \text{Useful Life} \\ \% \text{ Funded} &= \text{Year Estimated Ending Reserve Balance} / \text{Year FFB}\end{aligned}$$

Please see Section V - Reserve Fund Balance Forecast.

*Browning Reserve Group*

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00100 - Caughlin Ranch HOA Office</b>						
<b>02000 - Concrete</b>						
230 - Walkways 1,250 sf CH HOA Office Exterior Concrete (5%)	875	6	3	438	591	92
<b>03000 - Painting: Exterior</b>						
130 - Surface Restoration 3,400 sf Office Exterior	8,000	5	1	6,400	8,100	983
<b>03500 - Painting: Interior</b>						
100 - Building 11,439 sf Interior Spaces	12,583	10	4	7,550	8,918	802
<b>04000 - Structural Repairs</b>						
210 - Wood: Siding & Trim 3,400 sf Office Exterior	44,200	50	25	22,100	23,271	732
918 - Doors 6 Exterior Doors (33%)	3,320	10	12	255	280	180
922 - Doors 22 Interior Doors (50%)	9,900	12	11	825	1,671	574
<b>05000 - Roofing</b>						
456 - Pitched: Dimensional Composition 6 Squares- Office Roof	4,650	25	10	2,790	3,013	128
700 - Gutters / Downspouts 261 lf Office	2,871	25	10	1,723	1,860	79
<b>08000 - Rehab</b>						
226 - Restrooms 3 Restrooms	9,600	10	16	565	608	418
230 - Kitchen Kitchen	4,500	20	1	4,275	4,556	138
<b>18000 - Landscaping</b>						
100 - Irrigation: Misc. Grounds	2,130	2	1	1,065	2,157	654
<b>20000 - Lighting</b>						
100 - Exterior: Misc. Fixtures 4 Building Lights	1,040	20	7	676	737	34
<b>21000 - Signage</b>						
714 - Entry Signs 2 CH HOA Building & Maint Entry Signage	3,000	15	4	2,200	2,430	128
792 - Monument CH HOA Parking Lot Entry Sign	1,500	15	7	800	911	66
<b>22000 - Office Equipment</b>						
100 - Miscellaneous Website	3,000	8	0	3,000	380	227
100 - Telephone Equipment Cloud VoIP Phone System	4,256	8	6	1,064	1,616	348
110 - Miscellaneous VMS Software	16,920	6	5	2,820	5,711	1,820
120 - Miscellaneous Website Development	8,100	5	4	1,620	3,281	1,033
200 - Computers, Misc. Server	13,891	5	4	2,778	5,626	1,771
206 - Computers, Misc. HOA Office	6,228	6	1	5,190	6,306	638
210 - Computers, Misc. 2 Office Workstations	4,920	6	3	2,460	3,321	516

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00100 - Caughlin Ranch HOA Office</b>						
<b>22000 - Office Equipment</b>						
214 - Computers, Misc. 3 Office Workstations	13,944	9	2	10,845	12,550	963
222 - Computers, Misc. Maintenance Manager Laptop	2,460	6	4	820	1,245	261
224 - Computers, Misc. HOA Office Laptop	2,460	6	0	2,460	415	249
226 - Tablet Computer 9 Samsung Tablets	2,134	3	0	2,134	720	431
300 - Copier HOA Office- Ricoh	4,930	6	4	1,643	2,496	524
360 - Telephone Equipment 9 L & M Cell Phones	3,150	3	2	1,050	2,126	653
<b>23000 - Mechanical Equipment</b>						
204 - HVAC Mitsubishi Mr Slim Unit	3,115	15	6	1,869	2,103	136
212 - HVAC 3 Exterior Units	16,500	15	7	8,800	10,024	728
600 - Water Heater Stairs To Loft In Attic Access	2,000	15	1	1,867	2,025	82
604 - Water Heater Small Conference Room	1,040	15	8	485	562	46
<b>24000 - Furnishings</b>						
640 - Modular Office Desk 3 Office Furnishings	3,690	15	7	1,968	2,242	163
644 - Modular Office Desk Reception Desk & Cabinets	6,600	15	0	6,600	446	267
645 - Modular Office Desk HOA Office- Reception Desk & Cabinets (2020 Only)[nr:1]	350	1	0	350	0	0
900 - Miscellaneous Folding Tables & Meeting Chairs	4,788	10	5	2,394	2,909	309
906 - Miscellaneous Office Furnishings	33,715	12	4	22,477	25,602	1,791
908 - Miscellaneous Conference Table & 10 Chairs	2,975	15	12	595	803	140
910 - Window Coverings Various Window Coverings	15,000	15	7	8,000	9,113	662
914 - Window Coverings HOA Office- Soft Shade Window Coverings	2,295	15	0	2,295	155	93
<b>24500 - Audio / Visual</b>						
160 - Television Television 55"	1,800	10	4	1,080	1,276	115
<b>24600 - Safety / Access</b>						
696 - Security System HOA Office	5,450	6	4	1,817	2,759	579
<b>25000 - Flooring</b>						
200 - Carpeting 345 Sq. Yds. Office Interiors	25,000	10	0	25,000	2,531	1,517
500 - Stone 674 sf Slate Tile- Entry, Restrooms/Hall, Etc.	10,110	20	12	4,044	4,606	356
600 - Vinyl 25 Sq. Yds. Copy Room	700	15	15	44	47	32
700 - Hardwood Floors 276 sf Faux Wood- Kitchen, Restroom, Sm Ofc	3,341	20	0	3,341	169	101
<b>25500 - Wallcoverings</b>						
320 - Paneling 744 sf Large Conference Room	5,952	20	7	3,869	4,218	197
<b>27000 - Appliances</b>						
200 - Refrigerator Office Kitchen	1,700	10	9	170	344	115

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00100 - Caughlin Ranch HOA Office</b>						
<b>30000 - Miscellaneous</b>						
902 - Miscellaneous Christmas Lights, Wreaths & Batteries	6,010	8	1	5,259	6,085	461
<b>32000 - Undesignated</b>						
100 - Miscellaneous Reserve Items	1,140	1	0	1,140	1,154	692
Sub-total Caughlin Ranch HOA Office	347,833			193,009	184,068	23,023
<b>00200 - Caughlin Ranch HOA</b>						
<b>02000 - Concrete</b>						
220 - Miscellaneous 21,131 sf Various Areas (1%)	3,550	8	2	2,663	3,145	276
<b>19000 - Fencing</b>						
390 - Vinyl 80 lf Village Green Parkway	5,740	20	0	5,740	291	174
990 - Masonry Wall: On-going Maint. 857 lf Along S McCarran Blvd (3%)	3,856	10	7	1,157	1,562	255
<b>19500 - Retaining Wall</b>						
220 - Rockery Various Locations- Rockery Inspections	1,500	2	2	500	759	311
230 - Rockery Six Year Rockery Wall Inspections	2,500	6	6	357	422	233
410 - Miscellaneous Keystone Wall Repair Caughlin Parkway[nr:1]	350,000	20	0	350,000	0	0
<b>21000 - Signage</b>						
790 - Monument 2 Caughlin Pkwy & McCarran Blvd Locations	17,510	15	1	16,343	17,729	717
796 - Monument Cashell Blvd & McCarran Pkwy	2,000	22	2	1,818	1,933	57
800 - Monument Cashell Blvd At Caughlin Crest Park	2,200	22	2	2,000	2,126	62
804 - Monument Village Green Park	3,000	22	3	2,591	2,761	86
808 - Monument 2 Caughlin Square & Hampton Ln	5,000	22	3	4,318	4,602	143
812 - Monument Village Green Pkwy & Fox Creek Trail	4,000	22	5	3,091	3,314	117
816 - Monument Village Green Pkwy & Sommerville Wy	9,000	22	5	6,955	7,456	264
820 - Monument Village Green Pkwy & Lockerbie Pl	4,600	22	5	3,555	3,811	135
830 - Monument Chaparral & Hemlock Way	3,725	22	3	3,217	3,429	107
840 - Monument 2 Eastwood & Bramble	7,450	22	1	7,111	7,543	208
844 - Monument Greensburg Cir & McCarran Blvd	14,343	22	20	1,304	1,980	507
848 - Monument Caughlin Glen & Caughlin Crossing	3,725	22	3	3,217	3,429	107
852 - Monument 2 Caughlin Pkwy & Kensington Ln	8,000	22	1	7,636	8,100	223
856 - Monument Caughlin Parkway & Caughlin Creek	4,145	22	19	565	763	145
860 - Monument Plateau Rd & Water Hold Rd	4,000	22	3	3,455	3,682	114
864 - Monument Caughlin Pkwy & Sierra Crest Way	3,725	22	10	2,032	2,229	116
868 - Monument 2 Creekridge Trail & Caughlin Pkwy	7,840	22	19	1,069	1,443	274
872 - Monument Seasons Trail & Caughlin Pkwy	3,725	22	10	2,032	2,229	116
876 - Monument	4,000	15	12	800	1,080	188

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00200 - Caughlin Ranch HOA</b>						
<b>21000 - Signage</b>						
S MCCarron Pkwy & W Plum Ln						
<b>26000 - Outdoor Equipment</b>						
324 - Picnic Table: Metal 3 Trails & Roadside	4,470	20	10	2,235	2,489	154
<b>31000 - Reserve Study</b>						
120 - 5 Year Update with Site Visit Reserve Study	6,000	5	0	6,000	1,215	728
500 - Annual Update Update	1,200	5	1	960	1,215	147
502 - Annual Update Update	1,200	5	2	720	972	149
504 - Annual Update Update	1,200	5	3	480	729	151
506 - Annual Update Update	1,400	5	4	280	567	179
Sub-total Caughlin Ranch HOA	494,605			444,200	93,004	6,443
<b>00300 - Pine Bluff</b>						
<b>01000 - Paving</b>						
120 - Asphalt: State Spec. Slurry 4,300 sf Paths- Type II Slurry Seal	1,935	6	1	1,613	1,959	198
200 - Asphalt: Ongoing Repairs 4,300 sf -Path Repairs (3%)	564	6	1	470	571	58
400 - Asphalt: Major Repairs 4,300 sf Path Remove & Replace	22,575	25	22	2,709	3,657	720
<b>18000 - Landscaping</b>						
104 - Irrigation: Controllers 2 -Community Entrances	2,000	20	17	300	405	75
200 - Irrigation: Valves 12 Irrigation Valves	2,400	15	15	150	162	110
300 - Irrigation: Backflow Preventors 2 -Community Entrances	2,800	20	17	420	567	105
340 - Irrigation: Pumps Booster Pump & Hot Box Enclosure	1,500	5	2	900	1,215	187
<b>19500 - Retaining Wall</b>						
960 - Consulting/Engineering Gabion Cube Basket Retaining Walls	4,000	25	23	320	486	129
<b>21000 - Signage</b>						
792 - Monument 2 -Community Entrances	20,000	25	23	1,600	2,430	646
Sub-total Pine Bluff	57,774			8,482	11,453	2,227
<b>00400 - Parks</b>						
<b>01000 - Paving</b>						
760 - Bollards 4 Village Green Parking Lot	2,320	30	26	309	392	65
<b>04000 - Structural Repairs</b>						
800 - Wood: Gazebo Repairs Village Green Park BBQ Area- Maintain	1,065	10	4	639	755	68
910 - Building Maintenance Village Green- Log Play Cabin	3,195	30	15	1,598	1,725	78
914 - Doors 3 Village Green Park- Restroom Bldg	3,825	25	5	3,060	3,253	99
<b>05000 - Roofing</b>						
448 - Pitched: Dimensional Composition 8 Squares- Village Green Park- Shade Structure	6,200	30	5	5,167	5,440	133
452 - Pitched: Dimensional Composition 6 Squares- Village Green- Restroom Bldg	4,650	25	19	1,116	1,318	143
<b>08000 - Rehab</b>						
222 - Restrooms 2 Village Green Restroom Bldg (50%)	5,320	13	7	2,455	2,900	271

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00400 - Parks</b>						
<b>14000 - Recreation</b>						
900 - Miscellaneous 4 Village Green- Horseshoe Pits	1,080	10	2	864	984	67
<b>17000 - Tennis Court</b>						
100 - Reseal 14,400 sf [2] Village Green Park Courts	15,000	7	1	12,857	15,188	1,316
500 - Resurface 14,400 sf [2] Village Green Park Courts	38,880	21	15	11,109	13,122	1,353
<b>19000 - Fencing</b>						
100 - Chain Link: 4' 168 lf Village Green Park Tennis Courts	2,016	30	20	672	748	52
130 - Chain Link: 10' 520 lf Village Green Park Tennis Courts	10,920	30	20	3,640	4,054	283
<b>20000 - Lighting</b>						
280 - Pole Lights 19 Village Green Park	11,400	10	8	2,280	3,463	764
<b>24600 - Safety / Access</b>						
700 - Security System Village Green Park	15,960	6	4	5,320	8,080	1,696
710 - Security System Village Green Park- Sonic Wall	1,125	3	1	750	1,139	230
<b>26000 - Outdoor Equipment</b>						
100 - Tot Lot: Play Equipment Village Green Park	172,216	20	0	172,216	8,718	5,223
104 - Tot Lot: Play Equipment Eastridge Park- Bryce Canyon & Hemlock Way	19,155	20	13	6,704	7,758	683
108 - Tot Lot: Play Equipment Caughlin Crest Park- Cashill Bld & Hemlock Way	35,110	20	17	5,267	7,110	1,315
140 - Tot Lot: Safety Surface Caughlin Crest Park- Cashill Bld & Hemlock Wy	32,855	10	7	9,857	13,306	2,174
150 - Tot Lot: Safety Surface Village Green Park Tot Lot	41,725	10	0	41,725	4,225	2,531
154 - Tot Lot: Safety Surface V G Park- Tot Lot Nugget Refurbish	2,500	3	3	625	844	394
200 - Pedestal Grill BBQ 3 Village Green Park	960	15	5	640	713	41
204 - Pedestal Grill BBQ 2 Caughlin Crest Park- Cashill Bld & Hemlock Wy	640	15	8	299	346	29
218 - Barbecue Village Green Park- Masonry BBQ	530	8	5	199	268	43
300 - Benches Caughlin Crest Park- Cashill Bld & Hemlock Wy	640	12	3	480	540	34
306 - Benches 4 Village Green Park	2,560	12	1	2,347	2,592	131
312 - Picnic Table: Metal 10 Village Green Park	16,000	20	5	12,000	12,960	516
320 - Picnic Table: Metal 3 Eastridge Park- Bryce Canyon & Hemlock Way	4,470	20	10	2,235	2,489	154
380 - Garbage Receptacles 6 Village Green- Coated Containers	4,470	14	7	2,235	2,586	211
384 - Garbage Receptacles Caughlin Crest Park- Cashill Bld & Hemlock Wy	320	15	8	149	173	14
388 - Garbage Receptacles Eastridge Park- Bryce Canyon & Hemlock Wy	320	15	8	149	173	14
480 - Drinking Fountain 3 Village Green Park	11,175	20	9	6,146	6,789	379
900 - Chain Link Backstop Baseball Field Arched Backstop & Benches	12,769	30	15	6,385	6,895	311
904 - Miscellaneous Village Green Park- Amphitheater Canvas Awning	21,340	7	3	12,194	15,433	1,920
Sub-total Parks	502,711			333,687	156,480	22,735



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00500 - Paths</b>						
<b>01000 - Paving</b>						
139 - Asphalt: State Spec. Slurry 143,980 sf Type II (2024 Only)[nr:1]	64,791	6	4	21,597	32,800	6,884
151 - Asphalt: State Spec. Slurry 132,334 sf Type II (2022 Only)[nr:1]	59,550	6	2	39,700	50,246	6,172
155 - Asphalt: State Spec. Slurry 112,886 sf Type II (2023 Only)[nr:1]	50,799	6	3	25,399	34,289	5,331
171 - Asphalt: State Spec. Slurry 48,868 sf Type II (2025 Only)[nr:1]	21,991	6	5	3,665	7,422	2,366
174 - Asphalt: State Spec. Slurry 181,202 sf Type II in 2031 & Ongoing	81,541	6	11	6,795	7,505	4,726
178 - Asphalt: State Spec. Slurry 112,886 sf Type II in 2032 & Ongoing	50,799	6	12	3,908	4,286	2,751
182 - Asphalt: State Spec. Slurry 143,980 sf Type II in 2033 & Ongoing	64,791	6	13	4,628	5,046	3,299
205 - Asphalt: Ongoing Repairs Walking Paths Repairs (2021 Only)[nr:1]	71,943	2	1	35,972	72,842	22,093
209 - Asphalt: Ongoing Repairs 132,334 sf Full Depth HMA Patch 2022 (4%)[nr:1]	27,790	6	2	18,527	23,448	2,880
211 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2023 (4%)[nr:1]	23,706	6	3	11,853	16,002	2,488
215 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2024 (4%)[nr:1]	30,236	6	4	10,079	15,307	3,213
230 - Asphalt: Ongoing Repairs 181,202 sf Full Depth HMA Patch 2037 (3%)	23,804	6	17	1,322	1,418	991
234 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2038 (3%)	14,816	6	18	780	833	592
238 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2039 (3%)	18,897	6	19	945	1,007	726
340 - Asphalt: Overlay 48,868 sf 1.5" HMA OL- 2022	100,179	25	2	92,165	97,374	2,492
344 - Asphalt: Overlay 132,334 sf 1.5" HMA OL- 2028	271,285	25	8	184,474	197,767	7,270
348 - Asphalt: Overlay 112,886 sf 1.5" HMA OL- 2029	231,416	25	9	148,106	159,330	6,279
352 - Asphalt: Overlay 143,980 sf 1.5" HMA OL- 2030	295,159	25	10	177,095	191,263	8,109
410 - Asphalt: Crackfill Annual Until 2028[nr:8]	5,255	1	1	2,628	5,321	1,614
414 - Asphalt: Crackfill Annual After 2034	5,255	1	14	350	380	253
920 - Consulting/Engineering Various Projects	4,795	2	0	4,795	2,427	1,454
930 - Consulting/Engineering Slurry Seal Year (2022 Only)[nr:1]	7,500	5	2	4,500	6,075	933
940 - Consulting/Engineering Slurry Seal Year (2023 Only)[nr:1]	7,500	5	3	3,000	4,556	944
950 - Consulting/Engineering Slurry Seal Year (2024 Only)[nr:1]	7,500	5	4	1,500	3,038	956
960 - Consulting/Engineering Slurry Seal Year (2025 Only)[nr:1]	7,500	6	5	1,250	2,531	807
Sub-total Paths	1,548,798			805,033	942,514	95,624
<b>00600 - Ponds</b>						
<b>18500 - Lakes / Ponds</b>						
920 - Miscellaneous Pond Maintenance	5,852	1	1	2,926	5,925	1,797
930 - Miscellaneous 7 Irrigation Pump Stations A,N,B,P,E,G,I (50%)	10,000	5	6	1,429	1,688	934
931 - Miscellaneous Irrigation Pump Stations (2020 Only)[nr:1]	5,409	1	0	5,409	0	0
933 - Miscellaneous 2021 Only[nr:1]	5,500	2	1	2,750	5,569	1,689

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00600 - Ponds</b>						
<b>18500 - Lakes / Ponds</b>						
934 - Miscellaneous 4 Irrigation Pump Stations C,O,H,K (50%)	10,000	5	3	4,000	6,075	1,259
Sub-total Ponds	36,761			16,514	19,256	5,679
<b>00700 - Maintenance Bldg &amp; Equipment</b>						
<b>03000 - Painting: Exterior</b>						
120 - Surface Restoration 1,536 sf Maintenance Building	1,500	5	1	1,200	1,519	184
450 - Wood Fencing 500 sf Maintenance Yard Perimeter	319	5	2	192	259	40
<b>04000 - Structural Repairs</b>						
200 - Wood: Siding & Trim 1,536 sf Maintenance Building	19,968	40	15	12,480	13,141	365
912 - Doors 2 Maintenance Bldg Roll Up Doors	4,000	18	11	1,556	1,800	155
<b>05000 - Roofing</b>						
440 - Pitched: Dimensional Composition 14 Squares- Comp & Metal Roofing	10,850	25	17	3,472	3,955	325
444 - Pitched: Dimensional Composition 4 Squares- Maintenance Carport Structure	2,500	25	1	2,400	2,531	61
<b>23000 - Mechanical Equipment</b>						
200 - HVAC Maintenance Building	1,065	15	3	852	935	45
<b>27000 - Appliances</b>						
248 - Ice Machine Maintenance Building	4,105	15	11	1,095	1,385	190
<b>30000 - Miscellaneous</b>						
706 - Vehicle Cushman	10,000	15	5	6,667	7,425	430
710 - Vehicle AUSA Utility Vehicle	8,491	15	11	2,264	2,866	394
712 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,000	9	5	2,667	3,375	430
716 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,000	9	5	2,667	3,375	430
718 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,000	9	5	2,667	3,375	430
720 - Tractor 3 Scagg/Turf Tigerlo Riding Mowers	45,000	9	5	20,000	25,313	3,227
722 - Maintenance Equipment 3 Truck Safety Cages	14,370	30	13	8,143	8,730	341
724 - Maintenance Equipment Snow Plow Attachment- HTS Western	7,985	20	17	1,198	1,617	299
726 - Maintenance Equipment Electric Seeder	1,065	15	11	284	359	49
728 - Maintenance Equipment Snow Plow Attachment 2017	8,610	20	17	1,292	1,744	323
732 - Maintenance Equipment Cut-Off Hand Held Saw 2017	1,425	20	16	285	361	53
734 - Maintenance Equipment 2 Toro Turfmaster Walk Behind Push Mowers 2017	4,000	20	2	3,600	3,848	124
738 - Maintenance Equipment Aerator Attachment 2018	2,890	10	8	578	878	194
750 - Maintenance Equipment 14 Weed Eater String Trimmers (50%)	3,745	2	0	3,745	1,896	1,136
754 - Maintenance Equipment 4 String Trimmers 2017	1,500	20	16	300	380	55
760 - Maintenance Equipment 2 Hedge Trimmers	2,470	10	2	1,976	2,251	154
764 - Maintenance Equipment 2 Hedge Trimmers- 2020	2,470	10	0	2,470	250	150

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00700 - Maintenance Bldg &amp; Equipment</b>						
<b>30000 - Miscellaneous</b>						
770 - Maintenance Equipment Bear Cat Chipper	17,000	15	14	1,133	2,295	818
810 - Maintenance Equipment 8 Truck Side Tool Boxes (50%)	3,520	9	12	271	297	191
822 - Maintenance Equipment Billy Goat Leaf Vacuum- 2017	6,630	10	7	1,989	2,685	439
824 - Maintenance Equipment 4 Walk-Behind Mowers- Racer	20,220	12	9	5,055	6,824	1,143
826 - Maintenance Equipment 4 Backpack Blowers- 2013, 2014, 2016 & 2018	2,440	5	0	2,440	494	296
834 - Maintenance Equipment 2 Stihl 28" Bar Chainsaws	1,510	7	2	1,079	1,310	134
836 - Maintenance Equipment 3 Stihl 16" Bar Chainsaws	2,265	7	1	1,941	2,293	199
838 - Maintenance Equipment 2 Grinders	1,700	10	1	1,530	1,721	104
840 - Generator Dayton Generator	1,000	15	1	933	1,013	41
842 - Maintenance Equipment Honda GX Power Washer	1,065	4	3	266	539	168
844 - Maintenance Equipment Tailgate Sand & Salt Spreader	4,255	20	12	1,702	1,939	150
846 - Maintenance Equipment Ryan Sod Cutter	4,255	10	1	3,830	4,308	261
848 - Maintenance Equipment Toro Snow Blower	2,055	5	2	1,233	1,665	256
850 - Maintenance Equipment Toro Snow Blower	1,810	5	1	1,448	1,833	222
852 - Maintenance Equipment Honda Track Drive Snow Blower	3,935	6	1	3,279	3,984	403
854 - Maintenance Equipment Billy Goat Push Behind Aerator	2,000	10	7	600	810	132
856 - Maintenance Equipment Fertilizer Spreader	1,500	15	0	1,500	101	61
858 - Maintenance Equipment Husqvarna SG13 Stump Grinder 2018	4,385	10	8	877	1,332	294
862 - Trailer 4 Trailers	8,520	20	10	4,260	4,745	293
864 - Tractor Bobcat S220 Skid Steer	50,000	15	10	16,667	20,250	2,289
865 - Tractor Bobcat S220 Skid Steer Bucket	1,835	20	19	92	186	70
866 - Tractor John Deere Backhoe	44,690	20	10	22,345	24,887	1,535
870 - Maintenance Equipment GM3000 Airless Paint Sprayer	1,280	12	6	640	756	70
874 - Maintenance Truck 2004 Ford F350	38,000	16	1	35,625	38,475	1,459
878 - Maintenance Truck 2005 Ford Ranger	26,600	12	2	22,167	24,688	1,378
880 - Maintenance Truck 2006 Ford Ranger	26,600	12	3	19,950	22,444	1,396
882 - Maintenance Truck 2007 Ford F150	26,600	12	5	15,517	17,955	1,431
886 - Maintenance Truck 2011 Ford Ranger	16,600	10	4	9,960	11,765	1,058
888 - Vehicle 2012 Ford Escape	10,640	9	6	3,547	4,788	773
890 - Maintenance Truck 2013 Ford F150 Super Crew 4x4	32,985	12	6	16,493	19,482	1,796
892 - Maintenance Truck 2014 Ford F150 Supercrew 4x4	34,860	15	6	20,916	23,531	1,519

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00700 - Maintenance Bldg &amp; Equipment</b>						
<b>30000 - Miscellaneous</b>						
894 - Maintenance Truck 2013 Ford F150 Supercab	27,560	15	6	16,536	18,603	1,201
898 - Maintenance Truck 2010 Ford Ranger	27,560	15	10	9,187	11,162	1,262
900 - Maintenance Truck Truck Fleet Maintenance	17,555	1	1	8,778	17,774	5,391
990 - Maintenance Equipment Miscellaneous Equipment	10,510	1	1	5,255	10,641	3,228
Sub-total Maintenance Bldg & Equipment	660,268			343,085	401,140	41,045
<b>00800 - Landscaping &amp; Irrigation</b>						
<b>18000 - Landscaping</b>						
104 - Irrigation: Controllers 82 Community (10%)	2,173	1	1	1,087	2,200	667
450 - Drainage System Maint. Caughlin Pkwy Drainage Channel & Culvert	5,060	4	0	5,060	1,281	767
451 - Drainage System Maint. Caughlin Pkwy Drainage Chnl & Culvert (2020 Only)[nr:1]	19,338	2	0	19,338	0	0
Sub-total Landscaping & Irrigation	26,571			25,485	3,481	1,435
				[A]	[B]	
<b>Totals</b>	<b>3,675,321</b>			<b>2,169,493</b>	<b>1,811,395</b>	<b>198,210</b>
				[EndBal] [A]	[EndBal] [B]	
<b>Percent Funded</b>				<b>30.27%</b>	<b>38.03%</b>	

This report includes information from the reserve study prepared for Caughlin Ranch HOA, to assist in the preparation and submission of Nevada Form 609. This is provided as a courtesy and the user should ensure that all data used from this abstract is complete and accurate. Unfortunately, Browning Reserve Group does not have available all data required by the form so not all blanks on Form 609 are executed here. The user should seek the counsel of a qualified accountant or attorney during the execution of this form if there are areas that are not within the expertise of the user.

**PLEASE CONFIRM THE FOLLOWING:**

**DESCRIPTION OF ASSOCIATION PROPERTY**

- **Is the association a...?**
  - ☐ Condominium ☐ Cooperative
  - ☐ Condominium Hotel ☒ Planned Community
- **If a planned community, indicate type(s) of units:**
  - ☐ Single Family Dwelling ☐ Condominium
  - ☐ Duplex ☐ Townhouse ☐ Manufactured Housing

Approximate age of Development: \_\_\_\_\_ Number of current annexed units: \_\_\_\_\_

Max.(total)# of units declarant reserves right to annex as indicated in the CC&Rs: \_\_\_\_\_

**RESERVE STUDY INFORMATION**

Pursuant to NAC 116.425(1)(o), was the reserve study that was most recently adopted by the executive board (check one):

- ☐ (1) A full reserve study
- ☒ (2) An update to a previous reserve study made pursuant to a site visit
- ☐ (3) An update to a previous reserve study made without a site visit

Date on which the on-site inspection of the most recent reserve study was commenced:  
(M/D/YR.): **7/8/2020**

Adoption date of most recent reserve study (M/D/YR.): \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Commencement date of previous study (M/D/YR.): \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Pursuant to NAC 116.405(8)(e), name of specialist who conducted the study: **Robert W Browning** RSS # **5**

If in a community containing 20 or fewer units, in a county whose population is less than 55,000, name of individual deemed qualified to conduct the reserve study: \_\_\_\_ or ☒ N/A

In the most recent reserve study, were any components identified that were **not** identified in a previous study? ☐ Yes ☒ No

If yes, explain and attach supporting documents:

BRG does not always have access to the complete previous reserve study if it was prepared by another provider. If BRG is aware of any material differences, they will be listed here:

- **No known differences.**

**Association's Accounting Fiscal Year End Date (Mo./day):** **December 31**

**FINANCIAL/FUNDING INFORMATION FROM CURRENT RESERVE STUDY**

Estimated replacement costs of the complete major component inventory: **\$3,675,321**

**Recommended** annual reserve contribution in current fiscal year: **\$183,528**

**Recommended** special reserve assessment (if any): **\$(), Z\* \$\$**

Timeframe for special reserve assessment (if any): \_\_\_\_\_

- |          |   |                                  |
|----------|---|----------------------------------|
| <b>1</b> | Actual reserve account balance at the beginning of the fiscal year:                     | <b><u>\$672,977</u></b>          |
| <b>2</b> | Current fiscal year budgeted reserve contribution:                                      | + <b><u>\$183,528</u></b>        |
| <b>3</b> | Current FY projected investment income (i.e. interest, dividends):                      | + <b><u>\$8,258</u></b>          |
| <b>4</b> | Current fiscal year budgeted special reserve assessment (if any):                       | + <b><u>\$458,600</u></b>        |
| <b>5</b> | Total projected reserve account balance <b>(add lines 1-4):</b>                         | = <b><u>\$%Z &amp;' Z *'</u></b> |
| <b>6</b> | Current fiscal year budgeted reserve expenditures:                                      | - <b><u>\$666,758</u></b>        |
| <b>7</b> | <b><u>Projected</u></b> reserve acct bal @ end of current FY <b>(subtract 6 from 5)</b> | = <b><u>\$656,605</u></b>        |
| <b>8</b> | <b><u>Projected</u></b> fully-funded (100% funded) balance from Reserve Study:          | <b><u>\$2,169,493</u></b>        |
| <b>9</b> | <b><u>Projected</u></b> percent funded <b>(line 7 divided by line 8):</b>               | <b><u>30.3%</u></b>              |

**Client to provide answers to the following:**

*Is there a difference between the budgeted & recommended annual contributions? Yes, No*

*If yes, explanation for the difference:*

*If yes, how does the executive board propose to adequately fund the reserves?*

*Provide an explanation for the need of a special reserve assessment (i.e. how the association arrived to this financial state):*

*Are the reserve funds held in separate accounts? Yes, No*

*If no, why not?*

Funding plan selected by executive board:

☒ Threshold funding

Additional Information from BRG:

- **In 2020, a Reserve Assessment is being adopted in the amount of \$200 per lot which totals \$458,600 for the CMU Retaining Wall Repairs.**



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## Terms & Definitions CAI

**CASH FLOW METHOD:** A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

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

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

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

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

**CURRENT REPLACEMENT COST:** See "Replacement Cost."

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

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

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

**FULLY FUNDED BALANCE (FFB):** Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

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

or

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

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

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

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

- Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.
- Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.
- Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.
- Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

**FUNDING PLAN:** An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

**FUNDING PRINCIPLES:**

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

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

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

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

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

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

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

**RESERVE PROVIDER:** An individual that prepares Reserve Studies.

**RESERVE STUDY:** A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

**RESPONSIBLE CHARGE:** A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review;
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

**SPECIAL ASSESSMENT:** An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

**SURPLUS:** An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

**USEFUL LIFE (UL):** Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

*The above terms and definitions are from the Community Associations Institute (CAI) national standards.*

## Terms & Definitions BRG

Browning Reserve Group reserve studies use several terms that are unique to our reports. Our specialized systems have been developed to offer flexibility in many areas of our reporting. Please see below for definitions of abbreviations and symbols used in many of our reserve studies.

**NR-1 (LIMITED RECURRENCE, 1 TIME):** This signifies a major reserve component recurs for only a fixed number of cycles. Most often used to display a cost in a specific year only, NR-1 signifies the component only occurs one time. An NR-2 means the component will display for two cycles and so on. This makes it easy to enter one-time costs that pop up from time to time, or to display a cost that may be unique at one replacement date only.

**SE-2 (SPREAD EVENLY OVER 2 YEARS):** This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component is split over 2 or more years, each subsequent year will increase by the study's inflation factor. An SE-3 signifies the component is split over three years and so on.

**NSE-2 (SPREAD NON-EVENLY OVER 2 YEARS):** Similar to above, but the spread is not equal in each year. The spread is entered at a different amount for each year in the spread. The total of the spread will always equal 100% of the total replacement cost, excluding inflation.

**% (PERCENT TO INCLUDE):** This signifies that the component is being replaced at less than 100 percent of its replacement cost or quantity. Perhaps a component is replaced partially at each replacement year. Another example would be to do a small portion of the work at each replacement year. Oftentimes wood fencing is replaced over several cycles, and the study will display a percentage of the fence at each replacement cycle.

**DELAYED START (REMAINING LIFE GREATER THAN USEFUL):** In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed. Delay is accomplished by setting the remaining life greater than the useful life.

**ZERO REMAINING LIFE:** Zero remaining life signifies that the component is replaced in the year which the study is prepared. All replacements are reflected in their replacement year, and the year in which the study is prepared is no different than any other year.



## RESERVE STUDY

Member Distribution Materials

### Caughlin Ranch HOA

*Update w/ Site Visit Review*

Final

Published - July 23, 2020

Prepared for the 2021 Fiscal Year

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July 23, 2020

This is a summary of the Reserve Study that has been performed for Caughlin Ranch HOA, (the "Association"). This study was conducted in compliance with Nevada *NRS 116.31151* and *NRS 116.31152* and is being provided to you as a member of the Association. A full copy is available (through the Association) for review by members of the Association.

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group prepared this Update w/ Site Visit Review for the January 1, 2021 - December 31, 2021 fiscal year.

Caughlin Ranch HOA is a Planned Community with a total of 2,293 Lots.

At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 1.25% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 1.25% per year.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

This reserve study was produced under the responsible charge of Robert W Browning who, pursuant to Nevada regulation R145-06, is a Nevada Reserve Study Specialist (RSS #5).

## **Funding Assessment**

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

Nevada statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

The board of directors does not anticipate any special reserve assessment will be required during the current 30-year life of the reserve study to repair, replace, maintain or restore any major component or to provide adequate reserves. (*NAC 116.430 8*)

In 2020, a Reserve Assessment is being adopted in the amount of \$200 per lot which totals \$458,600 for the CMU Retaining Wall Repairs.

Caughlin Ranch HOA  
Nevada Member Summary  
Final

Prepared for the 2021 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>01000 - Paving</b>	<b>1,576,193</b>	<b>1-30</b>	<b>0-26</b>	<b>810,134</b>	<b>949,093</b>	<b>96,664</b>
<b>02000 - Concrete</b>	<b>4,425</b>	<b>6-8</b>	<b>2-3</b>	<b>3,100</b>	<b>3,736</b>	<b>368</b>
<b>03000 - Painting: Exterior</b>	<b>9,819</b>	<b>5-5</b>	<b>1-2</b>	<b>7,792</b>	<b>9,877</b>	<b>1,207</b>
<b>03500 - Painting: Interior</b>	<b>12,583</b>	<b>10-10</b>	<b>4-4</b>	<b>7,550</b>	<b>8,918</b>	<b>802</b>
<b>04000 - Structural Repairs</b>	<b>89,473</b>	<b>10-50</b>	<b>4-25</b>	<b>42,512</b>	<b>45,897</b>	<b>2,249</b>
<b>05000 - Roofing</b>	<b>31,721</b>	<b>25-30</b>	<b>1-19</b>	<b>16,667</b>	<b>18,118</b>	<b>869</b>
<b>08000 - Rehab</b>	<b>19,420</b>	<b>10-20</b>	<b>1-16</b>	<b>7,295</b>	<b>8,064</b>	<b>827</b>
<b>14000 - Recreation</b>	<b>1,080</b>	<b>10-10</b>	<b>2-2</b>	<b>864</b>	<b>984</b>	<b>67</b>
<b>17000 - Tennis Court</b>	<b>53,880</b>	<b>7-21</b>	<b>1-15</b>	<b>23,966</b>	<b>28,310</b>	<b>2,669</b>
<b>18000 - Landscaping</b>	<b>37,401</b>	<b>1-20</b>	<b>0-17</b>	<b>28,320</b>	<b>7,987</b>	<b>2,565</b>
<b>18500 - Lakes / Ponds</b>	<b>36,761</b>	<b>1-5</b>	<b>0-6</b>	<b>16,514</b>	<b>19,256</b>	<b>5,679</b>
<b>19000 - Fencing</b>	<b>22,532</b>	<b>10-30</b>	<b>0-20</b>	<b>11,209</b>	<b>6,655</b>	<b>765</b>
<b>19500 - Retaining Wall</b>	<b>358,000</b>	<b>2-25</b>	<b>0-23</b>	<b>351,177</b>	<b>1,667</b>	<b>674</b>
<b>20000 - Lighting</b>	<b>12,440</b>	<b>10-20</b>	<b>7-8</b>	<b>2,956</b>	<b>4,200</b>	<b>798</b>
<b>21000 - Signage</b>	<b>136,488</b>	<b>15-25</b>	<b>1-23</b>	<b>77,708</b>	<b>85,409</b>	<b>4,525</b>
<b>22000 - Office Equipment</b>	<b>86,393</b>	<b>3-9</b>	<b>0-6</b>	<b>37,885</b>	<b>45,792</b>	<b>9,435</b>
<b>23000 - Mechanical Equipment</b>	<b>23,720</b>	<b>15-15</b>	<b>1-8</b>	<b>13,873</b>	<b>15,648</b>	<b>1,037</b>
<b>24000 - Furnishings</b>	<b>69,413</b>	<b>1-15</b>	<b>0-12</b>	<b>44,679</b>	<b>41,269</b>	<b>3,424</b>
<b>24500 - Audio / Visual</b>	<b>1,800</b>	<b>10-10</b>	<b>4-4</b>	<b>1,080</b>	<b>1,276</b>	<b>115</b>
<b>24600 - Safety / Access</b>	<b>22,535</b>	<b>3-6</b>	<b>1-4</b>	<b>7,887</b>	<b>11,978</b>	<b>2,505</b>
<b>25000 - Flooring</b>	<b>39,151</b>	<b>10-20</b>	<b>0-15</b>	<b>32,429</b>	<b>7,354</b>	<b>2,006</b>
<b>25500 - Wallcoverings</b>	<b>5,952</b>	<b>20-20</b>	<b>7-7</b>	<b>3,869</b>	<b>4,218</b>	<b>197</b>
<b>26000 - Outdoor Equipment</b>	<b>384,225</b>	<b>3-30</b>	<b>0-17</b>	<b>284,086</b>	<b>96,407</b>	<b>16,270</b>
<b>27000 - Appliances</b>	<b>5,805</b>	<b>10-15</b>	<b>9-11</b>	<b>1,265</b>	<b>1,730</b>	<b>306</b>
<b>30000 - Miscellaneous</b>	<b>621,971</b>	<b>1-30</b>	<b>0-19</b>	<b>325,098</b>	<b>381,700</b>	<b>40,141</b>
<b>31000 - Reserve Study</b>	<b>11,000</b>	<b>5-5</b>	<b>0-4</b>	<b>8,440</b>	<b>4,698</b>	<b>1,354</b>
<b>32000 - Undesignated</b>	<b>1,140</b>	<b>1-1</b>	<b>0-0</b>	<b>1,140</b>	<b>1,154</b>	<b>692</b>
Totals	<b>\$3,675,321</b>			<b>\$2,169,493</b>	<b>\$1,811,395</b>	<b>\$198,210</b>
Estimated Ending Balance				<b>\$656,605</b>	<b>\$688,803</b>	<b>\$7.20</b>
Percent Funded				<b>30.3%</b>	<b>38.0%</b>	/Lot/month @ 2293



# 30 Year Reserve Funding Plan Cash Flow Method

Final

Prepared for the 2021 Fiscal Year

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Beginning Balance</b>	672,977	656,605	688,803	589,811	601,702	562,050	570,472	654,566	799,939	724,451
<b>Inflated Expenditures @ 1.3%</b>	666,758	264,369	321,000	226,702	296,567	268,275	214,749	178,196	424,652	386,047
<b>Reserve Contribution</b>	183,528	198,210	214,067	231,192	249,687	269,662	291,235	314,534	339,697	366,873
<i>Lots/month @ 2293</i>	6.67	7.20	7.78	8.40	9.07	9.80	10.58	11.43	12.35	13.33
<i>Percentage Increase</i>		8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
<b>Reserve Assessment / Other</b>	458,600 <sup>1</sup>	90,000	0	0	0	0	0	0	0	0
<b>Interest After Tax @ 1.25%</b>	8,258	8,357	7,942	7,401	7,228	7,034	7,609	9,034	9,468	8,936
<b>Ending Balance</b>	656,605	688,803	589,811	601,702	562,050	570,472	654,566	799,939	724,451	714,213

1) There is a "Reserve Assessment" of \$458,600 for the CMU retaining wall repairs. This is \$200 per lot in 2020. Also, in 2021, there is an anticipated \$90,000 reimbursement from the City of Reno for the 2020 Village Green Park improvements.

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>Beginning Balance</b>	714,213	404,553	595,638	859,030	1,104,342	1,282,957	1,471,613	1,698,079	1,677,925	1,813,888
<b>Inflated Expenditures @ 1.3%</b>	712,832	243,048	173,564	194,804	264,134	256,374	221,142	469,045	245,725	240,221
<b>Reserve Contribution</b>	396,223	427,921	427,921	427,921	427,921	427,921	427,921	427,921	360,000	360,000
<i>Lots/month @ 2293</i>	14.40	15.55	15.55	15.55	15.55	15.55	15.55	15.55	13.08	13.08
<i>Percentage Increase</i>	8.0%	8.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-15.9%	0.0%
<b>Reserve Assessment / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest After Tax @ 1.25%</b>	6,949	6,212	9,035	12,195	14,828	17,109	19,688	20,969	21,688	23,422
<b>Ending Balance</b>	404,553	595,638	859,030	1,104,342	1,282,957	1,471,613	1,698,079	1,677,925	1,813,888	1,957,089

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Beginning Balance</b>	1,957,089	1,857,235	2,004,605	2,154,946	2,144,465	2,225,201	2,174,487	2,374,317	2,392,606	2,569,470
<b>Inflated Expenditures @ 1.3%</b>	483,546	236,616	235,495	397,186	306,405	438,041	188,423	371,320	213,956	409,513
<b>Reserve Contribution</b>	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000
<i>Lots/month @ 2293</i>	13.08	13.08	13.08	13.08	13.08	13.08	13.08	13.08	13.08	13.08
<i>Percentage Increase</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Reserve Assessment / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest After Tax @ 1.25%</b>	23,691	23,987	25,836	26,704	27,141	27,327	28,253	29,608	30,820	31,809
<b>Ending Balance</b>	1,857,235	2,004,605	2,154,946	2,144,465	2,225,201	2,174,487	2,374,317	2,392,606	2,569,470	2,551,766