

Reserve Study Transmittal Letter

Date: May 19, 2022
To: Lisa Nunley, Caughlin Ranch Management
From: Browning Reserve Group, LLC (BRG)

Re: Caughlin Ranch HOA; Update w/o 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 2023 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$213,340** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$7.75 /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, 2023, the Association is **50.8%** 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.

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 **2.50%** 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 review of the study each year. The next site visit study will be due five years from the date of the last site visit study. BRG proposes doing an Update Without Site Visit Study during the intervening four years at a nominal cost which includes 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, (2022) 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/o Site Visit Review

Caughlin Ranch HOA

2022 Update

Published - May 19, 2022

Prepared for the 2023 Fiscal Year

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Caughlin Ranch HOA

2022 Update

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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.

<i>Section</i>	<i>Report</i>	
<hr/>		
<i>Nevada:</i> Member Summary		140
<i>Section III:</i> 30 Year Reserve Funding Plan	<i>Cash Flow Method {c}</i>	142

Caughlin Ranch HOA

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Reserve Study Summary

A Reserve Study was conducted of Caughlin Ranch HOA (the "**Association**"). An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

- life and valuation estimates;
- fund status;
- and a funding plan.

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

Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget unless otherwise noted in "*Section III, Reserve Funding Plan.*" In addition BRG relied on the Association to provide an accurate 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 \$1,752,486.**
 - [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, 2023 is estimated to be \$889,472, constituting 50.8% 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 \$213,340 [*\$7.75 per Lot per month (average)*] for the fiscal year ending December 31, 2023 (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.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 50.8% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



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 beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

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, LLC

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
00100 - Caughtlin Ranch HOA Office																	
02000 - Concrete																	
230 - Walkways 1,250 sf CH HOA Office Exterior Concrete (5%)	921	6 2			968						1,123						1,302
Total 02000 - Concrete	921				968						1,123						1,302
03000 - Painting: Exterior																	
130 - Surface Restoration 3,400 sf Office Exterior	7,436	5 4					8,208					9,287					10,507
Total 03000 - Painting: Exterior	7,436						8,208					9,287					10,507
03500 - Painting: Interior																	
100 - Building 11,439 sf Interior Spaces	13,250	10 2			13,921										17,819		
Total 03500 - Painting: Interior	13,250				13,921										17,819		
04000 - Structural Repairs																	
210 - Wood: Siding & Trim 3,400 sf Office Exterior	46,543	50 23															
918 - Doors 6 Exterior Doors (33%)	3,496	10 10											4,475				
922 - Doors 22 Interior Doors (50%)	10,425	12 9										13,019					
Total 04000 - Structural Repairs	60,463											13,019	4,475				
05000 - Roofing																	
456 - Pitched: Dimensional Composition 6 Squares- Office Roof	4,896	25 8									5,966						
700 - Gutters / Downspouts 261 lf Office	3,023	25 8									3,683						
Total 05000 - Roofing	7,920										9,649						
08000 - Rehab																	
226 - Restrooms 3 Restrooms	10,109	10 14															14,283
230 - Kitchen Kitchen	4,739	20 1		4,857													
Total 08000 - Rehab	14,847			4,857													14,283
18000 - Landscaping																	
100 - Irrigation: Misc. Grounds	2,243	2 1		2,299		2,415		2,538		2,666		2,801		2,943		3,092	
Total 18000 - Landscaping	2,243			2,299		2,415		2,538		2,666		2,801		2,943		3,092	
20000 - Lighting																	

See Section VI-b for Excluded Components

Caughlin Ranch HOA
30 Year Expense Forecast - Detailed

2022 Update

Prepared for the 2023 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
100 - Exterior: Misc. Fixtures 4 Building Lights	1,095	20	5					1,239									
Total 20000 - Lighting	1,095							1,239									
21000 - Signage																	
714 - Entry Signs 2 CH HOA Building & Maint Entry Signage	3,159	15	2		3,319												
792 - Monument CH HOA Parking Lot Entry Sign	1,580	15	5					1,787									
Total 21000 - Signage	4,739				3,319			1,787									
22000 - Office Equipment																	
100 - Miscellaneous Website	3,159	8	1	3,238								3,945					
100 - Telephone Equipment Cloud VoIP Phone System	4,482	8	4				4,947								6,027		
110 - Miscellaneous VMS Software	17,817	6	3			19,187						22,251					
120 - Miscellaneous Website Development	8,529	5	2		8,961					10,139					11,471		
200 - Computers, Misc. Server	14,627	5	2		15,368					17,387					19,672		
206 - Computers, Misc. HOA Office	6,558	6	3			7,062						8,190					
210 - Computers, Misc. 2 Office Workstations	5,181	6	2		5,443						6,312						7,320
214 - Computers, Misc. 3 Office Workstations	14,683	9	5					16,613									20,747
222 - Computers, Misc. Maintenance Manager Laptop	2,590	6	2		2,722						3,156						3,660
224 - Computers, Misc. HOA Office Laptop	2,628	6	4				2,901						3,364				
226 - Tablet Computer 9 Samsung Tablets	2,366	3	1	2,425			2,612			2,812			3,029			3,262	
300 - Copier HOA Office- Ricoh	5,191	6	2		5,454						6,325						7,335
360 - Telephone Equipment 10 L & M Cell Phones	4,500	3	2		4,728			5,091			5,483			5,904			6,358
Total 22000 - Office Equipment	92,311			5,663	42,675	26,249	10,459	21,704		30,338	21,276	34,386	6,393	5,904	37,170	3,262	45,421
23000 - Mechanical Equipment																	
204 - HVAC Mitsubishi Mr Slim Unit	3,280	15	4				3,621										
212 - HVAC 3 Exterior Units	17,375	15	5					19,658									
600 - Water Heater Stairs To Loft In Attic Access	2,106	15	2		2,213												
604 - Water Heater Small Conference Room	1,095	15	6						1,270								
Total 23000 - Mechanical Equipment	23,856				2,213		3,621	19,658	1,270								
24000 - Furnishings																	
640 - Modular Office Desk 3 Office Furnishings	3,886	15	5					4,396									

See Section VI-b for Excluded Components

Caughlin Ranch HOA
30 Year Expense Forecast - Detailed

2022 Update

Prepared for the 2023 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	Cost	Remaining	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
644 - Modular Office Desk Reception Desk & Cabinets	13,053	15	14																18,444
900 - Miscellaneous Folding Tables & Meeting Chairs	5,042	10	3					5,429										6,950	
906 - Miscellaneous Office Furnishings	35,502	12	2				37,299												50,163
908 - Miscellaneous Conference Table & 10 Chairs	3,133	15	10												4,010				
910 - Window Coverings Various Window Coverings	15,795	15	5							17,871									
914 - Window Coverings HOA Office- Soft Shade Window Coverings	2,283	15	13															3,147	
Total 24000 - Furnishings	78,693						37,299	5,429		22,267					4,010			10,097	68,607
24500 - Audio / Visual																			
160 - Television Television 55"	1,895	10	2				1,991											2,549	
Total 24500 - Audio / Visual	1,895						1,991											2,549	
24600 - Safety / Access																			
696 - Security System 5 HOA Office	2,505	6	5							2,834						3,287			
Total 24600 - Safety / Access	2,505									2,834						3,287			
25000 - Flooring																			
200 - Carpeting 312 Sq. Yds. Office Interiors	13,563	10	0		13,563										17,362				
500 - Stone 674 sf Slate Tile- Entry, Restrooms/Hall, Etc.	10,646	20	10												13,628				
600 - Vinyl 25 Sq. Yds. Copy Room	737	15	13															1,016	
620 - Vinyl Storage/Restroom	2,295	15	14																3,243
700 - Hardwood Floors 276 sf Faux Wood- Kitchen, Restroom, Sm Ofc	3,518	20	19																
Total 25000 - Flooring	30,759				13,563										30,989			1,016	3,243
25500 - Wallcoverings																			
320 - Paneling 744 sf Large Conference Room	6,267	20	5							7,091									
Total 25500 - Wallcoverings	6,267									7,091									
27000 - Appliances																			
200 - Refrigerator Office Kitchen	1,790	10	7											2,128					
Total 27000 - Appliances	1,790													2,128					
30000 - Miscellaneous																			
902 - Miscellaneous Christmas Lights, Wreaths & Batteries	6,329	8	7											7,523					
Total 30000 - Miscellaneous	6,329													7,523					
32000 - Undesignated																			

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 /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
100 - Miscellaneous Reserve Items	1,199	1 1		1,229	1,260	1,291	1,324	1,357	1,391	1,425	1,461	1,498	1,535	1,573	1,613	1,653	1,694
Total 32000 - Undesignated	1,199			1,229	1,260	1,291	1,324	1,357	1,391	1,425	1,461	1,498	1,535	1,573	1,613	1,653	1,694
Total [Caughlin Ranch HOA Office] Expenditures Inflated @ 2.50%			13,563	14,048	103,646	35,385	23,612	80,474	2,661	44,080	33,509	60,990	47,402	13,707	59,151	19,119	145,057
00200 - Caughlin Ranch HOA																	
02000 - Concrete																	
220 - Miscellaneous 21,131 sf Various Areas (1%)	3,738	8 1		3,832								4,668					
Total 02000 - Concrete	3,738			3,832								4,668					
19000 - Fencing																	
390 - Vinyl 80 lf Village Green Parkway	6,044	20 18															
990 - Masonry Wall: On-going Maint. 857 lf Along S McCarran Blvd (3%)	4,061	10 5						4,595									
Total 19000 - Fencing	10,105							4,595									
19500 - Retaining Wall																	
220 - Rockery Various Locations- Rockery Inspections	1,580	2 1		1,619		1,701		1,787		1,878		1,973		2,072		2,177	
230 - Rockery Six Year Rockery Wall Inspections	2,633	6 4					2,906						3,370				
Total 19500 - Retaining Wall	4,212			1,619		1,701	2,906	1,787		1,878		1,973	3,370	2,072		2,177	
21000 - Signage																	
790 - Monument 2 Caughlin Pkwy & McCarran Blvd Locations	18,438	15 1		18,899													
796 - Monument Cashell Blvd & McCarran Pkwy	2,106	22 1		2,159													
800 - Monument Cashell Blvd At Caughlin Crest Park	2,317	22 1		2,375													
804 - Monument Village Green Park	3,159	22 1		3,238													
808 - Monument 2 Caughlin Square & Hampton Ln	5,265	22 1		5,397													
812 - Monument Village Green Pkwy & Fox Creek Trail	4,212	22 3				4,536											
816 - Monument Village Green Pkwy & Sommerville Wy	9,477	22 3				10,206											
820 - Monument Village Green Pkwy & Lockerbie Pl	4,844	22 3				5,216											
830 - Monument Chaparral & Hemlock Way	3,922	22 1		4,020													
840 - Monument 2 Eastwood & Bramble	7,845	22 1		8,041													
844 - Monument Greensburg Cir & McCarran Blvd	15,103	22 18															
848 - Monument Caughlin Glen & Caughlin Crossing	3,922	22 1		4,020													
852 - Monument 2 Caughlin Pkwy & Kensington Ln	8,424	22 1		8,635													

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 /	Cost	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
856 - Monument Caughlin Parkway & Caughlin Creek	4,365	22	17															
860 - Monument Plateau Rd & Water Hold Rd	4,212	22	1		4,317													
864 - Monument Caughlin Pkwy & Sierra Crest Way	3,922	22	8									4,779						
868 - Monument 2 Creekridge Trail & Caughlin Pkwy	8,256	22	17															
872 - Monument Seasons Trail & Caughlin Pkwy	3,922	22	8									4,779						
876 - Monument S MCCarron Pkwy & W Plum Ln	4,212	15	10											5,392				
Total 21000 - Signage	117,923				61,101		19,958					9,558		5,392				
26000 - Outdoor Equipment																		
324 - Picnic Table: Metal 3 Trails & Roadside	4,707	20	8									5,735						
Total 26000 - Outdoor Equipment	4,707											5,735						
31000 - Reserve Study																		
120 - 5 Year Update with Site Visit Reserve Study	5,200	5	3				5,600					6,336					7,168	
500 - Annual Update Update	1,400	5	4					1,545					1,748					1,978
502 - Annual Update Update	1,400	5	0	1,400					1,584					1,792				
504 - Annual Update Update	1,400	5	1		1,435					1,624					1,837			
506 - Annual Update Update	1,474	5	2			1,549					1,752					1,983		
Total 31000 - Reserve Study	10,874			1,400	1,435	1,549	5,600	1,545	1,584	1,624	1,752	6,336	1,748	1,792	1,837	1,983	7,168	1,978
Total [Caughlin Ranch HOA] Expenditures Inflated @ 2.50%				1,400	67,986	1,549	27,259	4,451	7,966	1,624	3,630	21,629	8,389	10,554	3,909	1,983	9,346	1,978
00300 - Pine Bluff																		
01000 - Paving																		
120 - Asphalt: State Spec. Slurry 4,300 sf Paths- Type II Slurry Seal	2,038	6	1		2,088						2,422						2,809	
200 - Asphalt: Ongoing Repairs 4,300 sf Path Repairs (3%)	594	6	1		609						706						819	
400 - Asphalt: Major Repairs 4,300 sf Path Remove & Replace	23,771	25	20															
Total 01000 - Paving	26,403				2,698						3,128						3,628	
18000 - Landscaping																		
104 - Irrigation: Controllers 2 -Community Entrances	2,106	20	15															
200 - Irrigation: Valves 12 Irrigation Valves	2,527	15	13														3,484	
300 - Irrigation: Backflow Preventors 2 -Community Entrances	2,948	20	15															
340 - Irrigation: Pumps Booster Pump & Hot Box Enclosure	1,580	5	1		1,619					1,832				2,072				
Total 18000 - Landscaping	9,161				1,619					1,832				2,072			3,484	
19500 - Retaining Wall																		

See Section VI-b for Excluded Components

Caughlin Ranch HOA
30 Year Expense Forecast - Detailed
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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
960 - Consulting/Engineering Gabion Cube Basket Retaining Walls	4,212	25 21															
Total 19500 - Retaining Wall	4,212																
21000 - Signage																	
792 - Monument 2 Community Entrances	21,060	25 21															
Total 21000 - Signage	21,060																
Total [Pine Bluff] Expenditures Inflated @ 2.50%				4,317					1,832	3,128				2,072		7,112	
00400 - Parks																	
01000 - Paving																	
760 - Bollards 4 Village Green Parking Lot	2,443	30 24															
780 - Bollards Bitterroot Fold Down Bollards	6,200	15 13														8,547	
Total 01000 - Paving	8,643															8,547	
04000 - Structural Repairs																	
800 - Wood: Gazebo Repairs Village Green Park BBQ Area- Maintain	1,121	10 2			1,178										1,508		
910 - Building Maintenance Village Green- Log Play Cabin	3,364	30 13														4,638	
914 - Doors 3 Village Green Park- Restroom Bldg	4,028	25 3				4,337											
Total 04000 - Structural Repairs	8,514				1,178	4,337									1,508	4,638	
05000 - Roofing																	
448 - Pitched: Dimensional Composition 8 Squares- Village Green Park- Shade Structure	6,529	30 3				7,031											
452 - Pitched: Dimensional Composition 6 Squares- Village Green- Restroom Bldg	4,896	25 17															
Total 05000 - Roofing	11,425					7,031											
08000 - Rehab																	
222 - Restrooms 2 Village Green Restroom Bldg (50%)	5,602	13 5						6,338									
Total 08000 - Rehab	5,602							6,338									
14000 - Recreation																	
900 - Miscellaneous 4 Village Green- Horseshoe Pits	1,137	10 1		1,166										1,492			
Total 14000 - Recreation	1,137			1,166										1,492			
17000 - Tennis Court																	
100 - Reseal 14,400 sf [2] Village Green Park Courts	25,800	7 6							29,920							35,566	
500 - Resurface 14,400 sf [2] Village Green Park Courts	40,941	21 13														56,437	
Total 17000 - Tennis Court	66,741								29,920							92,003	
19000 - Fencing																	
100 - Chain Link: 4' 168 lf Village Green Park Tennis Courts	2,123	30 18															

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement	Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
130 - Chain Link: 10' 520 If Village Green Park Tennis Courts	11,499	30 18															
Total 19000 - Fencing	13,622																
20000 - Lighting																	
280 - Pole Lights 19 Village Green Park	12,004	10 6							13,921								
Total 20000 - Lighting	12,004								13,921								
24600 - Safety / Access																	
700 - Security System Village Green Park	16,806	6 2			17,657						20,476						23,746
710 - Security System Village Green Park- Sonic Wall	1,185	3 1		1,214			1,308			1,408			1,516			1,633	
Total 24600 - Safety / Access	17,991			1,214	17,657		1,308			1,408	20,476		1,516			1,633	23,746
26000 - Outdoor Equipment																	
100 - Tot Lot: Play Equipment Village Green Park	181,343	20 18															
104 - Tot Lot: Play Equipment Eastridge Park- Bryce Canyon & Hemlock Way	20,170	20 11												26,465			
108 - Tot Lot: Play Equipment Caughlin Crest Park- Cashill Bld & Hemlock Way	36,971	20 15															
140 - Tot Lot: Safety Surface Caughlin Crest Park- Cashill Bld & Hemlock Wy	34,596	10 5						39,143									
150 - Tot Lot: Safety Surface Village Green Park Tot Lot	43,936	10 8									53,532						
154 - Tot Lot: Safety Surface V G Park- Tot Lot Nugget Refurbish	2,633	3 1		2,698			2,906			3,129			3,370			3,629	
200 - Pedestal Grill BBQ 3 Village Green Park	1,011	15 3				1,089											
204 - Pedestal Grill BBQ 2 Caughlin Crest Park- Cashill Bld & Hemlock Wy	674	15 6							782								
218 - Barbecue Village Green Park- Masonry BBQ	558	8 3				601								732			
300 - Benches Caughlin Crest Park- Cashill Bld & Hemlock Wy	674	12 1		691												929	
306 - Benches 4 Village Green Park	2,696	12 1		2,763												3,716	
312 - Picnic Table: Metal 10 Village Green Park	16,848	20 3				18,143											
320 - Picnic Table: Metal 3 Eastridge Park- Bryce Canyon & Hemlock Way	4,707	20 8									5,735						
380 - Garbage Receptacles 6 Village Green- Coated Containers	4,707	14 5						5,325									
384 - Garbage Receptacles Caughlin Crest Park- Cashill Bld & Hemlock Wy	337	15 6							391								
388 - Garbage Receptacles Eastridge Park- Bryce Canyon & Hemlock Wy	337	15 6							391								

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement	Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
480 - Drinking Fountain 3 Village Green Park	11,767	20	7							13,988							
900 - Chain Link Backstop Baseball Field Arched Backstop & Benches	13,446	30	13													18,535	
904 - Miscellaneous Village Green Park- Amphitheater Canvas Awning	22,471	7	1	23,033							27,379						
Total 26000 - Outdoor Equipment	399,882			29,185		19,833	2,906	44,468	1,563	17,117	86,646		3,370	27,197		26,809	
Total [Parks] Expenditures Inflated @ 2.50%				31,565	18,835	31,201	4,213	50,806	45,404	18,525	107,122		4,886	28,689	1,508	133,629	23,746
00500 - Paths																	
01000 - Paving																	
139 - Asphalt: State Spec. Slurry 143,980 sf Type II (2024 Only)[nr:1]	68,225	6	3			73,471											
151 - Asphalt: State Spec. Slurry 132,334 sf Type II (2022 Only)[nr:1]	62,706	6	1	64,274													
155 - Asphalt: State Spec. Slurry 112,886 sf Type II (2023 Only)[nr:1]	53,491	6	2		56,199												
174 - Asphalt: State Spec. Slurry 181,202 sf Type II in 2031 & Ongoing	85,863	6	10									109,911					
178 - Asphalt: State Spec. Slurry 112,886 sf Type II in 2032 & Ongoing	53,491	6	11										70,185				
182 - Asphalt: State Spec. Slurry 143,980 sf Type II in 2033 & Ongoing	68,225	6	12											91,755			
209 - Asphalt: Ongoing Repairs 132,334 sf Full Depth HMA Patch 2022 (4%)[nr:1]	29,263	6	1	29,995													
211 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2023 (4%)[nr:1]	24,962	6	1	25,587													
215 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2024 (4%)[nr:1]	31,838	6	2		33,450												
230 - Asphalt: Ongoing Repairs 181,202 sf Full Depth HMA Patch 2037 (3%)	25,066	6	15														
234 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2038 (3%)	15,602	6	16														
238 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2039 (3%)	19,899	6	17														
344 - Asphalt: Overlay 132,334 sf 1.5" HMA OL- 2028	169,491	25	7							201,471							
348 - Asphalt: Overlay 112,886 sf 1.5" HMA OL- 2029	142,369	25	9								177,799						
352 - Asphalt: Overlay 143,980 sf 1.5" HMA OL- 2032	181,434	25	10									232,250					
410 - Asphalt: Crackfill Annual Until 2028[nr:6]	5,534	1	1	5,672	5,814	5,959	6,108	6,261	6,417								
414 - Asphalt: Crackfill Annual After 2034	5,534	1	12												7,442	7,628	7,819
924 - Consulting/Engineering (2021 Only)	3,120	5	4				3,444					3,896					4,408

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Reserve Component	Current Replacement	Life Useful /	Cost	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
930 - Consulting/Engineering Slurry Seal Year (2022 Only)[nr:1]	7,898	5 0		7,898														
940 - Consulting/Engineering Slurry Seal Year (2023 Only)[nr:1]	7,898	5 1			8,095													
950 - Consulting/Engineering Slurry Seal Year (2024 Only)[nr:1]	7,898	5 2				8,297												
960 - Consulting/Engineering Slurry Seal Year (2025 Only)[nr:1]	7,898	6 3					8,505											
Total 01000 - Paving	1,077,701			7,898	133,622	103,760	87,935	9,552	6,261	6,417	201,471		181,696	342,162	70,185	99,197	7,628	12,227
Total [Paths] Expenditures Inflated @ 2.50%				7,898	133,622	103,760	87,935	9,552	6,261	6,417	201,471		181,696	342,162	70,185	99,197	7,628	12,227
00600 - Ponds																		
18500 - Lakes / Ponds																		
920 - Miscellaneous Pond Maintenance	6,162	1 1			6,316	6,474	6,636	6,802	6,972	7,146	7,325	7,508	7,696	7,888	8,085	8,287	8,495	8,707
930 - Miscellaneous 7 Irrigation Pump Stations A,N,B,P,E,G,I (50%)	10,530	5 4						11,623					13,151					14,879
933 - Miscellaneous 2022 Only[nr:1]	4,487	2 0		4,487														
934 - Miscellaneous 4 Irrigation Pump Stations C,O,H,K (50%)	10,530	5 1			10,793					12,212					13,816			
Total 18500 - Lakes / Ponds	31,709			4,487	17,109	6,474	6,636	18,425	6,972	19,358	7,325	7,508	20,846	7,888	21,902	8,287	8,495	23,586
Total [Ponds] Expenditures Inflated @ 2.50%				4,487	17,109	6,474	6,636	18,425	6,972	19,358	7,325	7,508	20,846	7,888	21,902	8,287	8,495	23,586
00700 - Maintenance Bldg & Equipment																		
03000 - Painting: Exterior																		
120 - Surface Restoration 1,536 sf Maintenance Building	1,580	5 1			1,619					1,832					2,072			
450 - Wood Fencing 500 sf Maintenance Yard Perimeter	336	5 1			345					390					441			
Total 03000 - Painting: Exterior	1,916				1,964					2,222					2,513			
04000 - Structural Repairs																		
200 - Wood: Siding & Trim 1,536 sf Maintenance Building	21,026	40 13															28,985	
912 - Doors 2 Maintenance Bldg Roll Up Doors	4,212	18 9											5,260					
Total 04000 - Structural Repairs	25,238												5,260				28,985	
05000 - Roofing																		
440 - Pitched: Dimensional Composition 14 Squares- Comp & Metal Roofing	11,425	25 15																
444 - Pitched: Dimensional Composition 4 Squares- Maintenance Carport Structure	2,633	25 1			2,698													
Total 05000 - Roofing	14,058				2,698													
23000 - Mechanical Equipment																		
200 - HVAC Maintenance Building	1,121	15 1			1,149													
Total 23000 - Mechanical Equipment	1,121				1,149													

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
27000 - Appliances																	
248 - Ice Machine Maintenance Building	4,323	15 9										5,398					
Total 27000 - Appliances	4,323											5,398					
30000 - Miscellaneous																	
706 - Vehicle Cushman	10,530	15 3				11,340											
710 - Vehicle AUSA Utility Vehicle	8,941	15 5						10,115									
712 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,318	9 1		6,476									8,088				
716 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,318	9 1		6,476									8,088				
718 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,318	9 1		6,476									8,088				
720 - Tractor 3 Scagg/Turf Tigerlo Riding Mowers	47,385	9 3				51,028									63,728		
722 - Maintenance Equipment 3 Truck Safety Cages	15,132	30 11												19,854			
724 - Maintenance Equipment Snow Plow Attachment- HTS Western	8,408	20 15															
726 - Maintenance Equipment Electric Seeder	1,121	15 9										1,401					
728 - Maintenance Equipment Snow Plow Attachment 2017	9,066	20 15															
732 - Maintenance Equipment Cut-Off Hand Held Saw 2017	1,501	20 14															2,120
734 - Maintenance Equipment 2 Toro Turfmaster Walk Behind Push Mowers 2017	4,212	20 1		4,317													
738 - Maintenance Equipment Aerator Attachment 2018	3,043	10 6							3,529								
750 - Maintenance Equipment 9 String Trimmers- Original	4,493	4 1		4,605				5,083				5,611				6,193	
752 - Maintenance Equipment 5 String Trimmers 2020	2,496	4 2			2,622				2,895				3,195				3,527
754 - Maintenance Equipment 4 String Trimmers 2017	1,997	20 14															2,821
760 - Maintenance Equipment 2 Hedge Trimmers	2,601	10 1		2,666										3,413			
764 - Maintenance Equipment 4 Hedge Trimmers- 2020	2,150	10 8								2,619							
770 - Maintenance Equipment Bear Cat Chipper	17,901	15 12													24,075		
810 - Maintenance Equipment 8 Truck Side Tool Boxes (50%)	3,707	9 10											4,745				
822 - Maintenance Equipment Billy Goat Leaf Vacuum- 2017	6,981	10 5						7,899									
824 - Maintenance Equipment 4 Walk-Behind Mowers- Racer	21,292	12 7								25,309							

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Reserve Component	Current Replacement	Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
826 - Maintenance Equipment 4 Backpack Blowers- 2013, 2014, 2016 & 2018	2,538	5 3				2,733					3,092					3,498	
834 - Maintenance Equipment 2 Stihl 28" Bar Chainsaws	1,590	7 1		1,630							1,937						
836 - Maintenance Equipment 3 Stihl 16" Bar Chainsaws	2,385	7 1		2,445							2,906						
838 - Maintenance Equipment 2 Grinders	1,790	10 1		1,835										2,349			
840 - Generator Dayton Generator	1,053	15 1		1,079													
841 - Generator Honda Generator	1,389	15 14															1,963
842 - Maintenance Equipment Honda GX Power Washer	1,121	4 1		1,149				1,269				1,401				1,546	
844 - Maintenance Equipment Tailgate Sand & Salt Spreader	4,481	20 10											5,735				
846 - Maintenance Equipment Ryan Sod Cutter	4,481	10 1		4,593										5,879			
848 - Maintenance Equipment Toro Snow Blower	2,164	5 1		2,218					2,509					2,839			
850 - Maintenance Equipment Toro Snow Blower	1,906	5 1		1,954					2,210					2,501			
852 - Maintenance Equipment Honda Track Drive Snow Blower	4,144	6 1		4,247						4,925						5,712	
854 - Maintenance Equipment Billy Goat Push Behind Aerator	2,106	10 5						2,383									
856 - Maintenance Equipment Fertilizer Spreader	966	15 14															1,365
858 - Maintenance Equipment Husqvarna SG13 Stump Grinder 2018	4,617	10 6							5,355								
862 - Trailer 4 Trailers	8,972	20 8									10,931						
864 - Tractor Bobcat S220 Skid Steer	52,650	15 8									64,149						
865 - Tractor Bobcat S220 Skid Steer Bucket	1,932	20 17															
866 - Tractor John Deere Backhoe	47,059	20 8									57,336						
870 - Maintenance Equipment GM3000 Airless Paint Sprayer	1,348	12 4					1,488										
874 - Maintenance Truck 2004 Ford F350	40,014	16 5						45,272									
878 - Maintenance Truck 2005 Ford Ranger	28,010	12 1		28,710												38,612	
880 - Maintenance Truck 2006 Ford Ranger	28,010	12 1		28,710												38,612	
882 - Maintenance Truck 2007 Ford F150	28,010	12 4					30,918										
886 - Maintenance Truck 2011 Ford Ranger	17,480	10 2			18,365											23,508	
888 - Vehicle 2012 Ford Escape	11,204	9 10											14,342				
890 - Maintenance Truck 2013 Ford F150 Super Crew 4x4	34,733	12 5						39,297									

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
892 - Maintenance Truck 2014 Ford F150 Supercrew 4x4	36,708	15 5						41,531									
894 - Maintenance Truck 2013 Ford F150 Supercab	29,021	15 5						32,834									
898 - Maintenance Truck 2010 Ford Ranger	29,021	15 10											37,149				
900 - Maintenance Truck Truck Fleet Maintenance	18,485	1 1		18,948	19,421	19,907	20,404	20,915	21,437	21,973	22,523	23,086	23,663	24,254	24,861	25,482	26,119
990 - Maintenance Equipment Miscellaneous Equipment	11,067	1 1		11,344	11,627	11,918	12,216	12,521	12,834	13,155	13,484	13,821	14,167	14,521	14,884	15,256	15,637
Total 30000 - Miscellaneous	652,362			139,877	52,036	96,926	65,026	219,120	50,770	65,363	178,977	45,319	127,258	75,610	151,056	134,911	53,553
Total [Maintenance Bldg & Equipment] Expenditures Inflated @ 2.50%				145,688	52,036	96,926	65,026	219,120	52,992	65,363	178,977	55,977	127,258	78,123	151,056	163,896	53,553
00800 - Landscaping & Irrigation																	
18000 - Landscaping																	
104 - Irrigation: Controllers 82 Community (10%)	2,288	1 1		2,345	2,404	2,464	2,526	2,589	2,654	2,720	2,788	2,858	2,929	3,002	3,077	3,154	3,233
450 - Drainage System Maint. Caughlin Pkwy Drainage Channel & Culvert	5,328	4 2			5,598				6,179				6,821				7,529
Total 18000 - Landscaping	7,616			2,345	8,002	2,464	2,526	2,589	8,833	2,720	2,788	2,858	9,750	3,002	3,077	3,154	10,762
Total [Landscaping & Irrigation] Expenditures Inflated @ 2.50%				2,345	8,002	2,464	2,526	2,589	8,833	2,720	2,788	2,858	9,750	3,002	3,077	3,154	10,762
Total Expenditures Inflated @ 2.50%			27,348	416,681	294,301	287,805	127,804	374,187	139,120	346,242	351,533	330,756	549,900	221,590	324,260	352,379	270,909
Total Current Replacement Cost	2,932,519																

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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
00100 - Caughlin Ranch HOA Office															
02000 - Concrete															
230 - Walkways 1,250 sf CH HOA Office Exterior Concrete (5%)						1,510						1,751			
Total 02000 - Concrete						1,510						1,751			
03000 - Painting: Exterior															
130 - Surface Restoration 3,400 sf Office Exterior					11,888					13,450					15,217
Total 03000 - Painting: Exterior					11,888					13,450					15,217
03500 - Painting: Interior															
100 - Building 11,439 sf Interior Spaces								22,810							
Total 03500 - Painting: Interior								22,810							
04000 - Structural Repairs															
210 - Wood: Siding & Trim 3,400 sf Office Exterior									82,130						
918 - Doors 6 Exterior Doors (33%)						5,729									
922 - Doors 22 Interior Doors (50%)							17,509								
Total 04000 - Structural Repairs						5,729	17,509		82,130						
05000 - Roofing															
456 - Pitched: Dimensional Composition 6 Squares- Office Roof															
700 - Gutters / Downspouts 261 lf Office															
Total 05000 - Roofing															
08000 - Rehab															
226 - Restrooms 3 Restrooms										18,284					
230 - Kitchen Kitchen							7,959								
Total 08000 - Rehab							7,959			18,284					
18000 - Landscaping															
100 - Irrigation: Misc. Grounds	3,248		3,413		3,586		3,767		3,958		4,158		4,369		4,590
Total 18000 - Landscaping	3,248		3,413		3,586		3,767		3,958		4,158		4,369		4,590
20000 - Lighting															
100 - Exterior: Misc. Fixtures 4 Building Lights											2,030				
Total 20000 - Lighting											2,030				
21000 - Signage															
714 - Entry Signs 2 CH HOA Building & Maint Entry Signage			4,807												
792 - Monument CH HOA Parking Lot Entry Sign						2,588									

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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 21000 - Signage			4,807			2,588									
22000 - Office Equipment															
100 - Miscellaneous Website			4,807								5,857				
100 - Telephone Equipment Cloud VoIP Phone System						7,344								8,947	
110 - Miscellaneous VMS Software	25,804						29,925							34,703	
120 - Miscellaneous Website Development			12,978					14,684						16,613	
200 - Computers, Misc. Server			22,257					25,182						28,491	
206 - Computers, Misc. HOA Office	9,498						11,015							12,774	
210 - Computers, Misc. 2 Office Workstations						8,489						9,845			
214 - Computers, Misc. 3 Office Workstations									25,910						
222 - Computers, Misc. Maintenance Manager Laptop						4,245						4,922			
224 - Computers, Misc. HOA Office Laptop		3,901						4,524						5,247	
226 - Tablet Computer 9 Samsung Tablets		3,512			3,782			4,073			4,386			4,724	
300 - Copier HOA Office- Ricoh						8,507						9,865			
360 - Telephone Equipment 10 L & M Cell Phones			6,847			7,374			7,941			8,551			9,209
Total 22000 - Office Equipment	35,302	7,414	46,889		3,782	35,958	40,940	48,463	33,851		10,243	33,184	92,582	18,918	9,209
23000 - Mechanical Equipment															
204 - HVAC Mitsubishi Mr Slim Unit					5,244										
212 - HVAC 3 Exterior Units						28,470									
600 - Water Heater Stairs To Loft In Attic Access			3,205												
604 - Water Heater Small Conference Room							1,839								
Total 23000 - Mechanical Equipment			3,205		5,244	28,470	1,839								
24000 - Furnishings															
640 - Modular Office Desk 3 Office Furnishings						6,367									
644 - Modular Office Desk Reception Desk & Cabinets														26,712	
900 - Miscellaneous Folding Tables & Meeting Chairs									8,897						
906 - Miscellaneous Office Furnishings												67,464			
908 - Miscellaneous Conference Table & 10 Chairs											5,808				
910 - Window Coverings Various Window Coverings						25,882									

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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
914 - Window Coverings HOA Office- Soft Shade Window Coverings														4,558	
Total 24000 - Furnishings						32,249			8,897		5,808	67,464		4,558	26,712
24500 - Audio / Visual															
160 - Television Television 55"								3,263							
Total 24500 - Audio / Visual								3,263							
24600 - Safety / Access															
696 - Security System 5 HOA Office			3,812						4,420						5,126
Total 24600 - Safety / Access			3,812						4,420						5,126
25000 - Flooring															
200 - Carpeting 312 Sq. Yds. Office Interiors						22,225									
500 - Stone 674 sf Slate Tile- Entry, Restrooms/Hall, Etc.															
600 - Vinyl 25 Sq. Yds. Copy Room														1,472	
620 - Vinyl Storage/Restroom															4,697
700 - Hardwood Floors 276 sf Faux Wood- Kitchen, Restroom, Sm Ofc					5,625										
Total 25000 - Flooring					5,625	22,225								1,472	4,697
25500 - Wallcoverings															
320 - Paneling 744 sf Large Conference Room											11,620				
Total 25500 - Wallcoverings											11,620				
27000 - Appliances															
200 - Refrigerator Office Kitchen			2,724											3,487	
Total 27000 - Appliances			2,724											3,487	
30000 - Miscellaneous															
902 - Miscellaneous Christmas Lights, Wreaths & Batteries		9,166								11,167					
Total 30000 - Miscellaneous		9,166								11,167					
32000 - Undesignated															
100 - Miscellaneous Reserve Items	1,737	1,780	1,825	1,870	1,917	1,965	2,014	2,064	2,116	2,169	2,223	2,279	2,336	2,394	2,454
Total 32000 - Undesignated	1,737	1,780	1,825	1,870	1,917	1,965	2,014	2,064	2,116	2,169	2,223	2,279	2,336	2,394	2,454
Total [Caughlin Ranch HOA Office] Expenditures Inflated @ 2.50%	49,453	9,194	66,674	1,870	32,041	130,693	74,028	76,601	146,538	33,903	36,082	104,677	102,773	27,341	68,004
00200 - Caughlin Ranch HOA															
02000 - Concrete															
220 - Miscellaneous 21,131 sf Various Areas (1%)			5,688								6,930				

See Section VI-b for Excluded Components

Caughlin Ranch HOA
30 Year Expense Forecast - Detailed

2022 Update

Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 02000 - Concrete			5,688								6,930				
19000 - Fencing															
390 - Vinyl 80 If Village Green Parkway				9,427											
990 - Masonry Wall: On-going Maint. 857 If Along S McCarran Blvd (3%)	5,881										7,529				
Total 19000 - Fencing	5,881			9,427							7,529				
19500 - Retaining Wall															
220 - Rockery Various Locations- Rockery Inspections	2,288		2,403		2,525		2,653		2,787		2,928		3,077		3,232
230 - Rockery Six Year Rockery Wall Inspections		3,908						4,532						5,256	
Total 19500 - Retaining Wall	2,288	3,908	2,403		2,525		2,653	4,532	2,787		2,928		3,077	5,256	3,232
21000 - Signage															
790 - Monument 2 Caughlin Pkwy & McCarran Blvd Locations		27,371													
796 - Monument Cashell Blvd & McCarran Pkwy									3,716						
800 - Monument Cashell Blvd At Caughlin Crest Park									4,088						
804 - Monument Village Green Park									5,574						
808 - Monument 2 Caughlin Square & Hampton Ln									9,291						
812 - Monument Village Green Pkwy & Fox Creek Trail											7,809				
816 - Monument Village Green Pkwy & Sommerville Wy											17,570				
820 - Monument Village Green Pkwy & Lockerbie Pl											8,980				
830 - Monument Chaparral & Hemlock Way										6,922					
840 - Monument 2 Eastwood & Bramble										13,843					
844 - Monument Greensburg Cir & McCarran Blvd				23,556											
848 - Monument Caughlin Glen & Caughlin Crossing										6,922					
852 - Monument 2 Caughlin Pkwy & Kensington Ln										14,865					
856 - Monument Caughlin Parkway & Caughlin Creek			6,641												
860 - Monument Plateau Rd & Water Hold Rd										7,433					
864 - Monument Caughlin Pkwy & Sierra Crest Way															
868 - Monument 2 Creekridge Trail & Caughlin Pkwy			12,562												
872 - Monument Seasons Trail & Caughlin Pkwy															
876 - Monument S MCCarran Pkwy & W Plum Ln											7,809				

See Section VI-b for Excluded Components

Caughlin Ranch HOA
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2022 Update

Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 21000 - Signage		27,371	19,203	23,556					72,653		42,168				
26000 - Outdoor Equipment															
324 - Picnic Table: Metal														9,397	
3 Trails & Roadside															
Total 26000 - Outdoor Equipment														9,397	
31000 - Reserve Study															
120 - 5 Year Update with Site Visit Reserve Study				8,110					9,176					10,382	
500 - Annual Update Update					2,238					2,532					2,865
502 - Annual Update Update	2,028					2,294					2,596				
504 - Annual Update Update		2,078					2,351					2,660			
506 - Annual Update Update			2,243					2,538					2,871		
Total 31000 - Reserve Study	2,028	2,078	2,243	8,110	2,238	2,294	2,351	2,538	9,176	2,532	2,596	2,660	2,871	10,382	2,865
Total [Caughlin Ranch HOA] Expenditures Inflated @ 2.50%	10,197	33,358	29,538	41,093	4,763	2,294	5,004	7,070	84,616	2,532	62,150	2,660	5,948	25,035	6,097
00300 - Pine Bluff															
01000 - Paving															
120 - Asphalt: State Spec. Slurry 4,300 sf Paths- Type II Slurry Seal					3,257						3,778				
200 - Asphalt: Ongoing Repairs 4,300 sf Path Repairs (3%)					950						1,102				
400 - Asphalt: Major Repairs 4,300 sf Path Remove & Replace						38,952									
Total 01000 - Paving					4,207	38,952					4,879				
18000 - Landscaping															
104 - Irrigation: Controllers 2 -Community Entrances	3,050														
200 - Irrigation: Valves 12 Irrigation Valves														5,046	
300 - Irrigation: Backflow Preventors 2 -Community Entrances	4,270														
340 - Irrigation: Pumps Booster Pump & Hot Box Enclosure		2,345					2,653					3,002			
Total 18000 - Landscaping	7,320	2,345					2,653					3,002		5,046	
19500 - Retaining Wall															
960 - Consulting/Engineering Gabion Cube Basket Retaining Walls							7,074								
Total 19500 - Retaining Wall							7,074								
21000 - Signage															
792 - Monument 2 Community Entrances							35,372								
Total 21000 - Signage							35,372								
Total [Pine Bluff] Expenditures Inflated @ 2.50%	7,320	2,345		4,207	38,952	45,099				4,879	3,002			5,046	
00400 - Parks															

See Section VI-b for Excluded Components

Caughlin Ranch HOA
30 Year Expense Forecast - Detailed

2022 Update

Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
01000 - Paving															
760 - Bollards										4,419					
4 Village Green Parking Lot															
780 - Bollards														12,378	
Bitterroot Fold Down Bollards															
Total 01000 - Paving										4,419				12,378	
04000 - Structural Repairs															
800 - Wood: Gazebo Repairs								1,931							
Village Green Park BBQ Area- Maintain															
910 - Building Maintenance															
Village Green- Log Play Cabin															
914 - Doors														8,041	
3 Village Green Park- Restroom Bldg															
Total 04000 - Structural Repairs								1,931						8,041	
05000 - Roofing															
448 - Pitched: Dimensional Composition															
8 Squares- Village Green Park- Shade Structure															
452 - Pitched: Dimensional Composition				7,451											
6 Squares- Village Green- Restroom Bldg															
Total 05000 - Roofing				7,451											
08000 - Rehab															
222 - Restrooms				8,737											
2 Village Green Restroom Bldg (50%)															
Total 08000 - Rehab				8,737											
14000 - Recreation															
900 - Miscellaneous							1,910								
4 Village Green- Horseshoe Pits															
Total 14000 - Recreation							1,910								
17000 - Tennis Court															
100 - Reseal						42,276								50,253	
14,400 sf [2] Village Green Park Courts															
500 - Resurface															
14,400 sf [2] Village Green Park Courts															
Total 17000 - Tennis Court						42,276								50,253	
19000 - Fencing															
100 - Chain Link: 4'				3,311											
168 lf Village Green Park Tennis Courts															
130 - Chain Link: 10'				17,934											
520 lf Village Green Park Tennis Courts															
Total 19000 - Fencing				21,245											
20000 - Lighting															
280 - Pole Lights		17,820										22,811			
19 Village Green Park															
Total 20000 - Lighting		17,820										22,811			
24600 - Safety / Access															
700 - Security System						27,538						31,936			
Village Green Park															

See Section VI-b for Excluded Components

Caughlin Ranch HOA
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Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
710 - Security System Village Green Park- Sonic Wall		1,759			1,894			2,039			2,196			2,365	
Total 24600 - Safety / Access		1,759			1,894	27,538		2,039			2,196	31,936		2,365	
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment Village Green Park				282,834											
104 - Tot Lot: Play Equipment Eastridge Park- Bryce Canyon & Hemlock Way															
108 - Tot Lot: Play Equipment Caughlin Crest Park- Cashill Bld & Hemlock Way	53,545														
140 - Tot Lot: Safety Surface Caughlin Crest Park- Cashill Bld & Hemlock Wy	50,106										64,140				
150 - Tot Lot: Safety Surface Village Green Park Tot Lot				68,526										87,719	
154 - Tot Lot: Safety Surface V G Park- Tot Lot Nugget Refurbish		3,908			4,208			4,532			4,881			5,256	
200 - Pedestal Grill BBQ 3 Village Green Park				1,577											
204 - Pedestal Grill BBQ 2 Caughlin Crest Park- Cashill Bld & Hemlock Wy							1,132								
218 - Barbecue Village Green Park- Masonry BBQ					892								1,087		
300 - Benches Caughlin Crest Park- Cashill Bld & Hemlock Wy											1,249				
306 - Benches 4 Village Green Park											4,998				
312 - Picnic Table: Metal 10 Village Green Park								29,730							
320 - Picnic Table: Metal 3 Eastridge Park- Bryce Canyon & Hemlock Way														9,397	
380 - Garbage Receptacles 6 Village Green- Coated Containers					7,525										
384 - Garbage Receptacles Caughlin Crest Park- Cashill Bld & Hemlock Wy							566								
388 - Garbage Receptacles Eastridge Park- Bryce Canyon & Hemlock Wy							566								
480 - Drinking Fountain 3 Village Green Park													22,920		
900 - Chain Link Backstop Baseball Field Arched Backstop & Benches															
904 - Miscellaneous Village Green Park- Amphitheater Canvas Awning	32,545							38,685							45,985
Total 26000 - Outdoor Equipment	136,195	3,908		352,936	12,625		2,264	43,218	29,730		75,267		24,007	102,372	45,985
Total [Parks] Expenditures Inflated @ 2.50%	136,195	23,487	7,451	382,919	14,519	69,815	4,174	47,188	29,730	4,419	77,463	54,748	74,261	125,157	45,985

See Section VI-b for Excluded Components

Caughlin Ranch HOA
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2022 Update
Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
00500 - Paths															
01000 - Paving															
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]															
174 - Asphalt: State Spec. Slurry 181,202 sf Type II in 2031 & Ongoing		127,463						147,819						171,424	
178 - Asphalt: State Spec. Slurry 112,886 sf Type II in 2032 & Ongoing			81,393						94,391						109,464
182 - Asphalt: State Spec. Slurry 143,980 sf Type II in 2033 & Ongoing				106,408						123,400					
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%)	36,303						42,100						48,823		
234 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2038 (3%)		23,161						26,859						31,148	
238 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2039 (3%)			30,279						35,114						40,721
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- 2032															
410 - Asphalt: Crackfill Annual Until 2028[nr:6]															
414 - Asphalt: Crackfill Annual After 2034	8,014	8,215	8,420	8,630	8,846	9,067	9,294	9,526	9,764	10,009	10,259	10,515	10,778	11,048	11,324
924 - Consulting/Engineering (2021 Only)					4,988					5,643					6,385
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	44,317	158,839	120,091	115,038	13,834	9,067	51,394	184,204	139,269	139,052	10,259	10,515	59,601	213,620	167,894
Total [Paths] Expenditures Inflated @ 2.50%	44,317	158,839	120,091	115,038	13,834	9,067	51,394	184,204	139,269	139,052	10,259	10,515	59,601	213,620	167,894

See Section VI-b for Excluded Components

Caughlin Ranch HOA
30 Year Expense Forecast - Detailed

2022 Update

Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
00600 - Ponds															
18500 - Lakes / Ponds															
920 - Miscellaneous Pond Maintenance	8,925	9,148	9,376	9,611	9,851	10,097	10,350	10,609	10,874	11,146	11,424	11,710	12,003	12,303	12,610
930 - Miscellaneous 7 Irrigation Pump Stations A,N,B,P,E,G,I (50%)					16,834					19,046					21,549
933 - Miscellaneous 2022 Only[nr:1]															
934 - Miscellaneous 4 Irrigation Pump Stations C,O,H,K (50%)		15,632					17,686					20,010			
Total 18500 - Lakes / Ponds	8,925	24,780	9,376	9,611	26,685	10,097	28,036	10,609	10,874	30,192	11,424	31,720	12,003	12,303	34,159
Total [Ponds] Expenditures Inflated @ 2.50%	8,925	24,780	9,376	9,611	26,685	10,097	28,036	10,609	10,874	30,192	11,424	31,720	12,003	12,303	34,159
00700 - Maintenance Bldg & Equipment															
03000 - Painting: Exterior															
120 - Surface Restoration 1,536 sf Maintenance Building		2,345					2,653					3,002			
450 - Wood Fencing 500 sf Maintenance Yard Perimeter		499					565					639			
Total 03000 - Painting: Exterior		2,844					3,217					3,640			
04000 - Structural Repairs															
200 - Wood: Siding & Trim 1,536 sf Maintenance Building															
912 - Doors 2 Maintenance Bldg Roll Up Doors													8,204		
Total 04000 - Structural Repairs													8,204		
05000 - Roofing															
440 - Pitched: Dimensional Composition 14 Squares- Comp & Metal Roofing	16,547														
444 - Pitched: Dimensional Composition 4 Squares- Maintenance Carport Structure												5,003			
Total 05000 - Roofing	16,547											5,003			
23000 - Mechanical Equipment															
200 - HVAC Maintenance Building		1,665													
Total 23000 - Mechanical Equipment		1,665													
27000 - Appliances															
248 - Ice Machine Maintenance Building										7,818					
Total 27000 - Appliances										7,818					
30000 - Miscellaneous															
706 - Vehicle Cushman				16,423											
710 - Vehicle AUSA Utility Vehicle						14,650									

See Section VI-b for Excluded Components

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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
712 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower					10,100									12,614	
716 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower					10,100									12,614	
718 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower					10,100									12,614	
720 - Tractor 3 Scagg/Turf Tigerlo Riding Mowers							79,587								
722 - Maintenance Equipment 3 Truck Safety Cages															
724 - Maintenance Equipment Snow Plow Attachment- HTS Western	12,178														
726 - Maintenance Equipment Electric Seeder										2,028					
728 - Maintenance Equipment Snow Plow Attachment 2017	13,131														
732 - Maintenance Equipment Cut-Off Hand Held Saw 2017															
734 - Maintenance Equipment 2 Toro Turfmaster Walk Behind Push Mowers 2017							7,074								
738 - Maintenance Equipment Aerator Attachment 2018		4,518										5,783			
750 - Maintenance Equipment 9 String Trimmers- Original			6,836				7,546				8,329				9,194
752 - Maintenance Equipment 5 String Trimmers 2020				3,893				4,297				4,743			
754 - Maintenance Equipment 4 String Trimmers 2017															
760 - Maintenance Equipment 2 Hedge Trimmers							4,368								
764 - Maintenance Equipment 4 Hedge Trimmers- 2020				3,353										4,292	
770 - Maintenance Equipment Bear Cat Chipper													34,868		
810 - Maintenance Equipment 8 Truck Side Tool Boxes (50%)					5,925									7,400	
822 - Maintenance Equipment Billy Goat Leaf Vacuum- 2017	10,111										12,943				
824 - Maintenance Equipment 4 Walk-Behind Mowers- Racer					34,038										
826 - Maintenance Equipment 4 Backpack Blowers- 2013, 2014, 2016 & 2018				3,958					4,478					5,066	
834 - Maintenance Equipment 2 Stihl 28" Bar Chainsaws	2,303							2,737							3,254
836 - Maintenance Equipment 3 Stihl 16" Bar Chainsaws	3,454							4,106							4,881
838 - Maintenance Equipment 2 Grinders							3,007								
840 - Generator Dayton Generator		1,563													

See Section VI-b for Excluded Components

Caughlin Ranch HOA
30 Year Expense Forecast - Detailed

2022 Update

Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
841 - Generator Honda Generator															2,842
842 - Maintenance Equipment Honda GX Power Washer			1,706				1,884				2,079				2,295
844 - Maintenance Equipment Tailgate Sand & Salt Spreader															
846 - Maintenance Equipment Ryan Sod Cutter							7,525								
848 - Maintenance Equipment Toro Snow Blower		3,212					3,634					4,112			
850 - Maintenance Equipment Toro Snow Blower		2,829					3,201					3,622			
852 - Maintenance Equipment Honda Track Drive Snow Blower					6,624						7,682				
854 - Maintenance Equipment Billy Goat Push Behind Aerator	3,050										3,904				
856 - Maintenance Equipment Fertilizer Spreader															1,977
858 - Maintenance Equipment Husqvarna SG13 Stump Grinder 2018		6,855										8,774			
862 - Trailer 4 Trailers														17,912	
864 - Tractor Bobcat S220 Skid Steer									92,907						
865 - Tractor Bobcat S220 Skid Steer Bucket			2,940												
866 - Tractor John Deere Backhoe														93,952	
870 - Maintenance Equipment GM3000 Airless Paint Sprayer		2,001												2,691	
874 - Maintenance Truck 2004 Ford F350							67,207								
878 - Maintenance Truck 2005 Ford Ranger											51,929				
880 - Maintenance Truck 2006 Ford Ranger											51,929				
882 - Maintenance Truck 2007 Ford F150		41,581												55,921	
886 - Maintenance Truck 2011 Ford Ranger								30,093							
888 - Vehicle 2012 Ford Escape					17,911									22,369	
890 - Maintenance Truck 2013 Ford F150 Super Crew 4x4			52,851												71,078
892 - Maintenance Truck 2014 Ford F150 Supercrew 4x4						60,150									
894 - Maintenance Truck 2013 Ford F150 Supercab						47,554									
898 - Maintenance Truck 2010 Ford Ranger											53,803				
900 - Maintenance Truck Truck Fleet Maintenance	26,772	27,442	28,128	28,831	29,552	30,291	31,048	31,824	32,620	33,435	34,271	35,128	36,006	36,906	37,829
990 - Maintenance Equipment Miscellaneous Equipment	16,028	16,429	16,840	17,261	17,692	18,135	18,588	19,053	19,529	20,017	20,518	21,031	21,556	22,095	22,648

See Section VI-b for Excluded Components

Caughlin Ranch HOA
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2022 Update
Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 30000 - Miscellaneous	87,027	106,429	109,301	73,718	142,043	170,779	234,670	92,110	149,533	55,481	247,386	83,193	92,430	306,446	155,998
Total [Maintenance Bldg & Equipment] Expenditures Inflated @ 2.50%	103,574	110,938	109,301	73,718	142,043	170,779	237,887	92,110	149,533	63,299	247,386	91,835	100,634	306,446	155,998
00800 - Landscaping & Irrigation															
18000 - Landscaping															
104 - Irrigation: Controllers 82 Community (10%)	3,314	3,397	3,482	3,569	3,658	3,749	3,843	3,939	4,038	4,139	4,242	4,348	4,457	4,568	4,683
450 - Drainage System Maint. Caughlin Pkwy Drainage Channel & Culvert				8,310				9,173				10,125			
Total 18000 - Landscaping	3,314	3,397	3,482	11,879	3,658	3,749	3,843	13,112	4,038	4,139	4,242	14,473	4,457	4,568	4,683
Total [Landscaping & Irrigation] Expenditures Inflated @ 2.50%	3,314	3,397	3,482	11,879	3,658	3,749	3,843	13,112	4,038	4,139	4,242	14,473	4,457	4,568	4,683
Total Expenditures Inflated @ 2.50%	363,295	366,336	345,913	636,128	241,751	435,447	449,466	430,893	564,599	277,535	453,887	313,631	359,676	719,516	482,820

30 Year Reserve Funding Plan Cash Flow Method

2022 Update

Prepared for the 2023 Fiscal Year

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Beginning Balance	891,716	1,080,577	889,472	828,999	784,635	911,522	803,374	942,231	886,772	838,229
Inflated Expenditures @ 2.5%	27,348	416,681	294,301	287,805	127,804	374,187	139,120	346,242	351,533	330,756
Reserve Contribution	203,958	213,340	223,154	233,419	244,156	255,387	267,135	279,423	292,276	305,721
<i>Lots/month @ 2293</i>	7.41	7.75	8.11	8.48	8.87	9.28	9.71	10.15	10.62	11.11
<i>Percentage Increase</i>		4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.25%	12,250	12,236	10,674	10,023	10,535	10,652	10,842	11,360	10,714	10,321
Ending Balance	1,080,577	889,472	828,999	784,635	911,522	803,374	942,231	886,772	838,229	823,515

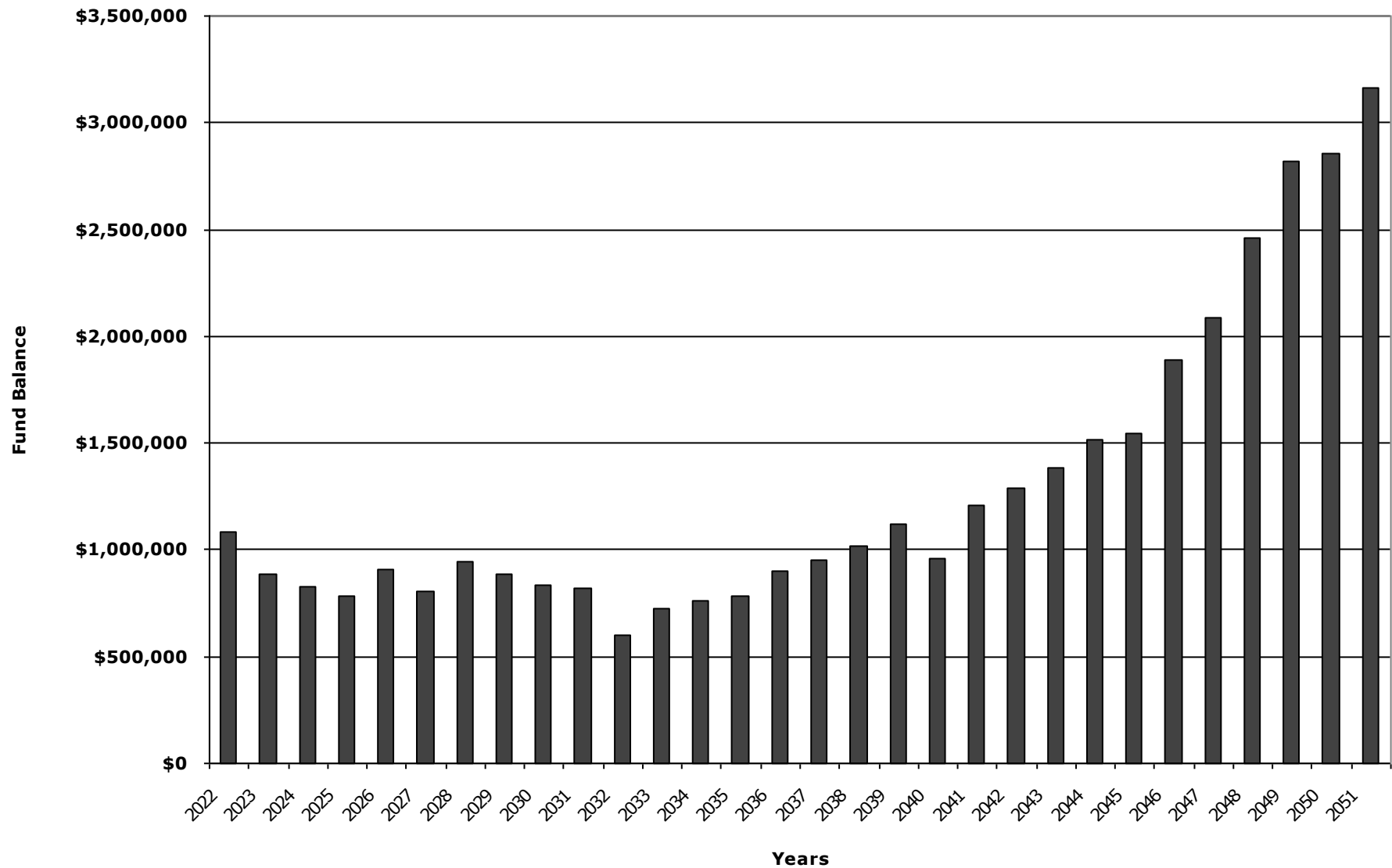
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Beginning Balance	823,515	602,255	723,392	758,216	781,375	903,744	952,398	1,017,134	1,122,618	957,670
Inflated Expenditures @ 2.5%	549,900	221,590	324,260	352,379	270,909	363,295	366,336	345,913	636,128	241,751
Reserve Contribution	319,784	334,494	349,881	365,976	382,811	400,420	418,839	438,106	458,259	479,339
<i>Lots/month @ 2293</i>	11.62	12.16	12.72	13.30	13.91	14.55	15.22	15.92	16.65	17.42
<i>Percentage Increase</i>	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.25%	8,856	8,234	9,203	9,563	10,467	11,529	12,233	13,290	12,921	13,456
Ending Balance	602,255	723,392	758,216	781,375	903,744	952,398	1,017,134	1,122,618	957,670	1,208,714

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	1,208,714	1,290,177	1,381,761	1,517,453	1,545,693	1,889,704	2,088,344	2,459,659	2,819,680	2,853,908
Inflated Expenditures @ 2.5%	435,447	449,466	430,893	564,599	277,535	453,887	313,631	359,676	719,516	482,820
Reserve Contribution	501,389	524,453	548,578	573,813	600,208	627,818	656,698	686,906	718,504	751,555
<i>Lots/month @ 2293</i>	18.22	19.06	19.94	20.85	21.81	22.82	23.87	24.96	26.11	27.31
<i>Percentage Increase</i>	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.25%	15,521	16,596	18,008	19,026	21,338	24,708	28,248	32,791	35,240	37,353
Ending Balance	1,290,177	1,381,761	1,517,453	1,545,693	1,889,704	2,088,344	2,459,659	2,819,680	2,853,908	3,159,996

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2022 Update

Prepared for the 2023 Fiscal Year



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

2022 Update

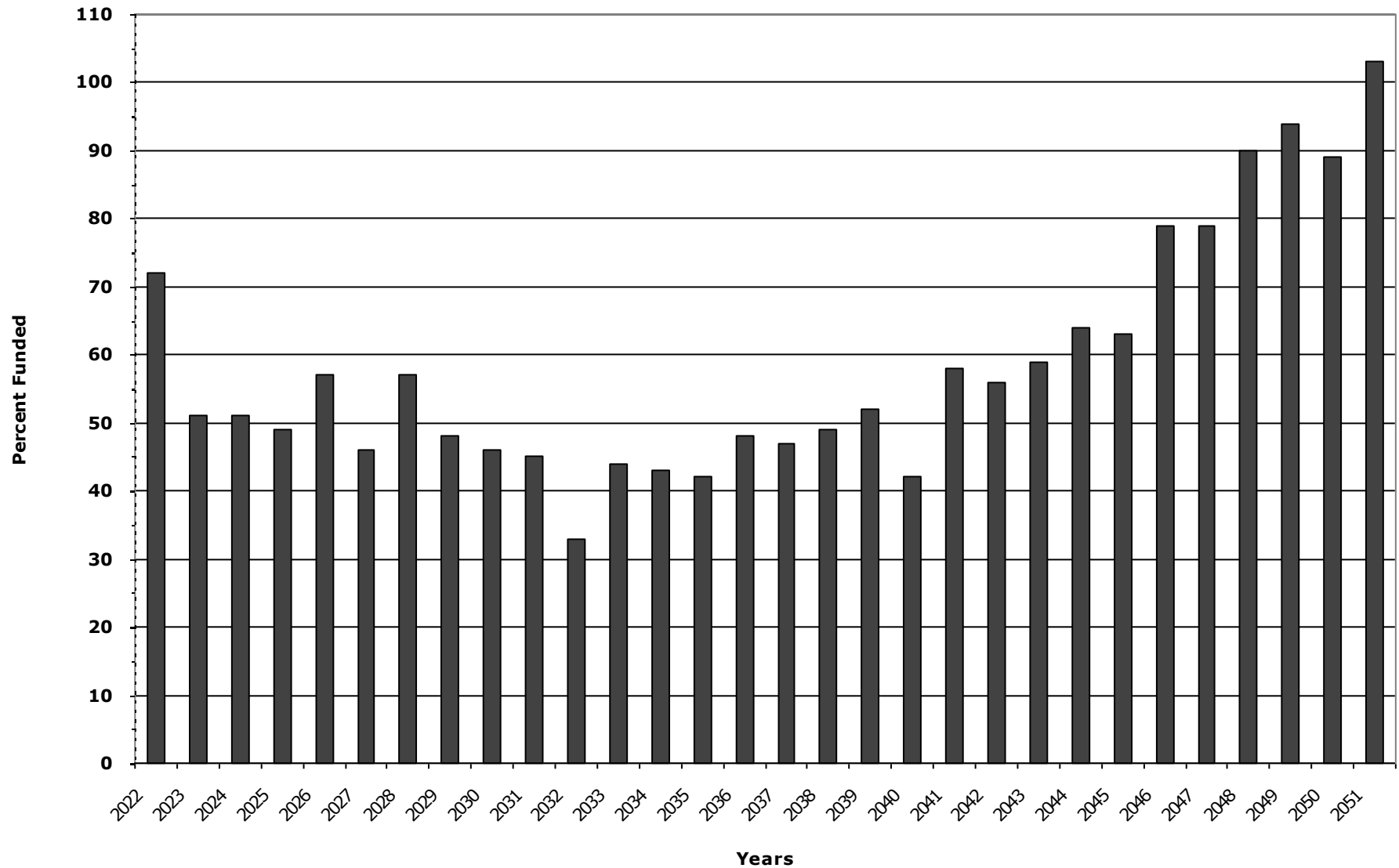
Prepared for the 2023 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2022	891,716	1,499,132	72.1%	27,348	203,958	0	12,250	1,080,577
2023	1,080,577	1,752,486	50.8%	416,681	213,340	0	12,236	889,472
2024	889,472	1,621,334	51.1%	294,301	223,154	0	10,674	828,999
2025	828,999	1,603,778	48.9%	287,805	233,419	0	10,023	784,635
2026	784,635	1,585,296	57.5%	127,804	244,156	0	10,535	911,522
2027	911,522	1,737,397	46.2%	374,187	255,387	0	10,652	803,374
2028	803,374	1,662,930	56.7%	139,120	267,135	0	10,842	942,231
2029	942,231	1,837,330	48.3%	346,242	279,423	0	11,360	886,772
2030	886,772	1,822,774	46.0%	351,533	292,276	0	10,714	838,229
2031	838,229	1,810,135	45.5%	330,756	305,721	0	10,321	823,515
2032	823,515	1,826,606	33.0%	549,900	319,784	0	8,856	602,255
2033	602,255	1,632,151	44.3%	221,590	334,494	0	8,234	723,392
2034	723,392	1,783,078	42.5%	324,260	349,881	0	9,203	758,216
2035	758,216	1,848,707	42.3%	352,379	365,976	0	9,563	781,375
2036	781,375	1,895,989	47.7%	270,909	382,811	0	10,467	903,744
2037	903,744	2,037,016	46.8%	363,295	400,420	0	11,529	952,398
2038	952,398	2,096,157	48.5%	366,336	418,839	0	12,233	1,017,134
2039	1,017,134	2,163,173	51.9%	345,913	438,106	0	13,290	1,122,618
2040	1,122,618	2,262,552	42.3%	636,128	458,259	0	12,921	957,670
2041	957,670	2,076,941	58.2%	241,751	479,339	0	13,456	1,208,714
2042	1,208,714	2,301,172	56.1%	435,447	501,389	0	15,521	1,290,177
2043	1,290,177	2,342,973	59.0%	449,466	524,453	0	16,596	1,381,761
2044	1,381,761	2,382,216	63.7%	430,893	548,578	0	18,008	1,517,453
2045	1,517,453	2,452,510	63.0%	564,599	573,813	0	19,026	1,545,693
2046	1,545,693	2,398,824	78.8%	277,535	600,208	0	21,338	1,889,704
2047	1,889,704	2,649,629	78.8%	453,887	627,818	0	24,708	2,088,344
2048	2,088,344	2,737,826	89.8%	313,631	656,698	0	28,248	2,459,659
2049	2,459,659	2,984,170	94.5%	359,676	686,906	0	32,791	2,819,680
2050	2,819,680	3,201,960	89.1%	719,516	718,504	0	35,240	2,853,908
2051	2,853,908	3,069,156	103.0%	482,820	751,555	0	37,353	3,159,996

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

2022 Update

Prepared for the 2023 Fiscal Year



Reserve Fund Balance Forecast Component Method

2022 Update

Prepared for the 2023 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00100 - Caughlin Ranch HOA Office									
02000 - Concrete									
230 - Walkways 1,250 sf CH HOA Office Exterior Concrete (5%)	921	6	2	968	161	614	787	0.05%	115
03000 - Painting: Exterior									
130 - Surface Restoration 3,400 sf Office Exterior	7,436	5	4	8,208	1,642	1,487	3,049	0.55%	1,167
03500 - Painting: Interior									
100 - Building 11,439 sf Interior Spaces	13,250	10	2	13,921	1,392	10,600	12,223	0.46%	989
04000 - Structural Repairs									
210 - Wood: Siding & Trim 3,400 sf Office Exterior	46,543	50	23	82,130	1,643	25,133	26,715	0.55%	1,168
918 - Doors 6 Exterior Doors (33%)	3,496	10	10	4,475	407	318	358	0.14%	289
922 - Doors 22 Interior Doors (50%)	10,425	12	9	13,019	1,085	2,606	3,562	0.36%	771
Sub-total [04000 - Structural Repairs]	60,463			99,624	3,134	28,057	30,636	1.04%	2,228
05000 - Roofing									
456 - Pitched: Dimensional Composition 6 Squares- Office Roof	4,896	25	8	5,966	239	3,330	3,614	0.08%	170
700 - Gutters / Downspouts 261 lf Office	3,023	25	8	3,683	147	2,056	2,231	0.05%	105
Sub-total [05000 - Roofing]	7,920			9,649	386	5,385	5,845	0.13%	274
08000 - Rehab									
226 - Restrooms 3 Restrooms	10,109	10	14	14,283	952	674	740	0.32%	677
230 - Kitchen Kitchen	4,739	20	1	4,857	243	4,502	4,857	0.08%	173
Sub-total [08000 - Rehab]	14,847			19,140	1,195	5,176	5,597	0.40%	849

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00100 - Caughlin Ranch HOA Office									
18000 - Landscaping									
100 - Irrigation: Misc. Grounds	2,243	2	1	2,299	1,149	1,121	2,299	0.38%	817
20000 - Lighting									
100 - Exterior: Misc. Fixtures 4 Building Lights	1,095	20	5	1,239	62	821	898	0.02%	44
21000 - Signage									
714 - Entry Signs 2 CH HOA Building & Maint Entry Signage	3,159	15	2	3,319	221	2,738	3,022	0.07%	157
792 - Monument CH HOA Parking Lot Entry Sign	1,580	15	5	1,787	119	1,053	1,187	0.04%	85
Sub-total [21000 - Signage]	4,739			5,106	340	3,791	4,209	0.11%	242
22000 - Office Equipment									
100 - Telephone Equipment Cloud VoIP Phone System	4,482	8	4	4,947	618	2,241	2,871	0.21%	440
100 - Miscellaneous Website	3,159	8	1	3,238	405	2,764	3,238	0.13%	288
110 - Miscellaneous VMS Software	17,817	6	3	19,187	3,198	8,908	12,175	1.07%	2,273
120 - Miscellaneous Website Development	8,529	5	2	8,961	1,792	5,118	6,994	0.60%	1,274
200 - Computers, Misc. Server	14,627	5	2	15,368	3,074	8,776	11,994	1.02%	2,185
206 - Computers, Misc. HOA Office	6,558	6	3	7,062	1,177	3,279	4,481	0.39%	837
210 - Computers, Misc. 2 Office Workstations	5,181	6	2	5,443	907	3,454	4,425	0.30%	645
214 - Computers, Misc. 3 Office Workstations	14,683	9	5	16,613	1,846	6,526	8,361	0.61%	1,312
222 - Computers, Misc. Maintenance Manager Laptop	2,590	6	2	2,722	454	1,727	2,213	0.15%	322
224 - Computers, Misc. HOA Office Laptop	2,628	6	4	2,901	483	876	1,347	0.16%	344
226 - Tablet Computer 9 Samsung Tablets	2,366	3	1	2,425	808	1,577	2,425	0.27%	575
300 - Copier HOA Office- Ricoh	5,191	6	2	5,454	909	3,461	4,434	0.30%	646
360 - Telephone Equipment 10 L & M Cell Phones	4,500	3	2	4,728	1,576	1,500	3,075	0.53%	1,120
Sub-total [22000 - Office Equipment]	92,311			99,048	17,247	50,207	68,034	5.75%	12,259

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00100 - Caughlin Ranch HOA Office									
23000 - Mechanical Equipment									
204 - HVAC Mitsubishi Mr Slim Unit	3,280	15	4	3,621	241	2,405	2,690	0.08%	172
212 - HVAC 3 Exterior Units	17,375	15	5	19,658	1,311	11,583	13,060	0.44%	931
600 - Water Heater Stairs To Loft In Attic Access	2,106	15	2	2,213	148	1,825	2,015	0.05%	105
604 - Water Heater Small Conference Room	1,095	15	6	1,270	85	657	748	0.03%	60
Sub-total [23000 - Mechanical Equipment]	23,856			26,761	1,784	16,471	18,513	0.59%	1,268
24000 - Furnishings									
640 - Modular Office Desk 3 Office Furnishings	3,886	15	5	4,396	293	2,590	2,921	0.10%	208
644 - Modular Office Desk Reception Desk & Cabinets	13,053	15	14	18,444	1,230	870	1,784	0.41%	874
900 - Miscellaneous Folding Tables & Meeting Chairs	5,042	10	3	5,429	543	3,529	4,134	0.18%	386
906 - Miscellaneous Office Furnishings	35,502	12	2	37,299	3,108	29,585	33,357	1.04%	2,209
908 - Miscellaneous Conference Table & 10 Chairs	3,133	15	10	4,010	267	1,044	1,284	0.09%	190
910 - Window Coverings Various Window Coverings	15,795	15	5	17,871	1,191	10,530	11,873	0.40%	847
914 - Window Coverings HOA Office- Soft Shade Window Coverings	2,283	15	13	3,147	210	304	468	0.07%	149
Sub-total [24000 - Furnishings]	78,693			90,596	6,842	48,453	55,821	2.28%	4,863
24500 - Audio / Visual									
160 - Television Television 55"	1,895	10	2	1,991	199	1,516	1,749	0.07%	142
24600 - Safety / Access									
696 - Security System 5 HOA Office	2,505	6	5	2,834	472	418	856	0.16%	336

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00100 - Caughlin Ranch HOA Office									
25000 - Flooring									
200 - Carpeting 312 Sq. Yds. Office Interiors	13,563	10	0	13,563	1,356	13,563	1,390	0.45%	964
500 - Stone 674 sf Slate Tile- Entry, Restrooms/Hall, Etc.	10,646	20	10	13,628	681	5,323	6,002	0.23%	484
600 - Vinyl 25 Sq. Yds. Copy Room	737	15	13	1,016	68	98	151	0.02%	48
620 - Vinyl Storage/Restroom	2,295	15	14	3,243	216	153	314	0.07%	154
700 - Hardwood Floors 276 sf Faux Wood- Kitchen, Restroom, Sm Ofc	3,518	20	19	5,625	281	176	361	0.09%	200
Sub-total [25000 - Flooring]	30,759			37,074	2,603	19,313	8,217	0.87%	1,850
25500 - Wallcoverings									
320 - Paneling 744 sf Large Conference Room	6,267	20	5	7,091	355	4,701	5,139	0.12%	252
27000 - Appliances									
200 - Refrigerator Office Kitchen	1,790	10	7	2,128	213	537	734	0.07%	151
30000 - Miscellaneous									
902 - Miscellaneous Christmas Lights, Wreaths & Batteries	6,329	8	7	7,523	940	791	1,622	0.31%	668
32000 - Undesignated									
100 - Miscellaneous Reserve Items	1,199	1	1	1,229	615	600	1,229	0.20%	437
Sub-total Caughlin Ranch HOA Office	358,519			436,429	40,732	200,059	227,455	13.57%	28,952
00200 - Caughlin Ranch HOA									
02000 - Concrete									
220 - Miscellaneous 21,131 sf Various Areas (1%)	3,738	8	1	3,832	479	3,271	3,832	0.16%	340
19000 - Fencing									
390 - Vinyl 80 lf Village Green Parkway	6,044	20	18	9,427	471	604	929	0.16%	335
990 - Masonry Wall: On-going Maint. 857 lf Along S McCarran Blvd (3%)	4,061	10	5	4,595	459	2,030	2,497	0.15%	327
Sub-total [19000 - Fencing]	10,105			14,021	931	2,635	3,427	0.31%	662

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00200 - Caughlin Ranch HOA									
19500 - Retaining Wall									
220 - Rockery Various Locations- Rockery Inspections	1,580	2	1	1,619	809	790	1,619	0.27%	575
230 - Rockery Six Year Rockery Wall Inspections	2,633	6	4	2,906	484	878	1,349	0.16%	344
Sub-total [19500 - Retaining Wall]	4,212			4,525	1,294	1,667	2,968	0.43%	920

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00200 - Caughlin Ranch HOA									
21000 - Signage									
790 - Monument 2 Caughlin Pkwy & McCarran Blvd Locations	18,438	15	1	18,899	1,260	17,209	18,899	0.42%	896
796 - Monument Cashell Blvd & McCarran Pkwy	2,106	22	1	2,159	98	2,010	2,159	0.03%	70
800 - Monument Cashell Blvd At Caughlin Crest Park	2,317	22	1	2,375	108	2,211	2,375	0.04%	77
804 - Monument Village Green Park	3,159	22	1	3,238	147	3,015	3,238	0.05%	105
808 - Monument 2 Caughlin Square & Hampton Ln	5,265	22	1	5,397	245	5,026	5,397	0.08%	174
812 - Monument Village Green Pkwy & Fox Creek Trail	4,212	22	3	4,536	206	3,638	3,925	0.07%	147
816 - Monument Village Green Pkwy & Sommerville Wy	9,477	22	3	10,206	464	8,185	8,831	0.15%	330
820 - Monument Village Green Pkwy & Lockerbie Pl	4,844	22	3	5,216	237	4,183	4,514	0.08%	169
830 - Monument Chaparral & Hemlock Way	3,922	22	1	4,020	183	3,744	4,020	0.06%	130
840 - Monument 2 Eastwood & Bramble	7,845	22	1	8,041	365	7,488	8,041	0.12%	260
844 - Monument Greensburg Cir & McCarran Blvd	15,103	22	18	23,556	1,071	2,746	3,518	0.36%	761
848 - Monument Caughlin Glen & Caughlin Crossing	3,922	22	1	4,020	183	3,744	4,020	0.06%	130
852 - Monument 2 Caughlin Pkwy & Kensington Ln	8,424	22	1	8,635	392	8,041	8,635	0.13%	279
856 - Monument Caughlin Parkway & Caughlin Creek	4,365	22	17	6,641	302	992	1,220	0.10%	215
860 - Monument Plateau Rd & Water Hold Rd	4,212	22	1	4,317	196	4,021	4,317	0.07%	139
864 - Monument Caughlin Pkwy & Sierra Crest Way	3,922	22	8	4,779	217	2,496	2,741	0.07%	154
868 - Monument 2 Creekridge Trail & Caughlin Pkwy	8,256	22	17	12,562	571	1,876	2,308	0.19%	406
872 - Monument Seasons Trail & Caughlin Pkwy	3,922	22	8	4,779	217	2,496	2,741	0.07%	154
876 - Monument S MCCarran Pkwy & W Plum Ln	4,212	15	10	5,392	359	1,404	1,727	0.12%	255
Sub-total [21000 - Signage]	117,923			138,767	6,823	84,526	92,625	2.27%	4,850

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00200 - Caughlin Ranch HOA									
26000 - Outdoor Equipment									
324 - Picnic Table: Metal 3 Trails & Roadside	4,707	20	8	5,735	287	2,824	3,136	0.10%	204
31000 - Reserve Study									
120 - 5 Year Update with Site Visit Reserve Study	5,200	5	3	5,600	1,120	2,080	3,198	0.37%	796
500 - Annual Update Update	1,400	5	4	1,545	309	280	574	0.10%	220
502 - Annual Update Update	1,400	5	0	1,400	280	1,400	287	0.09%	199
504 - Annual Update Update	1,400	5	1	1,435	287	1,120	1,435	0.10%	204
506 - Annual Update Update	1,474	5	2	1,549	310	885	1,209	0.10%	220
Sub-total [31000 - Reserve Study]	10,874			11,529	2,306	5,765	6,703	0.77%	1,639
Sub-total Caughlin Ranch HOA	151,560			178,409	12,119	100,687	112,691	4.04%	8,614
00300 - Pine Bluff									
01000 - Paving									
120 - Asphalt: State Spec. Slurry 4,300 sf Paths- Type II Slurry Seal	2,038	6	1	2,088	348	1,698	2,088	0.12%	247
200 - Asphalt: Ongoing Repairs 4,300 sf Path Repairs (3%)	594	6	1	609	102	495	609	0.03%	72
400 - Asphalt: Major Repairs 4,300 sf Path Remove & Replace	23,771	25	20	38,952	1,558	4,754	5,848	0.52%	1,107
Sub-total [01000 - Paving]	26,403			41,650	2,008	6,948	8,545	0.67%	1,427
18000 - Landscaping									
104 - Irrigation: Controllers 2 -Community Entrances	2,106	20	15	3,050	153	527	648	0.05%	108
200 - Irrigation: Valves 12 Irrigation Valves	2,527	15	13	3,484	232	337	518	0.08%	165
300 - Irrigation: Backflow Preventors 2 -Community Entrances	2,948	20	15	4,270	214	737	907	0.07%	152
340 - Irrigation: Pumps Booster Pump & Hot Box Enclosure	1,580	5	1	1,619	324	1,264	1,619	0.11%	230
Sub-total [18000 - Landscaping]	9,161			12,423	922	2,864	3,691	0.31%	655
19500 - Retaining Wall									
960 - Consulting/Engineering Gabion Cube Basket Retaining Walls	4,212	25	21	7,074	283	674	863	0.09%	201

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00300 - Pine Bluff									
21000 - Signage									
792 - Monument	21,060	25	21	35,372	1,415	3,370	4,317	0.47%	1,006
2 Community Entrances									
Sub-total Pine Bluff	60,836			96,519	4,628	13,855	17,417	1.54%	3,289
00400 - Parks									
01000 - Paving									
760 - Bollards	2,443	30	24	4,419	147	489	584	0.05%	105
4 Village Green Parking Lot									
780 - Bollards	6,200	15	13	8,547	570	827	1,271	0.19%	405
Bitterroot Fold Down Bollards									
Sub-total [01000 - Paving]	8,643			12,965	717	1,315	1,855	0.24%	510
04000 - Structural Repairs									
800 - Wood: Gazebo Repairs	1,121	10	2	1,178	118	897	1,035	0.04%	84
Village Green Park BBQ Area- Maintain									
910 - Building Maintenance	3,364	30	13	4,638	155	1,906	2,069	0.05%	110
Village Green- Log Play Cabin									
914 - Doors	4,028	25	3	4,337	173	3,544	3,798	0.06%	123
3 Village Green Park- Restroom Bldg									
Sub-total [04000 - Structural Repairs]	8,514			10,153	446	6,348	6,902	0.15%	317
05000 - Roofing									
448 - Pitched: Dimensional Composition	6,529	30	3	7,031	234	5,876	6,246	0.08%	167
8 Squares- Village Green Park- Shade Structure									
452 - Pitched: Dimensional Composition	4,896	25	17	7,451	298	1,567	1,807	0.10%	212
6 Squares- Village Green- Restroom Bldg									
Sub-total [05000 - Roofing]	11,425			14,481	532	7,443	8,052	0.18%	378
08000 - Rehab									
222 - Restrooms	5,602	13	5	6,338	488	3,447	3,975	0.16%	347
2 Village Green Restroom Bldg (50%)									
14000 - Recreation									
900 - Miscellaneous	1,137	10	1	1,166	117	1,024	1,166	0.04%	83
4 Village Green- Horseshoe Pits									

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00400 - Parks									
17000 - Tennis Court									
100 - Reseal 14,400 sf [2] Village Green Park Courts	25,800	7	6	29,920	4,274	3,686	7,556	1.42%	3,038
500 - Resurface 14,400 sf [2] Village Green Park Courts	40,941	21	13	56,437	2,687	15,596	17,985	0.90%	1,910
Sub-total [17000 - Tennis Court]	66,741			86,357	6,962	19,282	25,540	2.32%	4,948
19000 - Fencing									
100 - Chain Link: 4' 168 lf Village Green Park Tennis Courts	2,123	30	18	3,311	110	849	943	0.04%	78
130 - Chain Link: 10' 520 lf Village Green Park Tennis Courts	11,499	30	18	17,934	598	4,600	5,107	0.20%	425
Sub-total [19000 - Fencing]	13,622			21,245	708	5,449	6,050	0.24%	503
20000 - Lighting									
280 - Pole Lights 19 Village Green Park	12,004	10	6	13,921	1,392	4,802	6,152	0.46%	990
24600 - Safety / Access									
700 - Security System Village Green Park	16,806	6	2	17,657	2,943	11,204	14,355	0.98%	2,092
710 - Security System Village Green Park- Sonic Wall	1,185	3	1	1,214	405	790	1,214	0.13%	288
Sub-total [24600 - Safety / Access]	17,991			18,871	3,348	11,994	15,569	1.12%	2,379

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00400 - Parks									
26000 - Outdoor Equipment									
100 - Tot Lot: Play Equipment Village Green Park	181,343	20	18	282,834	14,142	18,134	27,882	4.71%	10,052
104 - Tot Lot: Play Equipment Eastridge Park- Bryce Canyon & Hemlock Way	20,170	20	11	26,465	1,323	9,077	10,337	0.44%	941
108 - Tot Lot: Play Equipment Caughlin Crest Park- Cashill Bld & Hemlock Way	36,971	20	15	53,545	2,677	9,243	11,369	0.89%	1,903
140 - Tot Lot: Safety Surface Caughlin Crest Park- Cashill Bld & Hemlock Wy	34,596	10	5	39,143	3,914	17,298	21,277	1.30%	2,782
150 - Tot Lot: Safety Surface Village Green Park Tot Lot	43,936	10	8	53,532	5,353	8,787	13,510	1.78%	3,805
154 - Tot Lot: Safety Surface V G Park- Tot Lot Nugget Refurbish	2,633	3	1	2,698	899	1,755	2,698	0.30%	639
200 - Pedestal Grill BBQ 3 Village Green Park	1,011	15	3	1,089	73	809	898	0.02%	52
204 - Pedestal Grill BBQ 2 Caughlin Crest Park- Cashill Bld & Hemlock Wy	674	15	6	782	52	404	461	0.02%	37
218 - Barbecue Village Green Park- Masonry BBQ	558	8	3	601	75	349	429	0.03%	53
300 - Benches Caughlin Crest Park- Cashill Bld & Hemlock Wy	674	12	1	691	58	618	691	0.02%	41
306 - Benches 4 Village Green Park	2,696	12	1	2,763	230	2,471	2,763	0.08%	164
312 - Picnic Table: Metal 10 Village Green Park	16,848	20	3	18,143	907	14,321	15,542	0.30%	645
320 - Picnic Table: Metal 3 Eastridge Park- Bryce Canyon & Hemlock Way	4,707	20	8	5,735	287	2,824	3,136	0.10%	204
380 - Garbage Receptacles 6 Village Green- Coated Containers	4,707	14	5	5,325	380	3,026	3,446	0.13%	270
384 - Garbage Receptacles Caughlin Crest Park- Cashill Bld & Hemlock Wy	337	15	6	391	26	202	230	0.01%	19
388 - Garbage Receptacles Eastridge Park- Bryce Canyon & Hemlock Wy	337	15	6	391	26	202	230	0.01%	19
480 - Drinking Fountain 3 Village Green Park	11,767	20	7	13,988	699	7,649	8,443	0.23%	497
900 - Chain Link Backstop Baseball Field Arched Backstop & Benches	13,446	30	13	18,535	618	7,619	8,269	0.21%	439
904 - Miscellaneous Village Green Park- Amphitheater Canvas Awning	22,471	7	1	23,033	3,290	19,261	23,033	1.10%	2,339
Sub-total [26000 - Outdoor Equipment]	399,882			549,683	35,031	124,049	154,644	11.67%	24,900
Sub-total Parks	545,560			735,181	49,740	185,152	229,907	16.57%	35,355

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00500 - Paths									
01000 - Paving									
139 - Asphalt: State Spec. Slurry 143,980 sf Type II (2024 Only)[nr:1]	68,225	6	3	73,471	12,245	34,112	46,620	4.08%	8,704
151 - Asphalt: State Spec. Slurry 132,334 sf Type II (2022 Only)[nr:1]	62,706	6	1	64,274	10,712	52,255	64,274	3.57%	7,614
155 - Asphalt: State Spec. Slurry 112,886 sf Type II (2023 Only)[nr:1]	53,491	6	2	56,199	9,367	35,661	45,690	3.12%	6,658
174 - Asphalt: State Spec. Slurry 181,202 sf Type II in 2031 & Ongoing	85,863	6	10	109,911	9,992	7,806	8,801	3.33%	7,102
178 - Asphalt: State Spec. Slurry 112,886 sf Type II in 2032 & Ongoing	53,491	6	11	70,185	5,849	4,458	4,984	1.95%	4,157
182 - Asphalt: State Spec. Slurry 143,980 sf Type II in 2033 & Ongoing	68,225	6	12	91,755	7,058	5,248	5,828	2.35%	5,017
209 - Asphalt: Ongoing Repairs 132,334 sf Full Depth HMA Patch 2022 (4%)[nr:1]	29,263	6	1	29,995	4,999	24,386	29,995	1.67%	3,553
211 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2023 (4%)[nr:1]	24,962	6	1	25,587	4,264	20,802	25,587	1.42%	3,031
215 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2024 (4%)[nr:1]	31,838	6	2	33,450	5,575	21,226	27,195	1.86%	3,963
230 - Asphalt: Ongoing Repairs 181,202 sf Full Depth HMA Patch 2037 (3%)	25,066	6	15	36,303	2,269	1,567	1,713	0.76%	1,613
234 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2038 (3%)	15,602	6	16	23,161	1,362	918	999	0.45%	968
238 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2039 (3%)	19,899	6	17	30,279	1,682	1,106	1,200	0.56%	1,196
344 - Asphalt: Overlay 132,334 sf 1.5" HMA OL- 2028	169,491	25	7	201,471	8,059	122,033	132,033	2.68%	5,728
348 - Asphalt: Overlay 112,886 sf 1.5" HMA OL- 2029	142,369	25	9	177,799	7,112	91,116	99,231	2.37%	5,055
352 - Asphalt: Overlay 143,980 sf 1.5" HMA OL- 2032	181,434	25	10	232,250	9,290	108,860	119,021	3.10%	6,603
410 - Asphalt: Crackfill Annual Until 2028[nr:6]	5,534	1	1	5,672	2,836	2,767	5,672	0.94%	2,016
414 - Asphalt: Crackfill Annual After 2034	5,534	1	12	7,442	572	426	473	0.19%	407
924 - Consulting/Engineering (2021 Only)	3,120	5	4	3,444	689	624	1,279	0.23%	490
930 - Consulting/Engineering Slurry Seal Year (2022 Only)[nr:1]	7,898	5	0	0	0	7,898	0	0.00%	0
940 - Consulting/Engineering Slurry Seal Year (2023 Only)[nr:1]	7,898	5	1	8,095	1,619	6,318	8,095	0.54%	1,151
950 - Consulting/Engineering Slurry Seal Year (2024 Only)[nr:1]	7,898	5	2	8,297	1,659	4,739	6,476	0.55%	1,180

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00500 - Paths									
01000 - Paving									
960 - Consulting/Engineering Slurry Seal Year (2025 Only)[nr:1]	7,898	6	3	8,505	1,417	3,949	5,397	0.47%	1,008
Sub-total [01000 - Paving]	1,077,701			1,297,544	108,629	558,272	640,562	36.19%	77,212
Sub-total Paths	1,077,701			1,297,544	108,629	558,272	640,562	36.19%	77,212
00600 - Ponds									
18500 - Lakes / Ponds									
920 - Miscellaneous Pond Maintenance	6,162	1	1	6,316	3,158	3,081	6,316	1.05%	2,245
930 - Miscellaneous 7 Irrigation Pump Stations A,N,B,P,E,G,I (50%)	10,530	5	4	11,623	2,325	2,106	4,317	0.77%	1,652
933 - Miscellaneous 2022 Only[nr:1]	4,487	2	0	0	0	4,487	0	0.00%	0
934 - Miscellaneous 4 Irrigation Pump Stations C,O,H,K (50%)	10,530	5	1	10,793	2,159	8,424	10,793	0.72%	1,534
Sub-total [18500 - Lakes / Ponds]	31,709			28,733	7,641	18,098	21,427	2.55%	5,431
Sub-total Ponds	31,709			28,733	7,641	18,098	21,427	2.55%	5,431
00700 - Maintenance Bldg & Equipment									
03000 - Painting: Exterior									
120 - Surface Restoration 1,536 sf Maintenance Building	1,580	5	1	1,619	324	1,264	1,619	0.11%	230
450 - Wood Fencing 500 sf Maintenance Yard Perimeter	336	5	1	345	69	269	345	0.02%	49
Sub-total [03000 - Painting: Exterior]	1,916			1,964	393	1,533	1,964	0.13%	279
04000 - Structural Repairs									
200 - Wood: Siding & Trim 1,536 sf Maintenance Building	21,026	40	13	28,985	725	14,193	15,086	0.24%	515
912 - Doors 2 Maintenance Bldg Roll Up Doors	4,212	18	9	5,260	292	2,106	2,399	0.10%	208
Sub-total [04000 - Structural Repairs]	25,238			34,245	1,017	16,299	17,485	0.34%	723

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00700 - Maintenance Bldg & Equipment									
05000 - Roofing									
440 - Pitched: Dimensional Composition 14 Squares- Comp & Metal Roofing	11,425	25	15	16,547	662	4,570	5,153	0.22%	470
444 - Pitched: Dimensional Composition 4 Squares- Maintenance Carport Structure	2,633	25	1	2,698	108	2,527	2,698	0.04%	77
Sub-total [05000 - Roofing]	14,058			19,245	770	7,097	7,851	0.26%	547
23000 - Mechanical Equipment									
200 - HVAC Maintenance Building	1,121	15	1	1,149	77	1,047	1,149	0.03%	54
27000 - Appliances									
248 - Ice Machine Maintenance Building	4,323	15	9	5,398	360	1,729	2,068	0.12%	256

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00700 - Maintenance Bldg & Equipment									
30000 - Miscellaneous									
706 - Vehicle Cushman	10,530	15	3	11,340	756	8,424	9,354	0.25%	537
710 - Vehicle AUSA Utility Vehicle	8,941	15	5	10,115	674	5,960	6,720	0.22%	479
712 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,318	9	1	6,476	720	5,616	6,476	0.24%	511
716 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,318	9	1	6,476	720	5,616	6,476	0.24%	511
718 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,318	9	1	6,476	720	5,616	6,476	0.24%	511
720 - Tractor 3 Scagg/Turf Tigerlo Riding Mowers	47,385	9	3	51,028	5,670	31,590	37,776	1.89%	4,030
722 - Maintenance Equipment 3 Truck Safety Cages	15,132	30	11	19,854	662	9,583	10,340	0.22%	470
724 - Maintenance Equipment Snow Plow Attachment- HTS Western	8,408	20	15	12,178	609	2,102	2,586	0.20%	433
726 - Maintenance Equipment Electric Seeder	1,121	15	9	1,401	93	449	536	0.03%	66
728 - Maintenance Equipment Snow Plow Attachment 2017	9,066	20	15	13,131	657	2,267	2,788	0.22%	467
732 - Maintenance Equipment Cut-Off Hand Held Saw 2017	1,501	20	14	2,120	106	450	538	0.04%	75
734 - Maintenance Equipment 2 Toro Turfmaster Walk Behind Push Mowers 2017	4,212	20	1	4,317	216	4,001	4,317	0.07%	153
738 - Maintenance Equipment Aerator Attachment 2018	3,043	10	6	3,529	353	1,217	1,560	0.12%	251
750 - Maintenance Equipment 9 String Trimmers- Original	4,493	4	1	4,605	1,151	3,370	4,605	0.38%	818
752 - Maintenance Equipment 5 String Trimmers 2020	2,496	4	2	2,622	656	1,248	1,919	0.22%	466
754 - Maintenance Equipment 4 String Trimmers 2017	1,997	20	14	2,821	141	599	716	0.05%	100
760 - Maintenance Equipment 2 Hedge Trimmers	2,601	10	1	2,666	267	2,341	2,666	0.09%	189
764 - Maintenance Equipment 4 Hedge Trimmers- 2020	2,150	10	8	2,619	262	430	661	0.09%	186
770 - Maintenance Equipment Bear Cat Chipper	17,901	15	12	24,075	1,605	3,580	4,893	0.53%	1,141
810 - Maintenance Equipment 8 Truck Side Tool Boxes (50%)	3,707	9	10	4,745	431	337	380	0.14%	307
822 - Maintenance Equipment Billy Goat Leaf Vacuum- 2017	6,981	10	5	7,899	790	3,491	4,294	0.26%	561

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00700 - Maintenance Bldg & Equipment									
30000 - Miscellaneous									
824 - Maintenance Equipment 4 Walk-Behind Mowers- Racer	21,292	12	7	25,309	2,109	8,872	10,912	0.70%	1,499
826 - Maintenance Equipment 4 Backpack Blowers- 2013, 2014, 2016 & 2018	2,538	5	3	2,733	547	1,015	1,561	0.18%	388
834 - Maintenance Equipment 2 Stihl 28" Bar Chainsaws	1,590	7	1	1,630	233	1,363	1,630	0.08%	165
836 - Maintenance Equipment 3 Stihl 16" Bar Chainsaws	2,385	7	1	2,445	349	2,044	2,445	0.12%	248
838 - Maintenance Equipment 2 Grinders	1,790	10	1	1,835	183	1,611	1,835	0.06%	130
840 - Generator Dayton Generator	1,053	15	1	1,079	72	983	1,079	0.02%	51
841 - Generator Honda Generator	1,389	15	14	1,963	131	93	190	0.04%	93
842 - Maintenance Equipment Honda GX Power Washer	1,121	4	1	1,149	287	841	1,149	0.10%	204
844 - Maintenance Equipment Tailgate Sand & Salt Spreader	4,481	20	10	5,735	287	2,240	2,526	0.10%	204
846 - Maintenance Equipment Ryan Sod Cutter	4,481	10	1	4,593	459	4,032	4,593	0.15%	326
848 - Maintenance Equipment Toro Snow Blower	2,164	5	1	2,218	444	1,731	2,218	0.15%	315
850 - Maintenance Equipment Toro Snow Blower	1,906	5	1	1,954	391	1,525	1,954	0.13%	278
852 - Maintenance Equipment Honda Track Drive Snow Blower	4,144	6	1	4,247	708	3,453	4,247	0.24%	503
854 - Maintenance Equipment Billy Goat Push Behind Aerator	2,106	10	5	2,383	238	1,053	1,295	0.08%	169
856 - Maintenance Equipment Fertilizer Spreader	966	15	14	1,365	91	64	132	0.03%	65
858 - Maintenance Equipment Husqvarna SG13 Stump Grinder 2018	4,617	10	6	5,355	535	1,847	2,366	0.18%	381
862 - Trailer 4 Trailers	8,972	20	8	10,931	547	5,383	5,977	0.18%	388
864 - Tractor Bobcat S220 Skid Steer	52,650	15	8	64,149	4,277	24,570	28,782	1.42%	3,040
865 - Tractor Bobcat S220 Skid Steer Bucket	1,932	20	17	2,940	147	290	396	0.05%	104
866 - Tractor John Deere Backhoe	47,059	20	8	57,336	2,867	28,235	31,353	0.96%	2,038
870 - Maintenance Equipment GM3000 Airless Paint Sprayer	1,348	12	4	1,488	124	899	1,036	0.04%	88

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00700 - Maintenance Bldg & Equipment									
30000 - Miscellaneous									
874 - Maintenance Truck 2004 Ford F350	40,014	16	5	45,272	2,830	27,510	30,761	0.94%	2,011
878 - Maintenance Truck 2005 Ford Ranger	28,010	12	1	28,710	2,393	25,676	28,710	0.80%	1,701
880 - Maintenance Truck 2006 Ford Ranger	28,010	12	1	28,710	2,393	25,676	28,710	0.80%	1,701
882 - Maintenance Truck 2007 Ford F150	28,010	12	4	30,918	2,576	18,673	21,533	0.86%	1,831
886 - Maintenance Truck 2011 Ford Ranger	17,480	10	2	18,365	1,836	13,984	16,125	0.61%	1,305
888 - Vehicle 2012 Ford Escape	11,204	9	10	14,342	1,304	1,019	1,148	0.43%	927
890 - Maintenance Truck 2013 Ford F150 Super Crew 4x4	34,733	12	5	39,297	3,275	20,261	23,734	1.09%	2,328
892 - Maintenance Truck 2014 Ford F150 Supercrew 4x4	36,708	15	5	41,531	2,769	24,472	27,592	0.92%	1,968
894 - Maintenance Truck 2013 Ford F150 Supercab	29,021	15	5	32,834	2,189	19,347	21,814	0.73%	1,556
898 - Maintenance Truck 2010 Ford Ranger	29,021	15	10	37,149	2,477	9,674	11,898	0.83%	1,760
900 - Maintenance Truck Truck Fleet Maintenance	18,485	1	1	18,948	9,474	9,243	18,948	3.16%	6,734
990 - Maintenance Equipment Miscellaneous Equipment	11,067	1	1	11,344	5,672	5,534	11,344	1.89%	4,031
Sub-total [30000 - Miscellaneous]	652,362			750,749	71,468	391,497	466,070	23.81%	50,799
Sub-total Maintenance Bldg & Equipment	699,017			812,751	74,084	419,201	496,586	24.68%	52,658
00800 - Landscaping & Irrigation									
18000 - Landscaping									
104 - Irrigation: Controllers 82 Community (10%)	2,288	1	1	2,345	1,173	1,144	2,345	0.39%	834
450 - Drainage System Maint. Caughlin Pkwy Drainage Channel & Culvert	5,328	4	2	5,598	1,399	2,664	4,096	0.47%	995
Sub-total [18000 - Landscaping]	7,616			7,943	2,572	3,808	6,441	0.86%	1,828
Sub-total Landscaping & Irrigation	7,616			7,943	2,572	3,808	6,441	0.86%	1,828

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
						[A]	[B]		
Totals	2,932,519			3,593,508	300,145	1,499,132	1,752,486	100.00%	213,340
						[EndBal]	[EndBal]		
						[A]	[B]		
Percent Funded						72.08%	50.75%		

00100 - Caughlin Ranch HOA Office

02000 - Concrete

230 - Walkways	Useful Life 6	Remaining Life 2
1,250 sf CH HOA Office Exterior Concrete (5%)	Quantity 1,250	Unit of Measure Square Feet
	Cost /SqFt \$14.74	Qty * \$/SqFt \$18,428
	% Included 5.00%	Total Cost/Study \$921
Summary	Replacement Year 2024	Future Cost \$968

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.

2021- Per client, work is anticipated, \$3,380 was expended in 2020 for sidewalk repairs.
2020- Remaining life per client.
2019- No expense reported so remaining life extended from 2019 to 2020.

03000 - Painting: Exterior

130 - Surface Restoration	Useful Life 5	Remaining Life 4
3,400 sf Office Exterior	Quantity 3,400	Unit of Measure Square Feet
	Cost /SqFt \$2.19	
	% Included 100.00%	Total Cost/Study \$7,436
Summary	Replacement Year 2026	Future Cost \$8,208

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

2021- Cost adjusted to \$7,150 per client in 2021.
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 2
11,439 sf Interior Spaces	Quantity 11,439	Unit of Measure Square Feet
	Cost /SqFt \$1.16	
	% Included 100.00%	Total Cost/Study \$13,250
Summary	Replacement Year 2024	Future Cost \$13,921

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 23
3,400 sf Office Exterior	Quantity 3,400	Unit of Measure Square Feet
	Cost /SqFt \$13.69	
	% Included 100.00%	Total Cost/Study \$46,543
Summary	Replacement Year 2045	Future Cost \$82,130

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 10
6 Exterior Doors (33%)	Quantity 6	Unit of Measure Items
	Cost /Itm \$1,748	Qty * \$/Itm \$10,488
	% Included 33.33%	Total Cost/Study \$3,496
Summary	Replacement Year 2032	Future Cost \$4,475

This is to repair, replace and maintain the doors.

922 - Doors	Useful Life 12	Remaining Life 9
22 Interior Doors (50%)	Quantity 22	Unit of Measure Items
	Cost /Itm \$948	Qty * \$/Itm \$20,849
	% Included 50.00%	Total Cost/Study \$10,425
Summary	Replacement Year 2031	Future Cost \$13,019

This is to repair, replace and maintain the doors.

05000 - Roofing

456 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 8
6 Squares- Office Roof	Quantity 6	Unit of Measure Squares
	Cost /Sqrs \$816	
	% Included 100.00%	Total Cost/Study \$4,896
Summary	Replacement Year 2030	Future Cost \$5,966

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

700 - Gutters / Downspouts	Useful Life 25	Remaining Life 8
261 lf Office	Quantity 261	Unit of Measure Linear Feet
	Cost /l.f. \$11.58	
	% Included 100.00%	Total Cost/Study \$3,023
Summary	Replacement Year 2030	Future Cost \$3,683

This is to replace the gutters and downspouts.

00100 - Caughlin Ranch HOA Office

08000 - Rehab

226 - Restrooms	Useful Life 10	Remaining Life 14
3 Restrooms	Quantity 3	Unit of Measure Room
	Cost /Rm \$3,370	
	% Included 100.00%	Total Cost/Study \$10,109
Summary	Replacement Year 2036	Future Cost \$14,283

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.

230 - Kitchen	Useful Life 20	Remaining Life 1
Kitchen	Quantity 1	Unit of Measure Room
	Cost /Rm \$4,739	
	% Included 100.00%	Total Cost/Study \$4,739
Summary	Replacement Year 2023	Future Cost \$4,857

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 \$2,243	
	% Included 100.00%	Total Cost/Study \$2,243
Summary	Replacement Year 2023	Future Cost \$2,299

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.

20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 20	Remaining Life 5
4 Building Lights	Quantity 4	Unit of Measure Items
	Cost /Itm \$274	
	% Included 100.00%	Total Cost/Study \$1,095
Summary	Replacement Year 2027	Future Cost \$1,239

This is to replace miscellaneous exterior building lights.

21000 - Signage

714 - Entry Signs	Useful Life 15	Remaining Life 2
2 CH HOA Building & Maint Entry Signage	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,580	
	% Included 100.00%	Total Cost/Study \$3,159
Summary	Replacement Year 2024	Future Cost \$3,319

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

00100 - Caughlin Ranch HOA Office

21000 - Signage

792 - Monument	Useful Life 15	Remaining Life 5
CH HOA Parking Lot Entry Sign	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,580	
	% Included 100.00%	Total Cost/Study \$1,580
Summary	Replacement Year 2027	Future Cost \$1,787

This is to replace the custom identity HOA sign.

22000 - Office Equipment

100 - Telephone Equipment	Useful Life 8	Remaining Life 4
Cloud VoIP Phone System	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$4,482	
	% Included 100.00%	Total Cost/Study \$4,482
Summary	Replacement Year 2026	Future Cost \$4,947

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 1
Website	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,159	
	% Included 100.00%	Total Cost/Study \$3,159
Summary	Replacement Year 2023	Future Cost \$3,238

This is to repair/enhance the website.

2020- \$3,000 anticipated expenditure.

110 - Miscellaneous	Useful Life 6	Remaining Life 3
VMS Software	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$17,817	
	% Included 100.00%	Total Cost/Study \$17,817
Summary	Replacement Year 2025	Future Cost \$19,187

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.

00100 - Caughlin Ranch HOA Office

22000 - Office Equipment

120 - Miscellaneous	Useful Life 5	Remaining Life 2	
Website Development	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,529	
	% Included	100.00%	Total Cost/Study \$8,529
Summary	Replacement Year	2024	Future Cost \$8,961

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.

200 - Computers, Misc.	Useful Life 5	Remaining Life 2	
Server	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$14,627	
	% Included	100.00%	Total Cost/Study \$14,627
Summary	Replacement Year	2024	Future Cost \$15,368

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

2022- Per client 4/28/2022, \$1,414 was expended to install sonic wall security appliance in 10/2020.

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 3	
HOA Office	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,558	
	% Included	100.00%	Total Cost/Study \$6,558
Summary	Replacement Year	2025	Future Cost \$7,062

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)
- 2- monitors
- 1- TV

2022- Per client 4/28/2022, \$2,125 was expended for new TV & bracket for large conference room \$1,600; 2 new monitors office \$350 & 175 in 09/2021.

2021- Per client, purchase anticipated, actual cost may change.

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 2
2 Office Workstations	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,590	
	% Included 100.00%	Total Cost/Study \$5,181
Summary	Replacement Year 2024	Future Cost \$5,443

This is to replace computer workstations.

2022- Per client 4/28/2022, \$1,689 was expended to replace DoorKing station in 01/2021.

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 5
3 Office Workstations	Quantity 3	Unit of Measure Items
	Cost /Itm \$4,894	
	% Included 100.00%	Total Cost/Study \$14,683
Summary	Replacement Year 2027	Future Cost \$16,613

This is to replace computer workstations.

2022- Per client 4/28/2022, \$1,762 was expended replace GM workstation in 01/2021 and \$1,714 to replace Maintenance Manager office workstation in 09/2021.

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 2
Maintenance Manager Laptop	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,590	
	% Included 100.00%	Total Cost/Study \$2,590
Summary	Replacement Year 2024	Future Cost \$2,722

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.

224 - Computers, Misc.	Useful Life 6	Remaining Life 4
HOA Office Laptop	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,628	
	% Included 100.00%	Total Cost/Study \$2,628
Summary	Replacement Year 2026	Future Cost \$2,901

This is to replace the laptop.

2020- \$2,527 was expended. Client confirmed that a lap top was replaced. Created a new component for this laptop.

00100 - Caughlin Ranch HOA Office

22000 - Office Equipment

226 - Tablet Computer	Useful Life 3	Remaining Life 1
9 Samsung Tablets	Quantity 9	Unit of Measure Items
	Cost /Itm \$263	
	% Included 100.00%	Total Cost/Study \$2,366
Summary	Replacement Year 2023	Future Cost \$2,425

This is to replace the tablet computer.

2020- \$2,275 was expended to purchase Samsung Tablets. Cost and useful life per client.

300 - Copier	Useful Life 6	Remaining Life 2
HOA Office- Ricoh	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,191	
	% Included 100.00%	Total Cost/Study \$5,191
Summary	Replacement Year 2024	Future Cost \$5,454

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
10 L & M Cell Phones	Quantity 10	Unit of Measure Items
	Cost /Itm \$450	
	% Included 100.00%	Total Cost/Study \$4,500
Summary	Replacement Year 2024	Future Cost \$4,728

This is to purchase cell phones.

2022- Per client 4/28/2022, \$742 was expended for one new cell phone for compliance officer in 5/2021. Changed quantity from 9 to 10.

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

23000 - Mechanical Equipment

204 - HVAC	Useful Life 15	Remaining Life 4
Mitsubishi Mr Slim Unit	Quantity 1	Unit of Measure System
	Cost /Sys \$3,280	
	% Included 100.00%	Total Cost/Study \$3,280
Summary	Replacement Year 2026	Future Cost \$3,621

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

00100 - Caughlin Ranch HOA Office

23000 - Mechanical Equipment

212 - HVAC	Useful Life 15	Remaining Life 5
3 Exterior Units	Quantity 3	Unit of Measure System
	Cost /Sys \$5,792	
	% Included 100.00%	Total Cost/Study \$17,375
Summary	Replacement Year 2027	Future Cost \$19,658

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

600 - Water Heater	Useful Life 15	Remaining Life 2
Stairs To Loft In Attic Access	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,106	
	% Included 100.00%	Total Cost/Study \$2,106
Summary	Replacement Year 2024	Future Cost \$2,213

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

604 - Water Heater	Useful Life 15	Remaining Life 6
Small Conference Room	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,095	
	% Included 100.00%	Total Cost/Study \$1,095
Summary	Replacement Year 2028	Future Cost \$1,270

This is to replace the GE 10 gallon water heater.

2017- Placed into service in 2013 or 2014.

24000 - Furnishings

640 - Modular Office Desk	Useful Life 15	Remaining Life 5
3 Office Furnishings	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,295	
	% Included 100.00%	Total Cost/Study \$3,886
Summary	Replacement Year 2027	Future Cost \$4,396

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.

00100 - Caughlin Ranch HOA Office

24000 - Furnishings

644 - Modular Office Desk	Useful Life 15	Remaining Life 14
Reception Desk & Cabinets	Quantity 1	Unit of Measure Items
	Cost /Itm \$13,053	
	% Included 100.00%	Total Cost/Study \$13,053
Summary	Replacement Year 2036	Future Cost \$18,444

This is to replace the reception desk and back cabinets.

2022- Per client 4/28/2022, \$13,053 was expended to replace reception desk area, remodel in 03/2021.
 2021- Per client, purchase is anticipated, actual cost may change. Slated for 2021.
 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.

900 - Miscellaneous	Useful Life 10	Remaining Life 3
Folding Tables & Meeting Chairs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,042	
	% Included 100.00%	Total Cost/Study \$5,042
Summary	Replacement Year 2025	Future Cost \$5,429

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 2	
Office Furnishings	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$35,502	
	% Included	100.00%	Total Cost/Study \$35,502
Summary	Replacement Year	2024	Future Cost \$37,299

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.

908 - Miscellaneous	Useful Life 15	Remaining Life 10	
Conference Table & 10 Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,133	
	% Included	100.00%	Total Cost/Study \$3,133
Summary	Replacement Year	2032	Future Cost \$4,010

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 5	
Various Window Coverings	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$15,795	
	% Included	100.00%	Total Cost/Study \$15,795
Summary	Replacement Year	2027	Future Cost \$17,871

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
- Conference room doors

2022- Per client 4/28/2022, \$870 was expended for blinds for conference room doors in 05/2021.

00100 - Caughlin Ranch HOA Office

24000 - Furnishings

914 - Window Coverings	Useful Life 15	Remaining Life 13	
HOA Office- Soft Shade Window Coverings	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,283	
	% Included	100.00%	Total Cost/Study \$2,283
Summary	Replacement Year	2035	Future Cost \$3,147

This is to replace the soft shade window coverings.

2020- \$2,195 was expended to replace entry door, file room, loft and 2 picture window coverings.

24500 - Audio / Visual

160 - Television	Useful Life 10	Remaining Life 2	
Television 55"	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,895	
	% Included	100.00%	Total Cost/Study \$1,895
Summary	Replacement Year	2024	Future Cost \$1,991

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.

24600 - Safety / Access

696 - Security System	Useful Life 6	Remaining Life 5	
5 HOA Office	Quantity 5	Unit of Measure	Lump Sum
	Cost /LS	\$501	
	% Included	100.00%	Total Cost/Study \$2,505
Summary	Replacement Year	2027	Future Cost \$2,834

This is to replace the security system.

2022- Per client 4/28/2022, \$2,505 was expended to install 5 new indoor/outdoor dome cameras (4 replacement/1 new) in 08/2021. 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.

00100 - Caughlin Ranch HOA Office

25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 0
312 Sq. Yds. Office Interiors	Quantity 312	Unit of Measure Square Yard
	Cost /SqYd \$43.47	
	% Included 100.00%	Total Cost/Study \$13,563
Summary	Replacement Year 2022	Future Cost \$13,563

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

2022- \$13,563 was expended to replace 312 sq yds carpeting, replace with carpet tile. Changed quantity from 345 to 312.

2021- Per client, work is anticipated, actual cost may change.

2020- \$25,000 anticipated expenditure.

2019- Per client, replacement anticipated in 2020.

500 - Stone	Useful Life 20	Remaining Life 10
674 sf Slate Tile- Entry, Restrooms/Hall, Etc.	Quantity 674	Unit of Measure Square Feet
	Cost /SqFt \$15.80	
	% Included 100.00%	Total Cost/Study \$10,646
Summary	Replacement Year 2032	Future Cost \$13,628

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 13
25 Sq. Yds. Copy Room	Quantity 25	Unit of Measure Square Yard
	Cost /SqYd \$29.48	
	% Included 100.00%	Total Cost/Study \$737
Summary	Replacement Year 2035	Future Cost \$1,016

This is to replace the vinyl flooring.

2022- Per client 4/28/2022, \$2,295 was expended to install LVT in storage/restroom in 03/2021.

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

620 - Vinyl	Useful Life 15	Remaining Life 14
Storage/Restroom	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,295	
	% Included 100.00%	Total Cost/Study \$2,295
Summary	Replacement Year 2036	Future Cost \$3,243

This is to replace the LVT flooring.

2022- Per client 4/28/2022, \$2,295 was expended to install LVT in storage/restroom in 03/2021. Added as a reserve study component.

700 - Hardwood Floors	Useful Life 20	Remaining Life 19
276 sf Faux Wood- Kitchen, Restroom, Sm Ofc	Quantity 276	Unit of Measure Square Feet
	Cost /SqFt \$12.75	
	% Included 100.00%	Total Cost/Study \$3,518
Summary	Replacement Year 2041	Future Cost \$5,625

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

2021- Per client, work is anticipated, actual cost may change.

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 5
744 sf Large Conference Room	Quantity 744	Unit of Measure Square Feet
	Cost /SqFt \$8.42	
	% Included 100.00%	Total Cost/Study \$6,267
Summary	Replacement Year 2027	Future Cost \$7,091

This is to replace the wood wall paneling.

27000 - Appliances

200 - Refrigerator	Useful Life 10	Remaining Life 7
Office Kitchen	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,790	
	% Included 100.00%	Total Cost/Study \$1,790
Summary	Replacement Year 2029	Future Cost \$2,128

This is to replace the refrigerator.

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

2009- Placed in service.

00100 - Caughlin Ranch HOA Office

30000 - Miscellaneous

902 - Miscellaneous	Useful Life 8	Remaining Life 7
Christmas Lights, Wreaths & Batteries	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,329	
	% Included 100.00%	Total Cost/Study \$6,329
Summary	Replacement Year 2029	Future Cost \$7,523

This is for the Christmas lights, wreaths and batteries.

2021- Per client, work is anticipated, actual cost may change.

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

2013- Placed in service.

32000 - Undesignated

100 - Miscellaneous	Useful Life 1	Remaining Life 1
Reserve Items	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,199	
	% Included 100.00%	Total Cost/Study \$1,199
Summary	Replacement Year 2023	Future Cost \$1,229

This is for major unanticipated reserve component repairs.

2022- Per client 4/28/2022, \$5,744 total was expended, \$2,633 to replace double doors (main entrance) in 02/2021; \$3,081 to replace double doors (street side) in 4/2021.

2021- \$1,153 was expended for unspecified work.

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 1
21,131 sf Various Areas (1%)	Quantity 21,131	Unit of Measure Square Feet
	Cost /SqFt \$14.74	Qty * \$/SqFt \$311,513
	% Included 1.20%	Total Cost/Study \$3,738
Summary	Replacement Year 2023	Future Cost \$3,832

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.

00200 - Caughlin Ranch HOA

19000 - Fencing

390 - Vinyl	Useful Life 20	Remaining Life 18
80 lf Village Green Parkway	Quantity 80	Unit of Measure Linear Feet
	Cost /l.f. \$75.55	
	% Included 100.00%	Total Cost/Study \$6,044
Summary	Replacement Year 2040	Future Cost \$9,427

This is to repair and replace the vinyl fencing.

2020- \$5,740 was expended.

990 - Masonry Wall: On-going Maint.	Useful Life 10	Remaining Life 5
857 lf Along S McCarran Blvd (3%)	Quantity 857	Unit of Measure Linear Feet
	Cost /l.f. \$158	Qty * \$/l.f. \$135,363
	% Included 3.00%	Total Cost/Study \$4,061
Summary	Replacement Year 2027	Future Cost \$4,595

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 1
Various Locations- Rockery Inspections	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,580	
	% Included 100.00%	Total Cost/Study \$1,580
Summary	Replacement Year 2023	Future Cost \$1,619

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

230 - Rockery	Useful Life 6	Remaining Life 4
Six Year Rockery Wall Inspections	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,633	
	% Included 100.00%	Total Cost/Study \$2,633
Summary	Replacement Year 2026	Future Cost \$2,906

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

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 \$9,219	
	% Included 100.00%	Total Cost/Study \$18,438
Summary	Replacement Year 2023	Future Cost \$18,899

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

2021- Per client, work is anticipated, actual cost may change.

796 - Monument	Useful Life 22	Remaining Life 1
Cashell Blvd & McCarran Pkwy	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,106	
	% Included 100.00%	Total Cost/Study \$2,106
Summary	Replacement Year 2023	Future Cost \$2,159

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.

800 - Monument	Useful Life 22	Remaining Life 1
Cashell Blvd At Caughlin Crest Park	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,317	
	% Included 100.00%	Total Cost/Study \$2,317
Summary	Replacement Year 2023	Future Cost \$2,375

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 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.

00200 - Caughlin Ranch HOA

21000 - Signage

804 - Monument	Useful Life 22	Remaining Life 1	
Village Green Park	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,159		
	% Included 100.00%	Total Cost/Study	\$3,159
Summary	Replacement Year 2023	Future Cost	\$3,238

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.

808 - Monument	Useful Life 22	Remaining Life 1	
2 Caughlin Square & Hampton Ln	Quantity 2	Unit of Measure	Items
	Cost /Itm \$2,633		
	% Included 100.00%	Total Cost/Study	\$5,265
Summary	Replacement Year 2023	Future Cost	\$5,397

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 3	
Village Green Pkwy & Fox Creek Trail	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,212		
	% Included 100.00%	Total Cost/Study	\$4,212
Summary	Replacement Year 2025	Future Cost	\$4,536

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.

816 - Monument	Useful Life 22	Remaining Life 3	
Village Green Pkwy & Sommerville Wy	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,477		
	% Included 100.00%	Total Cost/Study	\$9,477
Summary	Replacement Year 2025	Future Cost	\$10,206

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.

00200 - Caughlin Ranch HOA

21000 - Signage

820 - Monument	Useful Life 22	Remaining Life 3
Village Green Pkwy & Lockerbie Pl	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,844	
	% Included 100.00%	Total Cost/Study \$4,844
Summary	Replacement Year 2025	Future Cost \$5,216

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 ledgestone and paint.

830 - Monument	Useful Life 22	Remaining Life 1
Chaparral & Hemlock Way	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,922	
	% Included 100.00%	Total Cost/Study \$3,922
Summary	Replacement Year 2023	Future Cost \$4,020

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 \$3,922	
	% Included 100.00%	Total Cost/Study \$7,845
Summary	Replacement Year 2023	Future Cost \$8,041

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.

2021- Per client, work is anticipated, actual cost may change.
2017- \$7,146 anticipated, actual cost may change.

00200 - Caughlin Ranch HOA

21000 - Signage

844 - Monument	Useful Life 22	Remaining Life 18
Greensburg Cir & McCarran Blvd	Quantity 1	Unit of Measure Items
	Cost /Itm \$15,103	
	% Included 100.00%	Total Cost/Study \$15,103
Summary	Replacement Year 2040	Future Cost \$23,556

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 1
Caughlin Glen & Caughlin Crossing	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,922	
	% Included 100.00%	Total Cost/Study \$3,922
Summary	Replacement Year 2023	Future Cost \$4,020

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.

852 - Monument	Useful Life 22	Remaining Life 1
2 Caughlin Pkwy & Kensington Ln	Quantity 2	Unit of Measure Items
	Cost /Itm \$4,212	
	% Included 100.00%	Total Cost/Study \$8,424
Summary	Replacement Year 2023	Future Cost \$8,635

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.

2021- Per client, work is anticipated, actual cost may change.

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

00200 - Caughlin Ranch HOA

21000 - Signage

856 - Monument	Useful Life 22	Remaining Life 17
Caughlin Parkway & Caughlin Creek	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,365	
	% Included 100.00%	Total Cost/Study \$4,365
Summary	Replacement Year 2039	Future Cost \$6,641

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.

860 - Monument	Useful Life 22	Remaining Life 1
Plateau Rd & Water Hold Rd	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,212	
	% Included 100.00%	Total Cost/Study \$4,212
Summary	Replacement Year 2023	Future Cost \$4,317

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 8
Caughlin Pkwy & Sierra Crest Way	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,922	
	% Included 100.00%	Total Cost/Study \$3,922
Summary	Replacement Year 2030	Future Cost \$4,779

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.

868 - Monument	Useful Life 22	Remaining Life 17
2 Creekridge Trail & Caughlin Pkwy	Quantity 2	Unit of Measure Items
	Cost /Itm \$4,128	
	% Included 100.00%	Total Cost/Study \$8,256
Summary	Replacement Year 2039	Future Cost \$12,562

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.

00200 - Caughlin Ranch HOA

21000 - Signage

872 - Monument	Useful Life 22	Remaining Life 8
Seasons Trail & Caughlin Pkwy	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,922	
	% Included 100.00%	Total Cost/Study \$3,922
Summary	Replacement Year 2030	Future Cost \$4,779

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.

876 - Monument	Useful Life 15	Remaining Life 10
S McCarron Pkwy & W Plum Ln	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,212	
	% Included 100.00%	Total Cost/Study \$4,212
Summary	Replacement Year 2032	Future Cost \$5,392

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 8
3 Trails & Roadside	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,569	
	% Included 100.00%	Total Cost/Study \$4,707
Summary	Replacement Year 2030	Future Cost \$5,735

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 3
Reserve Study	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,200	
	% Included 100.00%	Total Cost/Study \$5,200
Summary	Replacement Year 2025	Future Cost \$5,600

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.

2021- Per client, \$5,000 was expended in 2020.

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 4	
Update	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,400	
	% Included	100.00%	Total Cost/Study \$1,400
Summary	Replacement Year	2026	Future Cost \$1,545
This is to revise the existing reserve study without performing an on-site visual observation.			

502 - Annual Update	Useful Life 5	Remaining Life 0	
Update	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,400	
	% Included	100.00%	Total Cost/Study \$1,400
Summary	Replacement Year	2022	Future Cost \$1,400
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 1	
Update	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,400	
	% Included	100.00%	Total Cost/Study \$1,400
Summary	Replacement Year	2023	Future Cost \$1,435
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 2	
Update	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,474	
	% Included	100.00%	Total Cost/Study \$1,474
Summary	Replacement Year	2024	Future Cost \$1,549
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 \$0.474	
	% Included 100.00%	Total Cost/Study \$2,038
Summary	Replacement Year 2023	Future Cost \$2,088

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 \$5.53	Qty * \$/SqFt \$23,771
	% Included 2.50%	Total Cost/Study \$594
Summary	Replacement Year 2023	Future Cost \$609

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.

400 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 20
4,300 sf Path Remove & Replace	Quantity 4,300	Unit of Measure Square Feet
	Cost /SqFt \$5.53	
	% Included 100.00%	Total Cost/Study \$23,771
Summary	Replacement Year 2042	Future Cost \$38,952

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 15
2 -Community Entrances	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,053	
	% Included 100.00%	Total Cost/Study \$2,106
Summary	Replacement Year 2037	Future Cost \$3,050

This is to replace the irrigation controllers.

2020- The controller type was not observed.

200 - Irrigation: Valves	Useful Life 15	Remaining Life 13
12 Irrigation Valves	Quantity 12	Unit of Measure Items
	Cost /Itm \$211	
	% Included 100.00%	Total Cost/Study \$2,527
Summary	Replacement Year 2035	Future Cost \$3,484

This is to replace the irrigation valves.

00300 - Pine Bluff

18000 - Landscaping

300 - Irrigation: Backflow Preventors	Useful Life 20	Remaining Life 15
2 -Community Entrances	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,474	
	% Included 100.00%	Total Cost/Study \$2,948
Summary	Replacement Year 2037	Future Cost \$4,270

This is to replace the backflow prevention valves.

340 - Irrigation: Pumps	Useful Life 5	Remaining Life 1
Booster Pump & Hot Box Enclosure	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,580	
	% Included 100.00%	Total Cost/Study \$1,580
Summary	Replacement Year 2023	Future Cost \$1,619

This is to replace the irrigation system pumps.

19500 - Retaining Wall

960 - Consulting/Engineering	Useful Life 25	Remaining Life 21
Gabion Cube Basket Retaining Walls	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$4,212	
	% Included 100.00%	Total Cost/Study \$4,212
Summary	Replacement Year 2043	Future Cost \$7,074

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.

21000 - Signage

792 - Monument	Useful Life 25	Remaining Life 21
2 Community Entrances	Quantity 2	Unit of Measure Items
	Cost /Itm \$10,530	
	% Included 100.00%	Total Cost/Study \$21,060
Summary	Replacement Year 2043	Future Cost \$35,372

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

00400 - Parks

01000 - Paving

760 - Bollards	Useful Life 30	Remaining Life 24
4 Village Green Parking Lot	Quantity 4	Unit of Measure Items
	Cost /Itm \$611	
	% Included 100.00%	Total Cost/Study \$2,443
Summary	Replacement Year 2046	Future Cost \$4,419

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

01000 - Paving

780 - Bollards	Useful Life 15	Remaining Life 13
Bitterroot Fold Down Bollards	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,200	
	% Included 100.00%	Total Cost/Study \$6,200
Summary	Replacement Year 2035	Future Cost \$8,547

This is to replace fold down bollards.

2022- Per client 4/28/2022, \$6,200 was expended for an unspecified number of fold down bollards on Bitterroot in 10/2020.

04000 - Structural Repairs

800 - Wood: Gazebo Repairs	Useful Life 10	Remaining Life 2
Village Green Park BBQ Area- Maintain	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,121	
	% Included 100.00%	Total Cost/Study \$1,121
Summary	Replacement Year 2024	Future Cost \$1,178

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 13
Village Green- Log Play Cabin	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,364	
	% Included 100.00%	Total Cost/Study \$3,364
Summary	Replacement Year 2035	Future Cost \$4,638

This is for general building repairs.

914 - Doors	Useful Life 25	Remaining Life 3
3 Village Green Park- Restroom Bldg	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,343	
	% Included 100.00%	Total Cost/Study \$4,028
Summary	Replacement Year 2025	Future Cost \$4,337

This is to repair, replace and maintain the doors.

05000 - Roofing

448 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 3
8 Squares- Village Green Park- Shade Structure	Quantity 8	Unit of Measure Squares
	Cost /Sqrs \$816	
	% Included 100.00%	Total Cost/Study \$6,529
Summary	Replacement Year 2025	Future Cost \$7,031

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 17
6 Squares- Village Green- Restroom Bldg	Quantity 6	Unit of Measure Squares
	Cost /Sqrs \$816	
	% Included 100.00%	Total Cost/Study \$4,896
Summary	Replacement Year 2039	Future Cost \$7,451

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.

08000 - Rehab

222 - Restrooms	Useful Life 13	Remaining Life 5
2 Village Green Restroom Bldg (50%)	Quantity 2	Unit of Measure Room
	Cost /Rm \$5,602	Qty * \$/Rm \$11,204
	% Included 50.00%	Total Cost/Study \$5,602
Summary	Replacement Year 2027	Future Cost \$6,338

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.

14000 - Recreation

900 - Miscellaneous	Useful Life 10	Remaining Life 1
4 Village Green- Horseshoe Pits	Quantity 4	Unit of Measure Items
	Cost /Itm \$284	
	% Included 100.00%	Total Cost/Study \$1,137
Summary	Replacement Year 2023	Future Cost \$1,166

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.

00400 - Parks

17000 - Tennis Court

100 - Reseal	Useful Life 7	Remaining Life 6
14,400 sf [2] Village Green Park Courts	Quantity 14,400	Unit of Measure Square Feet
	Cost /SqFt \$1.79	
	% Included 100.00%	Total Cost/Study \$25,800
Summary	Replacement Year 2028	Future Cost \$29,920

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

2- 60'x` 120' courts

2022- Per client 4/28/2022, \$25,800 was expended, repair/reseal tennis courts 06/2021.

2021- Per client, work is anticipated, actual cost may change.

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.

500 - Resurface	Useful Life 21	Remaining Life 13
14,400 sf [2] Village Green Park Courts	Quantity 14,400	Unit of Measure Square Feet
	Cost /SqFt \$2.84	
	% Included 100.00%	Total Cost/Study \$40,941
Summary	Replacement Year 2035	Future Cost \$56,437

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 18
168 lf Village Green Park Tennis Courts	Quantity 168	Unit of Measure Linear Feet
	Cost /l.f. \$12.64	
	% Included 100.00%	Total Cost/Study \$2,123
Summary	Replacement Year 2040	Future Cost \$3,311

This is to replace the 4' chain link fencing.

130 - Chain Link: 10'	Useful Life 30	Remaining Life 18
520 lf Village Green Park Tennis Courts	Quantity 520	Unit of Measure Linear Feet
	Cost /l.f. \$22.11	
	% Included 100.00%	Total Cost/Study \$11,499
Summary	Replacement Year 2040	Future Cost \$17,934

This is to replace the 10' chain link fencing.

00400 - Parks

20000 - Lighting

280 - Pole Lights	Useful Life 10	Remaining Life 6
19 Village Green Park	Quantity 19	Unit of Measure Items
	Cost /Itm \$632	
	% Included 100.00%	Total Cost/Study \$12,004
Summary	Replacement Year 2028	Future Cost \$13,921

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.

24600 - Safety / Access

700 - Security System	Useful Life 6	Remaining Life 2
Village Green Park	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$16,806	
	% Included 100.00%	Total Cost/Study \$16,806
Summary	Replacement Year 2024	Future Cost \$17,657

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 \$1,185	
	% Included 100.00%	Total Cost/Study \$1,185
Summary	Replacement Year 2023	Future Cost \$1,214

This is to replace the cyber security firewall SonicWall.

2021- Per client, work is anticipated, actual cost may change.

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 18
Village Green Park	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$181,343	
	% Included 100.00%	Total Cost/Study \$181,343
Summary	Replacement Year 2040	Future Cost \$282,834

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.

2021- \$216,694 total was expended for equipment and surface plus \$18,826 for engineering consultant in 2020, per client 2/8/2021.

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.

104 - Tot Lot: Play Equipment	Useful Life 20	Remaining Life 11
Eastridge Park- Bryce Canyon & Hemlock Way	Quantity 1	Unit of Measure Items
	Cost /Itm \$20,170	
	% Included 100.00%	Total Cost/Study \$20,170
Summary	Replacement Year 2033	Future Cost \$26,465

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.

108 - Tot Lot: Play Equipment	Useful Life 20	Remaining Life 15
Caughlin Crest Park- Cashill Bld & Hemlock Way	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$36,971	
	% Included 100.00%	Total Cost/Study \$36,971
Summary	Replacement Year 2037	Future Cost \$53,545

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 5	
Caughlin Crest Park- Cashill Bld & Hemlock Wy	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$34,596	
	% Included	100.00%	Total Cost/Study \$34,596
Summary	Replacement Year	2027	Future Cost \$39,143
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 8	
Village Green Park Tot Lot	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$43,936	
	% Included	100.00%	Total Cost/Study \$43,936
Summary	Replacement Year	2030	Future Cost \$53,532
This is to replace the play area f impact absorbing safety surface. Tears, cracks and other damage should be patched immediately.			
4549 Village Green Parkway			
2021- \$216,694 total was expended for equipment and surface plus \$18,826 for engineering consultant in 2020, per client 2/8/2021.			
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.			

154 - Tot Lot: Safety Surface	Useful Life 3	Remaining Life 1	
V G Park- Tot Lot Nugget Refurbish	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,633	
	% Included	100.00%	Total Cost/Study \$2,633
Summary	Replacement Year	2023	Future Cost \$2,698
This is to replenish the play area impact absorbing NuPlay nuggets.			

200 - Pedestal Grill BBQ	Useful Life 15	Remaining Life 3	
3 Village Green Park	Quantity 3	Unit of Measure	Items
	Cost /Itm	\$337	
	% Included	100.00%	Total Cost/Study \$1,011
Summary	Replacement Year	2025	Future Cost \$1,089
This is to replace the pedestal grill BBQ's. Includes shipping and installation.			

204 - Pedestal Grill BBQ	Useful Life 15	Remaining Life 6	
2 Caughlin Crest Park- Cashill Bld & Hemlock Wy	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$337	
	% Included	100.00%	Total Cost/Study \$674
Summary	Replacement Year	2028	Future Cost \$782
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 3
Village Green Park- Masonry BBQ	Quantity 1	Unit of Measure Items
	Cost /Itm \$558	
	% Included 100.00%	Total Cost/Study \$558
Summary	Replacement Year 2025	Future Cost \$601

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 1
Caughlin Crest Park- Cashill Bld & Hemlock Wy	Quantity 1	Unit of Measure Items
	Cost /Itm \$674	
	% Included 100.00%	Total Cost/Study \$674
Summary	Replacement Year 2023	Future Cost \$691

This is to replace the coated bench.

306 - Benches	Useful Life 12	Remaining Life 1
4 Village Green Park	Quantity 4	Unit of Measure Items
	Cost /Itm \$674	
	% Included 100.00%	Total Cost/Study \$2,696
Summary	Replacement Year 2023	Future Cost \$2,763

This is to replace the Plastisol coated expanded metal benches.

2021- Per client, work is anticipated, actual cost may change.

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 3
10 Village Green Park	Quantity 10	Unit of Measure Items
	Cost /Itm \$1,685	
	% Included 100.00%	Total Cost/Study \$16,848
Summary	Replacement Year 2025	Future Cost \$18,143

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

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

320 - Picnic Table: Metal	Useful Life 20	Remaining Life 8
3 Eastridge Park- Bryce Canyon & Hemlock Way	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,569	
	% Included 100.00%	Total Cost/Study \$4,707
Summary	Replacement Year 2030	Future Cost \$5,735

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

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

00400 - Parks

26000 - Outdoor Equipment

380 - Garbage Receptacles	Useful Life 14	Remaining Life 5
6 Village Green- Coated Containers	Quantity 6	Unit of Measure Items
	Cost /Itm \$784	
	% Included 100.00%	Total Cost/Study \$4,707
Summary	Replacement Year 2027	Future Cost \$5,325

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.

384 - Garbage Receptacles	Useful Life 15	Remaining Life 6
Caughlin Crest Park- Cashill Bld & Hemlock Wy	Quantity 1	Unit of Measure Items
	Cost /Itm \$337	
	% Included 100.00%	Total Cost/Study \$337
Summary	Replacement Year 2028	Future Cost \$391

This is to replace the drum/slat garbage containers.

388 - Garbage Receptacles	Useful Life 15	Remaining Life 6
Eastridge Park- Bryce Canyon & Hemlock Wy	Quantity 1	Unit of Measure Items
	Cost /Itm \$337	
	% Included 100.00%	Total Cost/Study \$337
Summary	Replacement Year 2028	Future Cost \$391

This is to replace the drum/slat garbage containers.

2020- Added as a component of the reserve study.

480 - Drinking Fountain	Useful Life 20	Remaining Life 7
3 Village Green Park	Quantity 3	Unit of Measure Items
	Cost /Itm \$3,922	
	% Included 100.00%	Total Cost/Study \$11,767
Summary	Replacement Year 2029	Future Cost \$13,988

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 13
Baseball Field Arched Backstop & Benches	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$13,446	
	% Included 100.00%	Total Cost/Study \$13,446
Summary	Replacement Year 2035	Future Cost \$18,535

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 1	
Village Green Park- Amphitheater Canvas Awning	Quantity 1	Unit of Measure Items	
	Cost /Itm \$22,471		
	% Included 100.00%	Total Cost/Study \$22,471	
Summary	Replacement Year 2023	Future Cost \$23,033	

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 3	Treatment [nr:1]
143,980 sf Type II (2024 Only)	Quantity 143,980	Unit of Measure Square Feet	
	Cost /SqFt \$0.474		
	% Included 100.00%	Total Cost/Study \$68,225	
Summary	Replacement Year 2025	Future Cost \$73,471	

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 1	Treatment [nr:1]
132,334 sf Type II (2022 Only)	Quantity 132,334	Unit of Measure Square Feet	
	Cost /SqFt \$0.474		
	% Included 100.00%	Total Cost/Study \$62,706	
Summary	Replacement Year 2023	Future Cost \$64,274	

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.

155 - Asphalt: State Spec. Slurry	Useful Life 6	Remaining Life 2	Treatment [nr:1]
112,886 sf Type II (2023 Only)	Quantity 112,886	Unit of Measure Square Feet	
	Cost /SqFt \$0.474		
	% Included 100.00%	Total Cost/Study \$53,491	
Summary	Replacement Year 2024	Future Cost \$56,199	

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.

00500 - Paths

01000 - Paving

174 - Asphalt: State Spec. Slurry	Useful Life 6	Remaining Life 10	
181,202 sf Type II in 2031 & Ongoing	Quantity 181,202	Unit of Measure	Square Feet
	Cost /SqFt \$0.474		
	% Included 100.00%	Total Cost/Study	\$85,863
Summary	Replacement Year 2032	Future Cost	\$109,911

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 11	
112,886 sf Type II in 2032 & Ongoing	Quantity 112,886	Unit of Measure	Square Feet
	Cost /SqFt \$0.474		
	% Included 100.00%	Total Cost/Study	\$53,491
Summary	Replacement Year 2033	Future Cost	\$70,185

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.

182 - Asphalt: State Spec. Slurry	Useful Life 6	Remaining Life 12	
143,980 sf Type II in 2033 & Ongoing	Quantity 143,980	Unit of Measure	Square Feet
	Cost /SqFt \$0.474		
	% Included 100.00%	Total Cost/Study	\$68,225
Summary	Replacement Year 2034	Future Cost	\$91,755

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.

209 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 1	Treatment [nr:1]
132,334 sf Full Depth HMA Patch 2022 (4%)	Quantity 132,334	Unit of Measure	Square Feet
	Cost /SqFt \$5.53	Qty * \$/SqFt	\$731,575
	% Included 4.00%	Total Cost/Study	\$29,263
Summary	Replacement Year 2023	Future Cost	\$29,995

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 1	Treatment [nr:1]
112,886 sf Full Depth HMA Patch 2023 (4%)	Quantity 112,886	Unit of Measure	Square Feet
	Cost /SqFt \$5.53	Qty * \$/SqFt	\$624,062
	% Included 4.00%	Total Cost/Study	\$24,962
Summary	Replacement Year 2023	Future Cost	\$25,587

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 2	Treatment [nr:1]
143,980 sf Full Depth HMA Patch 2024 (4%)	Quantity 143,980	Unit of Measure	Square Feet
	Cost /SqFt \$5.53	Qty * \$/SqFt	\$795,957
	% Included 4.00%	Total Cost/Study	\$31,838
Summary	Replacement Year 2024	Future Cost	\$33,450

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 15	
181,202 sf Full Depth HMA Patch 2037 (3%)	Quantity 181,202	Unit of Measure	Square Feet
	Cost /SqFt \$5.53	Qty * \$/SqFt	\$1,002,632
	% Included 2.50%	Total Cost/Study	\$25,066
Summary	Replacement Year 2037	Future Cost	\$36,303

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.

234 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 16	
112,886 sf Full Depth HMA Patch 2038 (3%)	Quantity 112,886	Unit of Measure	Square Feet
	Cost /SqFt \$5.53	Qty * \$/SqFt	\$624,062
	% Included 2.50%	Total Cost/Study	\$15,602
Summary	Replacement Year 2038	Future Cost	\$23,161

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 17	
143,980 sf Full Depth HMA Patch 2039 (3%)	Quantity 143,980	Unit of Measure	Square Feet
	Cost /SqFt \$5.53	Qty * \$/SqFt	\$795,957
	% Included 2.50%	Total Cost/Study	\$19,899
Summary	Replacement Year 2039	Future Cost	\$30,279

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

344 - Asphalt: Overlay	Useful Life 25	Remaining Life 7	
132,334 sf 1.5" HMA OL- 2028	Quantity 132,334	Unit of Measure Square Feet	
	Cost /SqFt \$1.28		
	% Included 100.00%	Total Cost/Study \$169,491	
Summary	Replacement Year 2029	Future Cost \$201,471	

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.

2021- Per paving consultant, this cost has been reduced and the life extended by 1 years.

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 \$1.26		
	% Included 100.00%	Total Cost/Study \$142,369	
Summary	Replacement Year 2031	Future Cost \$177,799	

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.

2021- Per paving consultant, this cost has been reduced and the life extended by 2 years.

352 - Asphalt: Overlay	Useful Life 25	Remaining Life 10	
143,980 sf 1.5" HMA OL- 2032	Quantity 143,980	Unit of Measure Square Feet	
	Cost /SqFt \$1.26		
	% Included 100.00%	Total Cost/Study \$181,434	
Summary	Replacement Year 2032	Future Cost \$232,250	

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.

2021- Per paving consultant, this cost has been reduced and the life extended by 2 years.

410 - Asphalt: Crackfill	Useful Life 1	Remaining Life 1	Treatment [nr:6]
Annual Until 2028	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,534		
	% Included 100.00%	Total Cost/Study \$5,534	
Summary	Replacement Year 2023	Future Cost \$5,672	

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

2021- \$60,352 was expended for crackfill trails/paths in 2020.
 2018- \$7,575 was expended.
 2017- Total expected to be, per engineer, 5,921 If costing \$5,750.
 2016- Added for 2017-2028 work.

00500 - Paths

01000 - Paving

414 - Asphalt: Crackfill	Useful Life 1	Remaining Life 12	
Annual After 2034	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,534	
	% Included	100.00%	Total Cost/Study \$5,534
Summary	Replacement Year	2034	Future Cost \$7,442

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.

924 - Consulting/Engineering (2021 Only)	Useful Life 5	Remaining Life 4	
	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,120	
	% Included	100.00%	Total Cost/Study \$3,120
Summary	Replacement Year	2026	Future Cost \$3,444

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

2021- \$3,000 was expended in 2021 and \$10,480 was expended in 2020 per client 2/8/2021.

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 Slurry Seal Year (2022 Only)	Useful Life 5	Remaining Life 0	Treatment [nr:1]
	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,898	
	% Included	100.00%	Total Cost/Study \$7,898
Summary	Replacement Year	2022	Future Cost \$7,898

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

2022- Work is anticipated, waiting for proposal per client 4/28/2022. Actual costs may change.

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

940 - Consulting/Engineering Slurry Seal Year (2023 Only)	Useful Life 5	Remaining Life 1	Treatment [nr:1]
	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,898	
	% Included	100.00%	Total Cost/Study \$7,898
Summary	Replacement Year	2023	Future Cost \$8,095

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.

00500 - Paths

01000 - Paving

950 - Consulting/Engineering	Useful Life 5	Remaining Life 2	Treatment [nr:1]
Slurry Seal Year (2024 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,898	
	% Included	100.00%	Total Cost/Study \$7,898
Summary	Replacement Year	2024	Future Cost \$8,297
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 3	Treatment [nr:1]
Slurry Seal Year (2025 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,898	
	% Included	100.00%	Total Cost/Study \$7,898
Summary	Replacement Year	2025	Future Cost \$8,505
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	\$6,162	
	% Included	100.00%	Total Cost/Study \$6,162
Summary	Replacement Year	2023	Future Cost \$6,316

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

2021- Per client, work is anticipated, actual cost may change.

2020- \$1,520 was expended for 2 pond liners.

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 4	
7 Irrigation Pump Stations A,N,B,P,E,G,I (50%)	Quantity 7	Unit of Measure Items	
	Cost /Itm \$3,009	Qty * \$/Itm \$21,060	
	% Included 50.00%	Total Cost/Study \$10,530	
Summary	Replacement Year 2026	Future Cost \$11,623	

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

2022- \$4,487 was expended to replace two pump controllers. Per client 4/28/2022, \$3,554 was expended to install new safety pads and safety chains for Gate 1 in 07/2021.

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.

933 - Miscellaneous	Useful Life 2	Remaining Life 0	Treatment [nr:1]
2022 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$4,487		
	% Included 100.00%	Total Cost/Study \$4,487	
Summary	Replacement Year 2022	Future Cost \$4,487	

This is for the \$4,487 was expended to replace two pump controllers.

934 - Miscellaneous	Useful Life 5	Remaining Life 1	
4 Irrigation Pump Stations C,O,H,K (50%)	Quantity 4	Unit of Measure Items	
	Cost /Itm \$5,265	Qty * \$/Itm \$21,060	
	% Included 50.00%	Total Cost/Study \$10,530	
Summary	Replacement Year 2023	Future Cost \$10,793	

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 \$1.03	
	% Included 100.00%	Total Cost/Study \$1,580
Summary	Replacement Year 2023	Future Cost \$1,619

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

2021- Per client, work is anticipated, actual cost may change.

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.

450 - Wood Fencing	Useful Life 5	Remaining Life 1
500 sf Maintenance Yard Perimeter	Quantity 500	Unit of Measure Square Feet
	Cost /SqFt \$0.672	
	% Included 100.00%	Total Cost/Study \$336
Summary	Replacement Year 2023	Future Cost \$345

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 13
1,536 sf Maintenance Building	Quantity 1,536	Unit of Measure Square Feet
	Cost /SqFt \$13.69	
	% Included 100.00%	Total Cost/Study \$21,026
Summary	Replacement Year 2035	Future Cost \$28,985

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.**

912 - Doors	Useful Life 18	Remaining Life 9
2 Maintenance Bldg Roll Up Doors	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,106	
	% Included 100.00%	Total Cost/Study \$4,212
Summary	Replacement Year 2031	Future Cost \$5,260

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.

00700 - Maintenance Bldg & Equipment

05000 - Roofing

440 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 15
14 Squares- Comp & Metal Roofing	Quantity 14	Unit of Measure Squares
	Cost /Sqrs \$816	
	% Included 100.00%	Total Cost/Study \$11,425
Summary	Replacement Year 2037	Future Cost \$16,547

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.

444 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 1
4 Squares- Maintenance Carport Structure	Quantity 4	Unit of Measure Squares
	Cost /Sqrs \$658	
	% Included 100.00%	Total Cost/Study \$2,633
Summary	Replacement Year 2023	Future Cost \$2,698

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

2021- Per client, work is anticipated, actual cost may change.

2020- Cost and remaining life per client.

23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 1
Maintenance Building	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,121	
	% Included 100.00%	Total Cost/Study \$1,121
Summary	Replacement Year 2023	Future Cost \$1,149

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.

27000 - Appliances

248 - Ice Machine	Useful Life 15	Remaining Life 9
Maintenance Building	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,323	
	% Included 100.00%	Total Cost/Study \$4,323
Summary	Replacement Year 2031	Future Cost \$5,398

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

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

00700 - Maintenance Bldg & Equipment

30000 - Miscellaneous

706 - Vehicle	Useful Life 15	Remaining Life 3
Cushman	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,530	
	% Included 100.00%	Total Cost/Study \$10,530
Summary	Replacement Year 2025	Future Cost \$11,340

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.

710 - Vehicle	Useful Life 15	Remaining Life 5
AUSA Utility Vehicle	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,941	
	% Included 100.00%	Total Cost/Study \$8,941
Summary	Replacement Year 2027	Future Cost \$10,115

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 1
Scagg/Kawasaki 15HP Walk Behind Mower	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,318	
	% Included 100.00%	Total Cost/Study \$6,318
Summary	Replacement Year 2023	Future Cost \$6,476

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 1
Scagg/Kawasaki 15HP Walk Behind Mower	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,318	
	% Included 100.00%	Total Cost/Study \$6,318
Summary	Replacement Year 2023	Future Cost \$6,476

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 1	
Scagg/Kawasaki 15HP Walk Behind Mower	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,318		
	% Included 100.00%	Total Cost/Study	\$6,318
Summary	Replacement Year 2023	Future Cost	\$6,476

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 3	
3 Scagg/Turf Tigerlo Riding Mowers	Quantity 3	Unit of Measure	Items
	Cost /Itm \$15,795		
	% Included 100.00%	Total Cost/Study	\$47,385
Summary	Replacement Year 2025	Future Cost	\$51,028

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.

722 - Maintenance Equipment	Useful Life 30	Remaining Life 11	
3 Truck Safety Cages	Quantity 3	Unit of Measure	Items
	Cost /Itm \$5,044		
	% Included 100.00%	Total Cost/Study	\$15,132
Summary	Replacement Year 2033	Future Cost	\$19,854

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 15	
Snow Plow Attachment- HTS Western	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,408		
	% Included 100.00%	Total Cost/Study	\$8,408
Summary	Replacement Year 2037	Future Cost	\$12,178

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 9
Electric Seeder	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,121	
	% Included 100.00%	Total Cost/Study \$1,121
Summary	Replacement Year 2031	Future Cost \$1,401

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 15
Snow Plow Attachment 2017	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,066	
	% Included 100.00%	Total Cost/Study \$9,066
Summary	Replacement Year 2037	Future Cost \$13,131

This is to replace the snow plow attachment.

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

732 - Maintenance Equipment	Useful Life 20	Remaining Life 14
Cut-Off Hand Held Saw 2017	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,501	
	% Included 100.00%	Total Cost/Study \$1,501
Summary	Replacement Year 2036	Future Cost \$2,120

This is to replace the 14" 66.7 CC cut-off saw.

S/N 181847334

734 - Maintenance Equipment	Useful Life 20	Remaining Life 1
2 Toro Turfmaster Walk Behind Push Mowers 2017	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,106	
	% Included 100.00%	Total Cost/Study \$4,212
Summary	Replacement Year 2023	Future Cost \$4,317

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 6
Aerator Attachment 2018	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,043	
	% Included 100.00%	Total Cost/Study \$3,043
Summary	Replacement Year 2028	Future Cost \$3,529

This is to replace the aerator.

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

750 - Maintenance Equipment	Useful Life 4	Remaining Life 1
9 String Trimmers- Original	Quantity 9	Unit of Measure Items
	Cost /Itm \$499	
	% Included 100.00%	Total Cost/Study \$4,493
Summary	Replacement Year 2023	Future Cost \$4,605

This is to replace the string trimmers. These were placed in service during prior to 2020.

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.

752 - Maintenance Equipment	Useful Life 4	Remaining Life 2
5 String Trimmers 2020	Quantity 5	Unit of Measure Items
	Cost /Itm \$499	
	% Included 100.00%	Total Cost/Study \$2,496
Summary	Replacement Year 2024	Future Cost \$2,622

This is to periodically replace the string trimmers. These were placed in service during 2020.

2022- Per client 4/28/2022, \$1,270 was expended to replace 3 trimmers in 06/2021.

2021- Per client, 3 were replaced in 2020 for \$1,270 and 2 for \$942, per client.

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.

754 - Maintenance Equipment	Useful Life 20	Remaining Life 14
4 String Trimmers 2017	Quantity 4	Unit of Measure Items
	Cost /Itm \$499	
	% Included 100.00%	Total Cost/Study \$1,997
Summary	Replacement Year 2036	Future Cost \$2,821

This is to replace the string trimmers.

2021- These were added in addition to the 14 string trimmers, in 2017, per below. Confirmation needed on exactly what this equipment is called. There are string trimmers in related components.

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

00700 - Maintenance Bldg & Equipment

30000 - Miscellaneous

760 - Maintenance Equipment	Useful Life 10	Remaining Life 1
2 Hedge Trimmers	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,300	
	% Included 100.00%	Total Cost/Study \$2,601
Summary	Replacement Year 2023	Future Cost \$2,666

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 8
4 Hedge Trimmers- 2020	Quantity 4	Unit of Measure Items
	Cost /Itm \$537	
	% Included 100.00%	Total Cost/Study \$2,150
Summary	Replacement Year 2030	Future Cost \$2,619

This is to replace the Stihl hedge trimmers.

2021- Per client, 3 were replaced for \$1,641 plus 1 for \$426 in 2020, per client 2/8/2021.
 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.

770 - Maintenance Equipment	Useful Life 15	Remaining Life 12
Bear Cat Chipper	Quantity 1	Unit of Measure Items
	Cost /Itm \$17,901	
	% Included 100.00%	Total Cost/Study \$17,901
Summary	Replacement Year 2034	Future Cost \$24,075

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 10
8 Truck Side Tool Boxes (50%)	Quantity 8	Unit of Measure Items
	Cost /Itm \$927	Qty * \$/Itm \$7,413
	% Included 50.00%	Total Cost/Study \$3,707
Summary	Replacement Year 2032	Future Cost \$4,745

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 5
Billy Goat Leaf Vacuum- 2017	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,981	
	% Included 100.00%	Total Cost/Study \$6,981
Summary	Replacement Year 2027	Future Cost \$7,899

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 7
4 Walk-Behind Mowers- Racer	Quantity 4	Unit of Measure Items
	Cost /Itm \$5,323	
	% Included 100.00%	Total Cost/Study \$21,292
Summary	Replacement Year 2029	Future Cost \$25,309

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.

826 - Maintenance Equipment	Useful Life 5	Remaining Life 3
4 Backpack Blowers- 2013, 2014, 2016 & 2018	Quantity 4	Unit of Measure Items
	Cost /Itm \$634	
	% Included 100.00%	Total Cost/Study \$2,538
Summary	Replacement Year 2025	Future Cost \$2,733

This is to replace the backpack blowers.

2022- Per client 4/28/2022, \$632 was expended to replace one backpack and one hand held blower in 04/2021.

2021- Per client, 2 were replaced in 2020 for \$1,180, per client 2/8/2021.

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 1
2 Stihl 28" Bar Chainsaws	Quantity 2	Unit of Measure Items
	Cost /Itm \$795	
	% Included 100.00%	Total Cost/Study \$1,590
Summary	Replacement Year 2023	Future Cost \$1,630

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 \$795	
	% Included 100.00%	Total Cost/Study \$2,385
Summary	Replacement Year 2023	Future Cost \$2,445

This is to replace the chainsaws.

2021- Per client, work is anticipated, actual cost may change.

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 \$895	
	% Included 100.00%	Total Cost/Study \$1,790
Summary	Replacement Year 2023	Future Cost \$1,835

This is to replace the grinders.

1- bench mount

1- hand held

2021- Per client, work is anticipated, actual cost may change.

2011- Placed in service.

840 - Generator	Useful Life 15	Remaining Life 1
Dayton Generator	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,053	
	% Included 100.00%	Total Cost/Study \$1,053
Summary	Replacement Year 2023	Future Cost \$1,079

This is to replace the Dayton 4000 generator.

2021- Per client, work is anticipated, actual cost may change.

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.

841 - Generator	Useful Life 15	Remaining Life 14
Honda Generator	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,389	
	% Included 100.00%	Total Cost/Study \$1,389
Summary	Replacement Year 2036	Future Cost \$1,963

This is to replace the Honda generator.

2022- Per client 4/28/2022, \$1,389 was expended to replace Honda Generator in 08/2021.

00700 - Maintenance Bldg & Equipment

30000 - Miscellaneous

842 - Maintenance Equipment	Useful Life 4	Remaining Life 1
Honda GX Power Washer	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,121	
	% Included 100.00%	Total Cost/Study \$1,121
Summary	Replacement Year 2023	Future Cost \$1,149

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.

844 - Maintenance Equipment	Useful Life 20	Remaining Life 10
Tailgate Sand & Salt Spreader	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,481	
	% Included 100.00%	Total Cost/Study \$4,481
Summary	Replacement Year 2032	Future Cost \$5,735

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 \$4,481	
	% Included 100.00%	Total Cost/Study \$4,481
Summary	Replacement Year 2023	Future Cost \$4,593

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

2021- Per client, work is anticipated, actual cost may change.
 2020- Extended remaining life from 2021 to 2024.
 2019- No expenses indicated, so remaining life extended from 2019 to 2020.
 2009- Placed in service.

848 - Maintenance Equipment	Useful Life 5	Remaining Life 1
Toro Snow Blower	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,164	
	% Included 100.00%	Total Cost/Study \$2,164
Summary	Replacement Year 2023	Future Cost \$2,218

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.

00700 - Maintenance Bldg & Equipment

30000 - Miscellaneous

850 - Maintenance Equipment	Useful Life 5	Remaining Life 1	
Toro Snow Blower	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,906	
	% Included	100.00%	Total Cost/Study \$1,906
Summary	Replacement Year	2023	Future Cost \$1,954

This is to replace the Toro snow blower.

2021- Per client, work is anticipated, actual cost may change.
 2019- No expenses indicated, so remaining life extended from 2019 to 2020.
 2015- Per client 7/9/2015, set remaining life to 2019.

852 - Maintenance Equipment	Useful Life 6	Remaining Life 1	
Honda Track Drive Snow Blower	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$4,144	
	% Included	100.00%	Total Cost/Study \$4,144
Summary	Replacement Year	2023	Future Cost \$4,247

This is to replace the Honda track drive snow blower.

2021- Per client, work is anticipated, actual cost may change.
 2019- No expenses indicated, so remaining life extended from 2019 to 2020.

854 - Maintenance Equipment	Useful Life 10	Remaining Life 5	
Billy Goat Push Behind Aerator	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,106	
	% Included	100.00%	Total Cost/Study \$2,106
Summary	Replacement Year	2027	Future Cost \$2,383

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.

856 - Maintenance Equipment	Useful Life 15	Remaining Life 14	
Fertilizer Spreader	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$966	
	% Included	100.00%	Total Cost/Study \$966
Summary	Replacement Year	2036	Future Cost \$1,365

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

2022- Per client 4/28/2022, \$116 was expended to replace spreader in 05/21.
 2021- Per client 2/8/2021, \$929 was expended in 2020.
 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 6	
Husqvarna SG13 Stump Grinder 2018	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$4,617	
	% Included	100.00%	Total Cost/Study \$4,617
Summary	Replacement Year	2028	Future Cost \$5,355

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 8
4 Trailers	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,243	
	% Included 100.00%	Total Cost/Study \$8,972
Summary	Replacement Year 2030	Future Cost \$10,931

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 8
Bobcat S220 Skid Steer	Quantity 1	Unit of Measure Items
	Cost /Itm \$52,650	
	% Included 100.00%	Total Cost/Study \$52,650
Summary	Replacement Year 2030	Future Cost \$64,149

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.

865 - Tractor	Useful Life 20	Remaining Life 17
Bobcat S220 Skid Steer Bucket	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,932	
	% Included 100.00%	Total Cost/Study \$1,932
Summary	Replacement Year 2039	Future Cost \$2,940

This is to replace the Bobcat S220 skid steer bucket.

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

866 - Tractor	Useful Life 20	Remaining Life 8
John Deere Backhoe	Quantity 1	Unit of Measure Items
	Cost /Itm \$47,059	
	% Included 100.00%	Total Cost/Study \$47,059
Summary	Replacement Year 2030	Future Cost \$57,336

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 4
GM3000 Airless Paint Sprayer	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,348	
	% Included 100.00%	Total Cost/Study \$1,348
Summary	Replacement Year 2026	Future Cost \$1,488

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 5
2004 Ford F350	Quantity 1	Unit of Measure Items
	Cost /Itm \$40,014	
	% Included 100.00%	Total Cost/Study \$40,014
Summary	Replacement Year 2027	Future Cost \$45,272

This is to replace the landscape crew dump truck.

2004 Ford F350
License 499RWH

2021- Per client, purchase is anticipated, actual cost may change. Later revised to extend to 2027 due to low yearly mileage.
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.

878 - Maintenance Truck	Useful Life 12	Remaining Life 1
2005 Ford Ranger	Quantity 1	Unit of Measure Items
	Cost /Itm \$28,010	
	% Included 100.00%	Total Cost/Study \$28,010
Summary	Replacement Year 2023	Future Cost \$28,710

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 1	
2006 Ford Ranger	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$28,010	
	% Included	100.00%	Total Cost/Study \$28,010
Summary	Replacement Year	2023	Future Cost \$28,710

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.

882 - Maintenance Truck	Useful Life 12	Remaining Life 4	
2007 Ford F150	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$28,010	
	% Included	100.00%	Total Cost/Study \$28,010
Summary	Replacement Year	2026	Future Cost \$30,918

This is to replace the mowing crew maintenance truck.

2007 Ford F150
 License 191UXT

2021- Remaining life extended to 2026
 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 2	
2011 Ford Ranger	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$17,480	
	% Included	100.00%	Total Cost/Study \$17,480
Summary	Replacement Year	2024	Future Cost \$18,365

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 10	
2012 Ford Escape	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,204		
	% Included 100.00%	Total Cost/Study	\$11,204
Summary	Replacement Year 2032	Future Cost	\$14,342

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)

2021- Remaining life extended from 2026 to 2032
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.

890 - Maintenance Truck	Useful Life 12	Remaining Life 5	
2013 Ford F150 Super Crew 4x4	Quantity 1	Unit of Measure	Items
	Cost /Itm \$34,733		
	% Included 100.00%	Total Cost/Study	\$34,733
Summary	Replacement Year 2027	Future Cost	\$39,297

This is to replace the planter crew maintenance truck.

2013 Ford F150 Super Crew 4x4
License 054LRP

2021- Remaining life extended to 2027.
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.

892 - Maintenance Truck	Useful Life 15	Remaining Life 5	
2014 Ford F150 Supercrew 4x4	Quantity 1	Unit of Measure	Items
	Cost /Itm \$36,708		
	% Included 100.00%	Total Cost/Study	\$36,708
Summary	Replacement Year 2027	Future Cost	\$41,531

This is to replace the Jose's maintenance truck.

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

2021- Remaining life extended to 2027
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.

00700 - Maintenance Bldg & Equipment

30000 - Miscellaneous

894 - Maintenance Truck	Useful Life 15	Remaining Life 5	
2013 Ford F150 Supercab	Quantity 1	Unit of Measure Items	
	Cost /Itm \$29,021		
	% Included 100.00%	Total Cost/Study \$29,021	
Summary	Replacement Year 2027	Future Cost \$32,834	

This is to replace Randy's maintenance truck.

2013 Ford F150 Supercab
 License 664D66

2021- Remaining life extended to 2027
 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.

898 - Maintenance Truck	Useful Life 15	Remaining Life 10	
2010 Ford Ranger	Quantity 1	Unit of Measure Items	
	Cost /Itm \$29,021		
	% Included 100.00%	Total Cost/Study \$29,021	
Summary	Replacement Year 2032	Future Cost \$37,149	

This is to replace irrigation crew maintenance truck.

2010 Ford Ranger
 License 535G45

2021- Remaining life extended to 2032.
 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 \$18,485		
	% Included 100.00%	Total Cost/Study \$18,485	
Summary	Replacement Year 2023	Future Cost \$18,948	

This is for truck fleet maintenance.

2021- Per client, work is anticipated, actual cost may change.
 2020- \$18,161 was expended, per client 2/8/2021.
 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	\$11,067	
	% Included	100.00%	Total Cost/Study \$11,067
Summary	Replacement Year	2023	Future Cost \$11,344

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

2022- Per client 4/28/2022, \$416 was expended to purchase outdoor power pole saw & attachments in 03/21; \$1,318 for two pole pruners in 3/21.

2021- Per client, work is anticipated, actual cost may change.

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 \$279	Qty * \$/Itm \$22,882	
	% Included 10.00%	Total Cost/Study \$2,288	
Summary	Replacement Year 2023	Future Cost \$2,345	

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.

450 - Drainage System Maint.	Useful Life 4	Remaining Life 2	
Caughlin Pkwy Drainage Channel & Culvert	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,328		
	% Included 100.00%	Total Cost/Study \$5,328	
Summary	Replacement Year 2024	Future Cost \$5,598	

This is to repair and maintain the drainage system.

2020- \$4,775 was expended, per client 2/8/2021.

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 5
Public Address System	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,443	
	% Included 100.00%	Total Cost/Study \$3,443
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 3
Office Electric Tricycle	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,569	
	% Included 100.00%	Total Cost/Study \$1,569
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 45
Gabion Cube Basket Walls	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,159	
	% Included 100.00%	Total Cost/Study \$3,159
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.

00500 - Paths

01000 - Paving

171 - Asphalt: State Spec. Slurry	Useful Life 6	Remaining Life 3	Treatment [nr:1]
48,868 sf Type II (2025 Only)	Quantity 48,868	Unit of Measure Square Feet	
	Cost /SqFt \$0.474		
	% Included 100.00%	Total Cost/Study \$23,156	
Summary	Replacement Year N/A	Future Cost N/A	

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

340 - Asphalt: Overlay	Useful Life 25	Remaining Life 5
48,868 sf 1.5" HMA OL- 2022	Quantity 48,868	Unit of Measure Square Feet
	Cost /SqFt \$2.16	
	% Included 100.00%	Total Cost/Study \$105,489
Summary	Replacement Year N/A	Future Cost N/A
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.		

920 - Consulting/Engineering	Useful Life 2	Remaining Life 1
Various Projects	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,049	
	% Included 100.00%	Total Cost/Study \$5,049
Summary	Replacement Year N/A	Future Cost N/A

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

2021- \$3,000 was expended in 2021 & \$10,480 was expended in 2020 per client 2/8/2021.

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.

00600 - Ponds

18500 - Lakes / Ponds

939 - Miscellaneous	Useful Life 2	Remaining Life 1	Treatment [nr:1]
All Pumps: Short Term Work Thru 2019	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,640		
	% Included 100.00%	Total Cost/Study \$6,640	
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 8
1986 Chevy C-30 Bucket Lift Truck	Quantity 1	Unit of Measure Items
	Cost /Itm \$39,216	
	% Included 100.00%	Total Cost/Study \$39,216
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
00100 - Caughlin Ranch HOA Office							
02000 - Concrete							
230 - Walkways	\$921	6	2	1,250	\$14.74/SqFt (5%)		CH HOA Office Exterior Concrete
03000 - Painting: Exterior							
130 - Surface Restoration	\$7,436	5	4	3,400	\$2.19/SqFt		Office Exterior
03500 - Painting: Interior							
100 - Building	\$13,250	10	2	11,439	\$1.16/SqFt		Interior Spaces
04000 - Structural Repairs							
210 - Wood: Siding & Trim	\$46,543	50	23	3,400	\$13.69/SqFt		Office Exterior
918 - Doors	\$3,496	10	10	6	\$1,748/Itm (33%)		Exterior Doors
922 - Doors	\$10,425	12	9	22	\$948/Itm (50%)		Interior Doors
05000 - Roofing							
456 - Pitched: Dimensional Composition	\$4,896	25	8	6	\$816/Sqrs		Office Roof
700 - Gutters / Downspouts	\$3,023	25	8	261	\$11.58/l.f.		Office
08000 - Rehab							
226 - Restrooms	\$10,109	10	14	3	\$3,370/Rm		Restrooms
230 - Kitchen	\$4,739	20	1	1	\$4,739/Rm		Kitchen
18000 - Landscaping							
100 - Irrigation: Misc.	\$2,243	2	1	1	\$2,243/LS		Grounds
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$1,095	20	5	4	\$274/Itm		Building Lights
21000 - Signage							
714 - Entry Signs	\$3,159	15	2	2	\$1,580/Itm		CH HOA Building & Maint Entry Signage
792 - Monument	\$1,580	15	5	1	\$1,580/Itm		CH HOA Parking Lot Entry Sign
22000 - Office Equipment							
100 - Telephone Equipment	\$4,482	8	4	1	\$4,482/LS		Cloud VoIP Phone System
100 - Miscellaneous	\$3,159	8	1	1	\$3,159/LS		Website

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00100 - Caughlin Ranch HOA Office							
22000 - Office Equipment							
110 - Miscellaneous	\$17,817	6	3	1	\$17,817/LS		VMS Software
120 - Miscellaneous	\$8,529	5	2	1	\$8,529/LS		Website Development
200 - Computers, Misc.	\$14,627	5	2	1	\$14,627/LS		Server
206 - Computers, Misc.	\$6,558	6	3	1	\$6,558/LS		HOA Office
210 - Computers, Misc.	\$5,181	6	2	2	\$2,590/Itm		Office Workstations
214 - Computers, Misc.	\$14,683	9	5	3	\$4,894/Itm		Office Workstations
222 - Computers, Misc.	\$2,590	6	2	1	\$2,590/Itm		Maintenance Manager Laptop
224 - Computers, Misc.	\$2,628	6	4	1	\$2,628/Itm		HOA Office Laptop
226 - Tablet Computer	\$2,366	3	1	9	\$263/Itm		Samsung Tablets
300 - Copier	\$5,191	6	2	1	\$5,191/Itm		HOA Office- Ricoh
360 - Telephone Equipment	\$4,500	3	2	10	\$450/Itm		L & M Cell Phones
23000 - Mechanical Equipment							
204 - HVAC	\$3,280	15	4	1	\$3,280/Sys		Mitsubishi Mr Slim Unit
212 - HVAC	\$17,375	15	5	3	\$5,792/Sys		Exterior Units
600 - Water Heater	\$2,106	15	2	1	\$2,106/Itm		Stairs To Loft In Attic Access
604 - Water Heater	\$1,095	15	6	1	\$1,095/Itm		Small Conference Room
24000 - Furnishings							
640 - Modular Office Desk	\$3,886	15	5	3	\$1,295/Itm		Office Furnishings
644 - Modular Office Desk	\$13,053	15	14	1	\$13,053/Itm		Reception Desk & Cabinets
900 - Miscellaneous	\$5,042	10	3	1	\$5,042/LS		Folding Tables & Meeting Chairs
906 - Miscellaneous	\$35,502	12	2	1	\$35,502/LS		Office Furnishings
908 - Miscellaneous	\$3,133	15	10	1	\$3,133/LS		Conference Table & 10 Chairs
910 - Window Coverings	\$15,795	15	5	1	\$15,795/LS		Various Window Coverings
914 - Window Coverings	\$2,283	15	13	1	\$2,283/LS		HOA Office- Soft Shade Window Coverings
24500 - Audio / Visual							
160 - Television	\$1,895	10	2	1	\$1,895/Itm		Television 55"
24600 - Safety / Access							
696 - Security System	\$2,505	6	5	5	\$501/LS		HOA Office
25000 - Flooring							
200 - Carpeting	\$13,563	10	0	312	\$43.47/SqYd		Office Interiors
500 - Stone	\$10,646	20	10	674	\$15.80/SqFt		Slate Tile- Entry, Restrooms/Hall, Etc.
600 - Vinyl	\$737	15	13	25	\$29.48/SqYd		Copy Room
620 - Vinyl	\$2,295	15	14	1	\$2,295/LS		Storage/Restroom

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00100 - Caughlin Ranch HOA Office							
25000 - Flooring							
700 - Hardwood Floors	\$3,518	20	19	276	\$12.75/SqFt		Faux Wood- Kitchen, Restroom, Sm Ofc
25500 - Wallcoverings							
320 - Paneling	\$6,267	20	5	744	\$8.42/SqFt		Large Conference Room
27000 - Appliances							
200 - Refrigerator	\$1,790	10	7	1	\$1,790/Itm		Office Kitchen
30000 - Miscellaneous							
902 - Miscellaneous	\$6,329	8	7	1	\$6,329/Itm		Christmas Lights, Wreaths & Batteries
32000 - Undesignated							
100 - Miscellaneous	\$1,199	1	1	1	\$1,199/LS		Reserve Items
00200 - Caughlin Ranch HOA							
02000 - Concrete							
220 - Miscellaneous	\$3,738	8	1	21,131	\$14.74/SqFt (1%)		Various Areas
19000 - Fencing							
390 - Vinyl	\$6,044	20	18	80	\$75.55/l.f.		Village Green Parkway
990 - Masonry Wall: On-going Maint.	\$4,061	10	5	857	\$158/l.f. (3%)		Along S McCarran Blvd
19500 - Retaining Wall							
220 - Rockery	\$1,580	2	1	1	\$1,580/LS		Various Locations- Rockery Inspections
230 - Rockery	\$2,633	6	4	1	\$2,633/LS		Six Year Rockery Wall Inspections
21000 - Signage							
790 - Monument	\$18,438	15	1	2	\$9,219/Itm		Caughlin Pkwy & McCarran Blvd Locations
796 - Monument	\$2,106	22	1	1	\$2,106/Itm		Cashell Blvd & McCarran Pkwy
800 - Monument	\$2,317	22	1	1	\$2,317/Itm		Cashell Blvd At Caughlin Crest Park
804 - Monument	\$3,159	22	1	1	\$3,159/Itm		Village Green Park
808 - Monument	\$5,265	22	1	2	\$2,633/Itm		Caughlin Square & Hampton Ln
812 - Monument	\$4,212	22	3	1	\$4,212/Itm		Village Green Pkwy & Fox Creek Trail
816 - Monument	\$9,477	22	3	1	\$9,477/Itm		Village Green Pkwy & Sommerville Wy
820 - Monument	\$4,844	22	3	1	\$4,844/Itm		Village Green Pkwy & Lockerbie Pl
830 - Monument	\$3,922	22	1	1	\$3,922/Itm		Chaparral & Hemlock Way
840 - Monument	\$7,845	22	1	2	\$3,922/Itm		Eastwood & Bramble
844 - Monument	\$15,103	22	18	1	\$15,103/Itm		Greensburg Cir & McCarran Blvd
848 - Monument	\$3,922	22	1	1	\$3,922/Itm		Caughlin Glen & Caughlin Crossing
852 - Monument	\$8,424	22	1	2	\$4,212/Itm		Caughlin Pkwy & Kensington Ln
856 - Monument	\$4,365	22	17	1	\$4,365/Itm		Caughlin Parkway & Caughlin Creek

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00200 - Caughlin Ranch HOA							
21000 - Signage							
860 - Monument	\$4,212	22	1	1	\$4,212/Itm		Plateau Rd & Water Hold Rd
864 - Monument	\$3,922	22	8	1	\$3,922/Itm		Caughlin Pkwy & Sierra Crest Way
868 - Monument	\$8,256	22	17	2	\$4,128/Itm		Creekridge Trail & Caughlin Pkwy
872 - Monument	\$3,922	22	8	1	\$3,922/Itm		Seasons Trail & Caughlin Pkwy
876 - Monument	\$4,212	15	10	1	\$4,212/Itm		S MCCarron Pkwy & W Plum Ln
26000 - Outdoor Equipment							
324 - Picnic Table: Metal	\$4,707	20	8	3	\$1,569/Itm		Trails & Roadside
31000 - Reserve Study							
120 - 5 Year Update with Site Visit	\$5,200	5	3	1	\$5,200/Itm		Reserve Study
500 - Annual Update	\$1,400	5	4	1	\$1,400/LS		Update
502 - Annual Update	\$1,400	5	0	1	\$1,400/LS		Update
504 - Annual Update	\$1,400	5	1	1	\$1,400/LS		Update
506 - Annual Update	\$1,474	5	2	1	\$1,474/LS		Update
00300 - Pine Bluff							
01000 - Paving							
120 - Asphalt: State Spec. Slurry	\$2,038	6	1	4,300	\$.47/SqFt		Paths- Type II Slurry Seal
200 - Asphalt: Ongoing Repairs	\$594	6	1	4,300	\$5.53/SqFt (3%)		Path Repairs
400 - Asphalt: Major Repairs	\$23,771	25	20	4,300	\$5.53/SqFt		Path Remove & Replace
18000 - Landscaping							
104 - Irrigation: Controllers	\$2,106	20	15	2	\$1,053/Itm		-Community Entrances
200 - Irrigation: Valves	\$2,527	15	13	12	\$211/Itm		Irrigation Valves
300 - Irrigation: Backflow Preventors	\$2,948	20	15	2	\$1,474/Itm		-Community Entrances
340 - Irrigation: Pumps	\$1,580	5	1	1	\$1,580/Itm		Booster Pump & Hot Box Enclosure
19500 - Retaining Wall							
960 - Consulting/Engineering	\$4,212	25	21	1	\$4,212/LS		Gabion Cube Basket Retaining Walls
21000 - Signage							
792 - Monument	\$21,060	25	21	2	\$10,530/Itm		Community Entrances
00400 - Parks							
01000 - Paving							
760 - Bollards	\$2,443	30	24	4	\$611/Itm		Village Green Parking Lot
780 - Bollards	\$6,200	15	13	1	\$6,200/Itm		Bitterroot Fold Down Bollards
04000 - Structural Repairs							
800 - Wood: Gazebo Repairs	\$1,121	10	2	1	\$1,121/Itm		Village Green Park BBQ Area- Maintain

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00400 - Parks							
04000 - Structural Repairs							
910 - Building Maintenance	\$3,364	30	13	1	\$3,364/LS		Village Green- Log Play Cabin
914 - Doors	\$4,028	25	3	3	\$1,343/Itm		Village Green Park- Restroom Bldg
05000 - Roofing							
448 - Pitched: Dimensional Composition	\$6,529	30	3	8	\$816/Sqrs		Village Green Park- Shade Structure
452 - Pitched: Dimensional Composition	\$4,896	25	17	6	\$816/Sqrs		Village Green- Restroom Bldg
08000 - Rehab							
222 - Restrooms	\$5,602	13	5	2	\$5,602/Rm (50%)		Village Green Restroom Bldg
14000 - Recreation							
900 - Miscellaneous	\$1,137	10	1	4	\$284/Itm		Village Green- Horseshoe Pits
17000 - Tennis Court							
100 - Reseal	\$25,800	7	6	14,400	\$1.79/SqFt		[2] Village Green Park Courts
500 - Resurface	\$40,941	21	13	14,400	\$2.84/SqFt		[2] Village Green Park Courts
19000 - Fencing							
100 - Chain Link: 4'	\$2,123	30	18	168	\$12.64/l.f.		Village Green Park Tennis Courts
130 - Chain Link: 10'	\$11,499	30	18	520	\$22.11/l.f.		Village Green Park Tennis Courts
20000 - Lighting							
280 - Pole Lights	\$12,004	10	6	19	\$632/Itm		Village Green Park
24600 - Safety / Access							
700 - Security System	\$16,806	6	2	1	\$16,806/LS		Village Green Park
710 - Security System	\$1,185	3	1	1	\$1,185/LS		Village Green Park- Sonic Wall
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	\$181,343	20	18	1	\$181,343/LS		Village Green Park
104 - Tot Lot: Play Equipment	\$20,170	20	11	1	\$20,170/Itm		Eastridge Park- Bryce Canyon & Hemlock Way
108 - Tot Lot: Play Equipment	\$36,971	20	15	1	\$36,971/LS		Caughlin Crest Park- Cashill Bld & Hemlock Way
140 - Tot Lot: Safety Surface	\$34,596	10	5	1	\$34,596/LS		Caughlin Crest Park- Cashill Bld & Hemlock Wy
150 - Tot Lot: Safety Surface	\$43,936	10	8	1	\$43,936/LS		Village Green Park Tot Lot
154 - Tot Lot: Safety Surface	\$2,633	3	1	1	\$2,633/LS		V G Park- Tot Lot Nugget Refurbish
200 - Pedestal Grill BBQ	\$1,011	15	3	3	\$337/Itm		Village Green Park
204 - Pedestal Grill BBQ	\$674	15	6	2	\$337/Itm		Caughlin Crest Park- Cashill Bld & Hemlock Wy
218 - Barbecue	\$558	8	3	1	\$558/Itm		Village Green Park- Masonry BBQ
300 - Benches	\$674	12	1	1	\$674/Itm		Caughlin Crest Park- Cashill Bld & Hemlock Wy

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00400 - Parks							
26000 - Outdoor Equipment							
306 - Benches	\$2,696	12	1	4	\$674/Itm		Village Green Park
312 - Picnic Table: Metal	\$16,848	20	3	10	\$1,685/Itm		Village Green Park
320 - Picnic Table: Metal	\$4,707	20	8	3	\$1,569/Itm		Eastridge Park- Bryce Canyon & Hemlock Way
380 - Garbage Receptacles	\$4,707	14	5	6	\$784/Itm		Village Green- Coated Containers
384 - Garbage Receptacles	\$337	15	6	1	\$337/Itm		Caughlin Crest Park- Cashill Bld & Hemlock Wy
388 - Garbage Receptacles	\$337	15	6	1	\$337/Itm		Eastridge Park- Bryce Canyon & Hemlock Wy
480 - Drinking Fountain	\$11,767	20	7	3	\$3,922/Itm		Village Green Park
900 - Chain Link Backstop	\$13,446	30	13	1	\$13,446/LS		Baseball Field Arched Backstop & Benches
904 - Miscellaneous	\$22,471	7	1	1	\$22,471/Itm		Village Green Park- Amphitheater Canvas Awning
00500 - Paths							
01000 - Paving							
139 - Asphalt: State Spec. Slurry	\$68,225	6	3	143,980	\$.47/SqFt [nr:1]		Type II (2024 Only)
151 - Asphalt: State Spec. Slurry	\$62,706	6	1	132,334	\$.47/SqFt [nr:1]		Type II (2022 Only)
155 - Asphalt: State Spec. Slurry	\$53,491	6	2	112,886	\$.47/SqFt [nr:1]		Type II (2023 Only)
174 - Asphalt: State Spec. Slurry	\$85,863	6	10	181,202	\$.47/SqFt		Type II in 2031 & Ongoing
178 - Asphalt: State Spec. Slurry	\$53,491	6	11	112,886	\$.47/SqFt		Type II in 2032 & Ongoing
182 - Asphalt: State Spec. Slurry	\$68,225	6	12	143,980	\$.47/SqFt		Type II in 2033 & Ongoing
209 - Asphalt: Ongoing Repairs	\$29,263	6	1	132,334	\$5.53/SqFt (4%) [nr:1]		Full Depth HMA Patch 2022
211 - Asphalt: Ongoing Repairs	\$24,962	6	1	112,886	\$5.53/SqFt (4%) [nr:1]		Full Depth HMA Patch 2023
215 - Asphalt: Ongoing Repairs	\$31,838	6	2	143,980	\$5.53/SqFt (4%) [nr:1]		Full Depth HMA Patch 2024
230 - Asphalt: Ongoing Repairs	\$25,066	6	15	181,202	\$5.53/SqFt (3%)		Full Depth HMA Patch 2037
234 - Asphalt: Ongoing Repairs	\$15,602	6	16	112,886	\$5.53/SqFt (3%)		Full Depth HMA Patch 2038
238 - Asphalt: Ongoing Repairs	\$19,899	6	17	143,980	\$5.53/SqFt (3%)		Full Depth HMA Patch 2039
344 - Asphalt: Overlay	\$169,491	25	7	132,334	\$1.28/SqFt		1.5" HMA OL- 2028
348 - Asphalt: Overlay	\$142,369	25	9	112,886	\$1.26/SqFt		1.5" HMA OL- 2029
352 - Asphalt: Overlay	\$181,434	25	10	143,980	\$1.26/SqFt		1.5" HMA OL- 2032
410 - Asphalt: Crackfill	\$5,534	1	1	1	\$5,534/LS [nr:6]		Annual Until 2028
414 - Asphalt: Crackfill	\$5,534	1	12	1	\$5,534/LS		Annual After 2034
924 - Consulting/Engineering	\$3,120	5	4	1	\$3,120/LS		(2021 Only)
930 - Consulting/Engineering	\$7,898	5	0	1	\$7,898/LS [nr:1]		Slurry Seal Year (2022 Only)
940 - Consulting/Engineering	\$7,898	5	1	1	\$7,898/LS [nr:1]		Slurry Seal Year (2023 Only)
950 - Consulting/Engineering	\$7,898	5	2	1	\$7,898/LS [nr:1]		Slurry Seal Year (2024 Only)
960 - Consulting/Engineering	\$7,898	6	3	1	\$7,898/LS [nr:1]		Slurry Seal Year (2025 Only)

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00600 - Ponds							
18500 - Lakes / Ponds							
920 - Miscellaneous	\$6,162	1	1	1	\$6,162/LS		Pond Maintenance
930 - Miscellaneous	\$10,530	5	4	7	\$3,009/Itm (50%)		Irrigation Pump Stations A,N,B,P,E,G,I
933 - Miscellaneous	\$4,487	2	0	1	\$4,487/LS [nr:1]		2022 Only
934 - Miscellaneous	\$10,530	5	1	4	\$5,265/Itm (50%)		Irrigation Pump Stations C,O,H,K
00700 - Maintenance Bldg & Equipment							
03000 - Painting: Exterior							
120 - Surface Restoration	\$1,580	5	1	1,536	\$1.03/SqFt		Maintenance Building
450 - Wood Fencing	\$336	5	1	500	\$.67/SqFt		Maintenance Yard Perimeter
04000 - Structural Repairs							
200 - Wood: Siding & Trim	\$21,026	40	13	1,536	\$13.69/SqFt		Maintenance Building
912 - Doors	\$4,212	18	9	2	\$2,106/Itm		Maintenance Bldg Roll Up Doors
05000 - Roofing							
440 - Pitched: Dimensional Composition	\$11,425	25	15	14	\$816/Sqrs		Comp & Metal Roofing
444 - Pitched: Dimensional Composition	\$2,633	25	1	4	\$658/Sqrs		Maintenance Carport Structure
23000 - Mechanical Equipment							
200 - HVAC	\$1,121	15	1	1	\$1,121/Itm		Maintenance Building
27000 - Appliances							
248 - Ice Machine	\$4,323	15	9	1	\$4,323/Itm		Maintenance Building
30000 - Miscellaneous							
706 - Vehicle	\$10,530	15	3	1	\$10,530/Itm		Cushman
710 - Vehicle	\$8,941	15	5	1	\$8,941/Itm		AUSA Utility Vehicle
712 - Tractor	\$6,318	9	1	1	\$6,318/Itm		Scagg/Kawasaki 15HP Walk Behind Mower
716 - Tractor	\$6,318	9	1	1	\$6,318/Itm		Scagg/Kawasaki 15HP Walk Behind Mower
718 - Tractor	\$6,318	9	1	1	\$6,318/Itm		Scagg/Kawasaki 15HP Walk Behind Mower
720 - Tractor	\$47,385	9	3	3	\$15,795/Itm		Scagg/Turf Tigerlo Riding Mowers
722 - Maintenance Equipment	\$15,132	30	11	3	\$5,044/Itm		Truck Safety Cages
724 - Maintenance Equipment	\$8,408	20	15	1	\$8,408/Itm		Snow Plow Attachment- HTS Western
726 - Maintenance Equipment	\$1,121	15	9	1	\$1,121/Itm		Electric Seeder
728 - Maintenance Equipment	\$9,066	20	15	1	\$9,066/Itm		Snow Plow Attachment 2017
732 - Maintenance Equipment	\$1,501	20	14	1	\$1,501/Itm		Cut-Off Hand Held Saw 2017
734 - Maintenance Equipment	\$4,212	20	1	2	\$2,106/Itm		Toro Turfmaster Walk Behind Push Mowers 2017

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00700 - Maintenance Bldg & Equipment							
30000 - Miscellaneous							
738 - Maintenance Equipment	\$3,043	10	6	1	\$3,043/Itm		Aerator Attachment 2018
750 - Maintenance Equipment	\$4,493	4	1	9	\$499/Itm		String Trimmers- Original
752 - Maintenance Equipment	\$2,496	4	2	5	\$499/Itm		String Trimmers 2020
754 - Maintenance Equipment	\$1,997	20	14	4	\$499/Itm		String Trimmers 2017
760 - Maintenance Equipment	\$2,601	10	1	2	\$1,300/Itm		Hedge Trimmers
764 - Maintenance Equipment	\$2,150	10	8	4	\$537/Itm		Hedge Trimmers- 2020
770 - Maintenance Equipment	\$17,901	15	12	1	\$17,901/Itm		Bear Cat Chipper
810 - Maintenance Equipment	\$3,707	9	10	8	\$927/Itm (50%)		Truck Side Tool Boxes
822 - Maintenance Equipment	\$6,981	10	5	1	\$6,981/Itm		Billy Goat Leaf Vacuum- 2017
824 - Maintenance Equipment	\$21,292	12	7	4	\$5,323/Itm		Walk-Behind Mowers- Racer
826 - Maintenance Equipment	\$2,538	5	3	4	\$634/Itm		Backpack Blowers- 2013, 2014, 2016 & 2018
834 - Maintenance Equipment	\$1,590	7	1	2	\$795/Itm		Stihl 28" Bar Chainsaws
836 - Maintenance Equipment	\$2,385	7	1	3	\$795/Itm		Stihl 16" Bar Chainsaws
838 - Maintenance Equipment	\$1,790	10	1	2	\$895/Itm		Grinders
840 - Generator	\$1,053	15	1	1	\$1,053/Itm		Dayton Generator
841 - Generator	\$1,389	15	14	1	\$1,389/Itm		Honda Generator
842 - Maintenance Equipment	\$1,121	4	1	1	\$1,121/Itm		Honda GX Power Washer
844 - Maintenance Equipment	\$4,481	20	10	1	\$4,481/Itm		Tailgate Sand & Salt Spreader
846 - Maintenance Equipment	\$4,481	10	1	1	\$4,481/Itm		Ryan Sod Cutter
848 - Maintenance Equipment	\$2,164	5	1	1	\$2,164/Itm		Toro Snow Blower
850 - Maintenance Equipment	\$1,906	5	1	1	\$1,906/Itm		Toro Snow Blower
852 - Maintenance Equipment	\$4,144	6	1	1	\$4,144/Itm		Honda Track Drive Snow Blower
854 - Maintenance Equipment	\$2,106	10	5	1	\$2,106/Itm		Billy Goat Push Behind Aerator
856 - Maintenance Equipment	\$966	15	14	1	\$966/Itm		Fertilizer Spreader
858 - Maintenance Equipment	\$4,617	10	6	1	\$4,617/Itm		Husqvarna SG13 Stump Grinder 2018
862 - Trailer	\$8,972	20	8	4	\$2,243/Itm		Trailers
864 - Tractor	\$52,650	15	8	1	\$52,650/Itm		Bobcat S220 Skid Steer
865 - Tractor	\$1,932	20	17	1	\$1,932/LS		Bobcat S220 Skid Steer Bucket
866 - Tractor	\$47,059	20	8	1	\$47,059/Itm		John Deere Backhoe
870 - Maintenance Equipment	\$1,348	12	4	1	\$1,348/Itm		GM3000 Airless Paint Sprayer
874 - Maintenance Truck	\$40,014	16	5	1	\$40,014/Itm		2004 Ford F350
878 - Maintenance Truck	\$28,010	12	1	1	\$28,010/Itm		2005 Ford Ranger
880 - Maintenance Truck	\$28,010	12	1	1	\$28,010/Itm		2006 Ford Ranger
882 - Maintenance Truck	\$28,010	12	4	1	\$28,010/Itm		2007 Ford F150

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00700 - Maintenance Bldg & Equipment							
30000 - Miscellaneous							
886 - Maintenance Truck	\$17,480	10	2	1	\$17,480/Itm		2011 Ford Ranger
888 - Vehicle	\$11,204	9	10	1	\$11,204/Itm		2012 Ford Escape
890 - Maintenance Truck	\$34,733	12	5	1	\$34,733/Itm		2013 Ford F150 Super Crew 4x4
892 - Maintenance Truck	\$36,708	15	5	1	\$36,708/Itm		2014 Ford F150 Supercrew 4x4
894 - Maintenance Truck	\$29,021	15	5	1	\$29,021/Itm		2013 Ford F150 Supercab
898 - Maintenance Truck	\$29,021	15	10	1	\$29,021/Itm		2010 Ford Ranger
900 - Maintenance Truck	\$18,485	1	1	1	\$18,485/LS		Truck Fleet Maintenance
990 - Maintenance Equipment	\$11,067	1	1	1	\$11,067/Itm		Miscellaneous Equipment
00800 - Landscaping & Irrigation							
18000 - Landscaping							
104 - Irrigation: Controllers	\$2,288	1	1	82	\$279/Itm (10%)		Community
450 - Drainage System Maint.	\$5,328	4	2	1	\$5,328/LS		Caughlin Pkwy Drainage Channel & Culvert

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00100 - Caughlin Ranch HOA Office							
24500 - Audio / Visual							
300 - PA System	\$3,443	10	5	1	\$3,443/LS		Public Address System
30000 - Miscellaneous							
998 - Vehicle	\$1,569	8	3	1	\$1,569/Itm		Office Electric Tricycle
00300 - Pine Bluff							
19500 - Retaining Wall							
990 - Miscellaneous	\$3,159	50	45	1	\$3,159/LS		Gabion Cube Basket Walls
00500 - Paths							
01000 - Paving							
171 - Asphalt: State Spec. Slurry	\$23,156	6	3	48,868	\$.47/SqFt [nr:1]		Type II (2025 Only)
340 - Asphalt: Overlay	\$105,489	25	5	48,868	\$2.16/SqFt		1.5" HMA OL- 2022
920 - Consulting/Engineering	\$5,049	2	1	1	\$5,049/LS		Various Projects
00600 - Ponds							
18500 - Lakes / Ponds							
939 - Miscellaneous	\$6,640	2	1	1	\$6,640/LS [nr:1]		All Pumps: Short Term Work Thru 2019
00700 - Maintenance Bldg & Equipment							
30000 - Miscellaneous							
908 - Maintenance Truck	\$39,216	25	8	1	\$39,216/Itm		1986 Chevy C-30 Bucket Lift Truck

Expenditures by Year - Next 3 Years

2022 Update

Prepared for the 2023 Fiscal Year

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
00100 - Caughlin Ranch HOA Office			
25000 - Flooring			
200 - Carpeting 312 Sq. Yds. Office Interiors	10	13,563	
Total Caughlin Ranch HOA Office:		13,563	13,563
00200 - Caughlin Ranch HOA			
31000 - Reserve Study			
502 - Annual Update Update	5	1,400	
Total Caughlin Ranch HOA:		1,400	1,400
00500 - Paths			
01000 - Paving			
930 - Consulting/Engineering Slurry Seal Year (2022 Only)[nr:1]	5	7,898	
Total Paths:		7,898	7,898
00600 - Ponds			
18500 - Lakes / Ponds			
933 - Miscellaneous 2022 Only[nr:1]	2	4,487	
Total Ponds:		4,487	4,487
Total 2022:		27,348	
2023			
00100 - Caughlin Ranch HOA Office			
08000 - Rehab			
230 - Kitchen Kitchen	20	4,739	4,857
18000 - Landscaping			
100 - Irrigation: Misc. Grounds	2	2,243	2,299
22000 - Office Equipment			
100 - Miscellaneous Website	8	3,159	3,238
226 - Tablet Computer 9 Samsung Tablets	3	2,366	2,425
Total 22000 - Office Equipment:		5,525	5,663
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,199	1,229
Total Caughlin Ranch HOA Office:		13,706	14,048
00200 - Caughlin Ranch HOA			
02000 - Concrete			
220 - Miscellaneous 21,131 sf Various Areas (1%)	8	3,738	3,832

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00200 - Caughlin Ranch HOA			
19500 - Retaining Wall			
220 - Rockery Various Locations- Rockery Inspections	2	1,580	1,619
21000 - Signage			
790 - Monument 2 Caughlin Pkwy & McCarran Blvd Locations	15	18,438	18,899
796 - Monument Cashell Blvd & McCarran Pkwy	22	2,106	2,159
800 - Monument Cashell Blvd At Caughlin Crest Park	22	2,317	2,375
804 - Monument Village Green Park	22	3,159	3,238
808 - Monument 2 Caughlin Square & Hampton Ln	22	5,265	5,397
830 - Monument Chaparral & Hemlock Way	22	3,922	4,020
840 - Monument 2 Eastwood & Bramble	22	7,845	8,041
848 - Monument Caughlin Glen & Caughlin Crossing	22	3,922	4,020
852 - Monument 2 Caughlin Pkwy & Kensington Ln	22	8,424	8,635
860 - Monument Plateau Rd & Water Hold Rd	22	4,212	4,317
Total 21000 - Signage:		59,610	61,101
31000 - Reserve Study			
504 - Annual Update Update	5	1,400	1,435
Total Caughlin Ranch HOA:		66,328	67,987
00300 - Pine Bluff			
01000 - Paving			
120 - Asphalt: State Spec. Slurry 4,300 sf Paths- Type II Slurry Seal	6	2,038	2,088
200 - Asphalt: Ongoing Repairs 4,300 sf Path Repairs (3%)	6	594	609
Total 01000 - Paving:		2,632	2,697
18000 - Landscaping			
340 - Irrigation: Pumps Booster Pump & Hot Box Enclosure	5	1,580	1,619
Total Pine Bluff:		4,212	4,316
00400 - Parks			
14000 - Recreation			
900 - Miscellaneous 4 Village Green- Horseshoe Pits	10	1,137	1,166
24600 - Safety / Access			
710 - Security System Village Green Park- Sonic Wall	3	1,185	1,214
26000 - Outdoor Equipment			
154 - Tot Lot: Safety Surface V G Park- Tot Lot Nugget Refurbish	3	2,633	2,698

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00400 - Parks			
26000 - Outdoor Equipment			
300 - Benches Caughlin Crest Park- Cashill Bld & Hemlock Wy	12	674	691
306 - Benches 4 Village Green Park	12	2,696	2,763
904 - Miscellaneous Village Green Park- Amphitheater Canvas Awning	7	22,471	23,033
Total 26000 - Outdoor Equipment:		28,474	29,185
Total Parks:		30,796	31,565
00500 - Paths			
01000 - Paving			
151 - Asphalt: State Spec. Slurry 132,334 sf Type II (2022 Only)[nr:1]	6	62,706	64,274
209 - Asphalt: Ongoing Repairs 132,334 sf Full Depth HMA Patch 2022 (4%)[nr:1]	6	29,263	29,995
211 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2023 (4%)[nr:1]	6	24,962	25,587
410 - Asphalt: Crackfill Annual Until 2028[nr:6]	1	5,534	5,672
940 - Consulting/Engineering Slurry Seal Year (2023 Only)[nr:1]	5	7,898	8,095
Total 01000 - Paving:		130,363	133,623
Total Paths:		130,363	133,623
00600 - Ponds			
18500 - Lakes / Ponds			
920 - Miscellaneous Pond Maintenance	1	6,162	6,316
934 - Miscellaneous 4 Irrigation Pump Stations C,O,H,K (50%)	5	10,530	10,793
Total 18500 - Lakes / Ponds:		16,692	17,109
Total Ponds:		16,692	17,109
00700 - Maintenance Bldg & Equipment			
03000 - Painting: Exterior			
120 - Surface Restoration 1,536 sf Maintenance Building	5	1,580	1,619
450 - Wood Fencing 500 sf Maintenance Yard Perimeter	5	336	345
Total 03000 - Painting: Exterior:		1,916	1,964
05000 - Roofing			
444 - Pitched: Dimensional Composition 4 Squares- Maintenance Carport Structure	25	2,633	2,698
23000 - Mechanical Equipment			
200 - HVAC Maintenance Building	15	1,121	1,149
30000 - Miscellaneous			
712 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	9	6,318	6,476
716 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	9	6,318	6,476

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00700 - Maintenance Bldg & Equipment			
30000 - Miscellaneous			
718 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	9	6,318	6,476
734 - Maintenance Equipment 2 Toro Turfmaster Walk Behind Push Mowers 2017	20	4,212	4,317
750 - Maintenance Equipment 9 String Trimmers- Original	4	4,493	4,605
760 - Maintenance Equipment 2 Hedge Trimmers	10	2,601	2,666
834 - Maintenance Equipment 2 Stihl 28" Bar Chainsaws	7	1,590	1,630
836 - Maintenance Equipment 3 Stihl 16" Bar Chainsaws	7	2,385	2,445
838 - Maintenance Equipment 2 Grinders	10	1,790	1,835
840 - Generator Dayton Generator	15	1,053	1,079
842 - Maintenance Equipment Honda GX Power Washer	4	1,121	1,149
846 - Maintenance Equipment Ryan Sod Cutter	10	4,481	4,593
848 - Maintenance Equipment Toro Snow Blower	5	2,164	2,218
850 - Maintenance Equipment Toro Snow Blower	5	1,906	1,954
852 - Maintenance Equipment Honda Track Drive Snow Blower	6	4,144	4,247
878 - Maintenance Truck 2005 Ford Ranger	12	28,010	28,710
880 - Maintenance Truck 2006 Ford Ranger	12	28,010	28,710
900 - Maintenance Truck Truck Fleet Maintenance	1	18,485	18,948
990 - Maintenance Equipment Miscellaneous Equipment	1	11,067	11,344
Total 30000 - Miscellaneous:		136,466	139,878
Total Maintenance Bldg & Equipment:		142,136	145,689
00800 - Landscaping & Irrigation			
18000 - Landscaping			
104 - Irrigation: Controllers 82 Community (10%)	1	2,288	2,345
Total Landscaping & Irrigation:		2,288	2,345
Total 2023:		406,521	416,682

2024

00100 - Caughlin Ranch HOA Office

02000 - Concrete

230 - Walkways 1,250 sf CH HOA Office Exterior Concrete (5%)	6	921	968
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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00100 - Caughlin Ranch HOA Office			
03500 - Painting: Interior			
100 - Building 11,439 sf Interior Spaces	10	13,250	13,921
21000 - Signage			
714 - Entry Signs 2 CH HOA Building & Maint Entry Signage	15	3,159	3,319
22000 - Office Equipment			
120 - Miscellaneous Website Development	5	8,529	8,961
200 - Computers, Misc. Server	5	14,627	15,368
210 - Computers, Misc. 2 Office Workstations	6	5,181	5,443
222 - Computers, Misc. Maintenance Manager Laptop	6	2,590	2,722
300 - Copier HOA Office- Ricoh	6	5,191	5,454
360 - Telephone Equipment 10 L & M Cell Phones	3	4,500	4,728
Total 22000 - Office Equipment:		40,618	42,676
23000 - Mechanical Equipment			
600 - Water Heater Stairs To Loft In Attic Access	15	2,106	2,213
24000 - Furnishings			
906 - Miscellaneous Office Furnishings	12	35,502	37,299
24500 - Audio / Visual			
160 - Television Television 55"	10	1,895	1,991
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,199	1,260
Total Caughlin Ranch HOA Office:		98,650	103,647
00200 - Caughlin Ranch HOA			
31000 - Reserve Study			
506 - Annual Update Update	5	1,474	1,549
Total Caughlin Ranch HOA:		1,474	1,549
00400 - Parks			
04000 - Structural Repairs			
800 - Wood: Gazebo Repairs Village Green Park BBQ Area- Maintain	10	1,121	1,178
24600 - Safety / Access			
700 - Security System Village Green Park	6	16,806	17,657
Total Parks:		17,927	18,835
00500 - Paths			
01000 - Paving			
155 - Asphalt: State Spec. Slurry 112,886 sf Type II (2023 Only)[nr:1]	6	53,491	56,199

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00500 - Paths			
01000 - Paving			
215 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2024 (4%)[nr:1]	6	31,838	33,450
410 - Asphalt: Crackfill Annual Until 2028[nr:6]	1	5,534	5,814
950 - Consulting/Engineering Slurry Seal Year (2024 Only)[nr:1]	5	7,898	8,297
Total 01000 - Paving:		98,761	103,760
Total Paths:		98,761	103,760
00600 - Ponds			
18500 - Lakes / Ponds			
920 - Miscellaneous Pond Maintenance	1	6,162	6,474
Total Ponds:		6,162	6,474
00700 - Maintenance Bldg & Equipment			
30000 - Miscellaneous			
752 - Maintenance Equipment 5 String Trimmers 2020	4	2,496	2,622
886 - Maintenance Truck 2011 Ford Ranger	10	17,480	18,365
900 - Maintenance Truck Truck Fleet Maintenance	1	18,485	19,421
990 - Maintenance Equipment Miscellaneous Equipment	1	11,067	11,627
Total 30000 - Miscellaneous:		49,528	52,035
Total Maintenance Bldg & Equipment:		49,528	52,035
00800 - Landscaping & Irrigation			
18000 - Landscaping			
104 - Irrigation: Controllers 82 Community (10%)	1	2,288	2,404
450 - Drainage System Maint. Caughlin Pkwy Drainage Channel & Culvert	4	5,328	5,598
Total 18000 - Landscaping:		7,616	8,002
Total Landscaping & Irrigation:		7,616	8,002
Total 2024:		280,118	294,302

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, LLC ("BRG") prepared a reserve study for the Association during the 2022 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2023) 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/o Site Visit Review. An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

- life and valuation estimates;
- fund status;
- and a funding plan. Please note, as this study update did not require a site visit, and relied completely on the information provided, it is possible BRG has never visited 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 2022 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, 2021. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$891,716 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 2022, and estimates an ending reserve fund balance. Again, see Section III and the 2022 ending reserve balance estimate of \$1,080,577.

"Re-building" the first year of the study as mentioned above simply means using the 2022 adopted budget for the 2022 reserve contribution. Finally, the 2022 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:

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

$$\% \text{ Funded} = \text{Year Estimated Ending Reserve Balance} / \text{Year FFB}$$

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group, LLC

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00100 - Caughlin Ranch HOA Office						
02000 - Concrete						
230 - Walkways 1,250 sf CH HOA Office Exterior Concrete (5%)	921	6	2	614	787	115
03000 - Painting: Exterior						
130 - Surface Restoration 3,400 sf Office Exterior	7,436	5	4	1,487	3,049	1,167
03500 - Painting: Interior						
100 - Building 11,439 sf Interior Spaces	13,250	10	2	10,600	12,223	989
04000 - Structural Repairs						
210 - Wood: Siding & Trim 3,400 sf Office Exterior	46,543	50	23	25,133	26,715	1,168
918 - Doors 6 Exterior Doors (33%)	3,496	10	10	318	358	289
922 - Doors 22 Interior Doors (50%)	10,425	12	9	2,606	3,562	771
05000 - Roofing						
456 - Pitched: Dimensional Composition 6 Squares- Office Roof	4,896	25	8	3,330	3,614	170
700 - Gutters / Downspouts 261 lf Office	3,023	25	8	2,056	2,231	105
08000 - Rehab						
226 - Restrooms 3 Restrooms	10,109	10	14	674	740	677
230 - Kitchen Kitchen	4,739	20	1	4,502	4,857	173
18000 - Landscaping						
100 - Irrigation: Misc. Grounds	2,243	2	1	1,121	2,299	817
20000 - Lighting						
100 - Exterior: Misc. Fixtures 4 Building Lights	1,095	20	5	821	898	44
21000 - Signage						
714 - Entry Signs 2 CH HOA Building & Maint Entry Signage	3,159	15	2	2,738	3,022	157
792 - Monument CH HOA Parking Lot Entry Sign	1,580	15	5	1,053	1,187	85
22000 - Office Equipment						
100 - Miscellaneous Website	3,159	8	1	2,764	3,238	288
100 - Telephone Equipment Cloud VoIP Phone System	4,482	8	4	2,241	2,871	440
110 - Miscellaneous VMS Software	17,817	6	3	8,908	12,175	2,273
120 - Miscellaneous Website Development	8,529	5	2	5,118	6,994	1,274
200 - Computers, Misc. Server	14,627	5	2	8,776	11,994	2,185
206 - Computers, Misc. HOA Office	6,558	6	3	3,279	4,481	837
210 - Computers, Misc. 2 Office Workstations	5,181	6	2	3,454	4,425	645

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00100 - Caughlin Ranch HOA Office						
22000 - Office Equipment						
214 - Computers, Misc. 3 Office Workstations	14,683	9	5	6,526	8,361	1,312
222 - Computers, Misc. Maintenance Manager Laptop	2,590	6	2	1,727	2,213	322
224 - Computers, Misc. HOA Office Laptop	2,628	6	4	876	1,347	344
226 - Tablet Computer 9 Samsung Tablets	2,366	3	1	1,577	2,425	575
300 - Copier HOA Office- Ricoh	5,191	6	2	3,461	4,434	646
360 - Telephone Equipment 10 L & M Cell Phones	4,500	3	2	1,500	3,075	1,120
23000 - Mechanical Equipment						
204 - HVAC Mitsubishi Mr Slim Unit	3,280	15	4	2,405	2,690	172
212 - HVAC 3 Exterior Units	17,375	15	5	11,583	13,060	931
600 - Water Heater Stairs To Loft In Attic Access	2,106	15	2	1,825	2,015	105
604 - Water Heater Small Conference Room	1,095	15	6	657	748	60
24000 - Furnishings						
640 - Modular Office Desk 3 Office Furnishings	3,886	15	5	2,590	2,921	208
644 - Modular Office Desk Reception Desk & Cabinets	13,053	15	14	870	1,784	874
900 - Miscellaneous Folding Tables & Meeting Chairs	5,042	10	3	3,529	4,134	386
906 - Miscellaneous Office Furnishings	35,502	12	2	29,585	33,357	2,209
908 - Miscellaneous Conference Table & 10 Chairs	3,133	15	10	1,044	1,284	190
910 - Window Coverings Various Window Coverings	15,795	15	5	10,530	11,873	847
914 - Window Coverings HOA Office- Soft Shade Window Coverings	2,283	15	13	304	468	149
24500 - Audio / Visual						
160 - Television Television 55"	1,895	10	2	1,516	1,749	142
24600 - Safety / Access						
696 - Security System 5 HOA Office	2,505	6	5	418	856	336
25000 - Flooring						
200 - Carpeting 312 Sq. Yds. Office Interiors	13,563	10	0	13,563	1,390	964
500 - Stone 674 sf Slate Tile- Entry, Restrooms/Hall, Etc.	10,646	20	10	5,323	6,002	484
600 - Vinyl 25 Sq. Yds. Copy Room	737	15	13	98	151	48
620 - Vinyl Storage/Restroom	2,295	15	14	153	314	154
700 - Hardwood Floors 276 sf Faux Wood- Kitchen, Restroom, Sm Ofc	3,518	20	19	176	361	200
25500 - Wallcoverings						
320 - Paneling 744 sf Large Conference Room	6,267	20	5	4,701	5,139	252
27000 - Appliances						
200 - Refrigerator Office Kitchen	1,790	10	7	537	734	151

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00100 - Caughlin Ranch HOA Office						
30000 - Miscellaneous						
902 - Miscellaneous Christmas Lights, Wreaths & Batteries	6,329	8	7	791	1,622	668
32000 - Undesignated						
100 - Miscellaneous Reserve Items	1,199	1	1	600	1,229	437
Sub-total Caughlin Ranch HOA Office	358,519			200,059	227,455	28,952
00200 - Caughlin Ranch HOA						
02000 - Concrete						
220 - Miscellaneous 21,131 sf Various Areas (1%)	3,738	8	1	3,271	3,832	340
19000 - Fencing						
390 - Vinyl 80 lf Village Green Parkway	6,044	20	18	604	929	335
990 - Masonry Wall: On-going Maint. 857 lf Along S McCarran Blvd (3%)	4,061	10	5	2,030	2,497	327
19500 - Retaining Wall						
220 - Rockery Various Locations- Rockery Inspections	1,580	2	1	790	1,619	575
230 - Rockery Six Year Rockery Wall Inspections	2,633	6	4	878	1,349	344
21000 - Signage						
790 - Monument 2 Caughlin Pkwy & McCarran Blvd Locations	18,438	15	1	17,209	18,899	896
796 - Monument Cashell Blvd & McCarran Pkwy	2,106	22	1	2,010	2,159	70
800 - Monument Cashell Blvd At Caughlin Crest Park	2,317	22	1	2,211	2,375	77
804 - Monument Village Green Park	3,159	22	1	3,015	3,238	105
808 - Monument 2 Caughlin Square & Hampton Ln	5,265	22	1	5,026	5,397	174
812 - Monument Village Green Pkwy & Fox Creek Trail	4,212	22	3	3,638	3,925	147
816 - Monument Village Green Pkwy & Sommerville Wy	9,477	22	3	8,185	8,831	330
820 - Monument Village Green Pkwy & Lockerbie Pl	4,844	22	3	4,183	4,514	169
830 - Monument Chaparral & Hemlock Way	3,922	22	1	3,744	4,020	130
840 - Monument 2 Eastwood & Bramble	7,845	22	1	7,488	8,041	260
844 - Monument Greensburg Cir & McCarran Blvd	15,103	22	18	2,746	3,518	761
848 - Monument Caughlin Glen & Caughlin Crossing	3,922	22	1	3,744	4,020	130
852 - Monument 2 Caughlin Pkwy & Kensington Ln	8,424	22	1	8,041	8,635	279
856 - Monument Caughlin Parkway & Caughlin Creek	4,365	22	17	992	1,220	215
860 - Monument Plateau Rd & Water Hold Rd	4,212	22	1	4,021	4,317	139
864 - Monument Caughlin Pkwy & Sierra Crest Way	3,922	22	8	2,496	2,741	154
868 - Monument 2 Creekridge Trail & Caughlin Pkwy	8,256	22	17	1,876	2,308	406
872 - Monument Seasons Trail & Caughlin Pkwy	3,922	22	8	2,496	2,741	154
876 - Monument S MCCarran Pkwy & W Plum Ln	4,212	15	10	1,404	1,727	255

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00200 - Caughlin Ranch HOA						
26000 - Outdoor Equipment						
324 - Picnic Table: Metal 3 Trails & Roadside	4,707	20	8	2,824	3,136	204
31000 - Reserve Study						
120 - 5 Year Update with Site Visit Reserve Study	5,200	5	3	2,080	3,198	796
500 - Annual Update Update	1,400	5	4	280	574	220
502 - Annual Update Update	1,400	5	0	1,400	287	199
504 - Annual Update Update	1,400	5	1	1,120	1,435	204
506 - Annual Update Update	1,474	5	2	885	1,209	220
Sub-total Caughlin Ranch HOA	151,560			100,687	112,691	8,614
00300 - Pine Bluff						
01000 - Paving						
120 - Asphalt: State Spec. Slurry 4,300 sf Paths- Type II Slurry Seal	2,038	6	1	1,698	2,088	247
200 - Asphalt: Ongoing Repairs 4,300 sf Path Repairs (3%)	594	6	1	495	609	72
400 - Asphalt: Major Repairs 4,300 sf Path Remove & Replace	23,771	25	20	4,754	5,848	1,107
18000 - Landscaping						
104 - Irrigation: Controllers 2 -Community Entrances	2,106	20	15	527	648	108
200 - Irrigation: Valves 12 Irrigation Valves	2,527	15	13	337	518	165
300 - Irrigation: Backflow Preventors 2 -Community Entrances	2,948	20	15	737	907	152
340 - Irrigation: Pumps Booster Pump & Hot Box Enclosure	1,580	5	1	1,264	1,619	230
19500 - Retaining Wall						
960 - Consulting/Engineering Gabion Cube Basket Retaining Walls	4,212	25	21	674	863	201
21000 - Signage						
792 - Monument 2 Community Entrances	21,060	25	21	3,370	4,317	1,006
Sub-total Pine Bluff	60,836			13,855	17,417	3,289
00400 - Parks						
01000 - Paving						
760 - Bollards 4 Village Green Parking Lot	2,443	30	24	489	584	105
780 - Bollards Bitterroot Fold Down Bollards	6,200	15	13	827	1,271	405
04000 - Structural Repairs						
800 - Wood: Gazebo Repairs Village Green Park BBQ Area- Maintain	1,121	10	2	897	1,035	84
910 - Building Maintenance Village Green- Log Play Cabin	3,364	30	13	1,906	2,069	110
914 - Doors 3 Village Green Park- Restroom Bldg	4,028	25	3	3,544	3,798	123
05000 - Roofing						
448 - Pitched: Dimensional Composition 8 Squares- Village Green Park- Shade Structure	6,529	30	3	5,876	6,246	167
452 - Pitched: Dimensional Composition 6 Squares- Village Green- Restroom Bldg	4,896	25	17	1,567	1,807	212
08000 - Rehab						
222 - Restrooms 2 Village Green Restroom Bldg (50%)	5,602	13	5	3,447	3,975	347

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00400 - Parks						
14000 - Recreation						
900 - Miscellaneous 4 Village Green- Horseshoe Pits	1,137	10	1	1,024	1,166	83
17000 - Tennis Court						
100 - Reseal 14,400 sf [2] Village Green Park Courts	25,800	7	6	3,686	7,556	3,038
500 - Resurface 14,400 sf [2] Village Green Park Courts	40,941	21	13	15,596	17,985	1,910
19000 - Fencing						
100 - Chain Link: 4' 168 lf Village Green Park Tennis Courts	2,123	30	18	849	943	78
130 - Chain Link: 10' 520 lf Village Green Park Tennis Courts	11,499	30	18	4,600	5,107	425
20000 - Lighting						
280 - Pole Lights 19 Village Green Park	12,004	10	6	4,802	6,152	990
24600 - Safety / Access						
700 - Security System Village Green Park	16,806	6	2	11,204	14,355	2,092
710 - Security System Village Green Park- Sonic Wall	1,185	3	1	790	1,214	288
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment Village Green Park	181,343	20	18	18,134	27,882	10,052
104 - Tot Lot: Play Equipment Eastridge Park- Bryce Canyon & Hemlock Way	20,170	20	11	9,077	10,337	941
108 - Tot Lot: Play Equipment Caughlin Crest Park- Cashill Bld & Hemlock Way	36,971	20	15	9,243	11,369	1,903
140 - Tot Lot: Safety Surface Caughlin Crest Park- Cashill Bld & Hemlock Wy	34,596	10	5	17,298	21,277	2,782
150 - Tot Lot: Safety Surface Village Green Park Tot Lot	43,936	10	8	8,787	13,510	3,805
154 - Tot Lot: Safety Surface V G Park- Tot Lot Nugget Refurbish	2,633	3	1	1,755	2,698	639
200 - Pedestal Grill BBQ 3 Village Green Park	1,011	15	3	809	898	52
204 - Pedestal Grill BBQ 2 Caughlin Crest Park- Cashill Bld & Hemlock Wy	674	15	6	404	461	37
218 - Barbecue Village Green Park- Masonry BBQ	558	8	3	349	429	53
300 - Benches Caughlin Crest Park- Cashill Bld & Hemlock Wy	674	12	1	618	691	41
306 - Benches 4 Village Green Park	2,696	12	1	2,471	2,763	164
312 - Picnic Table: Metal 10 Village Green Park	16,848	20	3	14,321	15,542	645
320 - Picnic Table: Metal 3 Eastridge Park- Bryce Canyon & Hemlock Way	4,707	20	8	2,824	3,136	204
380 - Garbage Receptacles 6 Village Green- Coated Containers	4,707	14	5	3,026	3,446	270
384 - Garbage Receptacles Caughlin Crest Park- Cashill Bld & Hemlock Wy	337	15	6	202	230	19
388 - Garbage Receptacles Eastridge Park- Bryce Canyon & Hemlock Wy	337	15	6	202	230	19
480 - Drinking Fountain 3 Village Green Park	11,767	20	7	7,649	8,443	497
900 - Chain Link Backstop Baseball Field Arched Backstop & Benches	13,446	30	13	7,619	8,269	439
904 - Miscellaneous Village Green Park- Amphitheater Canvas Awning	22,471	7	1	19,261	23,033	2,339
Sub-total Parks	545,560			185,152	229,907	35,355

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00500 - Paths						
01000 - Paving						
139 - Asphalt: State Spec. Slurry 143,980 sf Type II (2024 Only)[nr:1]	68,225	6	3	34,112	46,620	8,704
151 - Asphalt: State Spec. Slurry 132,334 sf Type II (2022 Only)[nr:1]	62,706	6	1	52,255	64,274	7,614
155 - Asphalt: State Spec. Slurry 112,886 sf Type II (2023 Only)[nr:1]	53,491	6	2	35,661	45,690	6,658
174 - Asphalt: State Spec. Slurry 181,202 sf Type II in 2031 & Ongoing	85,863	6	10	7,806	8,801	7,102
178 - Asphalt: State Spec. Slurry 112,886 sf Type II in 2032 & Ongoing	53,491	6	11	4,458	4,984	4,157
182 - Asphalt: State Spec. Slurry 143,980 sf Type II in 2033 & Ongoing	68,225	6	12	5,248	5,828	5,017
209 - Asphalt: Ongoing Repairs 132,334 sf Full Depth HMA Patch 2022 (4%)[nr:1]	29,263	6	1	24,386	29,995	3,553
211 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2023 (4%)[nr:1]	24,962	6	1	20,802	25,587	3,031
215 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2024 (4%)[nr:1]	31,838	6	2	21,226	27,195	3,963
230 - Asphalt: Ongoing Repairs 181,202 sf Full Depth HMA Patch 2037 (3%)	25,066	6	15	1,567	1,713	1,613
234 - Asphalt: Ongoing Repairs 112,886 sf Full Depth HMA Patch 2038 (3%)	15,602	6	16	918	999	968
238 - Asphalt: Ongoing Repairs 143,980 sf Full Depth HMA Patch 2039 (3%)	19,899	6	17	1,106	1,200	1,196
344 - Asphalt: Overlay 132,334 sf 1.5" HMA OL- 2028	169,491	25	7	122,033	132,033	5,728
348 - Asphalt: Overlay 112,886 sf 1.5" HMA OL- 2029	142,369	25	9	91,116	99,231	5,055
352 - Asphalt: Overlay 143,980 sf 1.5" HMA OL- 2032	181,434	25	10	108,860	119,021	6,603
410 - Asphalt: Crackfill Annual Until 2028[nr:6]	5,534	1	1	2,767	5,672	2,016
414 - Asphalt: Crackfill Annual After 2034	5,534	1	12	426	473	407
924 - Consulting/Engineering (2021 Only)	3,120	5	4	624	1,279	490
930 - Consulting/Engineering Slurry Seal Year (2022 Only)[nr:1]	7,898	5	0	7,898	0	0
940 - Consulting/Engineering Slurry Seal Year (2023 Only)[nr:1]	7,898	5	1	6,318	8,095	1,151
950 - Consulting/Engineering Slurry Seal Year (2024 Only)[nr:1]	7,898	5	2	4,739	6,476	1,180
960 - Consulting/Engineering Slurry Seal Year (2025 Only)[nr:1]	7,898	6	3	3,949	5,397	1,008
Sub-total Paths	1,077,701			558,272	640,562	77,212
00600 - Ponds						
18500 - Lakes / Ponds						
920 - Miscellaneous Pond Maintenance	6,162	1	1	3,081	6,316	2,245
930 - Miscellaneous 7 Irrigation Pump Stations A,N,B,P,E,G,I (50%)	10,530	5	4	2,106	4,317	1,652
933 - Miscellaneous 2022 Only[nr:1]	4,487	2	0	4,487	0	0
934 - Miscellaneous 4 Irrigation Pump Stations C,O,H,K (50%)	10,530	5	1	8,424	10,793	1,534
Sub-total Ponds	31,709			18,098	21,427	5,431
00700 - Maintenance Bldg & Equipment						
03000 - Painting: Exterior						
120 - Surface Restoration 1,536 sf Maintenance Building	1,580	5	1	1,264	1,619	230

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00700 - Maintenance Bldg & Equipment						
03000 - Painting: Exterior						
450 - Wood Fencing 500 sf Maintenance Yard Perimeter	336	5	1	269	345	49
04000 - Structural Repairs						
200 - Wood: Siding & Trim 1,536 sf Maintenance Building	21,026	40	13	14,193	15,086	515
912 - Doors 2 Maintenance Bldg Roll Up Doors	4,212	18	9	2,106	2,399	208
05000 - Roofing						
440 - Pitched: Dimensional Composition 14 Squares- Comp & Metal Roofing	11,425	25	15	4,570	5,153	470
444 - Pitched: Dimensional Composition 4 Squares- Maintenance Carport Structure	2,633	25	1	2,527	2,698	77
23000 - Mechanical Equipment						
200 - HVAC Maintenance Building	1,121	15	1	1,047	1,149	54
27000 - Appliances						
248 - Ice Machine Maintenance Building	4,323	15	9	1,729	2,068	256
30000 - Miscellaneous						
706 - Vehicle Cushman	10,530	15	3	8,424	9,354	537
710 - Vehicle AUSA Utility Vehicle	8,941	15	5	5,960	6,720	479
712 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,318	9	1	5,616	6,476	511
716 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,318	9	1	5,616	6,476	511
718 - Tractor Scagg/Kawasaki 15HP Walk Behind Mower	6,318	9	1	5,616	6,476	511
720 - Tractor 3 Scagg/Turf Tigerlo Riding Mowers	47,385	9	3	31,590	37,776	4,030
722 - Maintenance Equipment 3 Truck Safety Cages	15,132	30	11	9,583	10,340	470
724 - Maintenance Equipment Snow Plow Attachment- HTS Western	8,408	20	15	2,102	2,586	433
726 - Maintenance Equipment Electric Seeder	1,121	15	9	449	536	66
728 - Maintenance Equipment Snow Plow Attachment 2017	9,066	20	15	2,267	2,788	467
732 - Maintenance Equipment Cut-Off Hand Held Saw 2017	1,501	20	14	450	538	75
734 - Maintenance Equipment 2 Toro Turfmaster Walk Behind Push Mowers 2017	4,212	20	1	4,001	4,317	153
738 - Maintenance Equipment Aerator Attachment 2018	3,043	10	6	1,217	1,560	251
750 - Maintenance Equipment 9 String Trimmers- Original	4,493	4	1	3,370	4,605	818
752 - Maintenance Equipment 5 String Trimmers 2020	2,496	4	2	1,248	1,919	466
754 - Maintenance Equipment 4 String Trimmers 2017	1,997	20	14	599	716	100
760 - Maintenance Equipment 2 Hedge Trimmers	2,601	10	1	2,341	2,666	189
764 - Maintenance Equipment 4 Hedge Trimmers- 2020	2,150	10	8	430	661	186
770 - Maintenance Equipment Bear Cat Chipper	17,901	15	12	3,580	4,893	1,141
810 - Maintenance Equipment 8 Truck Side Tool Boxes (50%)	3,707	9	10	337	380	307
822 - Maintenance Equipment Billy Goat Leaf Vacuum- 2017	6,981	10	5	3,491	4,294	561

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00700 - Maintenance Bldg & Equipment						
30000 - Miscellaneous						
824 - Maintenance Equipment 4 Walk-Behind Mowers- Racer	21,292	12	7	8,872	10,912	1,499
826 - Maintenance Equipment 4 Backpack Blowers- 2013, 2014, 2016 & 2018	2,538	5	3	1,015	1,561	388
834 - Maintenance Equipment 2 Stihl 28" Bar Chainsaws	1,590	7	1	1,363	1,630	165
836 - Maintenance Equipment 3 Stihl 16" Bar Chainsaws	2,385	7	1	2,044	2,445	248
838 - Maintenance Equipment 2 Grinders	1,790	10	1	1,611	1,835	130
840 - Generator Dayton Generator	1,053	15	1	983	1,079	51
841 - Generator Honda Generator	1,389	15	14	93	190	93
842 - Maintenance Equipment Honda GX Power Washer	1,121	4	1	841	1,149	204
844 - Maintenance Equipment Tailgate Sand & Salt Spreader	4,481	20	10	2,240	2,526	204
846 - Maintenance Equipment Ryan Sod Cutter	4,481	10	1	4,032	4,593	326
848 - Maintenance Equipment Toro Snow Blower	2,164	5	1	1,731	2,218	315
850 - Maintenance Equipment Toro Snow Blower	1,906	5	1	1,525	1,954	278
852 - Maintenance Equipment Honda Track Drive Snow Blower	4,144	6	1	3,453	4,247	503
854 - Maintenance Equipment Billy Goat Push Behind Aerator	2,106	10	5	1,053	1,295	169
856 - Maintenance Equipment Fertilizer Spreader	966	15	14	64	132	65
858 - Maintenance Equipment Husqvarna SG13 Stump Grinder 2018	4,617	10	6	1,847	2,366	381
862 - Trailer 4 Trailers	8,972	20	8	5,383	5,977	388
864 - Tractor Bobcat S220 Skid Steer	52,650	15	8	24,570	28,782	3,040
865 - Tractor Bobcat S220 Skid Steer Bucket	1,932	20	17	290	396	104
866 - Tractor John Deere Backhoe	47,059	20	8	28,235	31,353	2,038
870 - Maintenance Equipment GM3000 Airless Paint Sprayer	1,348	12	4	899	1,036	88
874 - Maintenance Truck 2004 Ford F350	40,014	16	5	27,510	30,761	2,011
878 - Maintenance Truck 2005 Ford Ranger	28,010	12	1	25,676	28,710	1,701
880 - Maintenance Truck 2006 Ford Ranger	28,010	12	1	25,676	28,710	1,701
882 - Maintenance Truck 2007 Ford F150	28,010	12	4	18,673	21,533	1,831
886 - Maintenance Truck 2011 Ford Ranger	17,480	10	2	13,984	16,125	1,305
888 - Vehicle 2012 Ford Escape	11,204	9	10	1,019	1,148	927
890 - Maintenance Truck 2013 Ford F150 Super Crew 4x4	34,733	12	5	20,261	23,734	2,328
892 - Maintenance Truck 2014 Ford F150 Supercrew 4x4	36,708	15	5	24,472	27,592	1,968
894 - Maintenance Truck 2013 Ford F150 Supercab	29,021	15	5	19,347	21,814	1,556
898 - Maintenance Truck 2010 Ford Ranger	29,021	15	10	9,674	11,898	1,760

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00700 - Maintenance Bldg & Equipment						
30000 - Miscellaneous						
900 - Maintenance Truck Truck Fleet Maintenance	18,485	1	1	9,243	18,948	6,734
990 - Maintenance Equipment Miscellaneous Equipment	11,067	1	1	5,534	11,344	4,031
Sub-total Maintenance Bldg & Equipment	699,017			419,201	496,586	52,658
00800 - Landscaping & Irrigation						
18000 - Landscaping						
104 - Irrigation: Controllers 82 Community (10%)	2,288	1	1	1,144	2,345	834
450 - Drainage System Maint. Caughlin Pkwy Drainage Channel & Culvert	5,328	4	2	2,664	4,096	995
Sub-total Landscaping & Irrigation	7,616			3,808	6,441	1,828
				[A]	[B]	
Totals	2,932,519			1,499,132	1,752,486	213,340
				[EndBal]	[EndBal]	
				[A]	[B]	
Percent Funded				72.08%	50.75%	

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

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

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, LLC 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/o Site Visit Review

2022 Update

Published - May 19, 2022

Prepared for the 2023 Fiscal Year

Section	Report	Page
	<i>Nevada: Member Summary</i>	1
<i>Section III: 30 Year Reserve Funding Plan</i>	<i>Cash Flow Method {c}</i>	3

May 19, 2022

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, LLC prepared this Update w/o Site Visit Review for the January 1, 2023 - December 31, 2023 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 2.50% 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)

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
01000 - Paving	1,112,747	1-30	0-24	566,535	650,963	79,149
02000 - Concrete	4,660	6-8	1-2	3,885	4,619	455
03000 - Painting: Exterior	9,352	5-5	1-4	3,020	5,012	1,446
03500 - Painting: Interior	13,250	10-10	2-2	10,600	12,223	989
04000 - Structural Repairs	94,215	10-50	2-23	50,704	55,022	3,268
05000 - Roofing	33,402	25-30	1-17	19,925	21,748	1,200
08000 - Rehab	20,449	10-20	1-14	8,623	9,572	1,196
14000 - Recreation	1,137	10-10	1-1	1,024	1,166	83
17000 - Tennis Court	66,741	7-21	6-13	19,282	25,540	4,948
18000 - Landscaping	19,020	1-20	1-15	7,794	12,432	3,301
18500 - Lakes / Ponds	31,709	1-5	0-4	18,098	21,427	5,431
19000 - Fencing	23,727	10-30	5-18	8,084	9,477	1,165
19500 - Retaining Wall	8,424	2-25	1-21	2,341	3,832	1,121
20000 - Lighting	13,099	10-20	5-6	5,623	7,050	1,034
21000 - Signage	143,722	15-25	1-21	91,686	101,152	6,097
22000 - Office Equipment	92,311	3-9	1-5	50,207	68,034	12,259
23000 - Mechanical Equipment	24,977	15-15	1-6	17,517	19,662	1,323
24000 - Furnishings	78,693	10-15	2-14	48,453	55,821	4,863
24500 - Audio / Visual	1,895	10-10	2-2	1,516	1,749	142
24600 - Safety / Access	20,496	3-6	1-5	12,411	16,425	2,715
25000 - Flooring	30,759	10-20	0-19	19,313	8,217	1,850
25500 - Wallcoverings	6,267	20-20	5-5	4,701	5,139	252
26000 - Outdoor Equipment	404,589	3-30	1-18	126,873	157,780	25,103
27000 - Appliances	6,113	10-15	7-9	2,266	2,802	407
30000 - Miscellaneous	658,690	1-30	1-17	392,288	467,691	51,467
31000 - Reserve Study	10,874	5-5	0-4	5,765	6,703	1,639
32000 - Undesignated	1,199	1-1	1-1	600	1,229	437
Totals	\$2,932,519			\$1,499,132	\$1,752,486	\$213,340
Estimated Ending Balance				\$1,080,577	\$889,472	\$7.75
Percent Funded				72.1%	50.8%	/Lot/month @ 2293

30 Year Reserve Funding Plan Cash Flow Method

2022 Update

Prepared for the 2023 Fiscal Year

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Beginning Balance	891,716	1,080,577	889,472	828,999	784,635	911,522	803,374	942,231	886,772	838,229
Inflated Expenditures @ 2.5%	27,348	416,681	294,301	287,805	127,804	374,187	139,120	346,242	351,533	330,756
Reserve Contribution	203,958	213,340	223,154	233,419	244,156	255,387	267,135	279,423	292,276	305,721
<i>Lots/month @ 2293</i>	7.41	7.75	8.11	8.48	8.87	9.28	9.71	10.15	10.62	11.11
<i>Percentage Increase</i>		4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.25%	12,250	12,236	10,674	10,023	10,535	10,652	10,842	11,360	10,714	10,321
Ending Balance	1,080,577	889,472	828,999	784,635	911,522	803,374	942,231	886,772	838,229	823,515

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Beginning Balance	823,515	602,255	723,392	758,216	781,375	903,744	952,398	1,017,134	1,122,618	957,670
Inflated Expenditures @ 2.5%	549,900	221,590	324,260	352,379	270,909	363,295	366,336	345,913	636,128	241,751
Reserve Contribution	319,784	334,494	349,881	365,976	382,811	400,420	418,839	438,106	458,259	479,339
<i>Lots/month @ 2293</i>	11.62	12.16	12.72	13.30	13.91	14.55	15.22	15.92	16.65	17.42
<i>Percentage Increase</i>	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.25%	8,856	8,234	9,203	9,563	10,467	11,529	12,233	13,290	12,921	13,456
Ending Balance	602,255	723,392	758,216	781,375	903,744	952,398	1,017,134	1,122,618	957,670	1,208,714

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	1,208,714	1,290,177	1,381,761	1,517,453	1,545,693	1,889,704	2,088,344	2,459,659	2,819,680	2,853,908
Inflated Expenditures @ 2.5%	435,447	449,466	430,893	564,599	277,535	453,887	313,631	359,676	719,516	482,820
Reserve Contribution	501,389	524,453	548,578	573,813	600,208	627,818	656,698	686,906	718,504	751,555
<i>Lots/month @ 2293</i>	18.22	19.06	19.94	20.85	21.81	22.82	23.87	24.96	26.11	27.31
<i>Percentage Increase</i>	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.25%	15,521	16,596	18,008	19,026	21,338	24,708	28,248	32,791	35,240	37,353
Ending Balance	1,290,177	1,381,761	1,517,453	1,545,693	1,889,704	2,088,344	2,459,659	2,819,680	2,853,908	3,159,996